Council Meeting

AGENDA

Tuesday, July 02, 2019
6:00 PM
City Hall

I. CALL TO ORDER

1. Invocation

2. Roll Call

3. Approval of Agenda

4. Approval of Consent Agenda

a. June 4, 2019 Council Minutes

b. June 11, 2019 Council Minutes

c. June 18, 2019 Planning Commission Minutes

d. June 25, 2019 Historic Preservation Commission Minutes

e. May 9, 2019 Downtown Development Authority Minutes

f. May 9, 2019 Conventions and Visitors Bureau Minutes

II. PUBLIC FORUM

1. Public Comments

2. Public Hearing

a. Variance - 350 Davis Street

b. Rezone - 0 Charlotte Rowell Boulevard

III. DEPARTMENT REPORTS

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

IV. NEW BUSINESS

1. Application - Beer & Wine On-Premise Consumption - Pizza Hut
2. Application - Spirituous Liquors and Beer & Wine On-Premise Consumption - LR Burger
3. Resolution - Early Sunday Sales of Alcoholic Beverages for On-Premises Consumption Question for Election
4. FY2018 PAFR
5. Verizon Pole Attachment Agreement
6. Variance - 1415 East Church Street - WITHDRAWN 6/13/19
7. Variance - 350 Davis Street
8. Rezone - 0 Charlotte Rowell Boulevard

V. ADJOURN

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney
Staff Present:	Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Darrell Stone, Patrick Kelley, Sadie Krawczyk, Chris Bailey, Beverly Harrison	
Visitors:	Andrew Kenneson, Les Russell, Samantha Tippett, Mike Birnbrey, Lawrence Quammen, Walter Cox Jr.	

I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

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

2. City Administrator Update

City Administrator Logan Propes stated the first two of the intersection changes have been implemented. Right turns are not allowed on red from Breedlove Drive onto McDaniel Street, and left turns are not allowed from Davis Street onto South Broad Street between the hours of 7:00 am and 7:00 pm.

Council Member Norman Garrett questioned the quantity of cars that stop at the Edwards Street and North Madison intersection. He stated he has never seen three or more cars stopped at the intersection at one time.

Mr. Propes answered the purpose is to stop the speeding on that stretch of road and help with the line-of-sight issue. There have been a lot of complaints from the citizens who live in that area.

3. Central Services Update

Mr. Chris Bailey stated the Marketing Newsletter and Water Conservation & Efficiency Newsletter went out in May. The free water conservation kits are available for the customers from the cashiers or customer service. He explained they had the final meeting for the interior design layout of the Police Department Plaza Building. The equipment for the drive-thru area has been installed, and all 4 lanes are now working. He stated the Community Garden will be open in couple of weeks, which will be starting as an educational tool.

II. COMMITTEE INFORMATION

1. Finance

a. Monthly Finance Report

Ms. Beth Thompson presented the monthly Finance Report. She stated all the departments and funds are within reason of the budget for this time of year. Utility billing will go live with the new software on July 15. The system will be down for about three days during the conversion. She explained they will be visiting the City of Douglasville later this month to see how they have implemented all of their software. The equipment repairs have been completed in the drive-thru, and staff is very pleased with the functionality. She will present the 2018 Popular Annual Financial Report next month.

b. FY2018 Audited Financial Statements (CAFR)

Mr. Adam Fraley, with Mauldin & Jenkins, presented highlights from the FY2018 Audit. He discussed the Annual Audit Agenda, stating the audit went smoothly. Mr. Fraley explained that they rendered an unmodified audit report, meaning a clean opinion of the audit for the year ending December 31, 2018. He stated that Ms. Thompson and the finance staff were very transparent and gave them everything they needed to clear the audit in a sufficient manner. He explained there were some audit adjustments made to the General Ledger and the Audit Report. There was one finding and one recommendation. The finding was related to a timing issue with accrued payroll. The system created an automatically generated adjusting entry, which was accrued in an improper period. The recommendation was in reference to I.T. cyber security. He recommended the City have a Risk Assessment and install a monitoring component of the risk associated with it. Mr. Fraley also commended the City of Monroe for preparing and reporting the Comprehensive Annual Financial Report at such a high standard.

No Action.

c. City Hall Drive-Thru Exterior Rehabilitation

Mr. Chris Bailey requested approval for the exterior rehabilitation of the drive-thru area, which includes flashing, pressure washing, caulking, painting, and the replacement of any damaged material as was done to the other three sides of the building in 2017. This will complete the drive-thru repairs from the equipment being replaced. He explained the CIP amount approved in 2017 was $225,000.00. The remaining budget available is $142,296.00. He stated the bidding process was handled by the Garland / DBS Group, with Tera-Systems having the lowest bid amount of $20,480.00.

The committee recommends approval of Tera-Systems for the exterior rehabilitation of the drive-thru for the amount of $20,480.00 to Council.

Motion by Malcom, seconded by Little.
Passed Unanimously.

2. Airport

a. Monthly Airport Report

Mr. Chris Bailey presented the monthly Airport Report. The fuel sales dropped slightly, due to reporting days. The price of fuel has been dropped to $4.29 per gallon. He stated the East Apron project has an additional punch list which includes some erosion control and riprap needs

to be added to one of the drain areas. The additional items will cost approximately $35,000.00. The remainder of the funds will be used on the West Apron project, which needs soil testing prior to excavation and removal to the Oak Grove Landfill. The Big Jump Event was held on May 18 and raised approximately $140,000.00. He explained the money goes towards the fundraising efforts for the Extra Special People summer camp program.

3. Public Works

a. Monthly Solid Waste Report

Mr. Danny Smith presented the monthly Solid Waste Report. The Friday schedule will be extended again this month; the Transfer Station will stay open until 5:00 pm for the month of June. The drainage project to redirect the surface water started on May 17. He explained they are still looking for a contractor to repair and resurface the concrete tipping floor.

b. Monthly Streets & Transportation Report

Mr. Jeremiah Still presented the monthly Streets & Transportation Report. He stated the side-boom mower is helping to get the right-of-ways cleaned up. The crews have started saw cutting for deep patching on Alcovy Street. The permanent seeding for the Spring Street Sidewalk project is complete. The drainage project at the Transfer Station is about fifty percent done.

c. On-Stage Walton / Playhouse Roof Replacement and Exterior Rehabilitation

Mr. Chris Bailey requested to make a change to the previously approved Capital Improvement Project Budget. There are roof and exterior repairs budgeted for the office building at Public Works and the old City Hall building. The Art Guild has exterior cleaning, painting, pressure washing, and sealing budgeted, but the leaking has already been fixed. Due to funding, he would like to push the Art Guild until later in the year and move the On-Stage Walton Playhouse up the list. He explained the playhouse is having extensive issues due to the roof leaking. The quote from Tera-Systems for $27,894.00 includes removal of the old roof, decking repairs, shingles, flashing, fascia repair, cleaning, painting, and gutters being added as needed to prevent damage.

The committee recommends to Council approval of Tera-Systems for the roof replacement and exterior rehabilitation of the On-Stage Walton / Playhouse for the amount of $27,894.00.

Motion by Adcock, seconded by Little.
Passed Unanimously.

4. Utilities

a. Monthly Electric & Telecom Report

Mr. Mike McGuire presented the monthly Electric & Telecom Report. They are continuing to work with the developer of the apartments on South Broad Street. Mr. Thompson is currently meeting with the contractors concerning the reconductor project on Spring Street. The lighting installation on North Broad Street will be complete in a couple of weeks, from Marable Street to Perry Street. The first fiber customer has been turned on in the Stone Creek Subdivision. He explained the engineering firms will have the feasibility studies submitted by the end of June.

b. Monthly Water, Sewer, Gas, & Stormwater Report

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, Gas, & Stormwater Report. He stated he has an emergency purchase. The gas system leak survey was recently completed, and a leak was found on Highway 11 South towards Social Circle. He explained the line was used to

feed Social Circle, but was capped when it was no longer needed. There is a section of approximately 45 feet that has split open at the seam, which means 3.8 miles of high pressure steel must be replaced. He stated as a quick fix they can use the low pressure side, but it will only be temporary. This will buy some time to plan on the rehab, which will be an additional $40,000 to $50,000. The low bid came from Southern Pipeline for the amount of $19,995.00.

Add Item – Item 4.c. Emergency Purchase under Committee Information.

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

c. Emergency Purchase

The committee recommends to Council approval of the gas line repair bid from Southern Pipeline for the amount of $19,995.00.

Motion by L. Bradley, seconded by Adcock.
Passed Unanimously.

5. Public Safety

a. Monthly Fire Report

Fire Chief Bill Owens presented the monthly Fire Report. He stated the hydrant testing, flow testing, and maintenance are still underway throughout the City. There were 13 public relation events. The Recruit Class had live fire training last Saturday, and they will be completing the training next week.

Council Member Norman Garrett thanked Fire Chief Owens for their help on Sunday with the Guns Down Water Up Event. All of the kids really enjoyed it. He thanked the Sheriff's Department for providing backup. He expressed his disappointment with Council for not helping to make the event successful for the young kids in Monroe. Mr. Garrett discussed the difficulties of trying to have a successful community event. He also thanked Logan Propes for all of the efforts in getting the event kicked off. He expressed his upset over the entire situation.

Council Members questioned the event, stating they were unaware of the event. They did not received an invitation or phone call concerning a water gun event. They also discussed Coker Field being closed for more than a year, due to safety concerns.

City Administrator Logan Propes stated they looked at the aspect of using Coker Park and tried to get it ready. The Streets and Transportation crews mowed the field and filled some potholes. The Water crew couldn't get the water lines clear, due to the brittle lines needing to be chlorinated. Securing ingress and egress to the park was also a problem. He explained everything was done to ensure the event went on at Felker Park.

b. Monthly Police Report

Police Chief R.V. Watts presented the monthly Police Report. The call volume has gone up, due primarily to the summer months. They participated in seven community events. He stated there were three large trash bags full of expired prescription drugs collected at the DEA Drug Take Back event on April 27. This kept almost 38 pounds of prescription pills off of the streets. He discussed the issues of tractor trailers on Church Street; they have added a huge sign directing the tractor trailer traffic away from the downtown corridor. Tomorrow he will be meeting with

Georgia Motor Carrier Compliance, who enforce the laws for tractor trailers. He also discussed the stats since the joint operations unit started.

c. Purchase – Bunker Gear

Fire Chief Bill Owens requested to purchase seven sets of firefighting gear for the Recruitment Class, for a total cost of $15,890.00 from Bennett Fire Products. He explained the gear is for the Recruitment Class. This will leave a remainder of a about $2,000.00 in the budget for the year.

The committee recommends to purchase seven sets of firefighter gear from Bennett Fire Products for a total cost of $15,890.00 to Council.

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

d. Purchase – Fire Pumper

Fire Chief Bill Owens requested to purchase a 2008 Pierce Velocity Pumper Truck from the City of John's Creek for $50,000.00. He discussed the desperate need for a new fire apparatus. The unit will replace a 25-year old pumper truck that has reached its operational end-of-life. He explained the truck is 11 years old. It is a high quality, used pumper, which has been well maintained. This unit will not be primary but will replace the unreliable backup unit. This will buy some time before the City has to purchase a brand new engine.

City Administrator Logan Propes explained the cost will come from the residual 2013 SPLOST Funds for Public Safety allocation, which still has $53,500.00 remaining.

The committee recommends to Council to purchase the used 2008 Pierce Velocity Pumper truck from the City of John's Creek for $50,000.00.

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

6. Planning & Code

a. Monthly Code Report

Mr. Patrick Kelley presented the monthly Code Report. He stated Silver Queen is still going strong. The Main Street Apartment Complex will eventually be done with their erosion control. Murphy USA is almost complete. South on Broad has their temporary certificate of occupancy and are now open.

7. Economic Development

a. Monthly Economic Development Report

Ms. Sadie Krawczyk presented the monthly Economic Development Report. She gave a recap of the first Children's Book Festival. She thanked Council for their help and participation in hosting Georgia Municipal Association's Heart & Soul Workshop on May 23. She explained Monroe will be featured in the Rapid Fire Sessions at the GMA Conference. They will discuss the alleyway improvements that the City has made. The 3rd Annual Housing Expo will be held at the Community Center Building on July 6. She stated the expo is a joint effort between the City of Monroe, Hope Monroe, and the Walton Barrow Board of Realtors. The new parking signs have been installed. The Monroe Blooms Flower Festival will be held on June 15 in

conjunction with the Farmers Market. Mr. Krawczyk introduced the new summer intern, Samantha Tippett.

8. Parks

a. Monthly Parks Report

The Parks Committee does not have anything to report this month.

III. ITEMS OF DISCUSSION

1. **Public Hearing Variance – 1415 East Church Street**
2. **Public Hearing Variance – 2130 West Spring Street**
3. **Public Hearing Conditional Use – 1031 Charlotte Rowell Boulevard**
4. **Application – Beer & Wine On-Premise Consumption – The Cotton Café**
5. **Application – Beer & Wine Package Sales – Murphy Oil USA**
6. **Service Delivery Strategy Authorization and Resolution**
7. **Discussion – On-Call Engineering**

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

IV. ITEMS REQUIRING ACTION

1. Downtown Green Remediation

City Administrator Logan Propes discussed the remediation process for the Downtown Green property, which has been going on for a little over a year. The amount of the proposal is $87,650.00 from Envirorisk Consultants, Inc. (ERS) for remediation of the property. He explained approval has been given to remediate the two small areas of underground soil which was found to be slightly over the contamination level approved by the Georgia Environmental Protection Division to receive Brownfield status. Envirorisk will coordinate the site excavation and the certified landfill disposal, while City crews bring in backfill dirt and manage the integrity of the utilities. Mr. Propes explained the bulk of the cost is to landfill the dirt and rent equipment. The remediation will begin on Monday, June 10, and the cost will come from the 2019 SPLOST proceeds.

To approve Envirorisk Consultants for the soil remediation of the Downtown Green Property for the amount of $87,650.00.

Motion by R. Bradley, seconded by Dickinson.
Voting no Garrett.
Passed 7-1.

V. ADJOURN

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

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MAYOR **CITY CLERK**

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Wayne Adcock	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Larry Bradley	Council Member
	Norman Garrett	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney
	Jesse Couch	City Attorney

Staff Present: Danny Smith, Jeremiah Still, Mathew McClung, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Darrell Stone, Patrick Kelley, Chris Bailey, Beverly Harrison

Visitors: Andrew Kenneson, Sharon Swanepoel, Mike Birnbrey, Steve Edwards, Harold Patterson, Deb Goins, Tommy Aycock, Linda Aycock, Jody Price, Mary Grace Price, Amy O'Hara, Steve Brown, Lee Rowell, Dennis Hankins, Steve Lee, Raphael Crutchfield, Lawrence Quammen, Alea James, Jamie McElreath, Richard Hawk, Johnny Smith, John Hinton, Kyle Ward

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Johnny Smith with First AB Church gave the invocation.

2. Roll Call

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

3. Approval of Agenda

Add New Business Item – Item 7. Loganville Water Line Pump Station Parcel.

To approve the agenda as amended.

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

4. Approval of Consent Agenda

- **a.** May 7, 2019 Council Minutes
- **b.** May 14, 2019 Council Minutes
- **c.** May 14, 2019 Executive Session Minutes
- **d.** May 21, 2019 Planning Commission Minutes
- **e.** May 28, 2019 Historic Preservation Commission Minutes
- **f.** City Hall Drive-Thru Exterior Rehabilitation – To approve Tera-Systems for $20,480.00 (Recommended for Council approval by Finance Committee June 4, 2019)
- **g.** On-Stage Walton / Playhouse Roof Replacement and Exterior Rehabilitation – Repairs by Tera-Systems for $27,894.00. (Recommended for Council approval by Public Works Committee June 4, 2019)
- **h.** Emergency Purchase – To approve Southern Pipeline for $19,995.00. (Recommended for Council approval by Utilities Committee June 4, 2019)
- **i.** Purchase – Bunker Gear – To purchase from Bennett Fire Products for $15,890.00. (Recommended for Council approval by Public Safety Committee June 4, 2019)
- **j.** Purchase – Fire Pumper – To purchase from City of Johns Creek for $50,000.00. (Recommended for Council approval by Public Safety Committee June 4, 2019)

To approve the consent agenda as presented.

Motion by Little, seconded by Adcock. Passed Unanimously

II. PUBLIC PRESENTATION

1. Municipal Gas Authority of Georgia Award Presentation

City Administrator Logan Propes introduced Mr. Steve Edwards with the Municipal Gas Authority of Georgia.

Mr. Steve Edwards presented the City of Monroe with the Community Outreach Award for Downtown Revitalization from the Municipal Gas Authority of Georgia.

No Action.

III. PUBLIC FORUM

1. Public Comments

Mr. Harold Patterson, of 957 Masters Drive, discussed the lighting on Ammons Bridge Road. The only entrance to Ammons Bridge Road is off of Masters Drive. He stated there are 16 light poles, but only 4 lights between Alcovy Road and the end of the City limits. It seems like a really dark tunnel. Two of the four lights are for the historic home, and he had to request the other two lights. He questioned getting lights on the other 12 poles. Mr. Patterson stated the ditch on the right hand side of Ammons Bridge Road has not been cleaned out properly; it sends dirt and debris back out into the road.

2. Public Hearing

a. Variance – 1415 East Church Street

Mr. Darrell Stone presented the request for a zoning variance. He explained the applicant Terrastone Development is requesting a variance of Section 700.1 Table 11 of the Zoning

Ordinance. The property consists of approximately 52 acres. The request is for minimum lot size reduction from 14,000 square feet to 10,000 square feet.

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

Mr. Steve Lee with Terrastone Development requested the variance be tabled until July. He explained Planning & Zoning made some requests which he needs time to provide.

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

To table the variance until the July Council Meeting.

Motion by Dickinson, seconded by R. Bradley. Passed Unanimously.

b. Variance – 2130 West Spring Street

Mr. Darrell Stone presented the request for a zoning variance. He explained the applicant Mike Birnbrey is requesting a variance of Section 643A.3(2) and Section 643A.4(2) of the Zoning Ordinance for parking and landscape buffer. The property consists of approximately 0.92 acres.

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

Mr. Mike Birnbrey requested approval of a variance to allow two rows of parking between the building and Spring Street, and a reduction in the landscape buffer. The buffer reduction would be on the west side of the property between the building and Arby's building. He gave Council copies of the color rendering for the proposed development and two different site plans. He stated one of the site plans has a large landscape buffer about 20 feet wide on the right side of the building, which would create a more pervious area. There were three parking spaces removed, and the placement of the utility meter and ladder were redesigned. They will both be moved to the side of the building to provide a more aesthetic look. He stated the second design option is to create a one-way drive aisle, but that would take away the landscape buffer. Mr. Birnbrey stated the tenants will not agree to only one row of parking in the front.

Council Member Ross Bradley questioned the safety concerns which were mentioned in the application.

Mr. Birnbrey answered that tenants and customers feel safer in plain view where parking is not blocked by buildings. He stated the businesses feel it hurts their sales when patronization is not visible; the businesses don't like the urban look.

Council Member David Dickinson questioned why this business should be treated differently from the other businesses that have been required to adhere to the overlay district requirements. He questioned what unique hardship they would suffer that is different from anyone else.

Mr. Birnbrey answered they will have a shopping center with multiple stores, not just a single business. He stated a lot of the other places have a heavy drive-thru business. This will be four businesses which are all sharing one parking field.

Mr. Dickinson stated that is not a hardship, and there is nothing unique about the situation.

Council Member Lee Malcom discussed the plans submitted to Mr. Kelley after their first proposal. She stated that plan is a perfect example of what the commercial district overlay should look like. That plan is almost perfect, except for the green buffer and exceeded parking. The building is brought to the front, the parking is located in the rear, and it is well lit.

Mr. Birnbrey stated the tenants would not accept that design; they don't want the parking in the back of the building.

Council Members, staff, and Mr. Birnbrey further discussed building design options, back entrances, and reducing the project to three instead of four units.

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

No Action.

c. Conditional Use – 1031 Charlotte Rowell Boulevard

Mr. Darrell Stone presented the application for conditional use of this property to allow a Multi Family Complex in a B-3 Zoning. The request is to build a 216-unit apartment development.

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

Mr. John Hinton stated he and Kyle Ward represent the applicant Hillpointe. They are requesting the conditional use for a 216-unit, market-rate, non-subsidized, Class A apartment complex, which will be across from the new Publix. The project has nine buildings, three stories, resort pool, dog walk, and very high quality finishes. He clarified the aesthetics and materials will comply with zoning specifications. Mr. Hinton discussed the previously proposed 128-unit subsidized project.

Mr. Kyle Ward stated there is a significant demand for this type of project in Monroe. The apartments will be for people transitioning to the area seeking new jobs. He stated they are only requesting a conditional use not a rezone.

Mayor John Howard clarified the project is not commercial; it is residential. The project will not be providing any retail or jobs.

Council Member David Dickinson questioned why they would not go somewhere that is already zoned R-2. There is lots of residential property available elsewhere in Monroe.

Mr. Hinton answered they like the location, and their project is contingent upon the development of the grocery store property.

Council further discussed with Mr. Hinton and Mr. Ward the possible grocery store shopping center development and some of their other apartment developments.

Mr. Lee Rowell spoke on behalf of the Rowell Family Partnership. He discussed a letter he sent to the City on May 29. The letter gave an overview of the project which they have been working on the last 15 years. He discussed the need for adequate workforce housing. He stated the applicant picked the property based on proximity, location, accessibility, and topography.

Mr. Steve Brown spoke against the conditional use. He stated his love of the town. He moved here in 2002, and spent the prior 30 years in Gwinnett County. He urged Council to consider the issue carefully; Monroe already has more rental property than home ownership. There are people in the community who are concerned about uncontrolled growth and over growth.

Mr. Tommy Aycock spoke against the conditional use. He worked with Water, Light, & Gas for 37 ½ years, and he worked in the slum area. He stated they don't want or need a 200-plus apartment complex here. Mr. Aycock discussed cleaning up the blight areas prior to building a lot of small apartments. He is definitely against the project.

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

No Action.

IV. NEW BUSINESS

1. Variance – 1415 East Church Street

Tabled.

2. Variance – 2130 West Spring Street

Code Enforcement Officer Patrick Kelley discussed the original submission by the applicant for the project received on March 19. The plan was almost compliant with all of the requirements for the corridor district overlay. They would have only needed two variances, which are the same two that they are requesting now. A five foot landscape buffer variance would be needed for the West side of the property and a parking variance would be needed for additional parking. He stated the site concerns would be mute with the original design, because the original design fixed those problems. Mr. Kelley discussed the benefits of that design. The Code Office and Planning Commission recommend the request be denied as it is presented, unless the applicant wants to change and go with the original design.

Council Member Lee Malcom questioned whether Mr. Birnbrey would be willing to work with the original design.

Mr. Mike Birnbrey stated he would try to make it work if he doesn't have a choice, but his tenants do not like that design. The tenants will have the right to terminate their agreement with design changes. He apologized stating he sent in the design on March 19 prematurely.

Ms. Malcom stated the City has other businesses who have totally conformed, and it was difficult and costly for them.

Council Member Larry Bradley questioned the purpose behind the Code limiting the parking as it is written, and why double parking lanes should not be allowed in the front.

Mr. Kelley explained the purpose of limiting front-loaded parking between the street and the building is to eliminate large expanses of pavement without landscaping interspersed for aesthetics. He clarified that Arby's had to get a variance for their driveway. They have single bay parking and one driveway, with an additional allowance for their drive-thru. Wendy's has landscaping in front the building and their drive-thru in the back. He stated they have worked with Dr. Hodges on the plans for the dental office, and they are almost in complete compliance. Mr. Kelley stated the intent of the ordinance is to limit parking and keep from having a moonscape in the front of a building.

Council and staff further discussed other businesses in Monroe and their layouts.

Ms. Malcom stated the City is trying to get away from the traditional 1960's strip mall. She stated Council and staff established this vision as a team, and the applicant has totally disregarded almost everything requested of him since March.

Mr. Kelley discussed the variance process. He stated the site is too small for the amount of tenants they want to have there, which has been explained to the applicant.

Council Member Norman Garrett stated the real issue is whether Council wants business to come to Monroe, and that should be the main focus.

Mr. Kelley stated the City is pro-development, just not pro-overdevelopment.

Council Member Lee Malcom made a motion to deny the variance and Council Member David Dickinson seconded the motion. Immediately following that motion, Council Member Norman Garrett made a motion to approve the variance and Council Member Myoshia Crawford seconded the motion.

Council Member Larry Bradley stated the developer did not handle the project correctly from the beginning. Therefore, he isn't due a variance. He thinks Council should look at the purpose of the corridor overlay again, but he agreed with not having the old strip type shopping centers.

To deny the variance.

Motion by Malcom, seconded by Dickinson.
Voting no Garrett, Crawford.
Passed 6-2.

3. Conditional Use – 1031 Charlotte Rowell Boulevard

Mr. Darrell Stone presented the conditional use application to allow a 216-unit apartment development. The property had a proposed 128-unit apartment project in 2016, which was

withdrawn by the previous applicant. The plan does not indicate meeting the zoning requirements recently passed related to aesthetics or materials to be utilized in construction. The Code Office and Planning Commission recommended denial of the previous application, prior to it being withdrawn. The Code Office and Planning Commission recommend the current conditional use request be denied, due to it being zoned commercial / retail, which will provide jobs and economic growth for the City.

Council Member Larry Bradley questioned whether the denial recommendation is based strictly on the location. It is not based on the project itself.

Mr. Stone answered the recommendation is based on the location of the project.

To deny the conditional use request.

Motion by Dickinson, seconded by Garrett.
Voting no L. Bradley.
Passed 7-1.

4. Application – Beer & Wine On-Premise Consumption – The Cotton Café
To approve the application.

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

5. Application – Beer & Wine Package Sales – Murphy Oil USA
To approve the application.

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

6. Resolution – Service Delivery Strategy Authorization
To approve the resolution as presented.

Motion by R. Bradley, seconded by Adcock.
Passed Unanimously.

7. Loganville Water Line Pump Station Parcel

City Attorney Paul Rosenthal stated on May 14 Council approved the purchase of the property located at 1836 Highway 78, Monroe, Georgia, Tax Parcel ID # C0750123. The purpose of the purchase is for the pump station for the Loganville Water Line. The agreement and motion was for a purchase price of $250,000.00, with a cash price of $75,000.00, and the difference being a tax gift. Through numerous iterations with the seller, they have requested those terms be changed. He explained the cash outlay does not change. The purchase price is simply $75,000.00, and there is no acknowledgement of a gift of $175,000.00 for a $250,000.00 purchase price. Mr. Rosenthal stated his office has drafted the amendment. He needs a motion to modify the previous motion so that the purchase price will simply be $75,000.00 cash with no gift element involved. The transaction can be consummated, pending the modified motion.

To amend the previous motion for purchase of the property, to purchase the property for $75,000.00 with no gift element.

Motion by Little, seconded by Malcom.
Passed Unanimously.

V. ADJOURN

Motion by Malcom, seconded by Adcock.
Passed Unanimously.

MAYOR **CITY CLERK**

MONROE PLANNING COMMISSION
MINUTES
June 18, 2019

Present: Mike Eckles, Randy Camp, Kyle Harrison, David Butler

Absent: Rosalind Parks

Staff: Debbie Adkinson – Code Dept Assistant
Patrick Kelley – Director of Code and Planning
Darrell Stone – Director of Planning and Development
Logan Propes – City Administrator

Visitors: John Couch, Sadie Krawcyzk, Joyce S Cox, Walter R Cox Jr, Lee Rowell, Roger Grant, John Argo, Rick Maxian, Ron Stephens

CALL TO ORDER by CHAIRMAN MIKE ECKLES at 5:37 pm

Chairman Eckles asked for any changes, corrections or additions to the May 21, 2019 minutes. Hearing none he entertained a motion. Camp made a motion to approve. Harrison seconded. Motion carried. Minutes approved.

Chairman Eckles entertained a motion to reverse the agenda. Harrison made the motion to adjust. Camp seconded. Motion Passed Unanimously

Public Hearing open 5:38 pm

The first item of business: is for petition # PCOM-15-2019 for a Certificate of Appropriateness at 1190 W. Spring Street. The applicant, DMD Partners Enterprises, LLC, request a COA for a new office building.

Chairman Eckles requested the Code Officer Report.

Kelley: This is a follow up of a previous request for a rezone. They are presenting their building plans for approval COA.

John Couch representing DMD Partners spoke to the request. He is available to answer any questions the Commission may have.

Harrison wasn't familiar with the location of the project. Kelley explained the exact location being next to the Advanced Auto.

Kelley explained that the applicant has gone to great lengths to comply with the CDO requirements on the site. The building complies with and checks all boxes of the requirements.

Chairman Eckles asked if there was any opposition. There was none.
Public Hearing was closed at 5:41 pm.

Chairman Eckles entertained a motion.

Camp made a motion to approve. Harrison seconded. Motion Passed Unanimously

Public Hearing opened 5:42 pm

The second item of business: is for petition # VAR-9-2019 for a Variance of Stream Buffer at 350 Davis Street. The applicant, Sadie Krqwczyk owner of the property request a variance to reduce the buffer from 75' to 50'. This change will allow for the construction of a driveway to serve two of the homes. Code Department recommends approval.

Chairman Eckles asked for a representative to speak for the request.

Sadie Krawczyk owner of the property spoke to the request. She stated this variance will help to get the driveways to the back homes in a better design manner. It also helps with other storm water retention to spread out and make more appealing.

Chairman Eckles asked for questions. Harrison asked if the homes were #'s 2 and 3. Krawczyk state it was. Chairman Eckles for more questions. Being none, he asked if there was anyone to speak against the request.

Public Hearing closed 5:43 pm

Chairman Eckles entertained a motion.

Harrison made a motion to approve.
Camp Seconded. Motion passed
Unanimously

Public Hearing open at 5:44 pm

The third item of business: is petition # RZ-8-2019 for a Rezone at 0 Charlotte Rowell Boulevard. The applicant, MAB American request a rezone from B3 to PCD to better accommodate the Major Tenants for this project. Code department recommends approval with recommended amendments determined by staff, the Planning and Zoning Commission and The Council.

Code Officer Report: Kelley this would be contingent upon the development of a development agreement and any other conditions that might come up at this level or Council level.

John Argo, President of MAB, Roger Grant, Landscape architecture and Rick Maxian, leader of architectural team for the project represented the request. Mr. Argo presented the majority of the request with input from Grant and Maxian. Argo stated there has been much work put into this project in the last two years with Logan Propes, the City Administrator, Sadie Krawczyk, Director of Economic Development, Pat Kelley, Director of Code and Planning and Darrell Stone, Director of Planning and Development along with the other department heads for Utilities and Storm Water. He gave a synopsis of the plans for the project, the layout of the development and the parkway plans. This complex will be about 365K feet of retail space-built end to end with approximately 1000 employees. There were no tenant names released at this time. It was figured that there should be approximately $180M in gross retail sales.

Harrison asked if the traffic lights are spaced far enough apart to not cause traffic congestion.
Stone stated that the traffic study these are mandatory lights to meet the DOT requirements for the traffic. They are planning on roughly 17,000 cars per day. Ultimately the recommendation will have to be a 4 lane on highway 11 as well as the bypass.

Propes asked if MAB had any feedback from GDOT as to the approval or the spacing of the traffic lights?
Argo stated the GDOT has seen the plans but they have to get into actual design.
Kelley stated we would have to have the GDOT approval before the City can issue a land disturbance permit.

Argo stated there is a lot of awareness and preliminary run up to permit submittals to get to this point. They have confidence that what they are showing will be approved and built.
Harrison: why would you choose and elevated platform over another roundabout like the one on the East side of the parkway?
Argo: The size of the roundabout needed on the West side would interfere with the parking of the hotel areas and the shops A area. Also, the traffic moves a little faster on the roundabout and makes it more disruptive to the retail stores. The roundabouts are not pedestrian friendly and the West side would have more with the Hotels being there.
Kelly asked if Mr. Argo could give an explanation on the North/South between Major F and Major G about making that a City street right of way width and extending that up.
John Argo and Lee Rowell stated the extension would be a North/South route to eventually connect with Drake Drive at the School.
Kelley stated it was discussed to extend the right of way up to the Northern part of the Gas pipeline easement so that it will tie into the rest of the land.

There was more discussion of the many things that will be included in the development agreement. The outparcels will have an aesthetically pleasing façade that will be visible from Highway 78. The expected build out should take around 18 months from construction start with all tenants moving in within a month or so of each other.

Their plans are to purchase in third quarter 2019 and get started.

Chairman Eckles asked if there was anyone to speak against the request.
There was none.

Public Hearing closed 6:20 pm

Chairman Eckles entertained a motion.

Harrison made a motion to approve conditional on the North/South lane easement being a part to the parcel adjacent. Camp seconded.
Motion passed unanimously

Old Business: none
New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn by Butler Seconded by Harrison
Motion Carried – Meeting adjourned at 6:23 pm

Historic Preservation Commission
Meeting Minutes
June 25, 2019

Present: Mitch Alligood, Crista Carrell, Marc Hammes, Susan Brown

Absent: Fay Brassie

Staff: Debbie Adkinson, Code Department Assistant
Patrick Kelley, Director of Code & Development
Darrell Stone, Director of Planning & Development

Visitors: Reta McDaniel, Rick Holder, Vickie Tuttle, Wes Sorrells, Corrie Beth Noll, Nan O'Kelley, Bob Hamilton, Vickie Hamilton, Carol Holbrook, Veronica Sanders, Charles Sanders, Steve Brown, Julie Cohen, Perry Nell Sorrells, Rich Baumann, Karen Chamberlain, Tom Chamberlain, Jerry Cole, Jason Buffaloe, Cathy Buffaloe, Bill Day, Jim Kwater, Dane Wagner, Morty Wagner, Don Jackson, Karen Johnson, J R Johnson, Jane McFerrin, T McFerrin, Rick Allbritton, Amy Preston, Lee Preston, Gail Huie Smith, Lisa Smotz, Whit Holder, Connie Hew, Bill Casey, Connie Casey, Lindsay Hickman, Jon Paul Davis, David Clemons, Chip Ferguson, Claris Atkinson, Holly Atkinson, Henny Shirley, Myran Litte, Lisa Dittman, Lauren Larison, Vicki Coe, Carol Samuelson, Lynn Laird.

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

Chairman Alligood entertained a motion for approval of the minutes from May 28, 2019. Carrell made a motion to approve. Hammes seconded. Motion Carried. Minutes approved.

The first item of business is an application for COA for petition # HP-11-2019 at 234 Boulevard to make changes to the exterior.

Reta McDaniel, Owner, spoke to the request. They are asking to restore the house with some modifications.

Hammes asked if the adding the gables was only on the back side of the house.
McDaniel stated it was not. They are wanting to change the front roof line from a hip roof to a gable roof with two dormers of the same size instead of a large one and a small one on the front. He is planning to utilize the upstairs because he has two children. It will require to do another gable to the back to take off the two gables that are there with a 10' addition to the back. He will keep the for columns on front and wrap in brick or rock and would like to have the porch wrap around if possible.

There was more discussion on the changes to the roof line, front façade, front steps and sides.

Chairman Alligood asked for comments from the public.
Gail Huie Smith stated that the house is on the National Register and her understanding is that the face of the house could not be changed.
Kelley: The neighborhood is on the National Historic Register but the house is not named specifically.
Chairman Alligood agreed.

There were no other comments from the public.

Chairman Alligood asked for any questions from the Commission.

Brown: one of the designs submitted is a drastic change on the façade from a Victorian Cottage to a Craftsman style.
McDaniel: We are trying to find something that would give a design like what he is wanting to do. The cad drawings are more like what he would want to do. Her son did a study and said the house was a combination of two different styles, one being a craftsman.

Chairman Alligood entertained a motion.
Brown moved to approve with the conditions that the columns will stay all wood, the pickets can be changed, the brick piers to be revealed by insetting the foundation walls to show old from new, and the garage will have to come back later with plans. Hammes seconded. Motion carried unanimously COA granted with conditions.

Crista made a motion to amend the agenda to bring item # five on the agenda and to second position. Brown seconded. Motion Carried Unanimously

The second item of business is an application for a COA for petition # HP-18-2019 at 122 N Broad Street. The applicant is Luxe Living Interiors. They are asking for a COA for a sign and awnings on front façade.

Lauren Larison and Lisa Dittman, owners of the business spoke to the request. They would like to put three D lettering for their sign and add awnings above the windows.
Hammes: you prefer option 1, right?
Larison: yes, it is a cleaner look and they would like to distinguish themselves a little bit from the neighboring business.

Chairman Alligood asked if there were any questions.

Carrell made a motion to approve option 1. Hammes seconded. Motion carried unanimously. COA Granted.

The third item of business is an application for a COA for petition # HP-12-2019 at 211 Boulevard. The applicant is James R Holder (Rick). He is asking to move the house on 211 Boulevard to another location at 257 Boulevard.

Rick Holder spoke to the request. He is doing this to keep the house in the same district and working with the First United Methodist Church to make room for expansion.

Carroll**:** one of the stipulations for relocating houses is that at the time of the decision they need to have a plan for the lot being emptied historic property.
Holder**:** there would be another house moved to that property. The Henson house at 404 S Broad St would be moved to that property.
Chairman Alligood: So, the house at 404 S Broad would come behind the Methodist church now?
Holder**:** Yes! That is coming up tonight.

There was discussion on hearing all three relocate request together. The Commission had a problem with the changes that were made as to where the houses were being moved to versus what the applications stated. The relocation for these houses had changed except for 211 Boulevard. They would like more time to review and study the possibilities. Mr. Holder gave a synopsis of what would happen to each house if approved for relocation. He stated the houses would have to be moved if the Church would be able to

expand. The area he had requested them being moved to was not feasible due to the cost. If he can move the Henson house to two lots on Boulevard it will keep it in the Historic District and keep them from having to cut the house in 4 pieces to move it. There was more information given by Mr. Holder about the reasoning for moving these houses to the locations mentioned.

Carrell feels the Henson house should not be moved. It is a very important part of that side of town. Holder had an example of Gunter Hall in Social Circle being moved and saved. Still a great house in a different location. He also stated the house at 213 Boulevard does not have a place to go and therefore would possibly have to be demolished.

The Commission as a hold feels they don't have enough information on what will be placed in the locations the houses are being moved from. They also have concerns with the moving of the house. What would keep it from being destroyed in the move. There is no guarantee it will not get damaged. The main concern is that the plans for moving the houses has changed. They feel it needs to be reviewed and investigated more.

Carroll asked if the church would be receptive to leaving this house where it is and try to sell it as commercial.

Chip Ferguson, Chairman of the Administrative Board for The First United Methodist Church spoke to the question. The church wants to be downtown. The church wants to be a good neighbor. The church is sensitive to this situation with the Henson house. The church wants the Henson house to be restored. The problem is where it sits in right in the middle of the church's campus. The church would like to be there long term forever as a huge asset to downtown. The goal is how do they better utilize their campus so they can expand and serve as the town grows and the church grows. The church has no ability and is not in the restoration business at all. The church doesn't have the funds or the where withal to restore the house. They feel this is a win win plan where the house will be saved and kept in the same historic district in more of a residential area. This is not a natural place for someone to live because it is surrounded by commercial but Boulevard is a residential location that would fit the house. The church feels these houses could be better serviced if there were moved to other locations. The Boulevard location for the Henson house is the most logical one.

Carroll asked if the proposal they have brought to the table tonight starts behind the house where it sits now.
Ferguson: That is right and those drawings were done and that drawing is a moving target as you might imagine. This is not something we are breaking ground on tomorrow. We are planning for the future whenever the money is there to do something and it supports it. We had an architect to do some preliminary drawings to give us something to work with. If the Henson house is gone the building could be moved up some.
Carroll asked if the church had considered using the house as part of the campus.
Ferguson: yes, but it is a very expensive proposition. This has been talked about over a number of years. We think this plan is the best plan for saving the Henson house.

Hammes made the motion to table all three requests until they have more information.
Holder asked that they make a decision on 211 Boulevard instead of tabling it.
Ferguson agreed that 211 should not be tabled because this hasn't changed.
Carroll stated that a decision could only be made if they had plans for the historic property. This is not included.
Ferguson stated the two options would be either a playground or the Henson house being moved there.
Carroll there is just not enough information to continue with a decision.

Kelley reminded the commission that there is a motion out there.

Carroll asked what the timeline for the 45 days is if this is tabled tonight. Would it start from the original application date or the date of this meeting?

Kelley: The decision would not have to be made until the specific date which would be the next regular scheduled meeting and the 45-day clock is extended by the amount of time you have tabled it.

Holder asked for a vote and not a table.

Hammes kept the motion to table. Carroll seconded. Motion carried for 404 S Broad St tabled until July 23, 2019.

Kelley made the commission aware that there are three request that are separate and will have to be tabled as such.

Chairman Alligood asked if the commission wanted to vote on 211 Boulevard requests?

Brown made a motion to table the request. Hammes seconded. Motion carried to table until July 23, 2019 meeting.

Chairman Alligood entertained a motion for 213 Boulevard.
Hammes made the motion to table. Carroll seconded. Motion carried to table until July 23, 2019 meeting.

Old Business: None
New Business: None

Chairman Alligood entertained a motion to adjourn. Brown made a motion to adjourn. Hammes seconded. Meeting Adjourned at 7:07 pm

Downtown Development Authority

MINUTES

Thursday, May 09, 2019
8:00 AM
City Hall

CALL TO ORDER

Meeting called to order at 8:01 am.

ROLL CALL

PRESENT
Chairman Lisa Anderson
Secretary Andrea Gray
Board Member Mike Gray
Board Member Whit Holder
Board Member Wesley Sisk
Board Member Charles Sanders
City Council Representative Ross Bradley

ABSENT
Vice Chair Meredith Malcom

CITY STAFF
Darrell Stone
Sadie Krawczyk
Leigh Ann Walker

APPROVAL OF PREVIOUS MEETING MINUTES

DDA April Minutes

Motion made by Secretary Gray, Seconded by Board Member Holder.
Voting Yea: Chairman Anderson, Secretary Gray, Board Member Gray, Board Member Holder,

Board Member Sisk, Board Member Sanders, City Council Representative Bradley

APPROVAL OF FINANCIAL STATEMENTS

DDA March Financials

Motion made by City Council Representative Bradley, Seconded by Board Member Gray. Voting Yea: Chairman Anderson, Secretary Gray, Board Member Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, City Council Representative Bradley

PUBLIC FORUM

None

CITY UPDATE

TAP Grant Engineering approved by council for N. Broad St., E. Highland Ave., and Lumpkin St.; city plans to coat and seal and reline Lumpkin St. after SBC ties into the sewer line; working on getting privately owned parking lots made public; Athens Tech MOU entered into with city to upgrade the football field into city public park space; planters installed and planted. Chairman Anderson recognized Chris Bailey for his efforts with the planters and complimented his responsiveness and help.

COUNTY UPDATE

None

COMMUNITY WORK PLAN &REPORTS

Goal #1 - Parking

Signs have been picked up and public works is calling the locates for installation. We should see them installed by next month.

The board discussed the possibilities of hiring parking attendants to enforce the 2-hour parking limit downtown.

Goal #2 - Infill Development

RLFs have been approved for funding for John's Supermarket, 2nd Floor LLC; projects under construction are LR Burger, Silver Queen, Walton Mill apartments, Assisted living home on Mears St.; Veterans Walk is in the engineering phase at this time.

Goal #3 - New Entertainment Draws

The board discussed Dockdogs and whether or not the financial investment meets our goals for new entertainment draws.

The Children's Book Festival is this weekend. Good participation of authors for our first year hosting it.

PROGRAMS

Events

May 3rd concert was the biggest crowd we've ever had for a May concert; looking forward to upcoming weekend events.

Downtown Design

EPD letter received approving the environmental remediation plan for the town green; dirt replacement will happen this summer; preliminary cost estimate for town green development is $1.5 million.

Ross Bradley offered to contact Danny Smith with solid waste department to follow up on replacement trash can order for downtown. He'll update board on status.

Farmers Market - Farm to Table review

Opening weekend for the market this Saturday. Farm to Table was a very successful fundraiser; around $9,000 raised for the market.

FUNDING

SPONSORSHIP - $34,350 collected as of 4/30/19; $39,000 committed

FACADE GRANTS - none

None

COMMUNITY EVENT GRANTS

Storybook 5K and Fun Run (TeamUp Mentoring)

Approved for $250 grant. Andrea Gray recused herself from this action.

Motion made by Board Member Holder, Seconded by Board Member Sanders.
Voting Yea: Chairman Anderson, Board Member Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, City Council Representative Bradley
Voting Abstaining: Secretary Gray

NEW BUSINESS

None

ANNOUNCEMENTS:

GMA Heart & Soul Training, May 23rd.

Next meeting scheduled, June 13th, at 8:00 am at Monroe City Hall

Board moved the June meeting from the 13th to the 20th.

Motion made by City Council Representative Bradley, Seconded by Board Member Gray.
Voting Yea: Chairman Anderson, Secretary Gray, Board Member Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, City Council Representative Bradley

ADJOURN

Motion made by City Council Representative Bradley, Seconded by Board Member Gray.
Voting Yea: Chairman Anderson, Secretary Gray, Board Member Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, City Council Representative Bradley

Convention and Visitors Bureau

MINUTES

Thursday, May 09, 2019
9:00 AM
City Hall

Meeting called to order at 9:00 am

PRESENT
Chairman Lisa Anderson
Secretary Andrea Gray
Board member Mike Gray
Board Member Whit Holder
Board Member Charles Sanders
Board Member Wesley Sisk
City Council Representative Ross Bradley

ABSENT
Vice Chairman Meredith Malcom

CITY STAFF
Darrell Stone
Sadie Krawczyk
Leigh Ann Walker

CVB Minutes April 2019

Motion made by Board Member Sanders, Seconded by City Council Representative Bradley.
Voting Yea: Chairman Anderson, Secretary Gray, Board member Gray, Board Member Holder, Board Member Sanders, Board Member Sisk, City Council Representative Bradley

CVB March Financials

Motion made by Board member Gray, Seconded by Board Member Holder.
Voting Yea: Chairman Anderson, Secretary Gray, Board member Gray, Board Member Holder, Board Member Sanders, Board Member Sisk, City Council Representative Bradley

None

None

Collective Advertising Campaign Custom Quote

Funding approved for three months services at the cost of $6900.00.

Motion made by Board Member Holder, Seconded by Secretary Gray.
Voting Yea: Chairman Anderson, Secretary Gray, Board member Gray, Board Member Holder, Board Member Sanders, Board Member Sisk, City Council Representative Bradley

Board also agreed not to share photo content during this initial contract period.

Board elected to move the June meeting from the 13th to the 20th.

Motion made by City Council Representative Bradley, Seconded by Board member Gray.

Voting Yea: Chairman Anderson, Secretary Gray, Board member Gray, Board Member Holder, Board Member Sanders, Board Member Sisk, City Council Representative Bradley

Motion made by Board member Gray, Seconded by Board Member Sisk.
Voting Yea: Chairman Anderson, Secretary Gray, Board member Gray, Board Member Holder, Board Member Sanders, Board Member Sisk, City Council Representative Bradley

To: Planning and Zoning / City Council

From: Patrick Kelley

Department: Planning, Zoning, Code and Development

Date: 05-20-2019

Description: Buffer Variance request

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Approve
This intrusion is the minimum that would allow for the development as currently configured and any additional impacts have been accounted for in the water management plan.

Background: This is a long standing approve PRD which has been reconfigured in conformance with the approved zoning requirements.

Attachment(s):
None

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

Plan Report

Plan NO.: **VAR-000009**
Plan Type: **Variance**
Work Classification: **Variance**
Plan Status: **Issued**

Apply Date: 05/07/2019

Expiration:

Location Address

350 DAVIS ST, MONROE, GA 30655

Parcel Number

M0170176

Contacts

SADIE KRAWCZYK **Applicant**
411 S MADISON AVE, MONROE, GA 30655
(404)455-7992 SKRAWCZYK@MONROEGA.GOV

Description: REQUEST FOR VARIANCE OF STREAM BUFFER - P&Z MTG 6/18/19 @5:30 PM-COUNCIL 7/2/19 @ 6:00 PM 215 N BROAD STREET

Valuation:	**$0.00**
Total Sq Feet:	**0.00**

Fees	Amount
Single Family Rezone or Variance Fee	$100.00
Total:	**$100.00**

Payments	Amt Paid
Total Fees	**$100.00**
Check # 1136	$100.00
Amount Due:	**$0.00**

Condition Name	Description	Comments

Debbie Adkins
Issued By:

May 07, 2019
Date

Sadie Krawczyk
Plan_Signature_1

5/9/19
Date

Plan_Signature_2

Date

THE CITY OF Monroe Since 1821

Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning Meeting of: June 18, 2019

Your representative must be present at the meeting

Street address 350 Davis Street Council District 4 / 8 Map and Parcel # M0170176

Zoning PRD Acreage 1.31 Proposed Use PRD Road Frontage 200 ft. / on Davis Street (street or streets)

Applicant	Owner
Name Sadie Krawczyk	Name Open Wells, LLC
Address 411 S. Madison Ave.	Address 411 S. Madison Ave.
Phone # 404-455-7992	Phone # 404-455-7992

Request Type: (check one) Variance_X_ Conditional Use___

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:

Proposed use is a planned residential development

State relationship of structure and/or use to existing structures and uses on adjacent lots;

adjacent lots are residential as well

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

We are requesting a variance on the setback from the stream on the western side of the lot. We are asking for it to be reduced from 75' to 50'. This change will allow for the construction of a driveway to serve two of the homes.

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

(see attached)

State the particular hardship that would result from strict application of this Ordinance:

The current setback doesn't allow for the best layout of the parking and driveways within the development.

Check all that apply: Public Water: _x__ Well: ____ Public Sewer: _x_ Septic: _____ Electrical: __x_ Gas: __x__

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

Documents to be submitted with request:

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

Application Fees:

___ $100 Single Family
___ $300 Multi Family
___$200 Commercial

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

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature Sadie Krawczyk Date: 5/6/2019

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

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

Signature_____ Date: _____

_____ Date: _____

Notary Public
Commission Expires: _____

I hereby withdraw the above application: Signature_____ Date_____

Return Recorded Document to:
PRESTON & MALCOM, P.C.
Attorneys at Law
Post Office Box 984
110-112 Court Square
Monroe, Georgia 30655
File #: 13-23459

[Space above this line for recording data]

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the **23rd** day of **August, 2013**, between

RHONDA CONNELLY f/k/a RHONDA LEE MATHEWS,

of the County of **Walton**, and the State of **Georgia,** as party or parties of the first part, hereinafter called Grantor, and

OPEN WELLS, LLC

of the County of **Walton**, and the State of **Georgia**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 65 & 66, 3rd District, containing 1.65 Acres, as shown by a plat of survey entitled "Survey for: DKN Properties, LLC", prepared by C.S.A. Confederate Surveying Associates, Inc., certified by D. Evan Castle, Georgia Registered Land Surveyor No. 2657, dated July 6, 2009, recorded in Plat Book 105, Page 113, Clerk's Office, Walton Superior Court. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

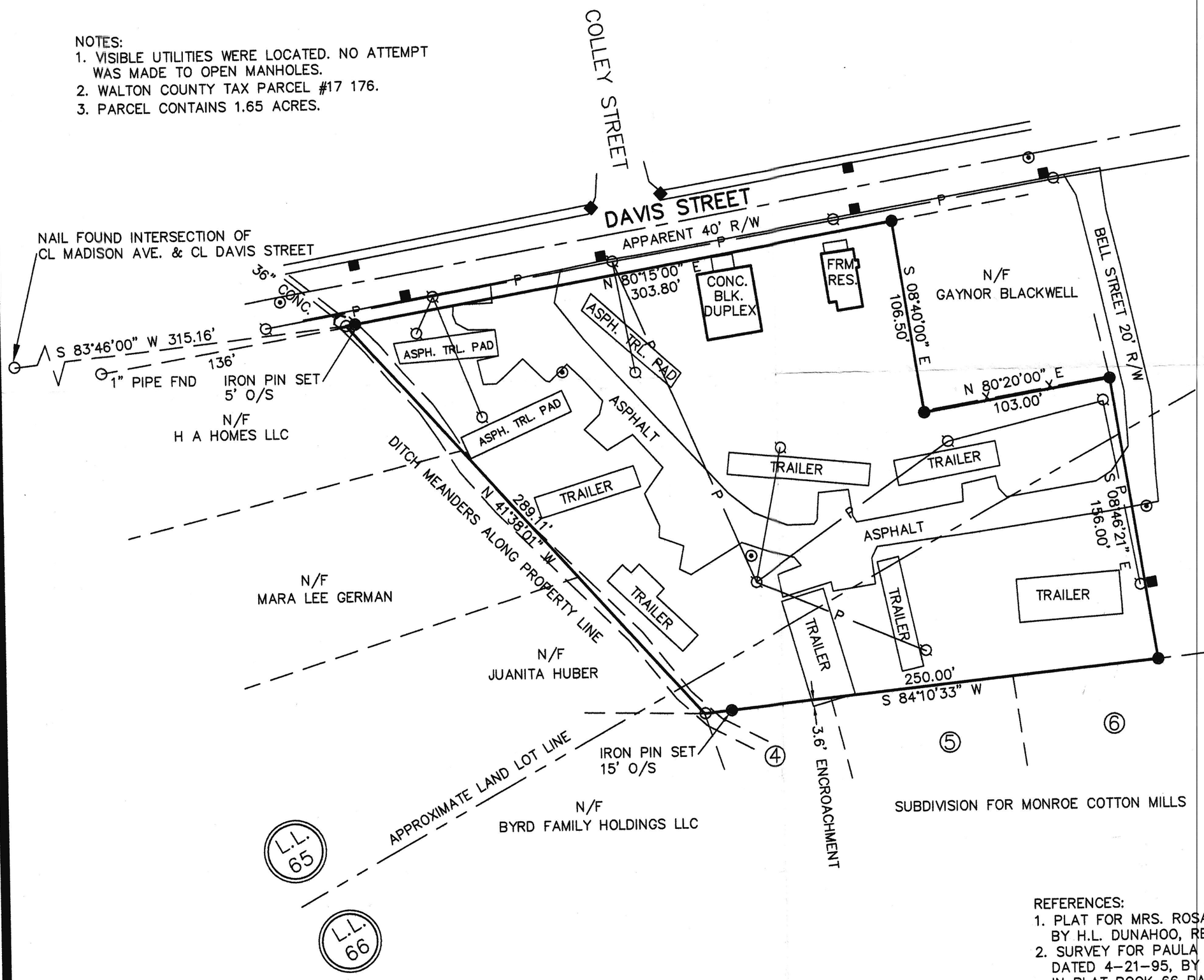
(Unofficial witness)

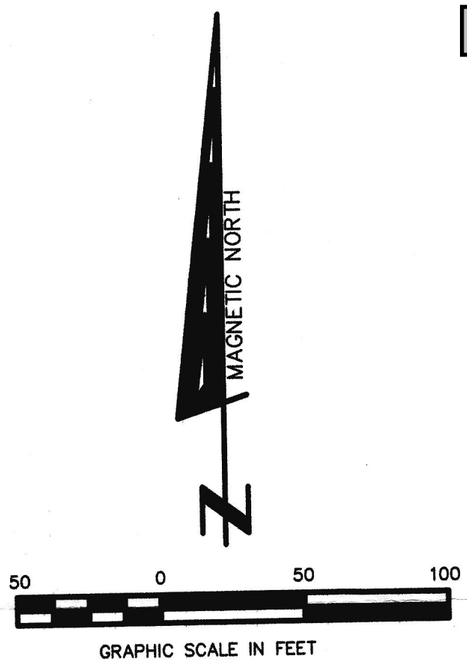
(Notary Public)

PATRINA LYNN AULTMAN NOTARY PUBLIC GEORGIA JAN. 18, 2014 WALTON COUNTY

Rhonda Connelly (Seal)
RHONDA CONNELLY f/k/a RHONDA LEE MATHEWS

NOTES:
1. VISIBLE UTILITIES WERE LOCATED. NO ATTEMPT WAS MADE TO OPEN MANHOLES.
2. WALTON COUNTY TAX PARCEL #17 176.
3. PARCEL CONTAINS 1.65 ACRES.





FILED AND RECORDED 7/6/09
AT 5:33 A.M. P.M.
PLAT BOOK 105 PAGE 113
KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

APPROVED FOR RECORDING
Lynx Bell
7-6-09

REFERENCES:
1. PLAT FOR MRS. ROSA M. WALKER, DATED 2-10-54, BY H.L. DUNAHOO, RECORDED IN PLAT BOOK 7 PAGE 86.
2. SURVEY FOR PAULA Q. BYRD & J. HAROLD BYRD, DATED 4-21-95, BY SIMS SURVEYING CO, RECORDED IN PLAT BOOK 66 PAGE 58.
3. SURVEY FOR W.B. NEWTON, MD, DATED 8-14-80, BY GREGG & ASSOC., RECORDED IN PLAT BOOK 27 PAGE 29.
4. SUBDIVISION PLAT FOR MONROE COTTON MILLS, DATED 8-21-63, BY PICKERELL & PICKERELL, RECORDED IN PLAT BOOK 10 PAGE 215.
5. WARRANTY DEED TO H A HOUSES LLC, DATED 1-02-02, RECORDED IN DEED BOOK 1390 PAGE 62.

LEGEND

- GAS VALVE
- COMPUTED POINT
- POWER POLE
- WATER VALVE MARKER
- WATER VALVE
- IRON PIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- DROP INLET
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- HEADWALL
- CONCRETE MONUMENT FOUND
- WATER METER

The field data upon which this survey is based has a relative closure precision of one foot in 26,912 feet and a relative angular error of 01 per angle point and was adjusted using Least Squares.

This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used for measurements:
Electronic total station
Direct Reading:
Angular: 1 second
Linear: 0.001 feet

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. FLOOD MAP PANEL NO. 13297C0112B, DATED 2/16/90.

GEORGIA REGISTERED No. 2657 LAND SURVEYOR D. EVAN CASTLE
7-6-09

DATE	REVISION

SURVEY FOR:

DKN PROPERTIES, LLC

LAND LOT 65 & 66, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA

C.S.A.
Confederate Surveying Associates, Inc.
1470 WATERFORD LANE BETWEEN, GEORGIA 30656 770-207-1695

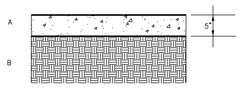
SURVEYED: DEC	DRAWN:	DESIGNED:	CHECKED: DEC	PRO. NO. 0903	SCALE: 1"=50'	DATE: 7-6-09	SHEET NO. OF

SITE PLAN NOTES

1. SITE CONTAINS 1.35 ACRES TOTAL.
2. PROPERTY IS ZONED MDPRD.
3. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC. DATED 6/19/15.
4. NO PART OF THIS SITE IS IN A FLOOD HAZARD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 113297C0137D, DATED 5/18/09.
5. THERE ARE NO MAXIMUM ALLOWABLE BUILDING HEIGHT LIMIT.
6. ALL CURB RADII ARE 5' MEASURED TO FOC UNLESS OTHERWISE NOTED.
7. ALL CURB DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO CITY OF MONROE AND GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, AND OTHER ARCHITECTURAL DETAILS.
10. HANDICAP PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBSCURED BY VEHICLES PARKING IN THE SPACES.
11. CONTRACTOR TO NOTIFY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
12. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT.
13. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
14. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
15. THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 500 AND THE FIRE RESISTIVE REQUIREMENTS OF TABLE 600 OF THE 1995 EDITION OF THE STANDARD BUILDING CODE BASED ON OCCUPANCY GROUP CLASSIFICATIONS AND TYPES OF CONSTRUCTION.
16. NO DRIVE UP WINDOWS ARE PROPOSED.
17. BUILDING NOT TO BE SPRINKLERED.
18. NO SIGNAGE IS PROPOSED AT THIS TIME AND THE APPROPRIATE SIGN PERMITS TO BE OBTAINED AT A LATER DATE.
19. THERE ARE NO EXISTING OR PROPOSED INERT WASTE BURY PITS ON THIS SITE.
20. OWNER IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAIN SYSTEM OUTSIDE OF RIGHT OF WAY.
21. OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.E.S. GENERAL PERMIT REQUIREMENTS.
22. THERE ARE NO WETLANDS ON THIS SITE.
23. SEWER SERVICE FOR THIS SITE WILL BE PROVIDED BY CITY OF MONROE.
24. WATER SERVICE FOR THIS SITE WILL BE PROVIDED BY CITY OF MONROE.
25. THERE ARE NO CEMENTERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
26. NECESSARY BARRICADES, SUFFICENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION ON ROADS IN CITY OF MONROE.

A. 5.0 INCH CONCRETE W/ FIBER MESH

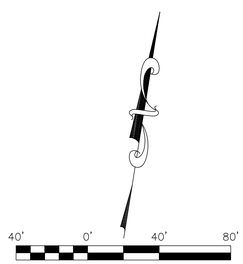
B. STABILIZED SUBGRADE
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 100% STD. PROCTOR

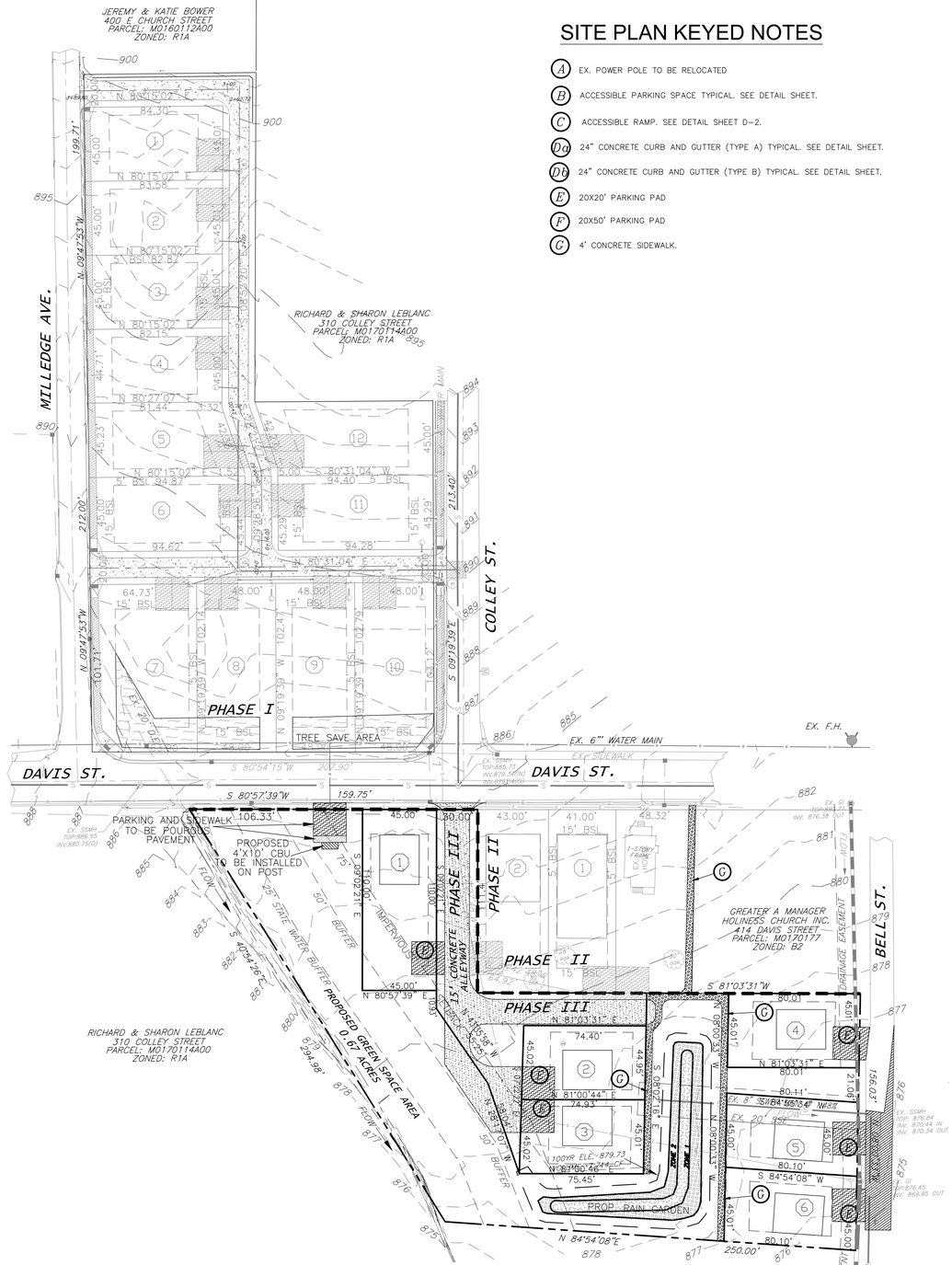


CONC. ALLEYWAY

NO SCALE

TOTAL SITE AREA = 1.35 ACRES
TOTAL DISTURBED AREA = 0.99 ACRES
THERE ARE STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.





LOT CHART		
LOT #	AREA	
1	0.11 ACRES	4,950.00 SQ. FT.
2	0.08 ACRES	3,357.56 SQ. FT.
3	0.08 ACRES	3,383.29 SQ. FT.
4	0.08 ACRES	3,600.48 SQ. FT.
5	0.08 ACRES	3,598.70 SQ. FT.
6	0.08 ACRES	3,600.00 SQ. FT.

GEORGIA811
www.Georgia811.com

SITE PLAN KEYED NOTES

(A) EX. POWER POLE TO BE RELOCATED

(B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.

(C) ACCESSIBLE RAMP. SEE DETAIL SHEET D-2.

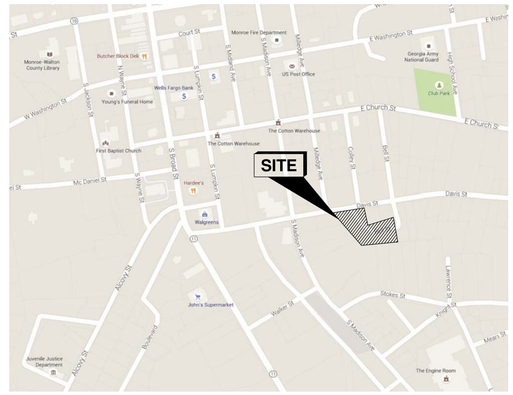
(Dg) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.

(Db) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.

(E) 20X20' PARKING PAD

(F) 20X50' PARKING PAD

(G) 4' CONCRETE SIDEWALK.



VICINITY MAP
N.T.S.

TOTAL AREA = 2.83 AC
PROPOSED 20 RESIDENTIAL UNITS
PROPOSED DENSITY = 6.36 UNITS/AC

Density; Open Space; Set Back; Parking Requirements
(1) The permitted usage for a MDPRD development is single-family detached or attached dwellings.
(2) The maximum permitted density in the MDPRD shall be ten dwelling units per gross acre.
(3) A minimum separation of [10] feet shall be provided between all principal buildings and structures.
(4) All MDPRD developments shall have set backs consistent with the form and style of set backs of similar properties in the MDPRD. Setbacks generally should be at least 15 feet from the public right of way unless surrounding forms suggest otherwise.
(5) The MDPRD shall provide one and one half (1.5) parking spaces per dwelling unit. In order to promote shared functional open space and access to and from the site, all parking shall
be located in clusters, which provide not more than five adjoining spaces each. Parking on the MDPRD is prohibited in the front yard set back areas. Off street parking is defined as clustered
parking which is adjacent to a city maintained street and which is approved as part of the MDPRD site plan. All on site parking other than off street parking which is adjacent to structures shall be permitted only when it is located toward the rear of the principal structure and is served by an alley or private drive specifically designated on the MDPRD development site plan. A MDPRD development may also provide on street parking for some of the units if the on street parking area is contiguous to the MDPRD development and the MDPRD development is located on a city maintained street not defined as an arterial or collector street. Any such on street parking shall be specifically designated in the MDPRD development site plan, and may not encroach upon the paved width of the street, and must be specifically approved by the Code Enforcement Officer. All MDPRD developments shall be permitted to utilize materials other than concrete and asphalt for driveways and parking areas for on site parking and ingress and egress that are approved by the Code Enforcement Officer.
(6) Each building shall be located on a lot or parcel that provides lot frontage onto a public street or public green space.
(7) Rear alley drives shall be a minimum of 12 feet wide.

Dwelling Unit Size; Dwelling Unit Design; Private Open Space Requirements
(1) All single story dwelling units shall have a minimum of 800 square feet and a maximum of

2,600 square feet. All dwelling units which are one and one-half or two story shall have a minimum of 650 square feet on the first floor and a minimum combined 1200 square feet for both floors. All two story dwelling units shall contain a maximum of 2,600 square feet for both
floors and a maximum of 1,800 square feet for the first floor.
(2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
(3) All dwelling units shall have pitched roofs with a minimum 6/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three tab asphalt shingles are prohibited. The maximum building height permitted for dwelling units shall be eighteen (18) feet excluding the pitched roof. The highest point of any pitched roof may not exceed twenty-five (25) feet.
(4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
(5) Each dwelling unit shall provide an area of private open space in both the front and the rear yards. The private open space shall separate the main entrance to the dwelling unit from the common open space so as to create a private yard area. The private open space shall be separate from the common open space with a small hedge, picket fence or other visual separation material approved by the Code Enforcement Officer. Each dwelling unit shall be provided with a minimum of 200 square feet of usable private open space and no dimension of
the private open space shall be less than eight feet.
(6) All dwelling units in a MDPRD development shall be constructed on crawl space or raised contained slab, and all foundation walls shall be brick veneered.

ALCOVY
SURVEYING & ENGINEERING, INC.
P.O.C. TIP HUYNH, P.E.
2205 Highway 81 South
Loganville, Georgia 30052
Phone: 770-466-4002
Fax: 770-466-4296
tip@alcovyse.com

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GEORGIA REGISTERED No. 033211 PROFESSIONAL ENGINEER TIP HEP VAN HUYNH

VARIANCE REQUEST

PROPOSED MADISON DAVIS PLANNED RESIDENTIAL DEVELOPMENT (MDPRD) PHASE III

M0170176

PARCELS: M0160112, M0170113

GMD DISTRICT:

DAVIS ST.

CITY OF MONROE, GA

9/4/2018

1"=40'

OWNER/DEVELOPER

BRIAN KRAWCZYK
411 E. MADISON AVE.
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT
BRIAN KRAWCZYK
404-944-7992

REVISIONS

NO.	DATE	DESCRIPTION
1	1/4/19	UTILITY COMMENTS

JOB No. 13-089

V-1

2018 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

OPEN WELLS LLC
411 S MADISON AVENUE

MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Tot 37 *
2018-26891	11/15/2018	$0.00	$1615.25	$0.00	Paid 12/04/2018

Map: M0170-00000-176-000
Location: 350 DAVIS STREET
Account No: 537820 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

Tax Payer: OPEN WELLS LLC
Map Code: M0170-00000-176-000
Description: MH-PK(10SP) 1.31AC
Location: 350 DAVIS STREET
Bill No: 2018-26891

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	$101,900.00	11/15/2018	08/08/2018		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	$0.00	$40,760.00	$0.00	$40,760.00	0.002	$80.66	$0.00	$80.66
CITY TAX	$0.00	$40,760.00	$0.00	$40,760.00	0.005	$382.05	-$166.10	$215.95
COUNTY	$0.00	$40,760.00	$0.00	$40,760.00	0.011	$542.31	-$97.82	$444.49
SCH BOND	$0.00	$40,760.00	$0.00	$40,760.00	0.003	$105.98	$0.00	$105.98
SCHOOL	$0.00	$40,760.00	$0.00	$40,760.00	0.019	$758.14	$0.00	$758.14
TOTALS					**0.039**	**$1,869.14**	**-$263.92**	**$1,605.22**

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	$1,605.22
Discount	$0.00
Penalty	$0.00
Interest	$0.00
Other Fees	$10.03
Previous Payments	$1,615.25
Back Taxes	$0.00
Total Due	**$0.00**
Paid Date	12/04/2018

NOTICE TO THE PUBLIC
CITY OF MONROE

The City of Monroe has received a request for a variance of Stream Buffer for 350 Davis Street. A public hearing will be held on June 18, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of Stream Buffer for 350 Davis Street. A public hearing will be held on July 2, 2019 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

Please run on the following date:

June 2, 2019

To: Planning and Zoning / City Council

From: Patrick Kelley

Department: Planning, Zoning, Code and Development

Date: 05-20-2019

Description: Request for re-zoning from B-3 to PCD

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

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*Recommendation: **Approval with recommended amendments** determined by staff, the Planning and Zoning Commission and the City Council. Suggested Staff edits are:*

- *Require completed sidewalk network*
- *Apply ornamentation and fenestration standards for all street facing facades including those facing Hwy 78*
- *Require alternatives to internally illuminated signs on building faces but, potentially allow on monument and directional signs.*
- *Show cause for the necessity of internally illuminated signage or eliminate internally illuminated signs for anchors.*
- *Require north south 70' R/W connecting the east west boulevard to the remainder of the Rowell tract to ensure remnant parcels have street frontage and interconnectivity.*
- *Reduce out lot impervious coverage.*
- *Augment greenspace within the parking lots to sufficiently breakup the asphalt areas.*
- *Reduce stucco façade coverage to a maximum range of 10-12%*
- *Include berming and screening along the Boulevard to mitigate the visual impact of the large parking areas.*
- *Make the south Storm water management pond a water feature with aeration fountain and landscape and appoint this area as an amenity / park.*

Background: This is a request for a planned commercial district which would allow greater flexibility in the development pattern of this large project which would otherwise be prohibited or restricted by The City of Monroe Zoning Ordinance. All parcels in whole or further subdivided are subject to the Corridor Design Overlay ordinance criteria.

Attachment(s):
Monroe Pavilion Pattern design book

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

Plan Report

41

Plan NO.: ***RZ-000008***

Plan Type: **Re-Zoning Request All Types**

Work Classification: **Request for Rezone**

Plan Status: **Issued**

Apply Date: 05/06/2019

Expiration:

Location Address

0 CHARLOTTE ROWELL BLVD, MONROE, GA 30656

Contacts

MAB AMERICAN — **Applicant**
525 N TRYON S STE 1600, CHARLOTTE, NC 28202
(334)462-8851 JOHN@MABAMERICAN.COM

Description: REQUEST FOR REZONE FROM B3 TO PCD-P&Z MTG 6/18/19 @ 5:30 PM - COUNCIL MTG 7/2/19 @ 6:00 PM 215 N BROAD ST

Valuation:	$0.00
Total Sq Feet:	0.00

Fees	Amount
Commercial Rezone or Variance Fee	$200.00
Total:	**$200.00**

Payments	Amt Paid
Total Fees	**$200.00**
Credit Card	$200.00
Amount Due:	**$0.00**

Condition Name	Description	Comments

Issued By:

May 06, 2019
Date

Plan_Signature_1

5/6/2019
Date

Plan_Signature_2

Date

REZONE APPLICATION FORM

PERMIT NUMBER _____

I. LOCATION US Highway 78 at Charlotte Rowell Rd
COUNCIL DISTRICT 3ND of Walton County
LAND LOTS ~~MAP NUMBER~~ 40 and 63, 3rd District
PARCEL NUMBER M0050045

II. PRESENT ZONING B3 REQUESTED ZONING PCD

III. ACREAGE 95.48 PROPOSED USE Commercial

Contract (Purchasing) IV. OWNER OF RECORD MAB American Management, LLC
ADDRESS 525 N. Tryon St. Suite 1600

PHONE NUMBER 334.462.8851

The following information must be supplied by the applicant. (attach additional pages if needed)

V. ANALYSIS:

1. A description of all existing uses and zoning of nearby property
B3 and B-2

2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification We cannot develop this property per our major tenants under B-3. Refer to our submitted pattern Book

3. The existing value of the property contained in the petition for rezoning under the existing zoning classification Market value for type of project

4. The value of the property contained in the application for rezoning under the proposed zoning Classification Market value for type of project

5. A description of the suitability of the subject property under the existing zoning classification
With this property zoned B-3 we can not build our project the big box tenants requirements do not fit within B-3

6. A description of the suitability of the subject property under the proposed zoning classification of the property We ask rezoning to PCD we can adopt most of B-3 Requirement but can alter some of the requirements to work w/ our major tenants. our submitted pattern Book goes into detail about these requirements.

Rezoning Application
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

5/6/19 Owner of property (signature) CONTRACT PURCHASER
Address 443 American Nationwide 525 N Tryon St. Suite 1600 Charlotte, NC 28202
Phone Number 704-331-6587

Attorney/Agent (signature)
Address
Phone Number

Personally appeared before me the above applicant named Rick Maxian who on oath says that he/she is the Agent for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Jean Norton (Notary Public) 5/6/2019 (Date)

My Commission Expires 4/19/2021

JEAN NORTON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 19, 2021

Rezoning Application
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property UNDEVELOPED FOR MOST OF SITE. SHOW EXISTING BUILDING ON SITE PLAN IF THAT WILL BE REMOVED.

8. The length of time the property has been vacant or unused as currently zoned N/A - UNDEVELOPED PROPERTY

9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification WE ARE IN PROCESS OF PURCHASING PROPERTY. THE OWNER WENT BACK TO ALL THE MAJOR TENANTS AND JUNIOR ANCHORS TO TRY TO MAKE THEM WORK W/ THE B-3 REQUIREMENTS. MAJOR/JUNIOR ANCHORS WOULD NOT ACCEPT THOSE REQUIREMENTS

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT A ATTACHED

Rezoning Application
Page Four (4)

What method of sewage disposal is planned for the subject property?

__X__ Sanitary Sewer _____ Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from B3 to PCD located at US Highway 78, containing 95.48 acre(s), property owner being MAB Ameridon Management, LLC (Purchasing Property) filed on _____.

CHECK LIST - APPLICATION MATERIAL

___ Application Fee ($100.00 Application Fee Single Family Rezoning)
($300.00 Application Fee Multi Family Rezoning)
($200.00 Application Fee Commercial Rezoning)
(Application fee For Annexation is the same as a Rezone)

___ The completed application form (one original with original signatures)
___ Special Conditions made part of the rezoning/annexation request
___ Legal Description
___ Survey plat of property showing bearings and distances and:
- ___ abutting property owners
- ___ the zoning of abutting property
- ___ the current zoning of the subject property

____ Development Plan (two full size and one 11x17)
____ Site plan of the property at an appropriate scale
- ___ the proposed use
- ___ internal circulation and parking (proposed number of parking spaces)
- ___ landscaping minimum square footage of landscaped area
- ___ grading
- ___ lighting
- ___ drainage (storm water retention structures)
- ___ amenities (location of amenities)
- ___ buildings (maximum gross square footage and height of structures)
- ___ buffers
- ___ Additional information that may be required by the Code Enforcement Officer:

_____
_____

___ Monroe Utilities Network Availability Letter

Application Material-Section 1421.4 of the Zoning Ordinance outlines the specific items to be included on the site plan:

EXHIBIT A

MONROE PAVILION LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 AND 63 OF THE 3RD DISTRICT OF WALTON COUNTY GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A R/W MONUMENT AT THE SOUTHWESTERN END OF THE MITER OF THE R/W OF GEORGIA HIGHWAY 11 AND THE NORTERLY R/W OF US HIGHWAY 78 THENCE ALONG US HIGHWAY 78 R/W S73°01'41"W A DISTANCE OF 203.67' TO A POINT; THENCE ALONG A CURVE TO THE LEFT 317.68' HAVING A RADIUS OF 939.08' AND SUBTEND BY A CHORD OF S63°33'37"W AND DISTANCE OF 316.17' TO A 1" GALVINISED OPEN TOP PIPE FOUND **THE TRUE POINT OF BEGINNING**; ALONG THE R/W OF US 78 THE FOLLOWING COURSES S50°29'12"W A DISTANCE OF 129.13' TO A POINT; THENCE S47°16'54"W A DISTANCE OF 105.01' TO A R/W MONUMENT FOUND; THENCE S55°17'08"W A DISTANCE OF 251.83' TO A R/W MONUMENT FOUND; THENCE S62°19'32"W A DISTANCE OF 168.85' TO A R/W MONUMENT FOUND; THENCE S60°45'46"W A DISTANCE OF 133.57' TO A 1" OPEN TOP PIPE (DISTURBED) FOUND; THENCE S25°48'10"E A DISTANCE OF 9.36' TO A R/W MONUMENT (DISTURBED) FOUND; THENCE S60°59'06"W A DISTANCE OF 638.93' TO A R/W MONUMENT FOUND; THENCE N28°58'31"W A DISTANCE OF 9.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT 355.90' HAVING A RADUIS OF 1382.39' AND SUBTENDED BY A CHORD OF S68°24'00"W A DISTANCE OF 354.92' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE N14°13'28"W A DISTANCE OF 10.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT 401.19' HAVING A RADIUS OF 1372.39' AND SUBTENDED BY A CHORD OF S84°09'00"W AND DISTANCE OF 399.76' TO A R/W MONUMENT FOUND; THENCE N87°28'31"W A DISTANCE OF 681.27' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE S02°31'29"W A DISTANCE OF 10.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE N74°40'22"W A DISTANCE OF 121.85' TO A R/W MONUMENT FOUND; THENCE N71°01'09"W A DISTANCE OF 197.61' TO A R/W MONUMENT FOUND; THENCE N59°56'09"W A DISTANCE OF 111.80' TO A R/W MONUMENT FOUND AT THE MITER OF THE R/W OF US HIGHWAY 78 AND THE R/W OF GEORGIA HIGHWAY 138; THENCE N15°22'59"W A DISTANCE OF 30.40' TO A R/W MONUMENT FOUND ON THE R/W OF GEORGIA HIGHWAY 138; THENCE ALONG THE R/W OF GEORGIA HIGHWAY 138 THE FOLLOWING COURSES; N15°06'52"E A DISTANCE OF 57.11' TO A R/W MONUMENT FOUND; THENCE N10°50'21"E A DISTANCE OF 148.01' TO A R/W MONUMENT FOUND; THENCE N02°50'25"E A DISTANCE OF 105.67' TO A R/W MONUMENT FOUND; THENCE N02°27'12"E A DISTANCE OF 140.44' TO A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT 135.22'HAVING A RADIUS OF 1375.00' AND SUBTENDED BY A CHORD OF N05°19'56"W A DISTANCE OF 135.16' TO A R/W MONUMENT FOUND; THENCE N08°08'55"W A DISTANCE OF 334.16' TO A POINT; THENCE N81°51'05"E A DISTANCE OF 51.00' TO A R/W MONUMENT FOUND; THENCE N08°08'55"W A DISTANCE OF 150.00' TO A R/W MONUMENT FOUND; THENCE S81°51'05"W A DISTANCE OF 51.00' TO A POINT; THENCE N05°54'28"W A DSTANCE OF 230.18' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE LEAVING GEORGIA HIGHWAY 138 R/W N63°58'20"E A DISTANCE OF 1850.41' TO A 1" OPEN TOP PIPE FOUND; THENCE S38°30'16"E A DISTANCE OF 101.94' TO AN AXLE FOUND; THENCE S31°31'35"E A DISTANCE OF 192.91' TO A ½" OPEN TOP PIPE FOUND; THENCE S30°46'42"E A DISTANCE OF 517.35' TO A IPS, THENCE N66°20'44"E A DISTANCE OF 371.58' TO A 1" STEEL OPEN TOP PIPE FOUND; THENCE N57°19'54"E A DISTANCE OF 250.77' TO A ½" OPEN TOP PIPE FOUND; THENCE N48°14'44"E A DISTANCE OF 104.12' TO A ½" OPEN TOP PIPE FOUND; THENCE N31°14'10"W A DISTANCE OF 50.08' TO A ½" CRIMP TOP PIPE FOUND; THENCE N62°39'33"E A DISTANCE OF 379.10' TO A POINT ON THE R/W OF GEORGIA HIGHWAY 11; THENCE ALONG GEORGIA HIGHWAY 11 S29°37'20"E A

EXHIBIT A CONT.

DISTANCE OF 151.18' TO A 1" OPEN TOP PIPE (GALVINIZED) FOUND; THENCE LEAVING GEORGIA HIGHWAY 11 S52°35'58"W A DISTANCE OF 609.73' TO A ½" REBAR FOUND; THENCE S29°05'23"E A DISTANCE OF 451.11' TO A ½" OPEN TOP PIPE FOUND; THENCE N62°01'22"E A DISTANCE OF 318.75' TO A 5/8" ROD FOUND; THENCE N62°01'22"E A DISTANCE OF 292.13' TO AN IPS ON THE R/W OF GEORGIA HIGHWAY 11; THENCE ALONG GEORGIA HIGHWAY 11 S29°34'37"E A DISTANCE OF 208.52' TO A ½" OPEN TOP PIPE FOUND; THENCE LEAVING GEORGIA HIGHWAY 11 S61°13'49"W A DISTANCE OF 624.23' TO A SCAPE BLADE FOUND; THENCE S38°23'22"E A DISTANCE OF 115.03' TO A ½" REBAR W/CAP FOUND; THENCE S38°23'22"E A DISTANCE OF 116.11' TO A 1" OPEN TOP PIPE (GALVINIZED) **AT THE TRUE POINT OF BEGINNING**.

Page five (5)

For any application for P, B-1, B-2, B-3 or M-l districts the site plan shall identify: (circle the appropriate district applied for)

___ the maximum gross square footage of building area
___ the maximum lot coverage of building area
___ the minimum square footage of landscaped area
___ the maximum height of any structure
___ the minimum square footage of parking and drive areas
___ the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

___ the maximum number of residential dwelling units
___ the minimum square footage of heated floor area for any residential dwelling unit
___ the maximum height of any structure
___ the minimum square footage of landscaped area
___ the maximum lot coverage of building area
___ the proposed number of parking spaces
___ on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
___ __yes__no Applicant site plan indicates a variance requested
___ for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
___ any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

___ 1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
___ 2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
___ 3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
___ 4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
___ 5. Information that the special circumstances are not the result of the actions of the applicant.
___ 6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
___ 7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

NOTICE TO THE PUBLIC
CITY OF MONROE

A petition has been filed with the City of Monroe requesting the property at 0 Charlotte Rowell Blvd to be rezoned from B3 to PCD
A public hearing will be held before the Monroe Planning and Zoning Commission at City Hall Auditorium at 215 N. Broad Street on June 18, 2019 at 5:30 P.M. All those having an interest should be present to voice their interest.

A petition has been filed with the City of Monroe requesting the property at 0 Charlotte Rowell Blvd to be rezoned from B3 to PCD
A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on July 2, 2019 at 6:00 P.M. All those having an interest should be present to voice their interest.

PLEASE RUN ON THE FOLLOWING DATE:

June 2, 2019

TRAFFIC ENGINEERING STUDY

Prepared For

MAB American Management, LLC

MONROE PAVILION

MONROE, GA

May 22, 2018

ENGINEERING WILBURN

Design • Install • Maintain

Report Submitted: June 4, 2019

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INTRODUCTION

This study includes an analysis of the impact expected from a proposed multi-use development in Monroe, Georgia. The project location is shown in Figure 1. The intersections included in the study are shown in Figure 2.

Figure 1: PROJECT LOCATION MAP

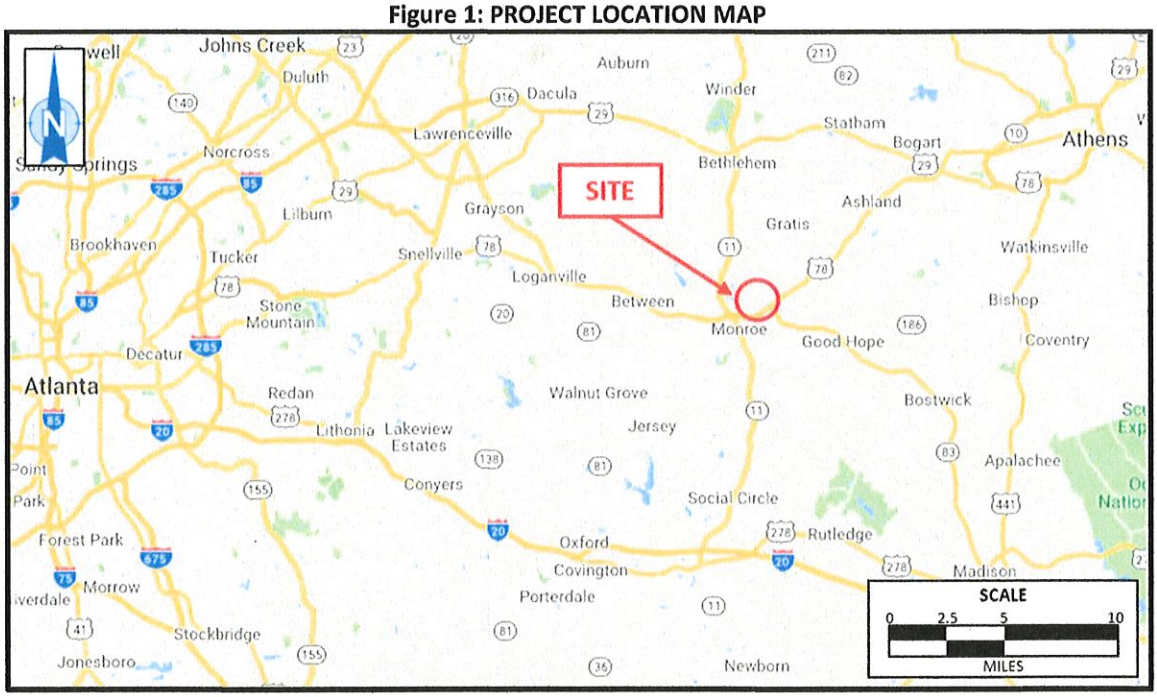
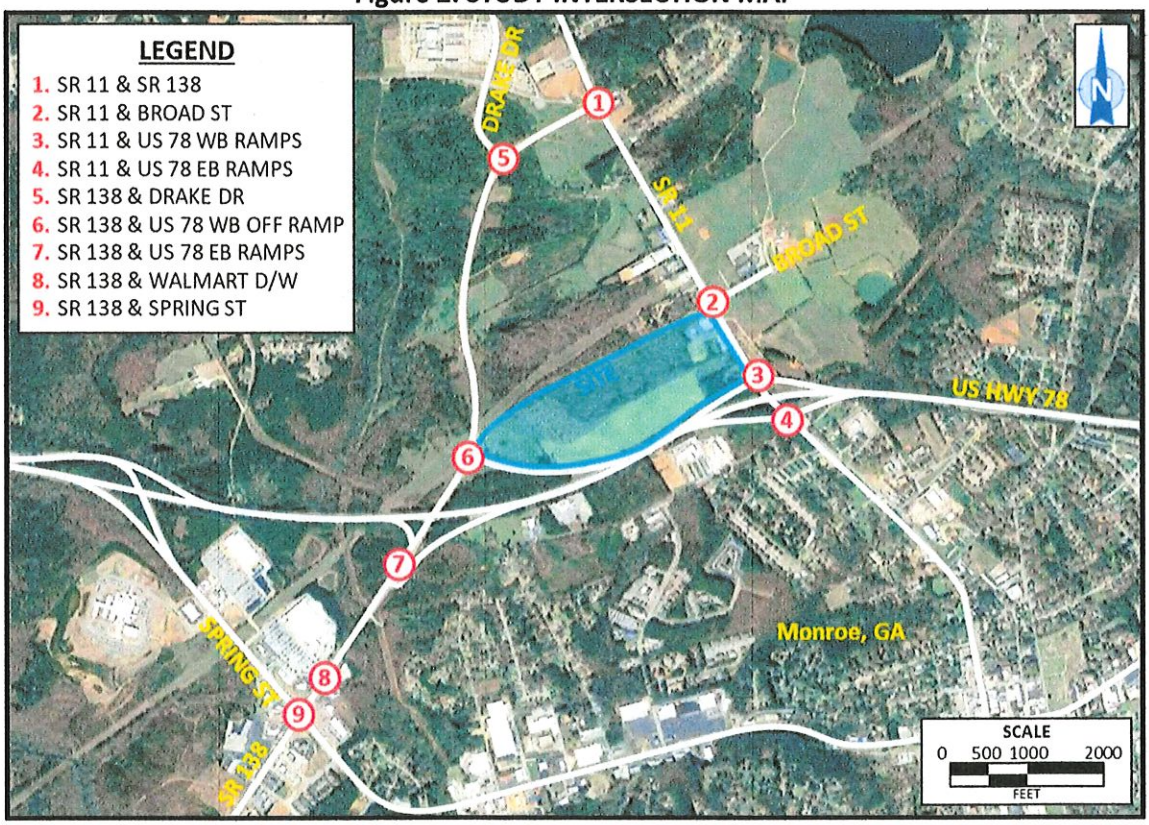


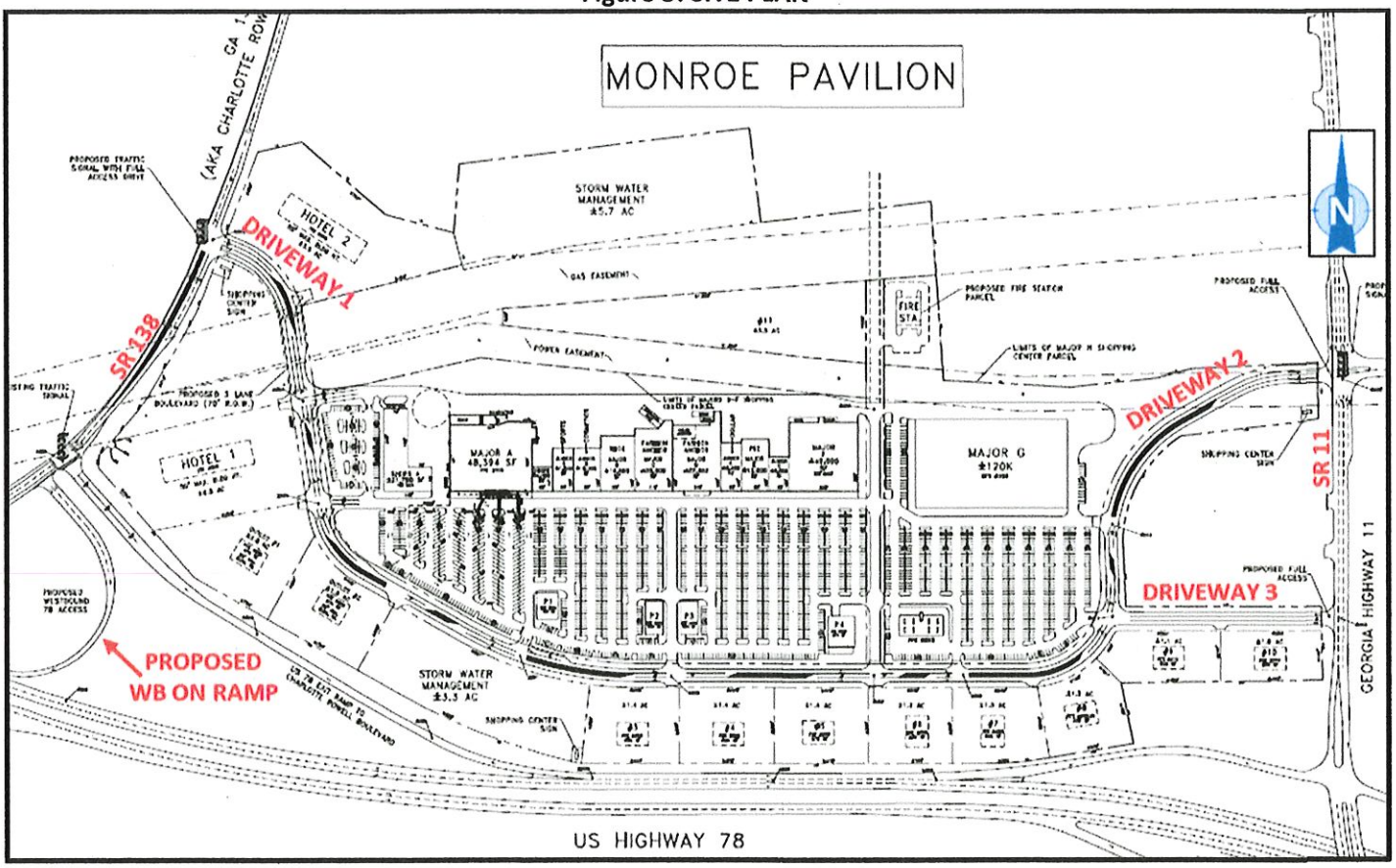
Figure 2: STUDY INTERSECTION MAP



PLANNED DEVELOPMENT

The proposed development is a multi-use shopping and commerce center, including hotels, large retail generators, and various other uses. The proposed site plan is shown in Figure 3. A larger version of the site plan is provided in Appendix A.

Figure 3: SITE PLAN



Also proposed in the project are modifications to the interchange of US 78 and SR 138. A westbound on ramp is proposed to be constructed, as shown in the site plan above. Modifications are also proposed at the US Highway 78 eastbound ramp junctions to accommodate vehicles originating in the west on US Highway 78 and wishing to travel north on SR 138. Various design concepts to accommodate this movement are analyzed later in the report.

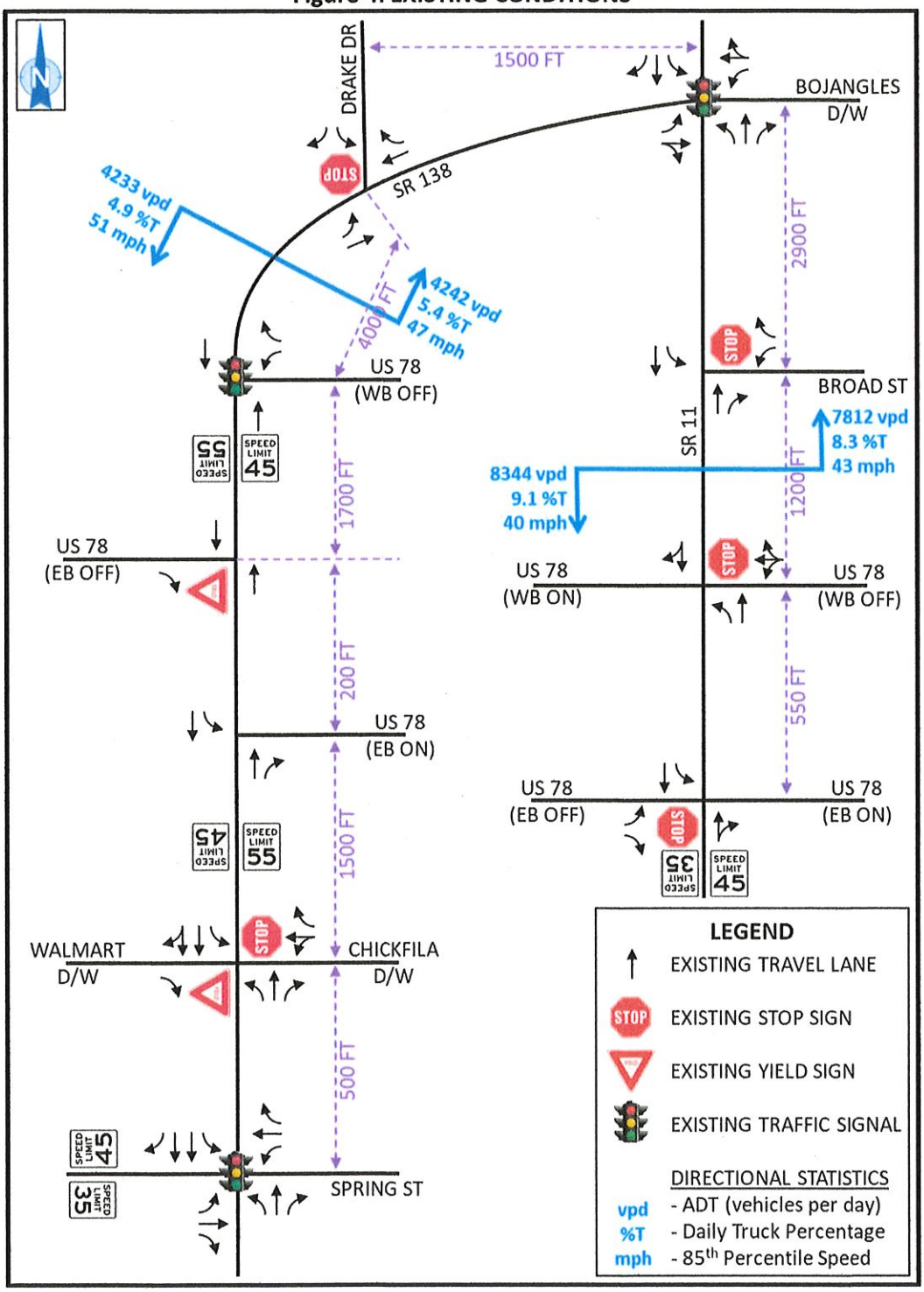
EXISTING CONDITIONS

An inventory was conducted of the current conditions in the study area, including roadway geometry, traffic control, and traffic volumes.

INVENTORY OF EXISTING GEOMETRY AND TRAFFIC CONTROL

The existing roadway geometry and traffic control in the study area is shown in Figure 4.

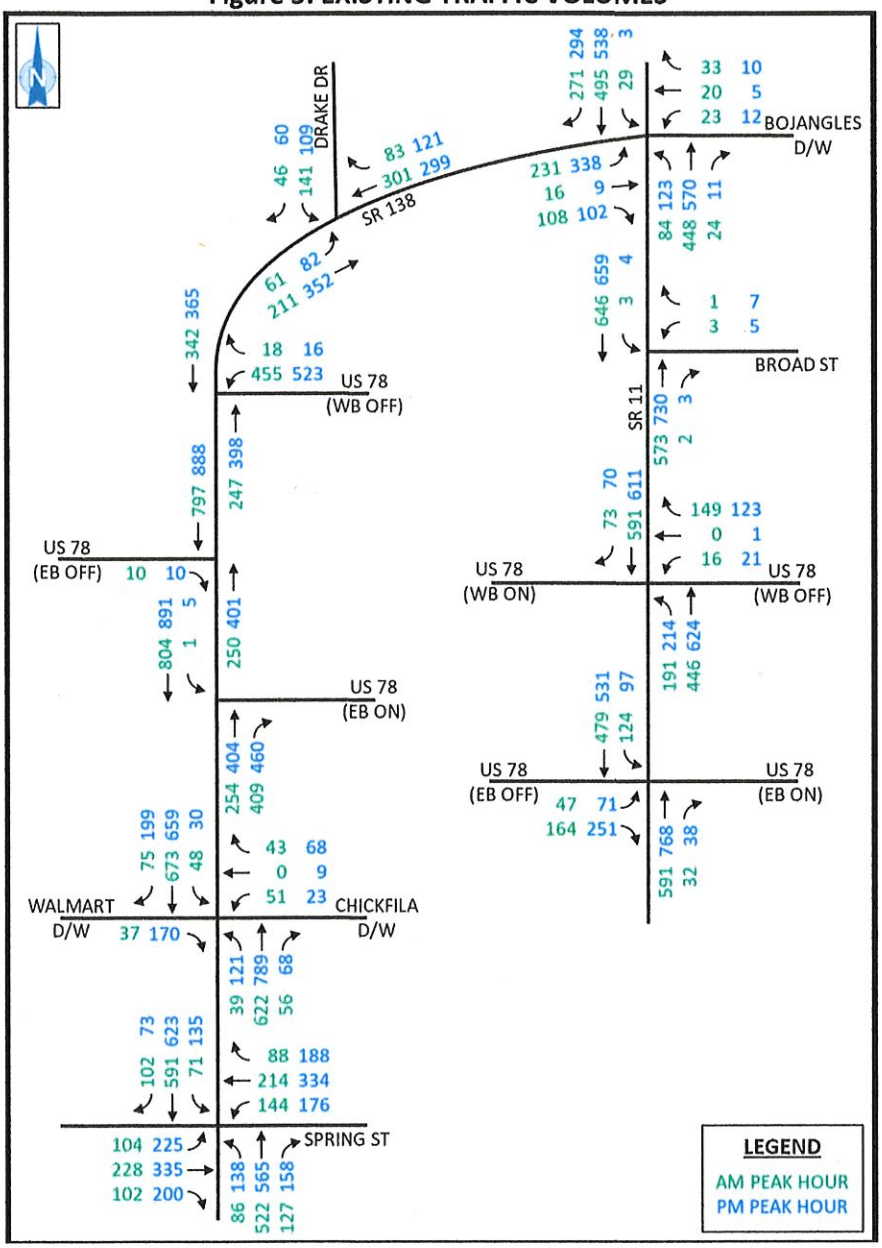
Figure 4: EXISTING CONDITIONS



TURNING MOVEMENT VOLUMES

Turning Movement Counts (TMC's) were conducted at the study intersections on Tuesday, February 13, 2018 from 7:00 to 9:00 AM and 2:00 to 6:00 PM. The AM and PM Peak Hours within the study area were determined to be 7:15 to 8:15 AM and 4:45 to 5:45 PM, respectively. Existing Peak Hour turning movement volumes are shown in Figure 5. Turning movement data is provided in Appendix B.

Figure 5: EXISTING TRAFFIC VOLUMES



DAILY VOLUMES

Automatic Traffic Recordings (ATR's) were taken at 4 locations throughout the study area for 24 hours, starting at 12:00 AM on Tuesday, February 13, 2018. Class and speed data were collected during the 24-hour ATR's. ATR data is provided in Appendix C.

PROJECTED CONDITIONS

Projected conditions include the new development, all geometric modifications included in the development site plan, and the traffic generated by the development superimposed onto the existing traffic.

TRIP GENERATION

The trips generated by the development were estimated using trip generation rates found in ITE's publication *Trip Generation,* 9th Edition, and *TripGen 10* software from Trafficware. The land uses included in the development, and the trips generated by each, are listed in Table 1. The specific land uses included in the development were unknown at the time of the study, therefore a wide variety of common land uses was assumed. Trip generation reports are provided in Appendix D.

Estimated pass-by trips expected to be drawn from SR 11 and SR 138 were limited to 15% of the adjacent street volume. Diverted link trips expected to be drawn from US Highway 78 were limited to 10% of the volume on US Highway 78. The existing volume on US Highway 78 was obtained from the most recent data available for the nearest GDOT Geocount stations.

Table 1: MONROE PAVILION TRIP GENERATION

ITE CODE	LAND USE	SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
310	Hotel	176 Rooms	1438	55	38	93	54	52	106
820	Shopping Center	215 KSF	11169	154	95	249	480	521	1001
850	Supermarket	48 KSF	4908	101	62	163	232	223	455
862	Home Improvement Superstore	120 KSF	3689	102	77	179	137	143	280
879	Arts & Crafts Store	40 KSF	2262	0	0	0	114	134	248
	SUBTOTAL NEW TRIPS		23466	412	272	684	1017	1073	2090
	LESS INTERNAL CAPTURE		-372	-5	-5	-10	-17	-17	-34
	LESS PASS-BY TRIPS		-2944	0	0	0	-174	-174	-348
	LESS DIVERTED LINKS		-2267	0	0	0	-134	-134	-268
	GRAND TOTAL NEW TRIPS		17883	407	267	674	692	748	1440

The ITE 820 code for "Shopping Center" was used for approximately one-third of the site. The site will largely operate as a unit in which large joint parking areas will allow vehicles to access multiple land uses on the same trip. Square footage allotted for land uses that have yet to be determined was included in this ITE code.

TRIP DISTRIBUTION

In order to assign generated trips to the roadway network, it was necessary to determine how new trips to and from the site should be distributed. A distribution pattern was developed to define the origin and destination of new trips.

The majority of trip-making associated with commercial land use is home-based on one end. The distribution of the population within a reasonable driving distance of the site and the locations of commercial centers in surrounding cities were used to develop a market area by which to assign newly generated trips. Figure 6 shows the market area superimposed onto the census tracts. Census data is provided in Appendix E.

The market area was defined by the distance that can be travelled to and from the site within approximately ten minutes. The market area was divided into five sectors (A, B, C, D, and E) that correspond to the travel routes to and from the site. The distribution of the market area within the five sectors establishes the basis for distributing the generated traffic. The market distribution is summarized in Table 2 on the following page.

Figure 6: MARKET AREA

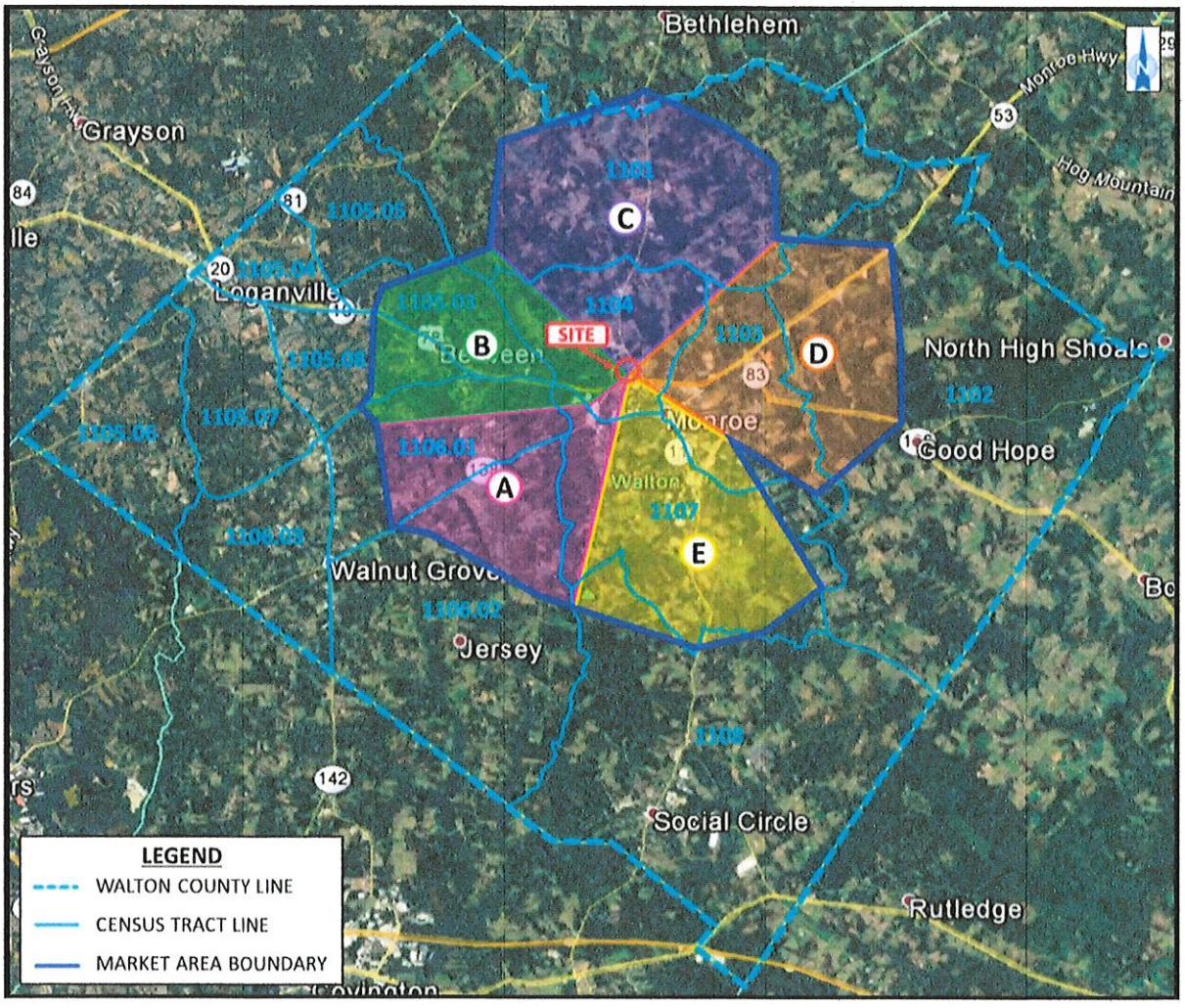
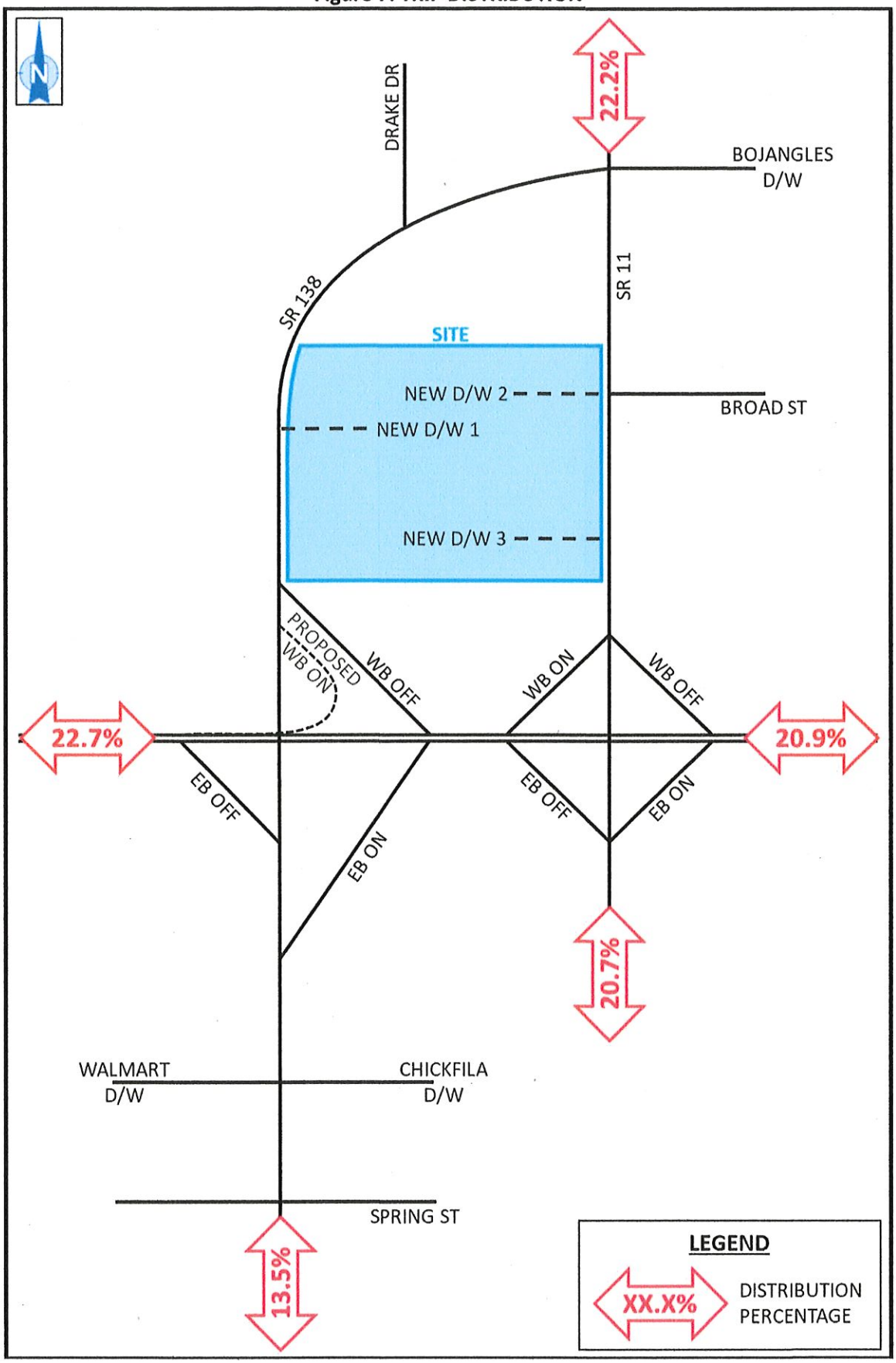


Table 2: MARKET AREA DISTRIBUTION

SECTOR	CENSUS TRACT	TOTAL POP. OF TRACT	% OF TRACT IN SECTOR	POP. OF TRACT IN SECTOR	TOTAL SECTOR POP.	% OF MARKET AREA
A	1104	6,351	5%	318	4,588	**13.5**
	1106.01	4,764	40%	1,906		
	1106.02	5,076	25%	1,269		
	1107	7,305	15%	1,096		
B	1101	8,454	3%	254	7,718	**22.7**
	1104	6,351	30%	1,905		
	1105.03	3,355	80%	2,684		
	1105.08	4,661	33%	1,538		
	1106.01	4,764	25%	1,191		
	1107	7,305	2%	146		
C	1101	8,454	50%	4,227	7,540	**22.2**
	1103	6,875	2%	138		
	1104	6,351	50%	3,176		
D	1101	8,454	5%	423	7,105	**20.9**
	1102	4,457	20%	891		
	1103	6,875	75%	5,156		
	1104	6,351	10%	635		
E	1103	6,875	15%	1,031	7,030	**20.7**
	1104	6,351	5%	318		
	1107	7,305	75%	5,479		
	1108	6,739	3%	202		
				TOTAL	33,981	

Based on the market area described in Figure 6 and Table 2, the distribution shown in Figure 7 on the following page was developed for assigning new commercial trips and pass-by trips to the roadway.

Figure 7: TRIP DISTRIBUTION



TRIP ASSIGNMENT

Once it was determined what portion of new trips to the site would originate from which market sectors, it was necessary to make assumptions as to what route vehicles might take within the study area in order to get to and from the site.

The proposed westbound on ramp and modified intersection of the eastbound off ramp at the interchange of US 78 and SR 138 were included in the assignment of generated new trips.

The assumptions made in order to assign new trips within the study area are as follows:

- New trips originating from or bound for the southwest via SR 138 (Market Area A) will enter or exit via Driveway 1.
- Of new trips originating from or bound for the north via SR 11 (Market Area C), 50% will enter or exit via Driveway 1, 25% will enter or exit via Driveway 2, and 25% will enter or exit via Driveway 3.
- Of new trips originating from or bound for the west via US 78 (Market Area B), 50% will enter or exit via Driveway 1, 25% will enter or exit via Driveway 2, and 25% will enter or exit via Driveway 3.
- Of new trips originating from or bound for the south via SR 11 (Market Area E), 50% will enter and exit via Driveway 2 and 50% will enter and exit via Driveway 3.
- Of new trips originating from or bound for the east via US 78 (Market Area D), 50% will enter or exit via Driveway 1, 25% will enter or exit via Driveway 2, and 25% will enter or exit via Driveway 3.

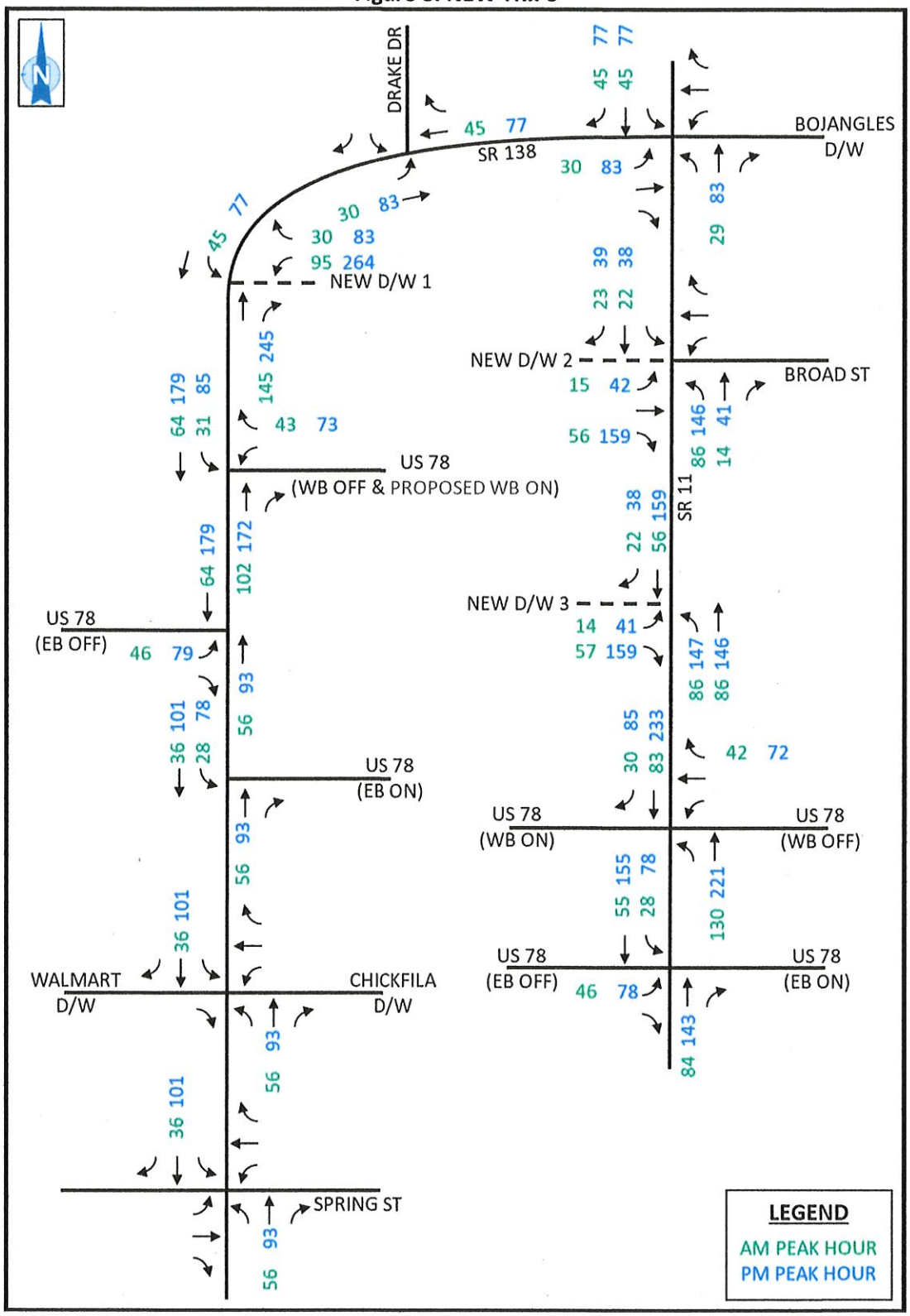
The assumptions made in order to assign pass-by trips and diverted link trips to the study area are as follows:

- Of pass-by trips originating in the north on SR 11 (Market Area C), 50% will enter or exit using Driveway 2 and 50% will enter or exit using Driveway 3, all of which will continue traveling south on SR 11.
- Of pass-by trips originating in the southwest using SR 138 (Market Area A), 100% will enter using Driveway 1. Of pass-by trips originating in the southwest on SR 138 (Market Area A), 50% will exit using Driveway 1 and continue traveling north on SR 138, 25% will exit using Driveway 1 and travel west on US Highway 78, and 25% will exit using Driveway 1 and travel east on US Highway 78.
- Of pass-by trips originating in the south on SR 11 (Market Area E), 50% will enter using Driveway 2 and 50% will enter using Driveway 3. 100% of pass-by trips originating in the south on SR 11 (Market Area E) will exit using Driveway 2 and continue traveling north on SR 11.
- Of diverted link trips originating in the east on US Highway 78 (Market Area D), 50% will enter or exit using Driveway 1, 25% will enter or exit using Driveway 2, and 25% will enter or exit using Driveway 3, all of which will continue traveling west.
- Of diverted link trips originating in the west on US Highway 78 (Market Area B), 50% will enter or exit using Driveway 1, 25% will enter or exit using Driveway 2, and 25% will enter or exit using Driveway 3, all of which will continue traveling east.

New Trips

The generated new trips are shown in Figure 8. These trips were assigned in accordance with the distribution and assumptions listed on the previous pages.

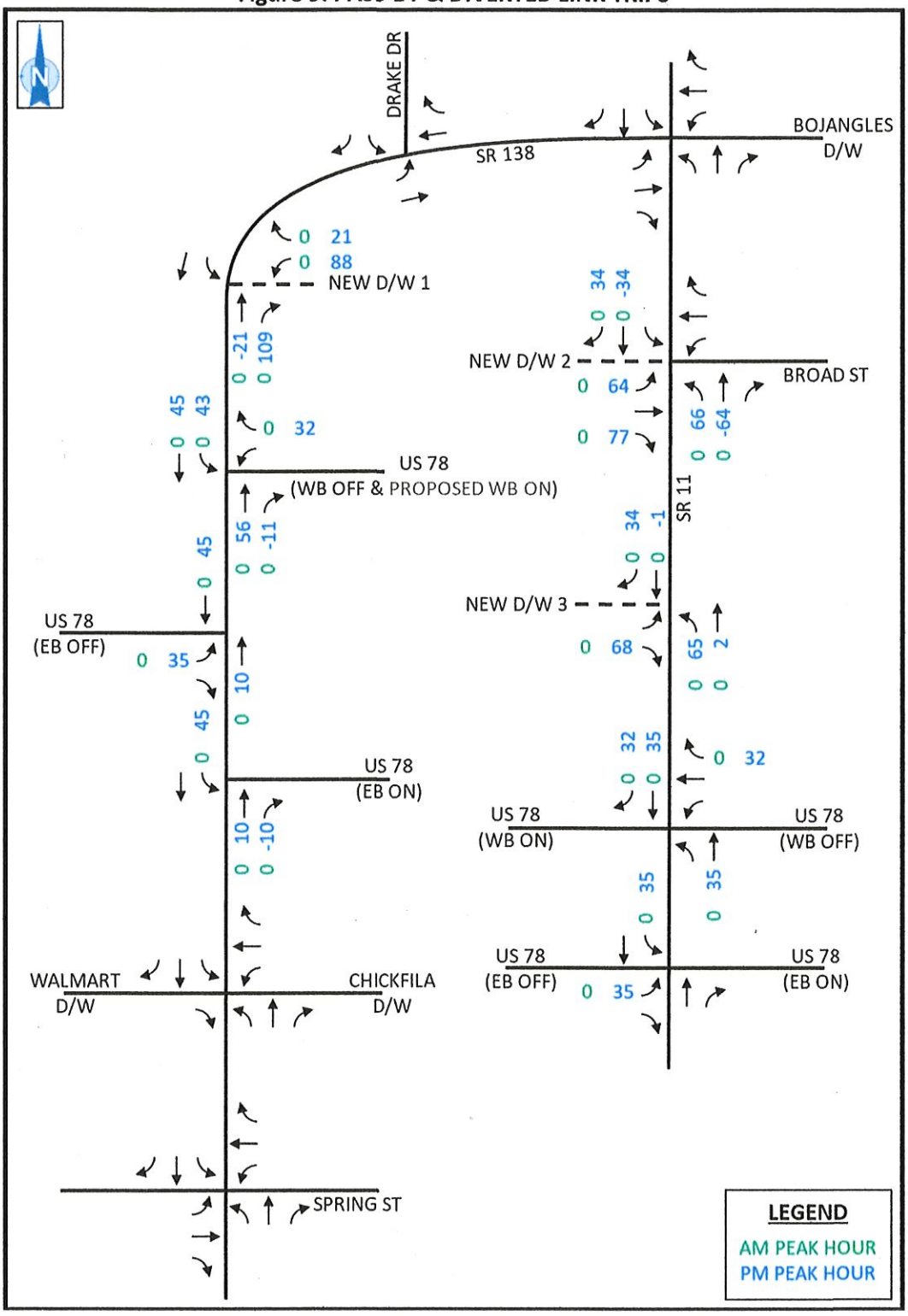
Figure 8: NEW TRIPS



Pass-By & Diverted Link Trips

The generated pass-by and diverted link trips are shown in Figure 9. Pass-by trips are drawn from the existing traffic stream of the adjacent street and are not added as new trips to the roadway network. Diverted link trips are drawn from the existing traffic stream of a nearby street, but are rerouted so as to create new trips on streets adjacent to the development.

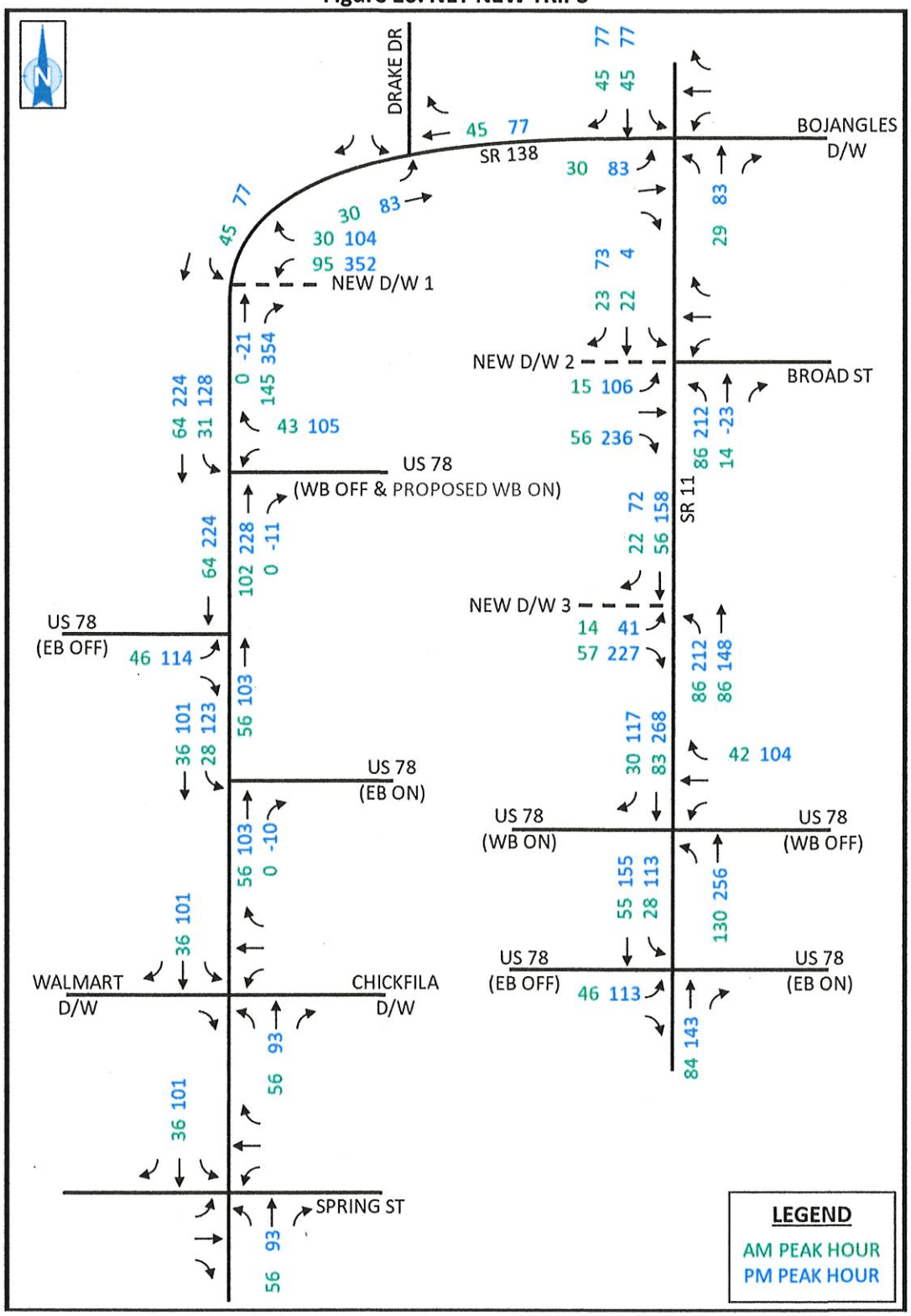
Figure 9: PASS-BY & DIVERTED LINK TRIPS



Net New Trips

The resulting trip assignment for the total traffic being added to the street network is shown in Figure 10. This assignment is a result of combining the new trip assignment in Figure 8 with the pass-by and diverted link trip assignment in Figure 9.

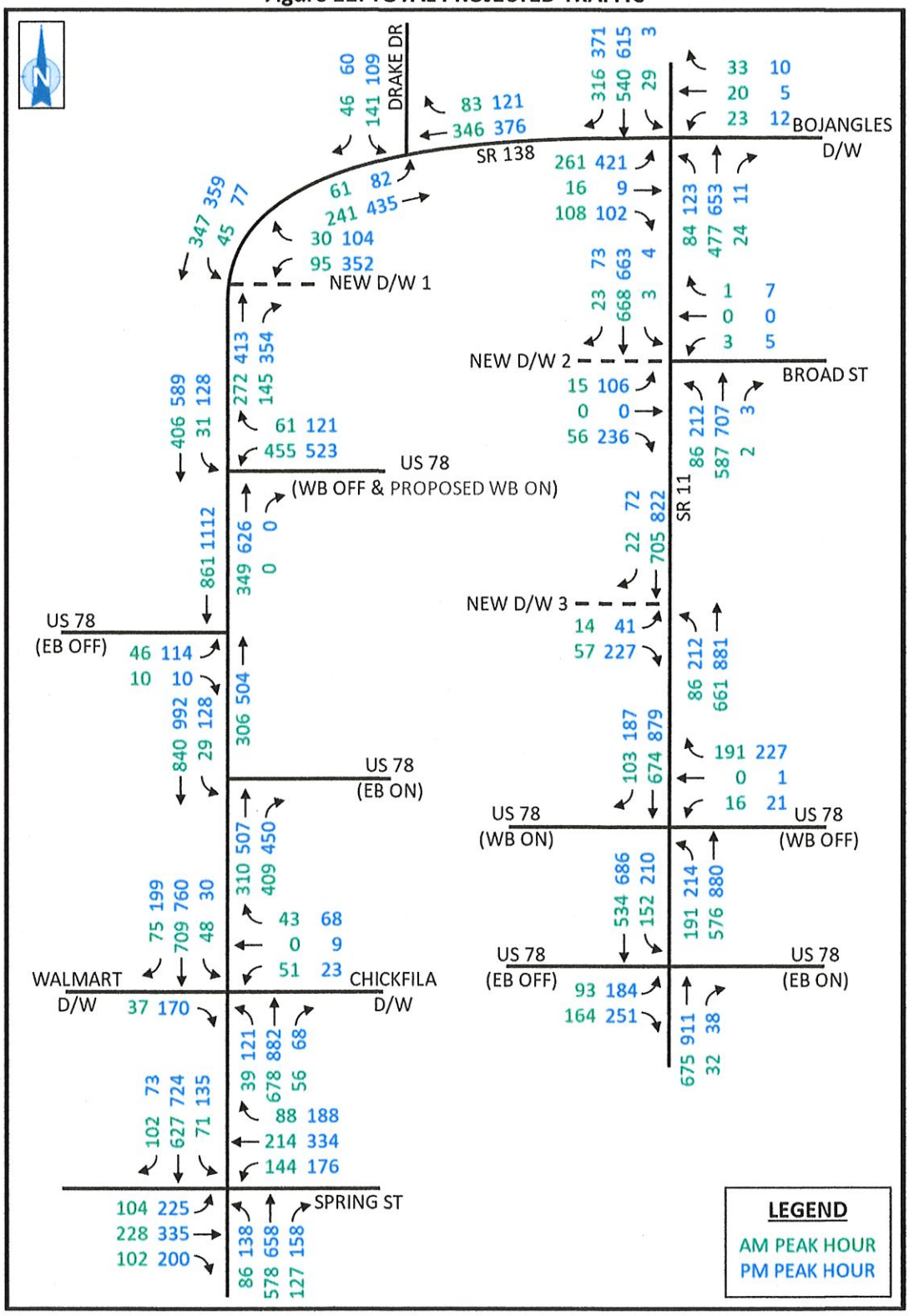
Figure 10: NET NEW TRIPS



Total Projected Traffic

The resulting trip assignment for the total projected traffic within the study area is shown in Figure 11. Volumes shown are a result of combining the net new trip assignment in Figure 10 with the existing volumes in Figure 5.

Figure 11: TOTAL PROJECTED TRAFFIC



CAPACITY ANALYSIS

Existing and projected conditions were evaluated using capacity analysis techniques described in the *Highway Capacity Manual, Special Report 209*, published by the Transportation Research Board, 2010, and with the help of *Synchro 10* from Trafficware. HCM Level of Service (LOS) definitions are shown in Table 3.

Table 3: LEVEL OF SERVICE CRITERIA

LEVEL OF SERVICE	DELAY PER VEHICLE (SECONDS)	
	SIGNALIZED INTERSECTIONS	STOP CONTROLLED INTERSECTIONS
A	≤10.0	≤10.0
B	10.1 to 20.0	10.1 to 15.0
C	20.1 to 35.0	15.1 to 25.0
D	35.1 to 55.0	25.1 to 35.0
E	55.1 to 80.0	35.1 to 50.0
F	>80.0	>50.0

Source: Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010

EXISTING & PROJECTED CONDITIONS

The study intersections were analyzed under existing and projected conditions. Projected conditions include the new development, all geometric modifications included in the development site plan, and the traffic generated by the development superimposed onto the existing traffic. The results of the capacity analysis for existing signalized intersections under each set of conditions are summarized in Table 4, and for stop-controlled intersections, in Table 5.

Intersections serving as driveways to the new development, including the intersection at SR 11 at Broad Street/Driveway 2 (Study Intersection #2), SR 11 at Driveway 3, and SR 138 at Driveway 1 are analyzed separately in Table 6. Each driveway is analyzed under stop-control and signal-control conditions, as these intersections are shown under signal control on the site plan provided by Columbia Engineering.

The eastbound off ramp at the interchange of US Highway 78 and SR 138 was evaluated under proposed conditions under which vehicles originating in the west on US Highway 78 wishing to travel north on SR 138 will merge onto SR 138 southbound as exiting vehicles are doing under existing conditions, then turn left onto the eastbound on ramp and utilize a proposed merge ramp from the eastbound on ramp onto SR 138 northbound.

For each condition, the Level of Service is shown, followed parenthetically by the average delay per vehicle, in seconds. Capacity analysis reports for existing and projected conditions are included in Appendix F.

Table 4: CAPACITY ANALYSIS – EXISTING AND PROJECTED – SIGNAL CONTROL

INTERSECTION		APPROACH - MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
			EXISTING	PROJECTED	EXISTING	PROJECTED
1	SR 11 @ SR 138	EB-L	C (34.7)	D (40.3)	D (36.9)	D (49.9)
		EB-T/R	A (8.9)	A (9.2)	A (6.4)	A (6.3)
		WB-L	C (22.3)	C (24.3)	C (20.6)	C (22.32
		WB-T/R	B (13.8)	B (14.9)	B (12.2)	B (12.7)
		NB-L	B (11.2)	B (13.1)	B (15.8)	C (27.5)
		NB-T	B (11.6)	B (13.2)	B (17.9)	C (24.6)
		NB-R	A (3.2)	A (3.4)	A (6.0)	A (7.0)
		SB-L	B (15.4)	B (16.0)	B (18.3)	B (20.0)
		SB-T	C (28.5)	C (31.0)	C (35.0)	D (43.2)
		SB-R	A (3.6)	A (3.5)	A (4.0)	A (5.1)
6	SR 138 @ US HWY 78 WB OFF RAMP	WB-L	B (14.0)	B (15.7)	B (17.1)	D (40.2)
		WB-R	A (3.9)	A (3.2)	A (3.8)	C (25.6)
		NB-T	B (15.2)	B (18.5)	C (22.8)	C (26.0)
		NB-R[1]	-	A (0.0)	-	A (0.0)
		SB-L[1]	-	B (13.8)	-	D (52.7)
		SB-T	B (19.4)	C (22.4)	B (18.9)	C (21.3)
9	SR 138 @ SPRING ST	EB-L	D (35.5)	D (35.5)	D (51.7)	D (51.7)
		EB-T	E (74.7)	E (74.7)	D (49.5)	D (49.5)
		EB-R	A (8.7)	A (8.7)	A (6.5)	A (6.5)
		WB-L	D (54.9)	D (54.9)	D (42.9)	D (42.9)
		WB-T	D (52.2)	D (52.2)	E (77.2)	E (77.2)
		WB-R	A (8.5)	A (8.5)	A (8.1)	A (8.1)
		NB-L	E (65.4)	E (65.4)	E (63.7)	E (63.7)
		NB-T	C (29.8)	C (33.7)	D (41.6)	E (56.1)
		NB-R	A (3.5)	A (4.4)	A (5.8)	A (7.9)
		SB-L	E (68.9)	E (68.9)	E (73.5)	E (73.5)
		SB-T/R	C (22.1)	C (22.7)	C (30.7)	C (32.7)

[1] Movement or dedicated lane only exists in projected conditions.

Capacity analyses show Study Intersections 1 and 6 operating acceptably on all movements under existing and projected conditions. Study Intersection 9 is experiencing failing operation on some movements under existing and projected conditions, however these movements are not worsened from existing to projected conditions.

Table 5: CAPACITY ANALYSIS – EXISTING AND PROJECTED – STOP CONTROL

INTERSECTION		APPROACH-MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
			EXISTING	PROJECTED PLAN	EXISTING	PROJECTED PLAN
3	SR 11 @ US HWY 78 WB RAMPS	WB-L/T/R	D (25.3)	F (57.8)	E (44.4)	F (686.1)
		NB-L	B (10.6)	B (11.6)	B (10.7)	B (14.6)
		NB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-T/R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
4	SR 11 @ US HWY 78 EB RAMPS	EB-L/R	D (32.4)	F (556.1)	F (167.3)	F (*)
		NB-T/R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-L	B (10.1)	B (11.1)	B (10.8)	B (14.8)
		SB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
5	SR 138 @ DRAKE DR	EB-L	F (129.8)	F (207.0)	E (41.5)	F (84.2)
		EB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		NB-L	A (9.0)	A (9.2)	A (8.7)	A (9.0)
		NB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
7.1	SR 138 @ US HWY 78 EB OFF RAMP	EB-R	C (15.5)	C (18.8)	C (16.6)	E (39.3)
		NB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
7.2	SR 138 @ US HWY 78 EB ON RAMP	NB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		NB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-L	A (7.8)	A (8.7)	A (8.5)	F (56.3)
		SB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	SR 138 @ US HWY 78 EB OFF RAMP U-TURN MERGE	-	-	B (10.5)	-	B (13.7)
8	SR 138 @ WALMART D/W	EB-R	B (11.6)	B (11.8)	C (15.1)	C (16.4)
		WB-L/T/R	F (99.0)	F (171.8)	F (826.9)	F (*)
		NB-L	A (9.3)	A (9.4)	A (9.6)	B (10.2)
		NB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		NB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-L	A (9.5)	A (9.9)	B (10.7)	B (11.8)
		SB-T/R	A (0.0)	A (0.0)	A (0.0)	A (0.0)

*Delay is beyond calculable range.
[1] Movement or dedicated lane only exists in projected conditions.

Capacity analyses show the side-street approaches at Study Intersections 3, 4, 5, and 8 are failing under existing conditions, with the exception of the US Highway 78 eastbound and westbound ramps on SR 11 in the AM Peak Hour. Under projected conditions, all side-street approaches at all stop-controlled intersections are expected to experience poor operation in one or both Peak Hours, with the exception of the US Highway 78 eastbound off ramp U-turn merge onto SR 138. Intersections that are failing under existing conditions and are expected to fail under projected conditions are also expected to see significant increases in delay from existing to projected conditions.

Table 6: CAPACITY ANALYSIS – EXISTING AND PROJECTED – DRIVEWAYS

INTERSECTION	APPROACH-MOVEMENT	AM PEAK HOUR			PM PEAK HOUR		
		EXISTING	PROJECTED (STOP)	PROJECTED (SIGNAL)	EXISTING	PROJECTED (STOP)	PROJECTED (SIGNAL)
SR 138 @ DRIVEWAY 1[1]	WB-L	-	C (19.4)	D (44.6)	-	F (327.0)	D (39.5)
	WB-R	-	B (10.1)	B (13.6)	-	B (12.2)	A (5.1)
	NB-T	-	A (0.0)	A (2.8)	-	A (0.0)	B (10.6)
	NB-R	-	A (0.0)	A (0.7)	-	A (0.0)	A (2.0)
	SB-L	-	A (8.4)	A (2.7)	-	B (10.0)	A (9.8)
	SB-T	-	A (0.0)	A (3.0)	-	A (0.0)	B (10.0)
2 SR 11 @ BROAD ST /DRIVEWAY 2	EB-L[1]	-	C (21.0)	D (55.0)	-	F (96.1)	F (271.1)
	EB-T/R[1]	-	B (14.7)	A (0.5)	-	D (25.8)	A (2.0)
	WB-L/T	B (14.5)	C (22.5)	E (55.7)	C (15.4)	F (427.5)	D (40.6)
	WB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.6)
	NB-L[1]	-	A (9.6)	A (5.2)	-	B (11.1)	C (22.4)
	NB-T	A (0.0)	A (0.0)	A (6.1)	A (0.0)	A (0.0)	B (10.8)
	NB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	SB-L	A (9.8)	A (9.8)	A (5.3)	A (9.3)	A (9.2)	A (7.5)
	SB-T	A (0.0)	A (0.0)	A (7.1)	A (0.0)	A (0.0)	B (12.8)
	SB-R[1]	-	A (0.0)	A (0.7)	-	A (0.0)	A (2.6)
SR 11 @ DRIVEWAY 3[1]	EB-L	-	C (18.4)	D (56.0)	-	E (43.4)	D (39.0)
	EB-R	-	C (15.8)	C (21.7)	-	E (44.6)	B (17.7)
	NB-L	-	A (9.9)	A (1.8)	-	B (12.5)	B (14.7)
	NB-T	-	A (0.0)	A (2.3)	-	A (0.0)	A (6.4)
	SB-T/R	-	A (0.0)	A (1.5)	-	A (0.0)	A (3.7)

*Delay is beyond calculable range.
[1] Movement or dedicated lane only exists in projected conditions.

Capacity analysis shows Study Intersection 2 operating acceptably under existing conditions. Under projected conditions and with side-street stop control, all driveways into the development are expected to experience failing operation on the side-street approaches during the Peak Hours. Under projected conditions and with signal control, all driveways are expected to experience acceptable operation, with the exception of the side-street approaches at Study Intersection 2.

PROPOSED IMPROVEMENTS

In this section, various geometric and traffic control improvements, additional to those specified on the site plan, were evaluated to determine the optimal configuration at new intersections and improve existing intersections adversely impacted by the development. Intersections evaluated in this section include:

- SR 11 & Driveway 2
- SR 11 & Driveway 3
- SR 11 & US Highway 78 Eastbound Ramps
- SR 11 & US Highway 78 Westbound Ramps
- SR 138 & Driveway 1
- SR 138 & Drake Drive
- SR 138 & US Highway 78 Eastbound Ramps

Though the westbound approach at the intersection of SR 138 and Walmart Driveway is worsened under projected conditions, this is a relatively low volume commercial driveway, therefore this intersection will not be included in improvements.

The GDOT Intersection Control Evaluation (ICE) Tool was used to preliminarily evaluate various methods of traffic control at the intersections of the new driveways to the development. Traffic control methods utilized in the improvements, described further in this section, are methods that passed the first stage of analysis using the ICE tool.

The process for determining the most effective combinations of improvements at each study intersection listed above was an iterative process, in which a variety of improvements were analyzed at each intersection. The improvements at each intersection or group of intersections included in the following sections are those that yield the most desirable levels of service, rank positively according to ICE analysis, and were deemed most feasible based on previous discussion between Wilburn Engineering and the client.

Capacity analysis reports for all improvements are provided in Appendix G.

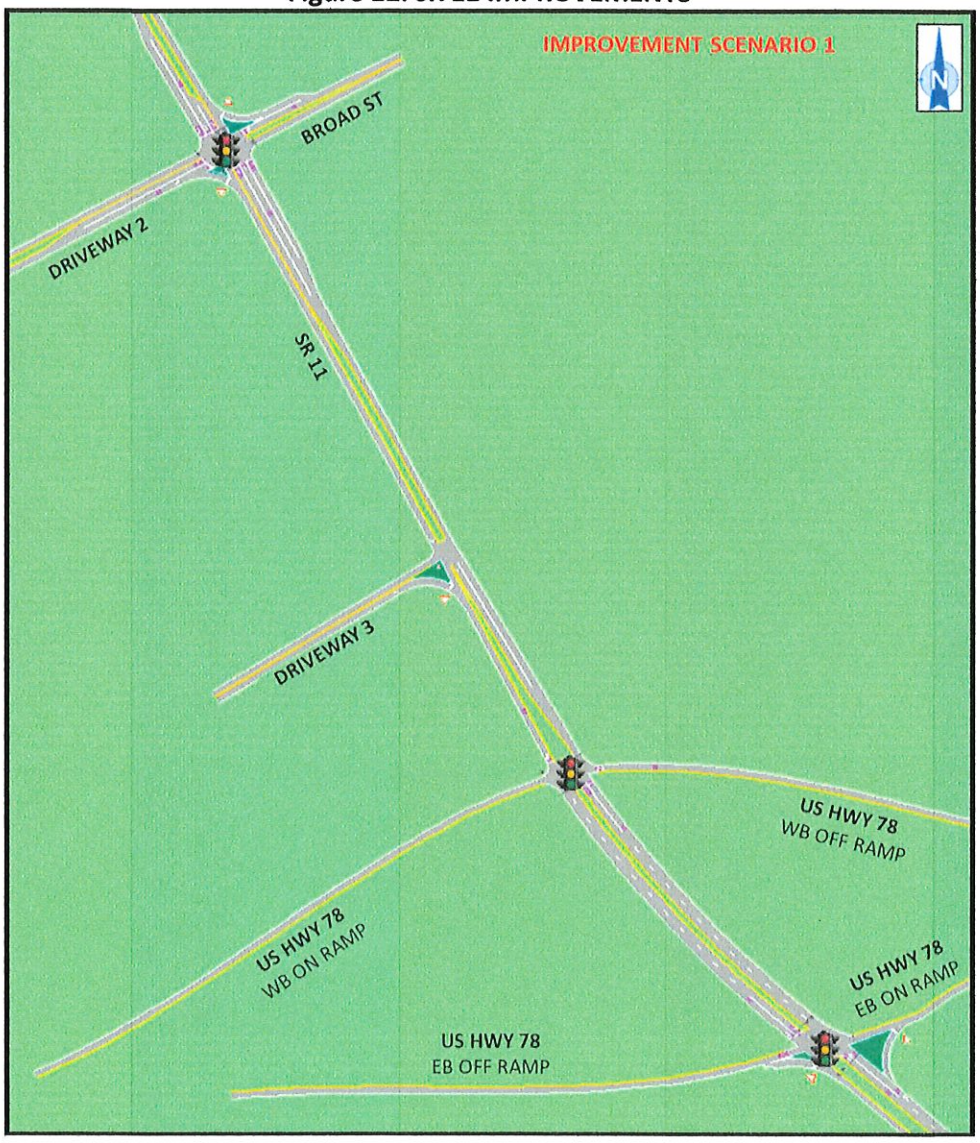
SR 11 IMPROVEMENTS

Geometric and traffic control modifications at the intersections on SR 11 that yield acceptable results are as follows:

- Installation of a traffic signal, with protected/permitted phasing on the southbound left turn movement, at the intersection of SR 11 and US Highway 78 Eastbound Ramps
- Installation of a traffic signal at the intersection of SR 11 and US Highway 78 Westbound Ramp
- Implementation of unsignalized RCUT control at the intersection of SR 11 and Driveway 3 (**ICE top ranked alternative**), relocating left turning vehicles to the intersection at Driveway 2/Broad Street
- Installation of a traffic signal at the intersection of SR 11 and Driveway 2/Broad Street (**ICE top ranked alternative**)

These improvements are shown in Figure 12.

Figure 12: SR 11 IMPROVEMENTS



Capacity analysis results for improvements included on the previous page are shown in Table 7.

Table 7: CAPACITY ANALYSIS – SR 11 IMPROVEMENTS

INTERSECTION		APPROACH-MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
			EXISTING	IMPROVED	EXISTING	IMPROVED
2	SR 11 @ BROAD ST/DRIVEWAY 2	EB-L[1]	-	D (44.8)	-	D (54.2)
		EB-T/R[1]	-	A (0.4)	-	A (3.9)
		WB-L/T	B (14.5)	D (40.3)	C (15.4)	C (34.8)
		WB-R	A (0.0)	A (0.0)	A (0.0)	A (0.1)
		NB-L[1]	-	A (5.3)	-	A (7.2)
		NB-T	A (0.0)	A (5.7)	A (0.0)	A (6.2)
		NB-R	A (0.0)	A (0.0)	A (0.0)	A (2.7)
		SB-L	A (9.8)	A (5.3)	A (9.3)	A (8.5)
		SB-T	A (0.0)	A (7.4)	A (0.0)	B (16.4)
		SB-R[1]	-	A (0.3)	-	A (2.4)
	SR 11 @ DRIVEWAY 3[1]	EB-R	-	C (15.6)	-	E (48.9)
		NB-L	-	B (10.3)	-	B (14.6)
		NB-T	-	A (0.0)	-	A (0.0)
		SB-T/R	-	A (0.0)	-	A (0.0)
3	SR 11 @ US HWY 78 WB	WB-L/T	D (25.3)	B (18.0)	E (44.4)	C (27.1)
		NB-L	B (10.6)	A (7.2)	B (10.7)	D (52.8)
		NB-T	A (0.0)	A (2.8)	A (0.0)	A (9.0)
		SB-T/R	A (0.0)	A (3.8)	A (0.0)	D (51.8)
4	SR 11 @ US HWY 78 EB	EB-L	D (32.4)	D (44.8)	F (167.3)	D (48.4)
		EB-R	A (0.0)	B (17.8)	A (0.0)	C (26.6)
		NB-T/R	A (0.0)	A (9.3)	A (0.0)	B (17.7)
		SB-L	B (10.1)	A (5.9)	B (10.8)	B (19.7)
		SB-T	A (0.0)	A (6.0)	A (0.0)	B (10.8)

[1] Intersection, movement, or dedicated lane only exists in projected conditions.

Capacity analyses show all intersections operating acceptably under these improvements, with the exception of the eastbound right turn at the intersection of SR 11 and Driveway 3 in the PM Peak Hour, which is expected to experience a level of service 'E'. When drivers become acclimated to the new configurations at these intersections, right turn movements from Driveway 2 and Driveway 3 will likely reach a capacity-based equilibrium, leading to acceptable operation for both movements.

While these results show the mainline of SR 11 working acceptably under existing and projected conditions, current daily volumes are approaching typical thresholds for necessitating widening of a roadway from a 2-lane typical section to a 4-lane typical section. It is recommended that consideration is given to widening SR 11, unassociated with the proposed development.

SR 138 & DRIVEWAY 1

Capacity analysis indicated that, under projected conditions, acceptable levels of service cannot be maintained with minor stop-control at the intersection of SR 138 and Driveway 1. The intersection meets signal warrants, as mentioned in the following section of the report, and is shown as a signalized intersection on the site plan. Methods of traffic control included in the analysis for the intersection of SR 138 and Driveway 1 include a signal and a single-lane roundabout.

Signal control at the intersection of SR 138 and Driveway 1 (**ICE top ranked alternative**) would be in accordance with the site plan provided by Columbia Engineering, therefore would not require any modifications additional to those shown on the site plan.

Under single-lane roundabout control, changes to the intersection include the following geometric and traffic control modifications:

- Installation of a roundabout at the intersection of SR 138 and Driveway 1
- Modification of all approaches to provide a single approach lane

The results of the capacity analysis are summarized in Table 8.

Table 8: CAPACITY ANALYSIS – SR 138 @ DRIVEWAY 1 IMPROVEMENTS

INTERSECTION		APPROACH-MOVEMENT	AM PEAK HOUR				PM PEAK HOUR			
			EXISTING	SIGNAL	ROUNDABOUT		EXISTING	SIGNAL	ROUNDABOUT	
					SIDRA	GDOT			SIDRA	GDOT
5	SR 138 @ DRIVEWAY 1[1]	WB-L	-	D (44.6)	A (5.9)	A (5.0	-	D (39.5)	C (23.9)	B (14.0)
		WB-R	-	B (13.6)			-	A (5.1)		
		NB-T	-	A (2.8)	A (8.1)	A (7.0)	-	B (10.6)	C (21.9)	B (14.0)
		NB-R	-	A (0.7)			-	A (2.0)		
		SB-L	-	A (2.7)	A (8.7)	A (7.0)	-	A (9.8)	C (15.5)	B (10.0)
		SB-T	-	A (3.0)			-	B (10.0)		

Capacity analysis results indicate the intersection of SR 138 and Driveway 1 would operate acceptably on all approaches under signal or roundabout control.

While these results show the mainline of SR 138 working acceptably under projected conditions, projected daily volumes at this location are near typical thresholds for necessitating widening of a roadway from a 2-lane typical section to a 4-lane typical section. It is recommended that consideration is given to widening SR 138, unassociated with the proposed development.

SR 138 & DRAKE DRIVE

Capacity analysis indicated the intersection of SR 138 and Drake Drive is failing under existing conditions and, without any mitigating action, will worsen under projected conditions. The intersection does not meet signal warrants, as addressed in the following section of the report, therefore improvements at this intersection were limited to unsignalized forms of traffic control. Due to the existing geometric characteristics of the intersection and the surrounding area, it was determined that a roundabout is the only form of unsignalized control that could feasibly be incorporated at the intersection without significant geometric changes to SR 138, therefore this is the only form of traffic control included in this section.

Under single-lane roundabout control, changes to the intersection include the following geometric and traffic control modifications:

- Installation of a roundabout at the intersection of SR 138 and Drake Drive
- Modification of all approaches to provide a single approach lane

The results of the capacity analysis are summarized in Table 9.

Table 9: CAPACITY ANALYSIS – SR 138 @ DRAKE DRIVE IMPROVEMENT

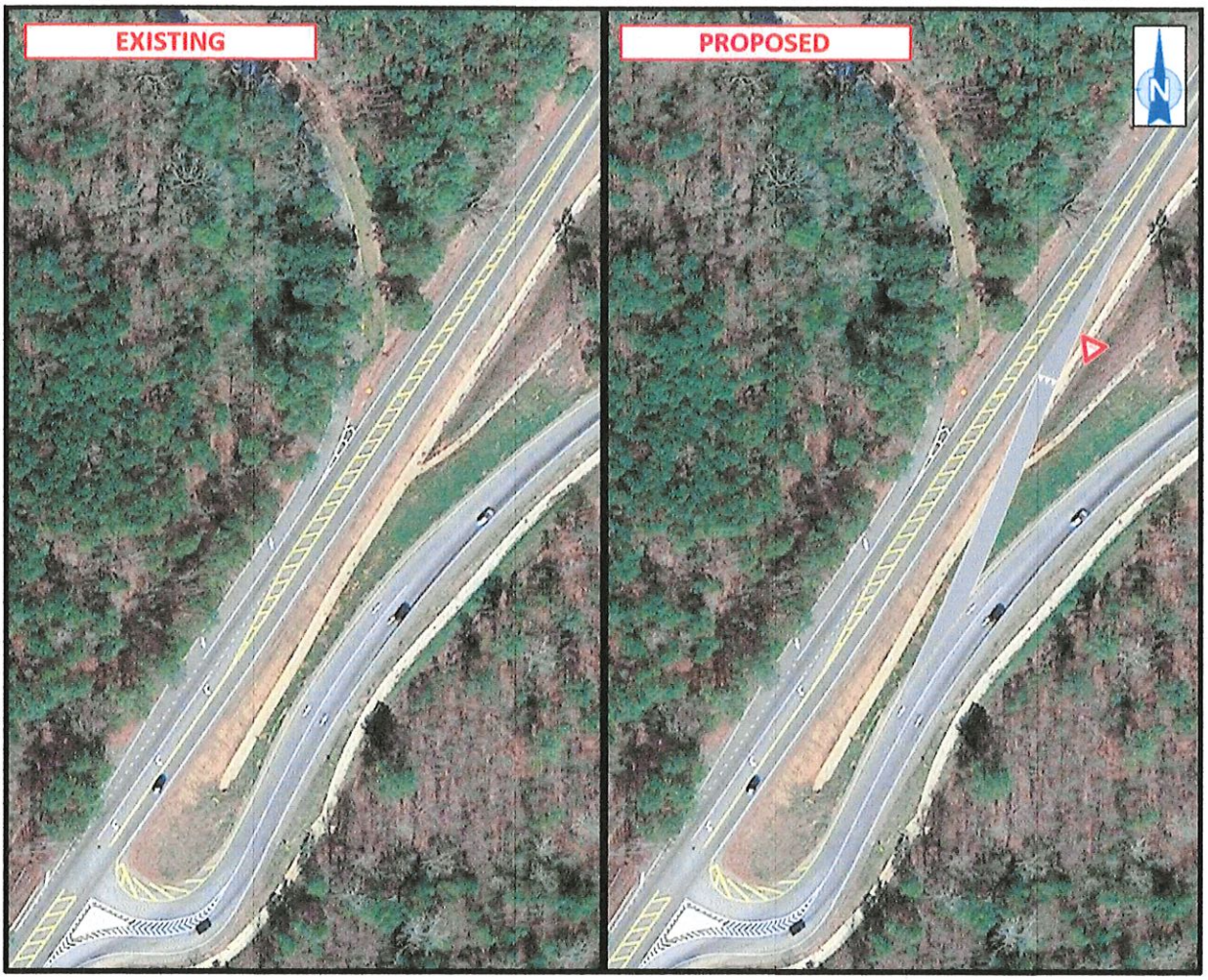
INTERSECTION		APPROACH-MOVEMENT	AM PEAK HOUR			PM PEAK HOUR		
			EXISTING	ROUNDABOUT		EXISTING	ROUNDABOUT	
				SIDRA	GDOT		SIDRA	GDOT
5	SR 138 @ DRAKE DR	EB-L	F (129.8)	B (10.1)	B (10.0)	E (41.5)	A (7.3)	A (8.0)
		EB-R	A (0.0)			A (0.0)		
		NB-L	A (9.0)	B (13.8)	A (9.0)	A (8.7)	B (14.0)	A (9.0)
		NB-T	A (0.0)			A (0.0)		
		SB-T	A (0.0)	B (12.1)	A (7.0)	A (0.0)	A (10.0)	A (8.0)
		SB-R	A (0.0)			A (0.0)		

Capacity analysis results indicate the intersection of SR 138 and Drake Drive would operate acceptably on all approaches under roundabout control.

SR 138 & US HIGHWAY 78 EASTBOUND RAMPS

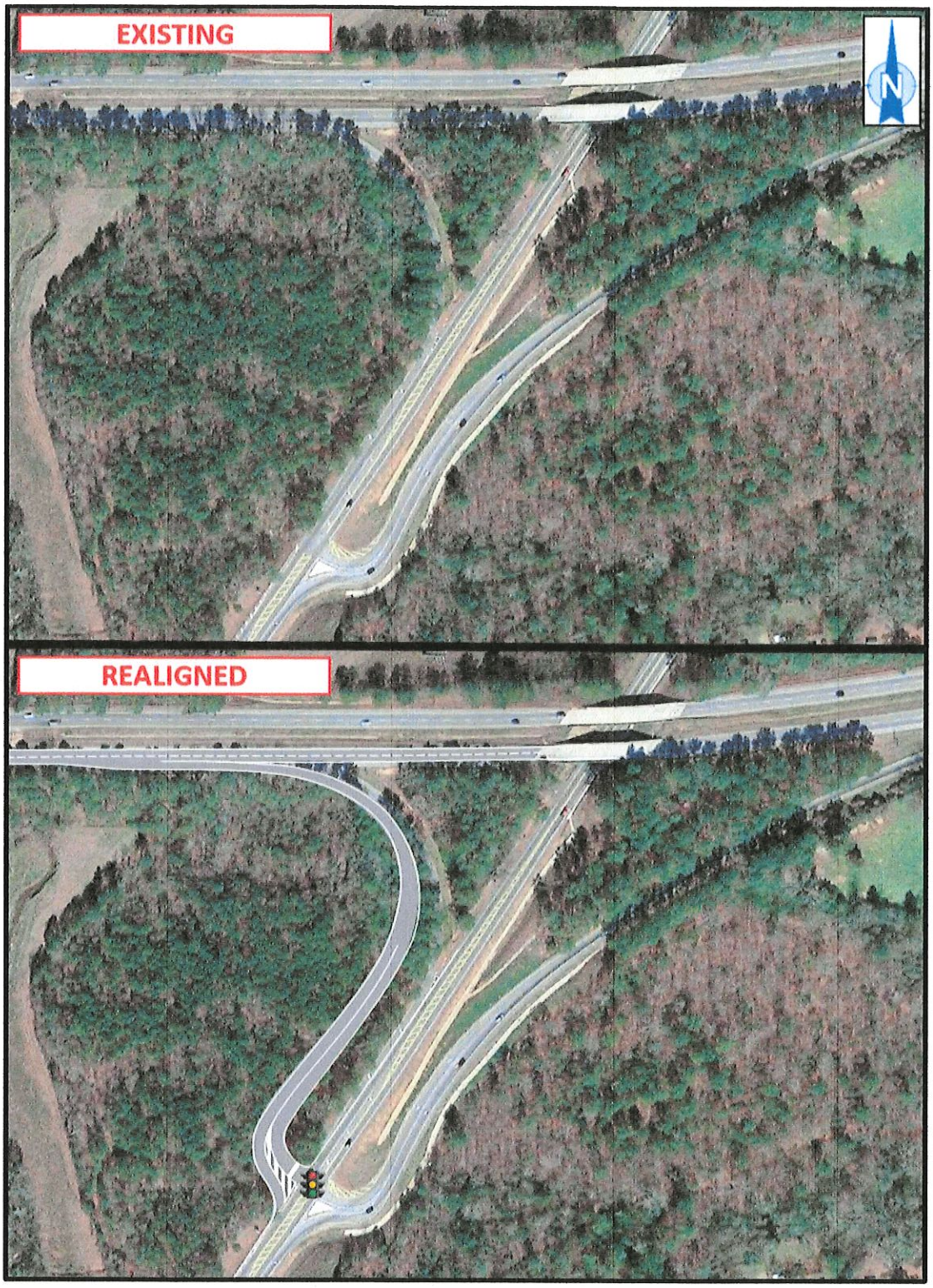
The eastbound off ramp at the interchange of US Highway 78 and SR 138 was evaluated under proposed conditions under which vehicles originating in the west on US Highway 78 wishing to travel north on SR 138 will merge onto SR 138 southbound as the ramp currently operates, then turn left onto the eastbound on ramp and utilize a proposed merge ramp from the eastbound on ramp onto SR 138 northbound. This configuration is shown in Figure 13.

Figure 13: PROPOSED CONFIGURATION 1 AT SR 138 AND US HWY 78 EASTBOUND RAMPS



Capacity analysis indicated the intersections on SR 138 at the eastbound ramp junctions, particularly the merge onto SR 138 from the eastbound off ramp and the left onto the eastbound on ramp from SR 138, are expected to fail under this configuration. In this section, an alternative configuration is evaluated in which the ramps are realigned to form one intersection. A concept is shown in Figure 14 on the following page.

Figure 14: PROPOSED CONFIGURATION 2 AT SR 138 AND US HWY 78 EASTBOUND RAMPS



Under this configuration, the intersection meets signal warrants and, therefore, was evaluated under signal control. Roundabout control was also considered. However, preliminary analysis revealed the intersection does not meet the GDOT 90/10 roundabout screening criteria, therefore this method of control was not included in further analysis. Results of capacity analysis under this configuration are shown in Table 10 on the following page.

Table 10: CAPACITY ANALYSIS – SR 138 @ US HWY 78 EASTBOUND REALIGNED IMPROVEMENT

INTERSECTION		APPROACH-MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
			EXISTING	REALIGNED (Signalized)	EXISTING	REALIGNED (Signalized)
5	SR 138 @ EASTBOUND RAMPS	EB-L[1]	-	D (43.1)	-	D (45.2)
		EB-R	C (15.5)	A (0.5)	C (16.6)	A (0.3)
		NB-T	A (0.0)	A (4.4)	A (0.0)	B (10.2)
		NB-R	A (0.0)	A (1.2)	A (0.0)	A (1.8)
		SB-L	A (7.8)	A (1.8)	A (8.5)	A (4.0)
		SB-T	A (0.0)	A (4.3)	A (0.0)	A (9.6)

[1] Movement or dedicated lane only exists in projected conditions.

Capacity analysis results indicate the intersection of SR 138 and US Highway 78 Eastbound would operate acceptably on all approaches under signal control.

While these results show the mainline of SR 138 working acceptably under projected conditions, projected daily volumes at this location are near typical thresholds for necessitating widening of a roadway from a 2-lane typical section to a 4-lane typical section. It is recommended that consideration is given to widening SR 138, unassociated with the proposed development.

SIGNAL WARRANT ANALYSIS

The capacity analysis results identified that stop control operation is insufficient at many of the intersections within the study area under projected conditions. Traffic signal warrant analysis was conducted for the following intersections under existing and projected conditions:

- SR 11 & US Highway 78 Eastbound Ramps
- SR 11 & US Highway 78 Westbound Ramps
- SR 11 & Driveway 3
- SR 11 & Driveway 2/Broad Street
- SR 138 & Drake Drive
- SR 138 & Driveway 1
- SR 138 & US Highway 78 Eastbound Ramps (Realigned)

The warrant analysis was conducted in accordance with the requirements of the *Manual on Uniform Traffic Control Devices*, 2009 (MUTCD) published by the Federal Highway Administration.

According to the MUTCD, the investigation of the need for traffic control signal shall include an analysis of the applicable factors contained in the following traffic signal warrants and other factors related to existing operation and safety at the study intersection:

- Warrant 1 – Eight-Hour Vehicular Volume
- Warrant 2 – Four-Hour Vehicular Volume
- Warrant 3 – Peak Hour
- Warrant 4 – Pedestrian Volume
- Warrant 5 – School Crossing
- Warrant 6 – Coordinated Signal System
- Warrant 7 – Crash Experience
- Warrant 8 – Roadway Network

The warrant analysis was conducted using the conventional and alternate methods for Warrants 1 and 2. Based on GDOT guidelines, 100% volume thresholds will be used to determine satisfaction of signal warrants. Right turn volumes included in the analysis were reduced based on guidance found in NCHRP Report 457.

Since Warrants 1 and 2 require hourly volumes to meet thresholds for a minimum of eight and four hours, respectively, it was necessary to estimate the 8 highest hours. A peak hour K-factor was estimated based on ATR count data and daily trips generated by the development. By interpolating between the estimated peak hour K-factor and the accepted 8th highest hour of 5.6%, the remaining 7 highest hours were estimated.

The derived 8th and 4th highest hour volumes were compared to the warrant requirements contained in the *Manual on Uniform Traffic Control Devices, 2009* (MUTCD) published by the Federal Highway Administration.

The results of signal warrant analysis are summarized in Table 11. Signal warrant analysis reports are provided in Appendix H.

Table 11: SIGNAL WARRANT ANALYSIS SUMMARY

INTERSECTION		WARRANT 1		WARRANT 2	
		EXISTING	PROJECTED	EXISTING	PROJECTED
2	SR 11 @ DRIVEWAY 2/BROAD ST	N	Y	N	Y
	SR 11 @ DRIVEWAY 3[1]	-	Y	-	Y
3	SR 11 @ US HWY 78 WESTBOUND	N	Y	N	Y
4	SR 11 @ US HWY 78 EASTBOUND	N	Y	N	Y
5	SR 138 @ DRAKE DR	N	N	N	N
	SR 138 @ DRIVEWAY 1[1]	-	Y	-	Y
7	SR 138 @ US HWY 78 EASTBOUND (Realigned)	-	Y	-	Y

[1]Intersection only exists under projected conditions.

Signal warrant analysis results indicate no signal warrants are satisfied at any intersection under existing conditions. Under projected conditions, signal warrant analysis results indicate that warrants 1 and 2 are satisfied at all intersections mentioned above except the intersection at SR 138 and Drake Drive.

LEFT TURN PHASING

It was determined through capacity analysis that signals under projected conditions at many locations within the study area would operate more efficiently with protected/permissive left turn phasing on certain approaches, rather than strictly permissive phasing.

The GDOT maintains guidelines regarding left turn phasing at a signalized intersection. To ensure that protected/permissive left turn phasing at this intersection would be in accordance with these guidelines, the GDOT Policy 6785-2 was consulted.

Section A of the policy states that protected/permissive phasing can be used for left turn phases if any one of multiple criteria are met. The first of these requirements will be examined here.

According to the first requirement, protected/permissive phasing can be used for left turn phases if the cross-product (see formula below) is greater than 50,000 for a leading left turn phase, or greater than 30,000 for a lagging left turn phase.

$$\textbf{Cross Product} = \textbf{Left Turn Volume} \left(\frac{\textit{Opposing Thru Volume}}{\textit{\# of Opposing Thru Lanes}}\right)$$

The cross-product calculations for all left turns in question under projected conditions are shown in Table 12.

Table 12: LEFT TURN PHASING WARRANT CALCULATIONS

	INTERSECTION	APPROACH	LEFT TURN VOLUME	OPPOSING THRU VOLUME	OPPOSING THRU LANES	CROSS PRODUCT	>50,000?
2	SR 11 @ DRIVEWAY 2/BROAD ST	NB	299	716	1	140,556	Y
	SR 11 @ DRIVEWAY 3	NB	298	976	1	174,264	Y
3	SR 11 @ US HWY 78 WB	NB	214	946	1	188,106	Y
4	SR 11 @ US HWY 78 EB	SB	258	931	2	95,655	Y
6	SR 138 @ US HWY 78 WB	SB	128	626	1	80,128	Y
7.2	SR 138 @ US HWY 78 EB ON	SB	128	507	1	64,896	Y

Based on the cross-product criterion, installing protected/permissive left turn phasing for all left turns evaluated would be in agreement with the GDOT Policy 6785-2 for left turn phasing.

SUMMARY OF CONCLUSIONS

The findings of this study include the following:

- Under existing conditions, the following intersections within the study area are experiencing failing operation on one or more movements:
    - SR 11 & US Highway 78 Westbound
    - SR 11 & US Highway 78 Eastbound
    - SR 138 & Drake Drive
    - SR 138 & Walmart Driveway
    - SR 138 & Spring Street

- **Many assumptions regarding unknown variables involved in the analysis of the study area and the new development were based on engineering judgment. Depending on the land uses that end up going into the development, and the final configuration of the eastbound US Highway 78 ramps at SR 138, the volume and distribution of trips throughout the study area could be significantly different than what was projected. This is particularly critical to operation on SR 11 and SR 138, which are already near typical daily volume thresholds that necessitate the widening of a road to a four-lane facility.**

- Under projected conditions (conditions including development traffic superimposed onto existing traffic with roadway geometry matching the site plan provided by Columbia Engineering), the following intersections are expected to fail on one or more movements, or were failing under existing conditions but are expected to experience a significant increase in delay on one or more movements, due to traffic associated with the development:
    - SR 11 & Driveway 2
    - SR 11 & Driveway 3
    - SR 11 & US Highway 78 Eastbound Ramps
    - SR 11 & US Highway 78 Westbound Ramps
    - SR 138 & Driveway 1
    - SR 138 & Drake Drive
    - SR 138 & US Highway 78 Eastbound Off Ramp
    - SR 138 & US Highway 78 Eastbound On Ramp

- Signal warrants are met for the following intersections under projected conditions:
    - SR 11 & US Highway 78 Westbound Ramps
    - SR 11 & US Highway 78 Eastbound Ramps
    - SR 11 & Driveway 2/Broad Street
    - SR 11 & Driveway 3
    - SR 138 & Driveway 1
    - SR 138 & US Highway 78 Eastbound Ramps (Realigned)

- Regarding improvements at the intersections on SR 11 at Driveway 2/Broad Street, at Driveway 3, at US Highway 78 Westbound, and at US Highway 78 Eastbound:

  Improvements that yield acceptable operation under projected conditions during both Peak Hours and are most economical include a traffic signal at both US Highway 78 ramp junctions on SR 11, a traffic signal at Driveway 2/Broad Street, and unsignalized RCUT geometry at Driveway 3, which will not necessitate the construction of a median because vehicles wishing to go left onto SR 11 out of the development will relocate to the signalized intersection at Driveway 2/Broad Street.

  Current daily volumes on SR 11 are approaching thresholds which typically necessitate widening to a four-lane facility. Consideration should be given to the widening of SR 11 to a four-lane divided typical section, unrelated to the development.

- Regarding improvements at the intersection of SR 138 and Drake Drive:

  A single-lane roundabout is the most feasible form of traffic control that yields acceptable operation at the intersection of SR 138 and Drake Drive.

- Regarding improvements at the intersection of SR 138 and Driveway 1:

  A traffic signal is the most feasible form of traffic control that yields acceptable operation at the intersection of SR 138 and Driveway 1.

  Projected daily volumes on SR 11 are near thresholds which typically necessitate widening to a four-lane facility. Consideration should be given to the widening of SR 138 to a four-lane divided typical section, unrelated to the development.

RECOMMENDATIONS

Based on the findings of this study, the recommendations are as follows:

- Unrelated to the development, it is recommended that consideration is given to widening SR 11 and SR 138 to a four-lane divided typical section.

- Install a traffic signal, with permitted/protected left-turn phasing on the northbound approach, at the intersection of SR 11 and Driveway 2/Broad Street (**ICE top ranked alternative**), with a northbound left turn lane of minimum length 300 feet.

- Install a traffic signal, with permitted/protected left-turn phasing on the northbound approach, at the intersection of SR 11 and US Highway 78 Westbound Ramps.

- Install a traffic signal, with permitted/protected left-turn phasing on the southbound approach, at the intersection of SR 11 and US Highway 78 Eastbound Ramps.

- Implement unsignalized RCUT geometry at the intersection of SR 11 and Driveway 3 (**ICE top ranked alternative**), with a northbound left turn lane of minimum length 300 feet.

- Install a single-lane roundabout at the intersection of SR 138 and Drake Drive.

- Install a traffic signal at the intersection of SR 138 and Driveway 1 (**ICE top ranked alternative**).

- Modify the existing traffic signal at the intersection of SR 138 and US Highway 78 Westbound Ramps to provide permitted/protected left-turn phasing on the southbound approach.

- Realign the eastbound on and off ramps at the interchange of SR 138 and US Highway 78 and install a traffic signal, with permitted/protected left-turn phasing on the southbound approach.

Monroe Pavilion

Located in the City of Monroe, Georgia

Submitted: May 6, 2019

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Monroe Pavilion

City of Monroe

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INTRODUCTION

Introduction

On behalf of MAB American, LLC, the purpose of this Pattern Book is to provide a development outline and illustrations for the 95.48-acre Monroe Pavilion Planned Community Development (PCD), which will have more than 365,000 square feet of building area at final build-out. The 95.48-acre site is bordered on the south by US Highway 78, on the east by Georgia Highway 11, also known as North Broad Street, and on the west by Charlotte Rowell Boulevard. The subject site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District.

In addition to outlining the details and objectives of the Monroe Pavilion development and how it will meet the City of Monroe Zoning Ordinance requirements, this Pattern Book is intended to accompany MAB's request for rezoning to PCD, Planned Commercial Development, and a Certificate of Appropriateness related to the Corridor Design Overlay District for the Development.

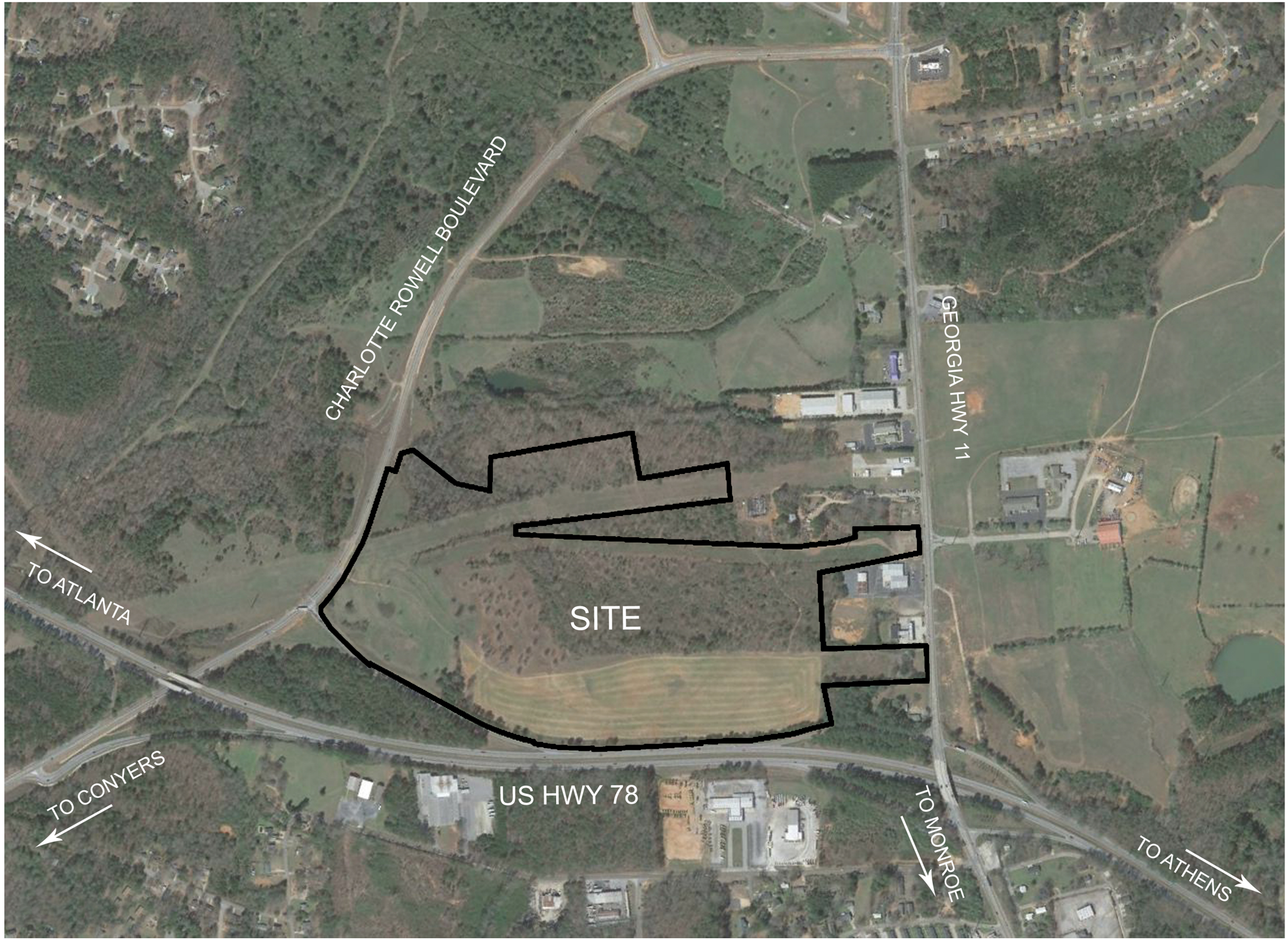
Planning Objective

Monroe Pavilion is a Planned Community Development that provides a diverse commercial center with retail, restaurants, hotels, services and entertainment to serve the citizens of Monroe and the surrounding communities in Walton County with shopping opportunities to meet their needs. Situated between the interchanges with US Highway 78 and Charlotte Rowell Boulevard and Georgia Highway 11, Monroe Pavilion is ideally located to take advantage of the major thoroughfares and regional traffic patterns.

The proposed architecture, signage, streetscape, landscape and other design elements within Monroe Pavilion will be coordinated to reflect a cohesive character throughout the Development. Connectivity for both vehicular and pedestrian access binds the development components together to create a desirable gateway hub for Monroe. These design elements achieve a strong sense of arrival that is reflective of the City's character.

VICINITY MAP

LOCATION MAP



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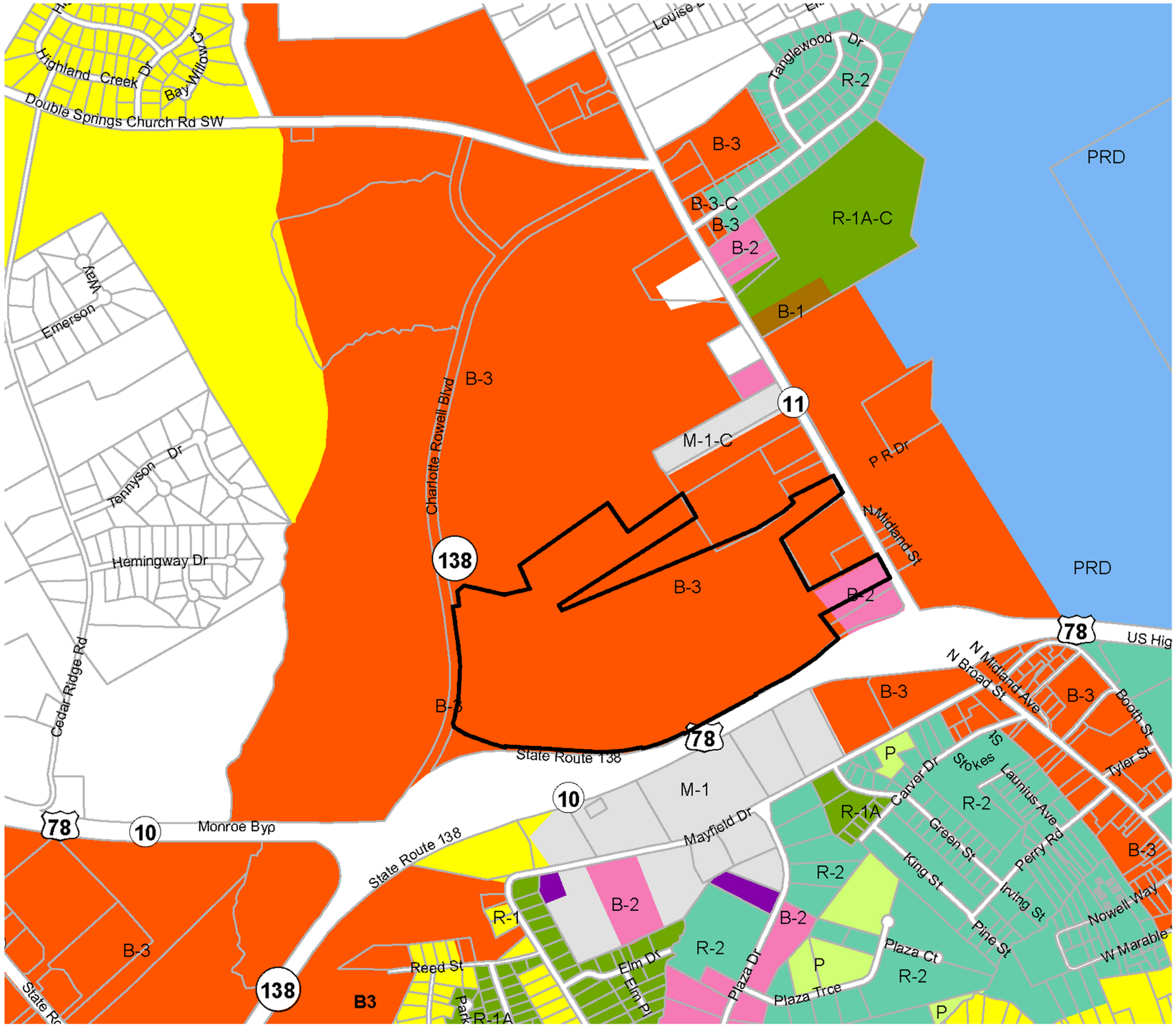
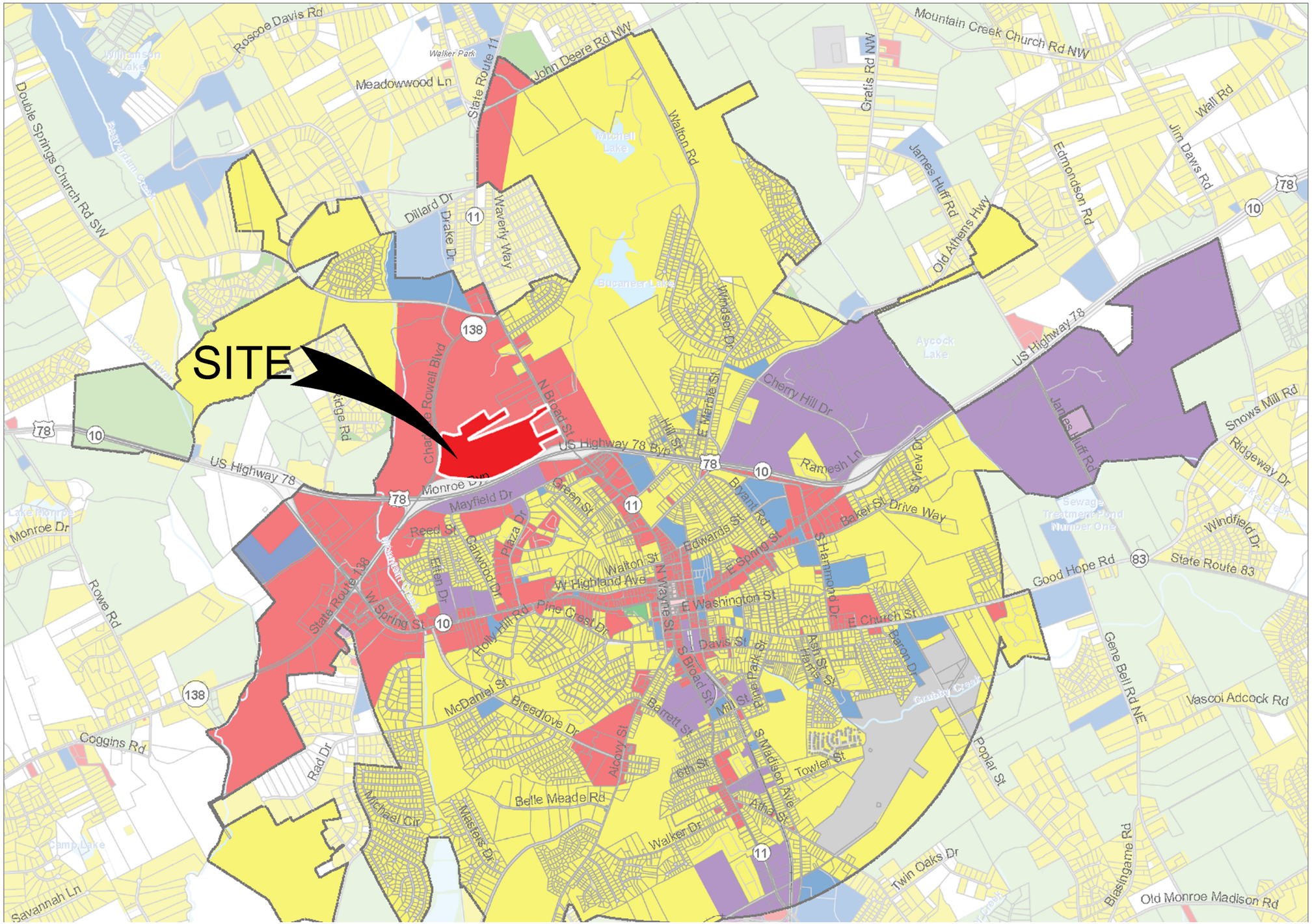
CITY OF MONROE ZONING MAP



This site lies within the B-3 Highway Commercial District of the City of Monroe Zoning Ordinance.

Not to scale

CITY OF MONROE FUTURE LAND USE MAP



Future Land Use

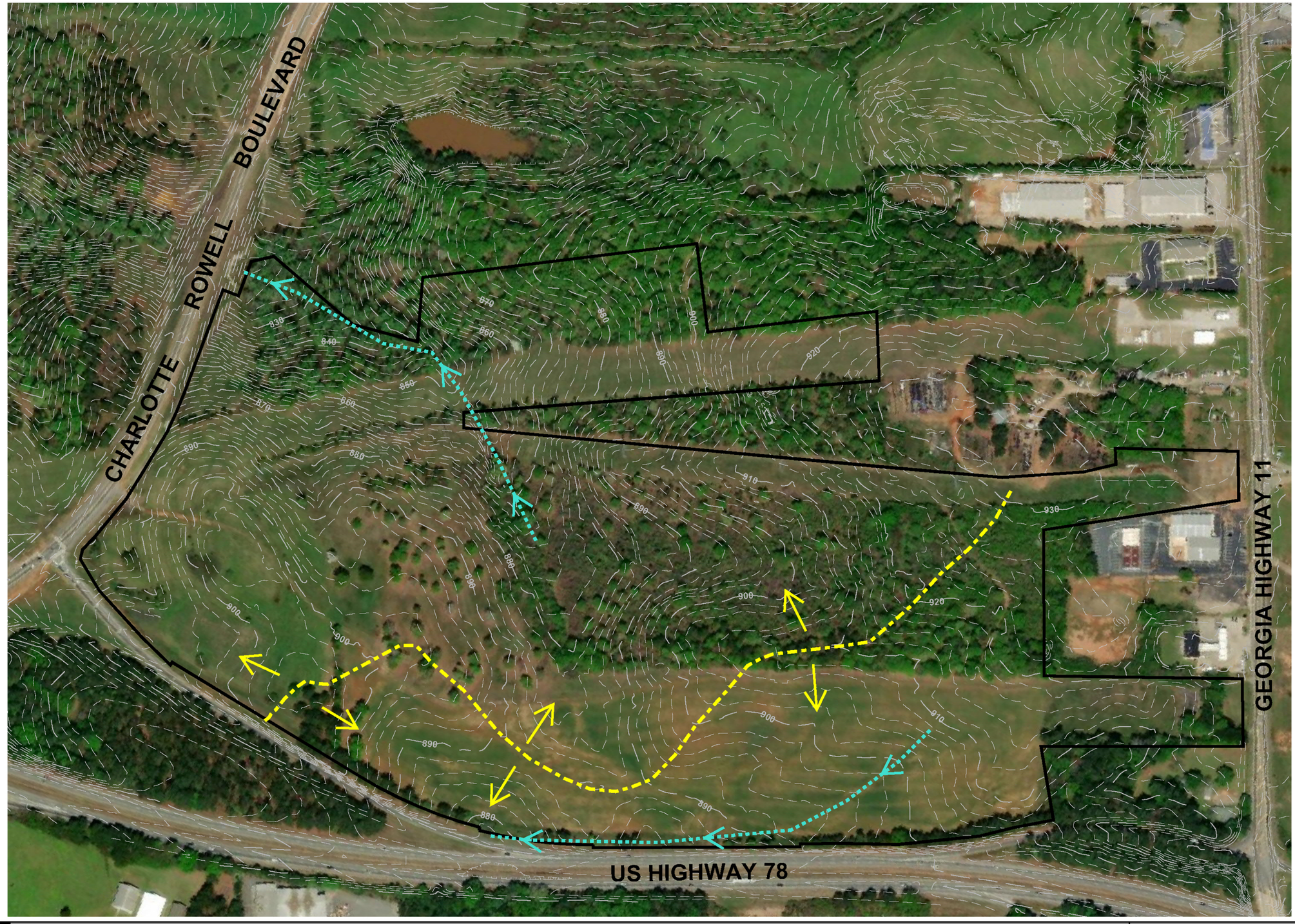
- Residential
- Commercial
- Industrial
- Public/Institutional
- T/C/U
- Park/Rec/Cons
- Agriculture/Forestry
- Mixed Use

Other

- State Route
- Local Road
- Railroad
- City Limits
- Rivers and Streams
- Lakes
- Parcels

This site lies within the Future Land Use category of "Commercial"

EXISTING CONDITIONS TOPOGRAPHIC MAP



LEGEND

DRAINAGE FLOW PATH:

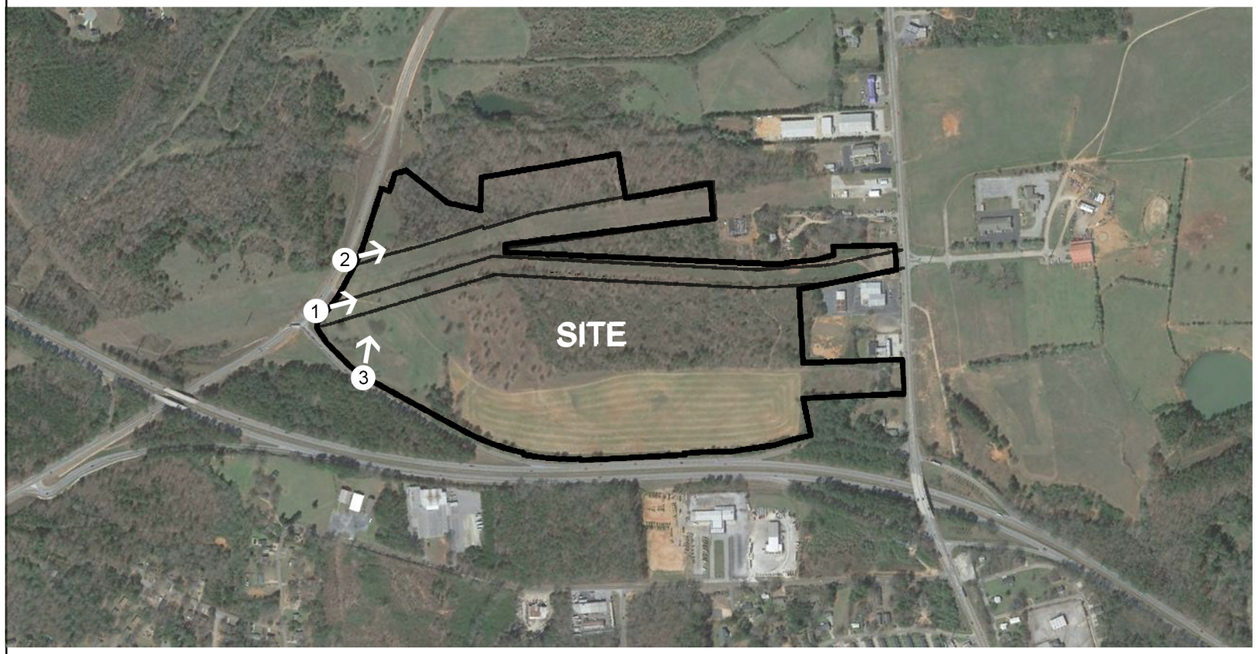
RIDGELINE:

DIRECTION OF FLOW:

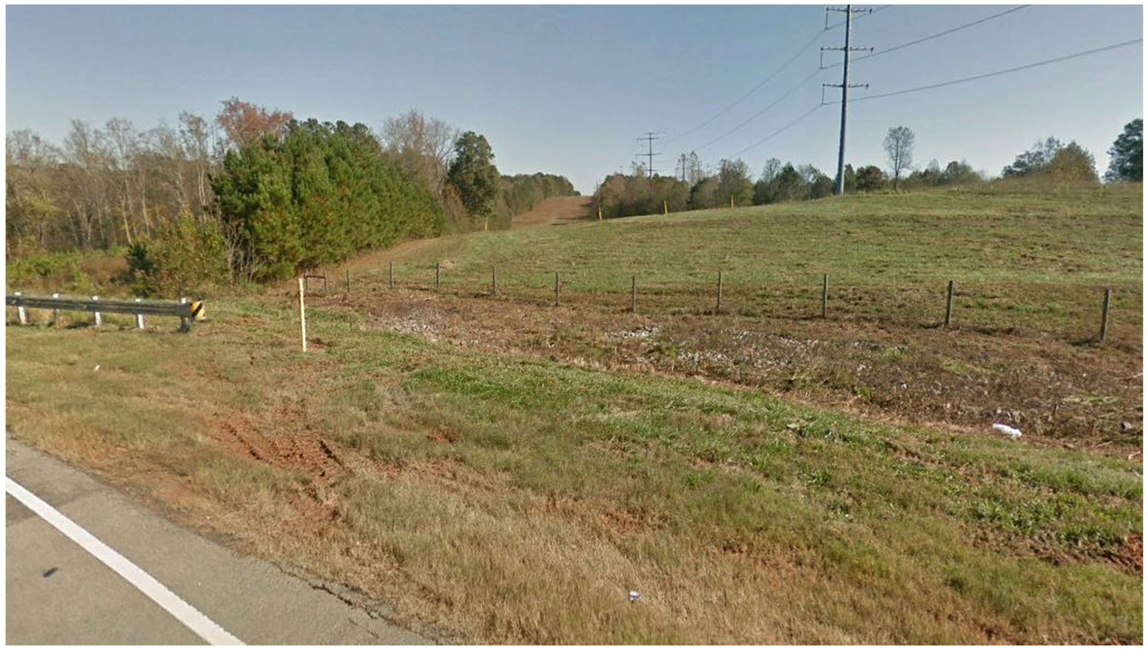
SITE BOUNDARY:

EXISTING CONDITIONS PHOTOS

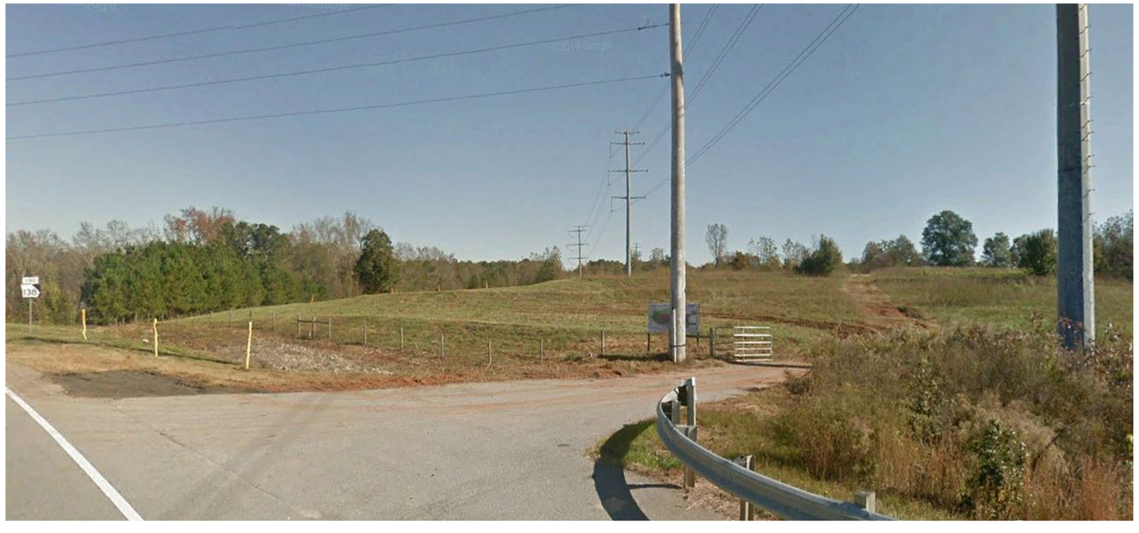
Key Map



Picture 2



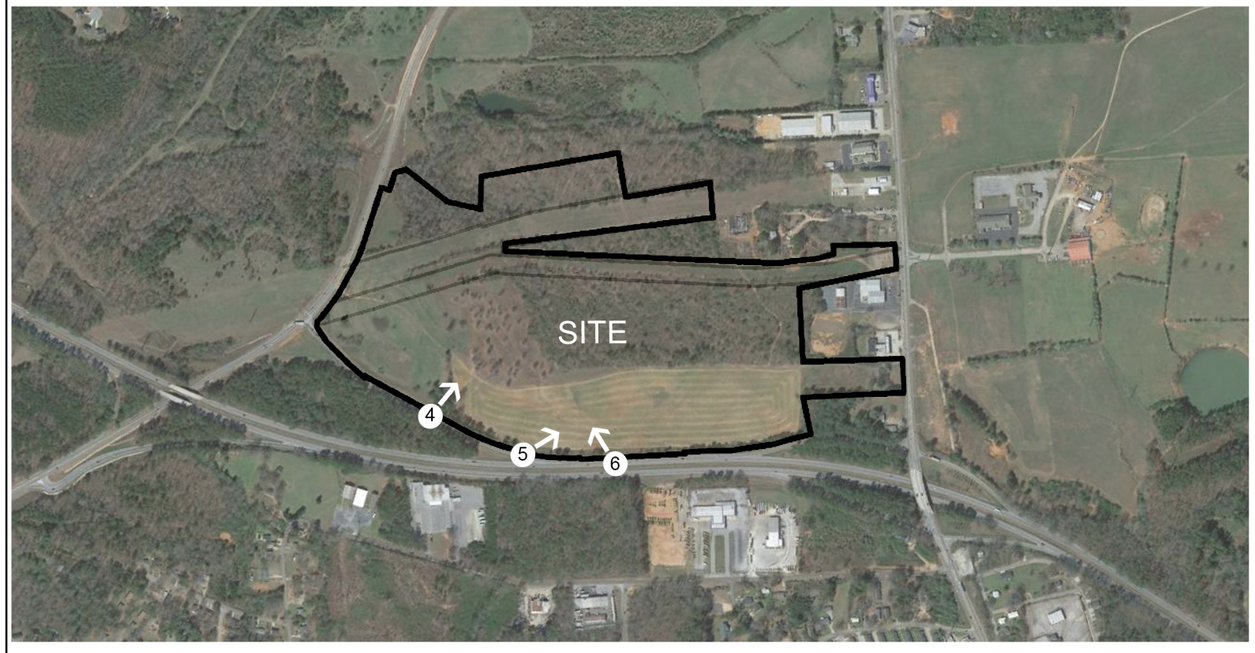
Picture 1



Picture 3

EXISTING CONDITIONS PHOTOS

Key Map



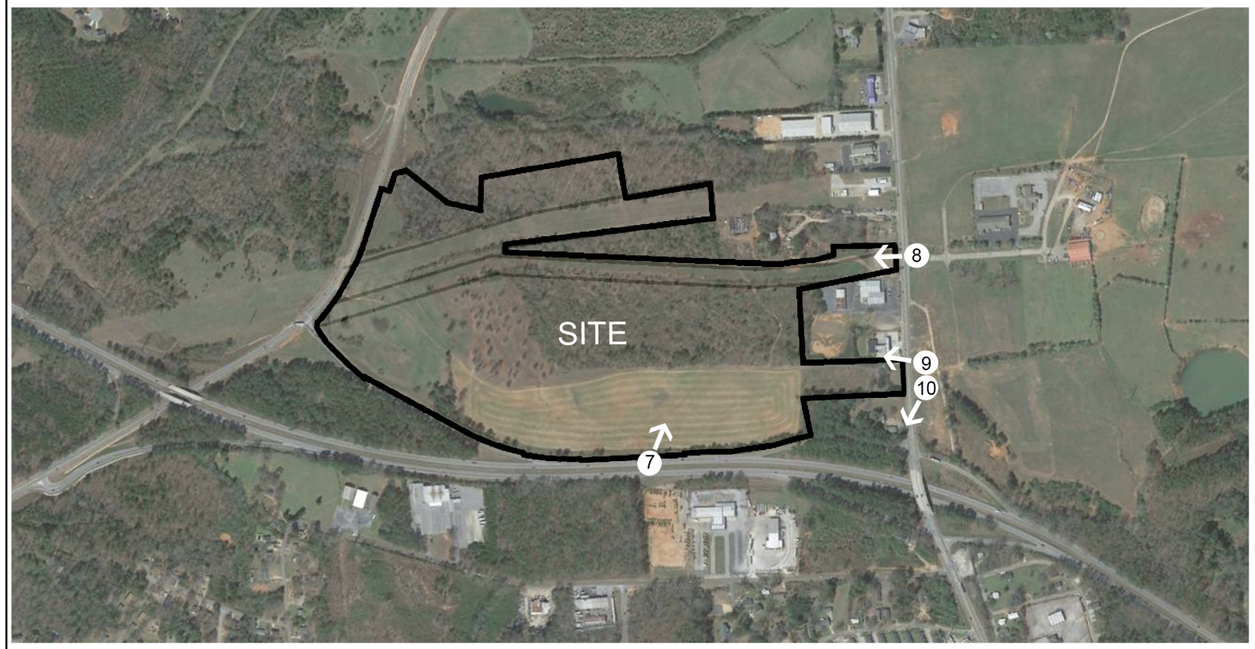
Picture 5

Picture 4

Picture 6

EXISTING CONDITIONS PHOTOS

Key Map



Picture 7

Picture 8

Picture 9

Picture 10

PROJECT OVERVIEW

Overview

Monroe Pavilion is a Planned Community Development that provides a diverse commercial center with retail, restaurants, hotels, services and entertainment to serve the citizens of Monroe and the surrounding communities in Walton County. The Master Plan, as shown on Page 2.3, reflects the development of 215,157 square feet of new retail and restaurant buildings within the 48.93-acre Shopping Center Tract, twelve (12) outlots, of which one (1) is planned to be a multi-story hotel and one (1) is planned to be a multi-story hotel or office, and the potential for future development of 150,431 square feet in building expansions and new buildings within the Shopping Center Tract and the Future Major G Parcel.

The Development also includes a new collector street, currently called “Retail Boulevard”, which will provide an east-west connection between Georgia Highway 11 and Charlotte Rowell Boulevard. The new “Retail Boulevard” will be more than 5,000 linear feet in length, will have a 70-foot right-of-way width, will be lined with street trees and sidewalks and will be dedicated to the City of Monroe. Design of the “Retail Boulevard” will include traffic calming measures such as a roundabout at the three-way intersection west of Georgia Highway 11 and two (2) raised intersections at main entry points to the Development from the “Retail Boulevard”. The outlots within the Development shall have shared access points along the “Retail Boulevard” as depicted in the Master Plan and shall be required by the Developer to have cross access connectivity between adjoining outlots.

Pedestrian connectivity is provided throughout the Development with five-foot wide public sidewalks along the new “Retail Boulevard” and four-foot wide internal sidewalks connecting the proposed buildings to the “Retail Boulevard”. These sidewalks along the “Retail Boulevard” will also provide pedestrian connectivity to the proposed outlots within the Development and each outlot, as it is developed, shall provide their own four-foot wide sidewalk connection to the public sidewalk at the “Retail Boulevard”.

The Major G Parcel will be developed in a future phase of the Development. The layout for this parcel as shown in the Master Plan is conceptual in nature and is subject to changes once a tenant has been identified. The conceptual layout currently reflects a large retail building with a pad building fronting the “Retail Boulevard”. The proposed buildings will have parking that is shared between the different uses.

Monroe Pavilion promotes the City’s goal of open space conservation through the proposed landscaping within the Development, streetscape along the new “Retail Boulevard” and preservation of the green space on the north side of the Development due to the existing Williams Transcontinental Gas Pipeline easement and the MEAG Transmission Powerline Right-of-Way that both traverse from the east to the west across the Development. Also a part of the open space at Monroe Pavilion will be master stormwater detention facilities that will serve the entire Development, including the Shopping Center Tract, new “Retail Boulevard”, Future Major G Parcel and all outlots. At final buildout, the 95.48-acre Monroe Pavilion development will have more than the 40% open space required by the City’s Zoning Ordinance.

OVERALL SITE DATA

TOTAL SITE AREA	95.48 Acres
EXISTING ZONING	B-3 (Highway Commercial District)
OVERLAY DISTRICT	Corridor Design Overlay District
SHOPPING CENTER TRACT	48.93 Acres
FUTURE MAJOR G PARCEL	11.58 Acres
DEDICATED COLLECTOR R.O.W.	10.07 Acres
OUTLOTS	24.79 Acres
PROPOSED BUILDING AREA	215,157 SF
FUTURE BUILDING AREA	150,431 SF

OUTLOTS

HOTEL/OFFICE 1	6.54 Acres
HOTEL 2	3.82 Acres
OUTLOT 1	2.06 Acres
OUTLOT 2	1.64 Acres
OUTLOT 3	1.51 Acres
OUTLOT 4	1.57 Acres
OUTLOT 5	1.54 Acres
OUTLOT 6	1.32 Acres
OUTLOT 7	1.38 Acres
OUTLOT 8	1.28 Acres
OUTLOT 9	1.07 Acres
OUTLOT 10	1.06 Acres

Note: Outlot areas are subject to change.

BUILDING AREAS

MAJOR A	48,387 SF
MAJOR B	18,000 SF
MAJOR C	21,000 SF
MAJOR D	6,400 SF
MAJOR E	20,000 SF
MAJOR F	11,700 SF
SHOPS A	21,700 SF
SHOPS B	4,200 SF
JUNIOR A	10,000 SF
JUNIOR B	8,470 SF
JUNIOR C	6,000 SF
JUNIOR D	5,000 SF
JUNIOR E	5,000 SF
JUNIOR F	5,000 SF
PAD 1	5,000 SF
PAD 2	5,000 SF
PAD 3	5,000 SF
PAD 4	8,000 SF
FUTURE MAJOR G	120,000 SF
FUTURE PAD 5	4,800 SF
FUTURE EXPANSIONS	25,631 SF

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.

VICINITY MAP RENDERING

Not to scale

MASTER PLAN

Not to scale

ZONING ORDINANCE & OVERLAY DISTRICT ADHERENCE

The Master Plan for the Monroe Pavilion Planned Community Development (PCD), as illustrated on Page 2.3, is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended May 8, 2018. The subject 95.48-acre site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District (CDO). The Master Plan has been developed to meet the zoning ordinance and overlay requirements, and, where certain requirements cannot be met, the spirit of the ordinance has been applied. The following is a discussion of how the Monroe Pavilion Master Plan complies with requirements while allowing compromises to meet current developer and tenant requirements and needs. Future parcels and outlots shall meet the same requirements as shown and stated within this Pattern Book.

Section 430 – One Principle Structure on a Lot

This section allows only one (1) principle structure and permitted customary accessory buildings on any lot. The Shopping Center Tract and Future Major G Parcel shall be allowed to have multiple buildings within their respective lots as reflected on the Master Plan. Each of the twelve (12) outlots shall comply with this section by having one (1) principle structure.

Section 520 – Off-Street Automobile Parking

520.2(1) Minimum Size of Off-Street Parking Space

This section requires a minimum parking space size of nine (9) feet wide by twenty (20) feet long with a minimum area of 180 SF. The Master Plan shows all 60-degree parking spaces sized at ten (10) feet wide by eighteen (18) feet long and 90-degree parking spaces sized at nine (9) feet wide by eighteen (18) feet long.

520.3 – Parking Space Requirements for All Districts

Per Table 3 of the Zoning Ordinance, the following are minimum required parking spaces based on use:

- Retail Establishments: 1 space/employee + 1 space/500 SF
- Restaurants: 1 space/5 seats + 1 space/600 SF

This section also requires that the maximum number of parking spaces shall not exceed 120% of the minimum required spaces. The Master Plan currently shows 1406 parking spaces within the Shopping Center Tract that will be shared between the multiple proposed buildings and uses. Per the Parking Analysis on this page, the Shopping Center Tract complies with this section of the ordinance. However, due to standard tenant requirements anticipated at each standalone outlot, the maximum number of parking spaces allowed within the outlots shall be 135% of the minimum required spaces.

520.4(6) – Site Requirements: Landscaping

This section requires that for all parking areas with ten (10) or more parking spaces hall have a minimum of 15% of the interior parking area permanently landscaped. The CDO requirement of 12% interior landscaped area, as stated in Section 643A.4(1)(c)(iv)(c), shall be the requirement for the Monroe Pavilion Development. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area.

520.4(10) – Site Requirements: Sidewalk

This section requires all parking facilities to have five (5) foot wide sidewalks connecting the facility to all public right of way sidewalks and building entrances. For the Monroe Pavilion Development, all public sidewalks shall be five (5) feet wide and all private internal sidewalks shall be four (4) feet wide.

Section 550 – Screening, Buffering, Landscaping

550.4(3) – Required Landscaping: Thoroughfare Landscaping

This section requires that a 25-foot landscape area abut the right-of-way of all roads within the City limits. The CDO requirement of a frontage landscape area, as stated in Section 643A.4(2), is required to be 20 feet deep. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to theback of curb at the internal parking along all road rights-of-way.

SHOPPING CENTER TRACT PARKING ANALYSIS

RETAIL PARKING CALCULATIONS

BUILDING	AREA	EST. EMPLOYEES
MAJOR A	48,387 SF	145
MAJOR B	18,000 SF	27
MAJOR C	21,000 SF	43
MAJOR D	6,400 SF	58
MAJOR E	20,000 SF	18
MAJOR F	11,700 SF	43
SHOPS A-Retail	13,700 SF	45
SHOPS B	4,200 SF	24
JUNIOR A	10,000 SF	15
JUNIOR B	8,470 SF	23
JUNIOR C	6,000 SF	20
JUNIOR D	5,000 SF	15
JUNIOR E	5,000 SF	15
JUNIOR F	5,000 SF	15
Total	184,157 SF	506

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.

RESTAURANT PARKING CALCULATIONS

BUILDING	AREA
SHOPS A-Restaurant	8,000 SF
PAD 1	5,000 SF
PAD 2	5,000 SF
PAD 3	5,000 SF
PAD 4	8,000 SF
Total	31,000 SF

Estimated Seats 1,343

RETAIL PARKING REQUIRED: 875

RESTAURNAT PARKING REQUIRED: 321

TOTAL PARKING REQUIRED: 1196

MAXIMUM PARKING ALLOWED: 1435

ZONING ORDINANCE & OVERLAY DISTRICT ADHERENCE

Section 570 – Lot Coverage

This section defines that the maximum impervious lot coverage in all zoning districts shall be 60% with the exception of the CBD Downtown District. For this 93.48-acre Development, there are only three (3) tracts that can independently meet this requirement. Therefore, this 93.48-acre Development shall be considered as a whole when evaluating lot coverage and each tract shall have a lot coverage as defined in the Lot Coverage table found on this page. With the lot coverages provided, the overall lot coverage for the Development will be less than the allowed maximum of 60%.

LOT COVERAGE

SHOPPING CENTER TRACT	51%
DEDICATED COLLECTOR R.O.W.	50%
FUTURE PARCEL G	85%
HOTEL/OFFICE 1	40%
HOTEL 2	65%
OUTLOT 1	80%
OUTLOT 2	80%
OUTLOT 3	80%
OUTLOT 4	80%
OUTLOT 5	80%
OUTLOT 6	80%
OUTLOT 7	80%
OUTLOT 8	80%
OUTLOT 9	90%
OUTLOT 10	90%

OVERALL PROJECT: <60%

Section 643 – Corridor Design Overlay District (CDO)

Section 643A – Corridor Design Standards and Guidelines

643A.1(2) – Site Planning: Area Specific Criteria

This section requires that the Corridor shall have an integrated streetscape of a scale and character consistent with City's traditional development pattern with walkways connecting buildings with the public right-of-way sidewalk network. The Master Plan reflects extensive streetscape and sidewalks along the new "Retail Boulevard" and internal sidewalk networks connecting each proposed building to the "Retail Boulevard" within the Shopping Center Tract. As the Major G Parcel and all outlots are developed, they will expand the Development's sidewalk network along the "Retail Boulevard" right-of-way they have frontage on and internally on their respective lots. As defined above, all public sidewalks shall be five (5) feet wide and all private internal sidewalks shall be four (4) feet wide.

643A.2(2) – Architecture: Area Specific Criteria

This section requires that properties greater than three (3) acres should reserve two (2) or more outparcels for future development to insert buildings closer to the roadway. The Shopping Center Tract, Major G Parcel, Hotel 1 and Hotel 2 are the only tracts that are larger than 3 acres. As depicted on the Master Plan, the Shopping Center Tract has four (4) pad buildings that, although they will not be subdivided as outlots, they act as outlots as they are close to the "Retail Boulevard" roadway. The Major G Parcel has one (1) pad building that acts as an outlot in keeping with this zoning requirement. Hotel 1 and Hotel 2 wil not be required to comply with this section.

643A.3(1)(d) – Pavement: Sidewalk Networks

This section requires that all developments within the CDO construct six (6) foot wide public sidewalks on both sides of the public roadway. As discussed above, the Master Plan reflects an extensive sidewalk network along the new "Retail Boulevard". At the time of construction of the Shopping Center Tract and the "Retail Boulevard" a five (5) foot public sidewalk will be constructed on the north side of the "Retail Boulevard". As the Major G Parcel, Hotel/Office 1, Hotel 2, and Outlots 1-8 are developed, they will expand the Development's sidewalk network on the south side of the "Retail Boulevard" right-of-way that they have frontage on by constructing a five (5) foot wide sidewalk. The exception to this will be Outlots 9 and 10 which due to limits of lot size will not be required to construct a sidewalk along their frontage. All public sidewalks are depicted on the Master Plan.

643A.3(2) – Pavement: Area Specific Criteria

This section allows additional frontage parking for planned centers like the Monroe Pavilion Planned Community Development if the center has a front building setback of 200 feet, if all landscape criteria is met, if there are 2 or more frontage outparcels and if a sidewalk network is provided. As discussed above for each of these items the Monroe Pavilion Development adheres to these requirements. Therefore, frontage parking is shown on the Master Plan for the Shopping Center Tract and Major G Parcel.

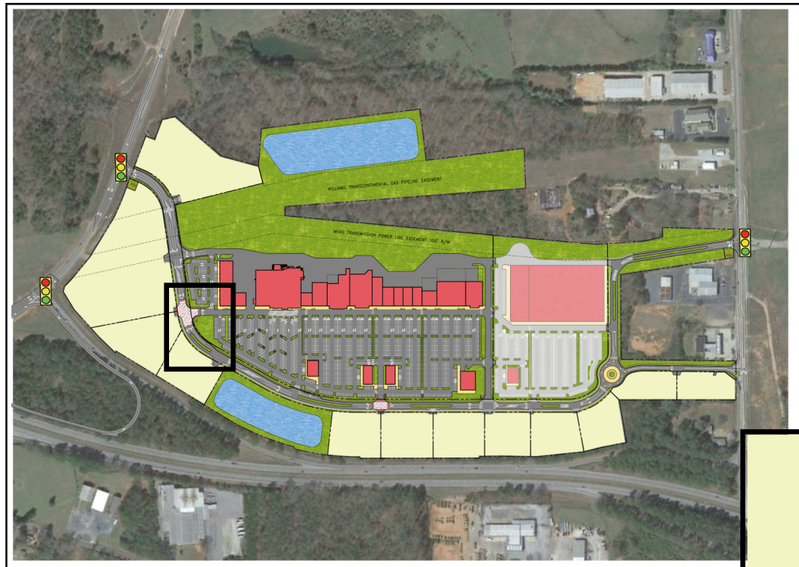
643A.4(1)(c)(iv)(c) – Landscaping: Interior

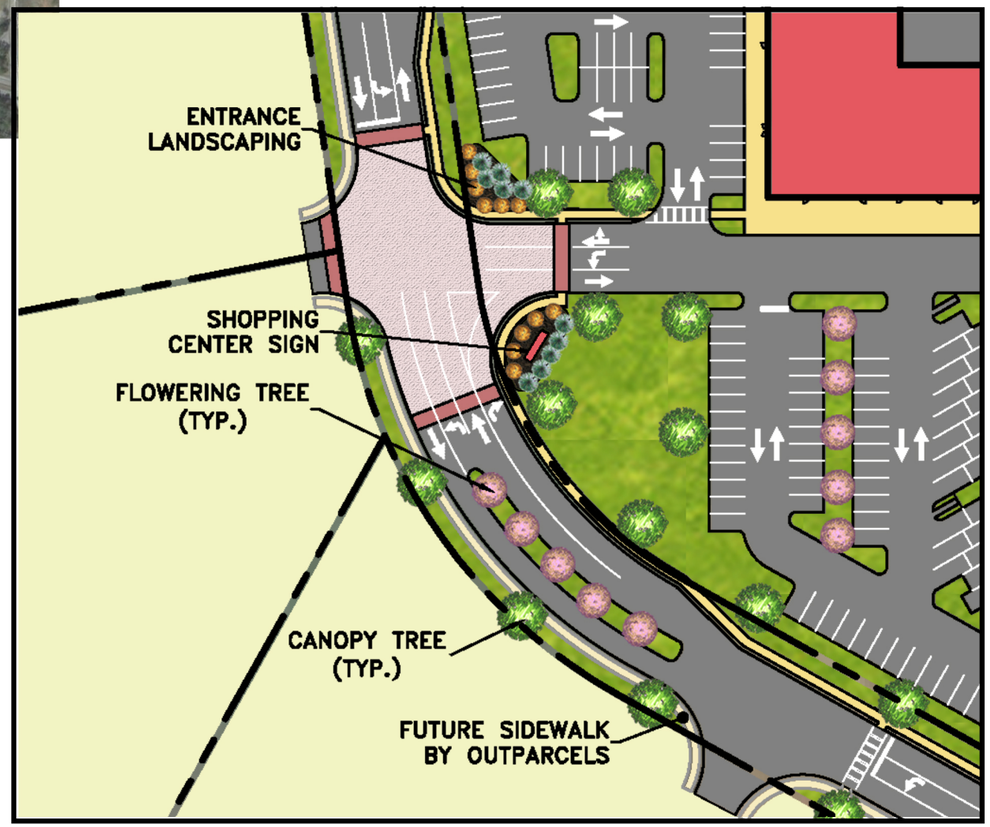
This section requires that for all parking lots with 15 or more parking spaces a minimum of 12% interior landscaped area be provided within the interior parking. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area. All other tracts within the Development shall adhere to this requirement. This section also states that one (1) in four (4) parking rows should have 15-foot wide landscape area dividing the parking rows. The Shopping Center Tract shall provide the required 15-foot wide landscape areas at an interval and as is depicted on the Master Plan.

643A.4(2) – Landscaping: Specific Criteria

This section requires that frontage landscape areas be a minimum of 20 feet in depth. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to the back of curb at the internal parking along all road rights-of-way.

VIGNETTE 1

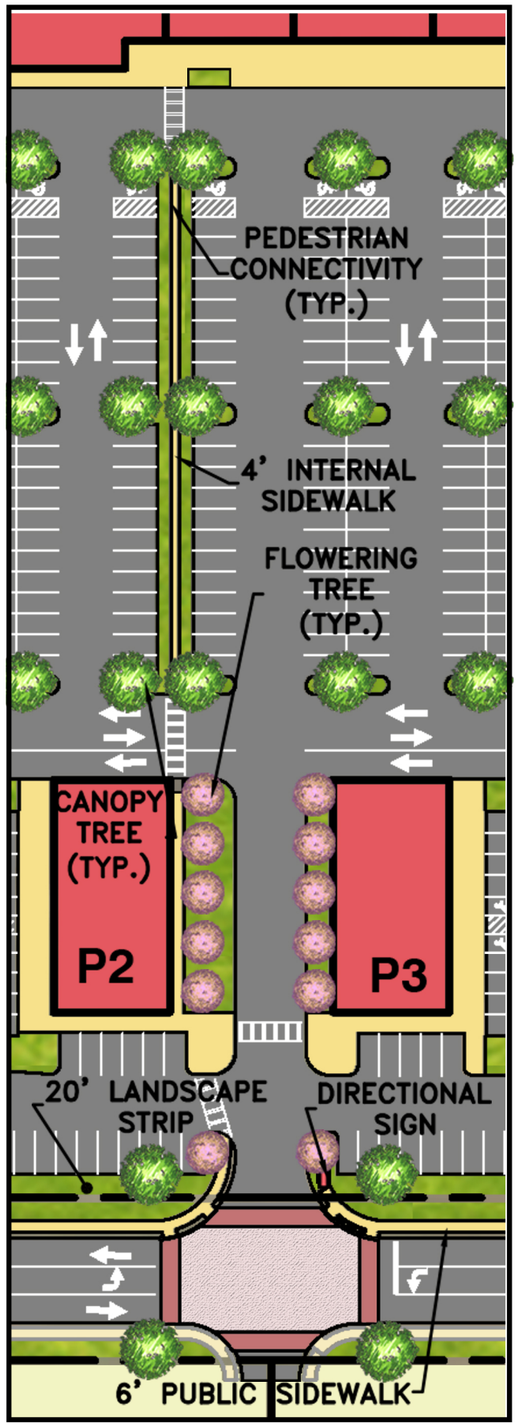




Not to Scale

The master planned development shall include substantial landscape areas which enhance the experience to motorists and pedestrians. An emphasis on detailed landscape plantings at major intersections and entry points shall contribute to the feeling of a destination center. The canopy street trees will be planted at an interval of 75’ on center and will be installed on either side of the boulevard to provide continuity as the outparcels are developed.

VIGNETTE 2

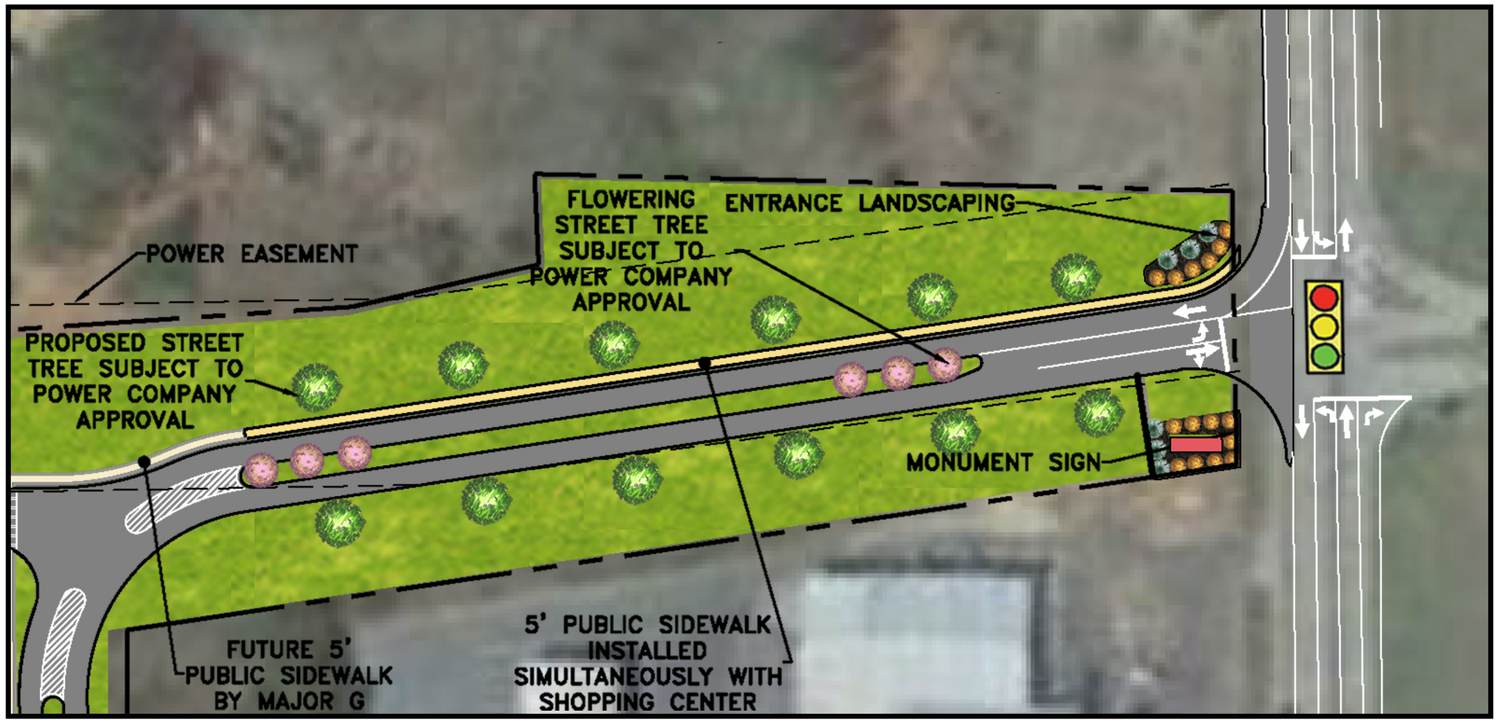


Pedestrian connectivity is at the forefront of design at Monroe Pavilion. Pedestrian access extends from the Retail Blvd sidewalk to the main retail building by running walkways adjacent to buildings and inside of landscaped medians. This route promotes safety and synergy among street front developments and to the primary commerical spaces behind them.

Not to Scale

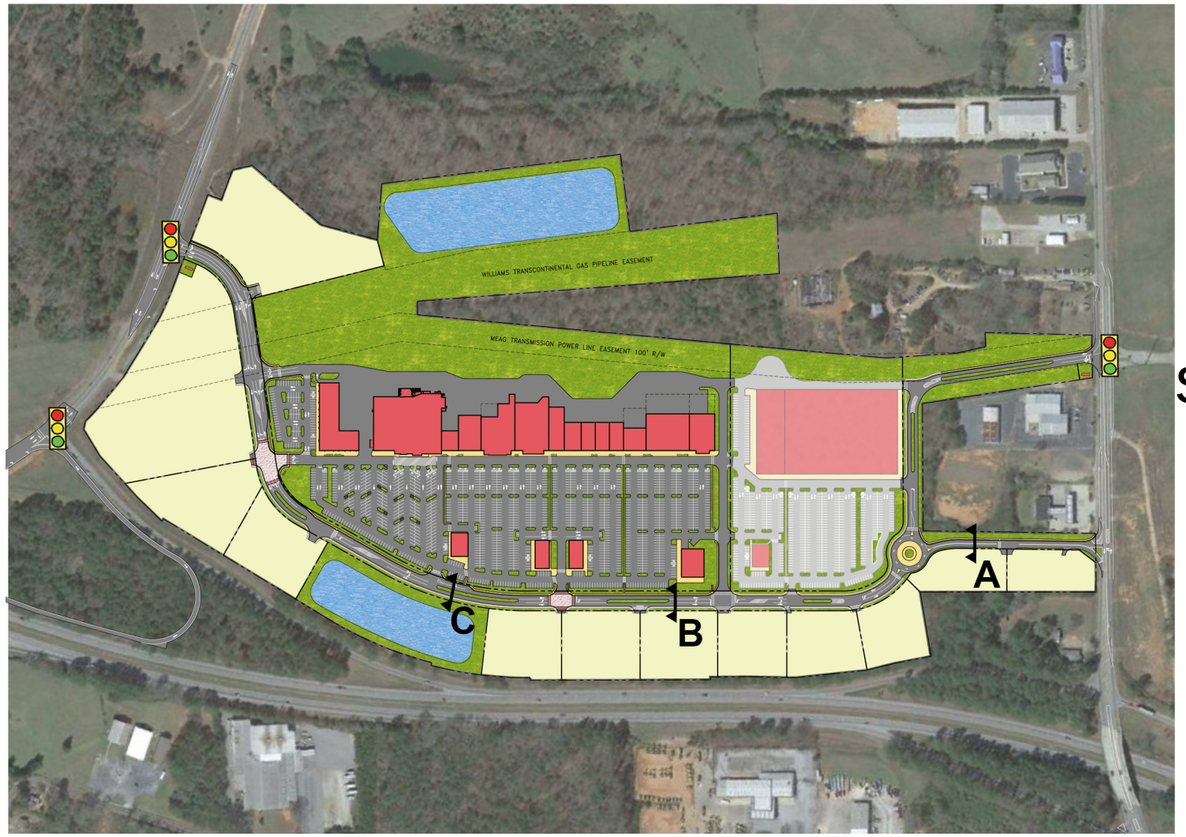
VIGNETTE 3

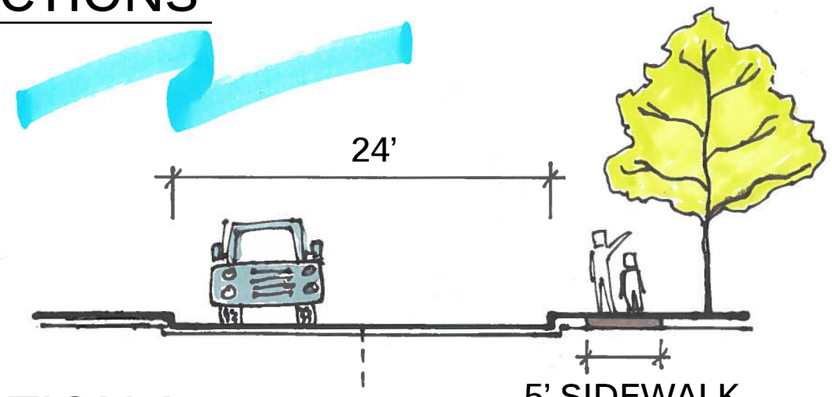
Not to Scale



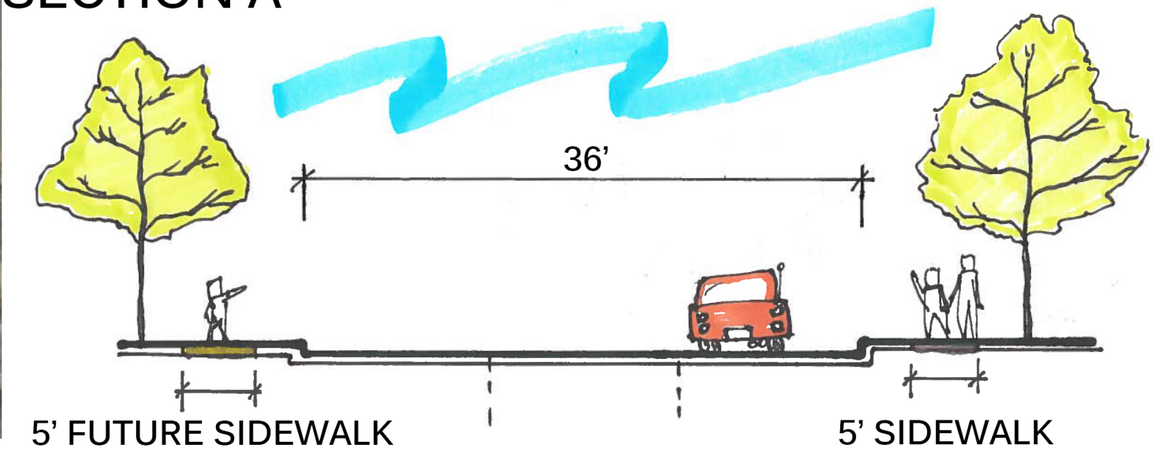
A tree lined boulevard will connect Georgia Highway 11 to Charlotte Rowell Boulevard. Canopy trees at regular intervals of 75' on center spacing will create rhythm and shade for motorists and pedestrians. Planted medians will provide multi-season interest.

BOULEVARD SECTIONS

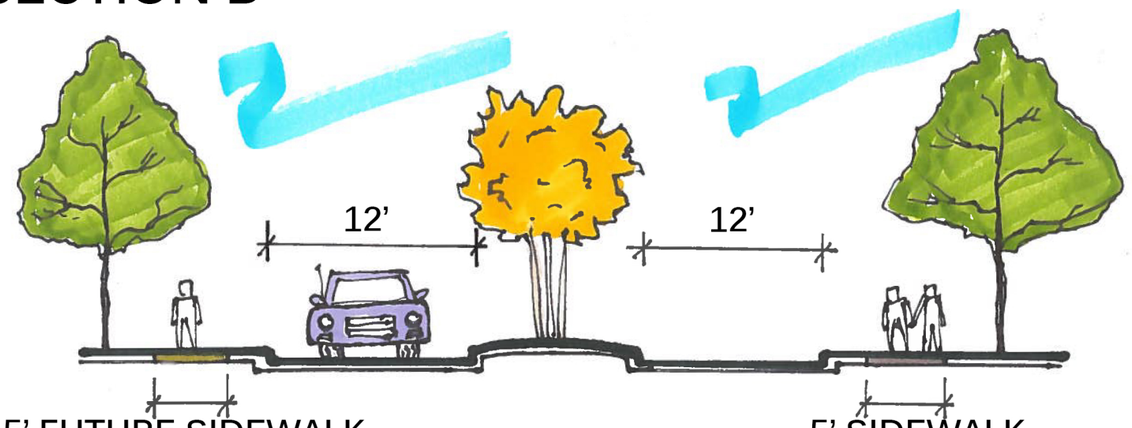




SECTION A



SECTION B



SECTION C

3.1
INTRODUCTION:

ARCHITECTURAL INTRODUCTION

Introduction:
This Pattern Book demonstrates a Planned Community Development which is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3). Throughout this book, this Planned Community Development shall also be referred to as PCD.
This Pattern Book will describe and revise some sections of the current City of Monroe Zoning Ordinance, Corridor Design Overlay (CDO), and Highway Commercial District (B-3), to allow for a commercial shopping center development for future tenants and development plans to cohesively and conform as closely as possible to the City of Monroe Zoning Ordinance, Corridor Design Overlay (CDO), and Highway Commercial District (B-3), while allowing compromises to meet current developer and tenant(s) requirements and needs. Future Parcels & Outlots will meet the same architectural building requirements, materials, fenestrations, ornamentation, and signage requirements as shown and stated within this Pattern Book. This Pattern Book addresses REVISED items/wording within the current City of Monroe Zoning Ordinance and does not address items/wording that are of mutual agreement.

MATERIALS

Article V: GENERAL STANDARDS FOR ALL DISTRICTS
SECTION 570 - LOT COVERAGE
570.2 EXPANSION PROJECTS (page 26):

(1) Definition: Future building expansion not counted as expansion as long as illustrated on sheet 2.3.

ARTICLE VI: USE OF PROVISIONS BY DISTRICT
SECTION 643A - CORRIDOR DESIGN STANDARDS AND GUIDELINES
643A.2 ARCHITECTURE (page 49):

1) General Criteria for Conceptual Planning:
a) The general architecture of this new Planned Community Development with retail, grocery, restaurants, and services, will be designed with harmonious elements that create a character that is unique upon itself and is reflective of a gateway into the City of Monroe while using some materials that are common with the traditional and/or historic built environment, Fenestration and Ornamentation.

c) In areas where new structures are adjacent to and visible from roadways, architecture shall adhere to the standards set forth below:
(vii) Materials: Brick will be used throughout on every building in the entire project consistent with meeting the corporate identity of developments. Stucco (DFS) is a common product used in the tenant's prototype designs and shall be used in accordance to bring Major Tenants into this center affordably. Aluminum siding and vinyl siding will not be used anywhere. Wood siding and/or fiber cement products may be considered as architectural features on some buildings. E.I.F.S. will be used at cornice locations and on all sign bands for Anchor tenants.

PRIMARY & ACCESSORY MATERIAL	
PRIMARY	ACCESSORY
BRICK	STONE
STUCCO	FIBER CEMENT
DFS	FABRIC (AWNINGS)
	STANDING SEAM METAL (ROOFING & CANOPIES)
	EIFS
	STOREFRONT, WINDOWS, GLASS

ARCHITECTURAL INTRODUCTION

FENESTRATIONS, & ORNAMENTATION

Article V: GENERAL STANDARDS FOR ALL DISTRICTS

SECTION 570 - LOT COVERAGE

570.2 EXPANSION PROJECTS (page 26):

(viii) Fenestration: The spacing and placement of architectural bays and openings, and the solid-to-void ratio (wall-to-window), shall conform to keep façades from expanding longer than 100 feet in linear length by interrupting this linear length with fenestration. No uninterrupted length of façade shall exceed 100 feet. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Fenestration requirements. The other 3 sides of the building is not required to meet the fenestration requirements. Where a main building faces more than one public street, an entrance for each side may be proposed and then, each public entrance side will meet Fenestration requirements. To avoid box-like buildings, windows and other features are important to obtain the solid to void ratio. Facades that face public streets shall have arcades / canopies, display windows, exterior building façade accent elements, entry areas, awnings, recessed accent panels or other similar features along no less than 60% of the entire length of the building along the length of walkway span, not per individual tenant suite. Where additional establishments will be located within or nearly adjacent to the principal building, the solid to void criteria set forth above apply to each building façade along one length of walkway span. These requirements will also apply to each individual free-standing building front façade in a future Parcel or Outlot. Windows shall be recessed and shall include visually prominent framing features. Building façades on outlots facing U.S. Highway 78 are required to meet fenestration standards except no main entrance is required. The tenant's corporate identity needs to be protected per their design.

(ix) Ornamentation: Detailing found upon local buildings should serve as a model for new design elements, including but not limited to decorative masonry work, accent masonry, accent stucco elements, brackets, knee brackets, etc. Limited use of architectural masonry blocks may be used or considered for the creation of building details. Glass block will not be used anywhere. Building public entrance facades will include an expression of architectural or structural bay through a change in plane, such as an offset, stucco reveal, projecting rib, pilaster, or column. At least one of these elements shall repeat horizontally per tenant at an interval of not more than 30 feet. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Ornamentation requirements. The other 3 sides of the building is not required to meet the ornamentation requirements. Where a main building faces more than one public street, an entrance for each side may be proposed and then, each public entrance side will meet Ornamentation requirements. Projected panels for wall mounted signage is not required but preferred. Building façades on outlots facing U.S. Highway 78 are required to meet ornamentation standards except no main entrance is required. The tenant's corporate identity needs to be protected per their design.

RETAIL BUILDING OVERVIEW

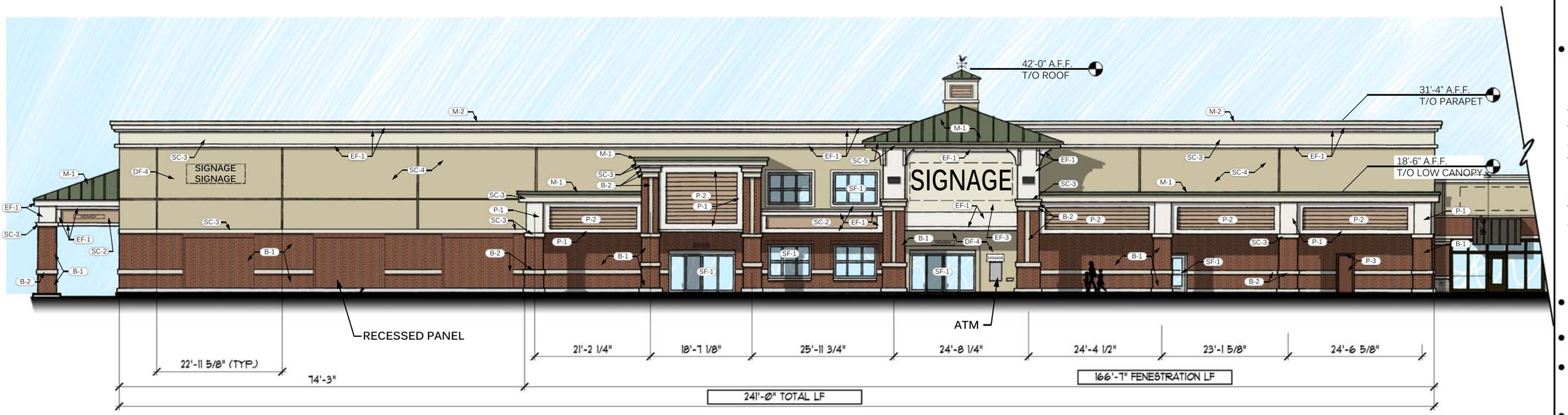
Summary

In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

Architecture

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- If elements and features are not addressed in this PCD document then refer to the City of Monroe Zoning Ordinance and Corridor Design Standards and Guidelines.

TENANT MAJOR 'A'



FRONT ELEVATION

FENESTRATIONS:

241'-0" TOTAL LINEAR FEET (LF)
166'-7" FENESTRATION LF

166'-7"/241'-0" = 69% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

15'-0" = MAXIMUM LF WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LF REQUIREMENT)

ORNAMENTATION:

VERTICAL REVEALS, BRICK ACCENT AREAS, FIBER CEMENT PANELS, AND COLUMNS ARE LESS THAN 30'-0" IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
DF-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SC-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
SC-5	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND"
M-1	METAL	PAC-CLAD	STANDING SEAM ROOF, COLOR: "AGED COPPER"
M-2	METAL	PAC-CLAD	METAL COPING, COLOR: "SAND STONE"
M-3	METAL	PAC-CLAD	METAL COPING, COLOR: "BURNISHED SLATE"
P-1	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE"
P-2	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"
SF-2	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
ST-1	STONE	ECHELON	WATERFORD STONE, COLOR: "PEWTER'

Architecture

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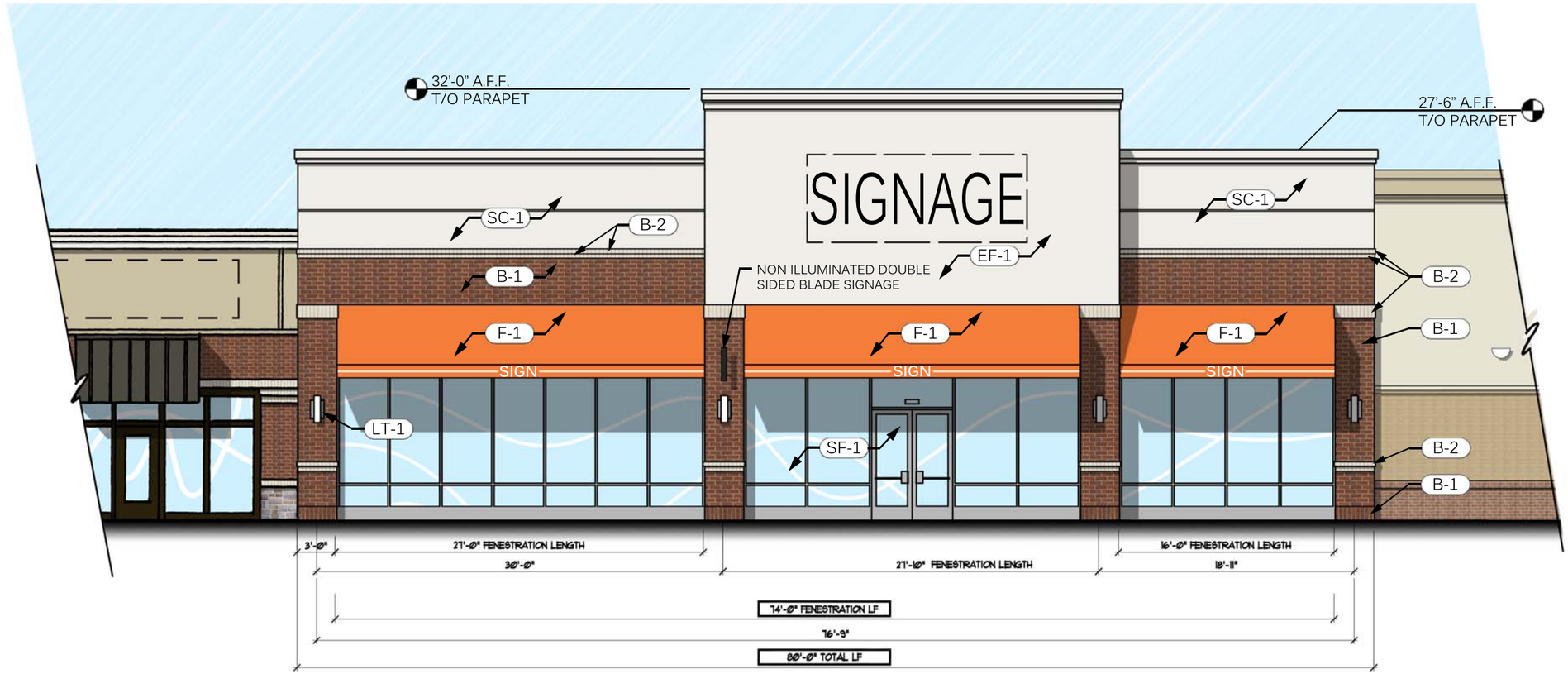
- Grocery Anchor,
- Prototype. shell.
- Signage per tenant prototype requirements.
- Interior design layout dictates glazing location.
- Material selections and building form coordination with tenant.

TENANT JUNIOR ‘A’



FRONT ELEVATION

FENESTRATIONS:

80'-0" TOTAL LENGTH (LF)
74'-0" FENESTRATION LF

74'-0"/80'-0" = 93% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

3'-0" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK COLUMNS, FABRIC AWNINGS, & STOREFRONT (WINDOWS) ARE 30'-0" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

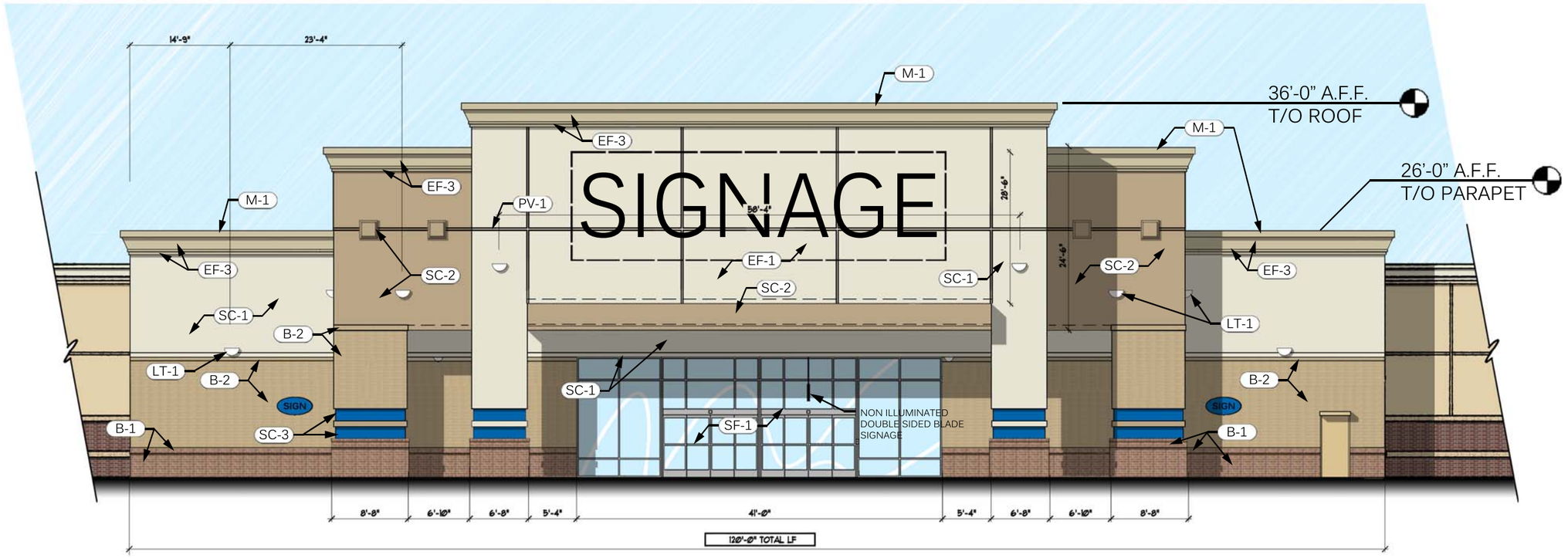
EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
F-1	FABRIC	TBD	PATIO 500 ULTRA/EMBOSS, COLOR: "ORANGE POP" w/ WHITE LETTERS AND STRIPE
LT-1	LIGHTING	TBD	ARCHITECTURAL LIGHT FIXTURE
SC-1	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"

Architecture

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- Beauty supply anchor.
- Dictated prototype.
- Material selection with enhanced brick features on prototype façade.
- Tenant corporate colors.
- Tenant signage.

TENANT MAJOR ‘B’



FRONT ELEVATION

FENESTRATIONS:

120'-0" TOTAL LENGTH (LF)
96'-0" FENESTRATION LF

96'-0"/120'-0" = 80% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

29'-6" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

COLUMNS, COLOR CHANGES, AND VERTICAL REVEALS ARE LESS THAN 30'-0" MAXIMUM SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

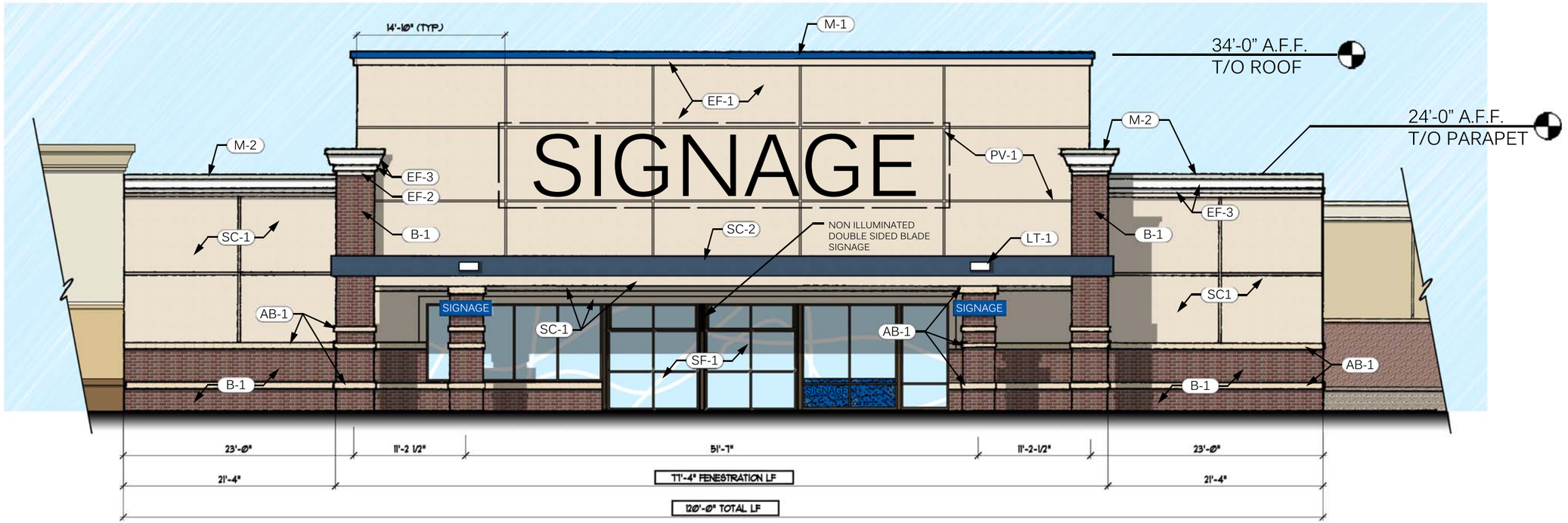
EXTERIOR FINISH SCHEDULE

B-1	MODULAR BRICK	BELDEN	COLOR: ST SIMON BLEND W/ ARGOS LIMESTONE MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 319 GRAY W/ ARGOS SAHARA MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 NACRE
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 RAMIE
LT-1	LIGHTING	T.B.D.	ARCHITECTURAL LIGHT FIXTURE
M-1	COPING	BERRIDGE	METAL COPING, COLOR: SIERRA TAN
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: SW 6154 NACRE
SC-1	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 NACRE
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6108 LATTE
SC-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR: PMS 300 (N23824)
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: ANODIZED ALUMINUM

Architecture

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- Fashion anchor.
- Dictated prototype.
- Generalized description of construction and metals.
- Colors by corporate company as they relate to owners overall development.
- EIFS at signage band.

TENANT MAJOR ‘C’



FRONT ELEVATION

FENESTRATIONS:

120'-0" TOTAL LENGTH (LF)
77'-4" FENESTRATION LF

77'-4"/120'-0" = 64% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

23'-0" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK/STUCCO COLUMNS, STOREFRONT (WINDOWS), & STUCCO VERTICAL REVEALS ARE 14'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

AB-1	ARCHITECTURAL BLOCK	TRENWYTH	COLOR: CAMBRIDGE W/ MORTAR, TOOLED JOINTS
B-1	MODULAR BRICK	BELDEN	COLOR: AMHERST BLEND W/ ARGOS RED MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 449 BUCKSKIN
EF-2	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 385A SANDPIPER
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 310 CHINA WHITE
LT-1	LIGHTING	COOPER	WALL SCONCE, ENVUE # ENT-C02-LED-EI-BL3-WH
M-1	COPING	BERRIDGE	METAL COPING, COLOR TO MATCH: BM #2016-20 CHAMPION COBALT BLUE
M-2	COPING	BERRIDGE	METAL CANOPY, COLOR: PARCHMENT
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: DRYVIT - 449 BUCKSKIN
SC-1	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 449 BUCKSKIN
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 578 MIDNIGHT BLUE
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: MEDIUM BRONZE

Architecture

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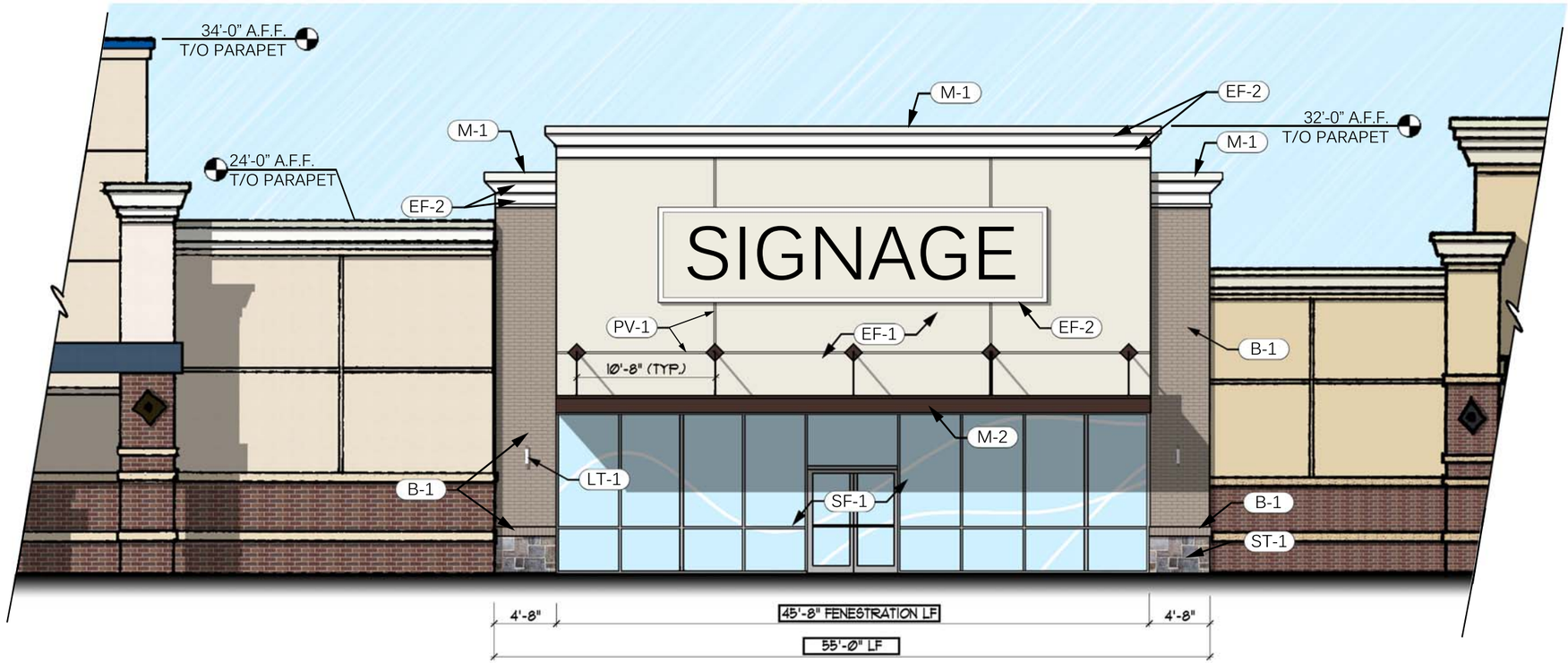
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- Fashion anchor.
- Dictated prototype.
- Signage dictated by tenant with EIFS signage area.
- Enhanced brick on façade compared to prototype design.

TENANT JUNIOR 'B'



FRONT ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
45'-8" FENESTRATION LF

45'-8"/60'-0" = 76% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

4'-8" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPY BRACKETS ARE 10'-8" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	TAYLOR	EXTERIOR BRICK, "3118 CREAM" W/ ARGOS LITE BEIGE MORTAR, TOOLED JOINTS OR APPROVED EQUAL
EF-1	STUCCO	DRYVIT	EIFS; COLOR TO MATCH DRYVIT 456 "OYSTER SHELL"
EF-2	EIFS	DRYVIT	EIFS; COLOR TO MATCH DRYVIT 310 "CHINA WHITE"
LT-1	LIGHTING	BROWNLEE	WALL SCONCE, 7176-18-GM-H08-40K-BAC
M-1	METAL	PAC-CLAD	METAL COPING, COLOR: "BONE WHITE"
M-2	METAL	MAPES	METAL AWNING, COLOR: "MAPES BRONZE BAKED ENAMEL"
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: DRYVIT 456 "OYSTER SHELL"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "CLEAR ANODIZED ALUMINUM"
ST-1	STONE	WATERFORD	STONE, COLOR: "PEWTER"

Architecture

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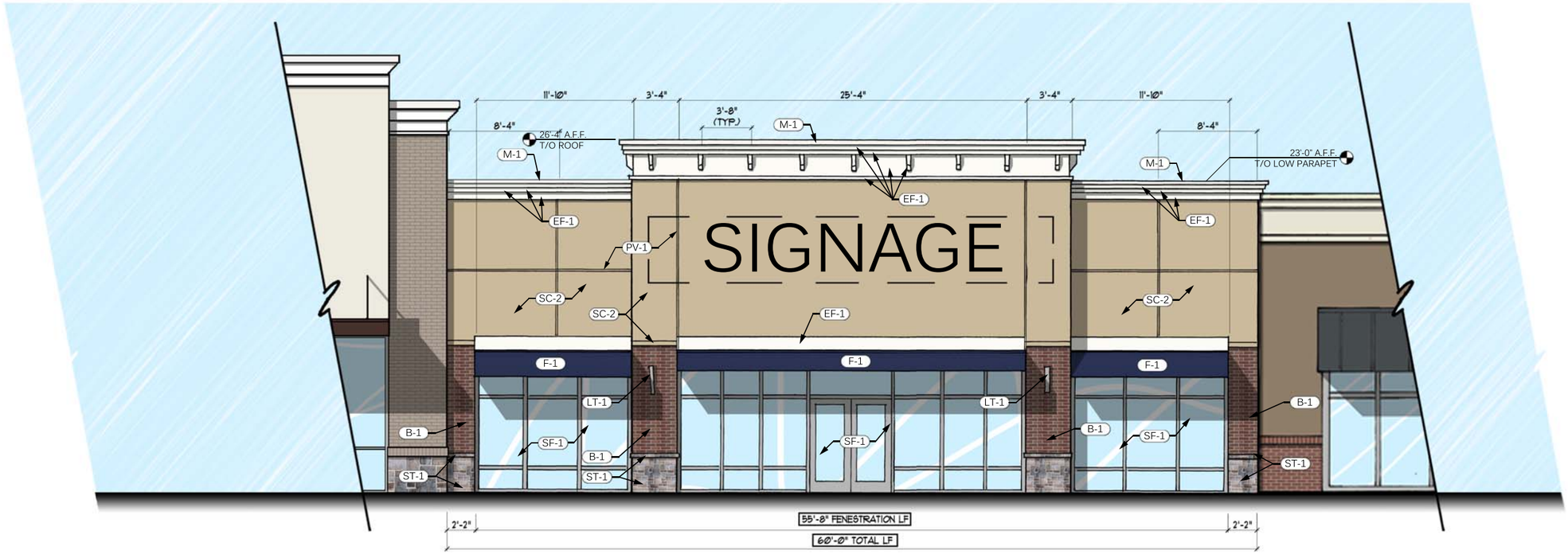
- General merchandise anchor.
- Design dictated by corporate prototype.
- Colors and material dictated by corporate prototype.
- Tenant signage.

TENANT JUNIOR ‘C’



FRONT ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
56'-8" FENESTRATION LF

56'-8"/60'-0" = 95% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

3'-4" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK/STUCCO PILASTERS, VERTICAL REVEALS, & CORNICE BRACKETS ARE 8'-4" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	BELDEN	COLOR: AMHERST BLEND ARGOS CANYON BROWN MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	COLOR: DRYVIT "310 CHINA WHITE"
F-1	FABRIC	SUNBRELLA	COLOR: SUNBRELLA "MARINE BLUE"
LT-1	LIGHTING	T.B.D.	ARCHITECTURAL LIGHT FIXTURE
M-1	METAL	PAC-CLAD	COPING, COLOR: "BONE WHITE"
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: SW 6142 "MACADAMIA"
SC-1	STUCCO	DRYVIT	COLOR: DRYVIT "310 CHINA WHITE"
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6142 "MACADAMIA"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"

Architecture

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- Shoe / accessories anchor.
- Dictated prototype.
- Material selection with enhanced brick features on prototype façade.
- Tenant corporate colors.
- Tenant signage.

SHOPS A & B ELEVATIONS

SHOPS 'A' ELEVATION

FENESTRATIONS:

140'-0" TOTAL LENGTH (LF)
140'-0" FENESTRATION LF

140'-0"/140'-0" = 100% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPIES ARE 16'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

SHOPS 'B' ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
60'-0" FENESTRATION LF

60'-0"/60'-0" = 100% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPIES ARE 16'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
DF-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SC-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
SC-5	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND"
LT-1	LIGHTING	BROWNLEE	WALL SCONCE, 7176-18-GM-H08-40K-BAC
M-1	METAL	PAC-CLAD	STANDING SEAM ROOF, COLOR: "AGED COPPER"
M-2	METAL	PAC-CLAD	METAL COPING, COLOR: "SAND STONE"
M-3	METAL	PAC-CLAD	METAL COPING, COLOR: "BURNISHED SLATE"
P-1	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE"
P-2	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"
SF-2	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
ST-1	STONE	ECHELON	WATERFORD STONE, COLOR: "PEWTER"

Architecture

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- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- General retail / Restaurant / Services tenants

SIGNAGE INTRODUCTION

643A.5 SIGNS (page 52):
(1) General Criteria: Signage shall be compatible with the new development's style and mass and visual character while maintaining tenant requirements and needs per the following criteria:
a. Placement: Attached signs shall be in scale with and proportional to the host building, not to cover details, and be aligned substantially with adjacent tenant suites signage within the center and/or consistent with the design location of the specific store's façade of each tenant suite. Ground/Monument signs shall be oriented perpendicular to traffic flow. Corner lots may choose which traffic flow to address.
b. Materials: Signs shall be wood or metal, and other materials per tenant signage design requirements consistent with this development and per sheet 4.10.
c. Design: Sign design may be simple or in character with the development.
d. Dimensions: Ground/Monument signs are permitted and allowed to be in proportion to the center that it represents in size, material, and scale.
e. Lighting: Major and Junior anchors signs, tenants 5,000 square feet or greater, future independent buildings at Parcels and/or Outlots, Hotel signs, Office signs, and Ground/Monument signs, shall be internally illuminated. All other signs shall have halo lighting features or indirectly lit with goose-neck or similar light fixtures that do not block or interfere with the visual reading of the sign.
ARTICLE VII: DIMENSIONAL REQUIREMENTS AND EXCEPTIONS:
SECTION 700 – CHARTS OF DIMENSIONAL REQUIREMENTS
700.2 P, CBD, B-1, B-2, & B-3 DIMENSIONAL REQUIREMENTS (page 61):
SECTION 700.2: TABLE 12 – COMMERCIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS (pages 61-62):

The PCD Maximum Building Parapet Height or roof peak will not be higher than 37'-0" above finish floor, not including future hotel(s). The PCD Maximum Building Parapet Height for future hotel(s) will not be higher than 54'-0" above finish floor.

SECTION 710 - EXCEPTIONS AND MODIFICATIONS
SECTION 710.2: HEIGHT LIMITS (page 63):
The height limits listed in this PCD shall not apply to structures not intended for human occupancy such as church spires, flagpoles, chimneys, cupolas, monuments, radio or television towers or aerials, water towers, or similar architectural vertical projections. However, the top of signage allowable height will be no greater than 35'-0" above finish floor, not including future hotel(s). The top of signage allowable height for future hotel(s) will be no greater than 52'-0" above finish floor. The heights of telecommunication towers and antennas are governed by Article XI.

ARTICLE XII – SIGNS
SECTION 1210 - DEFINITIONS
1210.1 GENERAL DEFINITIONS (page 78)
AREA OF SIGN: Only one face of a double-faced sign, as defined herein, bearing identical copy on each side shall be used in computing the area, otherwise both sides shall be used in computing area.
(2) WALL SIGN: The area of a wall sign shall mean and shall be computed using the smallest contiguous square, circle, rectangle, triangle, or combination thereof, that would encompass the external limits of the writing, representation, emblem, or other display. Any material or color forming a background of the display or used to differentiate the sign from the backdrop or structure against which it is placed will not be included in the sign area. When a wall sign is formed by placing individual letters, numbers, or figures on the wall, without a distinguishing background, the area shall be determined by a contiguous perimeter drawn around all letters, numbers figures, trademark, or other symbols, enclosing the limits of writing. Any letters, numbers, figures, trademarks, or graphics separated by 12 inches or more shall be considered two separate signs.

SIGNAGE INTRODUCTION

1210.2 SPECIFIC DEFINITIONS (pages 78-81):

(1) AWNING AND CANOPY SIGN means a sign imposed or painted upon any roof-like structure that provides either permanent or temporary shelter for adjacent walkways or entrances to a building or property. Awning and canopy signs are allowed up to 20% of total area of independent awning or canopy. Canopy signage area is considered separate than wall signage and is to be computed separate than wall signage.
(15) GROUND SIGN OR MONUMENT SIGN means a permanently affixed sign, which is wholly independent of a building for support.
(16) HEIGHT OF A GROUND SIGN OR MONUMENT SIGN means the vertical distance from the base of the sign at normal grade to the top of the highest component of the sign. Normal grade shall be the predominant grade after construction, exclusive of any filling, berming, mounding or excavating for the purpose of locating or elevating the sign. Base shall be where the sign support meets, or should meet, the normal grade. Ground Signs or Monument Signs shall be no greater than 28'-0" above normal grade. This particular development is allowed two (2) monument signs.
(18) ILLUMINATED SIGN, INTERNAL means a sign illuminated by an internal light source. Internally illuminated signs are allowed for Ground Signs or Monument Signs. Internally illuminated signs are allowed for wall signs at Major Anchors and Junior Anchors which are 5,000 square feet or greater, and future independent buildings at Parcels and/or Outlots. Internally illuminated signs are discouraged for all other wall mounted signs.
(50) WINDOW SIGN means any type of sign located entirely within the interior of a building or structure, and placed near or on a window or door, the letters, numbers, pictorial or sculptured matter of which is visible from public right of ways at the exterior of the premises. Window signs shall not be internally illuminated except for signs referring to 'open / closed' and 'hours of operations' signs.
1250.2 NON-RESIDENTIAL ALLOWABLE SIGNS (pages 84-85):
(1) GROUND SIGNS:
(a) Platted Outlots, and/or a single building, or tenant suite shall be permitted a maximum of one (1) sixty-four (64) foot double sided Ground Signage area per each public street frontage.
(c) No Ground Sign for Outlots, and/or a single building, or tenant suite shall have a height greater than nine feet above normal grade.
(2) WALL SIGNS:
(a) Platted Outlots, and/or a single building, or tenant suite shall be permitted one (1) or more wall sign(s) not to exceed two and one-half (2.5) square feet per linear foot of building frontage along the length of one sidewalk span per each public street frontage/entrance. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Wall Signage requirements. Where a main building faces more than one public streets, an entrance for each side may be proposed and then, each public entrance side will meet Wall Signage requirements. Building façade signage facing U.S. Highway 78 will follow city signage ordinance.
(3) PLANNED CENTERS AND MULTI-TENANT COMPLEXES:
(a) GROUND SIGNS:
(i) Planned Center Developments and Multi-Tenant Complexes shall be permitted a maximum of one (1) four hundred (400) square foot ground sign for each street adjacent to project site.
(ii) No ground sign shall have a height greater than 28'-0" above normal grade.
(vi) Planned Center Developments and Multi-Tenant Complexes shall also be permitted an entrance sign. Ground/Monument signs may be considered as an entrance sign. Such signs shall be either one double -sided Ground/Monument sign located at each entrance of the development, each side of which shall not exceed 230 SF signage area or two one sided signs, each sign side is not to exceed 230 square feet signage area. The only permitted text on entrance signs shall be the name and street number of the planned center and the individual Tenant names.
(b) WALL SIGNS: Refer to Article XII -SIGNS in this PCD book
(d) TENANT DIRECTIONAL SIGNS Each planned community development shall be allowed additional directional signage as follows:
(i) Maximum sign size is twenty-four (24) square feet, not including sign base or decorative sign perimeter. Maximum height from base is 6'-0".
(v) Three signs are allowed per internal intersection of private drives or public streets within the project and shall not be allowed on state routes or arterial roads.

(e) Refer to Section 1250.2 NON-RESIDENTIAL ALLOWABLE SIGNS in this PCD book

SECTION 1255 CONSTRUCTION AND MAINTENANCE REQUIREMENTS (pages 88-89):
(10) The illumination of internally illuminated signs shall not exceed twenty (25) foot candles of LED and/or incandescent light measured at a distance of ten feet from such structure.

SECTION 1265 PROHIBITED SIGNS AND ADVERTISING DEVICES (page 89):
(2) Awning and canopy signs are allowed – refer to Section 1210.2 SPECIFIC DEFINITIONS in this PCD book.

TENANT MAJOR ‘A’

FRONT ELEVATION

MAJOR 'A' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA = 7,721 SF

MAIN WALL SIGN AT ENTRY TOWER = 7'-3" HIGH x 20'-10" WIDE = 151 SF
SIGN AT LEFT SIDE OF BUILDING = 4'-3" HIGH x 12'-11-1/4" WIDE = 55 SF

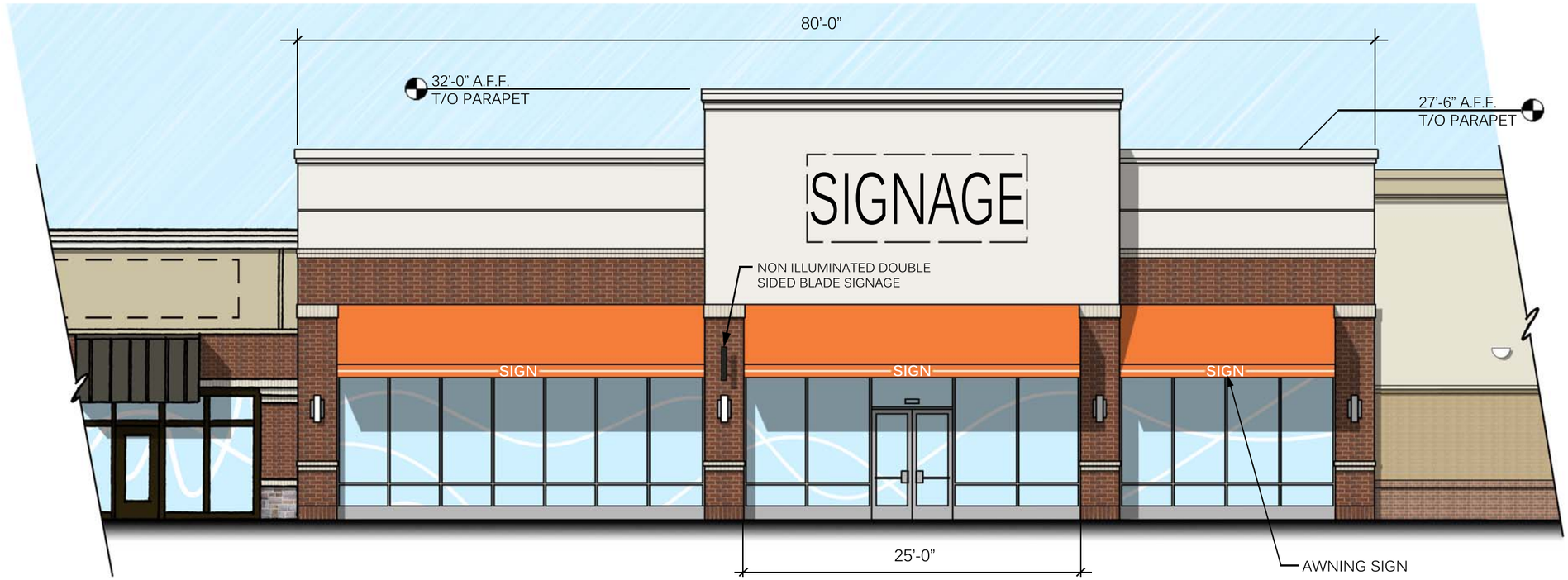
TOTAL ESTIMATED WALL SIGNAGE SF = 206 SF

WALL SIGNAGE AREA IS NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 241'-0"
CALCULATION = 241'-0" x 2.5 = 602.5 SF (THIS FACADE MEETS SIGNAGE AREA REQUIREMENT WITH 206 SF OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

TENANT JUNIOR ‘A’



FRONT ELEVATION

JUNIOR 'A' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA: 824 SF + 986.3 SF + 518 SF = 2,328.3 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 9'-0" HIGH x 20'-0" WIDE = 180 SF

AWNING 1 = 150 SF
AWNING 1 SIGNAGE AREA = 3 SF

AWNING 2 = 137 SF
AWNING 2 SIGNAGE AREA = 3 SF

AWNING 3 = 88 SF
AWNING 3 SIGNAGE AREA = 3 SF

WALL SIGNAGE AREA IS NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 80'-0"
CALCULATION = 80'-0" x 2.5 = 200 SF (THIS FACADE MEETS SIGNAGE AREA REQUIREMENTS WITH 180 SF OF WALL SIGNAGE)

AWNING SIGNAGE AREA IS NOT TO EXCEED 20% OF TOTAL AREA OF INDEPENDENT AWNING AND IS TO BE COMPUTED SEPARATE THAN WALL SIGNAGE:
AWNING 1: 3 SF/150 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)
AWNING 2: 3 SF/150 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)
AWNING 3: 3 SF/150 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

TENANT MAJOR ‘B’

FRONT ELEVATION

MAJOR 'B' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA = 3,881 SF

WALL MAIN SIGN 1 = 6'-0" HIGH x 24'-0" WIDE = 144 SF
WALL MAIN SIGN 2 = 3'-6" HIGH x 42'-0" WIDE = 147 SF
TWO PLAQUE SIGNS = 8 SF x 2 = 16 SF (THESE ACCENT SIGNS ARE NOT INCLUDED IN TOTAL SIGNAGE AREA)

TOTAL ESTIMATED WALL SIGNAGE SF = 291 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 120’-0"
CALCULATION = 120'-0" x 2.5 = 300 SF (THIS FACADE MEETS SIGNAGE AREA REQUIREMENTS WITH 291 SF OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

TENANT MAJOR ‘C’

FRONT ELEVATION

MAJOR 'C' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 553.5 SF + 2644.3 SF + 556.2 SF = 3754 SF

MAIN SIGNAGE = 6'-0" HIGH x 31'-1" WIDE = 185.5 SF
COLUMN-WRAP SIGNAGE = 1-2" HIGH x 4'-0" = 4.67 SF x 2 = 9.33 SF

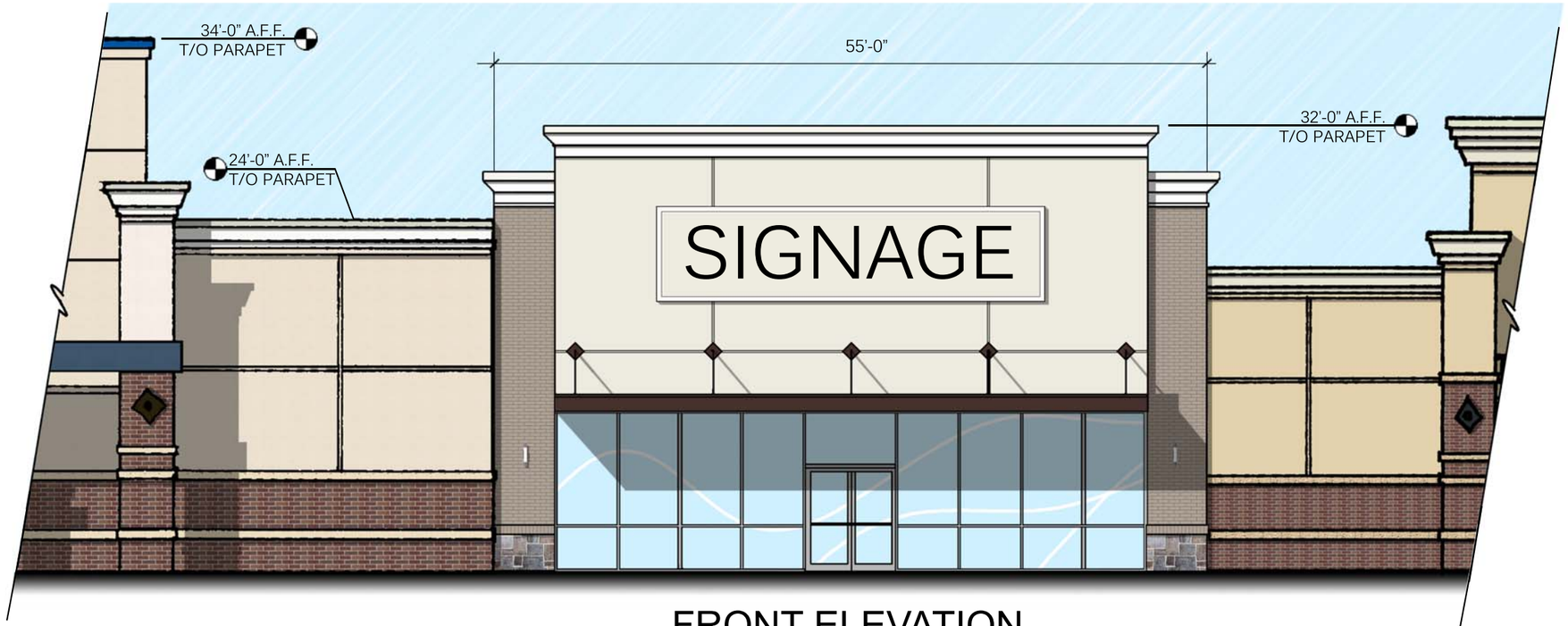
TOTAL ESTIMATED WALL SIGNAGE SF = 195 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 120'-0"
CALCULATION = 120'-0" x 2.5 = 300 SF (THIS FACADE MEETS SIGNAGE AREA REQUIREMENTS WITH 195 SF OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

TENANT JUNIOR ‘B’



FRONT ELEVATION

JUNIOR 'B' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 148.2 SF + 1574.4 SF = 148.2 SF = 1,870.8 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 3'-3" HIGH x 23'-0" WIDE = 75 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 55'-0"
CALCULATION = 55'-0" x 2.5 = 137.5 SF (THIS FACADE MEETS SIGNAGE AREA REQUIREMENTS WITH 75 SF OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

TENANT JUNIOR ‘C’

FRONT ELEVATION

JUNIOR 'C' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 326 SF + 865 SF + 326 SF = 1,517 SF

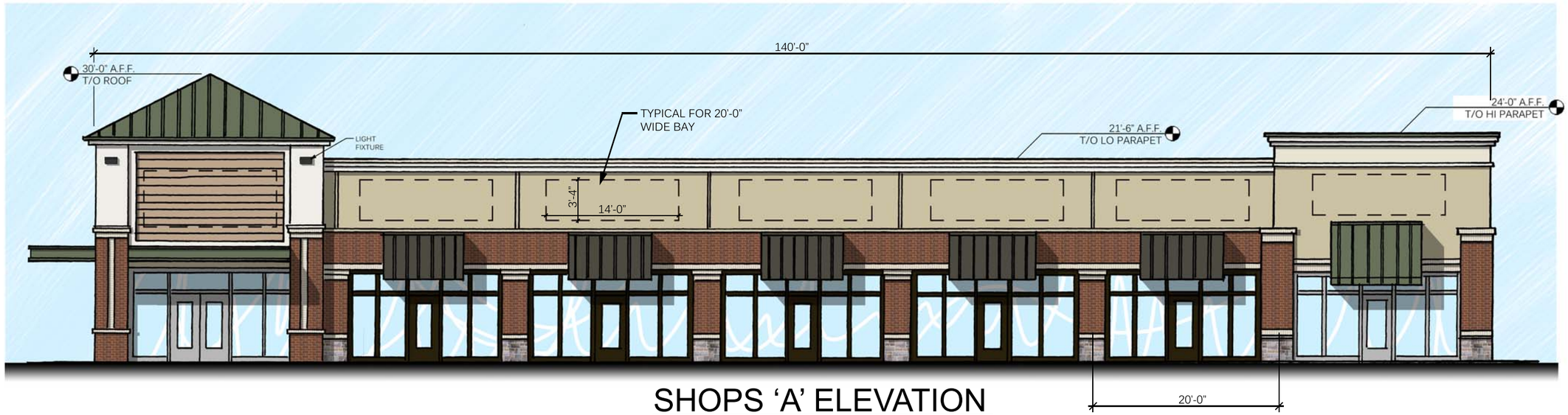
TOTAL ESTIMATED WALL SIGNAGE SF = 5’-0” x 30’ = 1500 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 60'-0"
CALCULATION = 60'-0" x 2.5 = 150 SF (THIS FACADE WILL MEET SIGNAGE AREA REQUIREMENTS WITH 150 SF OR LESS OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

SHOPS A & B ELEVATIONS



SHOPS 'A' ELEVATION

SHOPS 'B' ELEVATION

SHOPS 'A' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA = 3,521 SF

WALL SIGNAGE AREA FOR ENTIRE LENGTH OF SIDEWALK SPAN:
SEVEN (7) SIGNS = 3'-6" HIGH x 14'-0" WIDE = 49 SF x 7 = 343 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 140'-0"
CALCULATION = 140'-0" x 2.5 = 350 SF (THIS FACADE MEETS THE SIGNAGE AREA REQUIREMENTS WITH 343 SF OF WALL SIGNAGE)

SHOPS 'B' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA = 1,290 SF

WALL SIGNAGE AREA FOR ENTIRE LENGTH OF SIDEWALK SPAN:
THREE (3) SIGNS = 3'-6" HIGH x 14'-0" WIDE = 49 x 3 = 147 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 60'-0"
CALCULATION = 60'-0" x 2.5 = 150 SF (THIS FACADE MEETS THE SIGNAGE AREA REQUIREMENTS WITH 147 SF OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

SIGNAGE LIGHTING

Indirect signage lighting examples

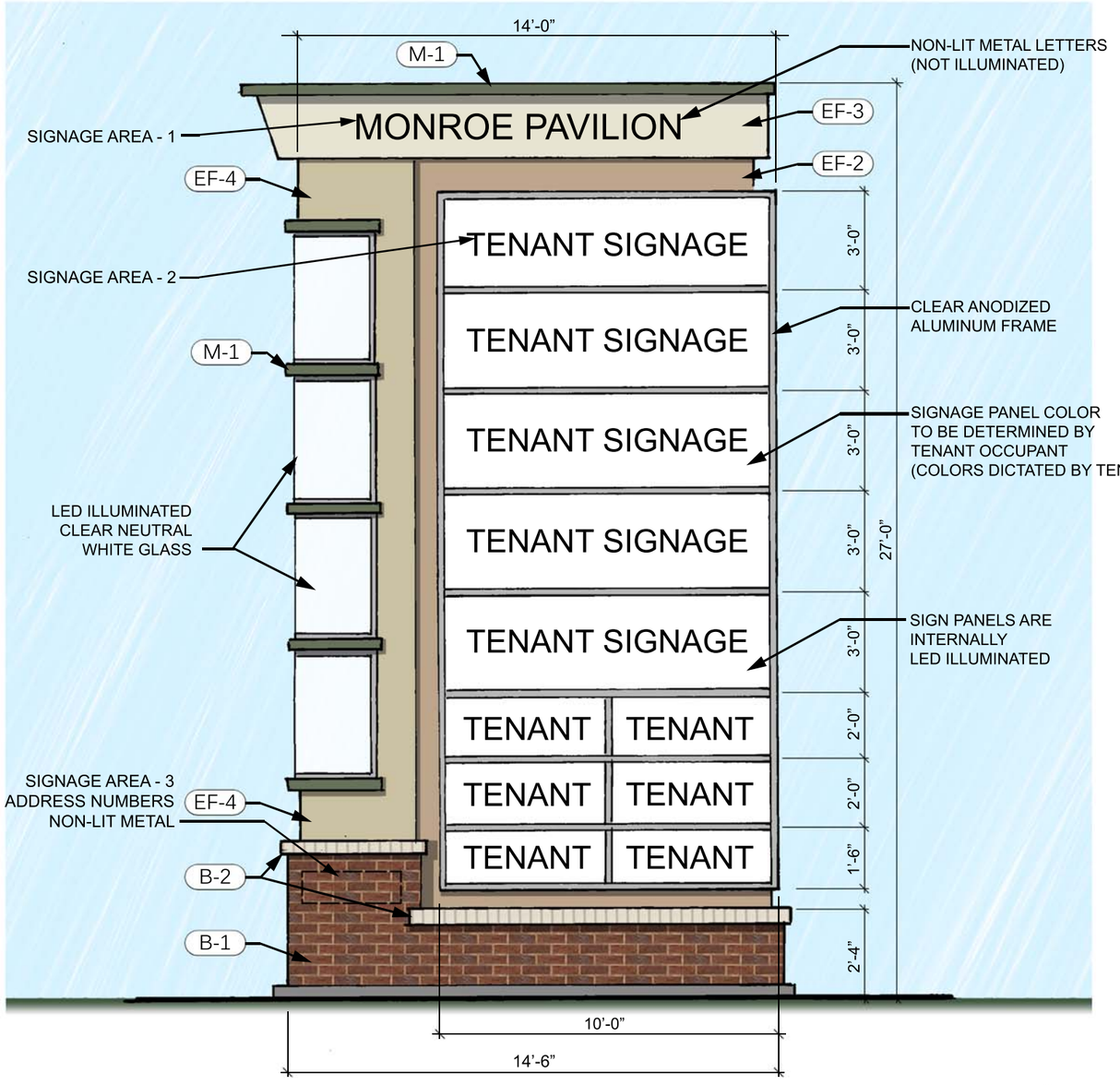
Halo signage lighting examples

Internally illuminated signage examples

Signage

- This page demonstrates non-internally illuminated examples of wall signage.
- Internally illuminated signs are allowed for wall signs at Major Anchors, Junior Anchors, and future independent buildings at Parcels and/or Outlots, which are 5,000 square feet or grater.

FREE STANDING SIGNS



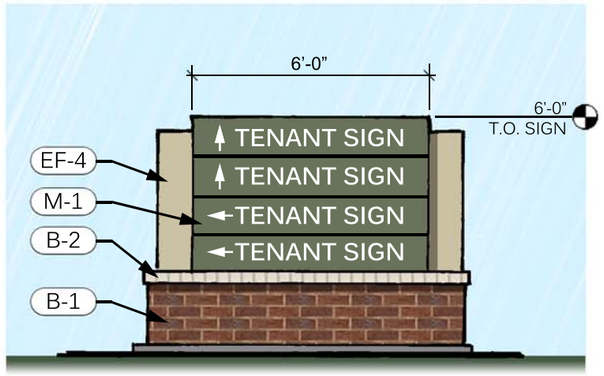
MONUMENT SIGN ELEVATION

N.T.S.

MONUMENT AREA CALCULATIONS FOR ONE SIDE:
TOTAL MONUMENT AREA SF= 380 SF

SIGNAGE AREA CALCULATIONS FOR ONE SIDE:

AREA 1:	1'-0" x 10'-0" =	10 SF
AREA 2:	20'-6" x 10'-0" =	205 SF
AREA 3:	1'-0" x 3'-0" =	3 SF
TOTAL SIGNAGE AREA SF =		218 SF



DIRECTIONAL SIGN ELEVATION

N.T.S.

SIGNAGE AREA CALCULATIONS FOR ONE SIDE:

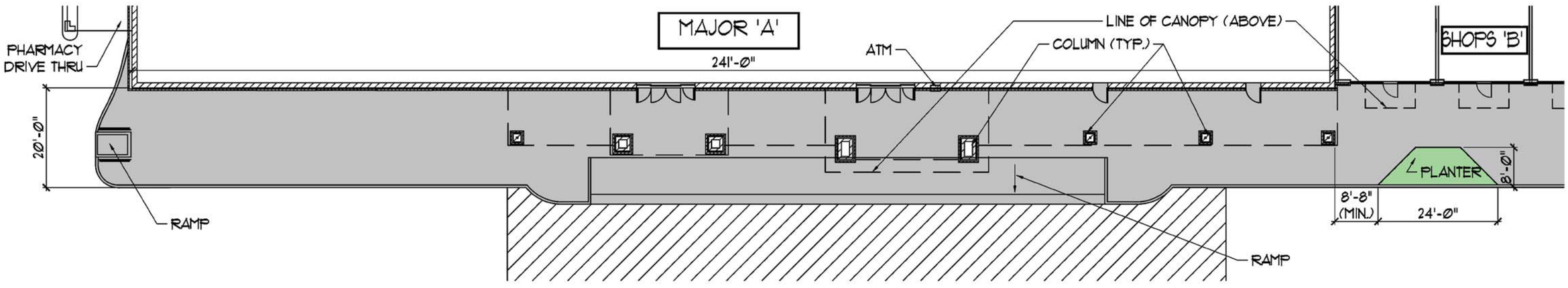
AREA: (4) 1'-0" x 6'-0" PANELS = 6 SF
TOTAL SIGNAGE AREA SF = 24 SF

NOTE:
FOR SIGN LOCATIONS
REFER TO PAGE 2.3

EXTERIOR FINISH SCHEDULE

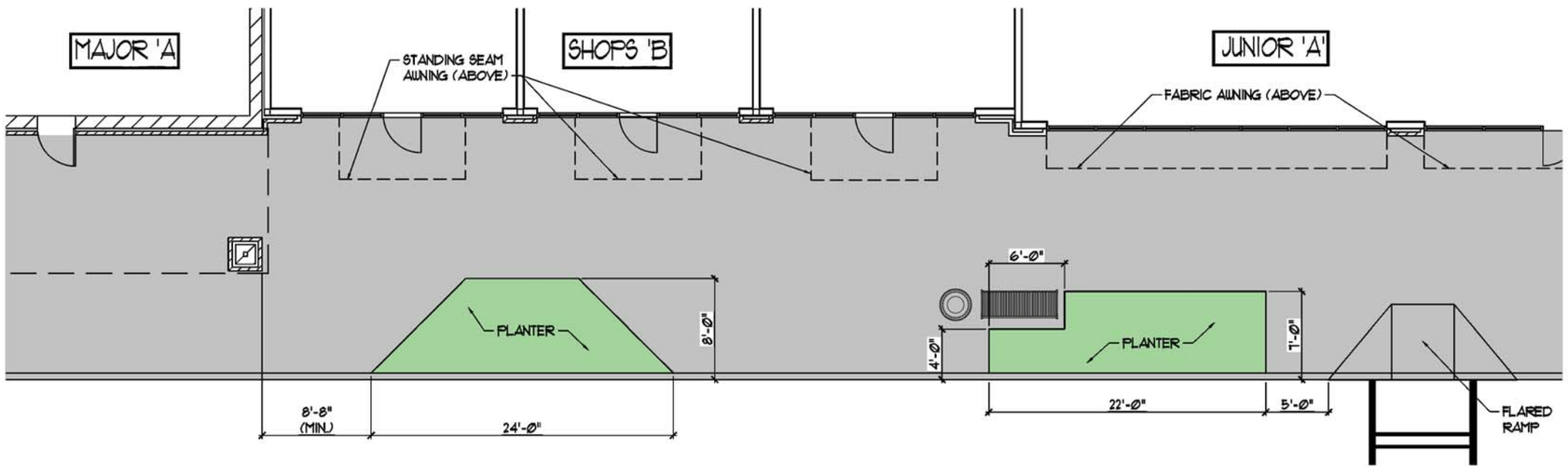
MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
EF-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
EF-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
EF-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
M-1	METAL	PAC-CLAD	STANDING SEAM ROOF, COLOR: "AGED COPPER"

TENANT MAJOR ‘A’



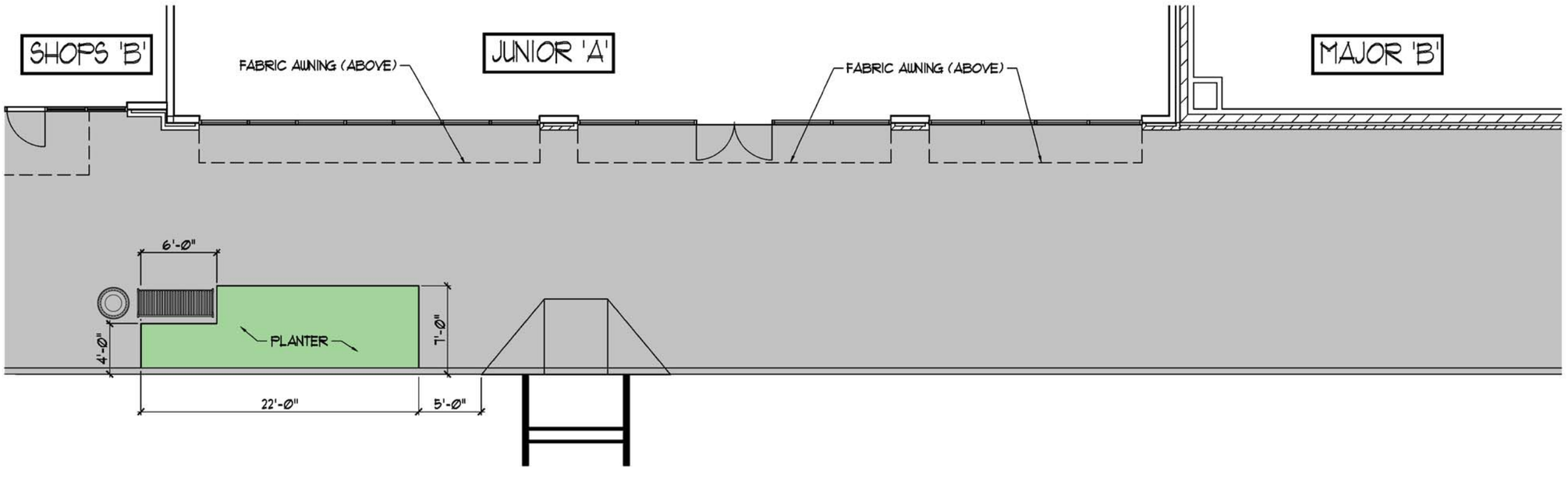
MAJOR ‘A’ & PARTIAL SHOPS ‘B’ - PLANTER INFORMATION

SHOPS B ELEVATION



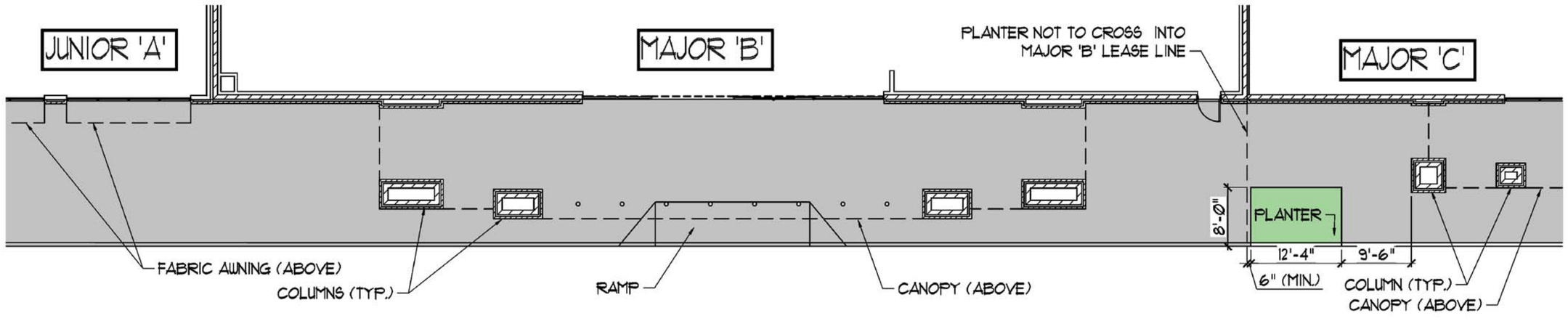
SHOPS ‘B’ & PARTIAL JUNIOR ‘A’ - PLANTER INFORMATION

TENANT JUNIOR ‘A’



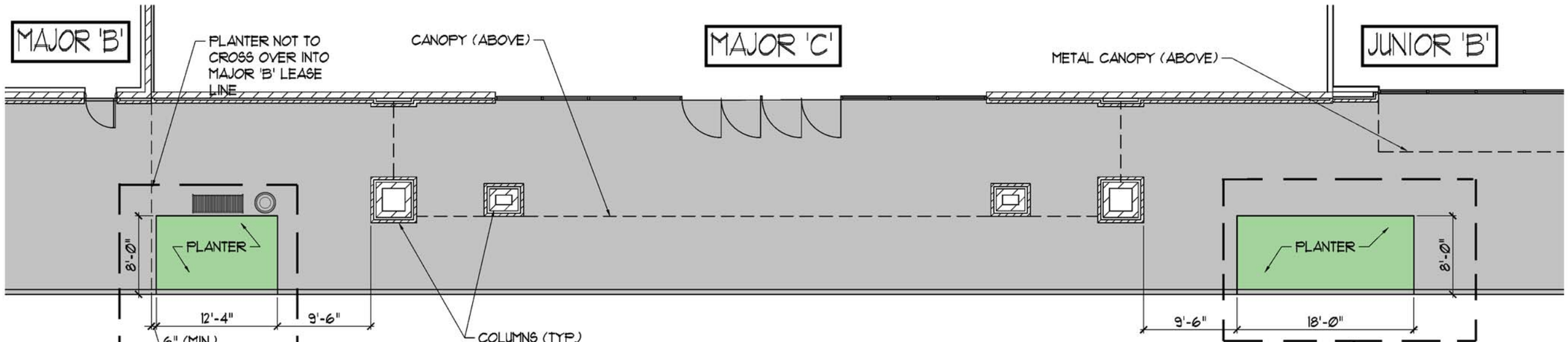
JUNIOR ‘A’ - PLANTER INFORMATION

TENANT MAJOR ‘B’



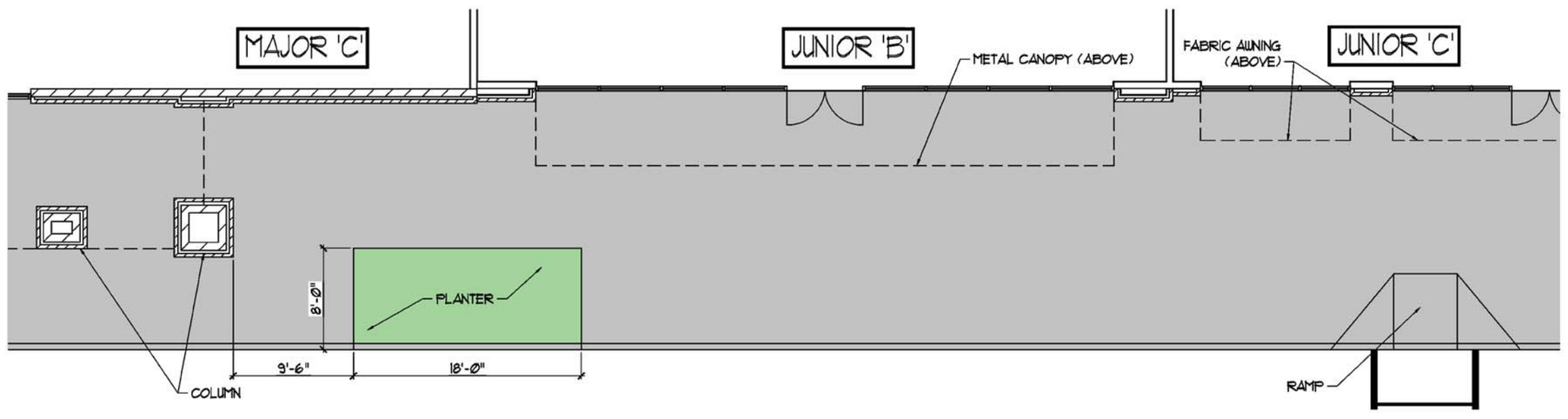
MAJOR ‘B’ & PARTIAL MAJOR ‘C’ - PLANTER INFORMATION

TENANT MAJOR ‘C’



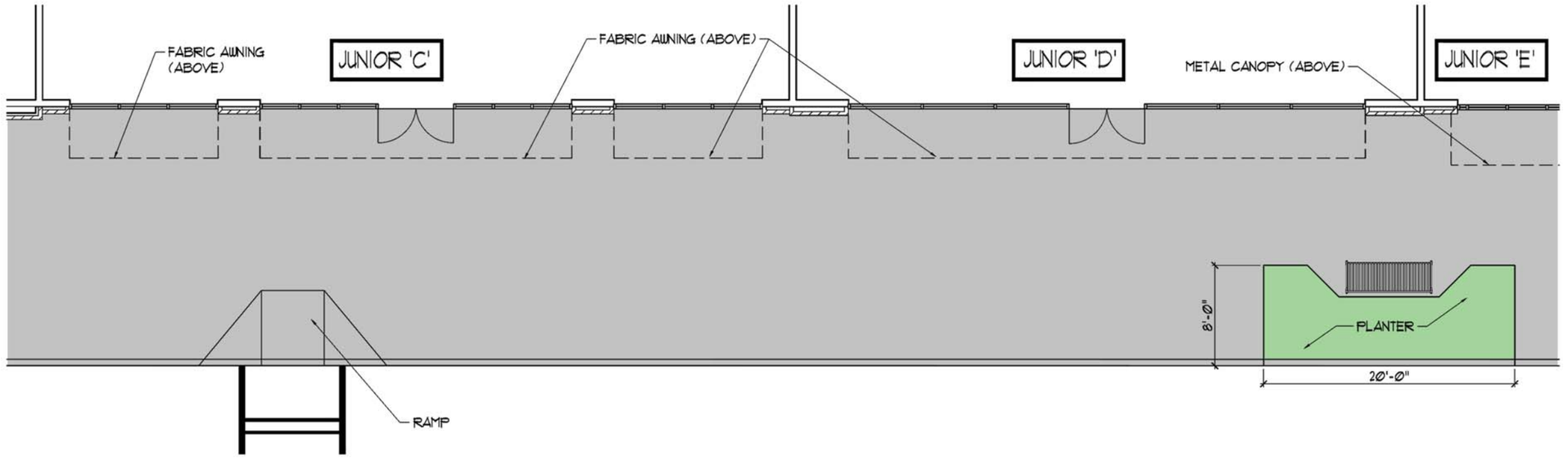
MAJOR ‘C’ & PARTIAL JUNIOR ‘B’ - PLANTER INFORMATION

TENANT JUNIOR ‘B’



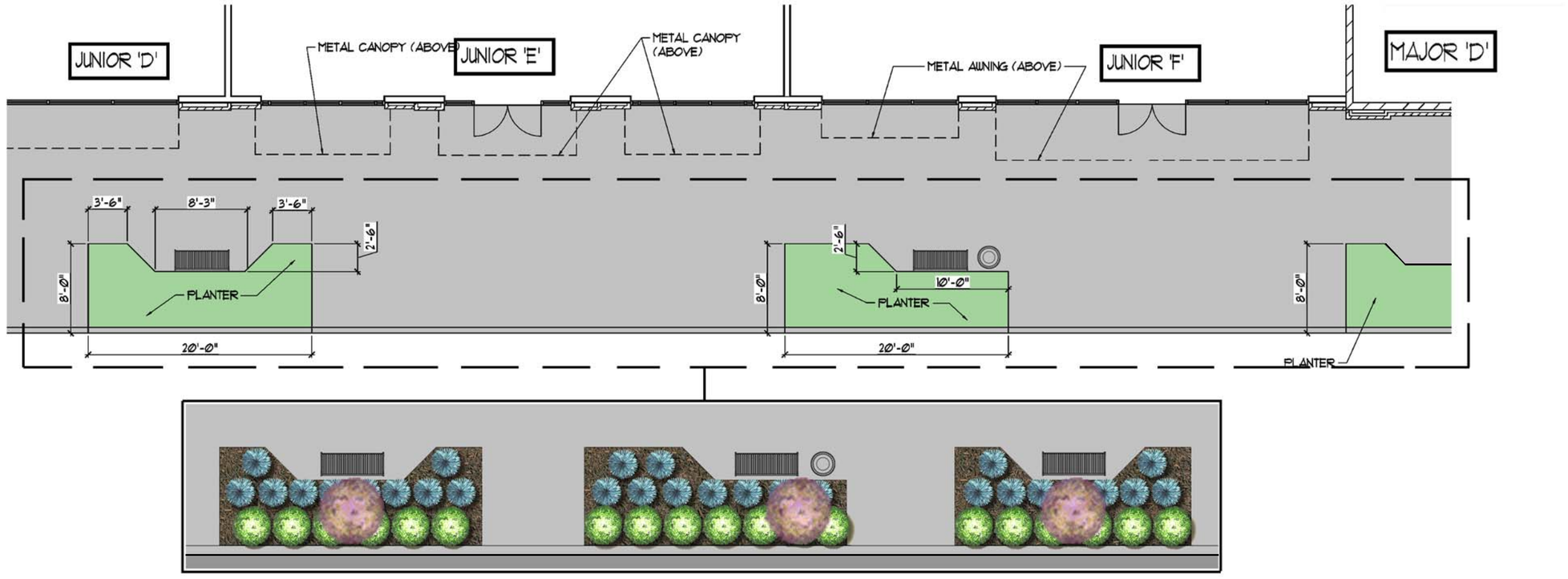
JUNIOR ‘B’ & PARTIAL MAJOR ‘C’ & PARTIAL JUNIOR ‘C’ - PLANTER INFORMATION

TENANT JUNIOR ‘C’ & JUNIOR ‘D’ & PARTIAL JUNIOR ‘E’



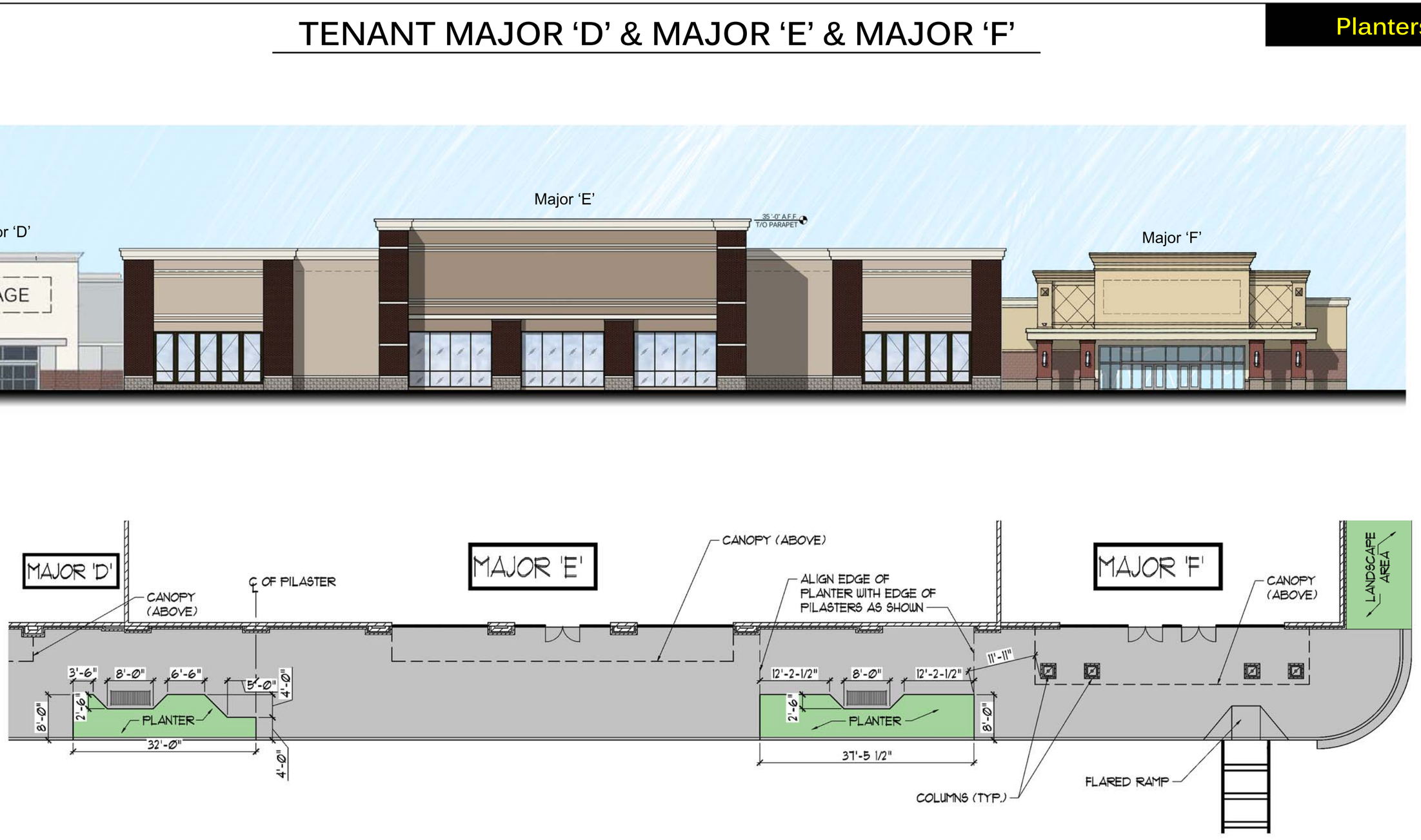
JUNIOR ‘C’ & JUNIOR ‘D’ & PARTIAL JUNIOR ‘E’ - PLANTER INFORMATION

TENANT JUNIOR ‘E’ & JUNIOR ‘F’



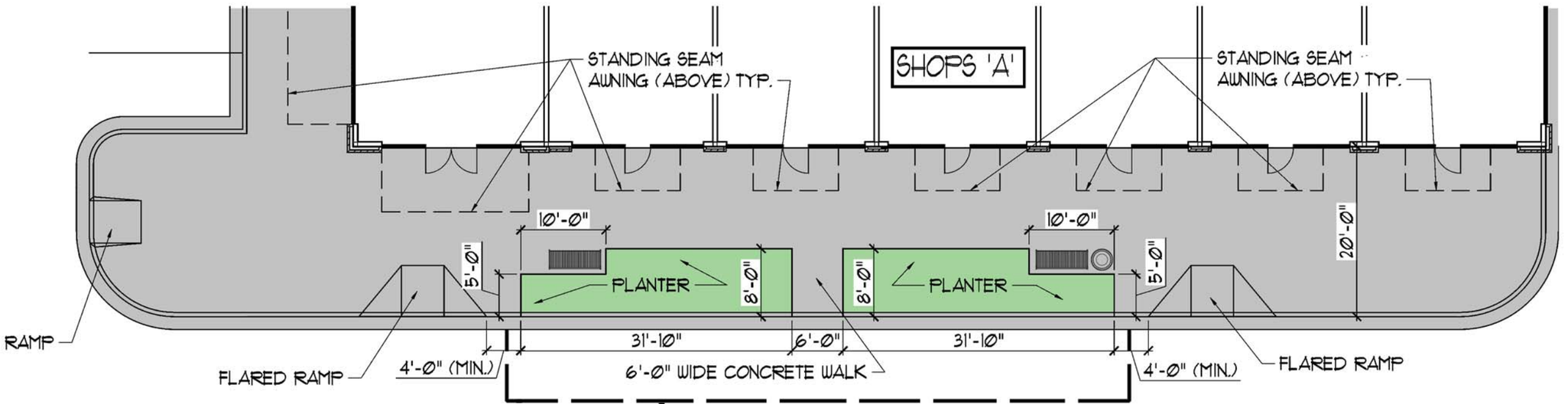
JUNIOR ‘E’ & JUNIOR ‘F’ & PARTIAL JUNIOR ‘D’ - PLANTER INFORMATION

TENANT MAJOR ‘D’ & MAJOR ‘E’ & MAJOR ‘F’

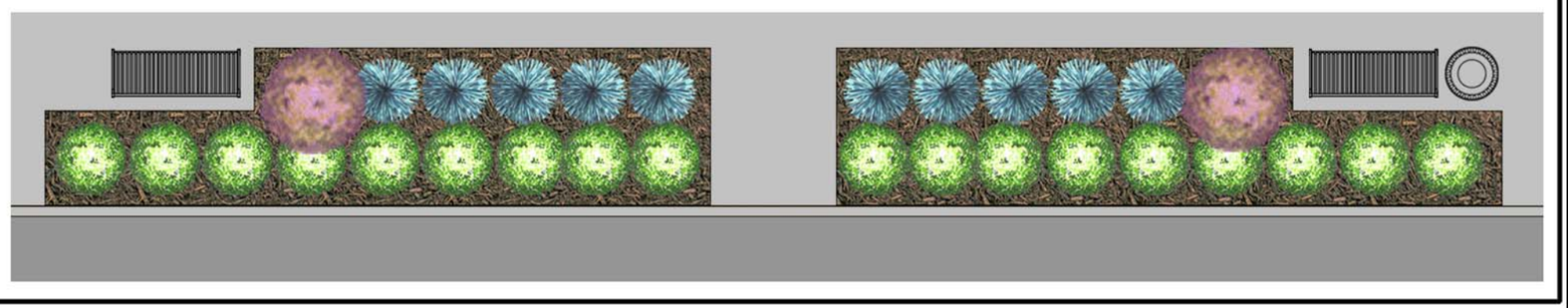


MAJOR ‘D’ & MAJOR ‘E’ & MAJOR ‘F’ & PARTIAL MAJOR ‘D’ - PLANTER INFORMATION

SHOPS A ELEVATIONS



SHOPS 'A' - PLANTER INFORMATION



CENTRAL SERVICES

MONTHLY REPORT

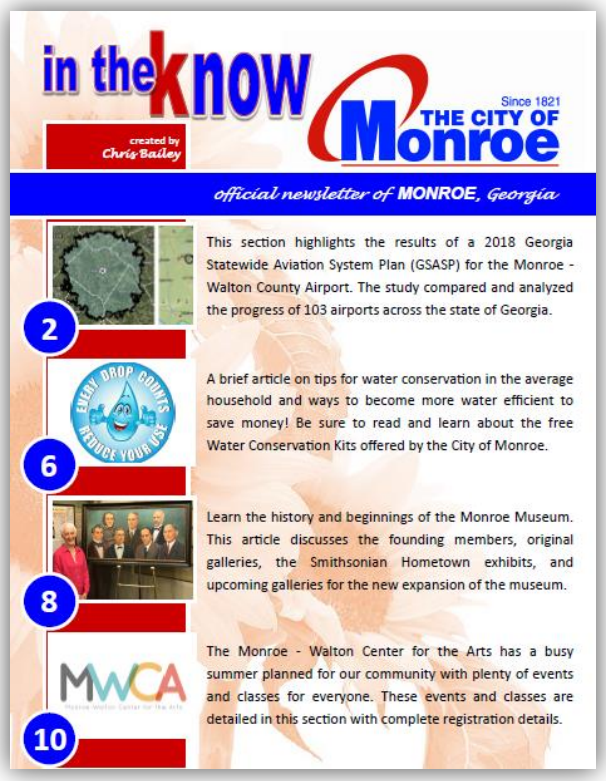
JULY 2019

	2019 January	2019 February	2019 March	2019 April	2019 May	2019 June	2018 June	2018 July	2018 August	2018 September	2018 October	2018 November	2018 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	2	5	1	4	9	2	5	7	4	1	5	2	8	4.2	55
Vehicle Inspections	2	6	12	1	0	6	0	22	10	0	0	5	9	5.6	73
Equipment Inspections	4	0	0	0	2	4	0	6	4	1	0	1	3	1.9	25
Worksite Inspections	1	1	0	9	0	2	1	7	4	3	3	3	0	2.6	34
Employee Safety Classes	1	0	0	0	0	0	1	0	0	0	2	2	3	0.7	9
PURCHASING															
P-Card Transactions	486	421	567	462	588	421	445	460	430	312	419	361	301	436.4	5,673
Purchase Orders	110	155	103	86	66	53	108	102	122	112	83	74	48	94.0	1,222
Total Purchases	596	576	670	548	654	474	553	562	552	424	502	435	349	530.4	6,895
Sealed Bids/Proposals	0	1	1	2	1	1	1	0	1	1	0	0	0	0.7	9
GPR Postings	1	2	0	1	1	0		0	1	1	5	1	0	1.1	13
INFORMATION TECHNOLOGY															
Workorder Tickets	104	116	126	142	162	135	99	99	101	95	133	95	95	115.5	1,502
Phishing Fail Percentage	3.6%	3.6%	3.9%	4.4%	3.4%	6.3%	6.9%		3.0%		7.6%	5.5%	4.0%	4.7%	
MARKETING															
Newsletters Distributed	0	1	1	3	2	1	0	0	1	0	0	0	1	0.8	10
Intern Hours		22.5	32.0	38.0	8.0	20.8								24.3	121.3
GROUNDS & FACILITIES															
Contractor Acres Mowed	46.6	46.6	46.6	52.4	52.4	52.4	123.5	139.1	139.1	139.1	139.1	92.4	92.4	89.3	1,161.5
Trash Collection	2,920.0	2,400.0	1,400.0	1,820.0	1,360.0	1,240.0					320.0	2,496.0	2,980.0	1,881.8	16,936.0
Crew Acres Mowed	16.7	16.7	27.0	45.2	54.0	54.0	54.0	54.0	54.0	55.5	55.5	33.3	16.7	41.3	536.6

PROJECTS & UPDATES

NEWSLETTER/MARKETING

The Summer newsletter went out on Friday, May 31st and includes articles on the Monroe-Walton Center for the Arts, Monroe-Walton County Airport, Monroe Museum, water conservation, meeting dates, report from the City Administrator, and more! July should see a single focused Monroe-Walton County Airport newsletter that highlights the achievements as detailed in the Georgia Statewide Aviation System Plan (GSASP). Project details, budgets, events, along with the history of the growth and operations of the airport will also be included. Also explained in general concepts will be the processes that the City and State participate in for funding sources, project design, and overall practice methods to operate the airport. In the fall, we expect to produce a newsletter on the Natural Gas system of Monroe explaining cost breakdowns, changes to the systems, and the efficient use of natural gas for household usage.



POLICE STATION / MUNICIPAL COURT BUILDING

The roof is essentially complete minus the HVAC system and area, with the exterior waiting on paint color selection based on the internal design and layout. The proposed interior layout will be viewed by Council and staff on July 2nd, to then allow for the Sizemore Group to take the final steps to the bidding phase for construction of the interior. Bids will then be reviewed by staff and then presented to Council for review. At this point, construction should be given the go ahead sometime in September or October.

FACILITIES MANAGEMENT

Currently on schedule or completed are the following facilities, with budgets and actuals reflected below…

FACILITY	BUDGET	PRICE	+/-
Flight Train Monroe	$0	$16,920	$16,920
On-Stage Walton	$0	$27,894	$27,894
Public Works Main Building	$169,000	$124,584	($44,416)
Old City Hall	$180,000	$177,352	($2,648)
Art Guild	$30,000	$26,471	($3,529)
TOTAL	**$379,398**	**$373,221**	**($6,177)**

As discussed in the June meeting, the Art Guild project will be delayed until later in the year for funding availability. The positive is with the two (2) additions, the overall budget for facility repair and maintenance is still $6,177 under the approved budget for the 2019 fiscal year. Competitive bidding and a focus on timing with projects has allowed for this budget adhereance and protection.

Since 1821
THE CITY OF
Monroe

FINANCIAL STATUS REPORT

as of May 2019

City of Monroe
Financial Performance Report
For the Period Ended
May 31, 2019

Cash balances for the City of Monroe as of May 31st total **$39,528,353**
The following table shows the individual account balances.

GOVERNMENTAL FUND	
General Fund Checking	30,721.68
Stabilization Fund	950,000.00
Community Center Deposits	1,430.79
Group Health Insurance (Claims/Premiums)	733,237.81
Unemployment Fund	17,174.03
Workmen's Compensation (To Fund Claims)	108,465.50
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,739.99
SPLOST	1,380,834.46
SPLOST 2013	3,000,005.51
SPLOST 2019	1,046.72
SPECIAL REVENUE FUND	
Hotel/Motel	9,498.35
DEA Confiscated Assets Fund	21,258.42
Confiscated Assets Fund	43,330.84
ENTERPRISE FUND	
Solid Waste	152,347.96
Solid Waste Capital	1,030,258.48
Utility Revenue	2,556,091.28
Utility Revenue Reserve	1,333,114.10
Utility MEAG Payment Acct	2,553.12
Utility MGAG Payment Acct	8,357.48
Utility Gov't Loan Payment Acct	26,069.92
Utility MEAG Short-Term Investment	4,937,709.91
Utility MEAG Intermediate Extended Investment	6,755,117.37
Utility MEAG Intermediate Portfolio Investment	2,475,879.67
Utility Capital Improvement	8,386,147.59
Utility GEFA	1,000.00
Utility Bond Sinking Fund	1,024,009.89
Utility Tap Fees	1,840,081.77
Utility Customer Deposits (Restricted)	1,179,890.33
Utility Customer Deposits (Investment)	1,519,979.84

The total Utility Capital funds available as of May are $11,559,344 as broken down in the section below:

Utility Capital Improvement Cash Balance		**8,386,148**
Utility Revenue Reserve Cash Balance		**1,333,114**
Tap Fees Cash Balance		1,840,082
Total Current Funds Available	$	11,559,344

Project Description	Estimated Budgeted Cos	2019 Estimated Expense	2019 Monthly Expense	2019 Estimated Remaining Expenses	2020 Estimated Expense	2021 Estimated Expense	2022 Estimated Expense	2023 Estimated Expense
Totals	$ 29,220,921	$ 10,233,113	$ 1,527,993	$ 8,676,518	$ 2,952,555	$ 2,521,454	$ 1,729,000	$ 1,101,454
Estimated annual Tap Fees				180,833	310,000	310,000	310,000	310,000
Estimated annual CIP transfers-in				1,050,000	1,800,000	1,800,000	1,800,000	1,800,000
Estimated Utility Capital Cash Balance EOY				$ 4,113,659	$ 3,271,104	$ 2,859,650	$ 3,240,650	$ 4,249,196

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

Utility Capital Funding

Approved Projects/Assets

Dept	Project Description	Estimated Budgeted Cost	2019 Estimated Expense	2019 Monthly Expense	2019 Estimated Remaining Expenses	2020 Estimated Expense	2021 Estimated Expense	2022 Estimated Expense	2023 Estimated Expense
Sewer	Sewer CDBG 2018-Initial Application	25,000	9,120	8,000	1,120				
Sewer	CDBG 2018 Construction & Design	250,000	250,000	101,825	148,175				
Sewer	CDBG 2018 Revenue (DCA draws)			-67,600					
Sewer	Infastructure Repair/Replacement	337,223	99,800	60,605	39,195	71,881	70,000	70,000	
Sewer	Sewer Extension 138 to Reliant Development	2,700,000	2,635,374	28,851	2,606,523				
Sewer	Pump Station SCADA	50,000	35,000		35,000	15,000			
Sewer	Sewer Main Rehab	583,711	83,711		83,711	150,000	100,000	150,000	100,000
Sewer	Truck	100,000			-	50,000		50,000	
Sewer	Application/Design CDBG 2020 submittal	50,000			-	50,000			
Sewer	CDBG 2020 Construction	250,000			-		250,000		
Sewer	Application/Design CDBG 2022 submittal	50,000			-			50,000	
Sewer	CDBG 2022 Construction	250,000			-				250,000
Sewer	Lime Slurry System	145,200	145,200		145,200				
Sewer	Kawasaki Mule	9,189	9,189		9,189				
Sewer	Aeration Fluidyne Jet Pump	41,348	20,674		20,674	20,674			
Sewer	Final Clarifier Clean Out	36,908			-		18,454		18,454
Sewer	Control Panel for Plant Drain	15,000	6,430	6,430	-			15,000	
Sewer	Trickling Filter Pump	80,000			-		40,000		40,000
Sewer	Air Compressor	54,760	54,760	30,000	24,760				
Sewer	Ashphalt Top Coat	200,000			-	200,000			
Sewer	GIS Program Development	41,667	41,667	8,542	33,125				
Sewer	Waste Water Treatment Plant Rehab (GEFA loan)	8,000,000	250,000	235,440	14,560				
Water	Loganville Water Distribution Line	1,648,125	1,451,223	111,415	1,339,808				
Water	Water Plant Roof Replacement	237,548			-				
Water	Remodel of Old Water Plant	225,000	163,745	214,691	(50,945)				
Water	Warehouse Improvements	25,000	25,000	2,616	22,384				
Water	Water Main Rehab	375,000	75,000		75,000	75,000	75,000	75,000	75,000
Water	8 Mstr Mtr Octave AWWA Mtr	5,062			-				
Water	Fire Hydrant Replacement	110,000	55,000		55,000	55,000			
Water	Infrastructure Repair/Replacement	750,000	150,000	10,117	139,883	150,000	150,000	150,000	150,000
Water	Water Valve Maintenance Trailer	61,720	61,720		61,720				
Water	CDBG 2018 Construction & Design	250,000	250,000		250,000				
Water	Application/Design CDBG 2020 submittal	25,000			-	25,000			
Water	CDBG 2020 Construction	250,000			-		250,000		
Water	Application/Design CDBG 2022 submittal	25,000			-			25,000	
Water	CDBG 2022 Construction	250,000			-				250,000
Water	Swan Turbidity Meters	90,355	90,355	80,902	9,453				
Water	Air Compressors	58,575	58,575		58,575				
Water	High Service Pumps	100,000			-	100,000			
Water	Alcovy River Screen	50,000			-	50,000			
Water	Control Vlv Replacement Reservoir & Alcovy River	100,000			-		100,000		
Water	Membrane Filters	382,500	76,500		76,500	76,500	76,500	76,500	76,500
Water	Excavator	88,200	88,200		88,200				
Water	Water Meters	282,247	56,247	56,247	-	56,500	56,500	56,500	56,500
Water	Alleyway repairs				-				
Water	GIS Program Development	41,667	41,667	8,542	33,125				
Central Svcs	Vehicle	25,000	25,000		25,000				
Admin	Financial/Utility Billing Software	300,617	113,595	53,591	60,004				
Admin	Drive Thru Rehab/City Hall	225,000	225,000	53,580	171,420				
Admin	Trucks	50,000			-	50,000		50,000	
Admin	Rack Server	6,650	6,650	6,648	-				
Admin	Town Green improvements			11,500					
Electric	Bucket Truck Replacement	325,000	215,000		215,000		110,000		
Electric	Meter Load Tester	33,000	33,000		33,000				
Electric	Pole Crane	80,000	80,000		80,000				
Electric	Van	27,000			-				
Electric	Vesta Test Board	27,500		27,500	-				
Electric	Automated Switching	150,000	95,577	90,705	4,872				
Electric	2018 LED Streetlights	125,000	125,000		125,000				
Electric	Reconductor Distrubtion System	800,000	344,794		344,794	150,000	150,000	150,000	
Electric	Warehouse Project	75,000	75,000	6,610	68,390				
Electric	Stone Creek	153,000	133,042	25,443	107,599				
Electric	System Automation	408,846	108,846		108,846	150,000	150,000		
Electric	Underground for Town Green	187,000	187,000		187,000				
Electric	AMI meters/system	112,608	37,608		37,608	75,000			
Electric	Rebuild Highland & S Madison Ave	1,091,200	291,200		291,200	300,000	250,000	250,000	
Electric	GIS Program Development	41,667	41,667	8,542	33,125				
Telecom	Fiber Blower	44,000	5,000		5,000				
Telecom	Halon Fire Suppression	44,000	44,000		44,000				
Telecom	Fiber Loop	150,000	150,000	38,250	111,750				
Telecom	Fiber to the X	400,000	75,073	14,488	60,584	100,000	100,000	100,000	
Telecom	Wireless Deployment	75,000	75,000		75,000				
Telecom	2018 Cable Replacement	240,000	80,000		80,000	80,000	80,000		
Telecom	2017 Network Redundancy	195,000	0		-				
Telecom	2018 Network Redundancy	225,000	225,000	78,772	146,228				
Telecom	2017 Cable Replacement	80,000	33,167	25,940	7,227				
Telecom	DOCSIS 3	175,000	147,939		147,939				
Telecom	Fiber Backbone Extension	101,500	56,500		56,500	45,000			
Telecom	Micro Trench Saw	91,000	91,000		91,000				
Telecom	FTTX Wellington	420,000	120,000		120,000	150,000	150,000		
Telecom	Cable Infrastructure Replacement	180,000	65,000		65,000	60,000	55,000		
Telecom	GIS Program Development	41,667	41,667	8,542	33,125				
Gas	Gas relocation Hwy 11 bridge	541,000			-				
Gas	Good Hope	140,000			-	70,000	70,000		
Gas	James Huff/Gratis	140,000			-			140,000	
Gas	Old Mill Replacement	150,000			-	150,000			
Gas	Unisia Dr Extension	45,000			-	45,000			
Gas	Various Projects	300,000			-	100,000	100,000	100,000	
Gas	Service Trencher	80,000	80,000	57,500	22,500				
Gas	2018 System Rehab	200,000	34,000		34,000				
Gas	System Rehab	150,000			-	50,000	50,000	50,000	
Gas	Young St Rehab	75,000	75,000		75,000				

Gas	Lacy, Davis, Harris & Ash Street (Bryant Rd)	40,000	38,560	13,260	25,300				
Gas	Lacy, Davis, Harris & Ash Street (Bryant Rd2)	57,000	55,228		55,228				
Gas	Gas Main Renewal	681,147	199,147	101,956	97,191	196,000	70,000	131,000	85,000
Gas	Main Extension	84,397	8,397		8,397	36,000		40,000	
Gas	GIS Program Development	41,667	41,667	8,542	33,125				
Stormwater	2018 Infrastructure Repair/Replacement	100,000	61,450		61,450				
Stormwater	Infrastructure Repair/Replacement	300,000			-	100,000	100,000	10,000	
Stormwater	Lateral Repair	43,183	8,183		8,183		35,000		
Stormwater	F450 Service Body Truck	60,000			-	60,000			
Stormwater	Skid Steer	75,000			-	75,000			
Stormwater	Storm/Drain Retention Pond Rehab	375,000	75,000		75,000	75,000	75,000	75,000	75,000
Stormwater	Heritage Ridge Retention Pond	17,600	17,600		17,600				
Stormwater	Public Works Retention Pond	8,000			-	8,000			
Stormwater	Heritage Trace Retention Pond	18,000			-	18,000			
Stormwater	GIS Program Development	41,667	41,667	8,542	33,125				
Stormwater	Improvements	50,000	50,000		50,000				
	Totals	$ 29,220,921	$ 10,233,113	$ 1,527,993	$ 8,676,518	$ 2,952,555	$ 2,521,454	$ 1,729,000	$ 1,101,454

Monroe, GA

Monthly Budget Report
Group Summary
For Fiscal: 2019 Period Ending: 05/31/2019

DEP…	May Budget	May Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	578,825.79	310,217.19	-268,608.60	-46.41 %	2,894,128.95	1,606,809.60	-1,287,319.35	-44.48 %	6,948,689.00
Total R1: 31 - TAXES:	**578,825.79**	**310,217.19**	**-268,608.60**	**-46.41 %**	**2,894,128.95**	**1,606,809.60**	**-1,287,319.35**	**-44.48 %**	**6,948,689.00**
R1: 32 - LICENSES & PERMITS									
7200 - PLANNING & DEVELOPMENT	22,498.49	35,808.00	13,309.51	59.16 %	112,492.45	250,212.50	137,720.05	122.43 %	270,090.00
Total R1: 32 - LICENSES & PERMITS:	**22,498.49**	**35,808.00**	**13,309.51**	**59.16 %**	**112,492.45**	**250,212.50**	**137,720.05**	**122.43 %**	**270,090.00**
R1: 33 - INTERGOVERNMENTAL									
1510 - FINANCE ADMIN	1,666.00	0.00	-1,666.00	-100.00 %	8,330.00	0.00	-8,330.00	-100.00 %	20,000.00
1519 - INTERGOVERNMENTAL	7,982.72	0.00	-7,982.72	-100.00 %	39,913.60	76,462.00	36,548.40	91.57 %	95,831.00
3200 - POLICE	0.00	0.00	0.00	0.00 %	0.00	3,610.59	3,610.59	0.00 %	0.00
3500 - FIRE OPERATIONS	19,856.55	52,363.50	32,506.95	163.71 %	99,282.75	52,363.50	-46,919.25	-47.26 %	238,374.00
4200 - STREETS & TRANSPORTATION	10,829.00	0.00	-10,829.00	-100.00 %	54,145.00	159,841.15	105,696.15	195.21 %	130,000.00
7520 - ECONOMIC DEVELOPMENT	0.00	60,134.00	60,134.00	0.00 %	0.00	60,134.00	60,134.00	0.00 %	0.00
Total R1: 33 - INTERGOVERNMENTAL:	**40,334.27**	**112,497.50**	**72,163.23**	**178.91 %**	**201,671.35**	**352,411.24**	**150,739.89**	**74.75 %**	**484,205.00**
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	54,978.00	82,904.39	27,926.39	50.80 %	274,890.00	268,286.76	-6,603.24	-2.40 %	660,000.00
3200 - POLICE	1,666.00	1,105.00	-561.00	-33.67 %	8,330.00	10,522.18	2,192.18	26.32 %	20,000.00
3500 - FIRE OPERATIONS	0.00	0.00	0.00	0.00 %	0.00	464.50	464.50	0.00 %	0.00
7200 - PLANNING & DEVELOPMENT	41.65	124.00	82.35	197.72 %	208.25	127.50	-80.75	-38.78 %	500.00
7520 - ECONOMIC DEVELOPMENT	1,666.00	200.00	-1,466.00	-88.00 %	8,330.00	5,870.00	-2,460.00	-29.53 %	20,000.00
7563 - AIRPORT	8.33	110.00	101.67	1,220.53 %	41.65	502.00	460.35	1,105.28 %	100.00
Total R1: 34 - CHARGES FOR SERVICES:	**58,359.98**	**84,443.39**	**26,083.41**	**44.69 %**	**291,799.90**	**285,772.94**	**-6,026.96**	**-2.07 %**	**700,600.00**
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	33,320.00	31,105.14	-2,214.86	-6.65 %	166,600.00	229,208.95	62,608.95	37.58 %	400,000.00
Total R1: 35 - FINES & FORFEITURES:	**33,320.00**	**31,105.14**	**-2,214.86**	**-6.65 %**	**166,600.00**	**229,208.95**	**62,608.95**	**37.58 %**	**400,000.00**
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	0.00	0.00	0.00	0.00 %	0.00	207.56	207.56	0.00 %	0.00
Total R1: 36 - INVESTMENT INCOME:	**0.00**	**0.00**	**0.00**	**0.00 %**	**0.00**	**207.56**	**207.56**	**0.00 %**	**0.00**
R1: 37 - CONTRIBUTIONS & DONATIONS									
3200 - POLICE	333.20	0.00	-333.20	-100.00 %	1,666.00	0.00	-1,666.00	-100.00 %	4,000.00
3500 - FIRE OPERATIONS	333.20	0.00	-333.20	-100.00 %	1,666.00	0.00	-1,666.00	-100.00 %	4,000.00
7521 - MAINSTREET	2,915.50	0.00	-2,915.50	-100.00 %	14,577.50	8,750.00	-5,827.50	-39.98 %	35,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	**3,581.90**	**0.00**	**-3,581.90**	**-100.00 %**	**17,909.50**	**8,750.00**	**-9,159.50**	**-51.14 %**	**43,000.00**

DEP…	May Budget	May Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
R1: 38 - MISCELLANEOUS REVENUE									
1510 - FINANCE ADMIN	416.50	358.76	-57.74	-13.86 %	2,082.50	1,949.20	-133.30	-6.40 %	5,000.00
1565 - WALTON PLAZA	275.55	551.26	275.71	100.06 %	1,377.75	1,405.71	27.96	2.03 %	3,308.00
3200 - POLICE	0.00	0.00	0.00	0.00 %	0.00	1,060.10	1,060.10	0.00 %	0.00
5530 - COMMUNITY CENTER	999.60	425.00	-574.60	-57.48 %	4,998.00	6,825.00	1,827.00	36.55 %	12,000.00
7563 - AIRPORT	19,700.45	21,094.18	1,393.73	7.07 %	98,502.25	85,343.76	-13,158.49	-13.36 %	236,500.00
Total R1: 38 - MISCELLANEOUS REVENUE:	**21,392.10**	**22,429.20**	**1,037.10**	**4.85 %**	**106,960.50**	**96,583.77**	**-10,376.73**	**-9.70 %**	**256,808.00**
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	225,263.19	222,496.99	-2,766.20	-1.23 %	1,126,315.95	1,173,744.66	47,428.71	4.21 %	2,704,240.09
Total R1: 39 - OTHER FINANCING SOURCES:	**225,263.19**	**222,496.99**	**-2,766.20**	**-1.23 %**	**1,126,315.95**	**1,173,744.66**	**47,428.71**	**4.21 %**	**2,704,240.09**
Total Revenue:	**983,575.72**	**818,997.41**	**-164,578.31**	**-16.73 %**	**4,917,878.60**	**4,003,701.22**	**-914,177.38**	**-18.59 %**	**11,807,632.09**
Expense									
1100 - LEGISLATIVE	19,461.45	27,323.83	-7,862.38	-40.40 %	97,307.25	105,479.62	-8,172.37	-8.40 %	233,631.00
1300 - EXECUTIVE	24,480.84	40,507.99	-16,027.15	-65.47 %	122,404.20	181,240.01	-58,835.81	-48.07 %	293,888.00
1400 - ELECTIONS	1,574.37	0.00	1,574.37	100.00 %	7,871.85	0.00	7,871.85	100.00 %	18,900.00
1500 - GENERAL ADMIN	11,178.87	15,308.14	-4,129.27	-36.94 %	55,894.35	59,325.06	-3,430.71	-6.14 %	134,200.29
1510 - FINANCE ADMIN	20,919.47	26,292.90	-5,373.43	-25.69 %	104,597.35	107,360.29	-2,762.94	-2.64 %	251,134.58
1530 - LAW	11,630.76	30,649.54	-19,018.78	-163.52 %	58,153.80	84,553.30	-26,399.50	-45.40 %	139,625.00
1560 - AUDIT	2,707.25	0.00	2,707.25	100.00 %	13,536.25	24,000.00	-10,463.75	-77.30 %	32,500.00
1565 - WALTON PLAZA	9,786.33	0.00	9,786.33	100.00 %	48,931.65	48,871.50	60.15	0.12 %	117,483.00
2650 - MUNICIPAL COURT	8,684.16	10,011.79	-1,327.63	-15.29 %	43,420.80	41,945.42	1,475.38	3.40 %	104,252.00
3200 - POLICE	355,880.97	523,307.87	-167,426.90	-47.05 %	1,779,404.85	1,864,100.15	-84,695.30	-4.76 %	4,272,281.00
3500 - FIRE OPERATIONS	174,350.34	291,423.29	-117,072.95	-67.15 %	871,751.70	980,291.82	-108,540.12	-12.45 %	2,093,041.00
3510 - FIRE PREVENTION/CRR	8,175.44	9,461.55	-1,286.11	-15.73 %	40,877.20	34,684.91	6,192.29	15.15 %	98,146.00
4200 - STREETS & TRANSPORTATION	114,020.92	155,407.17	-41,386.25	-36.30 %	570,104.60	572,578.07	-2,473.47	-0.43 %	1,368,799.00
5500 - COMMUNITY SERVICES	924.63	5,600.00	-4,675.37	-505.65 %	4,623.15	5,600.00	-976.85	-21.13 %	11,100.00
5530 - COMMUNITY CENTER	1,990.86	651.67	1,339.19	67.27 %	9,954.30	6,570.29	3,384.01	34.00 %	23,900.00
6200 - BLDGS & GROUNDS	29,831.68	30,053.54	-221.86	-0.74 %	149,158.40	123,441.36	25,717.04	17.24 %	358,124.00
6500 - LIBRARIES	10,295.88	0.00	10,295.88	100.00 %	51,479.40	30,900.00	20,579.40	39.98 %	123,600.00
7200 - PLANNING & DEVELOPMENT	63,635.50	66,554.54	-2,919.04	-4.59 %	318,177.50	288,638.78	29,538.72	9.28 %	763,931.99
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00 %	2,017.50	0.00	2,017.50	100.00 %	4,844.00
7520 - ECONOMIC DEVELOPMENT	21,217.56	43,727.59	-22,510.03	-106.09 %	106,087.80	157,425.60	-51,337.80	-48.39 %	254,713.06
7550 - DOWNTOWN DEVELOPMENT	2,082.50	6,250.00	-4,167.50	-200.12 %	10,412.50	6,250.00	4,162.50	39.98 %	25,000.00
7563 - AIRPORT	16,880.70	683.12	16,197.58	95.95 %	84,403.50	64,511.22	19,892.28	23.57 %	202,650.00
9001 - GEN - OTHER FINANCING USES	73,461.27	0.00	73,461.27	100.00 %	367,306.35	0.00	367,306.35	100.00 %	881,888.00
Total Expense:	**983,575.25**	**1,283,214.53**	**-299,639.28**	**-30.46 %**	**4,917,876.25**	**4,787,767.40**	**130,108.85**	**2.65 %**	**11,807,631.92**
Report Total:	**0.47**	**-464,217.12**	**-464,217.59**		**2.35**	**-784,066.18**	**-784,068.53**		**0.17**

Monroe, GA

Income Statement

Group Summary

For Fiscal: 2019 Period Ending: 05/31/2019

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1510 - FINANCE ADMIN	10,337,929.09	10,337,929.09	615,977.33	3,050,997.78	7,286,931.31
1519 - INTERGOVERNMENTAL	95,831.00	95,831.00	0.00	76,462.00	19,369.00
1565 - WALTON PLAZA	3,308.00	3,308.00	551.26	1,405.71	1,902.29
2650 - MUNICIPAL COURT	400,000.00	400,000.00	31,105.14	229,208.95	170,791.05
3200 - POLICE	24,000.00	24,000.00	1,105.00	15,192.87	8,807.13
3500 - FIRE OPERATIONS	242,374.00	242,374.00	52,363.50	52,828.00	189,546.00
4200 - STREETS & TRANSPORTATION	130,000.00	130,000.00	0.00	159,841.15	-29,841.15
5530 - COMMUNITY CENTER	12,000.00	12,000.00	425.00	6,825.00	5,175.00
7200 - PLANNING & DEVELOPMENT	270,590.00	270,590.00	35,932.00	250,340.00	20,250.00
7520 - ECONOMIC DEVELOPMENT	20,000.00	20,000.00	60,334.00	66,004.00	-46,004.00
7521 - MAINSTREET	35,000.00	35,000.00	0.00	8,750.00	26,250.00
7563 - AIRPORT	236,600.00	236,600.00	21,204.18	85,845.76	150,754.24
Revenue Total:	**11,807,632.09**	**11,807,632.09**	**818,997.41**	**4,003,701.22**	**7,803,930.87**
Expense					
1100 - LEGISLATIVE	233,631.00	233,631.00	27,323.83	105,479.62	128,151.38
1300 - EXECUTIVE	293,888.00	293,888.00	40,507.99	181,240.01	112,647.99
1400 - ELECTIONS	18,900.00	18,900.00	0.00	0.00	18,900.00
1500 - GENERAL ADMIN	134,200.29	134,200.29	15,308.14	59,325.06	74,875.23
1510 - FINANCE ADMIN	251,134.58	251,134.58	26,292.90	107,360.29	143,774.29
1530 - LAW	139,625.00	139,625.00	30,649.54	84,553.30	55,071.70
1560 - AUDIT	32,500.00	32,500.00	0.00	24,000.00	8,500.00
1565 - WALTON PLAZA	117,483.00	117,483.00	0.00	48,871.50	68,611.50
2650 - MUNICIPAL COURT	104,252.00	104,252.00	10,011.79	41,945.42	62,306.58
3200 - POLICE	4,272,281.00	4,272,281.00	523,307.87	1,864,100.15	2,408,180.85
3500 - FIRE OPERATIONS	2,090,841.00	2,093,041.00	291,423.29	980,291.82	1,112,749.18
3510 - FIRE PREVENTION/CRR	100,346.00	98,146.00	9,461.55	34,684.91	63,461.09
4200 - STREETS & TRANSPORTATION	1,368,799.00	1,368,799.00	155,407.17	572,578.07	796,220.93
5500 - COMMUNITY SERVICES	11,100.00	11,100.00	5,600.00	5,600.00	5,500.00
5530 - COMMUNITY CENTER	23,900.00	23,900.00	651.67	6,570.29	17,329.71
6200 - BLDGS & GROUNDS	358,124.00	358,124.00	30,053.54	123,441.36	234,682.64
6500 - LIBRARIES	123,600.00	123,600.00	0.00	30,900.00	92,700.00
7200 - PLANNING & DEVELOPMENT	763,931.99	763,931.99	66,554.54	288,638.78	475,293.21
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT	254,713.06	254,713.06	43,727.59	157,425.60	97,287.46
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	6,250.00	6,250.00	18,750.00
7563 - AIRPORT	202,650.00	202,650.00	683.12	64,511.22	138,138.78
9001 - GEN - OTHER FINANCING USES	881,888.00	881,888.00	0.00	0.00	881,888.00
Expense Total:	**11,807,631.92**	**11,807,631.92**	**1,283,214.53**	**4,787,767.40**	**7,019,864.52**
Total Surplus (Deficit):	**0.17**	**0.17**	**-464,217.12**	**-784,066.18**	

Monroe, GA

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 05/31/2019

DEP...	2018 May Activity	2019 May Activity	May Variance Favorable / (Unfavorable)	Variance %	2018 YTD Activity	2019 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1500 - GENERAL ADMIN	0.00	0.00	0.00	0.00%	1,000.00	0.00	-1,000.00	-100.00%
1510 - FINANCE ADMIN	505,501.64	615,977.33	110,475.69	21.85%	2,310,000.20	3,050,997.78	740,997.58	32.08%
1519 - INTERGOVERNMENTAL	3,395.00	0.00	-3,395.00	-100.00%	39,449.00	76,462.00	37,013.00	93.82%
1565 - WALTON PLAZA	0.00	551.26	551.26	0.00%	9,687.50	1,405.71	-8,281.79	-85.49%
2650 - MUNICIPAL COURT	23,290.83	31,105.14	7,814.31	33.55%	155,002.14	229,208.95	74,206.81	47.87%
3200 - POLICE	2,628.66	1,105.00	-1,523.66	-57.96%	18,237.83	15,192.87	-3,044.96	-16.70%
3500 - FIRE OPERATIONS	36,115.50	52,363.50	16,248.00	44.99%	39,115.50	52,828.00	13,712.50	35.06%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	157,752.25	159,841.15	2,088.90	1.32%
5530 - COMMUNITY CENTER	1,050.00	425.00	-625.00	-59.52%	7,950.00	6,825.00	-1,125.00	-14.15%
7200 - PLANNING & DEVELOPMENT	3,325.00	35,932.00	32,607.00	980.66%	120,701.80	250,340.00	129,638.20	107.40%
7520 - ECONOMIC DEVELOPMENT	359.20	60,334.00	59,974.80	16,696.77%	48,696.20	66,004.00	17,307.80	35.54%
7521 - MAINSTREET	8,750.00	0.00	-8,750.00	-100.00%	8,750.00	8,750.00	0.00	0.00%
7563 - AIRPORT	17,225.09	21,204.18	3,979.09	23.10%	85,703.63	85,845.76	142.13	0.17%
Revenue Total:	**601,640.92**	**818,997.41**	**217,356.49**	**36.13%**	**3,002,046.05**	**4,003,701.22**	**1,001,655.17**	**33.37%**
Expense								
1100 - LEGISLATIVE	13,906.02	27,323.83	-13,417.81	-96.49%	77,083.80	105,479.62	-28,395.82	-36.84%
1300 - EXECUTIVE	27,272.34	40,507.99	-13,235.65	-48.53%	131,029.22	181,240.01	-50,210.79	-38.32%
1500 - GENERAL ADMIN	9,103.99	15,308.14	-6,204.15	-68.15%	39,275.64	59,325.06	-20,049.42	-51.05%
1510 - FINANCE ADMIN	17,928.93	26,292.90	-8,363.97	-46.65%	81,036.54	107,360.29	-26,323.75	-32.48%
1530 - LAW	0.00	30,649.54	-30,649.54	0.00%	73,770.12	84,553.30	-10,783.18	-14.62%
1560 - AUDIT	0.00	0.00	0.00	0.00%	30,000.00	24,000.00	6,000.00	20.00%
1565 - WALTON PLAZA	0.00	0.00	0.00	0.00%	29,875.00	48,871.50	-18,996.50	-63.59%
2650 - MUNICIPAL COURT	6,335.27	10,011.79	-3,676.52	-58.03%	37,709.96	41,945.42	-4,235.46	-11.23%
3200 - POLICE	275,761.38	523,307.87	-247,546.49	-89.77%	1,451,368.24	1,864,100.15	-412,731.91	-28.44%
3500 - FIRE OPERATIONS	176,659.48	291,423.29	-114,763.81	-64.96%	793,007.21	980,291.82	-187,284.61	-23.62%
3510 - FIRE PREVENTION/CRR	5,221.93	9,461.55	-4,239.62	-81.19%	28,052.20	34,684.91	-6,632.71	-23.64%
4200 - STREETS & TRANSPORTATION	114,002.96	155,407.17	-41,404.21	-36.32%	572,574.25	572,578.07	-3.82	0.00%
5500 - COMMUNITY SERVICES	0.00	5,600.00	-5,600.00	0.00%	0.00	5,600.00	-5,600.00	0.00%
5530 - COMMUNITY CENTER	804.91	651.67	153.24	19.04%	4,494.82	6,570.29	-2,075.47	-46.17%
6200 - BLDGS & GROUNDS	18,373.40	30,053.54	-11,680.14	-63.57%	60,573.90	123,441.36	-62,867.46	-103.79%
6500 - LIBRARIES	9,216.99	0.00	9,216.99	100.00%	40,116.99	30,900.00	9,216.99	22.98%
7200 - PLANNING & DEVELOPMENT	26,100.30	66,554.54	-40,454.24	-155.00%	142,404.59	288,638.78	-146,234.19	-102.69%
7520 - ECONOMIC DEVELOPMENT	45,905.83	43,727.59	2,178.24	4.75%	124,366.17	157,425.60	-33,059.43	-26.58%
7550 - DOWNTOWN DEVELOPMENT	0.00	6,250.00	-6,250.00	0.00%	6,320.64	6,250.00	70.64	1.12%
7563 - AIRPORT	5,597.14	683.12	4,914.02	87.80%	74,818.52	64,511.22	10,307.30	13.78%

DEP…		2018 May Activity	2019 May Activity	May Variance Favorable / (Unfavorable)	Variance %	2018 YTD Activity	2019 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
9001 - GEN - OTHER FINANCING USES		0.00	0.00	0.00	0.00%	13,516.00	0.00	13,516.00	100.00%
	Expense Total:	**752,190.87**	**1,283,214.53**	**-531,023.66**	**-70.60%**	**3,811,393.81**	**4,787,767.40**	**-976,373.59**	**-25.62%**
	Total Surplus (Deficit):	**-150,549.95**	**-464,217.12**	**-313,667.17**	**-208.35%**	**-809,347.76**	**-784,066.18**	**25,281.58**	**3.12%**

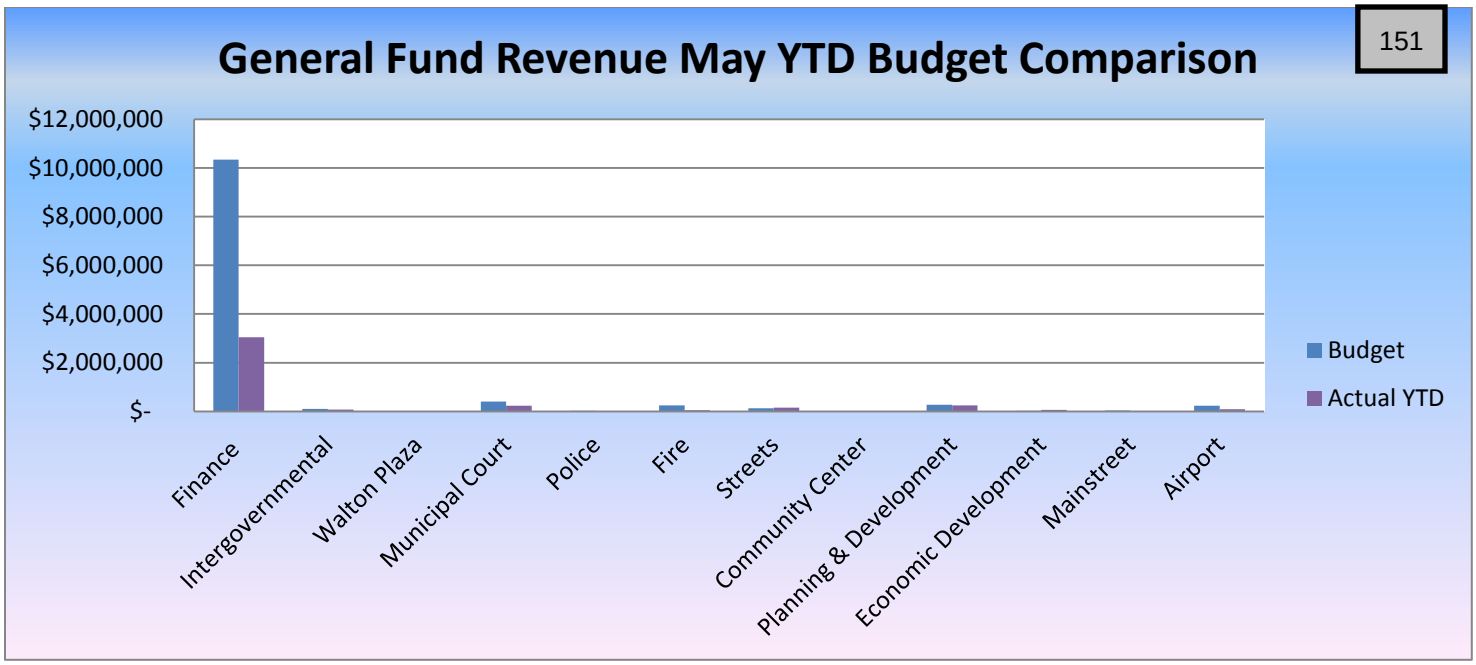
Monroe, GA

Budget Report

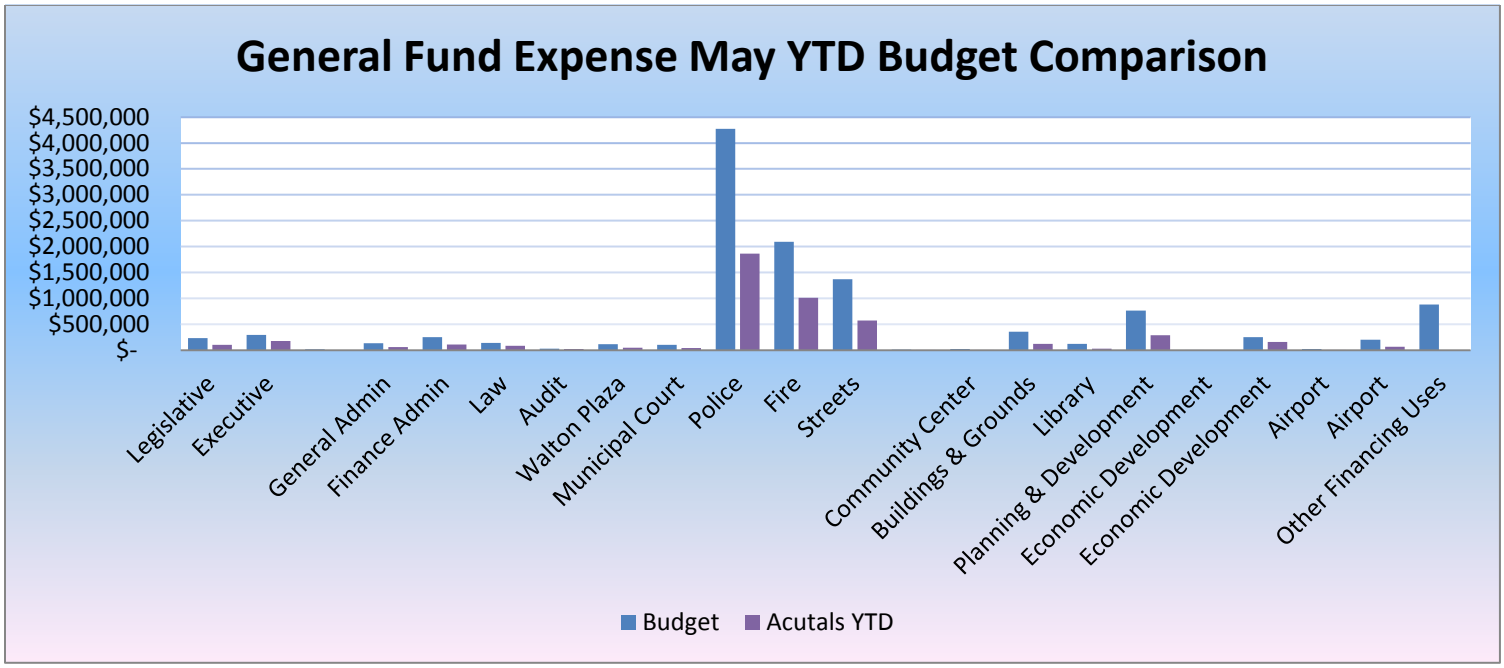
Group Summary

For Fiscal: 2019 Period Ending: 05/31/2019

DEP...		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue							
1510 - FINANCE ADMIN		10,337,929.09	10,337,929.09	615,977.33	3,050,997.78	-7,286,931.31	70.49 %
1519 - INTERGOVERNMENTAL		95,831.00	95,831.00	0.00	76,462.00	-19,369.00	20.21 %
1565 - WALTON PLAZA		3,308.00	3,308.00	551.26	1,405.71	-1,902.29	57.51 %
2650 - MUNICIPAL COURT		400,000.00	400,000.00	31,105.14	229,208.95	-170,791.05	42.70 %
3200 - POLICE		24,000.00	24,000.00	1,105.00	15,192.87	-8,807.13	36.70 %
3500 - FIRE OPERATIONS		242,374.00	242,374.00	52,363.50	52,828.00	-189,546.00	78.20 %
4200 - STREETS & TRANSPORTATION		130,000.00	130,000.00	0.00	159,841.15	29,841.15	22.95 %
5530 - COMMUNITY CENTER		12,000.00	12,000.00	425.00	6,825.00	-5,175.00	43.13 %
7200 - PLANNING & DEVELOPMENT		270,590.00	270,590.00	35,932.00	250,340.00	-20,250.00	7.48 %
7520 - ECONOMIC DEVELOPMENT		20,000.00	20,000.00	60,334.00	66,004.00	46,004.00	230.02 %
7521 - MAINSTREET		35,000.00	35,000.00	0.00	8,750.00	-26,250.00	75.00 %
7563 - AIRPORT		236,600.00	236,600.00	21,204.18	85,845.76	-150,754.24	63.72 %
	Revenue Total:	**11,807,632.09**	**11,807,632.09**	**818,997.41**	**4,003,701.22**	**-7,803,930.87**	**66.09 %**
Expense							
1100 - LEGISLATIVE		233,631.00	233,631.00	27,323.83	105,479.62	128,151.38	54.85 %
1300 - EXECUTIVE		293,888.00	293,888.00	40,507.99	181,240.01	112,647.99	38.33 %
1400 - ELECTIONS		18,900.00	18,900.00	0.00	0.00	18,900.00	100.00 %
1500 - GENERAL ADMIN		134,200.29	134,200.29	15,308.14	59,325.06	74,875.23	55.79 %
1510 - FINANCE ADMIN		251,134.58	251,134.58	26,292.90	107,360.29	143,774.29	57.25 %
1530 - LAW		139,625.00	139,625.00	30,649.54	84,553.30	55,071.70	39.44 %
1560 - AUDIT		32,500.00	32,500.00	0.00	24,000.00	8,500.00	26.15 %
1565 - WALTON PLAZA		117,483.00	117,483.00	0.00	48,871.50	68,611.50	58.40 %
2650 - MUNICIPAL COURT		104,252.00	104,252.00	10,011.79	41,945.42	62,306.58	59.77 %
3200 - POLICE		4,272,281.00	4,272,281.00	523,307.87	1,864,100.15	2,408,180.85	56.37 %
3500 - FIRE OPERATIONS		2,090,841.00	2,093,041.00	291,423.29	980,291.82	1,112,749.18	53.16 %
3510 - FIRE PREVENTION/CRR		100,346.00	98,146.00	9,461.55	34,684.91	63,461.09	64.66 %
4200 - STREETS & TRANSPORTATION		1,368,799.00	1,368,799.00	155,407.17	572,578.07	796,220.93	58.17 %
5500 - COMMUNITY SERVICES		11,100.00	11,100.00	5,600.00	5,600.00	5,500.00	49.55 %
5530 - COMMUNITY CENTER		23,900.00	23,900.00	651.67	6,570.29	17,329.71	72.51 %
6200 - BLDGS & GROUNDS		358,124.00	358,124.00	30,053.54	123,441.36	234,682.64	65.53 %
6500 - LIBRARIES		123,600.00	123,600.00	0.00	30,900.00	92,700.00	75.00 %
7200 - PLANNING & DEVELOPMENT		763,931.99	763,931.99	66,554.54	288,638.78	475,293.21	62.22 %
7400 - PLANNING AND ZONING		4,844.00	4,844.00	0.00	0.00	4,844.00	100.00 %
7520 - ECONOMIC DEVELOPMENT		254,713.06	254,713.06	43,727.59	157,425.60	97,287.46	38.19 %
7550 - DOWNTOWN DEVELOPMENT		25,000.00	25,000.00	6,250.00	6,250.00	18,750.00	75.00 %
7563 - AIRPORT		202,650.00	202,650.00	683.12	64,511.22	138,138.78	68.17 %
9001 - GEN - OTHER FINANCING USES		881,888.00	881,888.00	0.00	0.00	881,888.00	100.00 %
	Expense Total:	**11,807,631.92**	**11,807,631.92**	**1,283,214.53**	**4,787,767.40**	**7,019,864.52**	**59.45 %**
	Report Surplus (Deficit):	**0.17**	**0.17**	**-464,217.12**	**-784,066.18**	**-784,066.35**	**15,500.00 %**

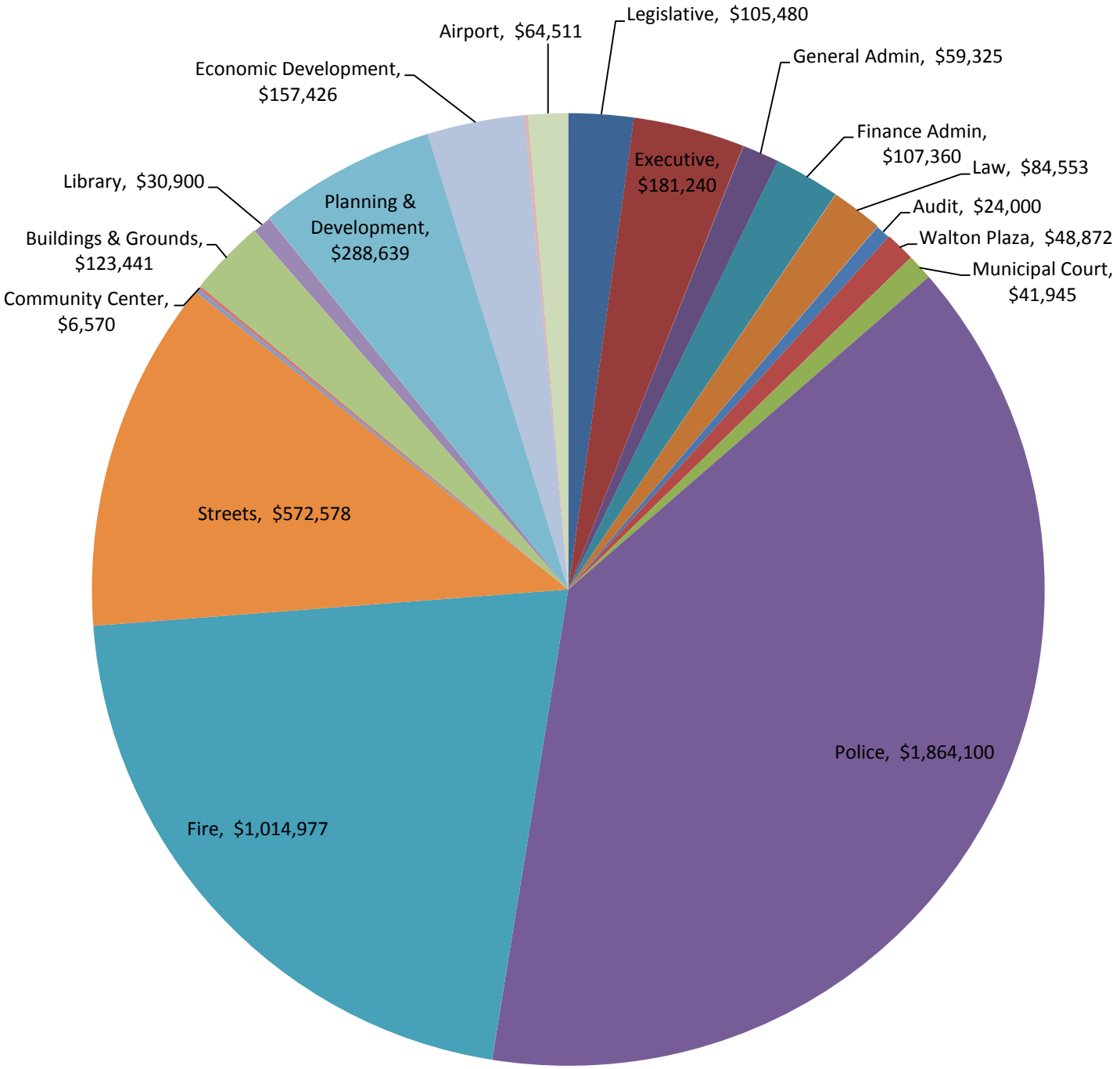


General Fund year-to-date revenues for the month totaled $4,003,702 which is about 34% of the total budgeted revenues of $11,807,632. This amount is lower than budgeted for this time of year due to tax collections at the end of the year.



General Fund year-to-date expenses for the month totaled $4,787,767 which is about 41% of the total budgeted expenses of $11,807.632

General Fund Expenses May YTD 2019



Monroe, GA

Monthly Budget Report

Group Summary

For Fiscal: 2019 Period Ending: 05/31/2019

ACTIVIT...		May Budget	May Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue										
4002 - WATER		430,908.31	485,222.95	54,314.64	12.60 %	2,154,541.55	2,312,897.17	158,355.62	7.35 %	5,172,969.00
4003 - SEWER		410,773.35	391,951.45	-18,821.90	-4.58 %	2,053,866.75	1,902,595.35	-151,271.40	-7.37 %	4,930,907.20
4005 - GAS		309,926.70	256,682.30	-53,244.40	-17.18 %	1,549,633.50	2,566,578.20	1,016,944.70	65.62 %	3,720,609.00
4006 - GUTA		6,664.00	7,062.56	398.56	5.98 %	33,320.00	30,168.50	-3,151.50	-9.46 %	80,000.00
4008 - ELECTRIC		1,612,817.61	1,906,925.08	294,107.47	18.24 %	8,064,088.05	9,106,551.76	1,042,463.71	12.93 %	19,361,556.00
4009 - TELECOM & INTERNET		226,992.50	256,189.02	29,196.52	12.86 %	1,134,962.50	1,239,476.86	104,514.36	9.21 %	2,725,000.00
4010 - CABLE TV		322,960.76	308,281.29	-14,679.47	-4.55 %	1,614,803.80	1,500,558.91	-114,244.89	-7.07 %	3,877,080.00
4012 - UTIL FINANCE		-25.00	0.00	25.00	-100.00 %	-125.00	67,600.00	67,725.00	-54,180.00 %	0.00
4016 - SOLID WASTE		-3.79	0.00	3.79	-100.00 %	-18.95	0.00	18.95	-100.00 %	0.00
	Total Revenue:	**3,321,014.44**	**3,612,314.65**	**291,300.21**	**8.77 %**	**16,605,072.20**	**18,726,426.75**	**2,121,354.55**	**12.78 %**	**39,868,121.20**
Expense										
4002 - WATER		381,155.18	431,434.57	-50,279.39	-13.19 %	1,905,775.90	1,745,838.60	159,937.30	8.39 %	4,575,694.20
4003 - SEWER		350,691.76	369,463.76	-18,772.00	-5.35 %	1,753,458.80	1,638,753.64	114,705.16	6.54 %	4,209,987.00
4004 - STORMWATER		42,631.85	53,689.99	-11,058.14	-25.94 %	213,159.25	185,609.86	27,549.39	12.92 %	511,784.00
4005 - GAS		311,290.69	278,672.78	32,617.91	10.48 %	1,556,453.45	1,949,892.24	-393,438.79	-25.28 %	3,736,983.85
4006 - GUTA		22,252.47	21,286.37	966.10	4.34 %	111,262.35	96,083.01	15,179.34	13.64 %	267,137.00
4007 - GEN ADMIN WSG		17,937.13	24,909.45	-6,972.32	-38.87 %	89,685.65	88,141.84	1,543.81	1.72 %	215,332.00
4008 - ELECTRIC		1,567,778.93	1,483,205.97	84,572.96	5.39 %	7,838,894.65	7,684,345.22	154,549.43	1.97 %	18,820,876.00
4009 - TELECOM & INTERNET		151,516.48	126,985.00	24,531.48	16.19 %	757,582.40	473,307.15	284,275.25	37.52 %	1,818,926.00
4010 - CABLE TV		460,199.86	648,614.92	-188,415.06	-40.94 %	2,300,999.30	2,050,879.38	250,119.92	10.87 %	5,524,609.00
4011 - GEN ADMIN ELEC/TELECOM		16,309.45	22,950.26	-6,640.81	-40.72 %	81,547.25	81,590.27	-43.02	-0.05 %	195,792.00
4012 - UTIL FINANCE		-195,795.04	-268,638.75	72,843.71	-37.20 %	-978,975.20	-1,008,765.04	29,789.84	-3.04 %	-2,350,480.00
4013 - UTIL CUST SVC		116,570.25	159,206.52	-42,636.27	-36.58 %	582,851.25	609,888.57	-27,037.32	-4.64 %	1,399,403.00
4014 - UTIL BILLING		27,868.89	33,576.37	-5,707.48	-20.48 %	139,344.45	129,073.32	10,271.13	7.37 %	334,561.00
4015 - CENTRAL SERVICES		51,355.76	70,062.53	-18,706.77	-36.43 %	256,778.80	270,649.38	-13,870.58	-5.40 %	616,516.00
	Total Expense:	**3,321,763.66**	**3,455,419.74**	**-133,656.08**	**-4.02 %**	**16,608,818.30**	**15,995,287.44**	**613,530.86**	**3.69 %**	**39,877,121.05**
	Report Total:	**-749.22**	**156,894.91**	**157,644.13**		**-3,746.10**	**2,731,139.31**	**2,734,885.41**		**-8,999.85**

Monroe, GA

Income Statement

Group Summary

For Fiscal: 2019 Period Ending: 05/31/2019

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	5,172,969.00	5,172,969.00	485,222.95	2,312,897.17	2,860,071.83
4003 - SEWER	4,067,500.00	4,930,907.20	391,951.45	1,902,595.35	3,028,311.85
4005 - GAS	3,720,609.00	3,720,609.00	256,682.30	2,566,578.20	1,154,030.80
4006 - GUTA	80,000.00	80,000.00	7,062.56	30,168.50	49,831.50
4008 - ELECTRIC	19,361,556.00	19,361,556.00	1,906,925.08	9,106,551.76	10,255,004.24
4009 - TELECOM & INTERNET	2,725,000.00	2,725,000.00	256,189.02	1,239,476.86	1,485,523.14
4010 - CABLE TV	3,877,080.00	3,877,080.00	308,281.29	1,500,558.91	2,376,521.09
4012 - UTIL FINANCE	750,000.00	0.00	0.00	67,600.00	-67,600.00
4016 - SOLID WASTE	113,407.20	0.00	0.00	0.00	0.00
Revenue Total:	**39,868,121.20**	**39,868,121.20**	**3,612,314.65**	**18,726,426.75**	**21,141,694.45**
Expense					
4002 - WATER	4,575,694.20	4,575,694.20	431,434.57	1,745,838.60	2,829,855.60
4003 - SEWER	4,209,987.00	4,209,987.00	369,463.76	1,638,753.64	2,571,233.36
4004 - STORMWATER	502,784.00	511,784.00	53,689.99	185,609.86	326,174.14
4005 - GAS	3,736,983.85	3,736,983.85	278,672.78	1,949,892.24	1,787,091.61
4006 - GUTA	267,137.00	267,137.00	21,286.37	96,083.01	171,053.99
4007 - GEN ADMIN WSG	215,332.00	215,332.00	24,909.45	88,141.84	127,190.16
4008 - ELECTRIC	18,820,876.00	18,820,876.00	1,483,205.97	7,684,345.22	11,136,530.78
4009 - TELECOM & INTERNET	1,818,926.00	1,818,926.00	126,985.00	473,307.15	1,345,618.85
4010 - CABLE TV	5,524,609.00	5,524,609.00	648,614.92	2,050,879.38	3,473,729.62
4011 - GEN ADMIN ELEC/TELECOM	195,792.00	195,792.00	22,950.26	81,590.27	114,201.73
4012 - UTIL FINANCE	-2,350,480.00	-2,350,480.00	-268,638.75	-1,008,765.04	-1,341,714.96
4013 - UTIL CUST SVC	1,399,403.00	1,399,403.00	159,206.52	609,888.57	789,514.43
4014 - UTIL BILLING	334,561.00	334,561.00	33,576.37	129,073.32	205,487.68
4015 - CENTRAL SERVICES	616,516.00	616,516.00	70,062.53	270,649.38	345,866.62
Expense Total:	**39,868,121.05**	**39,877,121.05**	**3,455,419.74**	**15,995,287.44**	**23,881,833.61**
Total Surplus (Deficit):	**0.15**	**-8,999.85**	**156,894.91**	**2,731,139.31**	

Monroe, GA

Prior-Year Comparative Income Statement

Group Summary

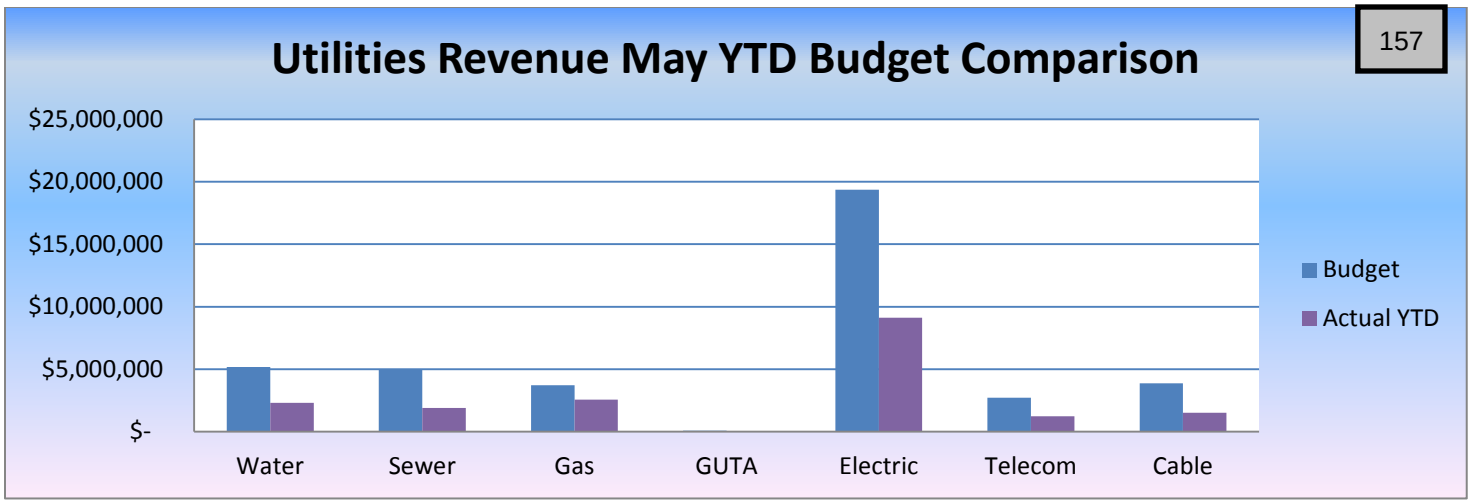
For the Period Ending 05/31/2019

ACTIVIT…	2018 May Activity	2019 May Activity	May Variance Favorable / (Unfavorable)	Variance %	2018 YTD Activity	2019 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	483,276.37	485,222.95	1,946.58	0.40%	1,848,104.35	2,312,897.17	464,792.82	25.15%
4003 - SEWER	363,881.65	391,951.45	28,069.80	7.71%	1,487,343.73	1,902,595.35	415,251.62	27.92%
4005 - GAS	304,235.15	256,682.30	-47,552.85	-15.63%	2,130,368.24	2,566,578.20	436,209.96	20.48%
4006 - GUTA	4,670.00	7,062.56	2,392.56	51.23%	33,760.00	30,168.50	-3,591.50	-10.64%
4008 - ELECTRIC	2,094,405.22	1,906,925.08	-187,480.14	-8.95%	7,664,640.57	9,106,551.76	1,441,911.19	18.81%
4009 - TELECOM & INTERNET	241,300.91	256,189.02	14,888.11	6.17%	999,868.25	1,239,476.86	239,608.61	23.96%
4010 - CABLE TV	257,825.46	308,281.29	50,455.83	19.57%	1,084,680.60	1,500,558.91	415,878.31	38.34%
4012 - UTIL FINANCE	32,625.00	0.00	-32,625.00	-100.00%	312,634.26	67,600.00	-245,034.26	-78.38%
Revenue Total:	**3,782,219.76**	**3,612,314.65**	**-169,905.11**	**-4.49%**	**15,561,400.00**	**18,726,426.75**	**3,165,026.75**	**20.34%**
Expense								
4002 - WATER	352,656.29	431,434.57	-78,778.28	-22.34%	1,756,877.43	1,745,838.60	11,038.83	0.63%
4003 - SEWER	283,576.84	369,463.76	-85,886.92	-30.29%	1,413,097.89	1,638,753.64	-225,655.75	-15.97%
4004 - STORMWATER	25,069.48	53,689.99	-28,620.51	-114.16%	158,579.42	185,609.86	-27,030.44	-17.05%
4005 - GAS	240,293.81	278,672.78	-38,378.97	-15.97%	1,463,187.51	1,949,892.24	-486,704.73	-33.26%
4006 - GUTA	19,388.37	21,286.37	-1,898.00	-9.79%	91,297.38	96,083.01	-4,785.63	-5.24%
4007 - GEN ADMIN WSG	14,774.69	24,909.45	-10,134.76	-68.60%	56,182.18	88,141.84	-31,959.66	-56.89%
4008 - ELECTRIC	1,424,185.61	1,483,205.97	-59,020.36	-4.14%	6,659,535.40	7,684,345.22	-1,024,809.82	-15.39%
4009 - TELECOM & INTERNET	57,689.82	126,985.00	-69,295.18	-120.12%	291,188.12	473,307.15	-182,119.03	-62.54%
4010 - CABLE TV	552,569.33	648,614.92	-96,045.59	-17.38%	2,214,687.08	2,050,879.38	163,807.70	7.40%
4011 - GEN ADMIN ELEC/TELECOM	24,335.19	22,950.26	1,384.93	5.69%	86,454.30	81,590.27	4,864.03	5.63%
4012 - UTIL FINANCE	-180,842.03	-268,638.75	87,796.72	48.55%	-738,923.64	-1,008,765.04	269,841.40	36.52%
4013 - UTIL CUST SVC	78,717.53	159,206.52	-80,488.99	-102.25%	338,009.05	609,888.57	-271,879.52	-80.44%
4014 - UTIL BILLING	26,113.91	33,576.37	-7,462.46	-28.58%	81,216.73	129,073.32	-47,856.59	-58.92%
4015 - CENTRAL SERVICES	76,010.59	70,062.53	5,948.06	7.83%	319,697.86	270,649.38	49,048.48	15.34%
Expense Total:	**2,994,539.43**	**3,455,419.74**	**-460,880.31**	**-15.39%**	**14,191,086.71**	**15,995,287.44**	**-1,804,200.73**	**-12.71%**
Total Surplus (Deficit):	**787,680.33**	**156,894.91**	**-630,785.42**	**-80.08%**	**1,370,313.29**	**2,731,139.31**	**1,360,826.02**	**99.31%**

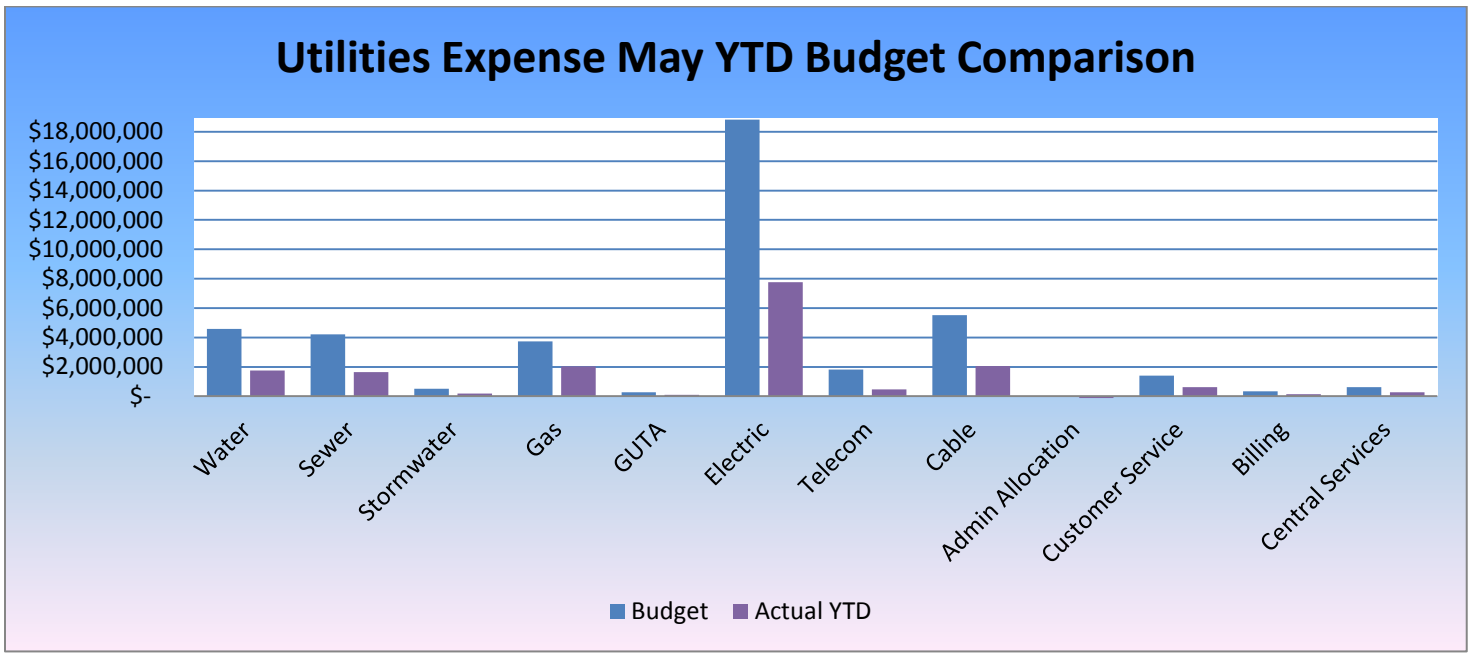
Monroe, GA

Budget Report
Group Summary
For Fiscal: 2019 Period Ending: 05/31/2019

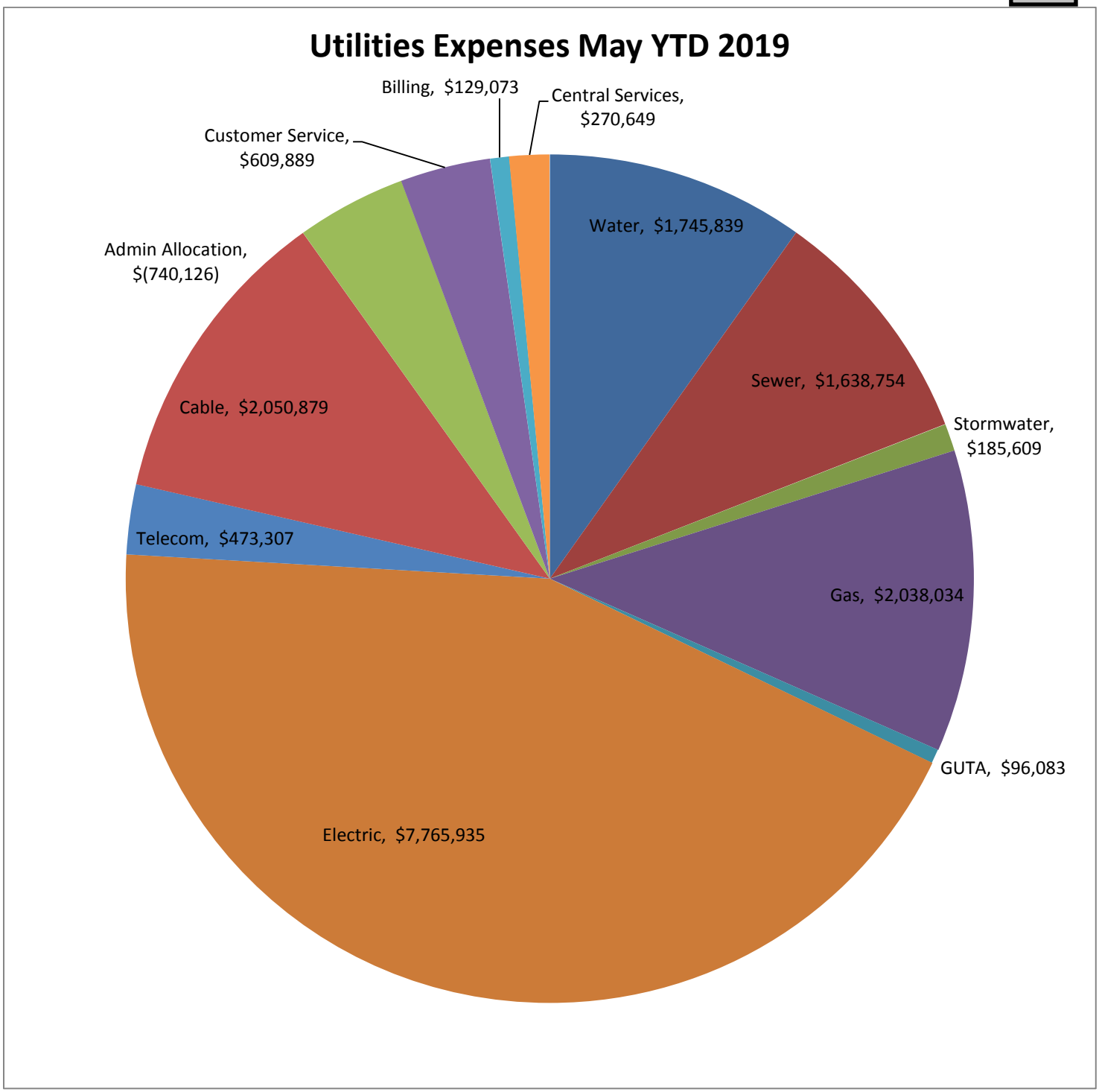
ACTIVIT...		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue							
4002 - WATER		5,172,969.00	5,172,969.00	485,222.95	2,312,897.17	-2,860,071.83	55.29 %
4003 - SEWER		4,067,500.00	4,930,907.20	391,951.45	1,902,595.35	-3,028,311.85	61.41 %
4005 - GAS		3,720,609.00	3,720,609.00	256,682.30	2,566,578.20	-1,154,030.80	31.02 %
4006 - GUTA		80,000.00	80,000.00	7,062.56	30,168.50	-49,831.50	62.29 %
4008 - ELECTRIC		19,361,556.00	19,361,556.00	1,906,925.08	9,106,551.76	-10,255,004.24	52.97 %
4009 - TELECOM & INTERNET		2,725,000.00	2,725,000.00	256,189.02	1,239,476.86	-1,485,523.14	54.51 %
4010 - CABLE TV		3,877,080.00	3,877,080.00	308,281.29	1,500,558.91	-2,376,521.09	61.30 %
4012 - UTIL FINANCE		750,000.00	0.00	0.00	67,600.00	67,600.00	0.00 %
4016 - SOLID WASTE		113,407.20	0.00	0.00	0.00	0.00	0.00 %
	Revenue Total:	**39,868,121.20**	**39,868,121.20**	**3,612,314.65**	**18,726,426.75**	**-21,141,694.45**	**53.03 %**
Expense							
4002 - WATER		4,575,694.20	4,575,694.20	431,434.57	1,745,838.60	2,829,855.60	61.85 %
4003 - SEWER		4,209,987.00	4,209,987.00	369,463.76	1,638,753.64	2,571,233.36	61.07 %
4004 - STORMWATER		502,784.00	511,784.00	53,689.99	185,609.86	326,174.14	63.73 %
4005 - GAS		3,736,983.85	3,736,983.85	278,672.78	1,949,892.24	1,787,091.61	47.82 %
4006 - GUTA		267,137.00	267,137.00	21,286.37	96,083.01	171,053.99	64.03 %
4007 - GEN ADMIN WSG		215,332.00	215,332.00	24,909.45	88,141.84	127,190.16	59.07 %
4008 - ELECTRIC		18,820,876.00	18,820,876.00	1,483,205.97	7,684,345.22	11,136,530.78	59.17 %
4009 - TELECOM & INTERNET		1,818,926.00	1,818,926.00	126,985.00	473,307.15	1,345,618.85	73.98 %
4010 - CABLE TV		5,524,609.00	5,524,609.00	648,614.92	2,050,879.38	3,473,729.62	62.88 %
4011 - GEN ADMIN ELEC/TELECOM		195,792.00	195,792.00	22,950.26	81,590.27	114,201.73	58.33 %
4012 - UTIL FINANCE		-2,350,480.00	-2,350,480.00	-268,638.75	-1,008,765.04	-1,341,714.96	57.08 %
4013 - UTIL CUST SVC		1,399,403.00	1,399,403.00	159,206.52	609,888.57	789,514.43	56.42 %
4014 - UTIL BILLING		334,561.00	334,561.00	33,576.37	129,073.32	205,487.68	61.42 %
4015 - CENTRAL SERVICES		616,516.00	616,516.00	70,062.53	270,649.38	345,866.62	56.10 %
	Expense Total:	**39,868,121.05**	**39,877,121.05**	**3,455,419.74**	**15,995,287.44**	**23,881,833.61**	**59.89 %**
	Report Surplus (Deficit):	**0.15**	**-8,999.85**	**156,894.91**	**2,731,139.31**	**2,740,139.16**	**30,446.50 %**



Utility Fund year-to-date revenues for the month totaled $18,726,427 which is about 47% of total budgeted revenues of $39,868,121



Utility Fund year-to-date expenses for the month totaled $15,995,287 which is about 40% of total budgeted expenses of $39,868,121


Utilities Expenses May YTD 2019
Billing, $129,073
Central Services, $270,649
Customer Service, $609,889
Water, $1,745,839
Admin Allocation, $(740,126)
Sewer, $1,638,754
Cable, $2,050,879
Stormwater, $185,609
Telecom, $473,307
Gas, $2,038,034
GUTA, $96,083
Electric, $7,765,935

Monroe, GA

Monthly Budget Report

Group Summary

For Fiscal: 2019 Period Ending: 05/31/2019

DEP...		May Budget	May Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue										
4520 - SOLID WASTE COLLECTION		163,268.00	181,279.06	18,011.06	11.03 %	816,340.00	880,221.26	63,881.26	7.83 %	1,960,000.00
4530 - SOLID WASTE DISPOSAL		234,621.44	331,702.17	97,080.73	41.38 %	1,173,107.20	1,324,104.93	150,997.73	12.87 %	2,816,584.00
4540 - RECYCLABLES COLLECTION		2,665.60	-17,001.36	-19,666.96	-737.81 %	13,328.00	13,009.55	-318.45	-2.39 %	32,000.00
	Total Revenue:	**400,555.04**	**495,979.87**	**95,424.83**	**23.82 %**	**2,002,775.20**	**2,217,335.74**	**214,560.54**	**10.71 %**	**4,808,584.00**
Expense										
4510 - SOLID WASTE ADMINISTRATION		29,506.12	36,678.57	-7,172.45	-24.31 %	147,530.60	164,351.28	-16,820.68	-11.40 %	354,216.00
4520 - SOLID WASTE COLLECTION		71,050.05	103,233.23	-32,183.18	-45.30 %	355,250.25	415,995.90	-60,745.65	-17.10 %	852,942.32
4530 - SOLID WASTE DISPOSAL		222,920.74	257,424.48	-34,503.74	-15.48 %	1,114,603.70	830,203.49	284,400.21	25.52 %	2,676,119.72
4540 - RECYCLABLES COLLECTION		13,799.75	10,904.69	2,895.06	20.98 %	68,998.75	38,075.59	30,923.16	44.82 %	165,663.86
4585 - YARD TRIMMINGS COLLECTION		18,217.49	28,995.79	-10,778.30	-59.16 %	91,087.45	108,326.30	-17,238.85	-18.93 %	218,698.00
9003 - SW - OTHER FINANCING USES		45,060.65	30,758.85	14,301.80	31.74 %	225,303.25	138,040.38	87,262.87	38.73 %	540,944.24
	Total Expense:	**400,554.80**	**467,995.61**	**-67,440.81**	**-16.84 %**	**2,002,774.00**	**1,694,992.94**	**307,781.06**	**15.37 %**	**4,808,584.14**
	Report Total:	**0.24**	**27,984.26**	**27,984.02**		**1.20**	**522,342.80**	**522,341.60**		**-0.14**

Monroe, GA

Income Stater

Group Summary

For Fiscal: 2019 Period Ending: 05/31/2019

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	1,960,000.00	1,960,000.00	181,279.06	880,221.26	1,079,778.74
4530 - SOLID WASTE DISPOSAL	2,816,584.00	2,816,584.00	331,702.17	1,324,104.93	1,492,479.07
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	-17,001.36	13,009.55	18,990.45
Revenue Total:	**4,808,584.00**	**4,808,584.00**	**495,979.87**	**2,217,335.74**	**2,591,248.26**
Expense					
4510 - SOLID WASTE ADMINISTRATION	354,216.00	354,216.00	36,678.57	164,351.28	189,864.72
4520 - SOLID WASTE COLLECTION	852,942.32	852,942.32	103,233.23	415,995.90	436,946.42
4530 - SOLID WASTE DISPOSAL	2,676,119.72	2,676,119.72	257,424.48	830,203.49	1,845,916.23
4540 - RECYCLABLES COLLECTION	165,663.86	165,663.86	10,904.69	38,075.59	127,588.27
4585 - YARD TRIMMINGS COLLECTION	218,698.00	218,698.00	28,995.79	108,326.30	110,371.70
9003 - SW - OTHER FINANCING USES	540,944.24	540,944.24	30,758.85	138,040.38	402,903.86
Expense Total:	**4,808,584.14**	**4,808,584.14**	**467,995.61**	**1,694,992.94**	**3,113,591.20**
Total Surplus (Deficit):	**-0.14**	**-0.14**	**27,984.26**	**522,342.80**	

Monroe, GA

Prior-Year Comparative Income Statement

Group Summary

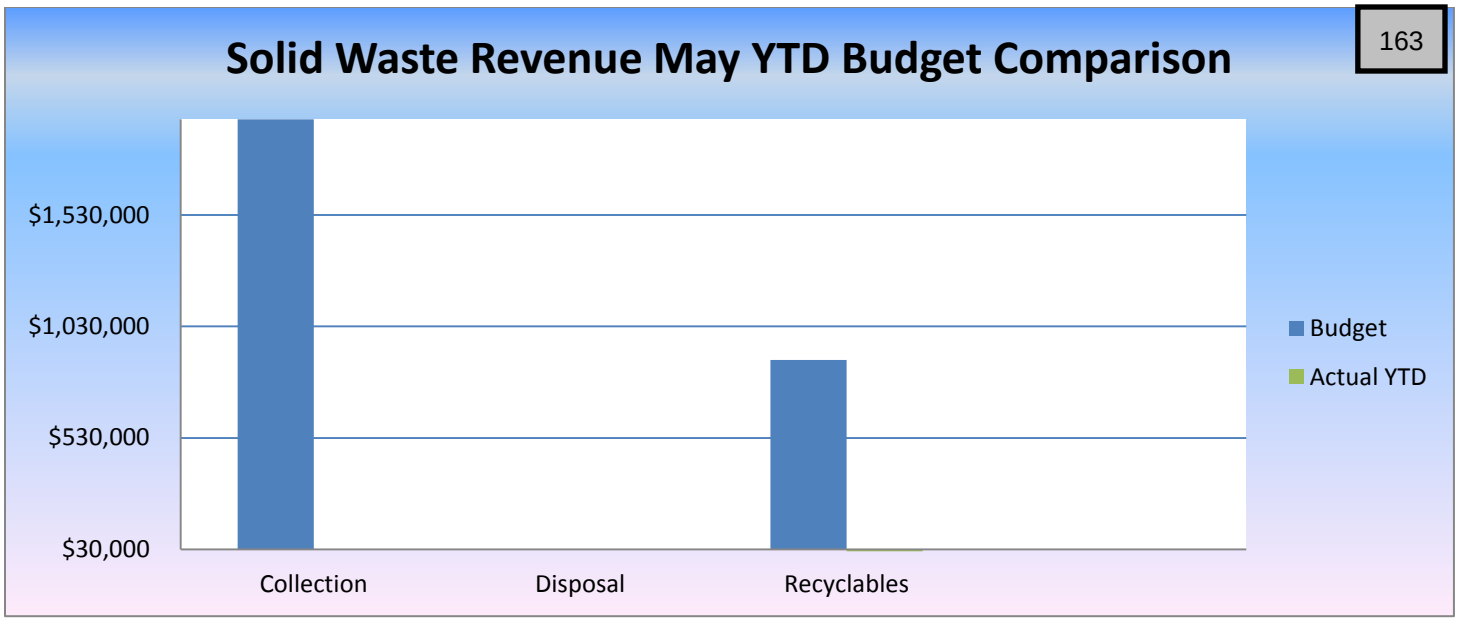
For the Period Ending 05/31/2019

DEP...	2018 May Activity	2019 May Activity	May Variance Favorable / (Unfavorable)	Variance %	2018 YTD Activity	2019 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	173,152.42	181,279.06	8,126.64	4.69%	559,045.28	880,221.26	321,175.98	57.45%
4530 - SOLID WASTE DISPOSAL	263,306.42	331,702.17	68,395.75	25.98%	697,127.32	1,324,104.93	626,977.61	89.94%
4540 - RECYCLABLES COLLECTION	2,299.79	-17,001.36	-19,301.15	-839.26%	14,331.35	13,009.55	-1,321.80	-9.22%
Revenue Total:	**438,758.63**	**495,979.87**	**57,221.24**	**13.04%**	**1,270,503.95**	**2,217,335.74**	**946,831.79**	**74.52%**
Expense								
4510 - SOLID WASTE ADMINISTRATION	25,432.68	36,678.57	-11,245.89	-44.22%	93,678.42	164,351.28	-70,672.86	-75.44%
4520 - SOLID WASTE COLLECTION	61,647.70	103,233.23	-41,585.53	-67.46%	257,796.20	415,995.90	-158,199.70	-61.37%
4530 - SOLID WASTE DISPOSAL	223,321.68	257,424.48	-34,102.80	-15.27%	835,830.55	830,203.49	5,627.06	0.67%
4540 - RECYCLABLES COLLECTION	14,483.06	10,904.69	3,578.37	24.71%	36,578.60	38,075.59	-1,496.99	-4.09%
4585 - YARD TRIMMINGS COLLECTION	18,236.24	28,995.79	-10,759.55	-59.00%	84,787.55	108,326.30	-23,538.75	-27.76%
9003 - SW - OTHER FINANCING USES	23,937.98	30,758.85	-6,820.87	-28.49%	98,491.78	138,040.38	-39,548.60	-40.15%
Expense Total:	**367,059.34**	**467,995.61**	**-100,936.27**	**-27.50%**	**1,407,163.10**	**1,694,992.94**	**-287,829.84**	**-20.45%**
Total Surplus (Deficit):	**71,699.29**	**27,984.26**	**-43,715.03**	**-60.97%**	**-136,659.15**	**522,342.80**	**659,001.95**	**482.22%**

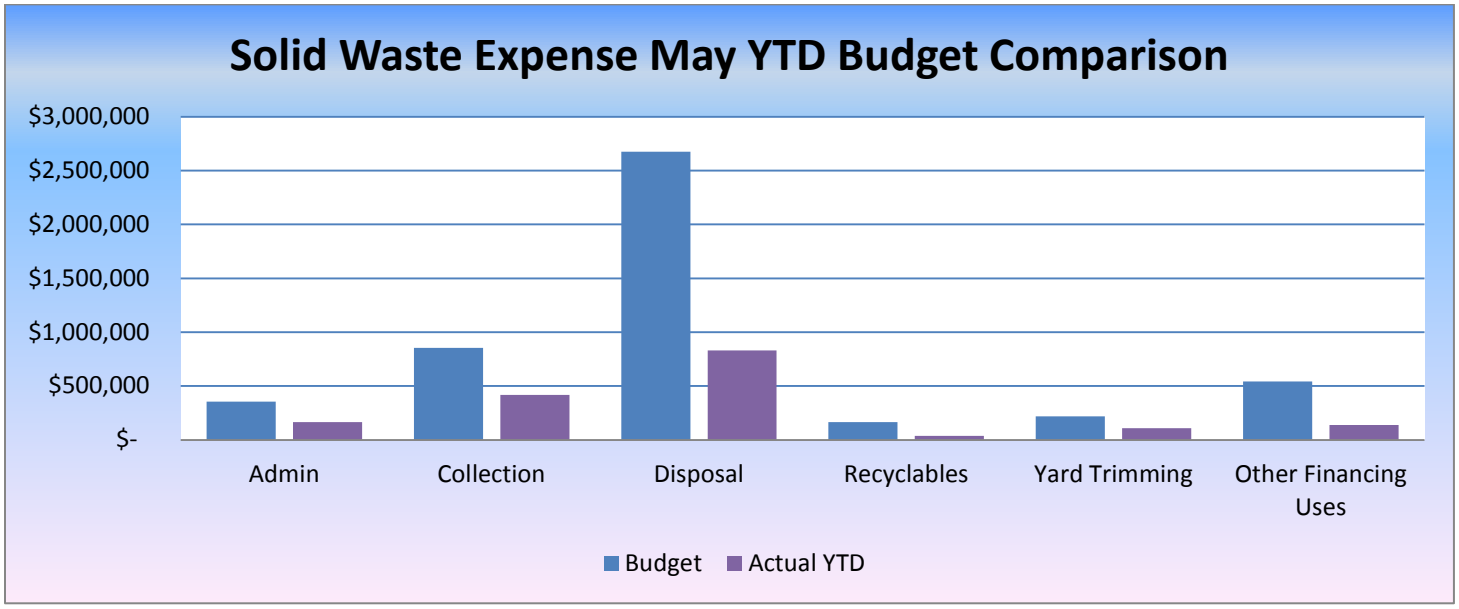
Monroe, GA

Budget Report
Group Summary
For Fiscal: 2019 Period Ending: 05/31/2019

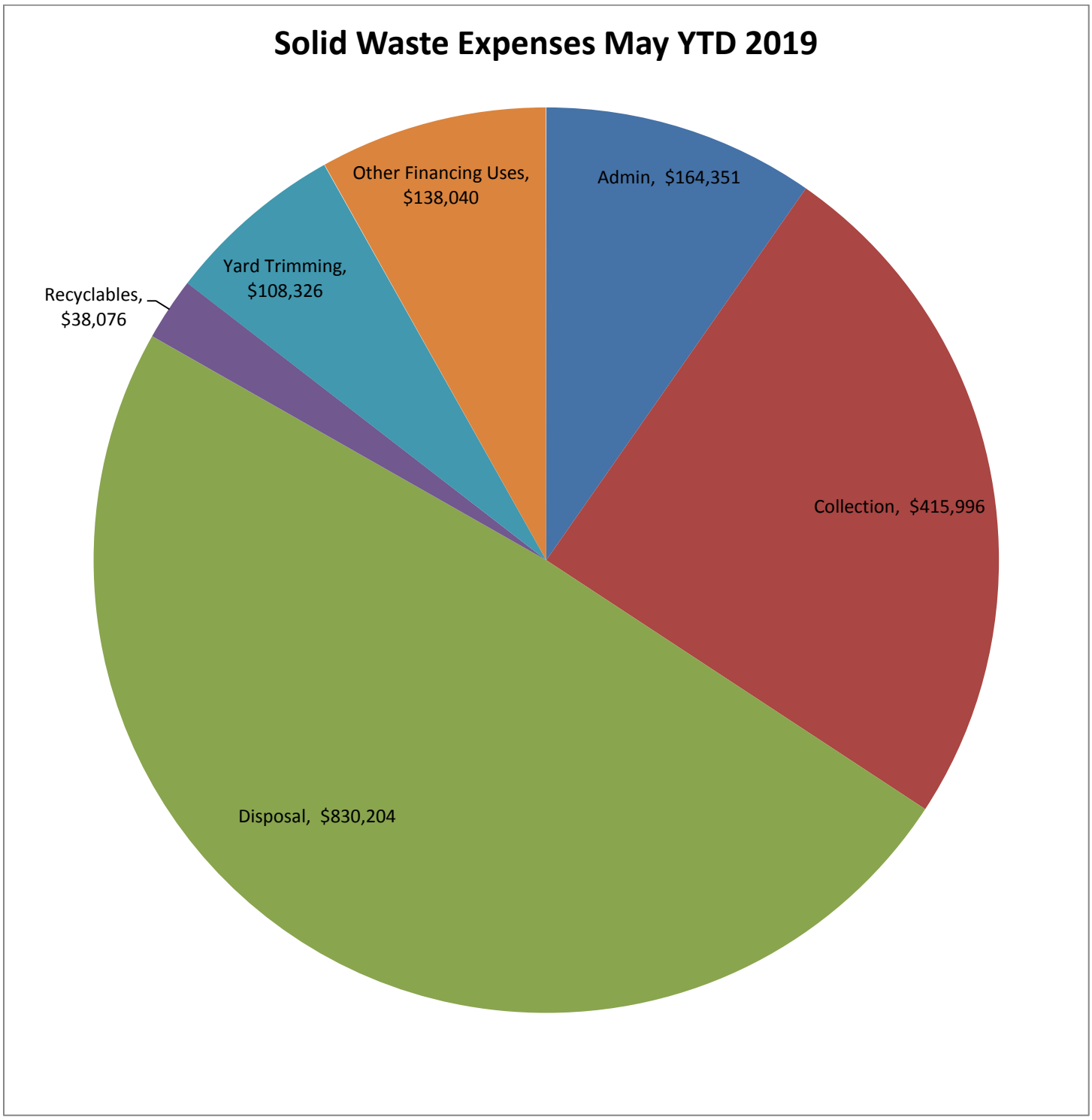
DEP...		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue							
4520 - SOLID WASTE COLLECTION		1,960,000.00	1,960,000.00	181,279.06	880,221.26	-1,079,778.74	55.09 %
4530 - SOLID WASTE DISPOSAL		2,816,584.00	2,816,584.00	331,702.17	1,324,104.93	-1,492,479.07	52.99 %
4540 - RECYCLABLES COLLECTION		32,000.00	32,000.00	-17,001.36	13,009.55	-18,990.45	59.35 %
	Revenue Total:	**4,808,584.00**	**4,808,584.00**	**495,979.87**	**2,217,335.74**	**-2,591,248.26**	**53.89 %**
Expense							
4510 - SOLID WASTE ADMINISTRATION		354,216.00	354,216.00	36,678.57	164,351.28	189,864.72	53.60 %
4520 - SOLID WASTE COLLECTION		852,942.32	852,942.32	103,233.23	415,995.90	436,946.42	51.23 %
4530 - SOLID WASTE DISPOSAL		2,676,119.72	2,676,119.72	257,424.48	830,203.49	1,845,916.23	68.98 %
4540 - RECYCLABLES COLLECTION		165,663.86	165,663.86	10,904.69	38,075.59	127,588.27	77.02 %
4585 - YARD TRIMMINGS COLLECTION		218,698.00	218,698.00	28,995.79	108,326.30	110,371.70	50.47 %
9003 - SW - OTHER FINANCING USES		540,944.24	540,944.24	30,758.85	138,040.38	402,903.86	74.48 %
	Expense Total:	**4,808,584.14**	**4,808,584.14**	**467,995.61**	**1,694,992.94**	**3,113,591.20**	**64.75 %**
	Report Surplus (Deficit):	**-0.14**	**-0.14**	**27,984.26**	**522,342.80**	**522,342.94**	**02,100.00 %**



Solid Waste year-to-date revenues for the month totaled $2,217,336 which is about 46% of total budgeted revenues of $4,808,584



Solid Waste year-to-date expenses for the month totaled $1,694,993 which is about 35% of total budgeted expenses of $4,808,584


Solid Waste Expenses May YTD 2019
Admin, $164,351
Collection, $415,996
Disposal, $830,204
Recyclables, $38,076
Yard Trimming, $108,326
Other Financing Uses, $138,040

Performance Indicators	May-19	Apr-19	Mar-19	Feb-19	Jan-19	Dec-18	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18	Jun-18	May-18
Telephone Calls													
Admin Support													
Utilities - Incoming Calls	6,680	6,459	5,769	5,252	6,181	6,035	6,463	6,735	6,174	7,299	7,506	6,654	5,675
Utilities - Abandoned Calls	469	412	380	330	402	345	373	391	411	460	467	509	349
% of Abondoned Calls - Utility	7.02%	6.38%	6.59%	6.28%	6.50%	5.72%	5.77%	5.81%	6.66%	6.30%	6.22%	7.65%	6.15%
Utilities													
Electric Customers	6,370	6,375	6,671	6,366	6,449	6,290	6,307	6,364	6,343	6,343	6,297	6,340	6,311
Natural Gas Customers	3,793	3,813	3,964	3,806	3,842	3,760	3,773	3,782	3,773	3,770	3,765	3,765	3,763
Water Customers	9,484	9,470	9,776	9,385	9,397	9,239	9,244	9,288	9,216	9,239	9,212	9,277	9,201
Wastewater Customers	7,116	7,114	7,397	7,052	7,090	6,937	6,936	6,979	6,923	6,957	6,921	6,963	6,922
Cable TV Customers	3,303	3,380	3,635	3,527	3,568	3,498	3,516	3,571	3,573	3,600	3,594	3,643	3,591
Digital Cable Customers	206	207	210	211	219	209	220	202	204	199	204	201	197
Internet Customers	3,758	3,703	3,756	3,687	3,658	3,577	3,625	3,611	3,596	3,584	3,597	3,547	3,542
Residential Phone Customers	898	895	960	911	923	913	934	904	887	893	898	887	882
Commercial Phone Customers	427	426	432	436	434	430	437	434	435	447	454	456	430
Fiber Customers	110	64	62	62	62	62	62	62	62	62	62	62	62
Work Orders Generated													
Utilities													
Connects	761	709	699	749	742	578	606	790	696	766	570	656	607
Cutoff for Non-Payment	208	259	169	263	260	164	237	322	209	271	254	218	253
Electric Work Orders	67	103	42	34	40	22	28	43	49	50	40	28	29
Water Work Orders	168	421	207	53	95	58	138	288	143	115	61	109	61
Natural Gas Work Orders	66	120	57	91	85	50	56	63	39	59	48	41	25
Disconnects	660	677	663	677	697	515	567	727	639	715	575	549	588
Telecomm Work Orders	325	323	146	138	347	220	206	301	275	306	146	248	264
Billing/Collections													
Utilities													
Utility Revenue Billed	$ 3,440,430	$ 3,504,319	$ 3,806,425	$ 4,091,817	$ 4,180,054	$ 3,732,804	$ 3,467,538	$ 3,708,203	$ 3,695,859	$ 3,692,334	$ 3,488,005	$ 3,282,658	$ 3,300,220
Utility Revenue Collected	$ 3,662,759	$ 3,467,528	$ 4,070,163	$ 3,845,701	$ 4,209,148	$ 3,187,118	$ 3,642,706	$ 3,748,687	$ 3,345,030	$ 3,754,607	$ 3,308,073	$ 3,152,514	$ 3,180,845
# of Inactive Accounts Written Off	62	51	58	62	78	70	51	66	36	79	63	66	44
Amount Written Off for Bad Debt	$ 39,654	$ 26,610	$ 30,880	$ 33,037	$ 41,131	$ 37,217	$ 26,591	$ 28,927	$ 23,802	$ 139,944	$ 28,088	$ 32,798	$ 27,469
Utility Bad Debt Collected	$ 4,024	$ 4,797	$ 9,411	$ 9,467	$ 3,159	$ 2,433	$ 2,747	$ 29,901	$ 5,256	$ 8,195	$ 3,927	$ 2,623	$ 5,899
Extensions													
Utilities													
Extensions Requested	690	678	611	672	798	558	650	796	639	704	711	648	655
Extensions Pending	251	333	269	279	251	188	299	300	241	230	304	242	204
Extensions Defaulted	39	36	23	32	30	28	32	35	41	47	38	28	21
Extensions Paid per Agreement	733	578	598	608	705	641	619	702	587	730	611	583	649
Percentage of Extensions Paid	95%	94%	96%	94%	96%	96%	95%	95%	93%	94%	94%	96%	97%
Taxes													
Admin Support													
Property Tax Transactions	-	-	-	3	-	-	-	-	-	-	1	2	31
Property Tax Collected	$ -	$ -	$ -	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ 10	$ 84	$ 816
Accounting													
Payroll & Benefits													
Payroll Checks issued	73	46	50	49	52	50	209	51	58	49	91	81	62
Direct Deposit Advices	901	606	600	581	575	585	664	440	438	439	447	657	436
General Ledger													
Accounts Payable Checks Issued	317	379	371	281	270	298	271	321	272	328	293	293	390
Accounts Payable Invoices Entered	568	479	495	481	466	452	446	376	361	394	378	341	387
Journal Entries Processed	141	136	200	249	239	238	115	127	133	144	132	152	145
Miscellaneous Receipts	388	339	248	378	448	356	358	445	204	250	280	250	262
Utility Deposit Refunds Processed	41	48	20	25	17	26	33	20	45	34	30	31	50
Local Option Sales Tax	$ 202,825	$ 181,595	$ 174,734	$ 182,090	$ 219,613	$ 181,526	$ 192,250	$ 160,620	$ 171,248	$ 177,065	$ 158,473	$ 160,093	$ 154,337
Special Local Option Sales Tax - 2013					194,610	161,779	170,323	142,399	151,722	156,902	140,435	142,413	136,668

Performance Indicators	May-19	Apr-19	Mar-19	Feb-19	Jan-19	Dec-18	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18	Jun-18	May-18
Special Local Option Sales Tax - 2019	-	1,075											
Personnel													
Payroll & Benefits													
Budgeted Positions	242	239	238	237	237	244	244	244	244	242	242	242	242
Filled Positions	236	232	228	226	227	226	228	229	229	227	227	233	233
Vacancies	6	7	10	11	10	18	16	15	15	15	15	9	9
Unfunded Positions	37	37	37	37	37	33	33	33	33	33	33	33	33
Clinic Appointment Capacity	229	215	156	144	144	126	144	162	126	160	160	160	292
Clinic Ancillary Visits	15	11	12	12	14	30	16	53	30	42	37	34	140
Clinic Utilization Percentage	55%	53%	65%	63%	92%	90%	76%	93%	98%	97%	99%	84%	102%
Clinic No Shows	8	8	7		24	12	10	7	16	32	17	22	23
Clinic Utilization2	103	95	82	79	94	72	83	91	78	81	105	79	135

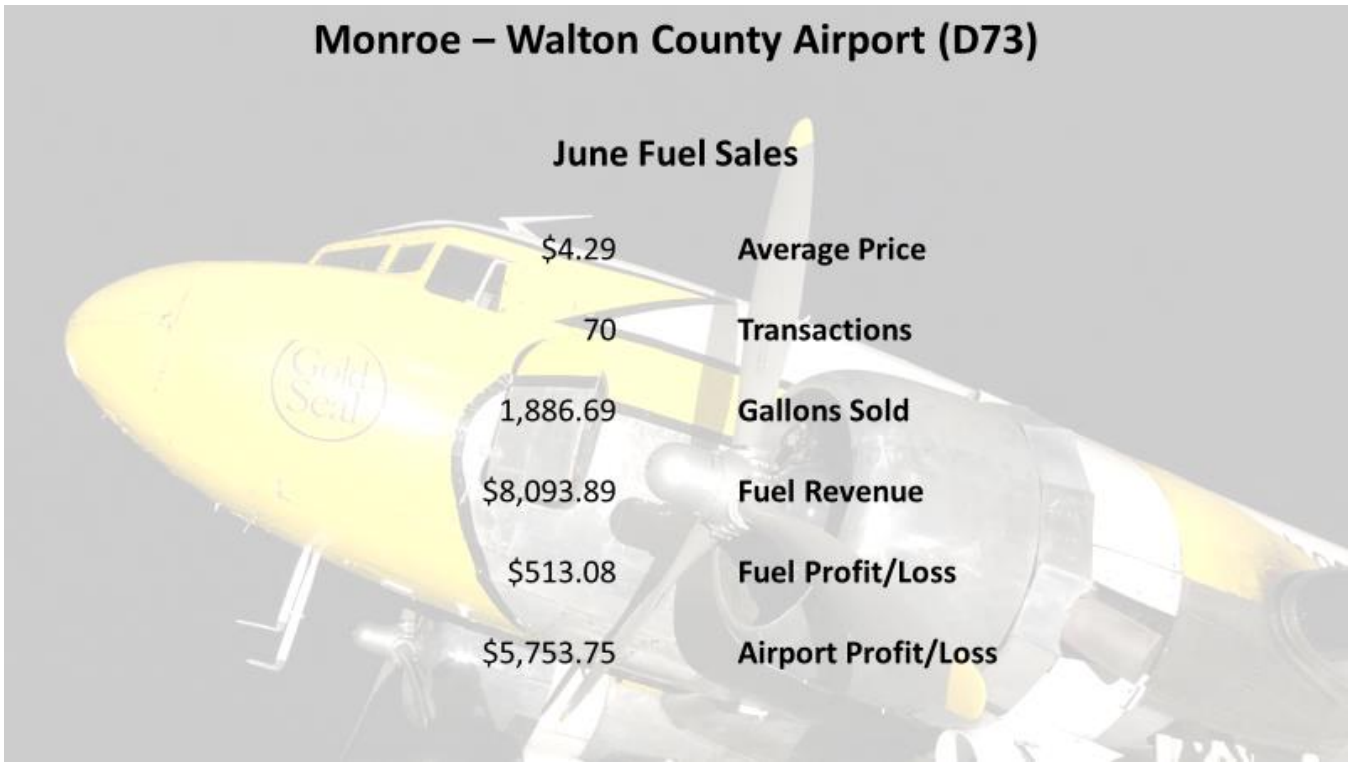
AIRPORT

MONTHLY REPORT

JULY 2019

	2019 January	2019 February	2019 March	2019 April	2019 May	2019 June	2018 June	2018 July	2018 August	2018 September	2018 October	2018 November	2018 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	$4.39	$4.39	$4.39	$4.39	$4.29	$4.29	$4.19	$4.19	$4.22	$4.39	$4.39	$4.39	$4.39	$4.33	
Transactions	48	36	84	117	109	70	104	94	92	105	103	74	39	83	1075
Gallons Sold	1,415.3	853.7	2,257.7	3,108.0	2,649.1	1,886.7	2,783.4	2,563.8	2,395.3	2,376.7	2,396.6	1,930.9	711.6	2,102.2	27,328.8
AvGas Revenue	$6,213.17	$3,568.32	$9,911.06	$13,636.68	$11,364.77	$8,093.89	$11,662.38	$10,742.50	$10,103.22	$10,433.73	$10,520.95	$8,476.65	$3,123.97	$9,065.48	$117,851.29
AvGas Profit/Loss	$225.74	$130.22	$416.11	$1,136.91	$726.49	$513.08	$400.84	$315.18	$115.89	$495.02	$506.79	$662.19	$106.04	$442.35	$5,750.50
GENERAL REVENUE/EXPENSE															
Hangar Rental	$4,200.00	$4,200.00	$4,200.00	$4,200.00	$4,200.00	$4,200.00	$3,360.00	$4,200.00	$4,200.00	$4,200.00	$4,200.00	$4,200.00	$4,200.00	$4,135.38	$53,760.00
Lease Agreements	$4,115.07	$4,115.07	$4,115.07	$4,115.07	$4,115.07	$4,115.07	$4,065.07	$4,065.07	$4,065.07	$4,065.07	$4,065.07	$4,065.07	$4,065.07	$4,088.15	$53,145.91
Grounds Maintenance	$360.00	$360.00	$3,530.00	$360.00	$360.00	$360.00	$360.00	$360.00	$360.00	$2,580.00	$360.00	$360.00	$360.00	$774.62	$10,070.00
Buildings Maintenance	$400.00	$550.00	$2,820.00	$18,240.00	$480.00	$300.00	$14,525.00	$15,854.99	$1,163.19	$960.49	$445.49	$425.32	$6,126.18	$4,791.59	$62,290.66
Equipment Maintenance	$443.18	$616.98	$116.98	$6,319.48	$116.98	$116.98	$115.92	$5,424.92	$1,764.62	$1,784.67	$10,691.55	$115.92	$427.93	$2,158.16	$28,056.11
Airport Profit/Loss	$5,040.22	$4,620.89	($33.23)	($17,764.92)	($11,360.84)	$5,753.75	($8,927.01)	($17,786.65)	$3,341.15	$1,682.93	($4,477.18)	$6,274.02	($294.99)	($2,610.14)	($33,931.86)

PROJECTS & UPDATES



PROJECT UPDATES

The East Apron Expansion project has been completed with final walk-through to take place with City staff, Barge Design Solutions, and the Georgia Department of Transportation (GDOT) on July 11th for close-out purposes. Final project cost will be $1,210,404.40 which is $45,454.10 below budget. This project replaced and/or provided for an additional 92,000 ft^2 of aircraft usable space in the way of taxi-lane, tie-down spaces, and fueling area.

The West Apron Taxiway is moving to the end of excavation and removal to the Oak Grove Landfill. Once complete, mesh will be placed and dirt placed on top to build the base, with compaction and paving to follow.

D-DAY REMEBRANCE JUMP – SKYDIVE MONROE

Sky Dive Monroe hosted a 75th anniversary celebration of the D-Day invasion on June 6th at the Monroe-Walton County Airport. The jump was performed by 20 skydivers in a 1937 Douglas C-47, representing the same aircraft used on that day in 1944.

AIRPORT CONSULTING – RFQ & INTERVIEW PROCESS

We received Qualification submittals from four (4) firms for the current rebid of qualifications for the Monroe-Walton County Airport consulting and engineering contract. Those firms are Goodwyn, Mills, & Cawood, Inc., W.K. Dickson & Company, Pond Company, and Holt Consulting Company. After RFQ evaluation, it has been determined to interview all companies. Interviews will take place the week of July 8th and conclude with a selection by the evaluation committee following those interviews. The selection will be presented to the Airport Commission and then City Council for recommendation of acceptance and approval in August. This selection will be good for up to five (5) years prior to requiring rebid once again.

Since 1821
THE CITY OF
Monroe

SOLID WASTE

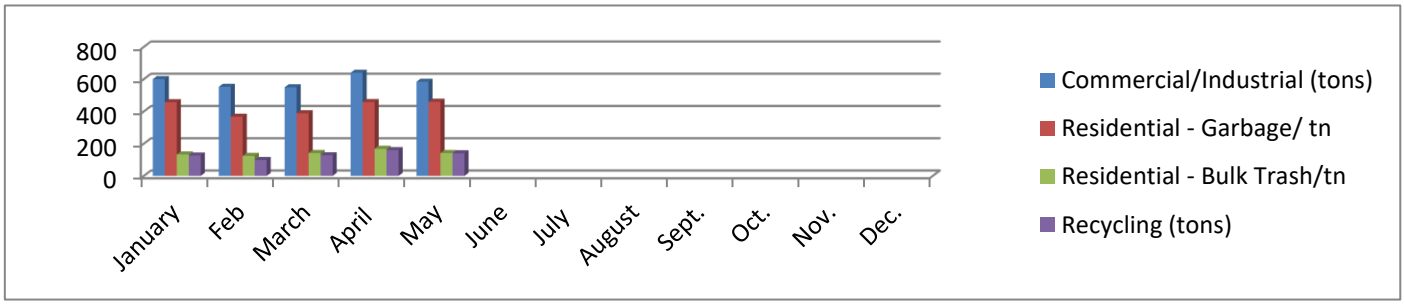
DEPARTMENT

MONTHLY REPORT

JULY

2019

2019	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	599.77	552.04	549.42	639.85	583.96							
Residential - Garbage/ tn	456.88	366.84	388.51	457.5	459.59							
Residential - Bulk Trash/tn	132.8	123.8	141.79	167.89	141.87							
Recycling (tons)	126.37	98.29	127.87	159.93	140.35							
Transfer Station (tons)	6,756.57	6,251.41	6,489.26	6,782.83	7,044.25							
Customers (TS)	15	14	15	15	14							
Sweeper debris (tons)	5.48	5.25	2.59	36.71	36.69							
Storm drain debris (tons)	1.08	0.19										
	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Trim (tons)	80.2	63.66	89.98	107.96	95.25							
Recycling - Curbside (tons)	17.41	12.92	12.67	15.64	15.9							
Recycling - Cardboard (tons)	16.64	17.21	12.61	13.77	15.81							
Recycling - Scrap Metal (tons)	8.32		9.5		8.19							
Recycling - Scrap tires (tons)	184 (3.80)	218 (4.50)	151 (3.11)	1,094 (22.56)	252 (5.20)							
Recycling - C & D (tons)			2.68									
Garbage carts (each)	64	23	36	65	67							
Recycling bins (each)	12	12	22	23	22							
Dumpsters (each)	6	7	4		6							
Lids (each)	1											
Cemetery Permits	5		6	3	9							



Note:

1,222.32 tons of trash /garbage collected and disposed.

140.35 tons of recycled materials collected, including scrap tires.

ITEMS OF INTEREST

I. Transfer Station Site Improvements - Update on the projects.

NOTE: Effective March 28, 2018, EPD "Rules for Solid Waste Management" has been amended to require all MSW permitted facilities in Georgia, to be reviewed every 5 years.

Update: New Guidance Document was released in October 2018 for Collection and Transfer Station permits. The document explain the requirements and preparation for the review process. We're in wave #2 based on the age of the facility. Our permit review date scheduled November 1, 2020. Our application filing date: 5/1/2020 (Early filling date: 5/1/2019) Note: Late filing will result in the suspension of the operation until application is complete!

Project List:

- Drainage: Re-direct surface water into our water treatment system.
  Update: Project started May 17, 2019 and on going.
- Repair/Resurface concrete tipping floor. ***Pending! 2019 SW-CIP Update: In the process of searching for and securing a contractor for this type project.***

Proposed Route Adjustments – The new Automated Side Loader (ASL) expected arrival, will impact service delivery. Collection routes may need to be adjusted, to incorporate the new service truck into the curbside collection system. Residents that may be affected, will be notified in advance of the potential change.

Dps

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STREETS AND TRANSPORTATION DEPARTMENT MONTHLY REPORT

JULY 2019

Public Works Administration

May 2019

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	628	554	670	795	717								3364
Work orders received	93	66	107	129	137								532
Work orders completed	86	56	99	120	124								485
Rental community building -													
Small room	1	1	3	2	3								10
Large room	3	1	2	7	2								15
Auditorium		1	1	1	2								5
Whole building					1								1
Permits received/approved -													
Parade													0
Procession			1										1
Public demonstration													0
Assembly	2	1	3	13									19
Picket													0
Road race	3	1	1	2									7

Fleet Maintenance Division

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

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
City Hall													0
Code		1		1									2
Electric/Cable	3	1	2	3	2								11
Finance													0
Fire	3	1	3	1	2								10
Gas/Water/Sewer	3	3	7	1	5								19
GUTA		1		1									2
Meter Readers		1	2	2	2								7
Motor Pool													0
Police	18	12	21	19	22								92
Public Works	38	30	37	33	35								173
TOTAL	65	50	72	61	68	0	0	0	0	0	0	0	316

Street Division

*The right of way crew picked up litter and mowed. Crews have also completed road repairs and asphalt patching on various streets. Crews are continuing to repair sidewalks.

Sign & Marking Division

- General maintenance:

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Signs repaired	3	3	5	12	4								27
Signs replaced	3	6	9	11									29
Sign post replaced/installed	8	9	4	9	12								42
New signs	25	16	18	28	17								104
Signs cleaned	8	6	8	6	7								35
Signs installed (new)	8	6	1	7	11								33
City emblems installed													0
In-lane pedestrian signs	2												2
Banners	3	7	5	12	10								37
Compaction Test													0
Traffic Studies		2	4		2								8
Parking Lot Striped			1										1
Speed hump installed													0
Crosswalk installed													0
Stop bars installed	4	1		12	5								22
TOTAL	64	56	55	97	68	0	0	0	0	0	0	0	340

Since 1821
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Monroe

ELECTRIC & TELECOM DEPARTMENT MONTHLY REPORT

JULY 2019

Items of Interest

Electric

1. Power Supply
2. Mill Project
3. Storms
4. Locates/500+

Telecom

1. IPv6
2. USF

MONROE

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MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 05/2019 | FY 2019

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DETAIL EXPENSES	7-8

CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	FY 2019	AS BUDGET	FY 2018
REVENUES	**$ 1.877M**	**$ 1.736M**	**$ 1.794M**	**$ 1.500M**	**$ 1.531M**								**$ 8.439M**	**$ 7.901M**	**$ 6.370M**
PERSONNEL COSTS	$ 0.077M	$ 0.112M	$ 0.105M	$ 0.096M	$ 0.153M								**$ 0.544M**	$ 0.503M	$ 0.565M
CONTRACTED SVC	$ 0.026M	$ 0.037M	$ 0.074M	$ 0.047M	$ 0.053M								**$ 0.237M**	$ 0.240M	$ 0.253M
SUPPLIES	$ 1.110M	$ 1.157M	$ 1.123M	$ 1.112M	$ 0.992M								**$ 5.494M**	$ 5.101M	$ 5.942M
CAPITAL OUTLAY	$ -	$ 0.024M	$ 0.098M	$ 0.045M	$ 0.000M								**$ 0.167M**	$ -	$ 0.295M
FUND TRANSFERS	$ 0.207M	$ 0.271M	$ 0.265M	$ 0.239M	$ 0.285M								**$ 1.267M**	$ 1.611M	$ 0.980M
DEPRECIATION	$ 0.024M	$ 0.024M	$ 0.024M	$ 0.024M	$ 0.024M								**$ 0.121M**	$ 0.050M	$ 0.121M
EXPENSES	**$ 1.445M**	**$ 1.626M**	**$ 1.690M**	**$ 1.563M**	**$ 1.507M**								**$ 7.830M**	**$ 7.505M**	**$ 8.156M**
MARGIN W/O TRANSFERS	**$ 0.639M**	**$ 0.381M**	**$ 0.370M**	**$ 0.177M**	**$ 0.309M**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1.876M**		**$ (0.805M)**
MARGIN W/ TRANSFER	**$ 0.432M**	**$ 0.110M**	**$ 0.104M**	**$ (0.062M)**	**$ 0.024M**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 0.608M**	**$ 0.395M**	**$ (1.785M)**
MCT CREDIT/YES	$ 0.175M	$ 0.100M	$ 0.100M	$ 0.100M	$ 0.376M	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0.851M	$ 0.400M	$ (0.710M)

*Year End Settlement excluded due to fluctuations year to year.

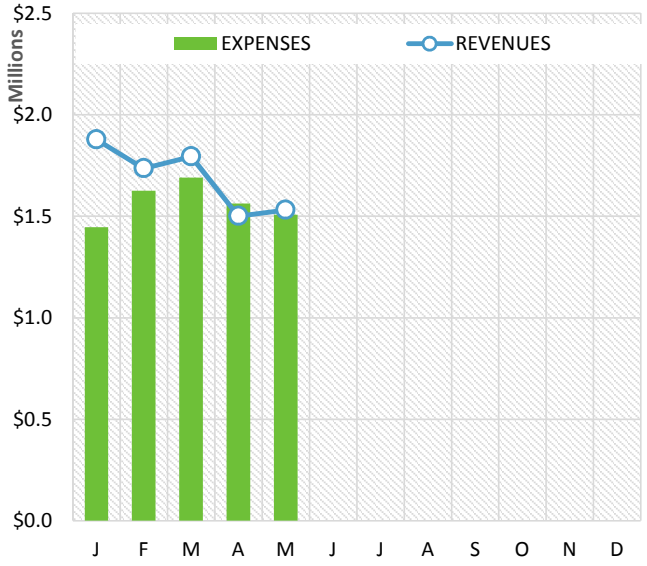
12-MO PURCHASED KWH's

12-MO RETAIL KWH's

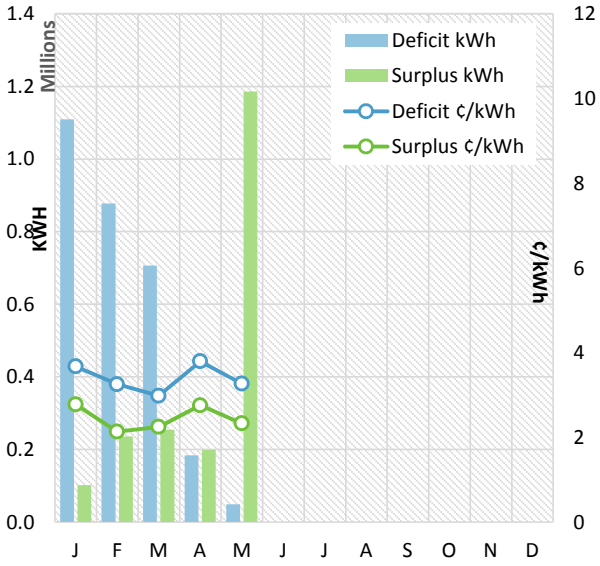
12-MO LINE LOSS: 3.56%

12-MO WHOLESALE ¢/kWh: 8.390

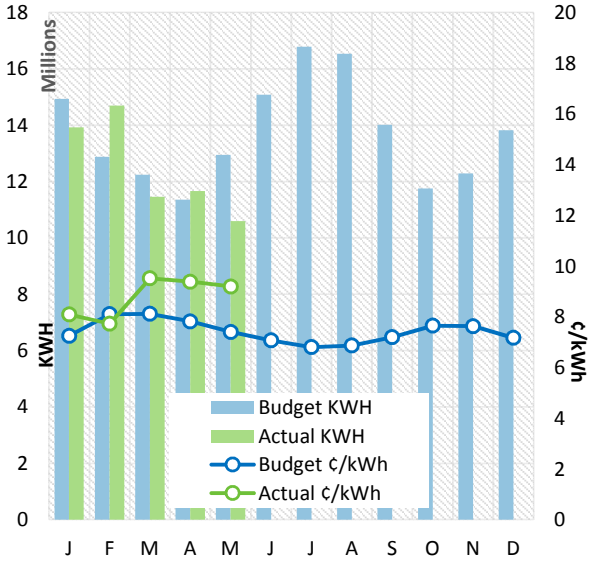
REVENUES vs. EXPENSES



DEFICIT PURCHASES vs. SURPLUS SALES



MEAG BUDGET vs. ACTUAL



RETAIL SALES REPORT

CUSTOMER COUNT

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019
Residential	5,525	5,450	5,751	5,457	5,463							
Commercial	882	876	878	875	864							
Industrial	1	1	1	1	1							
City	41	39	41	42	42							
Total	**6,449**	**6,366**	**6,671**	**6,375**	**6,370**							
Year-Over-Year Δ	1.61%	0.89%	5.94%	0.97%	0.93%							

KWH

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019
Residential	7.241M	7.401M	6.785M	5.429M	4.676M							
Commercial	5.079M	4.861M	5.199M	4.525M	4.820M							
Industrial	0.506M	0.513M	0.555M	0.454M	0.548M							
City	0.459M	0.404M	0.432M	0.412M	0.420M							
Total	**13.286M**	**13.179M**	**12.971M**	**10.820M**	**10.464M**							
Year-Over-Year Δ	0.98%	-14.32%	-0.51%	-4.80%	-4.30%							

REVENUE

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019
Residential	$ 0.917M	$ 0.858M	$ 0.793M	$ 0.653M	$ 0.650M							
Commercial	$ 0.751M	$ 0.673M	$ 0.702M	$ 0.637M	$ 0.671M							
Industrial	$ 0.060M	$ 0.055M	$ 0.058M	$ 0.050M	$ 0.057M							
Other	$ 0.001M	$ 0.004M	$ 0.001M	$ 0.001M	$ 0.003M							
City	$ 0.053M	$ 0.042M	$ 0.045M	$ 0.043M	$ 0.044M							
Total	**$ 1.781M**	**$ 1.632M**	**$ 1.599M**	**$ 1.384M**	**$ 1.425M**							
Year-Over-Year Δ	21.51%	1.22%	7.52%	-0.30%	-0.62%							

SALES STATISTICS

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
AVERAGE KWH/CUSTOMER													
Residential	1,311	1,358	1,180	995	856								1,140
Commercial	5,758	5,549	5,922	5,171	5,579								5,596
Industrial	506,400	512,800	554,560	454,240	547,520								515,104
City	11,206	10,370	10,544	9,820	10,007								10,390
AVERAGE $/CUSTOMER													
Residential	$166	$157	$138	$120	$119								$140
Commercial	$851	$768	$800	$728	$777								$785
Industrial	$59,825	$54,722	$57,770	$50,447	$57,256								$56,004
City	$1,300	$1,089	$1,107	$1,031	$1,051								$1,116
AVERAGE $/KWH													
Residential	$0.1266	$0.1159	$0.1169	$0.1203	$0.1390								$0.1237
Commercial	$0.1478	$0.1384	$0.1350	$0.1408	$0.1393								$0.1403
Industrial	$0.1181	$0.1067	$0.1042	$0.1111	$0.1046								$0.1089
City	$0.1160	$0.1050	$0.1050	$0.1050	$0.1050								$0.1072
Average	**$0.1271**	**$0.1165**	**$0.1153**	**$0.1193**	**$0.1220**								**$0.1200**

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST 12-MONTH
POWER SUPPLY COSTS					
MEAG Project Power	$ 799,151	$ 823,169	$ 4,279,391	$ 4,393,797	$ 10,855,119
Transmission	89,896	82,069	470,890	432,897	1,101,995
Supplemental	15,763	58,583	343,329	630,882	826,221
SEPA	66,797	46,012	316,764	293,730	641,113
Other Adjustments	898	861	4,453	4,234	10,478
TOTAL POWER SUPPLY COSTS	**$ 972,505**	**$ 1,010,694**	**$ 5,414,828**	**$ 5,755,541**	**$ 13,434,927**
AS BUDGET	**957,499**	**981,562**	**4,961,383**	**4,997,075**	**12,391,376**
% ACTUAL TO BUDGET	**101.57%**	**102.97%**	**109.14%**	**115.18%**	**108.42%**
PEAKS & ENERGY					
Peaks (KW)					
Coincident Peak (CP)	24,011	22,239	31,436	36,151	32,480
Non-Coincident Peak (NCP)	24,011	22,277	31,436	36,256	32,753
CP (BUDGET)	28,502	28,816	32,430	32,520	35,013
NCP (BUDGET)	29,221	29,273	32,818	32,659	35,722
Energy (KWH)					
MEAG Energy	9,416,026	8,836,673	47,682,108	52,216,699	132,548,586
Supplemental Purchases (or sales)	(1,010,526)	699,769	4,200,305	8,299,877	9,507,951
SEPA Energy	2,179,172	1,081,176	10,421,189	4,702,362	18,073,625
Total Energy (KWH)	**10,584,672**	**10,617,617**	**62,303,602**	**65,218,939**	**160,130,162**
AS BUDGET	**12,944,000**	**13,114,000**	**64,339,000**	**64,890,000**	**165,398,000**
% ACTUAL TO BUDGET	**81.77%**	**80.96%**	**96.84%**	**100.51%**	**96.82%**
CP Load Factor	61.23%	66.31%	22.62%	20.59%	56.28%
NCP Load Factor	61.23%	66.20%	22.62%	20.53%	55.81%
% Supplemental	8.72%	6.59%	6.74%	12.73%	5.94%
UNIT COSTS (¢/kWh)					
Bulk Power	10.9552	9.8976	9.5912	8.8056	8.8595
Supplemental	1.5599	8.3718	8.1739	7.6011	8.6898
SEPA Energy	3.0653	4.2557	3.0396	6.2464	3.5472
MEAG Total	9.1879	9.5190	8.6910	8.8250	8.3900

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.

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST 12-MONTH
SALES REVENUES					
ELECTRIC SALES	$ 1,423,076	$ 1,399,361	$ 7,812,861	$ 6,011,061	$ 21,005,818
SALES REVENUES (ACTUAL)	**$ 1,423,076**	**$ 1,399,361**	**$ 7,812,861**	**$ 6,011,061**	**$ 21,005,818**
AS BUDGET	$ 1,508,333	$ 1,510,794	$ 1,508,333	$ 1,510,794	Not Applicable
% ACTUAL TO BUDGET	94.35%	92.62%	517.98%	397.87%	Not Applicable
OTHER REVENUES					
OP REVENUE	37,120	34,943	178,526	142,991	531,348
FEDERAL GRANT	-	-	-	-	-
MISC REVENUE	-	473	-	18,664	107,585
CONTRIBUTED CAPITAL	-	-	-	-	109,380
SALE OF FIXED ASSETS	-	-	-	-	261
REIMB DAMAGED PROPERTY	3,279	-	6,558	3,303	17,738
CUST ACCT FEES	-	-	-	-	-
OTHER REV	-	-	-	-	-
ADMIN ALLOC	67,766	66,514	282,922	194,208	594,173
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
OTHER REVENUES (ACTUAL)	**$ 108,164**	**$ 101,929**	**$ 468,006**	**$ 359,166**	**$ 1,360,485**
AS BUDGET	$ 71,796	$ 62,179	$ 358,982	$ 310,895	Not Applicable
% ACTUAL TO BUDGET	150.65%	163.93%	130.37%	115.53%	Not Applicable
TRANSFER					
Transfer From CIP	1	-	157,715	-	667,407
TOTAL REVENUES (ACTUAL)	**$ 1,531,241**	**$ 1,501,290**	**$ 8,438,581**	**$ 6,370,227**	**$ 23,033,710**
AS BUDGET	$ 1,580,130	$ 1,572,973	$ 7,900,648	$ 7,864,866	Not Applicable
% ACTUAL TO BUDGET	96.91%	95.44%	106.81%	81.00%	Not Applicable
MCT CREDIT/YES	**$ 375,685**	**$ 175,093**	**$ 850,999**	**$ 992,655**	**$ 2,489,376**

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

Note on MEAG MCT: excluded from revenues as it is a restricted account.

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST 12-M
PERSONNEL					
Compensation	$ 112,432	$ 87,318	$ 396,101	$ 434,618	$ 927,184
Benefits	41,047	24,945	148,065	130,609	294,134
PERSONNEL (ACTUAL)	**$ 153,479**	**$ 112,263**	**$ 544,165**	**$ 565,227**	**$ 1,221,318**
AS BUDGET	$ 100,508	$ 99,643	$ 502,540	$ 498,216	Not Applicable
% ACTUAL TO BUDGET	152.70%	112.67%	108.28%	113.45%	Not Applicable
CONTRACTED SERVICES					
Consulting	$ -	$ 8	$ 180	$ 1,188	$ 820
Custodial Service	-	-	-	-	-
Landfill Fees	-	-	-	-	110
Lawn & Maint	-	-	-	-	-
Holiday Event	-	-	-	-	308
Maintenance Contracts	891	433	2,285	2,611	6,762
Rents/Leases	254	334	1,642	6,668	18,262
Repairs & Maintenance (Outside)	5,985	3,550	17,851	33,619	56,309
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,755	607	6,293	2,568	25,450
Postage	-	-	-	-	-
Public Relations	-	321	-	321	120
Mkt Expense	-	392	23,238	26,569	27,983
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	709	96	2,011	349	6,267
Vehicle Tag & Title Fee	-	-	-	-	18
Ga Dept Rev Fee	-	800	800	800	800
Fees	-	-	300	236	300
Training & Ed	-	-	1,500	2,732	7,958
Contract Labor	43,533	39,894	181,042	175,372	422,855
Shipping/Freight	-	-	85	-	363
CONTRACTED SERVICES (ACTUAL)	**$ 53,128**	**$ 46,435**	**$ 237,225**	**$ 253,033**	**$ 574,685**
AS BUDGET	$ 47,923	$ 38,367	$ 239,617	$ 191,833	Not Applicable
% ACTUAL TO BUDGET	110.86%	121.03%	99.00%	131.90%	Not Applicable
SUPPLIES					
Office Supplies	41	145	643	1,641	3,191
Postage	-	-	-	-	-
Auto Parts	-	467	628	1,341	3,552
Construction Materials	-	-	331	-	331
Damage Claims	-	-	-	1,127	-
Tires	-	-	5,990	-	8,681
Uniform Expense	-	-	2,200	8,861	8,684
Janitorial	145	117	914	783	2,168

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST 12-M
Computer Equipment	-	-	3,796	-	5,140
R & M Buildings - Inside	-	-	-	-	48
Parks & Grounds R & M Inside	-	-	-	7,898	-
Util Costs - Util Fund	443	968	6,479	6,658	11,356
Streetlights	-	-	-	-	167
Auto & Truck Fuel	2,011	1,696	8,199	6,701	25,957
Food	75	-	359	302	3,936
Sm Tool & Min Equip	88	6,667	11,128	17,460	16,804
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	1,479	2,121	9,935	18,959	29,773
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	972,505	989,775	5,386,202	5,828,005	12,634,546
Repairs & Maintenance (Inside)	15,145	3,780	57,247	41,912	137,281
Amr Proj Exp	-	-	-	-	-
Equip Pur (<$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
Misc	-	-	-	-	-
SUPPLIES (ACTUAL)	**$ 991,932**	**$ 1,005,737**	**$ 5,494,051**	**$ 5,941,647**	**$ 12,891,613**
AS BUDGET	$ 1,020,298	$ 1,063,717	$ 5,101,490	$ 5,318,586	Not Applicable
% ACTUAL TO BUDGET	97.22%	94.55%	107.70%	111.71%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	$ 1	$ 3,262	$ 131,300	$ 188,184	$ 299,738
Capital Expenditures	$ -	$ 97,876	$ 35,490	$ 106,876	$ 81,685
Depr Exp	$ 24,146	$ 24,146	$ 120,730	$ 120,730	$ 289,752
CAPITAL OUTLAY (ACTUAL)	**$ 24,147**	**$ 125,284**	**$ 287,520**	**$ 415,790**	**$ 671,174**
AS BUDGET	$ -	$ -	$ -	$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	$ 196,805	$ 128,338	$ 772,662	$ 576,277	$ 1,978,884
Transfer To Gf	87,861	79,703	494,766	403,535	1,196,661
FUND TRANSFERS (ACTUAL)	**$ 284,666**	**$ 208,040**	**$ 1,267,428**	**$ 979,812**	**$ 3,175,545**
AS BUDGET	$ 322,252	$ 177,434	$ 1,611,260	$ 887,170	Not Applicable
% ACTUAL TO BUDGET	88.34%	117.25%	78.66%	110.44%	Not Applicable
TOTAL EXPENSES (ACTUAL)	**$ 1,507,352**	**$ 1,497,760**	**$ 7,830,390**	**$ 8,155,509**	**$ 18,534,335**
AS BUDGET	$ 1,490,981	$ 1,379,161	$ 7,454,907	$ 6,895,805	Not Applicable
% ACTUAL TO BUDGET	101.10%	108.60%	105.04%	118.27%	Not Applicable

MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 05/2019 | FY 2019

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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was 8.16%

RECOMMENDATIONS

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FINANCIALS

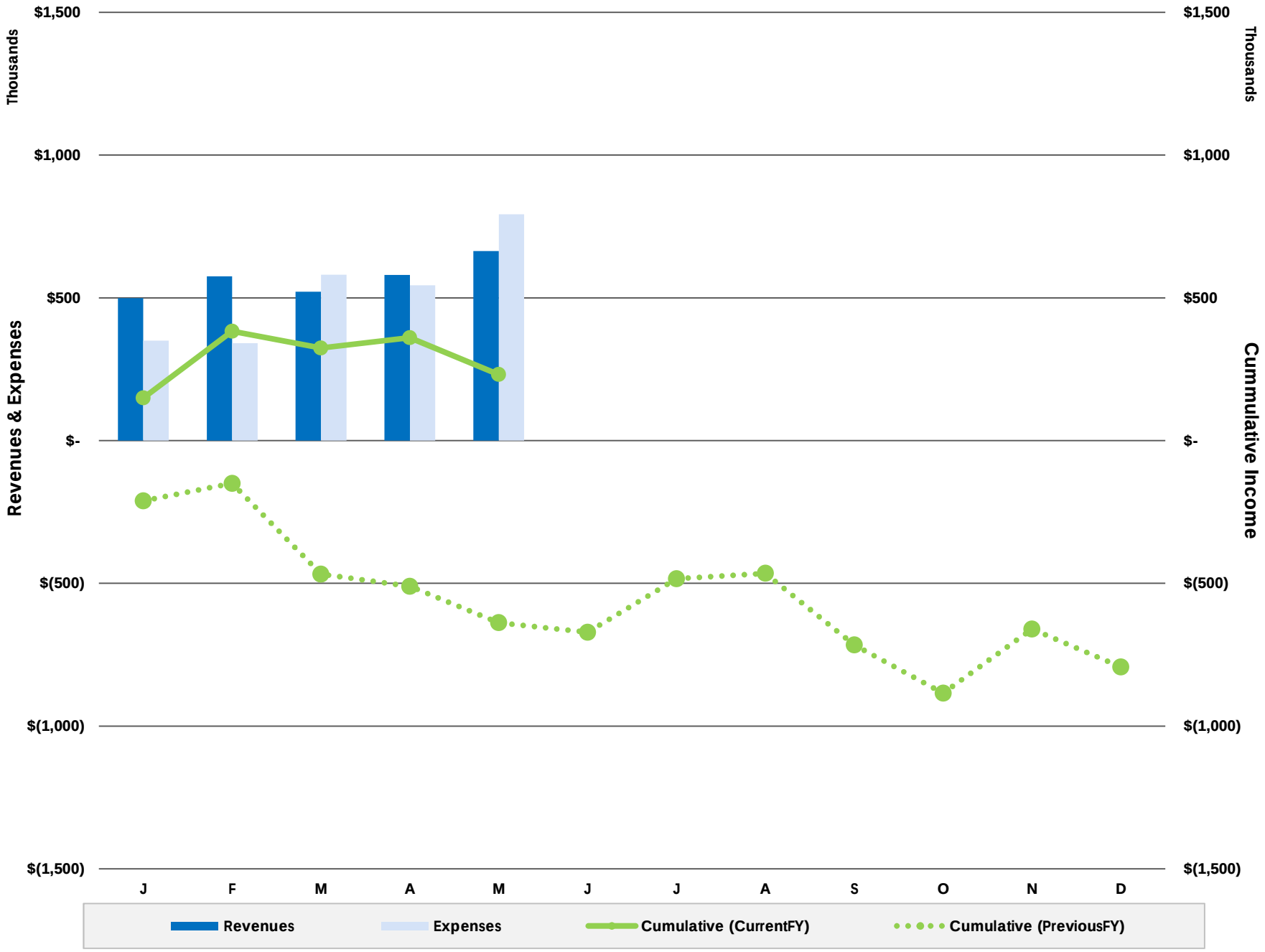
	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
Revenues					
RETAIL SALES	$ 506,754	$ 441,493	$ 2,476,367	$ 2,170,755	$ 5,555,866
OTHER REVENUES	154,881	46,936	390,944	167,368	974,196
ADJUSTMENTS	2,069	10,697	(28,042)	(285,798)	106,193
Total Revenues	**$ 663,704**	**$ 499,126**	**$ 2,839,269**	**$ 2,052,325**	**$ 6,636,255**
Expenses					
PERSONNEL	$ 94,078	$ 46,353	$ 328,441	$ 259,040	$ 634,270
PURCHASED & CONTRACTED SVC	8,023	850	56,467	16,472	133,934
PURCHASED PROPERTY SERVICES	10,344	6,083	47,170	26,131	131,929
SUPPLIES	55,060	23,438	173,908	123,122	354,464
COST OF GOODS SOLD	442,178	341,210	1,362,816	1,582,133	3,724,033
DEPR, DEBT SVC & OTHER COSTS	150,019	182,958	486,471	559,827	1,241,579
FUND TRANSFERS	32,583	26,052	152,339	123,494	339,398
Total Combined Expenses	**$ 792,285**	**$ 626,944**	**$ 2,607,611**	**$ 2,690,221**	**$ 6,559,608**
Income					
Before Transfer	$ (95,998)	$ (101,766)	$ 383,997	$ (514,401)	$ 416,045
After Transfer	$ (128,581)	$ (127,818)	$ 231,659	$ (637,895)	$ 76,647
Margin					
Before Transfer	-14.46%	-20.39%	13.52%	-25.06%	6.27%
After Transfer	-19.37%	-25.61%	8.16%	-31.08%	1.15%

CHART 1

MONTHLY DIRECTOR'S REPORT

REVENUE, EXPENSE & INCOME SUMMARY

FISCAL YEAR 2019



	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
RETAIL SALES					
Note on Telecom Sales: Detail break-down for individual rate class is shown in *TELECOM: RETAIL SALES* section.					
CABLE TELEVISION	$ 247,770	$ 197,812	$ 1,213,120	$ 994,397	$ 2,583,913
DVR SERVICE	20,863	15,862	101,528	79,501	215,636
FIBER OPTICS	44,437	50,027	215,695	229,037	538,286
INTERNET	172,731	156,368	840,855	758,440	1,959,348
TELEPHONE	17,623	18,254	88,139	93,061	217,923
SET TOP BOX	3,330	3,170	17,030	16,320	40,760
Total RETAIL SALES (ACTUAL)	**$ 506,754**	**$ 441,493**	**$ 2,476,367**	**$ 2,170,755**	**$ 5,555,866**
OTHER REVENUES					
CATV INSTALL/UPGRADE	$ 1,744	$ 1,386	$ 8,859	$ 10,402	$ 22,723
MARKETPLACE ADS	25	-	25	25	25
PHONE FEES	10,178	10,243	52,004	52,393	125,401
EQUIPMENT SALES	2,387	2,100	12,710	8,550	30,620
MODEM RENTAL	7,430	6,940	37,102	34,186	87,540
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	7,628	-	36,107	-	36,107
ADMIN ALLOCATION	26,255	26,268	85,677	61,812	92,696
CONTRIBUTED CAPITAL	-	-	-	-	-
Transfer from CIP	99,234	-	158,460	-	579,085
Total OTHER REVENUES ACTUAL	**$ 154,881**	**$ 46,936**	**$ 390,944**	**$ 167,368**	**$ 974,196**
Adjustment Note: Adjustment added to match Financials	$ 2,069	$ 10,697	$ (28,042)	$ (285,798)	$ 106,193
TOTAL REVENUES (ACTUAL)	**$ 663,704**	**$ 499,126**	**$ 2,839,269**	**$ 2,052,325**	**$ 6,636,255**

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
SUMMARY					
Personnel	**$ 94,078**	**$ 46,353**	**$ 328,441**	**$ 259,040**	**$ 634,270**
Purchased & Contracted Svc	**8,023**	**850**	**56,467**	**16,472**	**133,934**
Purchased Property Services	**10,344**	**6,083**	**47,170**	**26,131**	**131,929**
Supplies	**55,060**	**23,438**	**173,908**	**123,122**	**354,464**
Cost of Goods Sold	**442,178**	**341,210**	**1,362,816**	**1,582,133**	**3,724,033**
Depr, Debt Svc & Other Costs	**150,019**	**182,958**	**486,471**	**559,827**	**1,241,579**
Fund Transfers	**32,583**	**26,052**	**152,339**	**123,494**	**339,398**
TOTAL SUMMARY (ACTUAL)	**$ 792,285**	**$ 626,944**	**$ 2,607,611**	**$ 2,690,221**	**$ 6,559,608**
TELECOM					
Personnel					
Salaries	$ 64,299	$ 32,082	$ 221,490	$ 194,848	$ 434,464
Benefits	29,779	14,271	106,951	64,192	199,806
Total Personnel (ACTUAL)	**$ 94,078**	**$ 46,353**	**$ 328,441**	**$ 259,040**	**$ 634,270**
Purchased & Contracted Svc					
Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	95	-	238	1,000	454
Web Design	-	4	-	83	93
Consulting - Technical	2,250	-	9,035	9,035	28,650
Utility Protection Ctr (DIG)	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Holiday Events	-	-	-	-	-
Security Systems	129	129	258	294	587
Pest Control	225	-	225	-	225
Maintenance	4,848	433	10,835	4,479	46,320
Equipment Rents/Leases	175	244	1,275	1,222	3,340
Pole Equip. Rents/Leases	-	-	-	-	-
Equipment Rental	15	40	235	359	374
CONSULTING - TECHNICAL	-	-	70	-	105
EQUIP REP & MAINT OUTSIDE	-	-	1,694	-	1,694
VEHICLE REP & MAINT OUTSIDE	-	-	3,062	-	3,062
R & M SYSTEM - OUTSIDE	-	-	7,102	-	7,102
EQUIPMENT RENTS / LEASES	175	-	524	-	524
MAINTENANCE CONTRACTS	69	-	137	-	137
EQUIPMENT RENTAL	43	-	248	-	248
COMMUNICATION SERVICES	-	-	1,039	-	3,490
MARKETING EXPENSES	-	-	-	-	49
TRAVEL EXPENSE	-	-	369	-	369
FCC FEES	-	-	15,835	-	32,313
GA DEPT OF REV FEES	-	-	150	-	150
TRAINING & EDUCATION -EMPLOYEE	-	-	3,886	-	4,398
SOFTWARE EXPENSE	-	-	250	-	250
Total Purchased & Contracted Svc (ACTUAL)	**$ 8,023**	**$ 850**	**$ 56,467**	**$ 16,472**	**$ 133,934**

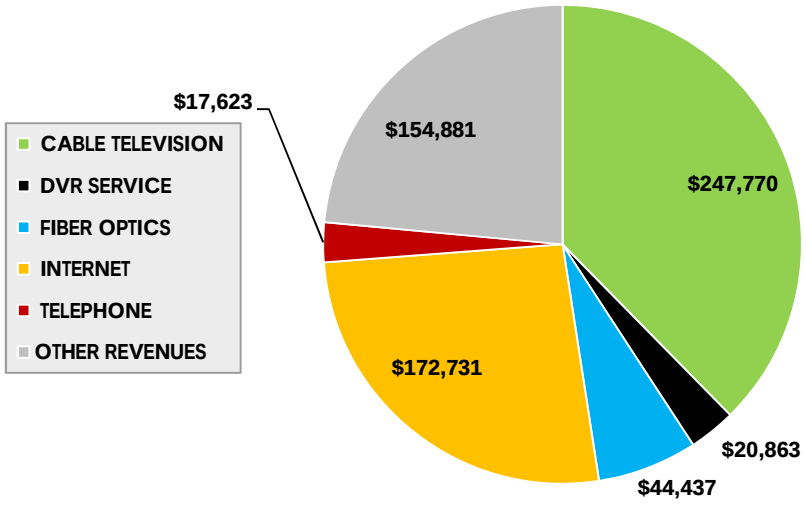
	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	36	(36)
Repair & Maintenance (Inside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	2,841	2,202	9,464	7,461	35,995
Postage	-	-	-	12	39
INTERNET COSTS	-	-	-	-	2,237
Public Relations	-	-	-	32	81
Marketing Expense	-	81	36	81	730
Utility Bill Printing Services	-	-	-	-	-
Dues & Subscriptions	-	-	-	262	(262)
Fees	-	-	6,154	16	9,940
FCC Fees	-	-	-	-	27,928
Training & Education	-	996	37	1,511	3,158
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	24	-	24	-
GA Dept Revenue Fee	-	250	100	250	100
Uniform Rental	-	-	-	-	-
Contract Labor	7,503	2,530	31,095	16,445	51,150
Fines/Late Fee	-	-	-	-	440
Shipping/Freight	-	-	283	-	430
Total Purchased Property Services (ACTUAL)	**$ 10,344**	**$ 6,083**	**$ 47,170**	**$ 26,131**	**$ 131,929**

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
TELECOM (Continued)					
Supplies					
Chemicals & Pesticides	$ -	$ -	$ -	$ -	$ -
Office Supplies & Expense	41	359	41	2,479	1,719
Postage	-	-	-	-	-
Auto Parts	34	24	787	2,352	10,368
Damage Claims	125	-	125	1,016	(891)
Tires	-	-	479	2,503	1,211
Uniform Expense	-	1,380	377	1,696	652
Janitorial Supplies	145	118	835	783	2,089
Computer Equipment	-	-	-	-	122
Equipment Parts	28	18	4,149	7,073	9,072
R&M Building - Inside	-	-	896	17	896
Equipment R&M - Inside	-	(18)	-	4,484	(4,484)
System R&M - Inside	4,003	2,448	26,878	28,513	64,081
Sys R&M - Inside/Shipping	(896)	-	-	(17)	58
Utility Costs	5,725	4,908	21,240	22,453	56,015
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	2,305	1,745	8,864	7,561	27,016
Food	75	-	359	302	1,017
Small Tools & Minor Equipment	106	7,378	301	21,570	33,484
Small Operating Supplies	206	5,078	1,804	20,336	26,705
Construction Material	-	-	-	-	-
Uniform Expense	-	-	-	-	-
AMR Project Exp.	-	-	-	-	-
Equipment Pur (Less than $5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	-	-	991	-	3,905
AUTO PARTS	-	-	684	-	684
CONSTRUCTION MATERIALS	-	-	-	-	12
UNIFORM EXPENSE	-	-	2,404	-	2,802
COMPUTER EQUIP NON-CAP	-	-	8,754	-	9,026
EQUIPMENT PARTS	-	-	2,398	-	2,398
REPAIRS & MAINTENANCE	(1,139)	-	28,666	-	28,666
AUTO & TRUCK FUEL	-	-	88	-	88
FOOD	-	-	84	-	84
SMALL TOOLS & MINOR EQUIPMENT	2,035	-	4,688	-	5,876
SMALL OPERATING SUPPLIES	120	-	1,008	-	4,927
CONSTRUCTION IN PROGRESS	42,149	-	57,010	-	66,407
SOFTWARE	-	-	-	-	459
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	**$ 55,060**	**$ 23,438**	**$ 173,908**	**$ 123,122**	**$ 354,464**

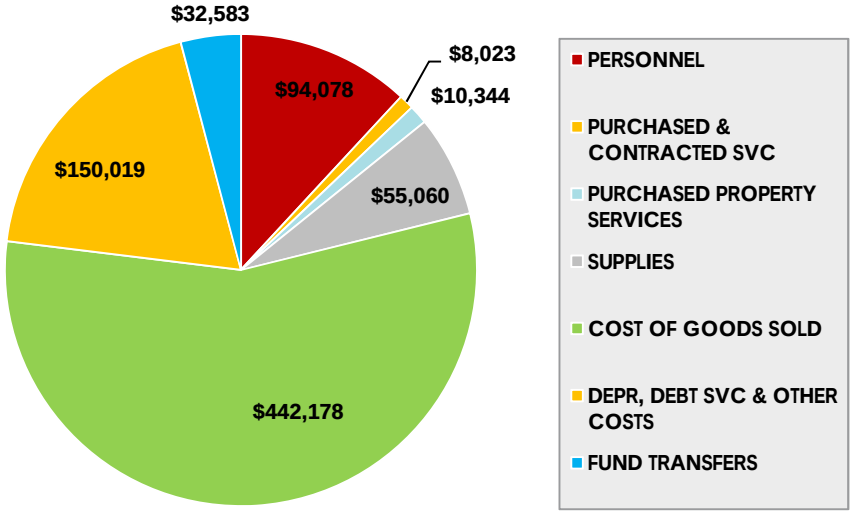
	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	(4,604)	4,604
Cost of Sales Telephone	15,692	37,716	65,239	158,655	268,531
Cost of Sales CATV	397,721	283,520	1,168,357	1,290,945	3,062,819
Cost of Sales Internet	18,811	11,954	87,881	84,611	281,841
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	9,953	8,020	41,339	52,526	106,239
Cost of Programming CATV	-	-	-	-	-
CATV Video Production	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	**$ 442,178**	**$ 341,210**	**$ 1,362,816**	**$ 1,582,133**	**$ 3,724,033**
Depr, Debt Svc & Other Costs					
Damage Claims	$ -	$ -	$ -	$ -	$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	16,685	16,685	83,424	83,424	200,218
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	76,249	50,683	299,358	227,585	775,722
Utility Bad Debt Expense	-	-	-	-	-
Revenue Bond Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
Interest Expenses (Bond)	-	-	-	-	-
Construction in Progress	57,085	78,806	103,689	203,189	265,639
Capital Exp-Software	-	-	-	8,845	-
Capital Exp - Equipment	-	36,784	-	36,784	-
Total Depr, Debt Svc & Other Costs (ACTUAL)	**$ 150,019**	**$ 182,958**	**$ 486,471**	**$ 559,827**	**$ 1,241,579**
Fund Transfers					
Transfer 5% to General Fund	32,583	26,052	152,339	123,494	339,398
Total Fund Transfers (ACTUAL)	**$ 32,583**	**$ 26,052**	**$ 152,339**	**$ 123,494**	**$ 339,398**
TOTAL TELECOM EXPENSES (ACTUAL)	**$ 792,285**	**$ 626,944**	**$ 2,607,611**	**$ 2,690,221**	**$ 6,559,608**

CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES

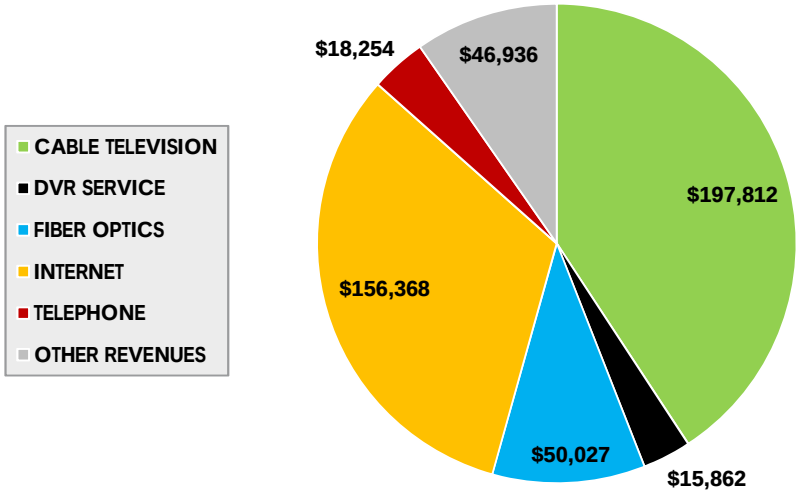
REVENUES [May 2019]



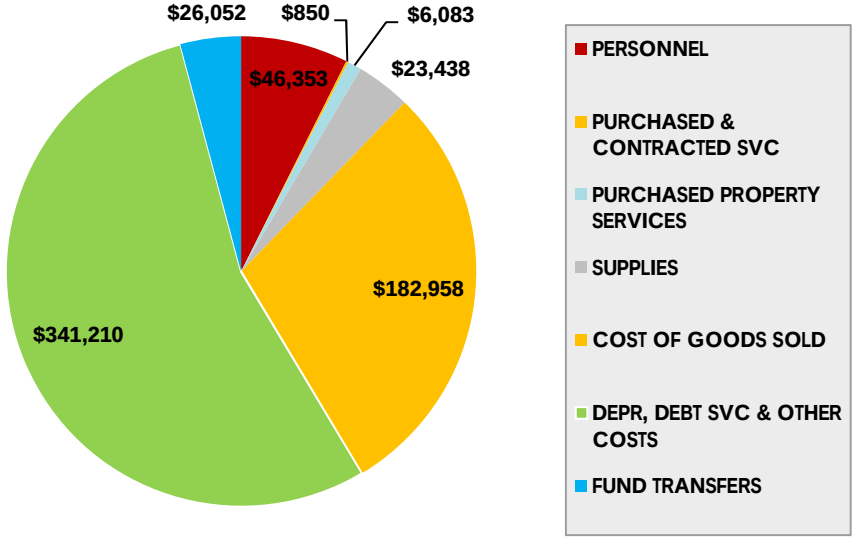
EXPENSES [May 2019]



REVENUES [May 2018]



EXPENSES [May 2018]



	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	3,128	3,397	16,450	17,174	40,078
Revenue ($)	$ 238,109	$ 191,651	$ 1,167,037	$ 962,841	$ 2,494,687
Revenue Per Bill ($)	$ 76	$ 56	$ 71	$ 56	$ 62
MINI BASIC					
Number of Bills	168	177	888	912	2,136
Revenue ($)	$ 6,431	$ 3,269	$ 30,019	$ 16,562	$ 52,775
Revenue Per Bill ($)	$ 38	$ 18	$ 34	$ 18	$ 25
BOSTWICK					
Number of Bills	17	17	85	92	204
Revenue ($)	$ 1,299	$ 959	$ 6,154	$ 5,161	$ 12,866
Revenue Per Bill ($)	$ 76	$ 56	$ 72	$ 56	$ 63
BULK CATV/MOTEL					
Number of Bills	4	4	20	20	48
Revenue ($)	$ 990	$ 990	$ 4,950	$ 4,950	$ 11,880
Revenue Per Bill ($)	$ 248	$ 248	$ 248	$ 248	$ 248
SHOWTIME					
Number of Bills	7	8	35	43	84
Revenue ($)	$ 103	$ 117	$ 513	$ 631	$ 1,231
Revenue Per Bill ($)	$ 15	$ 15	$ 15	$ 15	$ 15
SHOW/HBO					
Number of Bills	7	7	37	35	81
Revenue ($)	$ 88	$ 88	$ 464	$ 439	$ 1,017
Revenue Per Bill ($)	$ 13	$ 13	$ 13	$ 13	$ 13
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue ($)	$ -	$ -	$ -	$ -	$ -
Revenue Per Bill ($)	$ -	$ -	$ -	$ -	$ -
CINEMAX					
Number of Bills	2	4	10	20	27
Revenue ($)	$ 29	$ 59	$ 147	$ 293	$ 396
Revenue Per Bill ($)	$ 15	$ 15	$ 15	$ 15	$ 15

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
MAX/HBO					
Number of Bills	26	25	134	137	317
Revenue ($)	$ 381	$ 366	$ 1,963	$ 1,965	$ 4,644
Revenue Per Bill ($)	$ 15	$ 15	$ 15	$ 14	$ 15
HBO					
Number of Bills	-	-	-	-	-
Revenue ($)	$ -	$ -	$ -	$ -	$ -
Revenue Per Bill ($)	$ -	$ -	$ -	$ -	$ -
MAX/HBO					
Number of Bills	5	4	25	20	55
Revenue ($)	$ 63	$ 50	$ 314	$ 251	$ 690
Revenue Per Bill ($)	$ 13	$ 13	$ 13	$ 13	$ 13
PLAYBOY					
Number of Bills	-	-	-	-	-
Revenue ($)	$ -	$ -	$ -	$ -	$ -
Revenue Per Bill ($)	$ -	$ -	$ -	$ -	$ -
STARZ					
Number of Bills	19	18	107	93	255
Revenue ($)	$ 278	$ 264	$ 1,560	$ 1,304	$ 3,728
Revenue Per Bill ($)	$ 15	$ 15	$ 15	$ 14	$ 15
DVR					
Number of Bills	152	142	784	701	1,828
Revenue ($)	$ 14,759	$ 10,861	$ 72,285	$ 54,199	$ 151,680
Revenue Per Bill ($)	$ 97	$ 76	$ 92	$ 77	$ 83
NON DVR					
Number of Bills	54	55	269	284	664
Revenue ($)	$ 4,973	$ 3,966	$ 23,489	$ 20,169	$ 50,793
Revenue Per Bill ($)	$ 92	$ 72	$ 87	$ 71	$ 76
SET TOP BOX					
Number of Bills	337	323	1,778	1,682	4,254
Revenue ($)	$ 3,330	$ 3,170	$ 17,030	$ 16,320	$ 40,760
Revenue Per Bill ($)	$ 10	$ 10	$ 10	$ 10	$ 10

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	92	81	478	401	1,077
Revenue ($)	$ 915	$ 806	$ 4,705	$ 3,974	$ 10,611
Revenue Per Bill ($)	$ 10	$ 10	$ 10	$ 10	$ 10
ADD'L NON DVR BOX					
Number of Bills	31	33	151	169	372
Revenue ($)	$ 215	$ 229	$ 1,049	$ 1,159	$ 2,552
Revenue Per Bill ($)	$ 7	$ 7	$ 7	$ 7	$ 7
FIBER					
Number of Bills	110	62	360	306	794
Revenue ($)	$ 44,437	$ 50,027	$ 215,695	$ 229,037	$ 538,286
Revenue Per Bill ($)	$ 404	$ 807	$ 599	$ 748	$ 678
INTERNET					
Number of Bills	3,713	3,491	18,320	17,167	43,105
Revenue ($)	$ 169,945	$ 153,191	$ 825,373	$ 742,213	$ 1,921,571
Revenue Per Bill ($)	$ 46	$ 44	$ 45	$ 43	$ 45
WIRELESS INTERNET					
Number of Bills	45	51	242	263	594
Revenue ($)	$ 2,786	$ 3,177	$ 15,482	$ 16,227	$ 37,777
Revenue Per Bill ($)	$ 62	$ 62	$ 64	$ 62	$ 64
RESIDENTIAL PHONE					
Number of Bills	898	882	4,587	4,467	10,903
Revenue ($)	$ 2,663	$ 3,078	$ 13,641	$ 15,273	$ 34,818
Revenue Per Bill ($)	$ 3	$ 3	$ 3	$ 3	$ 3
COMMERCIAL PHONE					
Number of Bills	427	430	2,155	2,199	5,248
Revenue ($)	$ 14,959	$ 15,176	$ 74,498	$ 77,788	$ 183,106
Revenue Per Bill ($)	$ 35	$ 35	$ 35	$ 35	$ 35
TOTAL REVENUES	**$ 506,754**	**$ 441,493**	**$ 2,476,367**	**$ 2,170,755**	**$ 5,555,866**

CHART 7

REVENUES FROM SALES BY CLASS

CURRENT VS. PREVIOUS FISCAL YEAR

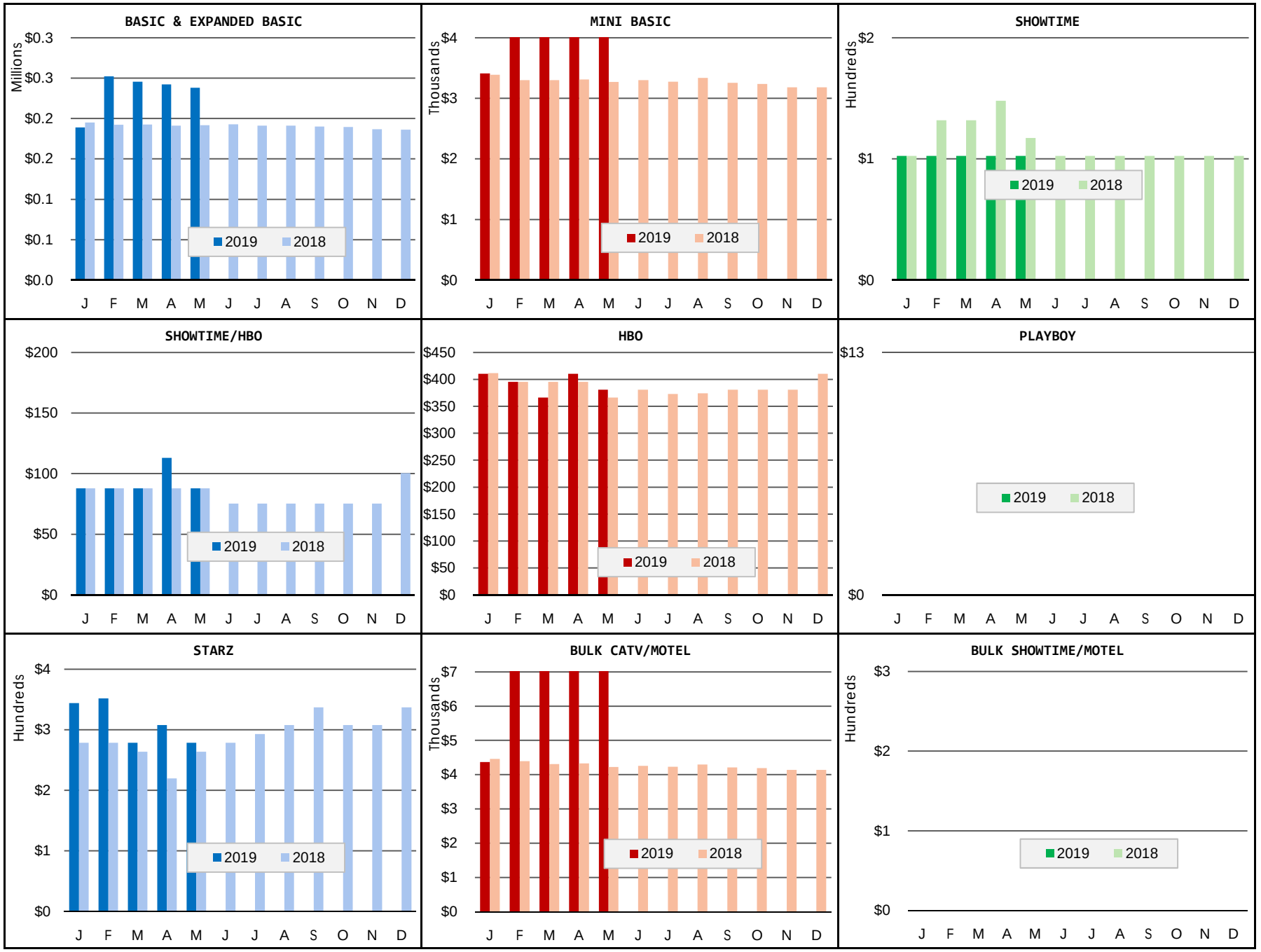


CHART 7

REVENUES FROM SALES BY CLASS

CURRENT VS. PREVIOUS FISCAL YEAR

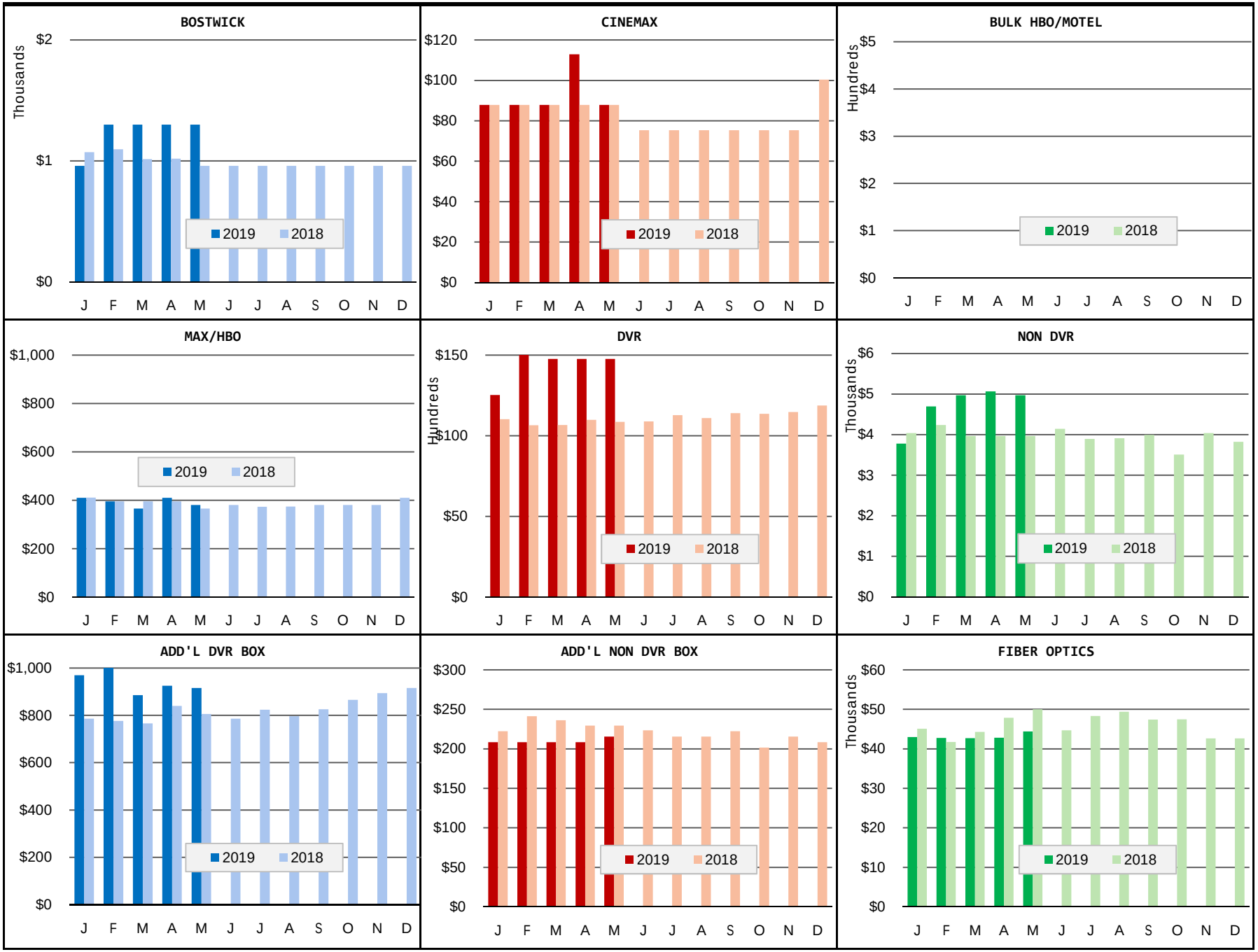
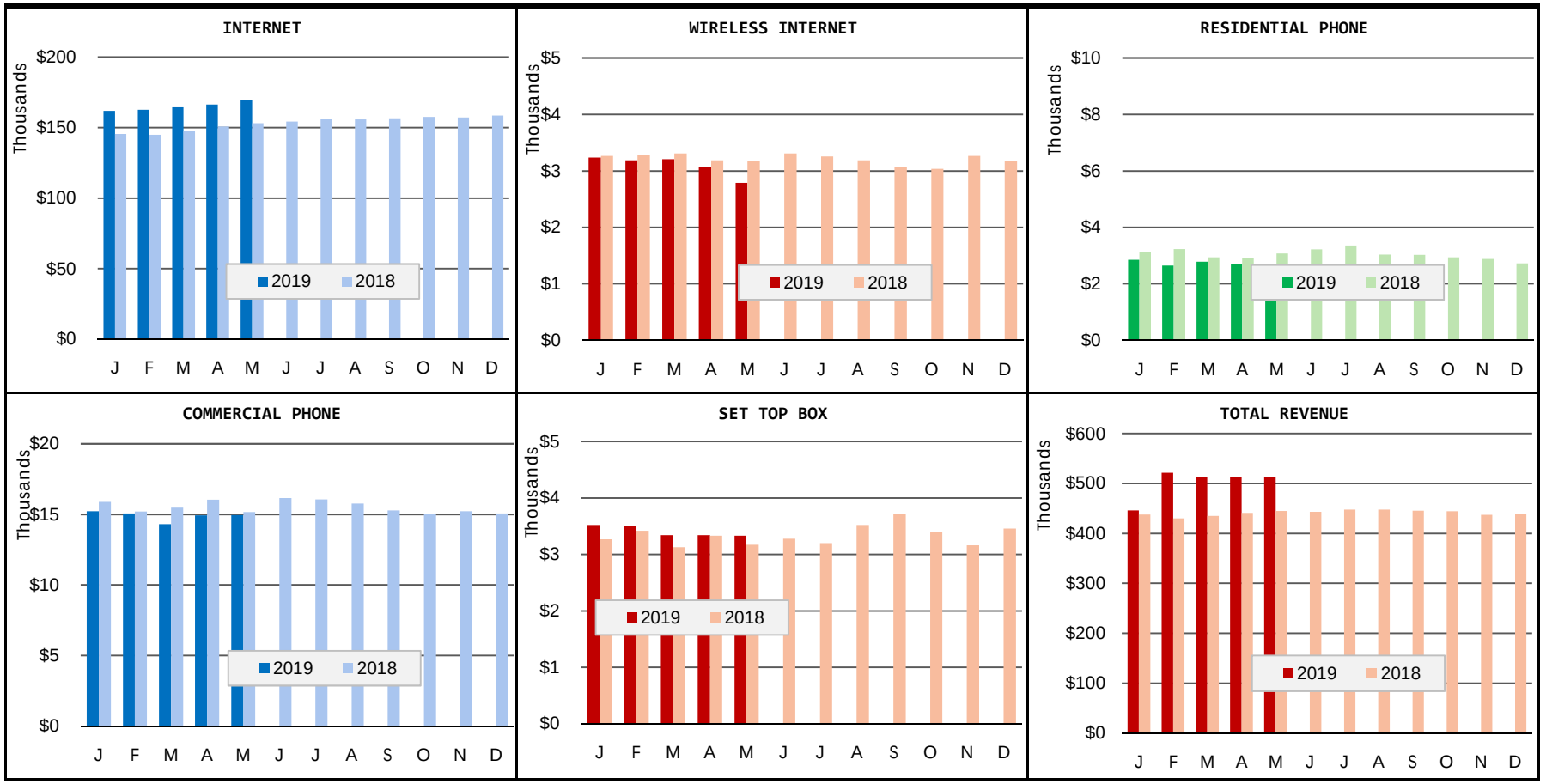


CHART 7

REVENUES FROM SALES BY CLASS

CURRENT VS. PREVIOUS FISCAL YEAR



Since 1821
THE CITY OF
Monroe

WATER, SEWER, GAS, & STORMWATER MONTHLY REPORT

JULY

2019

2019 Project List

		Estimated Start Date	Estimated Completion Date	Notes	Completed
Natural Gas					
	Hwy 11 North high pressure main rehab	Jun-19	Jun-19	Pressure lowered, crew will re-evaluate the leak to determine need for replacement	Ongoing
	Leak Survey - Business & Residential District	Mar-19	Apr-19	Survey complete & repairs being made by City gas crews	Completed
	Install natural gas mains in new development on Hwy 83	Aug-19	Nov-19	Gas service for new development 162 lots	Ongoing
	Gas lights at City Hall	Nov-18	Feb-19	Install gas latherns around property @ City Hall	Completed
	Dean Hill Rd/Private Drive	Feb-19	Mar-19	Install 1,100' of 2" gas main for 5 lots	Completed
	Bryant Road Main Replacement	Jul-18	Dec-18	Main replacement completed / Steel to plastic	Completed
	Young Street Main Replacement	Dec-19	Jan-19	Gas main replacement / Steel to plastic	Completed
Sewer Collection					
	Alcovy Street sewer rehab	Jun-19	Jun-19	Pipe bursting 1 bad section of sewer on Alcovy St before paving	Completed
	2nd Street Sewer Main Rehab	Feb-19	Apr-19	Paid for by Mainstreet Walton Mill development	Ongoing
	Birch Street I&I Rehab	Feb-19	Apr-19	Rehab of main & manholes to reduce inflow & infilteration	Ongoing
	Alcovy River Sewer / Pump station	Jan-18	Jan-20	Survey phase/Engineering	Ongoing
	2018 CDBG	Sep-18	Jul-20	Survey/Engineering phase	Ongoing
Sewer Plant					
	Design/Review for WWTP rehab	Feb-18	Jun-19	Engineering phase	Ongoing
	Rehab of Primaries 3 & 4	Feb-18	Mar-19	Material on-hand/contruction to start in June	Ongoing
	2 Emergency purchases for pumps	Feb-19	Mar-19	Pump replacement for trickling filters and pump for Tractor Supply pump station	Ordered
Water Distribution					
	Loganville Water Extension	Jul-18	Jan-20	Design phase/Property aquistation for Booster Pump Station	Ongoing
	Water Main Extension along Radford Street	Jan-19	Feb-19	Install 6" water main for Graceful Manor (assisted living @ Grace Baptist on Mears St)	Completed
	Replace 1 1/2" Water Main Along Highland Ave/Wayne St	Jan-19	Feb-19	Install new 6" main along Highland Ave & Wayne Street	Completed
Water Treatment Plant					
	New Offices @ Old Water Plant	Apr-18	Feb-19	Building completed and Water, Sewer, Gas & Stormwater departments have moved in	Completed
	Landscape @ Old Water Plant/New offices	Jan-19	Feb-19	Install trees & scrubs to match City Hall landscape	Completed
Stormwater					
	Court Street Alley	Oct-18	Jul-19	Replace utilities, improve storm drainage, replace asphalt with concrete	Design Phase
	Livery Stable Alleyway #3	Apr-19	Jul-19	Replace utilities, improve storm drainage, replace asphalt with concrete	Design Phase
	Blaine Street drainage rehab	Apr-19	Jul-19	Install curbing and rework ditches	Ongoing
	Parkway Place Storm drain replacement	Mar-19	Mar-19	Replaced 120' of drainage pipe	Completed
	Tanglewood Storm drain replacement	Apr-19	Apr-19	Replaced 120' of drainage pipe	Completed
2019 CIP Completion					
Gas	Ash Street Main Replacement (CIP Project)	Feb-19	Mar-19	Replacing 2" steel main due to excessive corrison & leaks ($93,478 low bid/$200,000 budgeted for gas replacement/rehab)	Completed
WTP	Purchase of air compressors (CIP Item)	Mar-19	Mar-19	Purchased used from United Rental Budgeted $54,000 Purchased for $30,000	Completed
WTP	Purchase/Install of floorcoverings for new office space (CIP Project)	Feb-19	Mar-19	Purchase floor covering (Britt's Floor Covering low bid at $20,108.30)	Completed
WTP	Purchase/Install furniture for new office space (CIP Project)	Feb-19	Mar-19	Purchase new desks and furniture for new office space at water plant. (Office Pro's low bidder @ $21,000.00)	Completed
WTP	Replacement of the Hach Turbidity units (CIP Project)	Feb-19	Apr-19	Replacing outdated units with new Swan units ($83,705.00 low bid/$90,000 budgeted)	Completed
Storm	Heritage Ridge Pond Rehab (CIP Project)	Jun-19	Jul-19	Bids taken and awarded by policy (JT Magbe $17,875)	Ongoing
Water	Purchase 300 5/8" water meters w/ 100W erts for replacements	Mar-19	May-19	Meters ordered and installed (Delta Municipal Supply)	Completed
WWTP	Purchase of Kawasaki Mule ATV for plant grounds	Apr-19	May-19	Bid, awarded, and purchased by policy (H & F Motorsports LLC)	Completed
Storm	North Madison Ave. Storm drain replacement	Jun-19	Jul-19	Replace drainage pipe under N. Madison Ave./Will require road closure	Ongoing

MONROE

204

MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 05/2019 | FY 2019

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SALES STATISTICS	4
POWER SUPPLY	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-9

CITY OF MONROE: NATURAL GAS FUND OVERVIEW

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	FY 2019	AS BUDGET	FY 2018
REVENUES	**$ 0.639M**	**$ 0.624M**	**$ 0.716M**	**$ 0.512M**	**$ 0.257M**								**$ 2.748M**	**$ 1.550M**	**$ 2.130M**
PERSONNEL COSTS	$ 0.035M	$ 0.042M	$ 0.042M	$ 0.041M	$ 0.065M								$ 0.225M	$ 0.212M	$ 0.330M
CONTRACTED SVC	$ 0.053M	$ 0.016M	$ 0.012M	$ 0.015M	$ 0.009M								$ 0.106M	$ 0.091M	$ 0.077M
SUPPLIES	$ 0.315M	$ 0.293M	$ 0.169M	$ 0.160M	$ 0.127M								$ 1.064M	$ 0.717M	$ 0.979M
CAPITAL OUTLAY	$ -	$ 0.013M	$ 0.159M	$ 0.009M	$ -								$ 0.181M	$ -	$ 0.111M
FUND TRANSFERS	$ 0.073M	$ 0.094M	$ 0.093M	$ 0.083M	$ 0.078M								$ 0.421M	$ 0.373M	$ 0.353M
EXPENSES	**$ 0.475M**	**$ 0.458M**	**$ 0.475M**	**$ 0.309M**	**$ 0.279M**								**$ 1.997M**	**$ 1.393M**	**$ 1.851M**
MARGIN	**$ 0.164M**	**$ 0.165M**	**$ 0.241M**	**$ 0.203M**	**$ (0.022M)**								**$ 0.751M**	**$ 0.158M**	**$ 0.280M**

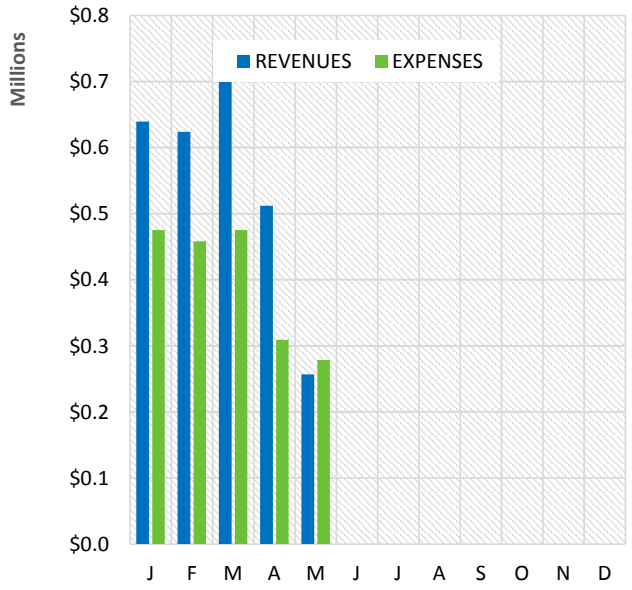
12-MO PURCHASED CCF's

12-MO RETAIL CCF's

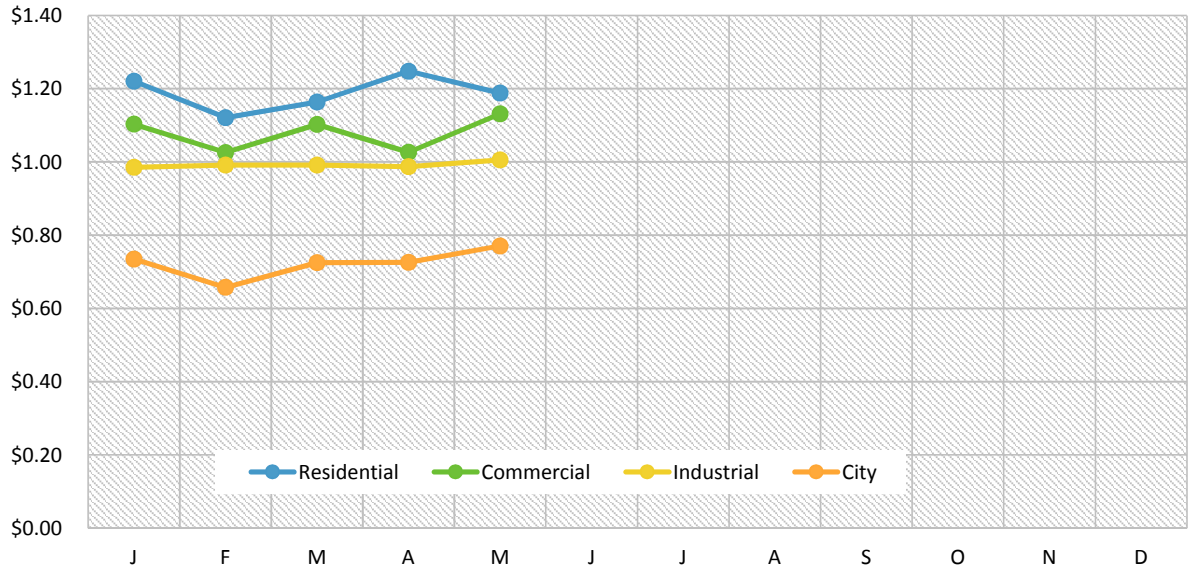
12-MO LINE LOSS: 0.22%

AVERAGE COST PER CCF: $0.5125

REVENUES vs. EXPENSES



AVERAGE $/CCF



RETAIL SALES REPORT

CUSTOMER COUNT

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019
Residential	3,254	3,229	3,379	3,217	3,214							
Commercial	561	550	557	567	550							
Industrial	4	4	4	4	4							
City	20	20	21	22	22							
Total	**3,842**	**3,806**	**3,964**	**3,813**	**3,793**							
Year-Over-Year Δ	1.86%	1.71%	6.10%	1.36%	0.80%							

CCF

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019
Residential	0.275M	0.300M	0.245M	0.169M	0.099M							
Commercial	0.197M	0.195M	0.157M	0.141M	0.082M							
Industrial	0.014M	0.007M	0.007M	0.011M	0.003M							
City	0.015M	0.015M	0.013M	0.009M	0.004M							
Total	**0.543M**	**0.556M**	**0.468M**	**0.352M**	**0.206M**							
Year-Over-Year Δ	6.86%	-16.63%	14.65%	1.16%	-18.16%							

REVENUE

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019
Residential	$ 0.336M	$ 0.337M	$ 0.285M	$ 0.211M	$ 0.118M							
Commercial	$ 0.217M	$ 0.200M	$ 0.173M	$ 0.144M	$ 0.093M							
Industrial	$ 0.014M	$ 0.007M	$ 0.007M	$ 0.010M	$ 0.003M							
Other	$ 0.039M	$ 0.033M	$ 0.042M	$ 0.021M	$ 0.016M							
City	$ 0.011M	$ 0.010M	$ 0.009M	$ 0.006M	$ 0.003M							
Total	**$ 0.617M**	**$ 0.587M**	**$ 0.516M**	**$ 0.394M**	**$ 0.233M**							
Year-Over-Year Δ	16.09%	-19.77%	17.45%	5.79%	-18.27%							

SALES STATISTICS

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
AVERAGE CCF/CUSTOMER													
Residential	85	93	73	53	31								67
Commercial	351	355	282	248	150								277
Industrial	3,612	1,697	1,701	2,629	776								2,083
City	758	766	609	404	184								544
AVERAGE $/CUSTOMER													
Residential	$103	$104	$84	$66	$37								$79
Commercial	$387	$364	$311	$255	$170								$297
Industrial	$3,560	$1,683	$1,686	$2,596	$781								$2,061
City	$557	$503	$441	$293	$142								$387
AVERAGE $/CCF													
Residential	$1.2206	$1.1211	$1.1635	$1.2480	$1.1882								$1.1883
Commercial	$1.1034	$1.0258	$1.1026	$1.0269	$1.1313								$1.0780
Industrial	$0.9855	$0.9918	$0.9918	$0.9876	$1.0058								$0.9925
City	$0.7346	$0.6574	$0.7249	$0.7258	$0.7709								$0.7227
Average	**$1.0110**	**$0.9490**	**$0.9957**	**$0.9971**	**$1.0240**								**$0.9954**

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	$ 53,702	$ 39,654	$ 275,068	$ 244,555	$ 524,307
Demand Storage/Peaking Services	$ 1,469	$ 1,529	$ 8,243	$ 7,696	$ 19,149
Supply Charges	$ 47,942	$ 64,310	$ 782,244	$ 709,356	$ 1,124,690
Gas Authority Supply Charges	$ 2,679	$ 2,811	$ 36,056	$ 27,573	$ 53,171
Gas Authority Charges	$ 2,008	$ 2,917	$ (89,240)	$ (56,826)	$ (110,857)
P.A.C.E	300	300	1,500	1,500	3,600
APGA Annual Dues	-	-	3,118	2,973	3,118
Other	1,592	1,261	14,711	14,697	22,946
TOTAL MGAG BILL	**$ 109,691**	**$ 112,781**	**$ 1,031,700**	**$ 951,524**	**$ 1,640,124**
DELIVERED SUPPLY					
Volume CCF	166,110	230,000	2,143,320	2,295,220	3,263,250
Volume Dth (MGAG)	162,910	224,310	2,099,610	2,235,480	3,200,220
UNIT COSTS					
$/Dth	0.6733	0.5028	0.4914	0.4256	0.5125
$/CCF	0.6604	0.4904	0.4814	0.4146	0.5026

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

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
SALES REVENUES					
NATURAL GAS SALES	$ 233,332	$ 285,482	$ 2,346,179	$ 1,981,367	$ 4,257,767
SALES REVENUES (ACTUAL)	**$ 233,332**	**$ 285,482**	**$ 2,346,179**	**$ 1,981,367**	**$ 4,257,767**
AS BUDGET	$ 292,619	$ 286,932	$ 1,463,097	$ 286,932	Not Applicable
% ACTUAL TO BUDGET	79.74%	99.49%	160.36%	690.54%	Not Applicable
Note on Natural Gas Sales: Detail break-down for individual rate class is shown in NATURAL GAS *RETAIL SALES* section.					
OTHER REVENUES					
OP REVENUE	-	-	-	-	-
MISC REVENUE	-	-	25,061	98	25,152
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE FIXED ASSETS	-	-	-	-	-
TAP FEES	6,206	2,800	31,464	10,800	49,089
OTHER REV	-	-	-	-	-
ADMIN ALLOC	17,144	15,953	71,575	46,579	146,226
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
MGAG REBATE	-	-	92,299	91,524	92,299
TRANSFER FROM CIP	-	-	181,258	-	774,944
OTHER REVENUES (ACTUAL)	**$ 23,350**	**$ 18,753**	**$ 401,657**	**$ 149,001**	**$ 1,087,709**
AS BUDGET	$ 17,431	$ 16,169	$ 87,157	$ 80,845	Not Applicable
% ACTUAL TO BUDGET	133.95%	115.98%	460.84%	184.30%	Not Applicable
TOTAL REVENUES (ACTUAL)	**$ 256,682**	**$ 304,235**	**$ 2,747,836**	**$ 2,130,368**	**$ 5,345,476**
AS BUDGET	$ 310,051	$ 303,101	$ 1,550,254	$ 1,515,504	Not Applicable
% ACTUAL TO BUDGET	82.79%	100.37%	177.25%	140.57%	Not Applicable

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	12-MONTH
PERSONNEL					
Compensation	$ 41,566	$ 35,659	$ 141,809	$ 173,315	$ 274,148
Benefits	22,955	17,817	82,672	156,938	160,776
PERSONNEL (ACTUAL)	**$ 64,521**	**$ 53,476**	**$ 224,589**	**$ 330,379**	**$ 435,108**
AS BUDGET	$ 42,400	$ 41,863	$ 211,998	$ 209,316	Not Applicable
% ACTUAL TO BUDGET	152.17%	127.74%	105.94%	157.84%	Not Applicable
CONTRACTED SERVICES					
Consulting	$ 130	$ 6,334	$ 7,007	$ 16,019	$ 7,405
Util Protect Ctr	-	-	-	-	-
Landfill Fees	-	-	-	-	110
Custodial Service	-	-	-	-	-
Lawn & Maint	-	-	-	-	-
Holiday Events	-	-	-	-	289
Security Sys	-	-	-	-	-
Equipment Rep & Maint	-	2,287	429	11,819	8,718
Vehicle Rep & Maint Outside	-	-	543	-	1,054
R&M System - Outside	315	-	56,692	7,093	80,328
R & M Buildings - Outside	1,250	-	1,250	-	1,250
Maintenance Contracts	727	374	1,806	2,064	5,397
Equip Rent/Lease	175	244	1,275	1,462	2,327
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	54	40	288	79	427
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	3,647	(3,647)
Comm Svcs	576	623	2,642	2,604	8,217
Postage	-	-	-	-	816
Adverstising	-	81	-	113	569
Mkt Expense	-	874	8,158	7,000	33,767
Printing	-	-	-	-	-
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	235	390	1,368
Fees	-	-	550	1,066	880
Ga Dept Rev Fee	-	50	50	50	50
Training & Ed	4,500	7,748	5,748	9,386	11,154
Gen Liab Ins	-	-	-	-	-
Uniform Rent	-	-	-	-	-
Contract Labor	1,580	1,249	19,072	14,046	27,247
Shipping/Freight	-	-	178	-	283
CONTRACTED SERVICES (ACTUAL)	**$ 9,306**	**$ 19,905**	**$ 105,924**	**$ 76,838**	**$ 188,009**
AS BUDGET	$ 18,171	$ 18,323	$ 90,854	$ 91,615	Not Applicable
% ACTUAL TO BUDGET	51.22%	108.63%	116.59%	83.87%	Not Applicable

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	12-MONTH
SUPPLIES					
Gas Cost	107,800	111,220	1,012,371	932,354	1,385,881
Office Supplies	41	95	866	1,680	2,476
Postage	-	-	-	-	-
Furniture <5000	6,300	-	6,300	-	6,300
Auto Parts	134	50	1,833	554	2,959
Damage Claims	445	-	2,374	1,250	11,256
Tires	-	-	25	-	796
Uniform Expense	-	-	1,202	3,164	3,888
Janitorial	63	51	398	342	948
Computer Equipment	-	-	2,057	-	2,179
Equipment Parts	-	-	41	155	7,784
Repair & Maintenance	9,539	3,264	19,180	21,571	69,033
Util Costs - Util Fund	412	358	1,944	1,601	4,337
Util Cost - Other Fund	-	-	-	-	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	1,461	1,598	5,443	6,046	15,344
Food	37	-	331	174	885
Sm Tool & Min Equip	175	336	3,177	6,612	14,928
Meters	-	-	-	-	2,988
Sm Oper Supplies	404	696	6,001	3,978	14,811
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
Misc	-	-	-	-	-
SUPPLIES (ACTUAL)	**$ 126,810**	**$ 117,668**	**$ 1,063,543**	**$ 979,483**	**$ 1,546,792**
AS BUDGET	$ 143,332	$ 11,186	$ 716,660	$ 55,929	Not Applicable
% ACTUAL TO BUDGET	88.47%	1051.94%	148.40%	1751.29%	Not Applicable
CAPITAL OUTLAY					
Cip	$ -	$ 7,669	$ 123,758	$ 111,260	$ 669,193
Capital Expenditures	$ -	$ -	$ 57,500	$ -	$ 57,500
Amortization Def Chg 2016 Bond	$ -	$ -	$ 2,160	$ -	$ 6,480
Depr Exp	$ -	$ 11,680	$ 46,718	$ 58,398	$ 128,476
Int Exp 2016 Rev Bond	3,296	3,752	16,478	18,758	40,915
CAPITAL OUTLAY (ACTUAL)	**$ 3,296**	**$ 23,100**	**$ 246,614**	**$ 188,416**	**$ 902,563**
AS BUDGET	$ 3,560	$ 3,600	$ 17,800	$ 17,998	Not Applicable
% ACTUAL TO BUDGET	92.57%	641.77%	1385.51%	1046.90%	Not Applicable

NATURAL GAS: EXPENSES

REPORTING PERIOD: 05/2019

MONRO

MOST RECEN

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	12-MONTH
FUND TRANSFERS					
Admin Alloc - Adm Exp	$ 49,789	$ 30,781	$ 195,472	$ 138,216	$ 484,775
Transfer To Gf	24,951	21,818	160,468	137,364	244,810
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	**$ 74,739**	**$ 52,599**	**$ 355,940**	**$ 275,580**	**$ 729,585**
AS BUDGET	$ 71,038	$ 65,930	$ 355,191	$ 329,652	Not Applicable
% ACTUAL TO BUDGET	105.21%	79.78%	100.21%	83.60%	Not Applicable
TOTAL EXPENSES (ACTUAL)	**$ 278,673**	**$ 266,748**	**$ 1,996,611**	**$ 1,850,696**	**$ 3,802,057**
AS BUDGET	$ 278,500	$ 140,902	$ 1,392,502	$ 704,509	Not Applicable
% ACTUAL TO BUDGET	100.06%	189.31%	143.38%	262.69%	Not Applicable

MONROE

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MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 05/2019 | FY 2019

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CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	FY 2019	AS BUDGET	FY 2018
REVENUES	**$ 0.987M**	**$ 0.988M**	**$ 1.159M**	**$ 0.948M**	**$ 1.024M**								**$ 5.107M**	**$ 9.354M**	**$ 3.693M**
PERSONNEL COSTS	$ 0.247M	$ 0.246M	$ 0.260M	$ 0.223M	$ 0.325M								$ 1.301M	$ 2.407M	$ 0.802M
CONTRACTED SVC	$ 0.016M	$ 0.016M	$ 0.035M	$ 0.016M	$ 0.033M								$ 0.116M	$ 0.552M	$ 0.234M
SUPPLIES	$ 0.043M	$ 0.082M	$ 0.086M	$ 0.054M	$ 0.115M								$ 0.381M	$ 1.033M	$ 0.683M
CAPITAL OUTLAY	$ 0.311M	$ 0.403M	$ 0.597M	$ 0.487M	$ 0.396M								$ 2.194M	$ 3.282M	$ 2.343M
FUND TRANSFERS	$ 0.042M	$ 0.048M	$ 0.044M	$ 0.044M	$ 0.046M								$ 0.224M	$ 1.367M	$ 0.195M
EXPENSES	**$ 0.659M**	**$ 0.795M**	**$ 1.022M**	**$ 0.824M**	**$ 0.915M**								**$ 4.216M**	**$ 8.641M**	**$ 4.256M**
MARGIN	**$ 0.328M**	**$ 0.194M**	**$ 0.136M**	**$ 0.124M**	**$ 0.109M**								**$ 0.890M**	**$ 0.713M**	**$ (0.564M)**

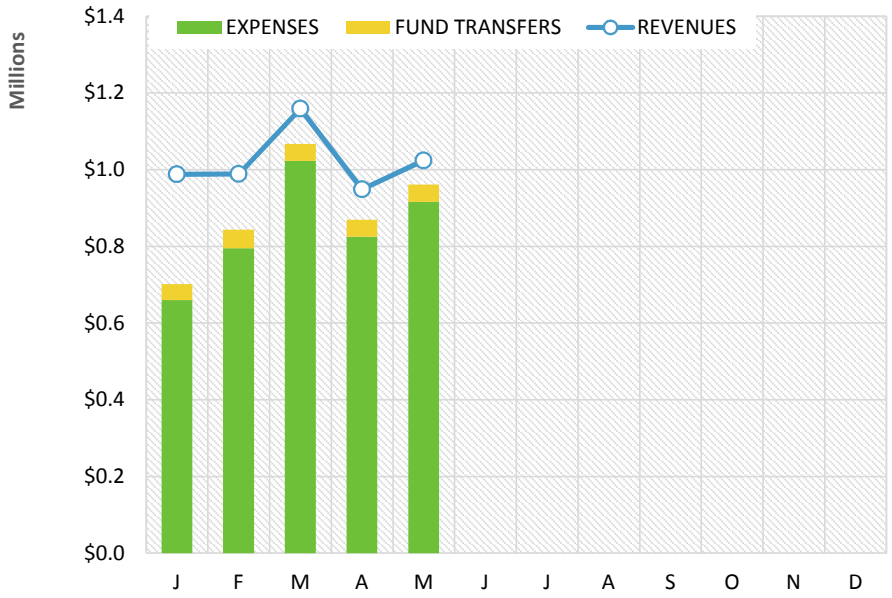
12-MO PROCESSED KGAL

12-MO RETAIL KGAL

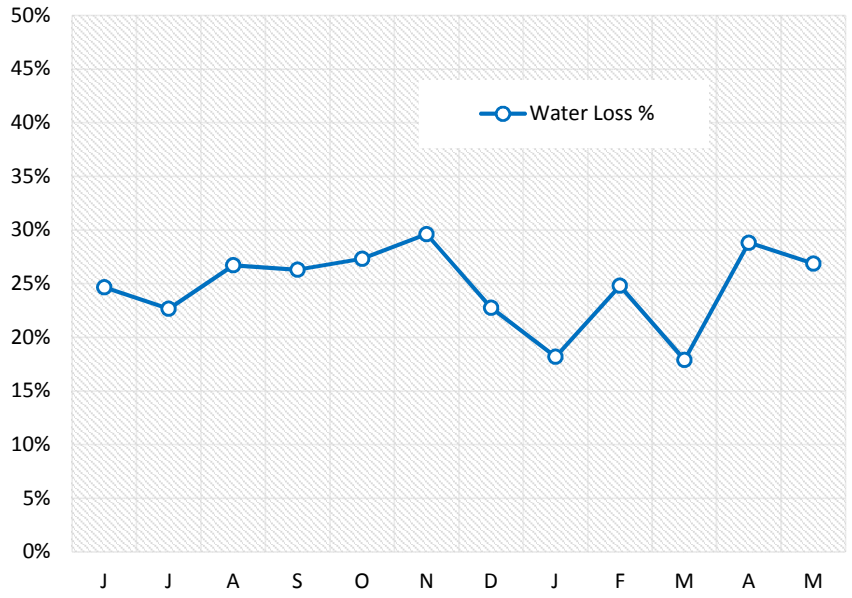
ROLLING 12-MO LINE LOSS

24.96%

REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019
CUSTOMER COUNT - WATER												
Residential	8,150	8,139	8,511	8,207	8,224							
Commercial	913	909	922	928	923							
Industrial	2	2	2	2	2							
Water Authority	1	1	1	1	1							
Residential Sprinkler	253	256	262	253	258							
Commercial Sprinkler	78	78	78	79	76							
Total	**9,397**	**9,385**	**9,776**	**9,470**	**9,484**							
YOY Δ	1.74%	2.49%	6.50%	3.01%	3.09%							
KGALLONS - WATER												
Residential	34,009	33,336	32,263	32,014	33,701							
Commercial	12,015	9,714	10,563	11,187	12,113							
Industrial	2,008	1,769	1,318	1,607	1,597							
Water Authority	4,937	4,616	4,293	5,850	3,446							
Total	**52,969**	**49,435**	**48,437**	**50,658**	**50,857**							
YOY Δ	9.05%	-4.57%	-0.51%	5.16%	-1.00%							
REVENUE - WATER												
Residential	$ 0.289M	$ 0.278M	$ 0.266M	$ 0.271M	$ 0.280M							
Commercial	$ 0.088M	$ 0.075M	$ 0.080M	$ 0.086M	$ 0.084M							
Industrial	$ 0.008M	$ 0.007M	$ 0.005M	$ 0.007M	$ 0.007M							
Water Authority	$ 0.020M	$ 0.019M	$ 0.018M	$ 0.024M	$ 0.014M							
Total	**$ 0.405M**	**$ 0.379M**	**$ 0.370M**	**$ 0.387M**	**$ 0.384M**							
YOY Δ	9.67%	-1.02%	-2.16%	3.70%	-2.69%							

RETAIL SALES REPORT

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019
CUSTOMER COUNT - SEWER												
Residential	6,270	6,237	6,576	6,289	6,304							
Commercial	819	814	820	824	811							
Water Authority	1	1	1	1	1							
Total	**7,090**	**7,052**	**7,397**	**7,114**	**7,116**							
YOY Δ	1.66%	2.20%	7.03%	2.91%	2.80%							
KGALLONS - SEWER												
Residential	34,009	33,336	32,263	32,014	33,701							
Commercial	12,015	9,714	10,563	11,187	12,113							
Water Authority	4,937	4,616	4,293	5,850	3,446							
Total	**50,961**	**47,666**	**47,119**	**49,051**	**49,260**							
YOY Δ	9.90%	-3.96%	0.94%	4.92%	-0.74%							
REVENUE - SEWER												
Residential	$ 0.203M	$ 0.197M	$ 0.193M	$ 0.195M	$ 0.197M							
Commercial	$ 0.144M	$ 0.119M	$ 0.129M	$ 0.130M	$ 0.117M							
Water Authority	$ 0.001M	$ 0.001M	$ 0.001M	$ 0.001M	$ 0.001M							
Total	**$ 0.348M**	**$ 0.317M**	**$ 0.323M**	**$ 0.326M**	**$ 0.315M**							
YOY Δ	11.08%	0.93%	2.55%	2.90%	-3.38%							

SALES STATISTICS

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
AVERAGE KGALLONS/CUSTOMER (WATER)													
Residential	4	4	4	4	4								4
Commercial	13	11	11	12	13								12
Industrial	1,004	885	659	804	799								830
Water Authority	4,937	4,616	4,293	5,850	3,446								4,628
AVERAGE $/CUSTOMER (WATER)													
Residential	$35	$34	$31	$33	$34								$34
Commercial	$96	$83	$87	$92	$91								$90
Industrial	$4,141	$3,658	$2,747	$3,331	$3,310								$3,437
Water Authority	$20,114	$18,817	$17,512	$23,803	$14,091								$18,867
AVERAGE $/KGALLON (WATER)													
Residential	$8.4846	$8.3400	$8.2536	$8.4501	$8.3046								$8.3666
Commercial	$7.2895	$7.7367	$7.5985	$7.6694	$6.9252								$7.4439
Industrial	$4.1240	$4.1354	$4.1680	$4.1450	$4.1457								$4.1436
Water Authority	$4.0742	$4.0766	$4.0793	$4.0688	$4.0890								$4.0776
Average	**$5.9931**	**$6.0722**	**$6.0249**	**$6.0833**	**$5.8661**								**$6.0079**
AVERAGE KGALLONS/CUSTOMER (SEWER)													
Residential	5	5	5	5	5								5
Commercial	15	12	13	14	15								14
Water Authority	4,937	4,616	4,293	5,850	3,446								4,628
AVERAGE $/CUSTOMER (SEWER)													
Residential	$32	$32	$29	$31	$31								$31
Commercial	$176	$146	$157	$158	$144								$156
Water Authority	$1,306	$1,146	$1,183	$1,039	$1,173								$1,169
AVERAGE $/KGALLON (SEWER)													
Residential	$5.9674	$5.9194	$5.9889	$6.0889	$5.8481								$5.9626
Commercial	$11.9805	$12.2341	$12.1739	$11.6506	$9.6333								$11.5345
Water Authority	$0.2645	$0.2483	$0.2756	$0.1777	$0.3403								$0.2613
Average	**$6.0708**	**$6.1339**	**$6.1461**	**$5.9724**	**$5.2739**								**$5.9194**

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST REC 12-MONTH
SALES REVENUES					
WATER SALES	$ 383,091	$ 393,970	$ 1,901,018	$ 1,628,040	$ 5,134,464
SEWER SALES	$ 313,496	$ 325,335	$ 1,601,041	$ 1,346,071	$ 4,191,576
SALES REVENUES (ACTUAL)	**$ 696,587**	**$ 719,305**	**$ 3,502,059**	**$ 2,974,111**	**$ 9,326,039**
AS BUDGET	$ 725,000	$ 705,083	$ 3,625,000	$ 3,525,417	Not Applicable
% ACTUAL TO BUDGET	96.08%	102.02%	96.61%	84.36%	Not Applicable
OTHER REVENUES					
WATER					
OP REVENUE	$ 2,073	$ 925	$ 11,948	$ 6,241	$ 1,528
MISC REVENUE	$ 5,290	$ 49,795	$ 26,450	$ 73,600	$ 2,645
SALE OF FIXED ASSETS	$ -	$ -	$ -	$ -	$ -
REIMB DAMAGE PROP	$ -	$ -	$ -	$ -	$ -
TAP FEES	$ 67,875	$ 11,650	$ 261,200	$ 61,575	$ 49,450
CUST ACCT FEES	$ -	$ -	$ -	$ -	$ -
OTHER REV	$ -	$ -	$ -	$ -	$ -
ADMIN ALLOC WATER DIST	$ -	$ 26,936	$ -	$ 78,648	$ 7,197
INT/INVEST INCOME	$ -	$ -	$ -	$ -	$ -
STATE GRANTS	$ -	$ -	$ -	$ -	$ -
FEDERAL GRANT	$ -	$ -	$ -	$ -	$ -
TRANSFER FROM CIP_WATER	$ 74,132	$ -	$ 412,991	$ -	$ -
ADMIN ALLOC WATER	$ 26,894	$ -	$ 112,282	$ -	$ -
OTHER REVENUES (WATER)	**$ 176,264**	**$ 89,306**	**$ 824,870**	**$ 220,064**	**$ 60,820**
SEWER					
OP REVENUE	$ 5,200	$ 3,000	$ 27,038	$ 11,440	$ 7,200
FEDERAL GRANT	$ -	$ 77,130	$ -	$ 357,139	$ 37,963
MISC REVENUE	$ -	$ -	$ 5,324	$ 4,000	$ -
TAP FEES	$ 52,000	$ 14,000	$ 167,500	$ 62,000	$ 11,000
SALE OF ASSETS - SEWAGE	$ -	$ -	$ -	$ -	$ -
CUST ACCT FEES	$ -	$ -	$ -	$ -	$ -
OTHER REV	$ -	$ -	$ -	$ 921	$ -
FEDERAL GRANT CDBG 2018	$ -	$ -	$ 12,950	$ -	$ -
ADMIN ALLOC SEW COLLECT	$ -	$ 21,547	$ -	$ 62,912	$ 5,757
INT/INVEST INCOME	$ -	$ -	$ -	$ -	$ -
STATE GRANTS	$ -	$ -	$ -	$ -	$ -
TRANSFER FROM CIP_SEWER	$ 72,585	$ -	$ 478,158	$ -	$ -
ADMIN ALLOC SEWAGE	$ 21,256	$ -	$ 88,743	$ -	$ -
OTHER REVENUES (SEWER)	**$ 151,041**	**$ 115,677**	**$ 779,712**	**$ 498,412**	**$ 61,920**
OTHER REVENUES (TOTAL)	**$ 327,305**	**$ 204,983**	**$ 1,604,582**	**$ 718,476**	**$ 122,740**
AS BUDGET	$ 33,082	$ 43,989	$ 165,408	$ 219,944	Not Applicable
% ACTUAL TO BUDGET	989.38%	465.99%	970.07%	326.66%	Not Applicable
TOTAL REVENUES (ACTUAL)	**$ 1,023,892**	**$ 924,288**	**$ 5,106,641**	**$ 3,692,587**	**$ 9,448,780**
AS BUDGET	$ 758,082	$ 749,072	$ 3,790,408	$ 3,745,361	Not Applicable
% ACTUAL TO BUDGET	135.06%	123.39%	134.73%	98.59%	Not Applicable

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MO 219
PERSONNEL	$ 269,643	$ 144,076	$ 950,659	$ 801,811	$ 2,069,045
CONTRACTED SERVICES	$ 78,716	$ 69,152	$ 196,982	$ 232,594	$ 574,295
SUPPLIES	$ 224,640	$ 138,690	$ 1,098,819	$ 682,619	$ 3,032,571
CAPITAL OUTLAY	$ 296,978	$ 415,036	$ 1,746,628	$ 2,342,901	$ 4,149,961
FUND TRANSFERS	$ 45,343	$ 40,670	$ 223,132	$ 195,150	$ 541,940
TOTAL	**$ 915,320**	**$ 807,624**	**$ 4,216,220**	**$ 4,255,075**	**$ 10,367,812**

WATER

WATER TREATMENT PLANT

PERSONNEL

Compensation	$ 40,717	$ 47,581	$ 129,827	$ 251,687	$ 165,792
PERSONNEL (ACTUAL)	**$ 61,190**	**$ 68,618**	**$ 202,688**	**$ 355,985**	**$ 250,384**
AS BUDGET	$ 40,396	$ 80,502	$ 201,978	$ 402,511	Not Applicable
% ACTUAL TO BUDGET	151.48%	85.24%	100.35%	88.44%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	**$ 11,070**	**$ 25,506**	**$ 49,599**	**$ 110,589**	**$ 136,156**
AS BUDGET	$ 24,073	$ 32,204	$ 120,367	$ 161,021	Not Applicable
% ACTUAL TO BUDGET	45.98%	79.20%	41.21%	68.68%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	**$ 58,658**	**$ 73,821**	**$ 206,670**	**$ 341,539**	**$ 488,916**
AS BUDGET	$ 53,446	$ 66,591	$ 267,229	$ 332,954	Not Applicable
% ACTUAL TO BUDGET	109.75%	110.86%	77.34%	102.58%	Not Applicable

CAPITAL OUTLAY

Capital Expenditures	$ -	$ 5,645	$ 122,522	$ 74,503	$ 137,376
CAPITAL OUTLAY (ACTUAL)	**$ 134,996**	**$ 247,233**	**$ 1,021,901**	**$ 1,352,131**	**$ 1,972,760**
AS BUDGET	$ 77,779	$ 56,015	$ 388,895	$ 280,075	Not Applicable
% ACTUAL TO BUDGET	173.56%	441.37%	262.77%	482.78%	Not Applicable

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	**$ 24,401**	**$ 21,818**	**$ 119,569**	**$ 105,069**	**$ 296,153**
AS BUDGET	$ 62,280	$ -	$ 311,402	$ -	Not Applicable
% ACTUAL TO BUDGET	39.18%	0.00%	38.40%	0.00%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL

PERSONNEL (ACTUAL)	**$ 71,384**	**$ -**	**$ 241,799**	**$ -**	**$ 717,970**
AS BUDGET	$ 44,288	$ -	$ 221,438	$ -	Not Applicable
% ACTUAL TO BUDGET	161.18%	0.00%	109.19%	0.00%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	**$ 6,475**	**$ -**	**$ 26,709**	**$ -**	**$ 100,652**
AS BUDGET	$ 9,638	$ -	$ 48,188	$ -	Not Applicable
% ACTUAL TO BUDGET	67.19%	0.00%	55.43%	0.00%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	**$ 33,977**	**$ -**	**$ 106,980**	**$ -**	**$ 361,381**
AS BUDGET	$ 15,425	$ -	$ 77,125	$ -	Not Applicable
% ACTUAL TO BUDGET	220.27%	0.00%	138.71%	0.00%	Not Applicable

CAPITAL OUTLAY

CAPITAL OUTLAY (ACTUAL)	**$ 28,034**	**$ -**	**$ 106,032**	**$ -**	**$ 968,815**
AS BUDGET	$ -	$ -	$ -	$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable

TOTAL WATER EXPENSES (ACTUAL)	**$ 430,185**	**$ 436,996**	**$ 2,081,947**	**$ 2,265,311**	**$ 5,293,186**
AS BUDGET	$ 327,324	$ 235,312	$ 1,636,622	$ 1,176,560	Not Applicable
% ACTUAL TO BUDGET	131.42%	185.71%	127.21%	192.54%	Not Applicable

	May 2019	May 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MO
WASTEWATER					
STORMWATER					
PERSONNEL					
PERSONNEL (ACTUAL)	**$ 41,302**	**$ 75,458**	**$ 139,530**	**$ 445,826**	**$ (71,785)**
AS BUDGET	$ 29,444	$ 77,896	$ 147,219	$ 389,480	Not Applicable
% ACTUAL TO BUDGET	140.27%	96.87%	94.78%	114.47%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	**$ 2,424**	**$ 43,646**	**$ 5,425**	**$ 122,005**	**$ (100,180)**
AS BUDGET	$ 5,384	$ 32,450	$ 26,920	$ 162,250	Not Applicable
% ACTUAL TO BUDGET	45.03%	134.50%	20.15%	75.20%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	**$ 9,964**	**$ 64,869**	**$ 32,112**	**$ 341,080**	**$ (273,326)**
AS BUDGET	$ 53,446	$ 66,591	$ 267,229	$ 332,954	Not Applicable
% ACTUAL TO BUDGET	18.64%	97.41%	12.02%	102.44%	Not Applicable
CAPITAL OUTLAY					
Capital Expenditures	$ -	$ -	$ -	$ 78,847	$ (15,247)
CAPITAL OUTLAY (ACTUAL)	**$ 133,948**	**$ 167,803**	**$ 618,694**	**$ 990,770**	**$ 1,208,386**
AS BUDGET	$ 110,346	$ 55,987	$ 551,731	$ 279,936	Not Applicable
% ACTUAL TO BUDGET	121.39%	299.72%	112.14%	353.93%	Not Applicable
SEWAGE					
FUND TRANSFERS					
FUND TRANSFERS (ACTUAL)	**$ 20,943**	**$ 18,852**	**$ 103,563**	**$ 90,082**	**$ 245,787**
AS BUDGET	$ 50,600	$ 52,467	$ 253,000	$ 262,333	Not Applicable
% ACTUAL TO BUDGET	41.39%	35.93%	40.93%	34.34%	Not Applicable
SEWAGE COLLECTION					
PERSONNEL					
PERSONNEL (ACTUAL)	**$ 46,096**	**$ -**	**$ 186,741**	**$ -**	**$ 616,953**
AS BUDGET	$ 31,374	$ -	$ 156,869	$ -	Not Applicable
% ACTUAL TO BUDGET	146.92%	0.00%	119.04%	0.00%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	**$ 13,389**	**$ -**	**$ 33,790**	**$ -**	**$ 132,116**
AS BUDGET	$ 6,937	$ -	$ 34,685	$ -	Not Applicable
% ACTUAL TO BUDGET	193.00%	0.00%	97.42%	0.00%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	**$ 17,134**	**$ -**	**$ 225,350**	**$ -**	**$ 1,170,890**
AS BUDGET	$ 10,119	$ -	$ 50,596	$ -	Not Applicable
% ACTUAL TO BUDGET	169.32%	0.00%	445.39%	0.00%	Not Applicable
SEWAGE TREATMENT					
PERSONNEL					
PERSONNEL (ACTUAL)	**$ 49,671**	**$ -**	**$ 179,902**	**$ -**	**$ 555,524**
AS BUDGET	$ 33,793	$ -	$ 168,964	$ -	Not Applicable
% ACTUAL TO BUDGET	146.99%	0.00%	106.47%	0.00%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	**$ 45,358**	**$ -**	**$ 81,459**	**$ -**	**$ 305,550**
AS BUDGET	$ 53,200	$ -	$ 266,000	$ -	Not Applicable
% ACTUAL TO BUDGET	85.26%	0.00%	30.62%	0.00%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	**$ 104,907**	**$ -**	**$ 527,707**	**$ -**	**$ 1,284,711**
AS BUDGET	$ 54,463	$ -	$ 272,317	$ -	Not Applicable
% ACTUAL TO BUDGET	192.62%	0.00%	193.78%	0.00%	Not Applicable
TOTAL EXPENSES (ACTUAL)	**$ 485,136**	**$ 370,628**	**$ 2,134,272**	**$ 1,989,763**	**$ 5,074,625**
AS BUDGET	$ 439,106	$ 285,391	$ 2,195,530	$ 1,426,954	Not Applicable
% ACTUAL TO BUDGET	110.48%	129.87%	97.21%	139.44%	Not Applicable

Since 1821

THE CITY OF Monroe

May 2019

Monthly Report

CITY OF MONROE FIRE DEPT		2019 JAN	2019 FEB	2019 MAR	2019 APR	2019 MAY	2019 JUNE	2019 JULY	2019 AUG	2019 SEPT	2019 OCT	2019 NOV	2019 DEC	2019 TOTAL-YTD
INCIDENT REPORTS														
	FIRES	6	10	8	7	7								38
	EMS/RESCUE	149	109	131	139	114								642
	HAZARDOUS COND.	3	3	6	9	5								26
	SERVICE CALL	13	8	3	12	11								47
	GOOD INTENT	48	75	53	33	47								256
	FALSE ALARMS	7	7	9	10	8								41
	SEVER WEATHER	0	0	0	0	0								0
	Total Service Calls	226	212	210	210	192	0	0	0	0	0	0	0	1050

Fire Loss/Save Report

	Loss	Saved
January	$ 2,000.00	$ -
February	$ 17,300.00	$ 797,371.00
March	$ -	$ -
April	$ 1,000.00	$ 119,000.00
May	$ 197,800.00	$ 8,900.00
June		
July		
August		
September		
October		
November		
December		
TOTAL	$ 218,100.00	$ 925,271.00

Fire Notes:

- Hydrants
- New Engine
- Brian Oberschlake donated 7 yards of concrete at training center

Since 1821
THE CITY OF
Monroe

POLICE
DEPARTMENT
MONTHLY REPORT
JULY
2019

Monroe Police Department
Activity Report
May 2019

Calls for Service	3450							
Calls to MPD	1668							
Court Cases	594							
Training Hours	242							
Part 1 Crimes	55							
Part 2 Crimes	64							
Arrest-Adult	107							
Juvenile	5							
C/S Trash Pick Up	0							
Tires	0							
Community Events								

5/03/19 - Alive After 5 - Shift Officers to Patrol Downtown
5/04/19 - Touch a Truck -
5/07/19 - Cub Scout Visit to MPD -
5/11/19 - Monroe Children's Book Festival - closed streets
5/11/19 - Team up Mentoring - Nowell Recreation Department
5/14/19 - District Nine Chief's Meeting - Chief RV Watts and Capt. Treadwell
5/15/19 - Liberty 1st Bank - BBQ - First Responders Appreciation Lunch
5/18/19 - Lt Helton Memorial Foundation - 1 mile and 5K run
5/22/19 - Tapping into the Talent of Veterans for our Local Workforce - Lt. Pilgrim
5/23/19 - Piedmont Walton Hospital - BBQ - First Responders Appreciation Lunch
5/25/19 - Walton County Boys and Girls Club 5K - MPD Bike Team

2019	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
AGENCY													
LE CALLS													
WALTON SO	4,272	3,668	4,250	3,997	4,760								20,947
WCSO AREA CHECKS	15,586	13,715	14,188	13,284	14,648								71,421
MONROE PD	3,086	3,324	5,078	5,393	3,450								20,331
MPD AREA CHECKS	364	231	264	111	2414								3,384
LOGANVILLE PD	2,670	2,482	2,792	3,118	2,091								13,153
LPD AREA CHECKS	11	4	7	6	944								972
SOCIAL CIRCLE PD	2,593	2,431	2,361	2,297	1192								10,874
SPD AREA CHECKS	0	2	6	4	1102								1,114
													0
WALTON EMS	1,511	1,344	1,495	1,583	1,598								7,531
													0
FIRE DEPTS													0
WALTON FIRE	436	349	412	410	427								2,034
MONROE FIRE	234	221	217	229	207								1,108
LOGANVILLE FIRE	223	190	196	185	230								1,024
SOC CIRCLE FIRE	78	51	67	72	85								353
TOTAL	**31,064**	**28,012**	**31,333**	**30,689**	**33,148**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**154,246**
PHONE CALLS													
ABANDONED	138	155	173	192	258								916
ADMIN IN	5,886	5,026	5,964	6,033	6,567								29,476
ADMIN OUT	3,826	3,121	3,425	3,804	4,282								30,392
911	4244	3697	4475	4588	5078								22082
TOTAL	**14,094**	**11,999**	**14,037**	**14,617**	**16,185**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**70,932**

COMPARISON OF CITATIONS 2018/2019

	May-18	May-19
CITATIONS/WARNINGS ISSUED:	385	515
ADJUDICATED/CLOSED CASES	530	594
FINES COLLECTED PER MONTH	$39,942.00	$47,468.00
YEAR TO DATE COLLECTED:	$251,064.81	$295,668.20

CITATION OFFICER ACTIVITY REPORT

MONROE PD

REPORT RUN ON: 6/12/2019 9:37:04 AM

Officer Name: ALL OFFICERS

Period: May / 2019

VIOLATIONS RESULTING IN CITATIONS

	SEATBELT	CHILD RESTR	SPEEDING	DUI	RECKLESS	SUSP/REVOK	UNINSURED	UNLICENSED	NOTUSED	NOTUSED	ALL OTHER	TOTAL
1	0	0	0	0	0	0	0	2	0	0	6	8
2	0	0	0	0	0	0	0	0	0	0	1	1
3	0	0	0	0	0	1	0	0	0	0	2	3
4	0	0	0	0	0	0	0	0	0	0	8	8
5	0	0	0	0	0	0	0	0	0	0	4	4
6	0	0	1	0	0	1	0	1	0	0	8	11
7	0	2	0	0	0	0	0	0	0	0	8	10
8	0	0	0	0	0	0	0	0	0	0	1	1
9	0	0	1	0	0	0	0	0	0	0	3	4
10	1	0	1	0	0	0	0	1	0	0	6	9
11	0	0	1	0	0	0	1	1	0	0	9	12
12	0	0	1	0	0	0	0	0	0	0	8	9
13	0	0	0	0	0	0	0	0	0	0	12	12
14	0	0	0	0	0	1	1	0	0	0	1	3
15	0	0	1	0	0	0	0	1	0	0	2	4
16	2	0	0	0	0	0	0	2	0	0	4	8
17	0	0	0	0	0	1	1	0	0	0	9	11
18	0	0	0	0	0	0	0	0	0	0	6	6
19	0	0	0	0	0	0	0	0	0	0	4	4
20	0	0	0	0	0	0	0	0	0	0	1	1
21	0	0	0	0	0	0	0	0	0	0	4	4
22	0	0	0	0	0	0	0	0	0	0	2	2
23	0	0	0	0	0	0	1	0	0	0	4	5
24	3	0	0	0	0	0	0	0	0	0	5	8
25	2	0	1	0	0	0	0	0	0	0	9	12
26	2	0	1	0	1	1	0	1	0	0	5	11
27	0	0	3	0	0	0	0	0	0	0	1	4
28	0	0	0	0	0	1	0	0	0	0	3	4
29	1	0	1	0	0	0	0	1	0	0	12	15
30	3	0	0	0	0	0	0	0	0	0	2	5
31	0	0	0	0	0	0	0	0	0	0	5	5
TOT	14	2	12	0	1	6	4	10	0	0	155	204

RACE	W-MALE	W-FEMALE	B-MALE	B-FEMALE	H-MALE	H-FEMALE	O-MALE	O-FEMALE	U-MALE	U-FEMALE	U-SEX	TOTAL
WARNINGS	85	56	79	53	4	7	16	11			0	311
CITATIONS	54	29	63	48	6	2	1	0			1	204

Local Number Inbound Summary

Wed, May 1, 2019 12:00 AM -
Fri, May 31, 2019 11:59 PM

Local Numbers	1	Total Calls	1,668
Total Answered Calls	1,137	Total Abandoned Calls	549
Total Distinct Callers	709	Total Call Duration	52:47:11
Total Talking Duration	29:58:24	Avg Call Duration Per Call	0:01:54
Avg Talking Duration Per Call	0:01:35	Max Call Duration	0:37:33
Avg Time to Answer Per Call	0:00:12	Max Time to Answer	0:01:54
Percent Answered	68.2%	Percent Abandoned	32.9%

Local Number	Total Calls	Answered Calls	Abandoned Calls	Distinct Callers	Total Call Duration	Total Talking Duration	Avg Call Duration	Avg Talking Duration	Max Call Duration	Avg Time to Answer	Max Time to Answer	Percent Answered	Percent Abandoned
7702677576	1,668	1,137	549	709	52:47:11	29:58:24	0:01:54	0:01:35	0:37:33	0:00:12	0:01:54	68.2%	32.9%

May 2019 training hours for Monroe Police Department

GPSTC online training = 11 - hours

Conference training = 0 - hours

In-service Training = 123 - hours

Off Site Training = 108 – hours

Total Training Hours = 242 – hours

Crime Statistics Report

Reporting Month: May

Part I

Type	May 2018	May 2019	%Change	Year to Date 2018	Year to Date 2019	YTD %Change
Homicide	2	0	-100.00	2	0	-100.00
Rape	0	1	100.00	1	2	100.00
Robbery	3	0	-100.00	7	5	-28.57
Aggravated Assault	1	6	500.00	29	21	-27.59
Burglary	8	10	25.00	40	28	-30.00
Larceny Auto	24	4	-83.33	70	44	-37.14
Larceny Other	64	32	-50.00	228	171	-25.00
Vehicle Theft	3	2	-33.33	16	8	-50.00
Arson	0	0	0.00	1	0	-100.00
TOTAL	**105**	**55**	**-47.62**	**394**	**279**	**-29.19**

Part II

Type	May 2018	May 2019	%Change	Year to Date 2018	Year to Date 2019	YTD %Change
Other Assaults	24	25	4.17	117	100	-14.53
Forgery/Counterfeiting	4	1	-75.00	25	19	-24.00
Fraud	5	4	-20.00	22	21	-4.55
Embezzlement	0	0	0.00	0	0	0.00
Stolen Property	0	0	0.00	0	0	0.00
Vandalism	16	12	-25.00	17	52	205.88
Weapons	0	5	500.00	6	7	16.67
Prostitution	0	0	0.00	0	0	0.00
Other Sex Offenses	0	0	0.00	4	1	-75.00
Narcotics	1	1	0.00	4	3	-25.00
Gambling	0	0	0.00	0	0	0.00
Family/Children	3	2	-33.33	11	5	-54.55
DUI	4	5	25.00	14	16	14.29
Liquor Laws	0	0	0.00	0	0	0.00
Disorderly Conduct	4	9	125.00	31	62	100.00
TOTAL	**61**	**64**	**4.92**	**251**	**286**	**13.94**

Arrests

Demographics	May 2018	May 2019	%Change	Year to Date 2018	Year to Date 2019	YTD %Change
Adults	76	107	40.79	471	480	1.91
Juveniles	5	5	0.00	24	22	-8.33
TOTAL	**81**	**112**	**38.27**	**495**	**502**	**1.41**

231

May 2019

Angie Phillips

Mon 6/3/2019 4:15 PM

To:Mary Knotts <MKnotts@MonroeGA.gov>;

Good Afternoon,
The City of Monroe PD did not dump any trash or tires in May.
Angie
City of Monroe Transfer Station

WALTON COUNTY 911

Radio Log Statistical Report, by Unit

Unit	Unit Description	Number of Logs
312	LAW ENFORCEMENT UNIT	3
314	LAW ENFORCEMENT UNIT	54
316	LAW ENFORCEMENT UNIT	68
317	LAW ENFORCEMENT UNIT	1
320	LAW ENFORCEMENT UNIT	34
321	LAW ENFORCEMENT UNIT	47
323	LAW ENFORCEMENT UNIT	267
326	LAW ENFORCEMENT UNIT	86
327	LAW ENFORCEMENT UNIT	4
328	LAW ENFORCEMENT UNIT	2
340	LAW ENFORCEMENT UNIT	163
341	LAW ENFORCEMENT UNIT	92
342	LAW ENFORCEMENT UNIT	2
343	LAW ENFORCEMENT UNIT	153
344	LAW ENFORCEMENT UNIT	53
345	LAW ENFORCEMENT UNIT	154
346	LAW ENFORCEMENT UNIT	216
347	LAW ENFORCEMENT UNIT	119
348	LAW ENFORCEMENT UNIT	164
351	LAW ENFORCEMENT UNIT	119
353	LAW ENFORCEMENT UNIT	1
354	LAW ENFORCEMENT UNIT	1
356	LAW ENFORCEMENT UNIT	27
358	LAW ENFORCEMENT UNIT	273
360	LAW ENFORCEMENT UNIT	134
361	LAW ENFORCEMENT UNIT	1
363	LAW ENFORCEMENT UNIT	39
364	LAW ENFORCEMENT UNIT	74
366	LAW ENFORCEMENT UNIT	1
369	LAW ENFORCEMENT UNIT	1
370	LAW ENFORCEMENT UNIT	61
	Total Radio Logs:	**2414**

Report Includes:
All dates between `00:00:00 05/01/19` and `23:59:59 05/31/19`, 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

Nature of Incident	Total Incidents
FIGHT VIOLENT	6
ANIMAL COMPLAINT	13
INJURED ANIMAL	2
PROWLER	6
BURGLARY IN PROGRESS	5
BURGLARY REPORT	6
DOMESTIC NON-VIOLENT	101
DOMESTIC VIOLENT	4
WARRANT SERVICE	53
SUBJECT WITH WEAPON	2
SUSPICIOUS PERSON	118
SUSPICIOUS VEHICLE	149
SUICIDE ATTEMPT	3
SUICIDE THREAT	3
KEYS LOCKED IN VEHICLE	154
SPEEDING AUTO	5
ACCIDENT NO INJURIES	66
INJURY BY COMPLAINT	2
ACCIDENT WITH A DEER	2
ACCIDENT WITH INJURIES	5
PERSON STRUCK WITH AUTO	1
ACCIDENT UNKNOWN INJURIES	6
ROAD HAZARD	11
DRUNK DRIVER	2
INTOXICATED PERSON	1
HIT AND RUN	13
DIRECT TRAFFIC	7
TRANSPORT FOR BUSINESS	4
FUNERAL ESCORT	12
TRANSPORT	5
DISABLED VEHICLE	36
AREA/BLDG CHECK	1326
LITTERING/ILLEGAL DUMPING	3
CHILD ABUSE	2
SEXUAL ASSAULT	3
CHASE	4
BOMB THREAT	1
BUSINESS ALARM	73
CHURCH ALARM	7
RESIDENTIAL ALARM	26
SCHOOL ALARM	2
SUBJECT IN CUSTODY	12
TRANSPORT TO COURT	1
TRANSPORT TO JAIL	3

Nature of Incident	Total Incidents
DEMENTED PERSON NON-VIOLENT	18
STOLEN VEHICLE	4
911 HANGUP	29
CONTROL SUBSTANCE PROBLEM	10
AGENCY ASSISTANCE	19
ASSAULT	9
ASSAULT PRIORTY 3	1
ASSAULT LAW ENFORCEMENT ONLY	5
CHILD CUSTODY DISPUTE	2
CIVIL ISSUE/DISPUTE	12
COUNTERFEIT MONEY	3
CIVIL PAPER SERVICE	1
DAMAGE TO PROPERTY	35
DISPUTE NON VIOLENT IN NATURE	80
DISPUTE VIOLENT IN NATURE	2
DISTRUBING THE PEACE	17
DISORDERLY CONDUCT	1
LE ASSIST FOR EMS	13
ENTERING AN AUTO	5
EXTRA PATROL REQUEST	13
ASSIST FIRE DEPARTMENT	8
VEHICLE FIRE	1
FIREARMS DISCHARGED	12
FIREWORKS	1
FOLLOW UP TO PREVIOUS CALL	8
FOUND PROPERTY	8
FRAUD	11
GUNSHOT WOUND PRIORITY 1	2
HARRASSING PHONE CALLS	2
HARRASSMENT	7
IDENTITY THEFT	3
ILLEGAL ALCOHOL	1
ILLEGAL PARKING	5
JUVENILE RUNAWAY	6
JUVENILE COMPLAINT	43
JUVENILE PROBLEM -NO COMPLAINT	5
LOST ITEM REPOR	4
LOUD MUSIC COMPLAINT	13
MISSING PERSON	6
MISCELLANEOUS LAW INCIDENT	54
POWER LINES DOWN	1
ROAD RAGE	4
SAFETY SOBRIETY CHECK POINT	1
PHONE CALLS/MAIL SCAMS	2
SEARCH WARRANT	3
SHOPLIFTING	15
STALKING	1
THEFT IN PROGRESS	2
THEFT REPORT	34
THREATS	8

Nature of Incident	Total Incidents
TRAFFIC VIOLATION	568
TRAILER INSPECTION	4
TREE DOWN	1
UNCONSCIOUS PRIORTY 1	1
UNKNOWN PRIORTY 1	2
UNKNOWN LAW PROBLEM	7
UNSECURE PREMISES	11
VEHICLE INSPECTION	6
VIOLATION TPO	1
WELFARE CHECK	33

Total reported: 3450

Report Includes:
All dates between '00:00:00 05/01/19' and '23:59:59 05/31/19', 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

Since 1821
THE CITY OF Monroe

CODE

DEPARTMENT

MONTHLY REPORT

July

2019

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 May 1, 2019 thru May 31, 2019.

Statistics:

- Total Calls: 451
- Total Minutes: 23:37:49
- Total Minutes/Call: 3:09
- Code Inspections: 139
- Total Permits Written: 146
- Amount collected for permits: $29,847.00
- Check postings for Miscellaneous Revenue: 111

Business/Alcohol Licenses new & renewals:

- **New Businesses**: 8

- CNY Fertility
- Daniels Pickers Paradise Auction LLC – change of ownership
- Five Hats Auto Sales Inc
- Readers “R” Leaders Tutorial Services
- Santos Distributor Inc - residential
- Team Up Mentoring Inc – non-profit
- The Cotton Café – change of ownership

- **Closed Businesses**: 15

- AYM Services – residential
- Brondyke Enterprises
- C & M Staffing – residential
- Carrington West Auto
- Daniels & Daniels Auction – change of ownership
- Dreamworks Automotive
- Elite Transportation Service – residential
- Fleet Cleaning Service – residential
- Legend Auto Sales
- Lubinco Services Inc – residential
- M.W. Felker, P.C.
- Quality Cleaning Services LLC - residential
- Rehabilitation Consultants of GA, Inc – residential
- Serene Services LLC – residential
- Southern Pro Granite Inc

Major Projects

- Major Projects Permitted: None
- Major Projects Ongoing: Silver Queen 125 N Wayne and Main Street Apartments 698 S broad Street, Murphy USA 2040 W Spring Street.

Code Department:

- Attending GABTO training Conference – May 6th & 7th
- Receiving business license payments ,affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork and/or incorrect amounts for license payments
- 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
- Making adjustments to business license fee's due to increases in interest for unpaid licenses
- Communicating with Tyler regarding problems and additional features that we need with EnerGov as well as InCode
- Issuing permits for Building, Electrical, Plumbing and HVAC
- Receiving and preparing Rezones, variances, Conditional Uses, COA's, etc. for Meetings.
- 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 and reviewing permits for Bureau Veritas Billing
- Entering data for inspections being done into Energov software.
- Inspecting and processing nuisance housing projects – see attached.

City Marshal:

- Patrolled city daily.
- Removed 37 signs from road way.
- 140 repair /cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 4 utility tampering and theft cases. (4 citations issued)
- Represented city in Municipal Court.

Historic Preservation Commission:

Request for COA at 405 Barrett Street – COA Granted

Request for COA at 234 Boulevard – tabled until next meeting.

Planning Commission:

Request for Variance at 1415 E Church St. – recommendation to approve.

Request for Conditional Use – 1031 Charlotte Rowell Blvd.- recommendation to deny.

Request for Variance – 2130 W Spring St. – recommendation to deny.

Request for COA – 2130 W Spring St. – recommendation to deny.

5/1/2019	514 LANDERS ST.	TALL GRASS/WEEDS	R/C	5/15/2019	CUT
5/1/2019	THE RETREAT AT MILL CREEK	FEATHER FLAGS	R/C	5/15/2019	REMOVED
5/1/2019	SPRINT STORE	FEATHER FLAGS	R/C	5/15/2019	REMOVED
5/2/2019	901 CHURCH ST	TALL GRASS/WEEDS	R/C	5/16/2019	CUT
5/2/2019	339 N.MADISON AVE	TALL GRASS/WEEDS	R/C	5/16/2019	CUT
5/2/2019	236 CARWOOD DR.	TALL GRASS/WEEDS	R/C	5/16/2019	CUT
5/2/2019	234 CARWOOD DR.	TRASH/JUNK	R/C	5/16/2019	CLEANED
5/3/2019	240 CARWOOD DR.	TALL GRASS/WEEDS	R/C	5/17/2019	CUT
5/3/2019	242 CARWOOD DR.	TALL GRASS/WEEDS	R/C	5/17/2019	CUT
5/6/2019	219 MAYFIELD DR.	TALL GRASS/WEEDS	R/C	5/21/2019	CUT
5/6/2019	325 EDWARDS ST.	TALL GRASS/WEEDS	R/C	5/21/2019	CUT
5/6/2019	400 EDWARDS ST.	TALL GRASS/WEEDS	R/C	5/21/2019	CUT
5/6/2019	318 EDWARDS ST.	TALL GRASS/WEEDS	R/C	5/21/2019	CUT
5/7/2019	228 GLEN IRIS DR.	TALL GRASS/WEEDS	R/C	5/22/2019	CUT
5/7/2019	216 GLEN IRIS DR.	OLD WOOD	R/C	5/22/2019	MOVED
5/7/2019	212 GLEN IRIS DR.	TALL GRASS/WEEDS	R/C	5/22/2019	CUT
5/8/2019	1214 S. BROAD ST	TALL GRASS/WEEDS	R/C	5/23/2019	CUT
5/8/2019	514 WOODLAND RD.	TALL GRASS/WEEDS	R/C	5/23/2019	CUT
5/8/2019	518 WOODLAND RD.	TALL GRASS/WEEDS	R/C	5/23/2019	CUT
5/8/2019	560 BREEDLOVE DR.	TALL GRASS/WEEDS	R/C	5/24/2019	CUT
5/8/2019	803 E. SPRING ST.	FEATHER FLAGS	R/C	5/24/2019	MOVED
5/9/2019	513 MAPLE ST.	TALL GRASS/WEEDS	R/C	5/25/2019	CUT
5/9/2019	602 MAPLE ST.	TALL GRASS/WEEDS	R/C	5/25/2019	CUT
5/9/2019	1038 S. MADISON AVE	TALL GRASS/WEEDS	R/C	5/25/2019	CUT
5/9/2019	609 HILL ST.	TALL GRASS/WEEDS	R/C	5/25/2019	CUT
5/10/2010	511 WALTON RD.	TALL GRASS/WEEDS	R/C	5/26/2019	CUT
5/10/2019	603 WALON RD	TALL GRASS/WEEDS	R/C	5/26/2019	CUT
5/10/2019	302 MARABLE ST.	TALL GRASS/WEEDS	R/C	5/26/2019	CUT
5/10/2019	604 MARABLE ST.	JUNK IN YARD	R/C	5/26/2029	MOVED
5/10/2019	112 MARABLE ST.	OLD VEHICLE	R/C	5/26/2019	MOVED
5/13/2019	129 5TH ST.	TALL GRASS/WEEDS	R/C	5/29/2019	CUT
5/13/2019	126 5TH ST.	JUNK IN YARD	R/C	5/29/2019	MOVED
5/13/2019	108 5TH ST.	TALL GRASS/WEEDS	R/C	5/29/2019	CT
5/14/2019	107 5 TH ST.	TALL GRASS/WEEDS	R/C	5/30/2019	CUT
5/14/2019	903 S. BROAD ST	TALL GRASS/WEEDS	R/C	5/30/2019	CUT
5/14/2019	918 S. BROAD ST.	JUNK IN YARD	R/C	5/30/2019	CLEANED
5/14/2019	1214 S. BROAD ST	TRASH/JUNK	R/C	5/30/2019	CLEANED
5/15/2019	109 5TH ST.	TALL GRASS/WEEDS	R/C	5/31/2019	CUT
5/15/2019	802 RADFORD ST.	TALL GRASS/WEEDS	R/C	5/31/2019	CUT
5/15/2019	810 RADFORD ST.	TRASH/JUNK	R/C	5/31/2019	CLEANED

5/16/2019	606 ALCOVY ST.	TALL GRASS/WEEDS	R/C	6/1/2019	CUT
5/16/2019	906 ALCOVY ST.	TALL GRASS/WEEDS	R/C	6/1/2019	CUT
5/17/2019	772 NICHOLAS CT.	TALL GRASS/WEEDS	R/C	6/2/2019	TRYING TO LOCATE OWNER
5/17/2019	849 OVERLOOK TR.	TALL GRASS/WEEDS	R/C	6/2/2019	CUT
5/17/2019	846 OVERLOOK TR.	TRASH/JUNK	R/C	6/2/2019	CLEANED
5/20/2019	935 LOPEZ LN.	TIRES, JUNK TRASH	R/C	6/5/2019	CLEANED
5/20/2019	928 LOPEZ LN.	TALL GRASS/WEEDS	R/C	6/5/2019	CUT
5/21/2019	980 TIGERS WAY	TALL GRASS/WEEDS	R/C	6/6/2019	CUT
5/21/2019	984 TIGERSWAY	TALL GRASS/WEEDS	R/C	6/6/2019	CUT
5/21/2019	920 TIGERSWAY	TALL GRASS/WEEDS	R/C	6/6/2019	CUT
5/22/2019	910 TIGERSWAY	TALL GRASS/WEEDS	R/C	6/7/2019	CUT
5/22/2019	809 N. BROAD ST	VEHICLES PARKED IN GRASS	R/C	6/7/2019	MOVED
5/23/2019	1050 N. BROAD ST.	TALL GRASS/WEEDS	R/C	6/8/2019	CUT
5/23/2019	121 PERRY ST.	TALL GRASS/WEEDS	R/C	6/8/2019	CUT
5/23/2019	420 EDWARDS ST.	TALL GRASS/WEEDS	R/C	6/8/2019	CUT
5/24/2019	710 LAWRENCE ST	LIVING W/NO UTILITIES	R/C	6/9/2019	CUT ON
5/24/2019	429 EDWARDS ST.	TALL GRASS/WEEDS	R/C	6/9/2019	CUT
5/24/2019	121 NOWELL ST.	TALL GRASS/WEEDS	R/C	6/9/2019	CUT
5/24/2019	124 NOWELL ST.	JUNK IN YARD	R/C	6/9/2019	CLEANED
5/27/2019	529 LAWRENCE ST	JUNK,TALL GRASS	R/C	6/12/2019	CLEANED
5/27/2019	321 STOKES ST.	TALL GRASS/WEEDS	R/C	6/12/2019	CUT
5/28/2019	909 CHURCH ST.	TALL GRASS/WEEDS	R/C	6/12/2019	CUT
5/28/2019	912 CHURCH ST	TALL GRASS/WEEDS	R/C	6/12/2019	CUT
5/28/2019	808 CHURCH ST	TALL GRASS/WEEDS	R/C	6/12/2019	CUT
5/29/2019	400 WALKER DR.	TALL GRASS/WEEDS	R/C	6/13/2019	CUT
5/29/2019	329 WALKER DR.	JUNK, TALL GRASS	R/C	6/13/2019	CLEANED
5/29/2019	121 FELKER ST	TALL GRASS/WEEDS, TRASH	R/C	6/13/2019	CLEANED
5/30/2019	900 ALCOVY ST	TALL GRASS/WEEDS	R/C	6/14/2019	CUT
5/31/2019	407 PLANTATION DR.	PARKING IN GRASS	R/C	CITATION	
5/31/2019	407 PLANTATION DR.	GARBAGE COLLECTION PROCEDURES		CITATION	
5/31/2019	407 PLANTATION DR.	OPEN OUTDOOR STORAGE		CITATION	

DEMOLITION AND CLEANUP			
ADDRESS	OWNER	DISPOSITION	NOTES
2016			
203 Bold Springs Ave	Bobby Carrell	Corp. building demolished.	Negotiated removal of the Corp. building by Dec. 15. The Rock Gym will be addressed in 2017. The remainder of the buildings will be secured from entry. No action taken on securing the buildings or the Rock Gym 02-17-17. This case to be escalated to ensure compliance. Owner to provide plan for disposal of demo debris and securing of the buildings by 03-03-17. Never done. Debris pile burned 4-21-17. Burned debris still not removed 05-10-17. A new case will be established without regard to any previous negotiations.
339 N. Madison Ave	Scott Collins	Property under contract. New owner to remodel.Sale to remodeler fell through. Case proceeding as originally intended.	No response sent to Attorney's office
408 Ash St	Arnold prop.	Trash being removed via dumpsters	Property cleanup underway. Legal action postponed as long as progress is being made.
410 Ash St	Arnold prop.	Trash being removed via dumpsters	Property cleanup underway. Legal action postponed as long as progress is being made.
412 Ash St	Arnold prop.	Trash being removed via dumpsters	Property cleanup underway. Legal action postponed as long as progress is being made.
510 Harris St	Premier Property Ventures LLC	Legal service underway	No response sent to Attorney's office
514 Harris St	Henry Albert Jackson Jr. c/o Mattie Bates	Legal service underway	No response sent to Attorney's office
1101 S. Madison Ave	Gaynor Bracewell	Legal service underway	Notice sent late 11-21-16
2017			
525 N. Broad St.	Matthew Kuruvilla	Pending Demo Memo and response 01-30-17	Exhibit "A" and pictures prepared. 30 days to respond. Owner has decided to demolish the building and The convenience store and redevelop the property in light of the Cities North Broad St. Project. Entered into agreement to remove in 60 Days from 02-06-17. No action taken to this point.04-13-17 Case to be forwarded to the City attorney. ***Demolition permit purchased 06-06-17. Demolition completed on structure. consent agreement is incomplete. Renewing action to ensure completion. Demolition complete.***
400 Mill St.	CMA Development, LLC	Documenting deficiencies and Renewing case	Exhibit "A" and pictures prepared. 30 days to respond Demolition permit purchased 04-10-17 Demolition complete
421 Ash St.	Charlie and Tessie Ann Clark	Documenting deficiencies and Renewing case. Tack service to origianal owner. 04-10-17 Discovered that property was acquired by Michael Reese 03-07-17. We will have to add or substitute him as the defendant.	Exhibit "A" and pictures prepared. 30 days to respond. The case is going to court in May. New owner Michael Reese, who purchased in March at the tax sale is the current defendant and has been served. Reese indicated the original owners do not want to release redemption rights so the case will proceed as intended.
317 S. Madison Ave	Rivermeade Rentals / Hope Monroe	Demo Memo sent	Exhibit "A" and pictures prepared. 30 days to respond. Hope Monroe LLC Purchased a demolition permit. Demolition date is pending. Demolition Complete.
513 Roberts St.	Ada Lou Etchison / John Brown	Demo Memo sent / 04-07-17 Owner wants to enter into a consent order for demolition by the City. He cannot afford and is physically unable to remove the structer himself.	Exhibit "A" and pictures prepared. 30 days to respond. The owner has responded and is willing to sign off on a consent order allowing the City to remove the structure. He states he has neither the means or physical ability to do so this himself. ***Consent order to allow demolition by the City.***
410 Ash St	Arnold prop.	Progress being made defacto land fill being removed.	permits pulled, clean up and demolition underway. Demolition complete
412 Ash St	Arnold prop.	Progress being made defacto land fill being removed.	permits pulled, clean up and demolition underway. Demolition complete
Colley St.	Colley Davis LLC	Gryffon investments pulled permit 03-28-17. Being removed 04-10-17	Demolition complete cleanup and grassing underway. Demolition complete
Colley St.	Colley Davis LLC	Gryffon investments pulled permit 03-28-17.Being removed 04-10-17	Demolition complete cleanup and grassing underway. Demolition complete
Colley St.	Colley Davis LLC	Gryffon investments pulled permit 03-28-17. Being removed 04-10-17	Demolition complete cleanup and grassing underway. Demolition complete
Bell St.	Colley Davis LLC	Gryffon investments pulled permit 03-28-17	Demolition complete cleanup and grassing underway. Demolition complete
Bell St.	Colley Davis LLC	Gryffon investments pulled permit 03-28-17	Demolition complete cleanup and grassing underway. Demolition complete

410 Davis St.	Open Wells LLC	Gryffon investments pulled permit 03-28-17	block building to be removed. Demolition complete.
830 HWY 138	Liberty First Bank	Demo Memo sent.Demo permit pulled / possible training burn for the FD	House address is 319 Carwood Dr. This property is to be used in a traning burn 04-28-17. Demolition complete.
830 HWY 138	Liberty First Bank	additional structure being discussed for demolition. Lee Garrett has committed to addressing the additional structures and the open well on site.	Structures located at the end of Reed St.
339 N.Madison Ave.	Hope Monroe	Substitution of defendant from Scott Collins to Bill Shea then to Hope Monroe.	City seeking consent order. Hope Monroe negotiating for purchase and rehab. Awaiting purchase by Hope Monroe LLC, with a commitment to properly rehab the property. To be rehabed by Hope Monroe LLC. No action to date, 06-06-17. Still no progress 09-14-17 referred to attorneys for further action. This property is currently (09-25-17) being slated for demolition by Hope Monroe in order to build a new home in its place.
1101 S. Madison Ave	Bill Shea	Substitution of defendant from Gaynor Bracewell	City Seeking consent order. Consent order signed 04-13-17 with 120 days to rehab'd or demolished or after 150 days the City will Remove the structure. Currently under stop work order due to damaged asbestos siding for an environmental assesment. Owner attempting repairs to current code standards per consent agreement within 120 days. August 2017. Deadlines not met. The city will demolish this structure after securing an order from the Municipal court judge.
510 Harris St	Premier Property Ventures LLC	Legal service underway. Completed and heard in court.	No response sent to Attorney's office. Order to demolish obtained from Judge Samuels. Demolition complete
514 Harris St	Henry Albert Jackson Jr. c/o Mattie Bates	Legal service underway. Completed and heard in court.	No response sent to Attorney's office. Order to demolish obtained from Judge Samuels. Demolition complete
203 Bold Springs Ave	Bobby Carrell	Securing of Elem. School next step. Rock Gym is waiting for investor. Roof to be removed.	Negotiated removal of the Corp. building by Dec. 15, 2016. The Rock Gym will be addressed in 2017. The remainder of the buildings will be secured from entry. No action taken on securing the buildings or the Rock Gym 02-17-17. This case to be escalated to ensure compliance. Owner to provide plan for disposal of demo debris and securing of the buildings by 03-03-17. Never done. Debris pile burned 4-21-17. Burned debris still not removed 05-10-17. A new case will be established without regard to any previous negotiations. No response yet. Sent to city attorneys for processing.Defendant had the date changed because it conflicted with a trip he had planned. Solicitor, code office and the court had no knowledge of the change. Found out when a courtesy call to the defendant to appear was made.
417 Shamrock Dr.	Sadie Thornton	Held up by legal. Nuisance needs to be abated. Investigations have concluded. New investigations have arisen.	Owner desires to remove the nuisance. We need an order from the court for nuisance abatement. Working on a consent order to demolish as soon as new investigations are complete. Consent order in place awaiting completion of investigations or deadline whichever is first.
123 W. Marable St.	Sierra Hester	demo memo sent.	awaiting response to demo memo. The owner expressed the intent to demolish the structure. Demolition complete.
706 Marable St.	Bobby Carrell	demo memo sent.	awaiting response to demo memo. No response yet. Sent to city attorneys for processing. Supposed to be in court 08-31-17. Defendant had the date changed because it conflicted with a trip he had planned. Solicitor, code office and the court had no knowledge of the change. Found out when a courtesy call to the defendant to appear was made.Property cleaned and secured.
203 Bold Springs Ave	Bobby Carrell Corp building	Training burn, Debris never remove 09-25-17	Corps building burned debris and foundation remain. Nuisance building abated. Subsequent owner to remove debris and foundation.

2018			
1101 S. Madison Ave	Bill Shea	Substitution of defendant from Gaynor Bracewell	City Seeking consent order. Consent order signed 04-13-17 with 120 days to rehab'd or demolished or after 150 days the City will Remove the structure. Currently under stop work order due to damaged asbestos siding for an environmental assesment. Owner attempting repairs to current code standards per consent agreement within 120 days. August 2017. Deadlines not met. The city will demolish this structure after securing an order from the Municipal court judge. Carryover from 2017 to be demolished after agreement to donate to the city is completed. Demolition completed by the City week of March 19-23, 2018.
513 Roberts St.	Ada Lou Etchison / John Brown	Demo Memo sent / 04-07-17 Owner wants to enter into a consent order for demolition by the City. He cannot afford and is physically unable to remove the structure himself.	Exhibit "A" and pictures prepared. 30 days to respond. The owner has responded and is willing to sign off on a consent order allowing the City to remove the structure. He states he has neither the means or physical ability to do so this himself. ***Consent order to allow demolition by the City. Completed in February 2018***
1452 S. Broad St.	Suntrust Bank NE GA Trust for Elaine Hodges	Demolished in cooperation with the Owner and the Bank	Completed in February 2018
307 Turner St.	H A Apts & Houses	demolition permit purchased	To be completed in March 2018 Demolition to be started 03-28-18 Waiting on utilitiy locates and gas shut off at the street. ***Completed April 2018***
601 East Marable St.	Gabriel Ansley	demolished by owner	This property was demolished by the owner at the request of the code office after attempts to rehabilitate the property. Completed March 2018
1360 Armistead Cir.	Timothy Armistead	demolished by owner	This property was demoloshed at the request of the Code office due to dilapidation. Completed March 2018
327 Bold Springs Ave.	Duane Wilson	demo memo sent.	Awaiting response to demo memo. Sent 09-14-17. Completed Jan. 4 2018
417 Shamrock Dr.	Duane Wilson	Demo started by owner	City Finished Demolition, grading and stabilization per court order. Completed April 2018
1050 Good Hope Rd.	Joe Dixon	Demo to clear land for development	Completed
213 Boulevard	First UMC	Removed accessory structures	Completed
117 Boulevard	First UMC	removed duplex	Completed
224 E. Marable St.	Griffin-Hudgins	removed burned structure	Completed
125 N. Wayne St.	Williams - Bradley	removed dilapidated commercial building	Completed
532 S. Madison Ave.	Arnold properties	Remove connecting space to divide whse.	Completed
1117 W. Spring St.	Wendy's	Demolish old building to replace w/ new	Completed 08-10-19
115 S. Midland Ave.	City of Monroe	Demolished dilapidated structure	Completed 08-16-18
611 Roosevelt St.	Larry Armour	preparing file for reno or demo	8/22/2018
527 Marable Ln.	Arneda Jones Thompson	preparing file for reno or demo	8/22/2018
1446 South Broad St.	Nola H. Hodges	demolition permit purchased	Completed
1452 South Broad St.	Nola H. Hodges	demolition permit purchased	Completed
2019			
506 Booth Street	Old Carver School	demolition permit purchased	work ongoing
323 S. Madison Ave	John Howard Howard Bros. construction and Development Inc.	Two demolition permit purchased	Completed
321 S. Madison Ave	John Howard Howard Bros. construction and Development Inc.	Two demolition permit purchased	Completed
100 S Broad St	Blackstock's Inc	For renovations	Work ongoing / renovation
536 N Midland	Arnold Properties	demolition permit purchased	completed
2040 W Spring St	Murphy Oil	demolition permit purchased	completed
527 E Marable Ln	Locklin Bros.	demolition permit purchased	completed
412 S Broad St	Greg Thompson	demolition permit purchased	completed
127 W Marable St	HEA Urban LLC	demolition permit purchased	pending for next week/ 05-03-19

Since 1821
THE CITY OF
Monroe

ECONOMIC DEVELOPMENT MONTHLY REPORT

JULY 2019

Economic Development July Report:

- Monroe Blooms Flower Festival recap
- GMA Conference Presentation on alleyways
- July 4th Fireworks
- 3rd Annual Housing Expo - Saturday, July 6th

- CHIP grant - 5 homes completed; 2 more underway
- DCA Main Street compliance
- Visitors Center
- NextSite retail recruitment
- The Local Crowd Monroe - crowdfunding tool, www.fundmonroe.com

Upcoming Events:
Farmers Markets - Saturdays, July 6, 13, 20, & 27
July 4th - City Fireworks
DDA/CVB Board Meetings & Annual Planning Retreat - Thursday, July 11th, 8:00 am, City Hall
Housing Expo - Saturday, July 6th at the Community Building
Movies at the Mill/Food Truck Friday - July 26th
First Friday Concert - August 2nd
Young Gamechangers Community Presentation - Friday, August 9th at the Engine Room
Georgia Downtown Conference - August 27-30 in Jekyll Island

THE CITY OF Monroe
Since 1821

P.O. Box 1249•Monroe, Georgia 30655
(770) 207-4674
Attn: Business License Division

OCCUPATION TAX APPLICATION

BUSINESS NAME GPS Hospitality Huts, LLC d/b/a Pizza Hut TELEPHONE (770) 738-8795

ADDRESS 1117 W. Spring Street, Suite A, Monroe, GA 30655 TYPE OF BUSINESS

MAILING ADDRESS GPS Hospitality, Attn: Heather Darden 2100 Riveredge Pkwy, Ste. 850, Atlanta, GA 30328 Restaurant

EMAIL ADDRESS heather.darden@gpshospitality.com

OWNER'S NAME GPS Hospitality Huts, LLC TELEPHONE (770) 933.5023

EMERGENCY CONTACT PERSON: Heather Darden

TELEPHONE (770) 738.8795

PROPERTY OWNER'S NAME: GPS Hospitlaity Huts, LLC

TELEPHONE (770) 933.5023

**NUMBER OF EMPLOYEES: FULL TIME 25

PART TIME 0 **(Including Owners & Family Members)

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CITY? YES NO

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? YES NO This is a purchase of an existing business (with sign already in place)

A PERMIT IS REQUIRED FOR ALL SIGNS!!

I hereby certify that I will not violate any of the laws of this State of Georgia or of the United States. I further agree to comply with any and all ordinances of the City of Monroe in conducting business in the City.

Signature: _____ Date 4 / 1 / 19

Notice: All businesses located in the City of Monroe are subject to inspection by City Code and Fire Officials

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE FEES

CONSUMPTION ON PREMISE:	LICENSE FEE:	
BEER/WINE	$1000.00	✓
NON PROFIT PRIVATE CLUB	$600.00	
SUNDAY SALES-PRIVATE CLUBS ONLY	$150.00	
BEER/WINE AMENITIES LICENSE	$100.00	
DISTILLED SPIRITS	$3000.00	
NON PROFIT PRIVATE CLUB-ONLY	$600.00	
SUNDAY SALES	$150.00	

PACKAGE:	LICENSE FEE:	
BEER/WINE	$2000.00	
HOTEL/MOTEL IN ROOM SERVICE	$250.00	
GROWLERS	$2000.00	

MANUFACTURER	LICENSE FEE: 1 FEE ONLY	
DISTILLERIES OR MICRO-DISTILLERIES	**$1500.00**	
BREWERY OR MICRO-BREWERIES	**$1000.00**	
BREWPUB	**$750.00**	

WHOLESALE DEALERS:	**LICENSE FEE:**	
PRINCIPAL PLACE OF BUSINESS - CITY		
BEER/WINE	$1500.00	_____
DISTILLED SPIRITS	$2000.00	_____
PRINCIPAL PLACE OF BUSINESS – NOT IN CITY	$100.00	_____
TEMPORARY LICENSE:	**LICENSE FEE:**	
NON PROFIT ORGANIZATIONS	$25.00 PER DAY	_____
FOR PROFIT ORGANIZATIONS	$150.00 PER DAY	_____
SPECIAL EVENT VENUES REGISTRATION	$300.00	_____

There is a $250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is $200.00.
There is no application fee for wholesale dealers. This administrative / investigative fee applies to new applications only-does not apply to renewals.

1. Full Name of Business GPS Hospitality Huts, LLC

Under what name is the Business to operate? Pizza Hut

Is the business a proprietorship, partnership or corporation? Domestic or foreign?
Corporation

2. Address: a) Physical: 1117 W. Spring Street, Suite A, Monroe, GA 30655

b) Mailing: Attn: Heather Darden, 2100 Riveredge Parkway, Ste. 850, Atlanta, GA 30328

3. Phone 770.738.8795 Beginning Date of Business in City of Monroe aprox. 3/19/19

4. ____ New Business X Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 61-1908250 Georgia Sales Tax Number 309664247

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes _____ No _____

Liquor 100 Yards (Church) or 200 Yards (School) Yes _____ No _____

7. Full name of Applicant Kent Dawdy

Full Name of Spouse, if Married Janice Dawdy

Are you a Citizen of the United States or Alien Lawful Permanent Resident? Yes

Birthplace Grand Rapids, MI

Current Address 2386 Tabbystone Lane, NW City Marietta St GA Zip 30064

Home Telephone 770.856.4426

Number of Years at present address 5 Years

Previous address (If living at current address less than 2 yrs).

4140 Poplar Spring Ct., Norcross, GA 30092

Number of years at previous address 4 Years

8. If new business, date business will begin in Monroe Approx. 3/19/19

If transfer or change of ownership, effective date of this change Approx. 3/19/19

If transfer or change of ownership, enclose a copy of the sales contract and closing statement.

Previous applicant & D/B/A Bullock-Scott Restaurant Group of GA, LLC d/b/a Pizza Hut

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer

Leah Vonner - 933 Old Mill Point, Apt. B, Monroe, GA 30655 - Manager - 770.267.8309 - GPS Hospitality Huts, LLC

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo

contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

Michael Kovac - DUI - 10/10/2010 - Served probation, Forsyth County, Cumming, GA

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? No

12. Do you own the land and building on which this business is to be operated? Yes

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages ? [ ] yes or [x] no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

GPS Hospitality Huts, LLC - 2100 Rieveredge Parkway, Suite 850, Atlanta, GA 30328 -

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

Attachment A - Ownership

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. n/a

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation.

n/a

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain.

No

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain.

No

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details)

Never been denied - Alcohol licenses being applied for - See Attachment B

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business?

No

22. **If a retail grocery business in existence for more than six (6) months:**
A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars ($3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months:
A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars ($3000.00) per month average for six (6) successive months from its inception; and within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Craig Leveen
   Name
   1539 Chuli Nene
   Address

Tallahassee	FL	32301	850.656.7514
City	State	Zip	Telephone

2. David Sitomes
   Name
   3404 West 89th Street
   Address

Leawood	KS	66206	913.341.9877
City	State	Zip	Telephone

3. Max Gomez
   Name
   6835 N. Catalina Ave
   Address

Tuscon	Arizona	85918	520.299.4491
City	State	Zip	Telephone

This the 1st day of April 2019.

_____ (Signature Applicant)

Vice President (Title *i.e.* Partner, General Partner, Manager, Owner, etc.)

Kent Dawdy (Print Name)

Or:_____(Signature of Corporate Officer)

_____(Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Julie Henshaw

Notary Public: _____

Executed: 4.1.19

JULIE HENSHAW NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 12, 2020

THE CITY OF Monroe Since 1821

P.O. Box 1249•Monroe, Georgia 30655
(770) 207-4674
Attn: Business License Division

OCCUPATION TAX APPLICATION

BUSINESS NAME LR Burger LLC TELEPHONE (678) 939 4702

ADDRESS 202 East Spring Street TYPE OF BUSINESS

MAILING ADDRESS PO Box 2016 Lawrenceville GA 30046 Restaurant

EMAIL ADDRESS chris@LRGRP.com

OWNER'S NAME Chris Collin TELEPHONE (678) 939 4702

EMERGENCY CONTACT PERSON: Chris Collin

TELEPHONE (678) 939 4702

PROPERTY OWNER'S NAME: Chris Collin

TELEPHONE (678) 939 4702

**NUMBER OF EMPLOYEES: FULL TIME 0

PART TIME 2 **(Including Owners & Family Members)

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE NO

BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CITY? YES (NO)

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? (YES) NO

A PERMIT IS REQUIRED FOR ALL SIGNS!!

I hereby certify that I will not violate any of the laws of this State of Georgia or of the United States. I further agree to comply with any and all ordinances of the City of Monroe in conducting business in the City.

Signature: _____ Date 6/5/18

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CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE FEES

CONSUMPTION ON PREMISE:	**LICENSE FEE:**	
BEER/WINE	$1000.00	✓
NON PROFIT PRIVATE CLUB	$600.00	
SUNDAY SALES-PRIVATE CLUBS ONLY	$150.00	
BEER/WINE AMENITIES LICENSE	$100.00	
DISTILLED SPIRITS	$3000.00	✓
NON PROFIT PRIVATE CLUB-ONLY	$600.00	
SUNDAY SALES	$150.00	✓

PACKAGE:	**LICENSE FEE:**	
~~BEER/WINE~~	~~$2000.00~~	
HOTEL/MOTEL IN ROOM SERVICE	$250.00	
GROWLERS	$2000.00	

MANUFACTURER	**LICENSE FEE: 1 FEE ONLY**	
DISTILLERIES OR MICRO-DISTILLERIES	**$1500.00**	
BREWERY OR MICRO-BREWERIES	**$1000.00**	
BREWPUB	**$750.00**	

WHOLESALE DEALERS:	**LICENSE FEE:**	
PRINCIPAL PLACE OF BUSINESS - CITY		
BEER/WINE	$1500.00	_____
DISTILLED SPIRITS	$2000.00	_____
PRINCIPAL PLACE OF BUSINESS – NOT IN CITY	$100.00	_____
TEMPORARY LICENSE:	**LICENSE FEE:**	
NON PROFIT ORGANIZATIONS	$25.00 PER DAY	_____
FOR PROFIT ORGANIZATIONS	$150.00 PER DAY	_____
SPECIAL EVENT VENUES REGISTRATION	$300.00	_____

There is a $250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is $200.00.
There is no application fee for wholesale dealers. This administrative / investigative fee applies to new applications only-does not apply to renewals.

1. Full Name of Business LR Burger LLC

Under what name is the Business to operate? LR Burger

Is the business a proprietorship, partnership or corporation? Domestic or foreign?

partnership

2. Address: a) Physical: 202 east spring street Monroe GA 30655

b) Mailing: P.O. Box 2016 Lawrenceville GA 30046

3. Phone 678-939-4702 Beginning Date of Business in City of Monroe N/A

4. X New Business ____ Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 82-4511111 Georgia Sales Tax Number _____

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes ✓ No _____

Liquor 100 Yards (Church) or 200 Yards (School) Yes ✓ No _____

7. Full name of Applicant Christopher Collin

Full Name of Spouse, if Married Jeanie Collin

Are you a Citizen of the United States or Alien Lawful Permanent Resident? yes

Birthplace Atlanta

Current Address 614 St. Ives Walk City Monroe St GA Zip 30655

Home Telephone 678-939-4702

Number of Years at present address 1.5

Previous address (If living at current address less than 2 yrs).

3260 Sweet Basil Lane Loganville GA 30052

Number of years at previous address 14

8. If new business, date business will begin in Monroe July 20th

If transfer or change of ownership, effective date of this change _____

If transfer or change of ownership, enclose a copy of the sales contract and closing statement.

Previous applicant & D/B/A _____

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer

Chris Collin

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo

contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

No

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? No

12. Do you own the land and building on which this business is to be operated? yes

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages ? [X] yes or [ ] no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. Chris Collin 614 Saint Ives Walk Monroe GA 30655
phone 678-939-4702 46.55 % ownership

Ben Bailey 678-898-9477 46.55 %
201 S Culver St 30046

Gary Hays 2200 Lockett Ct Duluth GA 30097
6.9% ownership

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation.

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. N/A

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain.

NO

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) Local Republic, Strange Taco, Laundry Events all in Lawrenceville

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business?

NO

22. If a retail grocery business in existence for more than six (6) months:
A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars ($3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months:
A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars ($3000.00) per month average for six (6) successive months from its inception; and within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Ross Bradley
   Name

   Address

   Monroe GA 30655 770 652-0724
   City State Zip Telephone

2. John Howard
   Name

   Address

   Monroe GA 30655 404-427-2707
   City State Zip Telephone

3. Sadie Krawczyk
   Name

   Address

   Monroe GA 30655 404-455-7992
   City State Zip Telephone

This the _____ day of _____ 20____.

_____ (Signature Applicant)

Co-owner (Title *i.e.* Partner, General Partner, Manager, Owner, etc.)

Chris Cullin (Print Name)

Or:_____(Signature of Corporate Officer)

_____(Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Kevin Jones

Notary Public: _____

Executed: June 10, 2017

KEVIN ANTHONY JONES
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm Expires January 28, 2022

To: City Council

From: Logan Propes, City Administrator

Department: Administration

Date: 07/02/2019

Subject: On-premises early Sunday Alcohol Sales Resolution

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

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

Description:
Approval of the resolution requesting and authorizing an election for the purpose of submitting the question of early Sunday sales of alcoholic beverages for on-premises consumption to the electors for approval or rejection.

Background:
In 2018 the Georgia General Assembly with ratification of Gov. Deal approved the "Sunday Brunch Bill" allowing for restaurants or lodging establishments to serve alcoholic beverages for consumption on premises on Sundays from 11:00 A.M. to 12:30 P.M. in addition to the currently allowed Sunday sales times of 12:30 P.M. until 12:00 midnight.

With approval of the resolution the ballot question may be added by the Walton County Board of Elections to be held in conjunction with the City of Monroe Municipal election on Tuesday, November 5, 2019.

Attachment(s):
Resolution

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA REQUESTING AND AUTHORIZING AN ELECTION FOR THE PURPOSE OF SUBMITTING THE QUESTION OF EARLY SUNDAY SALES OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION TO THE ELECTORS FOR APPROVAL OR REJECTION

WHEREAS, a Resolution authorizing an election for approval or rejection of whether the sale of malt beverages, wine and liquor by the drink on Sundays should be allowed within the city limits of the City of Monroe was passed by the Mayor and City Council on December 6, 2011; and,

WHEREAS, the election concerning the above-referenced referendum question was held on March 6, 2012 and the citizens of the City of Monroe approved the sale of malt beverages, wine and liquor by the drink on Sundays within the city limits of the City of Monroe; and,

WHEREAS, Georgia Governor Nathan Deal signed Senate Bill 17 in 2018, as codified at O.C.G.A. § 3-3-7, also known as the "Sunday Brunch Bill" or "Mimosa Mandate," authorizing restaurants and lodging establishments in Georgia to begin serving alcohol on Sundays at 11:00 A.M. rather than 12:30 P.M. subject to a referendum vote by the city or county governing authority; and,

WHEREAS, the citizens of the City of Monroe, Georgia have indicated an interest in allowing the sale of alcoholic beverages for consumption on the premises of restaurants and lodging establishments on Sundays from 11:00 A.M. until 12:30 P.M., in addition to the currently allowed sale of alcoholic beverages for consumption on the premises on Sundays from 12:30 p.m. until 12:00 Midnight; and,

WHEREAS, to allow the citizens of the City of Monroe, Georgia to determine whether the sale of alcoholic beverages for consumption on the premises on Sundays from 11:00 A.M. until 12:30 P.M., in addition to the currently allowed sale of alcoholic beverages for consumption on the premises on Sundays from 12:30 p.m. until 12:00 Midnight, within the city limits of the City of Monroe should be permitted, the Mayor and Council have determined that a referendum question shall be presented for a vote; and,

WHEREAS, the referendum question shall be presented in accordance with Georgia law as follows:

( ) YES Shall the governing authority of Monroe, Georgia be authorized to permit and regulate Sunday sales of distilled spirits or alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M.?

( ) NO

NOW, THEREFORE, be it RESOLVED that the Mayor and City Council of the City of Monroe, Georgia, authorize the City Administrator to proceed accordingly to cause the election superintendent of Walton County to present the referendum question to the voters in conjunction

with the City of Monroe, Georgia Municipal Elections to be held on Tuesday, November 5, 2019.

ADOPTED this 2nd day of July, 2019.

CITY OF MONROE, GEORGIA

By:_____(SEAL)

John S. Howard, Mayor

Attest:_____(SEAL)

Debbie Kirk, City Clerk

From: Beth Thompson, Finance Director

Department: Finance

Date: July 2, 2019

Description: FY2018 PAFR

Budget Account/Project Name: n/a

Funding Source: n/a

Budget Allocation:	n/a	Allocated in each dept.	n/a
Budget Available:	n/a	Allocated in each dept.	n/a
Requested Expense:	n/a	Company of Purchase:	n/a

Recommendation:

n/a

Background:

Present the FY 2018 Popular Annual Financial Report (PAFR). The PAFR is a brief summary of the Comprehensive Annual Financial Report (CAFR).

Attachment(s): FY2018 PAFR

Popular Annual Financial Report

Year End December 31, 2018

Since 1821
THE CITY OF Monroe

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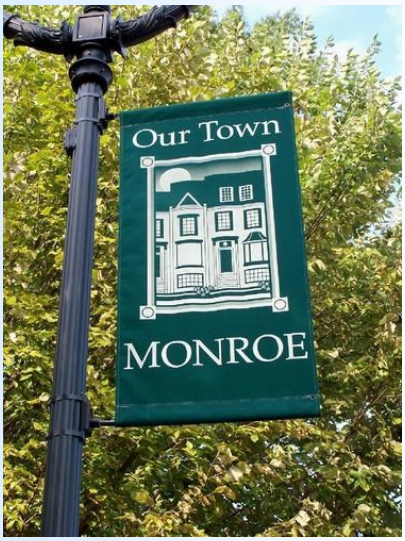
From the Finance Department



We, at the City of Monroe, want to welcome you to our city! We take great pride in our community and the services we offer.

We are pleased to present the City of Monroe's Popular Annual Financial Report (PAFR) for year end December 31, 2018. The PAFR is a brief analysis of where revenues come from to operate the City and where those same dollars are spent for the year. It is our goal to provide a means of communicating the financial operations of the City in an easy to understand financial report.

The PAFR is a summary of the financial activities for the City of Monroe and is drawn from the 2018 Comprehensive Annual Financial Report (CAFR) and contains information only from selected funds. The CAFR was prepared in conformance with Generally Accepted Accounting Principles (GAAP) and was audited by the City's independent auditors, Mauldin & Jenkins and received an unmodified opinion.

The City's PAFR is unaudited and is presented on a non-GAAP basis for simplicity. Non-GAAP means that the statements do not comply with generally accepted accounting principles. The financial information presented in this document is based on the same financial data presented in the CAFR. The statements include summarizations and combinations of accounting data that would not be allowed by GAAP. Individuals who would prefer to review GAAP basis reports should refer to the City's CAFR for more detailed information. Copies of the City of Monroe's CAFR are available at City Hall, 215 North Broad Street, Monroe, Georgia 30655 or on the City's website at www.monroega.com. We hope this PAFR gives you a better understanding of how the City of Monroe operates.

Beth Thompson

Finance Director

General Information

The City of Monroe was incorporated in 1821 and is located in Northeast Georgia, approximately 40 miles east of Atlanta. Monroe is the county seat of Walton County. The City operates under a Mayor/Council form of government, elected on a non-partisan basis. The Mayor is elected at-large. The Council is composed of eight members, with six members being elected from individual districts and two members being elected from super districts. The Mayor and Council are elected to four year terms. The City Administrator is responsible for carrying out the policies and ordinances of the council, and overseeing the day-to-day operations of the government.

The City of Monroe provides a full range of municipal services including police, fire, streets, solid waste collection, planning and zoning, code enforcement, library facilities, airport and utilities including electric, cable, internet, telephone, natural gas, water, wastewater, storm water as well as water and wastewater treatment.

2018 Elected Officials

Mayor	John Howard	jjhoward@monroega.gov
District 1	Lee Malcom	lmalcom@monroega.gov
District 2	Myoshia Crawford	mcrawford@monroega.gov
District 3	Ross Bradley	rbradley@monroega.gov
District 4	Larry Bradley	lbradley@monroega.gov
District 5	Norman Garrett	ngarrett@monroega.gov
District 6	Wayne Adcock	wadcock@monroega.gov
District 7	Nathan Little	nlittle@monroega.gov
District 8	David Dickinson	ddickinson@monroega.gov

Appointed Officials

City Administrator	Logan Propes	lpropes@monroega.gov
Electric & Telecom Director	Brian Thompson	bkthompson@monroega.gov
Finance Director	Beth Thompson	bthompson@monroega.gov
Interim Fire Chief	Bill Owens	wowens@monroega.gov
Interim Police Chief	RV Watts	rwatts@monroega.gov
Planning & Development Director	Darrell Stone	dstone@monroega.gov
Solid Waste Director	Danny Smith	dsmith@monroega.gov
Street & Transportation Director	Jeremiah Still	jstill@monroega.gov
Water & Gas Director	Rodney Middlebrooks	rmiddlebrooks@monroega.gov

City Statistics

Date of Incorporation……1821
Form of Government……Mayor & Council
Number of Employees……230
Population……,……...13,484
Area in Square Miles……15
Miles of Streets……..……..81

Fiscal Year	Population	Per Capita Personal Income	Median Age	Unemployment Rate
2013	13,349	36,133	33	7.5%
2014	13,466	36,133	35	6.5%
2015	13,664	32,767	36	5.3%
2016	13,664	34,223	35	4.8%
2017	13,478	36,044	32	3.8%
2018	13,484	38,871	36	3.3%

Public Safety

Police Dispatches……..40,569
Fire Dispatches……2,721

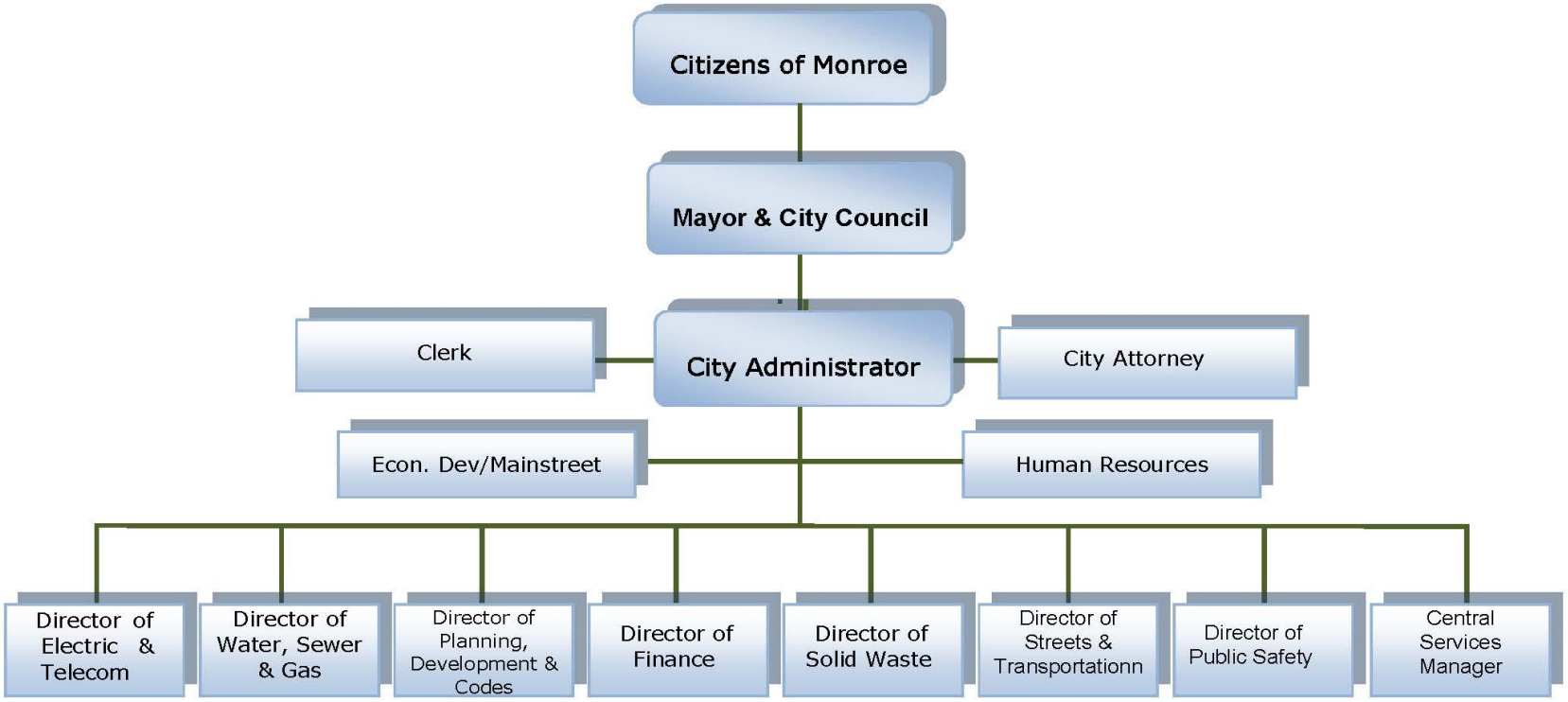
Customer Data

Cable……3,800
Electric……..6,290
Garbage…..……....6,209
Internet……3,639
Natural Gas…….3,760
Telephone……1,343
Water……....9,239
Wastewater……..6,937

Top Employers

Wal-Mart Distribution Center..……907
Hitachi Automotive Systems..……796
Piedmont Walton Hospital..……709
Walton County Government……654
Elite Storage Solutions..……....255
City of Monroe……..……..230
Walton County Board of Education…..205
Wal-Mart Super Center……..150
Ridgeview Institute……..148
Walton Press Inc……..132

Government Organization



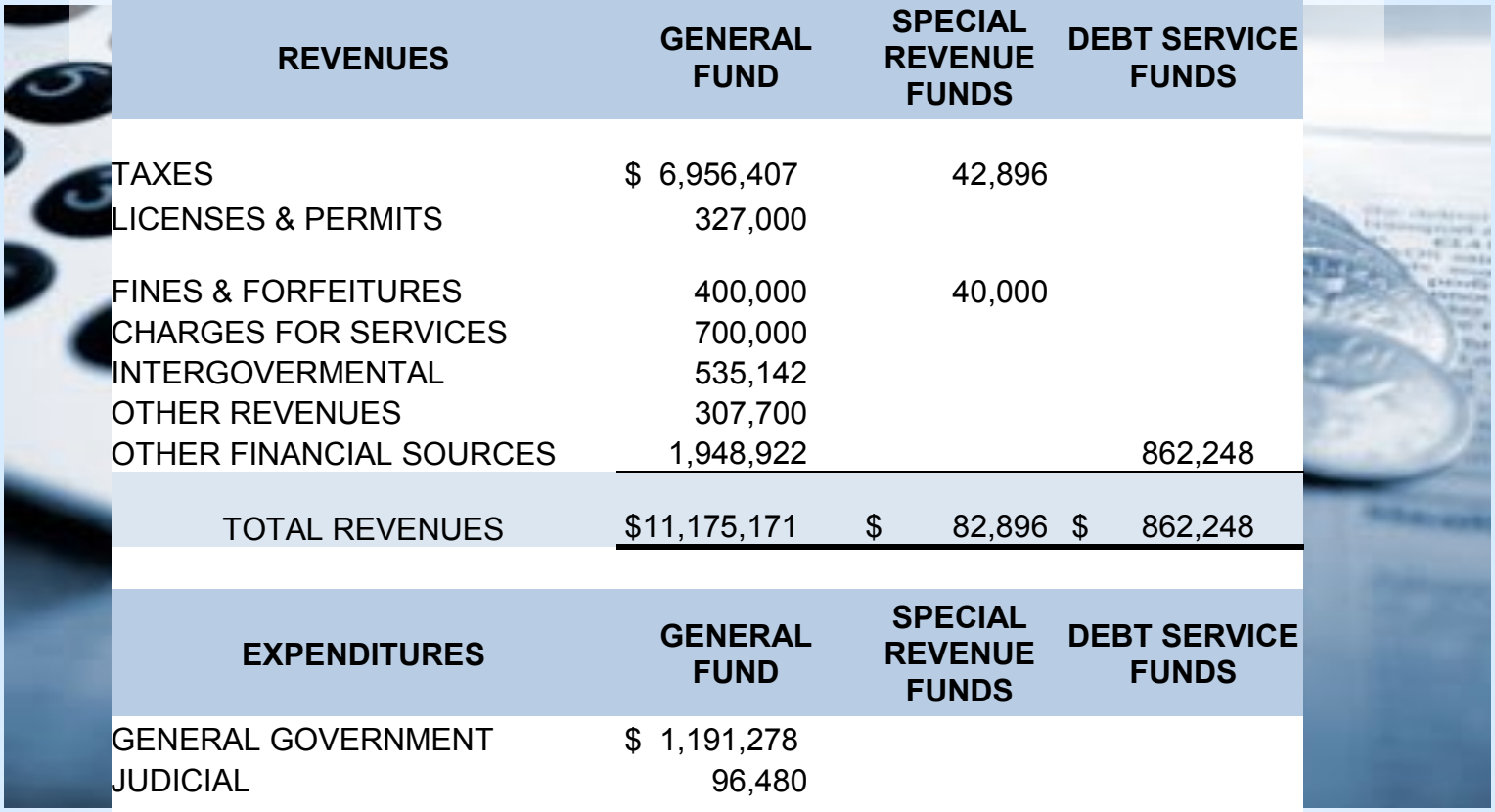
Budget Process

Yearly, each department director submits to the City Administrator a proposed annual budget for their respective department. The City Administrator submits to the Mayor and Council a proposed operating and capital budget for the upcoming fiscal year. The operating budget includes proposed expenditures and the means of financing them.

The Council holds a public hearing, giving notice in advance in the local newspaper, The Walton Tribune, thus allowing public comments. The budget is then revised if necessary and adopted by the Council at a subsequent meeting.

The adopted budget may be revised during the year only by formal action of the City Council.

Operating and capital budgets are legally adopted each fiscal year for the General Fund, all Special Revenue Funds and the Debt Service Fund. Below is the amended 2018 Budget.



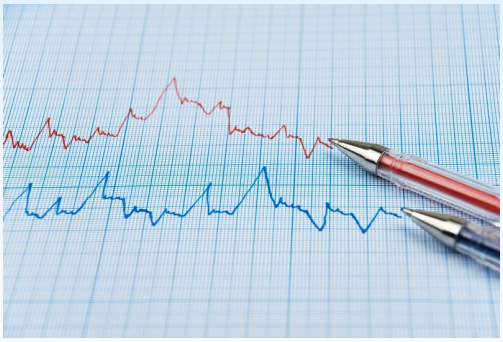
REVENUES	GENERAL FUND	SPECIAL REVENUE FUNDS	DEBT SERVICE FUNDS
TAXES	$ 6,956,407	42,896	
LICENSES & PERMITS	327,000		
FINES & FORFEITURES	400,000	40,000	
CHARGES FOR SERVICES	700,000		
INTERGOVERMENTAL	535,142		
OTHER REVENUES	307,700		
OTHER FINANCIAL SOURCES	1,948,922		862,248
TOTAL REVENUES	$11,175,171	$ 82,896	$ 862,248

EXPENDITURES	GENERAL FUND	SPECIAL REVENUE FUNDS	DEBT SERVICE FUNDS
GENERAL GOVERNMENT	$ 1,191,278		
JUDICIAL	96,480		
PUBLIC SAFETY	6,696,267	40,000	
PUBLIC WORKS	1,515,952		
HEALTH & WELFARE	23,840		
CULTURE & RECREATION	337,555		
HOUSING & DEVELOPMENT	1,136,347	42,896	
DEBT SERVICE	-		862,248
TOTAL EXPENDITURES	$10,997,719	$ 82,896	$ 862,248

Financial Highlights

Key financial highlights for the Fiscal Year 2018 are as follows:

- The City of Monroe's combined net position (total assets and deferred outflows of resources minus total liabilities) as of December 31, 2018 totaled $107.5 million.
- Total revenues for all governmental funds were $14.5 million.
- Total expenditures for all governmental funds were $15.9 million.
- Utility Fund operating revenues totaled $38 million.



Types of Funds

The City of Monroe maintains seven (7) individual governmental funds. Governmental funds are used to account for all tax supported activities of the City. Revenues and expenditures are recorded using the modified accrual basis of accounting which closely resembles how you would record your personal checkbook.

- General Fund: This is the City's primary operating fund and accounts for revenues and expenditures that are not required to be accounted for in other funds.
- Special Revenue Funds: These are used to account for specific revenues that are legally restricted for particular purposes.
- Capital Project Funds: Used to account for the acquisition and construction of major capital facilities.
- Debt Service Funds: Used to account for the payment of principal and interest on General Obligation Bonds.

The City of Monroe maintains one type of proprietary fund. These funds are used to report operations showing a profit or loss similar to that of private businesses.

- Enterprise Funds: Used to account for Utility and Solid Waste operations.

This PAFR focuses on the three funds of most interest to citizens: General Fund, Utility Fund and Solid Waste Fund.

Fund Balance

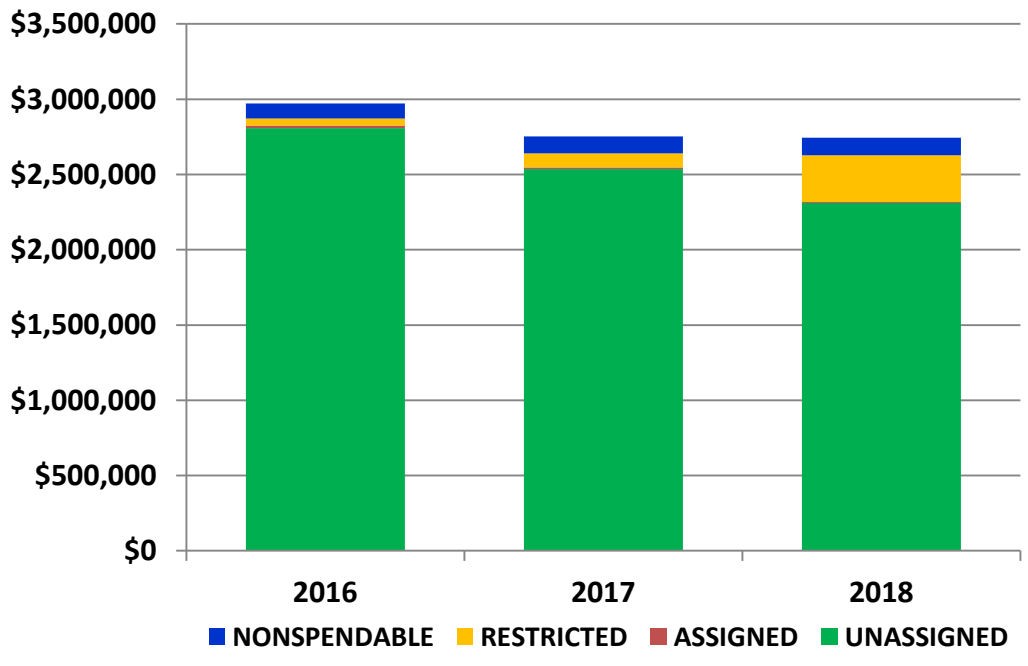
Fund Balance is the difference between assets (what the City owns) and liabilities (what the City owes). Fund balances are classified as follows:

- Nonspendable which is an amount that cannot be spent because it either cannot be converted to cash or are legally or contractually required to be maintained intact.
- Restricted fund balance is the amount to be only used for specific purposes stipulated by legislation.
- Assigned fund balance is the amount intended to be used for a specific purpose.
- Unassigned fund balance is the spendable portion of fund balance that is available for any purpose and is reported only in the General Fund.

At the end of FY2018, unassigned fund balance was $2.3 million. Total fund balance of the General Fund decreased slightly by about $10 thousand during 2018, this is well within a healthy range of recommended fund balance.

The City's unassigned fund balance represents approximately 20.6% of total General Fund expenditures, while total fund balance represents 24.4% of total General Fund expenditures.

Fund Balance - General Fund

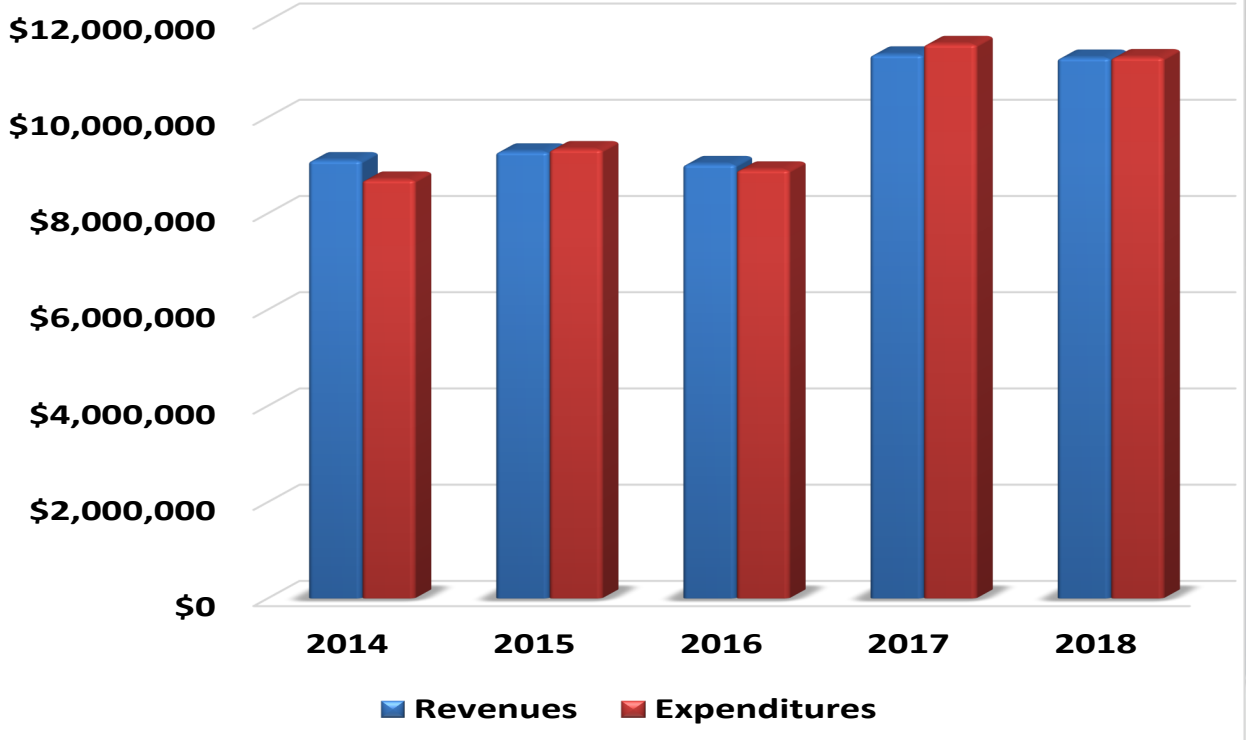


General Fund Highlights

This chart shows trend data over the past five (5) years for the total revenues and total expenditures for the City of Monroe's General Fund. The General Fund is the chief operating fund of the City and is the only major governmental fund. More detail concerning General Fund revenues and expenditures is contained in the following pages of this Popular Annual Financial Report (PAFR). Transfers are included in revenue totals in the graph below.

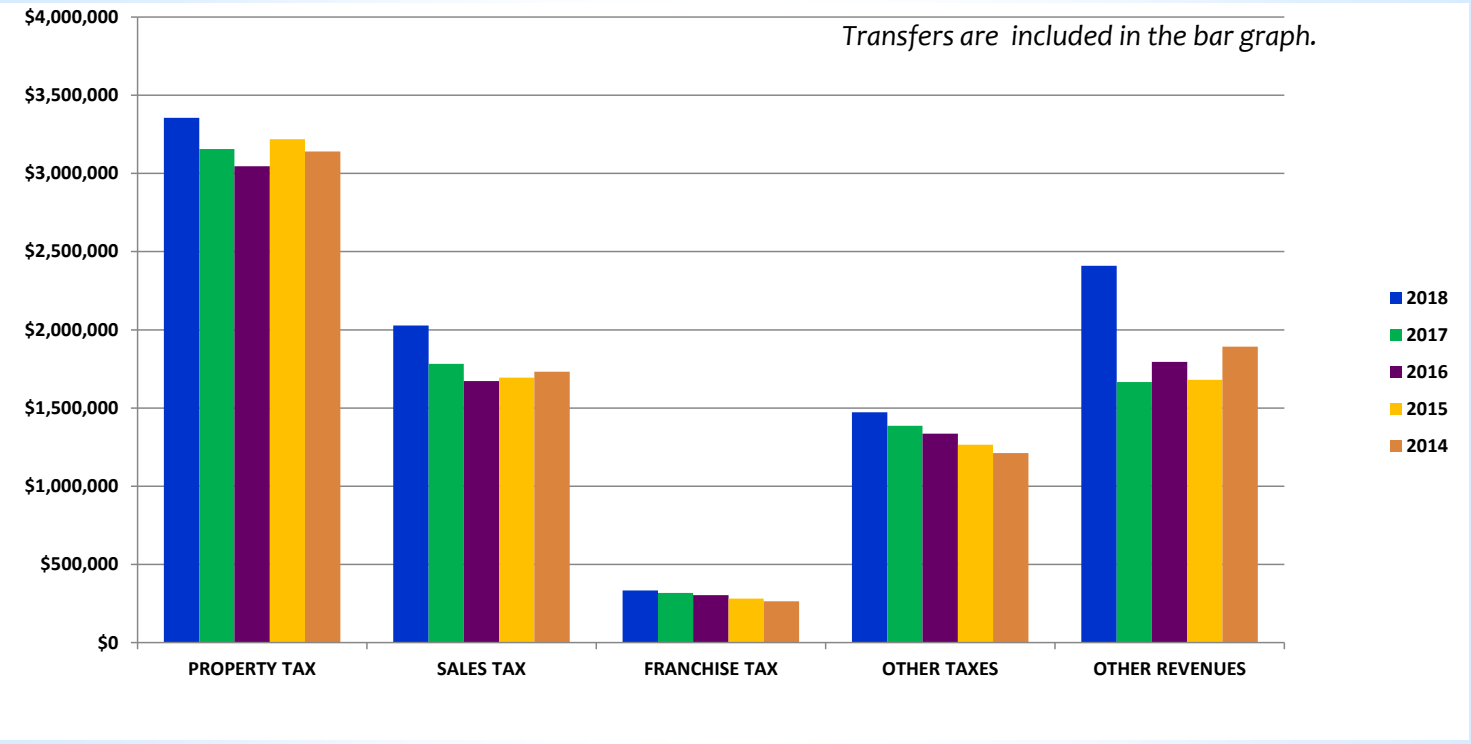
General Fund expenditures remained about the same from 2017 to 2018, with a decrease overall by approximately $274 thousand.

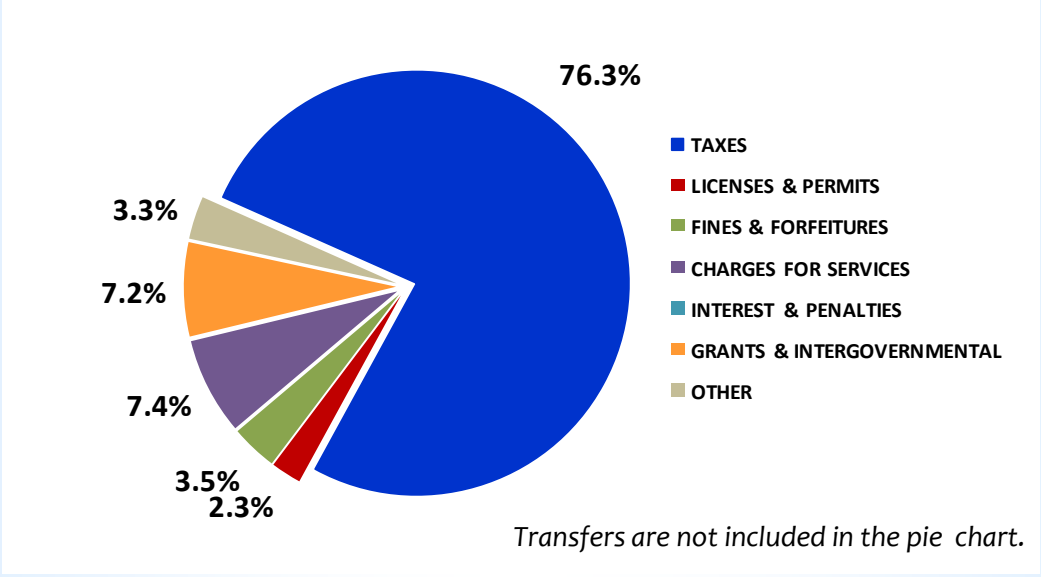
Revenues & Expenditures



Revenues-Where The Money Comes From

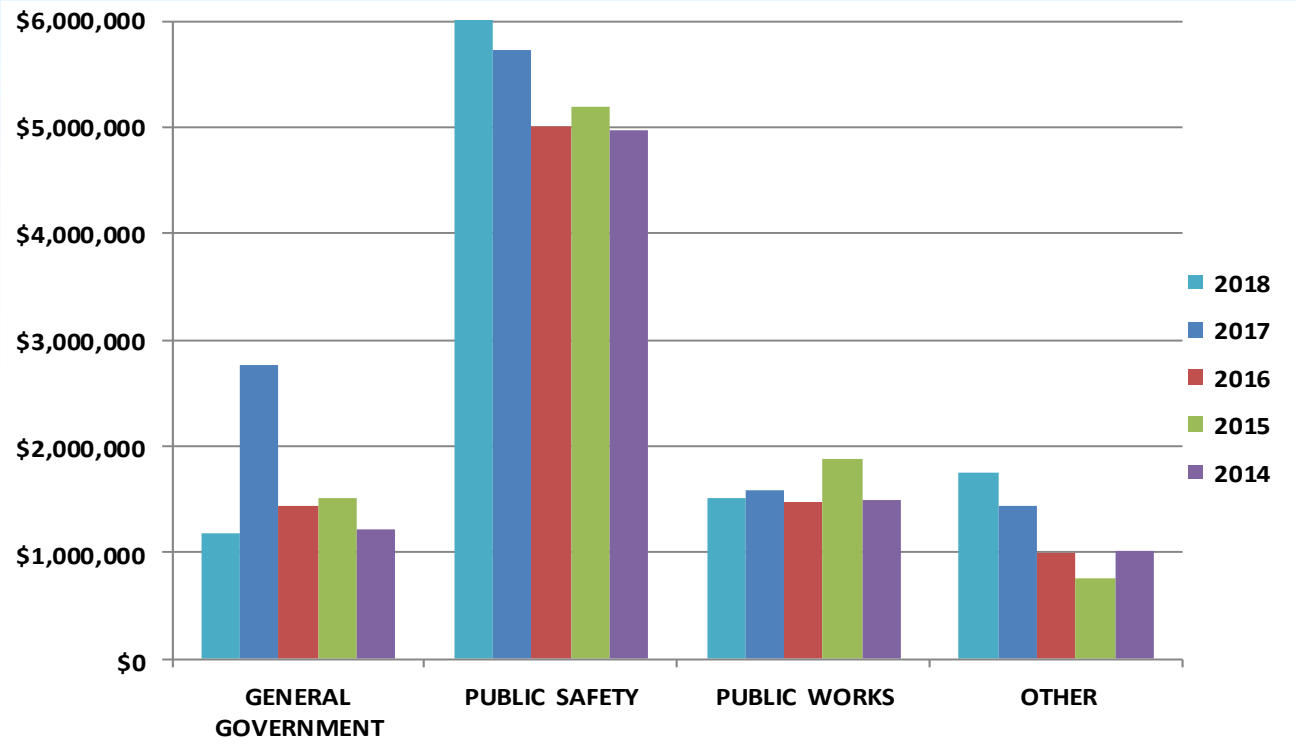
General Fund revenues increased by approximately $930 thousand over the prior fiscal year. The reason for this significant increase is due to an increase in business license, building permits, as well as Local Option Sales Tax (LOST) revenues. The pie chart below shows a breakdown of revenue collections by source. The bar graph shows trend data for the last five (5) years for revenues by source. These charts show where the money comes from to support services provided.

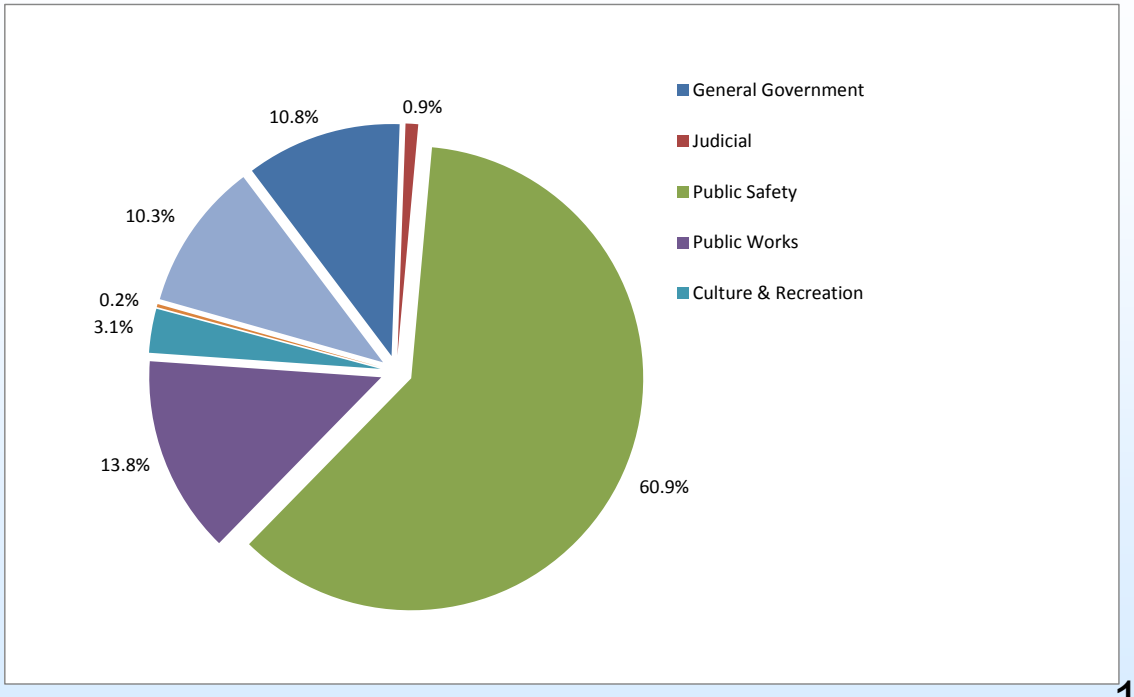




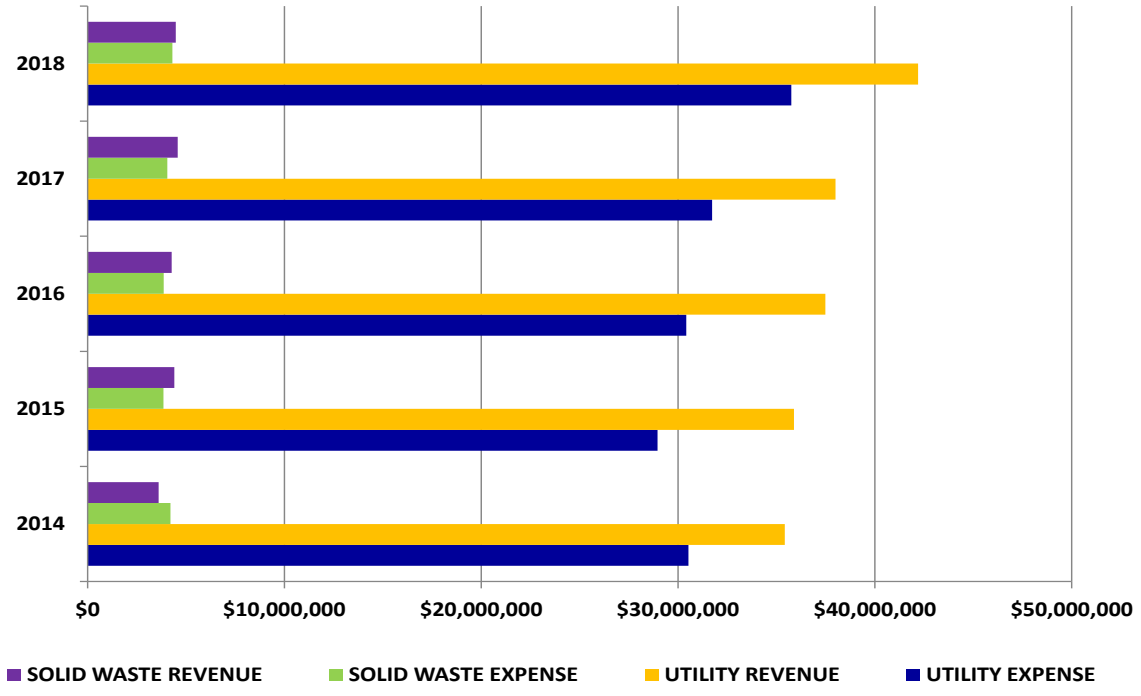
Expenditures-Where The Money Goes

Primary expenditures of the General Fund are: General Government, Judicial, Public Safety (Police & Fire), Public Works, Culture & Recreation, Health & Welfare and Housing & Development. Overall General Fund expenditures for 2018 decreased by $274 thousand. The pie chart below shows where the money is spent along with the percentage for each city function. The bar graph below shows trend data for the last five (5) years for expenditures by function.





Enterprise Fund Highlights



Utility Fund

The City's Utility Fund revenues have steadily increased over the past five (5)years. Revenues continued to show a significant increase in FY2018, by $4.1 million; with expenses increasing by a similar margin of approximately $4 million. This increase in expenditures was due to providing an increased level of services and was mirrored with an increase in revenues as well.

The above factors equate to the $5 million increase in 2018 net position compared with 2017 net position.

Solid Waste Fund

Revenues and Expenses for the Solid Waste fund have remained steady for the past five (5) years, showing a slight decrease in revenues of $99 thousand and a slight increase in expenses of $259 thousand in 2018. The Solid Waste Fund had a decrease in net position of $76 thousand. Increase in cost of sales as well as a decrease in revenue is the cause of the decrease.

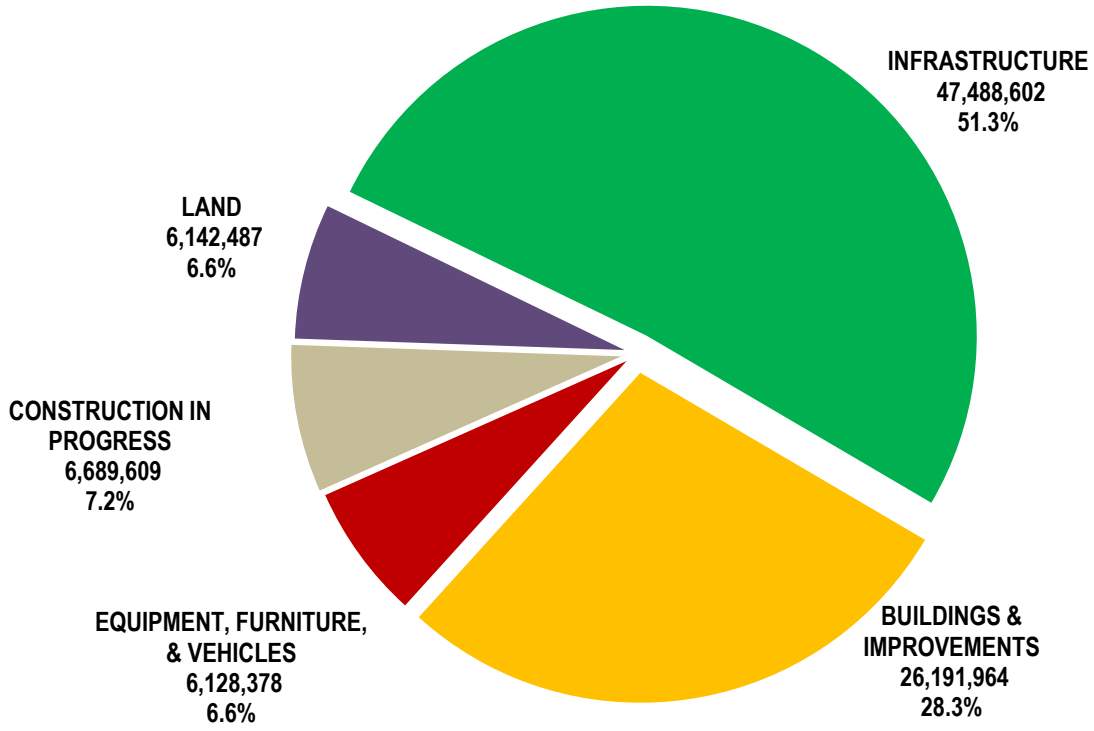
The transfer station provides a way for the City to dispose of solid waste generated by contracting with a private contractor to haul the large quantities of waste out of the City, saving time and money.

Capital Assets

The City's investment in capital assets for the governmental activities (financed through taxes, intergovernmental revenues and other nonexchange revenues) and business-type activities (financed in whole or in part by fees charged to external parties for goods or services) as of December 31, 2018 amounted to $92.6 million (net of accumulated depreciation). This investment includes land, infrastructure, buildings & improvements, equipment, furniture & vehicles and construction in progress. Major additions this year were:

- Approximately $4.1 million in depreciation increases to infrastructure, buildings and improvements, and equipment, furniture, and vehicles.
- Construction in progress projects totaling $2.2 million in utility service and $4.5 thousand for government activity projects.

Overall investments in capital assets increased significantly by $4.7 million from FY2017 to FY2018. This is due to a mixture of increase in assets and accumulated depreciation of infrastructure, buildings & improvements, and equipment, furniture & vehicles. The majority of the increase is in sidewalk projects within the City.



Long-Term Debt

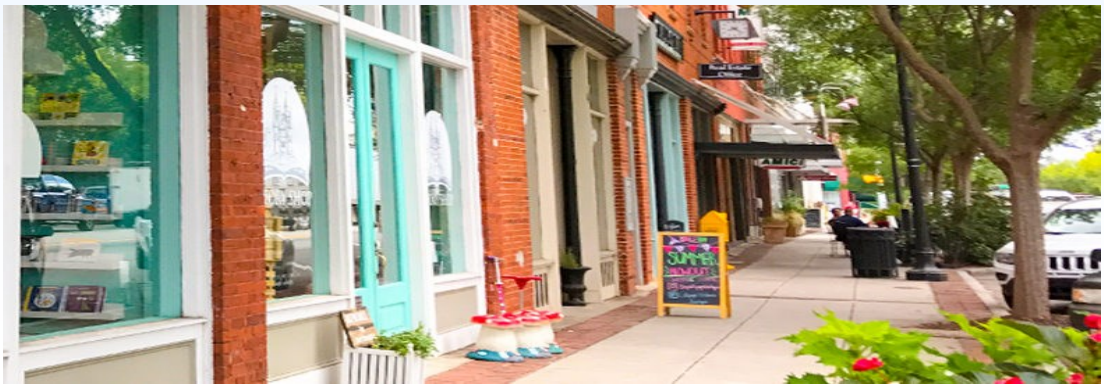
At fiscal year end 2018, the City had $18.7 million in outstanding long-term debt, of which $2 million will be due during 2019. The City levies a property tax, general obligation bond tax (bonds issued to finance projects requiring prior voter approval with funds to repay them coming from taxes levied by the City). The City of Monroe's GO bond rating from Standard & Poor's is an "A" with the Revenue Bonds rated "A -". Bond credit ratings assess the credit worthiness of the City much like an individual's credit rating. Our rating says we have an above average creditworthiness relative to other municipal issuers. The City's rating is Upper Medium Grade with High Quality being the next level and Best Quality being the highest rating.

The below Summary of Debt Activity reflects the Net Pension Liability reporting requirements as outlined in the Governmental Accounting Standards Board (GASB) Statement 68. This revision became effective for any fiscal years beginning after June 15, 2014.

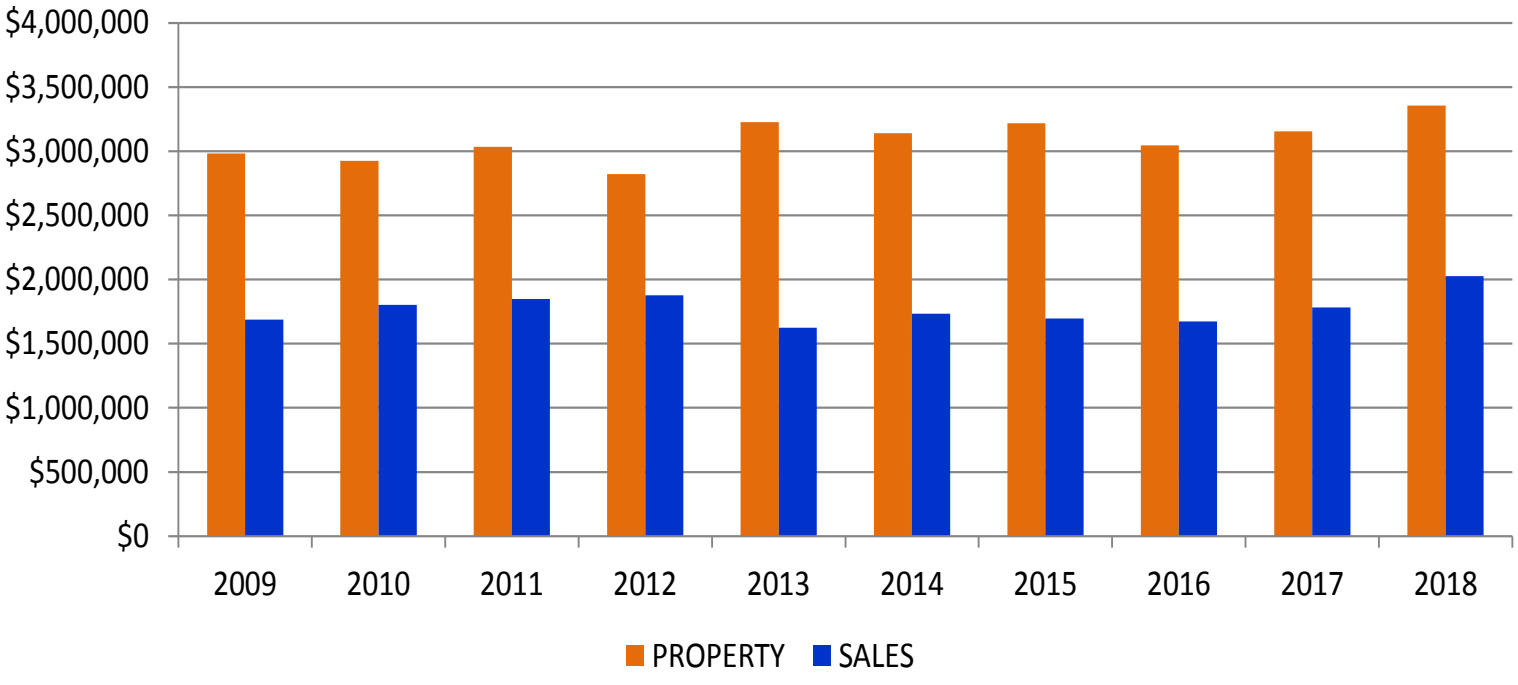
SUMMARY OF DEBT ACTIVITY	1/1/2018	INCREASES	DECREASES	12/31/2018	DUE WITHIN ONE YEAR
GENERAL OBLIGATION BONDS	1,703,000	-	(835,000)	868,000	868,000
CAPITAL LEASES	245,900	322,523	(115,524)	452,899	162,576
NOTE PAYABLE	1,500,000	-	(75,000)	1,425,000	75,000
COMPENSATED ABSCENCES	667,161	595,837	(533,334)	729,664	583,299
NET PENSION LIABILITY	3,696,259	1,902,296	(1,969,545)	3,629,010	-
GOVERNMENTAL ACTIVITY	7,812,320	2,820,656	(3,528,403)	7,104,573	1,688,875
REVENUE BONDS	14,810,000	-	(1,800,000)	13,010,000	1,505,000
NOTES PAYABLE	1,537,127	-	(106,921)	1,430,206	107,458
COMPENSATED ABSENCES	408,414	666,694	(688,312)	386,796	386,796
NET PENSION LIABILITY	3,988,034	2,027,069	(2,148,064)	3,867,039	-
BUSINESS TYPE ACTIVITY	20,743,575	2,693,763	(4,743,297)	18,694,041	1,999,254

Sales Tax

The City of Monroe receives a portion of Walton County's 1¢ Local Option Sales Tax along with a portion of their Special Local Option Sales Tax to make sales tax the second largest source of revenue for the City's General Fund. The chart below shows sales tax revenues increasing in 2018. The increase of about $245 thousand is primarily due to revitalizing our downtown area with more consumer friendly shopping with continued growth.



Tax Collections

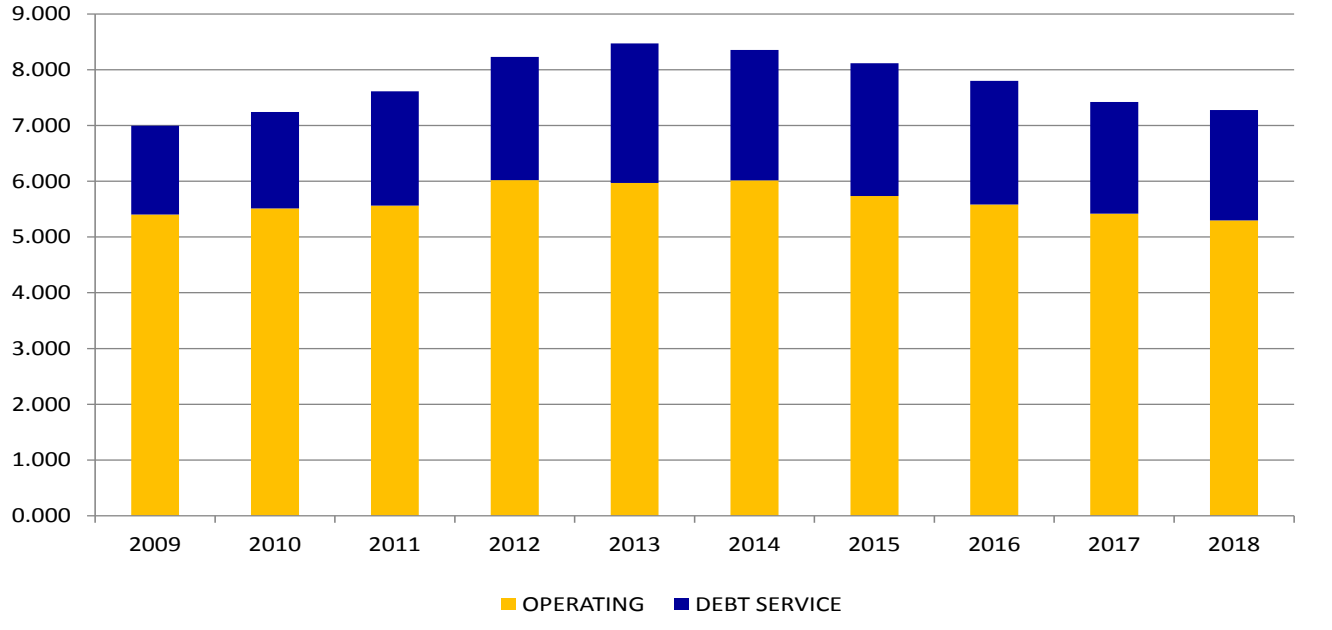


Property Taxes

The millage rate for 2018 property taxes remains steady with a slight increase in revenues for 2018 due to increased property values. The Millage Rate for 2018 was rolled back to 7.277. We have experienced some economic growth allowing us to roll back the Millage Rate for the past several years. We are very proud to be able to accomplish this while maintaining the level of services provided to our community.

Path of a Property Tax Dollar

Property Millage Rates



Local Economy

The City of Monroe is in a new period of substantial commercial and residential growth. This has given stability to the overall economy in Monroe as well as stabilized the City's revenues and positioned the City for additional growth. Economic development is one of the City's main priorities. LOST and SPLOST revenues have steadily increased over the last few years, which is a result of revitalizing our downtown area with more consumer friendly shopping.

Continued growth for the City's commercial development primarily lies along the Highway US 78/GA 138 corridor, with a new commercial expansion planned.

The City of Monroe's population is estimated at 13,484 residents. Among the top ten employers in the City, three are governments accounting for 17.5% of all jobs in the city.

Major Initiatives

The City of Monroe continues to work closely with Georgia Department of Transportation and Walton County to implement the area's transportation initiatives. Construction on a much needed truck by-pass around the historic downtown area is expected to begin in late 2019 with full completion in 2024.

Additionally, the City has begun to address the public's need for quality passive parks with the acquisition of property for a new Downtown Green. The almost two-acre site will be redeveloped into an all-year park and entertainment space with plans to eventually feature a splash pad, outdoor amphitheater, walking space, open green space & tree plantings.

Long-Term Financial Planning

The City began construction in 2018 to improve the northern entrance of Monroe with the transportation project, Livable Centers Initiative (LCI), . This project will construct new or enhance existing sidewalks along both sides of the North Broad Street from West Marable Street to Mayfield Drive. It will include planting trees & shrubs, raised curbs, a center median, defined pedestrian crossings, pedestrian scale lighting and ADA-accessible curb ramps. This project is a continuation of a previously funded TE project and will complement on-going efforts within the Broad Street Corridor. This will be a federally funded program with a projected total cost of over $2 million.

Additionally, in 2018 the City applied for (and was later awarded in early 2019) a Transportation Alternatives Project (TAP) Grant that will link the North Broad sidewalk project with the rest of the downtown's streetscaping that will create approximately two continuous miles of downtown streetscaping along the Broad Street corridor.

The City continues to receive funding for rehab of sewer lines to serve lower income areas with funds from a Community Development Block Grant (CDBG). The City was awarded CDBG funds in FY07, FY09, FY11, FY13, FY16 and in FY18 to continue with our sewer rehab projects.

The Monroe-Walton County Airport continues to receive funding through grant proceeds for improvements at the airport. Economic Development and Downtown Development Authority (DDA) have been awarded grants and funding to continue efforts to make the downtown areas and Monroe more attractive to families and businesses, to help grow the City and its revenue base.

GFOA Awards

The Government Finance Officers Association (GFOA) awarded the City of Monroe the Outstanding Achievement in Popular Annual Financial Reporting for the fiscal year ended December 31, 2017. This was the fourteenth year the City has received this prestigious award. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports. In order to receive an Award for Outstanding Achievement in Popular Financial Reporting, a government must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability, and reader appeal. An Award for Outstanding Achievement in Popular Annual Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Popular Annual Financial Reporting requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

The City of Monroe Comprehensive Annual Financial Report (CAFR) for the year ended December 31, 2018 has been submitted to the Government Finance Officers Association (GFOA) for the Certificate of Achievement for Excellence in Financial Reporting. The award of the Certificate of Achievement for Excellence in Financial Reporting presented by the GFOA has been received for the past fifteen years. An award is valid for a period of one year only. We believe our current CAFR continues to meet the program's requirements.

The Government Finance Officers Association (GFOA) awarded the City of Monroe the Distinguished Budget Presentation Award for its 2018 budget document. This was the sixth year the City has received this prestigious award. We believe our current 2019 Budget document continues to meet the program's requirements and has been submitted to the GFOA.

Frequent Terms

Ad Valorem Taxes—Property taxes.

Assessed Valuation– A valuation set upon real estate or other property by a government as a basis for levying taxes.

Budget– A plan of financial operation embodying an estimate of proposed expenditures for a given period or purpose and the proposed means of financing them.

Bond—A written promise to pay a specified sum of money at a fixed time in the future, and carrying interest at a fixed rate.

Capital Assets– Assets including land, improvement to land, building, vehicles and infrastructure that has an initial useful lives that extend beyond a single reporting period.

Comprehensive Annual Financial Report (CAFR)- Financial report that provides information on each individual fund in detail.

Debt Service–The amount of interest and principal the City must pay each year on net direct long-term debt plus the interest it must pay on direct short-term debt.

Fiscal Year-A 12-month period designated as the operating year for accounting and budgeting purposes in an organization; the City has a fiscal year from January 1 through December 31.

Fund Balance–The excess of the assets of a fund over its liabilities, reserves and carryover.

Governmental Accounting Standards Board (GASB)-The independent organization that establishes and improves standards of accounting and financial reporting for state and local government.

Generally Accepted Accounting Principles (GAAP)- Conventions, rules and procedures that serve as the norm for the fair presentation of financial statements.

General Fund-A fund established to account for resources and costs of operations associated with the City which are not required to be accounts for in other funds.

General Obligation Bon-Bonds that finance a variety of public projects such as streets, buildings & improvements;

Governmental Funds-Funds generally used to account for tax supported activities.

Intergovernmental Resources-Funds received from federal, state and other local government sources in the form of grants, shared revenues and payments in lieu of taxes.

Operating transfers In/Out-Amounts transferred from one fund to another to assist in financing the services of the recipient fund.

Popular Annual Financial Report (PAFR)-Financial report that provides summarized financial information related to the CAFR.

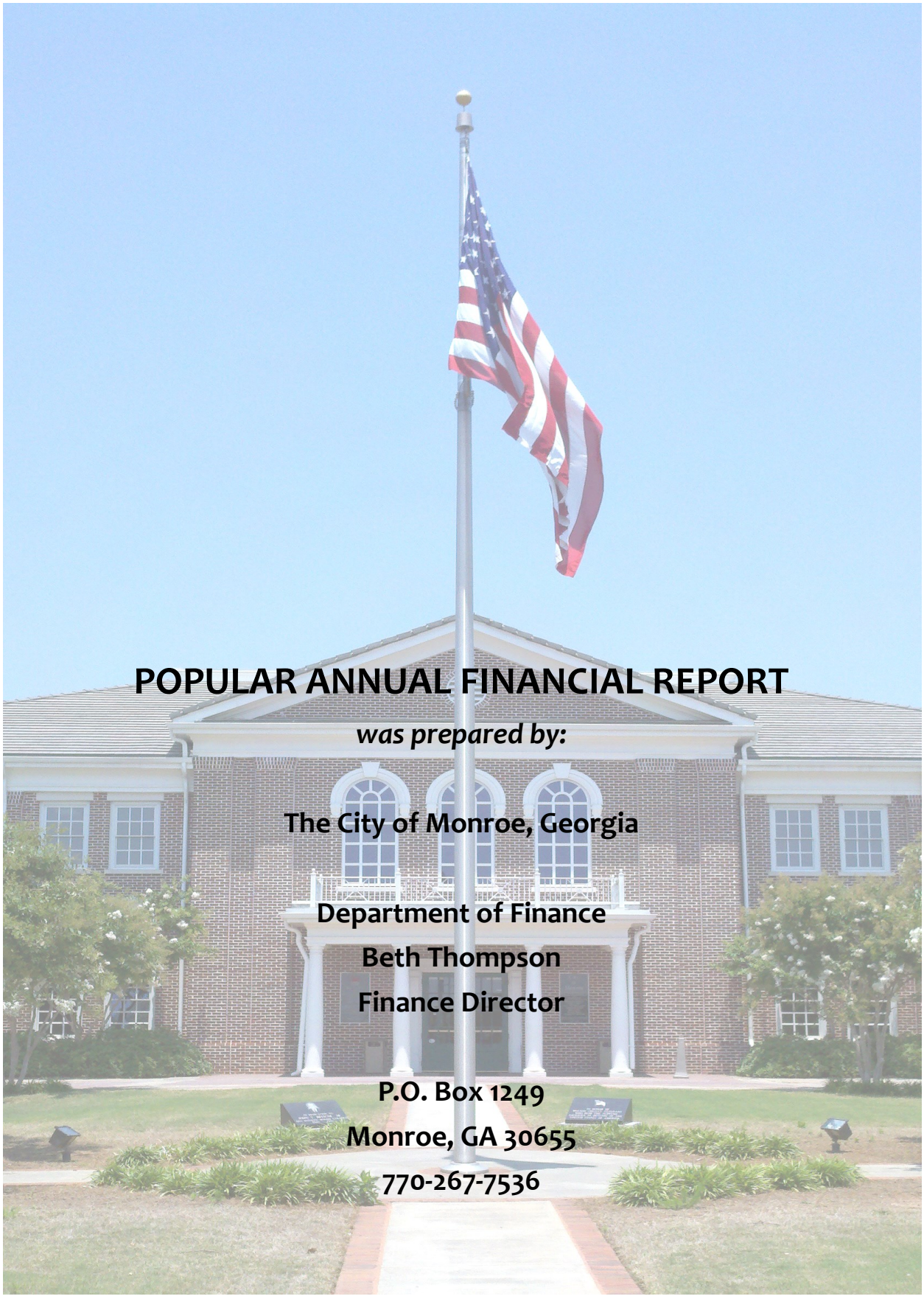
Proprietary Fund-A fund used to account for operations that are financed and operated in a manner similar to private businesses.

Resources-Total amounts available for appropriation including projected revenues, fund transfers, bond proceeds and beginning fund balances.

Restricted-The amount of assets or resources limited for a specific purpose.

Special Revenue Funds-Governmental funds used to account for the proceeds of specific revenue sources that are legally restricted to expenditure for specified purposes.

Unrestricted-The difference between assets and liabilities that are not already limited for a specific purpose; i.e. restricted.



POPULAR ANNUAL FINANCIAL REPORT

was prepared by:

The City of Monroe, Georgia

Department of Finance

Beth Thompson

Finance Director

P.O. Box 1249

Monroe, GA 30655

770-267-7536

To: City Council

From: Brian Thompson

Department: Electric

Date: 07/2/2019

Subject: Verizon Pole Attachment Agreement

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation:	$0.00		
Budget Available:	$0.00		
Requested Expense:	$0.00	**Company of Purchase:**	N/A

Description:

Verizon has requested that we enter into a pole attachment agreement for future fiber construction.

Background:

Several attempts have been made by Carriers to force pole attachments through at the State level. Through ECG, the Cities have come together to create master pole attachment agreements that can be passed State wide that includes all of the ECG members. ECG negotiated on our behalf and had the agreement passed by their attorney Peter Floyd.

Attachment(s):

Agreement

POLE ATTACHMENT LICENSE AGREEMENT

FOR DISTRIBUTION POLES

BETWEEN

City of Monroe

AND

Verizon Wireless (VAW) LCC D/B/A Verizon Wireless

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POLE ATTACHMENT LICENSE AGREEMENT FOR DISTRIBUTION POLES

PREAMBLE

THIS AGREEMENT ("Agreement"), effective as of this 1st day of March, 2019 ("Effective Date"), by and between the undersigned municipal corporation of the State of Georgia (the "Licensor"), and Verizon Wireless (VAW) LCC D/B/A Verizon Wireless, a limited liability company organized under the laws of the State of Delaware (the "Licensee"), referred to collectively as "Parties," and individually as "Party";

WHEREAS, the Licensor and Licensee desire to enter into a pole attachment license agreement for the use of Licensor's poles, erected or to be erected within the area in which both Parties render service in the State of Georgia, to be consistent with the terms of this Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained and other consideration set forth herein the adequacy of which is acknowledged, the Parties hereto for themselves, their successors and assigns do hereby agree to the following terms and conditions:

ARTICLE 1 – SCOPE OF AGREEMENT

A. This Agreement shall be in effect in the area in which both of the Parties render service in the State of Georgia, and shall cover all distribution poles now existing or hereafter erected in the above territory when said poles are brought under this Agreement in accordance with the procedure hereinafter provided.

B. Licensor reserves the right for good cause to exclude from use any of its facilities for objective reasons of safety, reliability, capacity, and generally applicable engineering standards.

ARTICLE 2 – EXPLANATION OF TERMS

A. For the purpose of this Agreement, the following terms shall have the following meanings:

"Above the Communications Space" means the space above the Communications Space, as defined below, but not limited to the Power Space and space above the Power Space.

"Actual Costs" means all costs, including, but not limited to, the costs of materials, labor, engineering, supervision, overheads, transportation and contractor fees, when used in lieu of Licensor labor. Licensor Actual Costs shall be verifiably comparable to the cost Licensor pays for similar work to its own facilities.

"Affiliate" means any entity that controls, is controlled by, or is under common control with Licensee.

"Application" means the process described in Article 4 hereof used by the Licensee to receive Licensor's permission to install initial facilities, to modify existing facilities, or to add additional facilities outside the Licensee's allocated twelve inches (12") of space on Licensor's poles as provided herein. The form used for the Application process is identified as Exhibit 1 and is included as a part of this Agreement.

"Attachment" means any Wireless Facility or related equipment attached to a Pole, including, but not limited to, brackets, cables, Service Drops, power supplies, amplifiers, pedestals, bonding wires, Overlashings, guy wires and anchors required to support unbalanced loads. A single Attachment includes the vertical space consisting of a total of twelve inches (12") either above or below, but not both, the bolted Attachment, exclusive of riser or conduit.

"Clearance Space" means the space on the Pole below the point where horizontal wire or horizontal cable equipment may not be installed in accordance with the Specifications. For purposes of this definition, "horizontal" means spanning from Pole to Pole or extending more than three feet (3') from the surface of the Pole.

"Communications Space" means the space on the pole immediately below the Power Space extending to the lower of the existing lowest horizontal cable attachment, as specified by the National Electrical Safety Code, or reserved space, if applicable.

"Contact Person" is defined in Article 20.

"Cost in Place" means the cost of the bare pole, labor to install the pole and associated overheads, including engineering.

"Effective Date" is defined in the Preamble.

"Licensor" is defined in the Preamble.

"Force Majeure Event" is defined in Article 28.

"Inventory" means an Inventory of Licensee's Attachments which will confirm the total number of Licensee's Attachments, a summary of obvious non-conforming Attachments and any pending Licensee Transfers to Licensor poles.

"Interference" for the purposes of this Agreement, may include, but is not limited to, any use on the property or surrounding property that causes electronic or physical obstruction with, or degradation of, the communications signals from the communication facility.

"Joint User" means a person or entity that is currently occupying or reserving space on Licensor's Poles, and has a right to attach to a Pole or anchor owned, controlled, or otherwise operated by Licensor in return for granting Licensor equivalent rights of Attachment or occupancy to poles and/or anchors, which the Joint User owns.

"Licensed Pole" means a pole for which Licensee has a valid and effective permit to locate and maintain an Attachment to the terms of this Agreement.

"Licensee" means the party having the right under this Agreement to make and maintain Attachments on a Licensor Licensed Pole as defined in the Preamble.

"Licensee Transfer Date" is defined in Article 7.

"Licensor" means the utility defined in the Preamble.

"Make Ready" means all work necessary or appropriate to make space for or otherwise accommodate new, additional or changed Attachments, including, but not limited to, necessary or appropriate Rearrangements, removal and replacement of the pole, Transfers and other work incident thereto.

"Make Ready Costs" means all costs necessary for Licensor, and other existing parties on the applicable Pole, to prepare the Poles for Licensee's new, additional or modified Attachments, including, but not limited to, the costs of materials, labor, engineering, supervision, overheads, and tree trimming costs. Engineering includes design, proper conductor spacing and bonding, calculations to determine proper ground clearances and pole down guy and anchor strength requirements for horizontal and transverse loading, and compliance with all applicable requirements. Also included among Make Ready Costs are the costs of installing or changing out primary Poles, secondary Poles and drop and lift poles, including the cost of installation and/or removal of guys, anchors, stub poles, materials and equipment, temporary construction and all other construction in accordance with the technical requirements and specifications as outlined in this Agreement. Licensor Make Ready Costs shall be verifiably comparable to the cost Licensor pays for similar Make Ready Work to its own facilities.

"Make Ready Estimate" means the estimate prepared by Licensor for all Make Ready Work that may be required by Licensor to accommodate Attachment(s) by Licensee.

"Make Ready Work" means all work required by Licensor or others attached to the Pole to accommodate Attachment(s) by Licensee.

"NESC" is defined in Article 3.

"Outside Party" or "Third Party" is defined as persons or entities not party to this Agreement.

"Parties" is defined in the Preamble.

"Pole" or "pole" means a wooden, concrete or steel structure owned, controlled, or otherwise operated by Licensor to support distribution lines and related facilities of Licensor, including drop, lift, light poles and streetlight poles that do not support distribution lines and related facilities.

"Power Space" means any space on the pole primarily utilized by Licensor for the distribution of electric power, space between power lines, and includes the space from the top of the pole down to the Communications Space and includes the space above the Communications Space designated by the National Electrical Safety Code as the "communication worker safety zone".

"Rental Fee," "rental fee," "Rental" or "rental" means the annual amount per billable Attachment (as defined herein) that Licensee must pay to Licensor pursuant to Article 13 of this Agreement.

"Rearrangement" means the moving of Licensee Attachments, the Licensor's equipment or a third party's equipment from one position to another on the same Pole.

"Referee" is defined in Article 21.

"Safety Inspection" means an inspection of Licensor poles to identify and remediate non-conforming Attachments (e.g. NESC violations) and other safety conditions on Licensor poles, performed after the Effective Date.

"Service Drop" means a Licensee wire or other facility used to connect to a customer's location from a Licensor pole.

"Specifications" is defined in Article 3 hereof.

"Transfer" means the removal of Attachments from one Pole and the placement of such Attachments upon another Pole.

"Unauthorized Attachment" means any affixation of any Licensee Attachment to Licensor Poles, which has not been authorized as required by this Agreement.

"Unauthorized Attachment Fee" means the fee to be paid by Licensee for each Unauthorized Attachment.

"Wireless Facilities" means equipment at a fixed location that enables wireless communications between user equipment or nodes of a communication network, or both, including:

(A) Equipment associated with wireless communications; and

(B) Radio transceivers, surface wave couplers, antennas, coaxial or fiber optic cables, regular and backup power supplies and comparable equipment regardless of technological configuration.

The term shall not include the structure or improvements on, under or within which the equipment is collocated nor shall it include wireline backhaul facilities or coaxial or fiber optic cable that is between wireless structures or utility poles or that is otherwise not immediately adjacent to or directly associated with a particular antenna.

B. The following rules of interpretation apply to this Agreement and are by this reference incorporated into this Agreement:

(1) the word "or" is not exclusive and the words "including" or "include" are not limiting;

(2) the words "hereby," "herein," "hereof," "hereunder" or other words of similar meaning refer to the entire document in which it is contained;

(3) a reference to any agreement or other contract includes permitted supplements, amendments and restatements;

(4) a reference to a law includes any amendment or modification to such law and any rules or regulations promulgated thereunder or any law enacted in substitution or replacement therefore;

(5) a reference to singular includes plural and vice-versa and each gender includes the other;

(6) a reference to days, months, or years refers to calendar days, months, and years, unless business days are specified;

(7) Article and Section headings and table of contents are only for reference and are not to be considered in interpreting this Agreement;

(8) a reference to an Article, Section, Appendix, Exhibit or Schedule which does not specify a particular document is to the relevant Article, Section, Appendix, Exhibit or Schedule of the document containing the reference;

(9) a reference to an Article includes all Sections and subsections contained in such Article, and a reference to a Section or subsection includes all subsections of such Section or subsection;

(10) All terms not otherwise defined herein will have the meaning commonly ascribed thereto in the relevant industry;

(11) "$" or "dollars" refers to United States dollars; and

(12) The word "will" has the same meaning as "shall."

ARTICLE 3 – SPECIFICATIONS

A. The use of the Poles covered by this Agreement shall be in conformity with all applicable provision of the following (the "Specifications"): (1) Section 5 "Joint Use and Clearances" of the Electric Cities of Georgia Inc. Construction Assembly Specifications (a copy of which is attached hereto as Exhibit 6 and incorporated herein by this reference) as it applies to Licensee's Attachments, and subsequent revisions thereof, provided Licensor provides Licensee sixty (60) days written notice of such revisions; and (2) requirements of the National Electrical Safety Code (2012) of The Institute of Electrical and Electronics Engineers, Incorporated and subsequent revisions thereof ("NESC"). Where there is a disagreement between Specifications, the applicable NESC Specifications shall apply. Modifications of, additions to, or construction practices supplementing wholly or in part the requirements of the Specifications shall, when accepted in writing by both Parties hereto, likewise govern the Licensee's use of Poles, and when so accepted shall be included within the term "Specifications." Any revision to the Specifications shall apply on a prospective basis, except as otherwise required by the NESC or any applicable law. No Application is necessary to correct safety violations or comply with applicable Specifications.

B. Each Party shall keep its Attachments in safe condition and in thorough repair. Licensee's Attachments shall be identified consistent with the Georgia Overhead Marking

Standards as adopted by the Georgia Utilities Coordinating Council. Attachments previously in place on Licensor's Poles shall be so identified by Licensee as regular or emergency work occurs or at the next system rebuild opportunity, but not later than five (5) years from the Effective Date of this Agreement. Licensee shall be responsible for periodically inspecting its Attachments to ensure they have permanent identification markers. After the fifth year, should Licensor encounter any of Licensee's Attachments without permanent identification markers, Licensor may notify Licensee, provided that Licensor can identify the Attachments as belonging to Licensee. If the markers are not placed within sixty (60) days of such notice, then Licensor may install the necessary markers, and Licensee shall reimburse Licensor for the cost of such work.

ARTICLE 4 – ESTABLISHING ATTACHMENTS TO POLES

Before Licensee shall make use of Licensor's Poles under this Agreement, or modify existing attachments, it shall submit an Application, as required herein. The Application shall be sent either (i) by electronic mail with electronic mail "read" receipt obtained, (ii) hand delivery or (iii) by being deposited in the United States mail with proper postage and properly addressed to the person receiving the Application. When transmittal is by hand or U.S. mail, the Licensee will also send an electronic mail message, return receipt requested, to Licensor as notice that the Application was hand-delivered or sent by the U.S. mail.

A. APPLICATION AND NOTIFICATION PROCEDURE

1. Except in connection with (i) Pole Transfers, (ii) correcting noncompliance, (iii) removals (iv) modifications subject to subsection (2) below; or (v) any other written Licensor requested action of the Licensee, Licensee must submit to Licensor an Application for any Licensee construction on Licensor Poles (including reconstruction of existing Pole lines) that involves the placement of new or additional Attachments.

2. Subsequent to the original installation of Licensee's Attachments, Licensee may make modifications to or replace Licensee's Attachments, or may alter, enhance, and upgrade its Attachments, so long as such modification, replacement, substitution, alteration, enhancement, or upgrade does not increase pole loading beyond the pole loading that was established in the approved Application or involve placement of Attachment outside the area designated in the approved Application, without obtaining prior written consent of Licensor. Any modification that would involve increasing the pole loading or outside the area designated beyond what was established in the approved Application shall require Licensee to submit a new Application for such pole.

3. Licensee shall submit a completed Application on the form attached hereto and identified as Appendix A, and all supporting data in accordance with said Application, or such other form as may be mutually agreed upon, specifying fully, to the extent applicable, the information shown on Appendix A.

Application Fee – Licensee shall be charged in the amount of fifty dollars ($50) for each Pole submitted under this Agreement. Licensor shall keep a cumulative annual total of Application Fees and invoice Licensee for such Application Fees annually, along with the annual Rental Fees. The invoice provided for herein shall be paid by the Licensee simultaneously with its payment of the annual Rental Fees. Failure to include

all pertinent information relating to the Application set forth in Appendix A will result, at the Licensor's option, in the returning of the Application to Licensee unapproved or holding the Application until the required documentation is received. Licensor will make timely and reasonable efforts to contact Licensee should its Application be incomplete.

Inspection Fee – Except for any work required by Licensor, including, but not limited to, Transfers and rearrangements done at the request of Licensor or a third party, road improvement projects, and the installation of new Poles where none currently exist, Licensee shall pay Licensor for the reasonable Actual Costs incurred by Licensor in (i) performing field inspections, only as may be necessary to ensure compliance with this Agreement, which fees shall be reasonable and based upon actual costs incurred, and (ii) preparation of an estimate of the Make Ready Costs of each Pole covered in the Appendix A, which costs may set as fixed fees from time to time with the mutual agreement of the parties. The Licensor will provide, as a deliverable for the above inspection fees, a Pole inspection report with appropriate data as the Parties may agree upon. Licensee shall reimburse Licensor for such costs within sixty (60) days of receipt of the invoice from Licensor.

Timeframes:

(a) Licensor shall approve, approve with conditions, or deny Licensee's Application within sixty (60) days after the receipt of a completed Application, provided that, all attachments at all locations of the Application are substantially similar; provided that if any Make-Ready Work is necessary, Licensor shall provide a Make-Ready Estimate, as provided, below.

If Licensee's Application is approved or if Licensee's Application is not rejected within the applicable period specified above, the Application will be considered approved and the Licensee shall have the right to place Attachments on such Pole(s) as provided in this Agreement. If Licensee's Application is conditionally approved, Licensor shall include a Make Ready Estimate within forty-five (45) days of Licensee's Application and approval of such Application shall be conditionally approved based upon payment of the Make Ready Estimate with its response. If the Licensor rejects the Application in whole or in part, the Licensor will specify the reason(s). The Application shall be rejected only for good cause, as provided for in Article 1.

4. The Make Ready Estimate shall offer sufficient detail so that Licensee can readily identify the components of the proposed Make Ready Work and shall reflect costs that are verifiably comparable with Licensor Actual Costs. If necessary, the Licensee shall request clarification on the Make Ready Cost before requesting the Licensor to commence Make Ready Work. The Licensor's total charges shall be consistent with Article 8 herein (will not exceed 120% of the estimate), unless such additional costs are caused by changes in Licensee's plans from the original permit. Licensee will provide written acceptance of the Make Ready Estimate within fourteen (14 days) of receipt. If written response, is not provided within fourteen (14) days, the Application will be considered denied.

5. Licensor shall complete Make Ready Work on Applications within sixty (60)

calendar days of receipt of Licensee's written acceptance of the Make Ready Estimate for such Make Ready Work. Licensee may request expedited handling of Licensor's work, and Licensee shall be responsible for the additional Actual Costs incurred by Licensor for such expedited processing. Licensee is responsible for coordination of all other Licensees or Joint Users to similarly expedite the completion of all Make Ready Work. Licensee shall make payment for Licensor's Make Ready Work within sixty (60) days of the written acceptance.

6. Any work undertaken on or in furtherance of Licensee's use of the equipment Above the Communications Space of any pole, shall be performed by Licensor's employees, Licensor's contractors, or approved contractors (Exhibit 5). Unless otherwise specifically approved in advance by Licensor, neither the Licensee, nor its contractors shall be allowed to perform the Make-Ready Work related to Licensee's equipment Above the Communications Space.

7. Licensor shall provide written notice to Licensee no later than seven (7) business days following the completion of Make Ready Work. Upon receipt of notice by Licensee from Licensor that the Make Ready work has been completed, the Licensee shall have the right hereunder to place its Attachments in accordance with the terms of the Application and this Agreement (including Article 3 herein). If the Licensee fails to initiate construction within one hundred eighty (180) days from the Licensor's notice of completion of Make Ready Work, the Licensor may, in its sole discretion, deem the Application approval terms and conditions outlined in the Appendix A null and void, and require the submission of another Application, along with engineering fees necessary to reimburse the Licensor for revised engineering and cost estimates, in the event Licensee still desires to attach to the Poles originally approved for attachment. Where field conditions preclude such compliance (e.g., when the Licensee's construction is delayed), Licensee shall notify the Licensor prior to the one hundred eightieth (180th) day. Licensee shall provide written notice to Licensor no later than twenty (20) business days following the completion of Licensee's work so that Licensor may perform its inspection of Licensee's new or modified Attachments to Licensor's Pole.

(a) Licensee and Licensor shall each place, Transfer and rearrange its own Attachments and shall place guys and anchors to sustain any unbalanced loads caused by its Attachments. Anchors and guys shall be in place and in effect prior to the installation of Attachments and cables. Each Party shall, with due diligence, attempt at all times to execute such work promptly and in such manner as not to interfere with the service of the other Party.

(b) The cost of making Attachments on existing Poles as provided herein, including the making of any necessary Pole replacements, shall be borne by the Parties hereto in the manner provided in Article 8.

8. Any work undertaken on or in furtherance of Licensee's use of the equipment Above the Communications Space of any pole, shall be performed by Licensor's employees, Licensor's contractors, or approved contractors (Exhibit D). Unless otherwise specifically approved in advance by Licensor, neither the Licensee, nor its contractors shall be allowed to perform the Make-Ready Work related to Licensee's

equipment Above the Communications Space. For Licensor's failure to meet the required timelines for Make-Ready Work Above the Communications Space, as set forth in this section, as applicable, Licensee, after attempting to resolve the dispute, may file a complaint for unreasonable delay on the part of Licensor with the FCC or with the state public utilities commission exercising jurisdiction or other authority; and further, a rebuttable presumption applies in such proceedings that access to Licensor's poles or facilities has not been provided on just and reasonable terms and conditions.

9. Post Inspection. Licensor may perform a post-construction inspection to measure and/or to visually observe Licensee's facilities, within thirty (30) days of completion of construction to ensure the attachment and installation of the Licensee's facilities conform to the requirements of this Agreement. Licensee shall bear the reasonable and actual costs incurred of such inspection provided the inspection is completed within thirty (30) days after written notification by Licensee of non-compliance. If the Licensee's facilities are not in compliance, the Licensee shall bring its facilities into compliance within thirty (30) days after notification of non-compliance and notify Licensor in writing upon completion. Licensee shall bear the reasonable and actual costs of all subsequent inspections necessary to verify the facilities have been brought into compliance. If not brought into compliance within ninety (90) days from initial notification from Licensor, Licensor may have an approved contractor perform the work and Licensee will be responsible for cost.

10. Electricity. Licensee shall secure and pay all charges for any electricity service furnished to each Attachment. Licensee may install or cause to be installed a separate electric meter base as required by the Licensor for the operation of Licensee's facilities.

ARTICLE 5 – RADIO FREQUENCY

A. Radio Frequency Emissions. Licensee is solely responsible for the radio frequency ("RF") emissions emitted by its equipment. Licensee is jointly responsible for ensuring RF exposure from its emissions, in combination with the emissions of all other contributing sources of RF emissions, is within the limits permitted under all applicable rules of the Federal Communications Commission ("FCC"). To the extent required by FCC rules, Licensee shall install appropriate signage to notify workers and third parties of the potential for exposure to RF emissions. Licensee will communicate and cooperate with other pole attachers which emit RF to minimize the number of signs.

B. Each Party and Other's Responsible for Own Equipment. The Licensor and Licensee are under a duty and obligation in connection with the operation of its own, facilities, now existing or in the future, to protect against RF interference to the RF signals of Licensor and such other existing attachers at the time of the Application, as may be applicable. Each party to this Agreement shall endeavor to correct any interference to other networks created by its RF emissions promptly and shall coordinate and cooperate with each other relating to the same.

C. RF Power Cut-off Switch. Licensee shall install a power cut-off switch on every Licensor pole or facilities to which it has attached facilities that can emit RF energy. In ordinary circumstances, Licensor's authorized field personnel will contact the Licensee's designated point of contact provided pursuant to Section 22 to inform the Licensee of the need

for a temporary power shut-down. Upon receipt of the call, Licensee will power down its antenna remotely, the power-down will occur during normal business hours and with 24 hours advance notice. In the event of an unplanned power outage or other unplanned cut-off of power, or an emergency, the power-down will be with such advance notice as may be practicable and, if circumstances warrant, employees and contractors of Licensor may accomplish the power-down by operation of the power disconnect switch without advance notice to Licensee and shall notify the Licensee as soon as possible. In all such instances, once the work has been completed and the worker(s) have departed the exposure area, the party who accomplished the power-down shall restore power and inform the NOC as soon as possible that power has been restored.

D. Emergency After Hours Contact Information. Licensee shall provide emergency after hours contact information to Licensor including 24/7 telephone and/or pager information, a list of duty managers by district and escalation procedures. Licensee shall be required to include signage which indicates Licensor emergency contact information, Licensee's emergency contact information, and National Electrical Safety Code ("NESC") required information.

E. Installation and Upkeep of Sign(s). Licensee is responsible for the installation and upkeep of its sign or signs on each pole. The signage will be placed so that it is clearly visible to workers who climb the pole or ascend by mechanical means. The signs will contain the information approved for such signs by the FCC, or in the absence of FCC approval, the information commonly used in the industry for such signs.

ARTICLE 6 – RIGHT OF WAY FOR LICENSEE'S ATTACHMENTS

Licensor's approval of an Application shall include a non-exclusive license access and use Licensor's rights-of-way for the purposes described in this Agreement to the extent Licensor acts in its capacity as an electric service provider and the approved Application, which license shall be subject to Licensee's continuing obligation to obtain such additional permits and approvals as may be required by the Licensor in other capacities (e.g., as a local government or regulatory body) or relevant third parties for work performed within the rights-of-way relating to the installation, maintenance, repair, replacement or modifications of approved Attachments. Licensor does not warrant or assure to the Licensee any right-of-way privileges or easements on, over or across streets, alleys and public thoroughfares, and private or publicly owned property, and if the Licensee shall at any time be prevented from placing or maintaining its Attachments on the Licensor's Poles, no liability on account thereof shall attach to the owner of the Poles; and Licensee shall be further responsible for obtaining all rights, permissions and approvals from other parties as may be necessary to exercise the rights, benefits and privileges contemplated herein.

Licensor shall maintain pole line right-of-way clearances according to Licensor's standard procedures, except with respect to Make Ready. Licensee is responsible for providing right-of-way clearances outside of Licensor's standard clearance practices at its own expense.

ARTICLE 7 – MAINTENANCE OF POLES AND ATTACHMENTS

A. The Licensor shall maintain all Poles in a safe and serviceable condition and in accordance with the Specifications, and shall replace, reinforce or repair Poles as they become

defective. Licensee acknowledges that Poles and related items carry hazardous voltages, deteriorate over time and may contain various hazardous chemicals or properties. Licensee shall instruct and equip its personnel, including its employees, contractors and other agents, of the hazards associated with working on Licensor's Poles, and Licensee will provide necessary training and equipment for its representatives to safely execute their work on Licensor's Poles. Prior to working on a Pole, Licensee shall, through visual inspection and reasonable effort, make an assessment that the pole is in safe working condition. If Licensee believes that a pole contains non-compliant or unsafe conditions, Licensee shall promptly notify Licensor of any existing substandard condition (i.e., physical, mechanical or electrical, etc.), that jeopardizes either the general public or workman safety, and Licensor will cause the existing condition to be promptly corrected. Licensee will insure that contractors will comply with provisions of this Agreement. Licensor does not warrant, guarantee, or imply that any Pole abandoned by Licensor possesses sufficient mechanical strength as required by or for any use of Licensee.

B. When replacing a Pole carrying terminals of aerial cable, underground connection, or transformer equipment, the new Pole shall be set in the same hole which the replaced Pole occupied, or immediately adjacent, and in a manner to facilitate Transfer of Attachments, unless special conditions make it desirable to set it in a different location. Replacement Poles where risers (dips) are installed should be set as close as possible to the existing Pole. The Licensor will make reasonable effort to conduct a joint field review or otherwise coordinate with Licensee to determine the location of the proposed Pole. Reasonable effort will be made to coordinate locations of risers and Service Drops with the locations of the power facilities serving the customer.

C. Except during restoration efforts after natural disasters, such as a Force Majeure events, whenever it is necessary to replace or relocate a Licensed Pole, the Licensor shall, before making such replacement or relocation, give notice via the electronic notification system of pole transfer request, provided by the National Joint Utilities Notification System ("NJUNS"), of not less than sixty (60) days for five (5) poles or less and ninety (90) days for six (6) poles or more (except in case of emergency, when verbal notice will be given and subsequently confirmed in writing) to the Licensee, specifying in such notice the time of such proposed replacement or relocation, and the Licensee shall at the time so specified Transfer its Attachments to the new or relocated Pole. On highway relocation projects, the schedule for Transfers shall be consistent with the "utility adjustment schedule" and any subsequent revisions or with any other schedule issued by the appropriate authority governing a highway relocation project.

NJUNS code Licensor CTYMON

NJUNS code Licensee VZFGA

D. Should the Licensee fail to Transfer its Attachments to the newly Licensed Pole after the date specified for such Transfer of Attachments and after all third party and Licensor responsible Transfers have been accomplished to the extent necessary for Licensee to affect its facilities Transfer, whichever is later ("Licensee Transfer Date"), the parties will have the following rights, in addition to any other rights and remedies available under this Agreement: The Licensor may hire a contractor approved by Licensee to transfer the facilities at Licensee's cost. Licensee will furnish a list of contractors authorized to perform such transfers. Alternatively, Licensor may sell such Pole to Licensee "as is" and the Licensee will

indemnify, defend and save harmless the Licensor from all obligation, liability, damages, cost, expenses or charges incurred thereafter, and not arising out of anything occurring prior to the transfer of ownership. Licensor will further evidence transfer of title to the Pole by appropriate means.

E. Licensee shall have twenty-four hour (24/7) access to its equipment in Communications Space for maintenance and repair.

F. Each party shall at all times maintain all of its Attachments in accordance with the Specifications in Article 3.

ARTICLE 8 – DIVISION OF COSTS

A. NEW POLES INSTALLED WHERE NONE CURRENTLY EXIST. Whenever Licensor requires new Pole facilities within the Licensee's service territory for any reason, including an additional Pole line, an extension of an existing Pole line, or in connection with the reconstruction of an existing Pole line, it shall make a best effort to notify Licensee to that effect in writing (verbal notice subsequently confirmed in writing may be given in cases of emergency) stating the proposed location of the new Pole. In the case of emergency, the Licensee will preliminarily respond verbally on an expedited basis that it does or does not want to attach its Attachments and will generally describe its planned Attachments. Within a reasonable period (not to exceed fifteen (15) business days) after the receipt of such written notice, the Licensee shall submit an Application. To the extent that Licensee's planned Attachments require a pole taller or stronger than what Licensor would have installed absent Licensee's planned Attachments, the difference between the Cost in Place of such Pole and the Cost in Place of the existing Pole will be paid by the Licensee, the rest of the cost of erecting such Pole to be borne by the Licensor. If in connection with the construction of a Pole(s) the Licensee makes the payment required by this paragraph, then the Licensee shall in the future be entitled to attach on such Licensor's Pole(s) even if the Pole(s) does not at that time become a Licensed Pole.

B. ADDITIONAL MID-SPAN POLE. A Pole, including all appurtenances or fixtures, erected between Poles to provide sufficient clearance and furnish adequate strength to support the circuits of both the Licensor and the Licensee, which would have been unnecessary except solely due to Licensee's use, shall be erected at the sole expense of the Licensee, or in the case of multiple Licensees on the Licensed Pole, the cost shall be equally divided among all Licensees or Joint Users requiring the mid-span Pole.

C. PAYMENTS DO NOT AFFECT OWNERSHIP. Any payments for Poles made by the Licensee under any provisions of this Article shall not entitle the Licensee to the ownership of any part of said Poles for which it has contributed in whole or in part.

D. REPLACEMENT OF EXISTING POLES. Where an existing Pole is replaced for maintenance purposes, Licensor shall erect a Pole adequate for the existing Attachments and Attachments for which Applications have been delivered, unless such Application is denied in accordance herewith, and the Licensor will pay all the costs of installing the replacement Pole. Licensee will pay to replace its existing Attachments. The replaced Pole shall be removed and retained by Licensor.

1. A Pole larger than the existing Pole, which is installed to replace an existing Pole, the extra height or strength of which is due wholly to the Licensor's requirements, such as providing service, normal maintenance, or keeping the Licensor's wires clear of trees, shall be erected at the sole expense of the Licensor. The Licensor shall bear the full expense of replacing or Transferring all the Licensor's Attachments, and the Licensee shall bear the full expense of replacing or Transferring all the Licensee's Attachments.

2. For a Pole larger than the existing Pole, which is installed to replace an existing Pole, the extra height or strength of which is due wholly to the Licensee's requirements, including Licensee's requirements as to keeping the Licensee's wires clear of trees, the Licensee shall pay to the Licensor the Make Ready Cost of the new Pole.

3. For a Pole larger than the existing Pole, which is installed to replace an existing Pole, the extra height or strength of which is due wholly to a Joint User's requirements such as providing service, correcting a safety violation or keeping the Joint User's wires clear of trees, the Joint User shall pay all of the Make Ready Cost of the new Pole, including any costs associated with replacing or Transferring Licensee's Attachments.

4. Except as to existing contracts with Joint User, in the case of a Pole larger than the existing Pole, which is installed to replace an existing Pole, the extra height or strength which is due to the requirements of all parties on the pole, such as when the parties share responsibility for correcting a safety violation, the difference between the Cost in Place of such Pole and the Cost in Place of the existing Pole shall be shared equally by the Licensee and the Licensor, and other third parties, if applicable, the rest of the cost of erecting such Pole to be borne by the Licensor. The Licensor and Licensee shall replace or Transfer all Attachments at their own expense.

E. RESPONSIBILITY FOR OWN ATTACHMENTS. Each party shall place, maintain, rearrange, Transfer and remove its own Attachments at its own expense except as otherwise expressly provided herein.

F. PAYMENT BASIS. Payments made under the provisions of this Article may be based on the estimated or Actual Cost as mutually agreed upon (including overhead) of making such changes but in no event, however, shall either Party be required to pay for such changes more than 120% of the Estimated Cost supplied by the other if such cost estimate shall have been requested and furnished before the changes were made.

G. UTILITIES INSTALLING LARGER POLES FOR UTILITY'S FUTURE USE. In the event the Licensor installs a Pole larger than is initially required for Licensor's and Licensee's use in anticipation of Licensor's future requirements or additions, the additional space provided by Licensor shall be reserved for Licensor's sole use. Licensee may request documentation to validate the need for future space.

ARTICLE 9 – INSPECTIONS

A. INSPECTION PERFORMANCE. Within a reasonable time, not to exceed two (2) years after the Effective Date of this Agreement, the Parties shall jointly perform a safety inspection to identify any safety violations of all parties on the Poles ("Initial Safety

Inspection"), including Licensor and Joint Users, except that no such Initial Safety Inspection will occur if Licensee does not have any existing Attachments at the time of this Agreement. Following the Initial Safety Inspection, and not more than once every five (5) years thereafter, Licensor may perform periodic system-wide safety inspections of Licensor Poles, including Licensee Attachments, upon six (6) months' advance written notice to Licensee. Such notice shall describe the scope of the inspection and provide Licensee with an opportunity to participate. Licensee and Licensor, and other attachers to Licensed Poles, shall share equally in the Initial Safety Inspection cost whether the Initial Inspection is performed by the Licensor or a third party contractor. In the event the Initial Safety Inspection or any subsequent safety inspection is performed by a third party contractor, the Licensee shall have the right to seek bids from third party contractors prior to the inspection and propose such bids to Licensor. Licensor will not be required to use any third party contractor proposed by the Licensee, provided that any third party contractor used by the Licensor to perform any inspection shall charge no more than the lowest qualified bid proposal (in Licensor's reasonable discretion) provided by the Licensee. For inspections performed after the Initial Inspection, Licensee will pay a pro-rata share of the Licensor's inspection costs and will incur its own costs to participate in such periodic safety inspections. The Licensee's pro-rata share of Licensor's cost will be equal to the percentage of the total violations caused by Licensee's Attachments as identified during the inspection.

B. CORRECTIONS. In the event any Licensee facilities are in violation of the Specifications and such violation poses an imminent danger to persons or property and is discovered ("Imminent Danger Violation"), Licensee shall correct such violation immediately. Should Licensee fail to correct such Imminent Danger Violation after notice, the Licensor may correct the Imminent Danger Violation and bill Licensee for the Actual Costs incurred. Licensee shall not be subject to any safety violation penalties pursuant to the Initial Safety Inspection provided that Licensee corrects any safety violation that is not an Imminent Danger Violation (a "Non-Imminent Danger Violation") discovered during the Initial Safety Inspection within eighteen (18) months of the documentation and reporting of the unsafe conditions. Following the Initial Safety Inspection, if any Attachment of the Licensee is found to be a Non-Imminent Danger Violation of Article 3 herein, and Licensee has caused the violation, Licensee shall have sixty (60) days to correct any such violation upon written notice from Licensor, or within a longer, mutually agreed-to time frame if correction of the violation is not possible within sixty (60) days, such extended time to be not more than an additional sixty (60) days. Notwithstanding the foregoing grace periods, in the event Licensor or an Outside Party prevents Licensee from correcting a Non-Imminent Danger Violation, the timeframe for correcting such violation shall be extended to account for the time during which Licensee was unable to correct the violation due to such Licensor or Outside Party's action. Licensee will not be responsible for the costs associated with violations caused by others. In all circumstances, all of the Parties on the Pole will work together to maximize safety while minimizing the cost of correcting any such deficiencies, but the Licensee shall be responsible for the full cost of any necessary or appropriate corrective measures associated with violations caused by Licensee, including removal and replacement of the Pole and all Transfers or other work incident thereto. Licensee shall insure that its employees, agents, contractors or other Outside Parties, which Licensee causes to work on Licensor Poles, will be notified of pending, unresolved Poles requiring corrective actions prior to activities on such Poles, and Licensee shall not allow unqualified or improperly equipped personnel to work on such Poles.

1. If any Attachment of the Licensor is found to be in violation of Specifications and Licensor has caused the violation, then the parties will work together to minimize the cost of correcting any such deficiencies, but the Licensor shall be responsible for the full cost of any necessary or appropriate corrective measures, including removal and replacement of the Pole and all Transfers or other work incident thereto.

2. If one or more Outside Party's Attachment caused the violation, then such Outside Party shall pay the corrective costs incurred by all who have Attachments on the Pole, including for the Licensee, Licensor and any other attachers; and the Licensor will make reasonable effort to cause the Outside Party to make such payment.

3. If there exists a violation of Specifications and it cannot be determined which party on the Pole, including Joint User, caused such violation or there is a mixture of the parties causing the violation, then the parties will work together to minimize the cost of correcting any such deficiencies, and all parties and Outside Parties who may have caused such violation will share equally in such costs; provided, however, that if a Party can modify its Attachments so that they no longer may be a cause of the violation or deficiency, then such Party may elect to make such modification instead of otherwise sharing in such costs. Such a modification shall not relieve a Party from sharing in such costs if the Party making the modification could have been a cause of any deficiency that remains.

C. FAILURE TO CORRECT. In the event an Imminent Danger Violation is discovered, Licensee shall correct such violation immediately, and, in any case, in no more than twenty-four (24) hours, except as otherwise agreed to by the Parties. Should Licensee fail to correct such Imminent Danger Violation within twenty-four (24) hours after notice or such alternative time period, the Licensor may correct the violation and bill Licensee for the Actual Costs incurred.

ARTICLE 10 – UNAUTHORIZED ATTACHMENTS

If any Attachment is identified for which the Application requirements (as set forth herein), or notification requirements as provided for in Article 4, have not been satisfied ("Unauthorized Attachment"), Licensor will notify Licensee in writing. The Licensee shall pay to the Licensor a one-time fee of one hundred fifty dollars ($150.00) per Unauthorized Attachment. Licensee will also submit a completed application to Licensor within five (5) business days and be subject to the provisions in Article 4.

ARTICLE 11 – ATTACHMENT COUNTS

A. Not more often than once every five (5) years and in conjunction with the established cyclical attachment count, unless otherwise mutually agreed by the parties, inventories of Attachments shall be made by representatives of the parties to determine the number of Licensee's Attachments to Licensor Poles ("Actual Inventory"). Licensor shall provide three (3) months' advance written notice prior to the Initial Inventory and any subsequent Actual Inventory describing the scope of the Inventories so that Licensee may plan and fully participate in and budget for such Inventories.

B. Unless prevented by the provisions of a third party agreement, Actual Inventories and Initial Inventories shall include all Outside Parties attached to Licensor's Poles. Where multiple Outside Parties are included in the inventory, all participating Outside Parties shall incur a prorated share of the cost of performing the Actual Inventory, based on the number of Attachments each attacher has on Licensor's Poles. For a year for which there is an Actual Inventory, the Rental Fees provided for herein shall be based on the Actual Inventory and the following adjustments shall be made:

1. The difference between the number of Licensee Attachments found by the Actual Inventory for the year in question and the number of Attachments for which Licensee was most recently invoiced for Pole Attachment Rental Fees shall be prorated evenly based on the assumption that such Licensee Attachments were added evenly over the period since the last Actual Inventory, or five years, whichever period is shorter. In addition, the Unauthorized Attachment fee shall apply if an Unauthorized Attachment is identified by the Parties through an Actual Inventory.

2. If the number of Licensed Attachments in the previous annual rental invoice is less than the number of Licensed Attachments found by the Actual Inventory, then Licensee shall be entitled to a pro-rata refund from the Licensor or a credit to the Licensee based on the assumption that such Licensee Attachments were removed evenly over the period since the last Actual Inventory, or five years, whichever period is shorter.

3. In the event that Licensee identifies any discrepancies with the results of any Actual Inventory, the Initial Inventory or any Unauthorized Attachments identified by Licensor, Licensee shall be entitled to dispute such discrepancies by providing written notice to Licensor within 30 days of receipt of Inventory results, describing the nature of the discrepancy; and in the case of such dispute, the Parties agree to cooperate in good faith to reconcile any identified discrepancies within 60 days and prior to Licensor issuing any assessments to Licensee for any Unauthorized Attachments identified by Licensor.

ARTICLE 12 – ABANDONMENT OF LICENSED POLES

A. To the extent permitted by law, if the Licensor desires at any time to abandon any Licensed Pole, it shall, except in the event of required Transfers as provided in Article 7, give the Licensee notice in writing to that effect at least sixty (60) days prior to the date on which it intends to abandon such Pole. If, at the expiration of sixty (60) days, the Licensor and all other third party and Joint Users have no Attachments on pole but Licensee has not removed its Attachments, Licensor may sell such Pole to Licensee "as is" and the Licensee shall save harmless the Licensor from all obligation, liability, damages, cost, expenses or charges incurred thereafter, and not arising out of anything occurring prior to the transfer of ownership. Licensor shall further evidence transfer of title to the Pole by appropriate means.

B. The Licensee may at any time abandon a Licensed Pole by removing any and all Attachments it may have thereon and by giving written notice thereof and thereafter, shall have no further obligation to pay Rental Fees or other fees required under this Agreement for any such abandoned Attachment location.

ARTICLE 13 – POLE ATTACHMENT RENTAL FEES

A. For a year in which there is no Inventory, the number of Licensee's Attachments used in calculating the Rental Fees shall be based on the number of Licensee Attachments for which Licensee was charged in the previous year plus the number of Licensee Attachments approved through the Application process since the last billing minus the number of Licensee Attachments for which notice of removal was provided.

B. The applicable computation of payments and calculations as above provided shall be made on or about December 15th of each year for the next year's Rental Fees, each Party acting in cooperation with the other.

C. Pole Attachment Rental Fees due from Licensee to Licensor shall be as indicated in Exhibit 2. The undisputed Pole Attachment Rental Fee herein provided shall be paid by Licensee within sixty (60) days after Licensee's receipt of the invoice.

D. SPECIFIC RENTAL RATES. See Schedule 2.

E. Licensor hereby represents and warrants as of the date hereof and covenants and agrees from and after the date hereof that none of the rates, benefits, terms, conditions or fees offered to any other entity with respect to wireless installations is or will be more favorable to such entity than those imposed on Licensee under this Agreement. If Licensor agrees to a rate, benefit, term, condition or fee that is more favorable than those imposed on Licensee under this Agreement, then Licensee shall be entitled under this Agreement to such rate or fee on and after such rate or fee becomes effective.

ARTICLE 14 – DEFAULTS

A. In the event either Party deems an event of default has taken place and prior to engaging in the formal default provisions in this Agreement, the appropriate representatives of the Licensee and Licensor, as identified in Article 20, shall meet in person or on the telephone to attempt to resolve the matter in good faith within ten (10) business days of the initial request of either Party to meet.

B. In the absence of resolution of the matter in accordance with Article 14.A, the aggrieved Party may provide a notice of default to the other Party in writing. Upon receipt of such notice of default, the defaulting Party shall either work diligently and cooperatively with the non-defaulting Party to correct such default or present sufficient evidence that a default does not exist or is not the fault of the defaulting Party. If such default shall continue for a period of sixty (60) days after such notices, either Party may, at its sole discretion and option, terminate this Agreement in its entirety if the default pertains to all Poles; or, if Licensor is the defaulting Party, Licensee may terminate any affected Appendix A sites and/or pursue any remedy now or hereafter available to Licensee under the applicable laws or judicial decisions; or, if Licensee is the defaulting Party, Licensor may deny future Attachments and/or remove the Attachments of Licensee to which the default pertains at Licensee's expense. Notwithstanding the foregoing, the cure periods may be extended upon mutual agreement of the Parties if a cure is not reasonably possible within the time frames specified above.

C. Without limiting the effect of the immediately preceding paragraph, if after reasonable notice, Licensee shall default in the performance of any work it is obligated to do under this Agreement, the Licensor may elect to do such work, and the Licensee shall reimburse the Licensor for the reasonable and actual cost thereof. Licensor shall notify the Licensee in advance of its intent to do the work and the approximate cost of doing such work. Failure on the part of the Licensee to make such a payment, as set forth in Article 19 herein, shall, at the election of the Licensor, constitute a default under Section B of this Article 14.

ARTICLE 15 – RIGHTS OF OTHER PARTIES

A. If Licensor, prior to the execution of this Agreement, received or conferred upon others, not parties of this Agreement ("Outside Parties"), by contract or otherwise, rights or privileges to attach to, and/or reserve space on any of its Poles covered by this Agreement, nothing herein contained shall be construed as affecting said rights or privileges with respect to existing Attachments of such Outside Parties, which Attachments shall continue in accordance with the present practice. All future Attachments of such Outside Parties shall be in accordance with the requirements of the following paragraph, except where such Outside Parties have, by agreements entered into prior to the execution of this Agreement, acquired enforceable rights or privileges to make Attachments which do not meet such space allocations. Licensor shall derive all of the revenue accruing from such Outside Parties. Any contractual rights or privileges of Outside Parties recognized in this paragraph shall include renewals of or extensions of the term (period) of such contracts.

B. In the event any Pole or Poles of Licensor to which Licensee has made its Attachments would, but for the Attachments of Licensee, be adequate to support additional facilities desired by Licensor, Licensor's subsidiary or affiliate, or by a Joint User with whom Licensor has a prior agreement and which Joint User is either occupying space or has requested to attach or reserve space on such Pole(s) prior to the placement of Licensee's Attachment on such Pole(s), then Licensor shall notify Licensee of any changes necessary to provide an adequate Pole or Poles and Licensor or Joint User will reimburse Licensee for the incremental costs thereof. Should Licensee submit a request to make a new Attachment on a Pole that a Joint User is not already attached to but on which the Joint User has reserved space, Licensor will provide notice of such space reservation to Licensee, provided that Licensor has such knowledge on or prior to the date of Licensee's Attachment request.

C. If Licensor desires to confer upon Outside Parties, by contract or otherwise, rights or privileges to attach to any of its Poles covered by this Agreement, it shall have the right to do so, provided all Attachments of such Outside Parties are made in accordance with the following: (1) such Attachments shall be maintained in conformity with the requirements of Specifications, and (2) such Attachments shall not be located within the space allocation of Licensee and (3) such Attachments will not interfere with Licensee's Attachments. Licensor shall derive all of the revenue accruing from such Outside Parties.

ARTICLE 16 – ASSIGNMENT OF RIGHTS

The rights conferred by this Agreement may be transferred by the Licensee to any successor in interest that has or is contemporaneously granted a franchise by the applicable franchise

authority upon thirty (30) days written notice to the Licensor. Except as otherwise provided in this Agreement, including the immediately prior sentence, Licensee shall not assign or otherwise dispose of this Agreement or any of its rights or interests hereunder, or in any of the Licensed Poles, or the Attachments or rights-of-way covered by this Agreement, to any firm, corporation or individual, without the written consent of the Licensor, which consent shall not be unreasonably withheld or delayed, except to the United States of America or any agency thereof; provided, however, that nothing herein contained shall prevent or limit the Licensee's right to change of stock ownership, membership unit or interest, partnership interest, or control of Licensee, provide capacity, bandwidth, or grant of use in Licensee's facilities, mortgage any or all of its property, rights, privileges, and franchises, or lease or transfer any of them to another corporation organized for the purpose of conducting a business of the same general character, or to enter into any merger or consolidation; and, in case of the foreclosure of such mortgage or in case of lease, transfer, merger, or consolidation, its rights and obligations hereunder shall pass to, and be acquired and assumed by, the purchaser at foreclosure, the transferee, lessee, assignee, merging or consolidating company, as the case may be; and provided further that it is subject to all of the terms and conditions of this Agreement.

ARTICLE 17 – WAIVER OF TERMS OR CONDITIONS

The failure of either Party to enforce or insist upon compliance with any of the terms or conditions of this Agreement shall not constitute a general waiver or relinquishment of any such terms or conditions, but the same shall be and remain at all times in full force and effect.

ARTICLE 18 – PAYMENT OF TAXES

Each Party shall pay all taxes and assessments lawfully levied on its own property upon said Licensed Poles, and the taxes and the assessments which are levied on said Licensed Poles shall be paid by the owner thereof, but any tax, fee, or charge levied on Licensor's Poles solely because of their use by the Licensee shall be paid by the Licensee, except for any such tax, fee, or charge levied by Licensor, excluding any tax, fee, or charge hereunder or any business use tax related to franchise or franchise agreement.

ARTICLE 19 – BILLS AND PAYMENT FOR WORK

A. Upon the completion of work performed hereunder by either Party, the expense of which is to be borne wholly or in part by the other Party, the Party performing the work shall present to the other Party within ninety (90) days after the completion of such work an itemized statement of the costs, and such other Party shall, within sixty (60) days after such statement is presented, pay to the Party doing the work such other Party's proportion of the cost of said work.

B. All amounts to be paid by either Party under this Agreement shall be due and payable within sixty (60) days after receipt of an itemized invoice. Except as provided in Article 19.C below, any payment not made within sixty (60) days from the due date shall bear interest at the rate of 1.5% per month until paid, or if 1.5% exceeds the maximum rate allowed by law, then at the maximum rate allowed by law. If a Party bills the interest provided for in this paragraph but then receives a payment showing that the payment was timely made, the billing Party will write off and cancel the interest. Upon agreement of the Parties, a Party may pay by electronic

funds transfer, upon request and delivery of applicable bank routing information to the requesting Party for such purpose.

C. A Party receiving a bill may, in good faith and for good cause, dispute the amount or adequacy of substantiation for the bill. In the event that a Party so disputes only a portion of a bill, then such Party shall promptly pay the undisputed amount. In the event of such dispute, the Parties shall meet, by telephone or in person, within ten (10) business days of a dispute being raised to discuss the disputed item and establish a procedure for addressing the disputed amount in accordance with this Agreement. Upon resolution of the dispute, if the amount and substantiation were correct and sufficient, interest will be paid on the unpaid balance from the date of the initial bill at the rate of 1.5% per month until paid, or if 1.5% exceeds the maximum rate allowed by law, then at the maximum rate allowed by law; but, if the amount was not correct or substantiation was not sufficient, no interest will be payable unless the amount determined to be correct is not paid within sixty (60) days of receipt of substantiation and determination of the correct amount in which case interest will be payable for the period beginning after the end of such sixty (60) day period.

D. Except as to the rental fees, the fees specified in this Agreement shall be subject to an annual adjustment equal to the change in the most recent twelve month's Handy-Whitman Index for the South Atlantic Region, Account 364, Poles, Towers and Fixtures.

ARTICLE 20 – NOTICES

A. Except as otherwise provided in this Agreement, all notices and writings shall be made to the people ("Contact Person(s)") identified below, who from time to time may be changed by written notice.

B. By written notice pursuant hereto, a Party may from time to time specify a person in lieu of the person designated in Section A above to receive notices or writings with respect to specified matter(s) and/or geographic area(s), in which case such notices or writings shall be sent to that person as to such matter(s) and area(s).

C. Response to any notice or Application shall be made to the sender rather than to the person designated in Section A or B above.

D. Unless otherwise provided in this Agreement, any notice shall be in writing, which may, when mutually agreeable, include preservable and traceable electronic means, such as email or facsimile.

E. A second copy of any notice given under Article 14 or Article 22 of Agreement shall be given to the following persons, who may from time to time be changed by written notice:

If to Licensor:
City of Monroe
Attn: City Manager
PO Box 725
Monroe, GA 30655
770-267-7536

Director of Electric & Telecommunications
Mr. Brian Thompson
215 North Broad St
Monroe, GA 30655
770-266-5345
bkthompson@monroega.gov

With a copy to:

Electric Cities of Georgia
Christine Carling
1470 Riveredge Parkway NW
Atlanta, GA 30328
770-919-6308
ccarling@ecoga.org

If to Licensee:

Verizon Wireless (VAW) LCC
D/B/A Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
ATTN: Network Real Estate

With a copy to:

Verizon Wireless (VAW) LCC
D/B/A Verizon Wireless
One Verizon Place
Alpharetta, GA 30004
ATTN: SE Market General Counsel

F. In the event of the need for a temporary power shut-down, Licensor's authorized field personnel will contact Licensee at 1-800-264-6620 or other telephone number provided by Licensee and follow the instructions prior to working within one (1) foot of Licensee's equipment which emits RF.

G. The Parties will develop and maintain a joint form designating the people to whom notices shall be given pursuant to the foregoing.

Except as otherwise noted, all notices, requests, demands and other communications hereunder shall be in writing and shall be delivered personally with a receipt evidencing delivery, sent by nationally recognized overnight courier, in each case addressed to the appropriate Party at the address for such Party shown above or at such other address as such Party shall have previously designated by written notice delivered to the Party giving such notice. Except as otherwise permitted, any notice given in accordance herewith shall be deemed to have been given and received when delivered to the addressee, which delivery may be evidenced by signed receipt of the addressee given to the courier or postal service.

ARTICLE 21 – RESOLUTION OF CERTAIN DISPUTES

A. In the event of a dispute regarding any compliance or non-compliance with the provisions of Article 3 of this Agreement, including which Party is responsible for any non-compliance and what corrective action, if any, is necessary or appropriate to remedy any such non-compliance, then the Parties shall each arrange for a representative to make a joint field visit to the Pole location to investigate whether a violation exists and if so, any corrective action needed and the Party or Parties responsible. The Parties will make a diligent and good faith effort to resolve such disputes at the local level by the Parties' respective local engineers and local managers.

B. If the Parties are unable to resolve any such dispute at the local level, then either Party may (and with the other Party's consent after providing a written request from the requesting Party to the other Party) submit the matter for resolution to a "Referee," as defined below, for binding resolution according to the dispute resolution process described hereafter. A matter will be submitted to the Referee by sending a letter (by mail, hand-delivery or facsimile) to the Referee, with a copy provided to the other Party's representative who was involved in the attempt to resolve the dispute and the other Party's representative designated pursuant to Article 21.A or Article 21.B before or concurrently with the transmission of the letter to the Referee. The letter will include a summary of the dispute and will designate the Party's Contact Person for the dispute. The other Party will promptly respond with a letter similarly sent and copied that provides such Party's summary of the dispute and designates such Party's Contact Person for the dispute.

C. If the Parties mutually agree to do so, instead of proceeding under Section B above, the Parties may submit any dispute to the Referee by jointly sending the Referee a letter that includes a summary of the dispute and designates each Party's Contact Person for the dispute.

D. The Referee will make such investigation as deemed appropriate in his or her discretion, which will include hearing from each Party's Contact Person. The Referee may, but is not required to, engage in such other procedures or hearing as the Referee deems appropriate. The Parties will cooperate with the Referee.

E. The Referee will promptly issue a binding decision (to the extent permitted by law) in writing to the Parties, from which there will be no appeal. The Party whose position is not upheld by the Referee (which determination may be made by the Referee if requested to do so) will be required to pay for the Referee's fees and expenses. If both Parties' positions are upheld in part, they will share the Referee's fees and expenses equally. The Parties agree to be bound to pay the Referee's fees and expenses as provided herein.

F. The Referee will be appointed as follows:

1. Each Party will appoint an outside engineer or other qualified person and these two (2) appointees will appoint a third outside engineer or other qualified person (the "Referee") to serve as the Referee.

2. In the event that the two (2) appointees are unable within fourteen (14) days to agree upon a third outside engineer or other qualified person who is willing and able to serve as the Referee, then the Referee will be appointed as follows: Three (3) names

will be blindly drawn from the list of persons then comprising the NESC committee whose work is most closely related to the dispute (e.g., Clearances Committee or Strength and Loading Committee), or such other group as may be mutually agreed upon. Each Party will strike one such name and the remaining person will serve as the Referee. If the Parties strike the same name, then the Referee will be selected from the remaining two (2) names by coin toss. If the NESC committee member so selected is unwilling or unable to serve as Referee, then this procedure will be repeated (starting with the blind drawing of three different names as provided above) as necessary until a Referee is selected who is willing and able to serve as Referee. If all committee member names of the NESC committee first selected are exhausted without a Referee being appointed who is willing and able to serve as Referee, then the Parties will repeat the above-described procedure with the next NESC committee whose work is most closely related to the dispute, and so on until a Referee is selected who is willing and able to serve as Referee.

G. Nothing herein shall preclude the Parties from entering into any other mutually agreeable dispute resolution procedure or from changing by mutual written agreement any aspect of the foregoing procedure. Without limiting the generality of the foregoing, the Parties may by mutual written agreement remove, replace or appoint a Referee at any time.

H. The Parties agree, that if any dispute arising under this Agreement cannot be resolved at lower levels, communications between the following will be permitted and engaged in, in good faith on an expedited basis: Between a responsible senior officer with settlement authority of Licensor and a responsible senior officer with settlement authority of Licensee; and, if not resolved by them, between such persons' superiors, if any. If either Licensor or Licensee reorganizes or changes titles, the equivalent person for such Party shall perform the above functions. Notwithstanding the foregoing, neither Party shall be precluded from seeking any other available legal remedy at any time.

ARTICLE 22 – TERM OF AGREEMENT

A. This Agreement shall continue in full force and effect for ten (10) years from the Effective Date (Initial Term), and shall automatically renew thereafter for five year terms thereafter (Renewal Term) unless terminated in accordance herewith. Either Party may terminate the Agreement by giving to the other Party one (1) years' notice in writing of intention to terminate the Agreement one (1) year prior to the end of the Initial Term or any Renewal Term. Notwithstanding the foregoing, this Agreement shall continue in full force and effect for all existing Attachments during any negotiations of the Parties for a subsequent agreement.

B. Upon final termination of this Agreement in accordance with any of its terms, Licensee shall, within one-hundred fifty (150) days, remove all its Attachments from all Poles. If not so removed, Licensor shall provide written notice to Licensee of such non-compliance and Licensee shall have an additional thirty (30) days to remove such Attachments from all Poles. If Licensee still fails to remove its Attachments upon expiration of such thirty-day period, then Licensor shall have the right to remove and dispose of all of Licensee's Attachments without any liability or accounting therefore. Licensee shall reimburse Licensor for any and all costs incurred by Licensor in the removal of Licensee's Attachments as detailed above. In the event that Licensee has not reimbursed Licensor within sixty (60) days of invoicing following

Licensor's removal of said Attachments, then Licensor may pursue one or more of the remedies contained in Article 14, including making demand on the Security Instrument described in Article 25.

C. Termination of this Agreement shall not relieve either Party from fulfilling any and all of its obligations that accrued while the Agreement was in effect.

D. During the term of this Agreement or upon termination of this Agreement, each Party shall have reasonable access to those portions of the other Party's books, construction standards, and records, as may be necessary to resolve a material issue or concern regarding the other Party's compliance with its obligations under this Agreement. Such access will be granted upon reasonable notice and only during regular business hours.

ARTICLE 23 – EXISTING CONTRACTS

All existing joint use or pole attachment license agreements between the Parties, and all amendments thereto are by mutual consent hereby abrogated and superseded by this Agreement except with respect to amounts owed, late payment penalties and interest and remedies available for collection of such amounts by either party under any such existing agreements.

Nothing in the foregoing shall preclude the Parties to this Agreement from entering such supplemental operating routines or working practices as they mutually agree in writing to be necessary or desirable to effectively administer the provisions of this Agreement.

ARTICLE 24 – LICENSOR SYSTEM FINANCING OR SALE OF SYSTEM

This Agreement and any amendment thereof shall be effective subject to the condition that, during any period in which the Licensor has outstanding debt or other financing obligations respecting its Poles or its electric distribution system, this Agreement shall be subject to the terms and conditions related to such financing. Licensor, without the consent of the Licensee, may enter into or issue debt or other financing obligations from time to time related to its Poles or its electric distribution system with terms and conditions, including covenants that affect Licensee's rights hereunder, that are reasonably required by the counterparties to such transactions or the purchasers of such debt or other financing obligations. Subject to Article 15, Licensor, without the consent of the Licensee, may at any time sell or otherwise transfer ownership of all or any part of its Pole or electric distribution system, and in conjunction therewith, may terminate this Agreement or assign it to the purchaser or transferee in whole or in part after providing Licensee sixty (60) days' notice prior to such sale or transfer.

ARTICLE 25 – LIABILITY AND INDEMNIFICATION

A. Except as set forth below, Licensee assumes sole responsibility for all injuries and damages caused, or claimed to have been caused, by Licensee, its employees, agents, representatives or contractors. Notwithstanding the foregoing, Licensee shall have no liability to the Licensor for injuries and damages (a) caused by, through or as a result of the negligence of the Licensor; (b) caused by, through or as a result of the wanton misconduct of the Licensor; or (c) caused by, through or as a result of the facilities or activities of any third party (or

parties) attachers whose cables, wires, appliances, equipment or facilities are attached to the same Poles as Licensee's cables, wires, appliances, equipment or facilities.

B. Accordingly, without limiting the effect of the provision of the immediately preceding paragraph, and except as set forth below, Licensee expressly agrees to indemnify, defend and save harmless the Licensor, its governing body, officers, employees, agents, representatives and contractors from all claims, demands, actions, judgments, loss, costs and expenses (collectively, "Claims") caused or claimed to have been caused by, Licensee, its employees, agents, representatives or contractors, including with respect to (a) damage to or loss of property (including but not limited to property of the Licensor or Licensee); (b) injuries or death to persons (including but not limited to injury to or death of any Licensee employees, contractors or agents, or members of the public); (c) any interference with the consumer devices (including, for example but without limitation, televisions, radios, computers and similar equipment) which may be occasioned by the installation or operation of Licensee's cables, wires, appliances, equipment or facilities, provided such devices are operating in accordance with law, including, if applicable, on the appropriate FCC-licensed frequencies; (d) any injuries sustained and/or occupational diseases contracted by any of the Licensee's employees, contractors or agents of such nature and arising under such circumstances as to create liability therefore by Licensee or the Licensor under any applicable Worker's Compensation law, including also all claims and causes of actions of any character which any such contractors, employees, the employers of such employees or contractors, and all persons or concerns claiming by, under or through them or either of them may have or claim to have against the Licensor resulting from or in any manner growing out of any such injuries sustained or occupational diseases contracted; it being understood, however, that Licensee shall have no liability to the Licensor for injuries and damages (a) caused by, through or as a result of the negligence of the Licensor; (b) caused by, through or as a result of the wanton misconduct of the Licensor; or (c) caused by, through or as a result of the facilities or activities of any third party (or parties) whose cables, wires, or facilities are attached to the same Poles as Licensee's cables, wires, or facilities. In any matter in which Licensee shall be required to indemnify the Licensor hereunder, Licensee shall control the defense of such matter in all respects, and the Licensor may participate, at its sole cost, in such defense. The Licensor shall not settle or compromise any matter in which Licensee is required to indemnify the Licensor without the prior consent of Licensee.

C. To the extent permitted by law, the Licensor agrees to assume liability and be responsible for the payment of any sum or sums of money to any persons whomsoever on account of any Claims arising or claimed to have arisen by, through or as a result of the Licensor's negligent acts or omissions or the Licensor's intentional or wanton misconduct. Licensor shall have no liability to the Licensee for injuries and damages (a) caused by, through or as a result of the negligence of the Licensee or its contractors or agents; or (b) caused through or as a result of the wanton misconduct of the Licensee or any of its contractors, agents, representatives or assignees. Nothing contained herein shall constitute a waiver of the defense of sovereign immunity in favor of the Licensor.

D. Insurance. In the event Licensee's franchise agreement requires Licensee to insure the franchise authority, the Insurance requirements set forth in Article 25.E herein shall not apply to Licensee.

E. In the event Licensee is not required to insure the franchise authority, pursuant to the franchise agreement, Licensee, and any contractors of Licensee, shall contract for and maintain in effect throughout the period during which Licensee maintains Attachments on any Poles insurance that meets or exceeds the amounts set forth in subsections (1) through (3) below. Failure to provide and maintain the required insurance coverage shall constitute a Default under this Agreement, in which event Licensor shall have the right to pursue any and all of remedies set forth in this Agreement.

1. Worker's Compensation insurance in compliance with the statutory requirements of the state(s) of operation and Employer's Liability, with minimum limits of $1,000,000 each accident/disease/policy limit, covering all employees of Licensee who shall perform any work on Poles or property owned or controlled by Licensor, including easements and rights-of-way, whether or not such insurance is required by law. If any employee is not subject to the Worker's Compensation laws of the state wherein work is performed, Licensee shall extend said insurance to such employee as though said employee were subject to such laws.

2. Commercial general liability insurance covering all insurable operations under this Agreement, including erection, installation, maintenance, Rearrangement and removal of Licensee's Attachments, in an amount of $2,000,000 per occurrence for bodily injury and for property damage .

3. Commercial Automobile liability insurance covering all owned, non-owned, or hired vehicles used in connection with this Agreement, in an amount of $2,000,000 combined single limit for each accident or occurrence for bodily injury or property damage.

4. The policies required hereunder shall be in such form and issued by such carrier as shall be reasonably acceptable to Licensor.

(a) Licensor, its governing body, officers, employees, and agents shall be shown as additional insured on each policy only with respect to liability arising from Licensee's operation in conjunction with this Agreement; and

(b) To the extent permitted by applicable laws, Licensee agrees to release and will require its insurers (by policy endorsement) to waive their rights of subrogation against Licensor, its governing body, officers, employees, and agents for loss under the policies of insurance described herein; and

(c) Each policy shall state that Licensor will be given notice at least thirty (30) days before any such insurance shall lapse; and

(d) Licensee shall furnish Licensor certificates evidencing such insurance within thirty (30) days of the Effective Date of this Agreement and shall provide Licensor with copies of any renewal certificates promptly after they become available.

(e) Notwithstanding the above, if Licensee is authorized to operate as a self-insured entity under the laws of the State of Georgia, Licensee may provide

self-insurance to meet the requirements of this Article 25.E, upon terms and conditions satisfactory to Licensor.

F. SECURITY INSTRUMENT. Licensee shall furnish and maintain throughout the term of this Agreement, and thereafter until all of the obligations of Licensee have been fully performed, a bond or other security instrument ("Security Instrument") satisfactory in form and content to Licensor in substitution therefore, to guarantee the payment of any sums which may become due to Licensor or an Licensor Agent for Pole Attachment Rental Fees, inspections, inventories, Make Ready Costs, Unauthorized Attachment Fees, for work performed for the benefit of Licensee under this Agreement, including the removal of Attachments upon termination of this Agreement, for any expense that may be incurred by Licensor or an Licensor agent because of any Default of Licensee, or for any other expense that is to be borne by Licensee under this Agreement. The amount of said Security Instrument, which amount shall be maintained throughout the term of the Agreement and thereafter until all of the obligations of Licensee have been fully performed, shall be equal to ten thousand US dollars ($10,000), or twenty-five dollars ($25) per Attachment, whichever is larger. The amount of the Security Instrument may, in Licensor's discretion, be adjusted if Licensee purchases, acquires, or obtains a controlling interest in additional broadband or other facilities within Licensor's service territory not currently covered by this Agreement which results in a significant increase in the number of Attachments. Any such adjustment shall not exceed twenty-five dollars ($25) per new Attachment. Failure to provide and maintain the aforementioned Security Instrument shall be deemed a Default under this Agreement, in which event Licensor shall have the right to pursue any and all remedies set forth in this Agreement and at law or equity. The furnishing of such Security Instrument shall not affect, limit, diminish or otherwise reduce any obligations of Licensee under this Agreement.

G. Following the completion of the Initial Safety Inspection, the correction of the identified violations, and if the Licensee is in material compliance with all other terms and conditions of the Agreement, the amount of the Security Instrument shall be adjusted annually to an amount not to exceed the last annual Pole rental invoice received by the Licensee.

ARTICLE 26 - COMPLIANCE WITH LAWS; CHANGE OF LAW

A. Applicable Law. Both Parties shall comply with all applicable laws and regulations.

B. Change of Law. In the event that any legislative, regulatory, judicial, or other action affects the rights or obligations of the Parties, or establishes rates, terms or conditions for the construction, operation, maintenance, repair or replacement of small cells on city infrastructure or in the right of way, that differ, in any material respect from the terms of this Agreement ("New Law") , then either Party may, upon thirty (30) days written Notice, require that the terms of this Agreement be renegotiated to conform to the New Law. Such conformed terms shall then apply on a going forward basis for all existing and new small cell installations, unless the New Law requires retroactive application, in which case such new terms shall apply retroactively, as required by the New Law. In the event that the Parties are unable to agree upon new terms within 90 days after Notice, then the rates contained in the New Law shall apply from the 90th day forward until the negotiations are completed, or a Party obtains a ruling regarding the appropriate conforming terms from a commission or court of competent jurisdiction.

ARTICLE 27 – CONSTRUCTION

This Agreement was drafted by all Parties hereto and is not to be construed against any party. Neither the negotiations of the language of this Agreement nor any prior drafts of this Agreement or the inclusion or exclusion of any language from prior drafts shall be admissible or probative as to the meaning of this Agreement.

ARTICLE 28 – REMEDIES CUMULATIVE

Unless otherwise provided in this Agreement, all remedies set forth in this Agreement are cumulative and in addition to any other remedies that may be available herein or at law or in equity, if any.

ARTICLE 29 – MISCELLANEOUS

A. Counterparts. This Agreement may be executed in multiple counterparts, and any one of such counterparts shall be considered an original hereof.

B. Entire Agreement; Prior Agreements; Integration. This Agreement and its Exhibits set forth the entire understanding and agreement of the parties as to the subject matter herein, which is the attachment of small cell wireless antenna and related equipment to poles. No other prior verbal or written agreements or understandings by and between the parties related to the subject matter contained herein shall be effective and are hereby abrogated by, superseded by, or integrated into this Agreement. In the event of a conflict of any term and condition or provision among this Agreement, its Exhibits, and the Attachment permits, the following shall control in order of precedence: This Agreement; Exhibits to this Agreement; any Ordinances currently in effect; and Attachment Permits.

C. Severability. In case any one or more of the provisions of this Agreement shall for any reason be held to be illegal or invalid by a court of competent jurisdiction, it is the intention of' each of the Parties hereto that such illegality or invalidity shall not affect any other provision hereof, but this Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained herein, and this Agreement shall be construed to adopt, but not to enlarge upon, all the applicable provisions of applicable law, and, if any provisions hereof conflict with any provision of applicable law, the latter as in effect and as interpreted by the applicable courts shall prevail in lieu of any provision hereof in conflict or not in harmony therewith.

D. Force Majeure. As used in this Agreement "Force Majeure Event" means any act or event whether foreseen or unforeseen, that meets all of the following tests:

1. The act or event prevents a party (the "Nonperforming Party"), in whole or in part, from performing its obligations under this Agreement or satisfying any conditions to the other party's obligations under this Agreement.

2. The act or event is beyond the reasonable control of and not the fault of the Nonperforming Party.

3. The Nonperforming Party has been unable to avoid or overcome the act or event by the exercise of due diligence.

E. Despite the preceding definition of a Force Majeure Event, a Force Majeure Event excludes economic hardship, changes in market conditions or insufficiency of funds.

F. In the event of a Force Majeure Event affecting Licensor's Poles, the Parties' obligations hereunder are suspended for a period of time reasonably appropriate to the Force Majeure Event to the extent performance hereunder adversely affected.

G. Modifications; Amendments. No amendment or modification of this Agreement shall be binding unless executed in writing by the Parties hereto.

H. Governing Law. Except to the extent that federal law, regulations, and/or agency orders control any aspect of this Agreement, the validity of this Agreement, the construction and enforcement of its terms, and the interpretation of the rights and duties of the parties will be governed by the laws of the State in which the subject poles are located.

I. Hazardous Materials. Licensor agrees to comply with applicable state and federal environmental laws and regulations including those governing hazardous materials and waste, and, warrants that it administers and enforces policies, practices and procedures sufficient to achieve such compliance with respect to its facilities.

IN WITNESS WHEREOF the Parties hereto have caused these presents to be executed in two counterparts, each of which shall be deemed an original, and their corporate seals to be affixed thereto by their respective officers thereunto duly authorized, as of the Effective Date.

LICENSOR
City of Monroe

By:_____
Name:
Its:

Attest:

By:_____
Its:

[SEAL]

LICENSEE
Verizon Wireless (VAW) LCC D/B/A Verizon Wireless

By:_____
Name:
Its:

Attest:

By:_____
Its:

[SEAL]

Exhibit 1 – Application to Attach

Licensee hereby requests permission pursuant to its Pole Attachment License Agreement to make new Attachment(s) to Pole as shown on the attached construction plans and drawings. The attached plans and drawings show the Pole Licensee desires to attach to, the number and character of Attachments existing and proposed, any Rearrangements requested with respect to existing Attachments, any relocations or replacements of existing Pole requested, the heights of all points of attachment, all mid-span clearances, any new Pole placement requested, pole loading analysis report, and completed Radio Frequency Emission Certificate. Should additional information be required by the Electric Provider for verification of compliance with the NESC or other applicable standards, the Licensee will provide such information. The table below provides detailed information regarding this request.

LICENSEE NAME:			
Project		Proposed Attachments	
Request #		_____New ____Modified _____Remove	
Request		Power Space	_____in.
Name		Communications Space	_____in.
Phone		Common Space	_____in.
E-Mail			
Estimated Construction Dates			
Start		Finish	
Signature			
Include Attachments above the top of the Pole and in the Communications Worker's Safety Zone			

Please advise Licensee as to whether or not these Wireless Facilities Attachments will be permitted and if necessary provide an estimate for any additional costs that Licensee may be required to pay as Make Ready Work. If Make Ready Work is required, upon receipt of Electric Provider supplied Make Ready Estimate, the Licensee shall provide notice to Electric Provider of either approval of the cost estimate or that Licensee will not undertake to make these Attachments. Upon receipt by Electric Provider of Licensee's notice of estimate approval of Make Ready Costs, the Electric Provider will proceed with Make Ready Work.

ELECTRIC PROVIDER				
Response Date		Make Ready Construction Required?	Yes	
Name			No	
Phone		Make Ready Construction Estimate	$	
Email				
Signature		Permit #		
Request	Approved	Reason for Denial:		
	Denied			

Capitalized terms used in this request, but not defined, have the meaning set forth in the applicable Addendum to Pole Attachment License Agreement for Attachment of Wireless Facilities or Pole Attachment License Agreement.

Exhibit 2 –Fee Schedule

Wireless Facilities Attachments

The Adjustment Payments for Wireless Facilities shall be calculated on a "per foot" basis. For purposes of calculating such Adjustment Payments for Wireless Facilities, every twelve inches (12") of vertical space, or any part thereof, of each Wireless Facility component which is attached to the Pole, exclusive of riser and/or conduit, regardless of placement location, shall constitute one (1) attachment. For example, if Licensee's Wireless Facility takes up thirty inches (30") of vertical space on the Pole, such Wireless Facility will be considered as three (3) attachments for purposes of determining the Adjustment Payment for such Wireless Facility.

Term	Rental Fee	Invoice Date
Jan. 1, 2019 – Dec. 31, 2019	$16.50	Dec. 1, 2019
Jan. 1, 2020 – Dec. 31, 2020	$16.50	Dec. 1, 2019

For years beginning 2021, the annual Rental Fee per Attachment shall be adjusted by applying the annual change for account 364 for the South Atlantic Region from the latest version of the Handy Whitman Index.

Inspection Fees: [placeholder]

Exhibit 3 - Radio Frequency Emissions Certification

The Effective Isotropic Radiated Power ("EIRP") of the Wireless Facilities shall comply with Part 15 of the FCC Rules and levels of radio frequency exposure from the Wireless Facilities will comply with Sections1.1307(b) and 1.1310 of the FCC's Rules, as clarified by the FCC's *OET Bulletin 65*, latest revisions.

Will the Wireless Facilities that are the subject of the accompanying Application to Attach, dated_____, as installed, comply fully with the radio frequency exposure limitations at all distances for General Population/Uncontrolled Environments as specified by the Federal Communications Commission at 47 C.F.R. §1.1310 (or its successor regulation), the FCC's *OET Bulletin 65*, latest revision, and any applicable state radio frequency exposure standards?

____ Yes

____No

Certification:

I certify that: (i) I am a qualified/certified RF Engineer with experience regarding radio frequency emissions; (ii) I have performed the analysis specified in 47 C.F.R. § 1.1310 of the FCC's rules and *OET Bulletin 65* for each and every one of the Wireless Facilities Attachments covered in the Request for Permission to Attach Wireless Facilities, dated _____ , and (iii) the answer given above is true.

_____
Signature

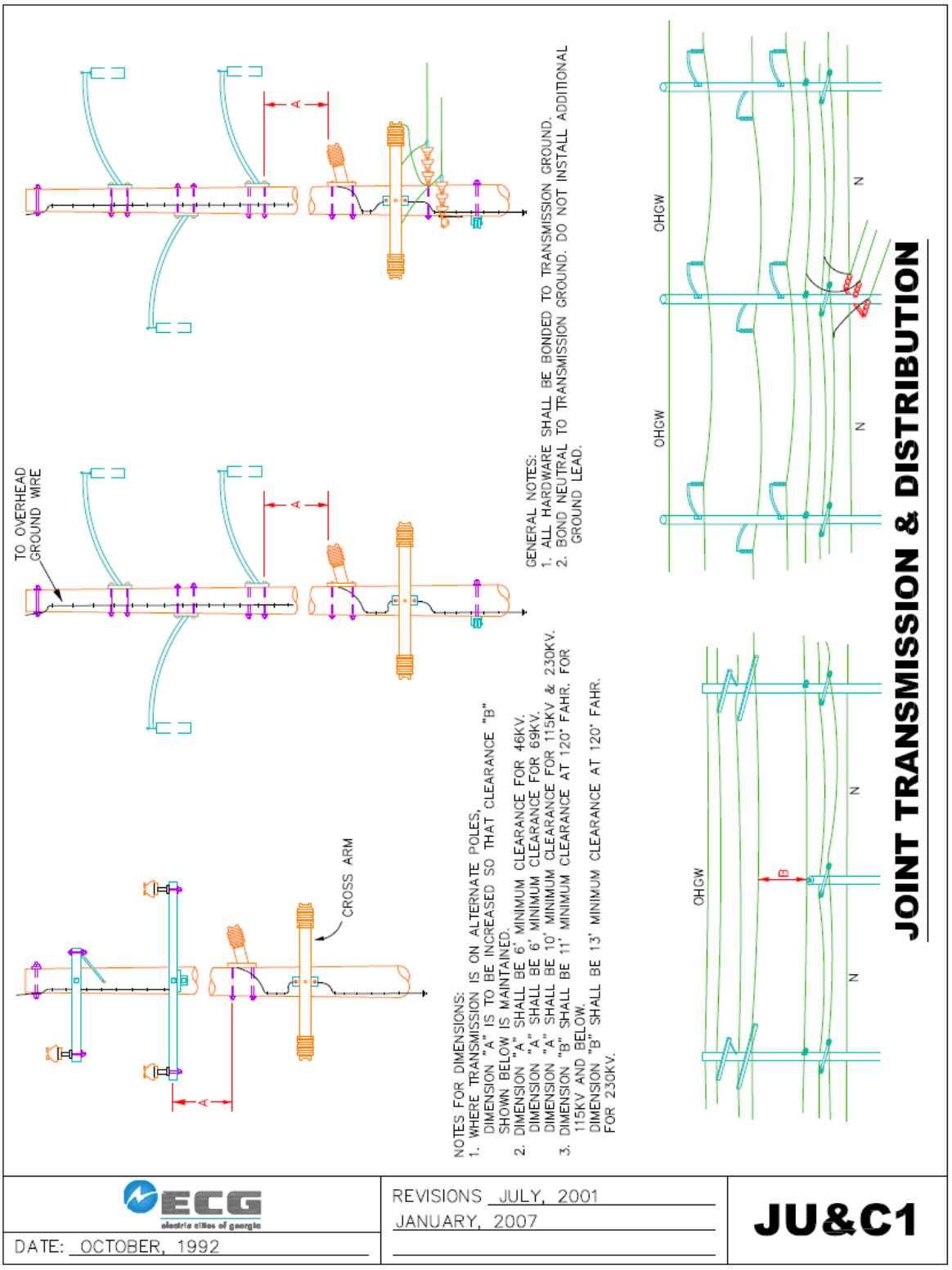
_____
Print Name

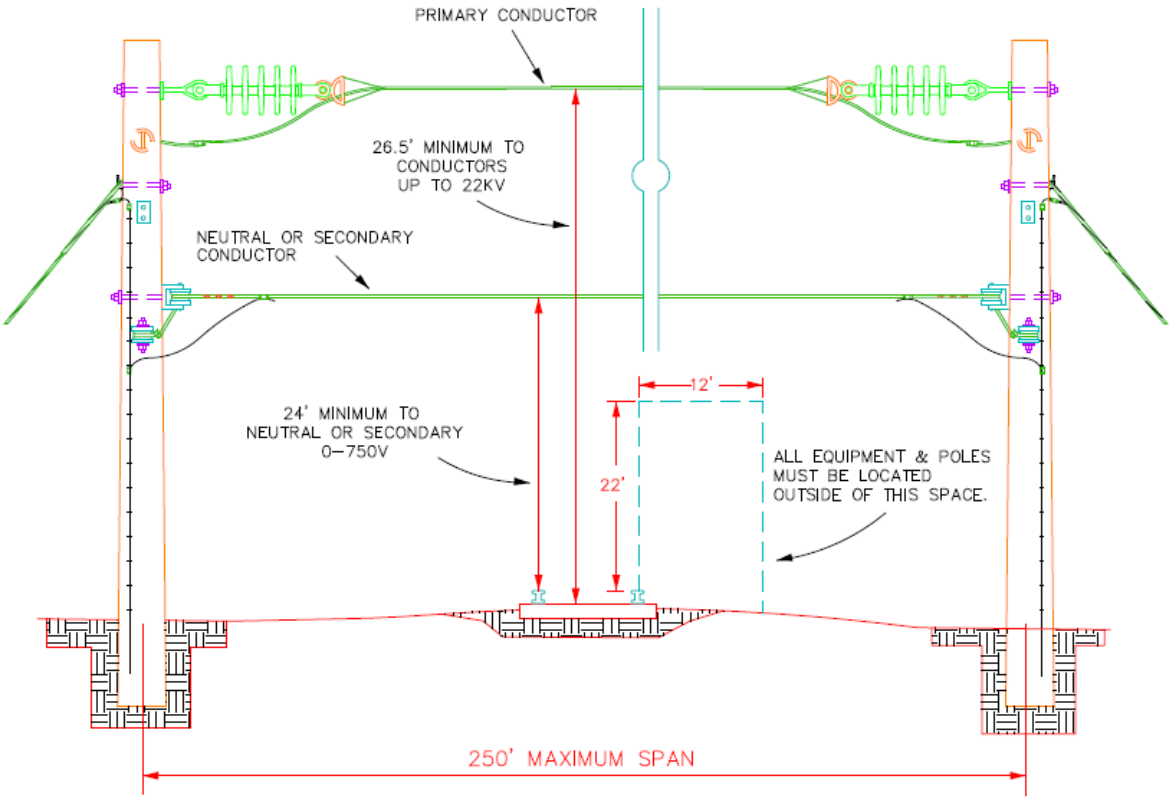
_____
License Number

Exhibit 4 – Approved Contractors

Exhibit 5 – ECG Specifications

[ATTACH SECTION 5 "JOINT USE AND CLEARANCES" OF THE ELECTRIC CITIES OF GEORGIA INC. CONSTRUCTION ASSEMBLY SPECIFICATIONS]


JOINT TRANSMISSION & DISTRIBUTION
TO OVERHEAD GROUND WIRE
CROSS ARM
A
B
OHGW
N
GENERAL NOTES:
1. ALL HARDWARE SHALL BE BONDED TO TRANSMISSION GROUND.
2. BOND NEUTRAL TO TRANSMISSION GROUND. DO NOT INSTALL ADDITIONAL GROUND LEAD.
NOTES FOR DIMENSIONS:
1. WHERE TRANSMISSION IS ON ALTERNATE POLES, DIMENSION "A" IS TO BE INCREASED SO THAT CLEARANCE "B" SHOWN BELOW IS MAINTAINED.
2. DIMENSION "A" SHALL BE 6' MINIMUM CLEARANCE FOR 46KV. DIMENSION "A" SHALL BE 6' MINIMUM CLEARANCE FOR 69KV. DIMENSION "A" SHALL BE 10' MINIMUM CLEARANCE FOR 115KV & 230KV.
3. DIMENSION "B" SHALL BE 11' MINIMUM CLEARANCE AT 120° FAHR. FOR 115KV AND BELOW. DIMENSION "B" SHALL BE 13' MINIMUM CLEARANCE AT 120° FAHR. FOR 230KV.
ECG
electric cities of georgia
DATE: OCTOBER, 1992
REVISIONS JULY, 2001
JANUARY, 2007
JU&C1



1. IF SPAN LENGTH EXCEEDS 250 FEET, CONDUCTOR CLEARANCE IS TO BE INCREASED 0.3 FEET FOR EACH 10 FEET SPAN LENGTH IN EXCESS OF THE 250 FEET.
2. CROSSINGS SHOULD BE MADE ON A COMMON SUPPORT STRUCTURE WHERE PRACTICAL. COOPERATION BETWEEN THE PARTIES CONCERNED SHALL PREVAIL PROPER CLEARANCES.
3. EXCEPTIONS TO 12' HORIZONTAL SIDE CLEARANCE:

(a) A CLEARANCE OF NOT LESS THAN 8 FEET MAY BE ALLOWED WHERE NECESSARY IF THE SUPPORTING STRUCTURE IS NOT THE CONTROLLING OBSTRUCTION, PROVIDED SUFFICIENT SPACE FOR A DRIVEWAY IS LEFT WHERE CARS ARE LOADED.

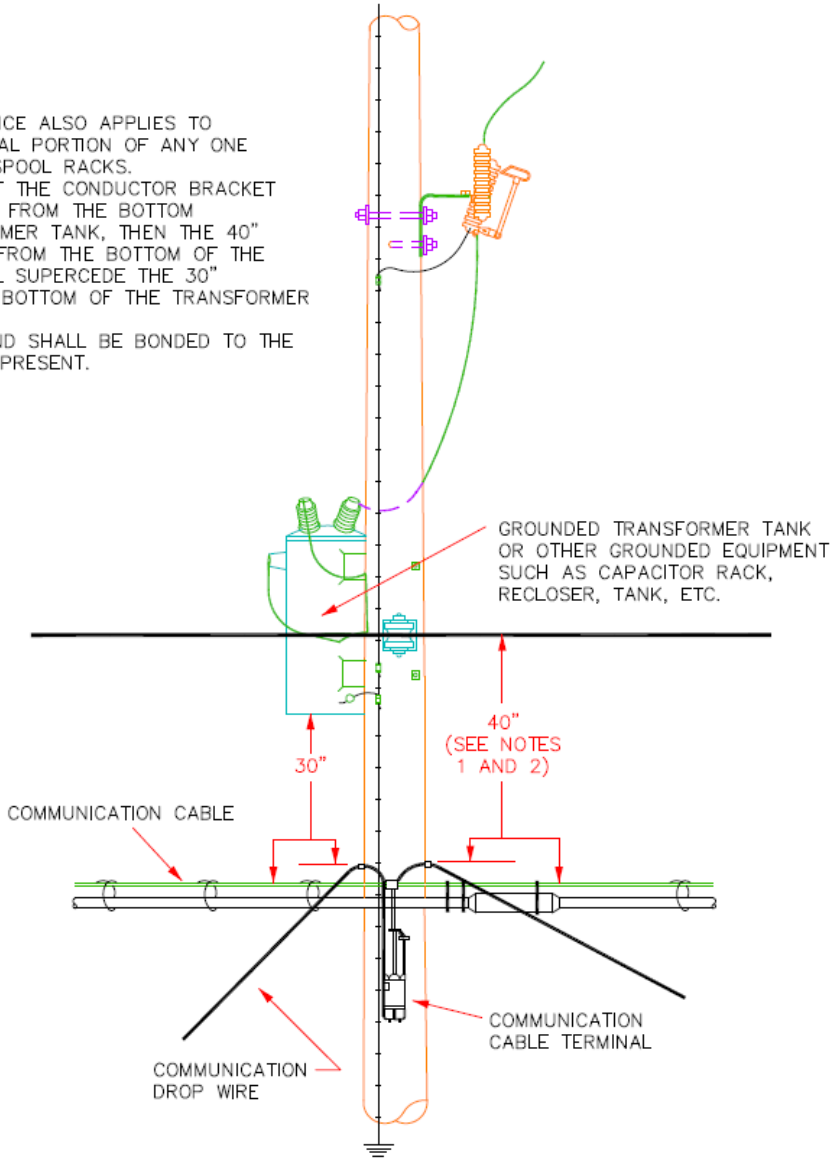
(b) WHERE NECESSARY TO PROVIDE SAFE OPERATING CONDITIONS WHICH REQUIRE AN UNINTERRUPTED VIEW OF SIGNALS, SIGNS, ETC. ALONG TRACKS THE PARTIES CONCERNED SHALL COOPERATE IN LOCATING STRUCTURES TO PROVIDE THE NECESSARY CLEARANCE.

(c) AT INDUSTRIAL SIDINGS, A CLEARANCE OF NOT LESS THAN 8 FEET SHALL BE PERMITTED, PROVIDED SUFFICIENT SPACE IS LEFT WHERE CARS CAN BE LOADED OR UNLOADED.

RAILROAD CROSSING CONSTRUCTION CLEARANCES

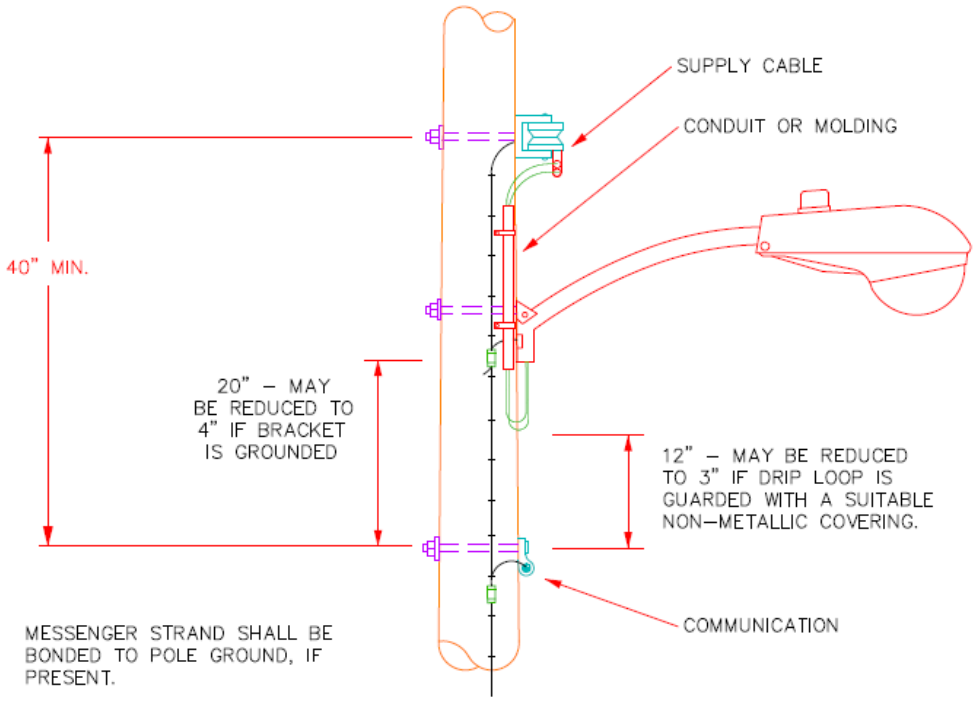
ECG electric cities of georgia DATE: OCTOBER, 1992	REVISIONS JULY, 2001 JANUARY, 2007	**JU&C2**

NOTES:
1. THIS 40" CLEARANCE ALSO APPLIES TO THE CLOSEST METAL PORTION OF ANY ONE SPOOL OR FOUR SPOOL RACKS.
2. IF THE BOTTOM OF THE CONDUCTOR BRACKET IS LESS THAN 10" FROM THE BOTTOM OF THE TRANSFORMER TANK, THEN THE 40" REQUIRED SPACE FROM THE BOTTOM OF THE CONDUCTOR SHALL SUPERCEDE THE 30" SPACE FROM THE BOTTOM OF THE TRANSFORMER TANK.
3. MESSENGER STRAND SHALL BE BONDED TO THE POLE GROUND, IF PRESENT.



TRANSFORMER POLE

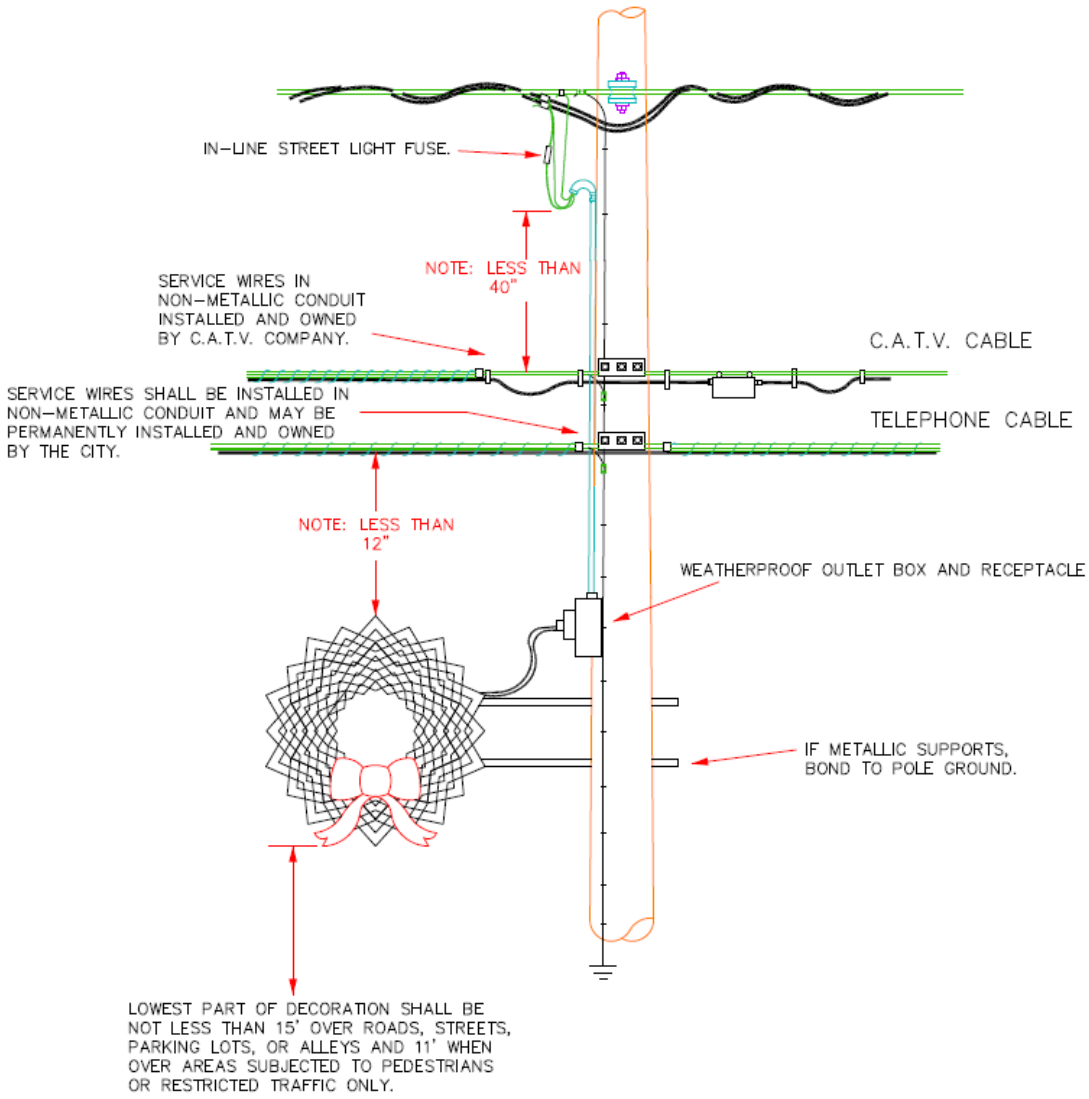
ECG electric cities of georgia DATE: OCTOBER, 1992	REVISIONS JULY, 2001	JU&C3



NOTES:
1.) LIGHT FIXTURE SHOWN IS SYMBOLIC ONLY. CLEARANCES SHOWN ARE APPLICABLE TO ANY TYPE FIXTURE USED.
2.) LOWEST PART OF LUMINAIRE SHALL BE NOT LESS THAN 15' OVER ROADS, STREETS, PARKING LOTS, OR ALLEYS.

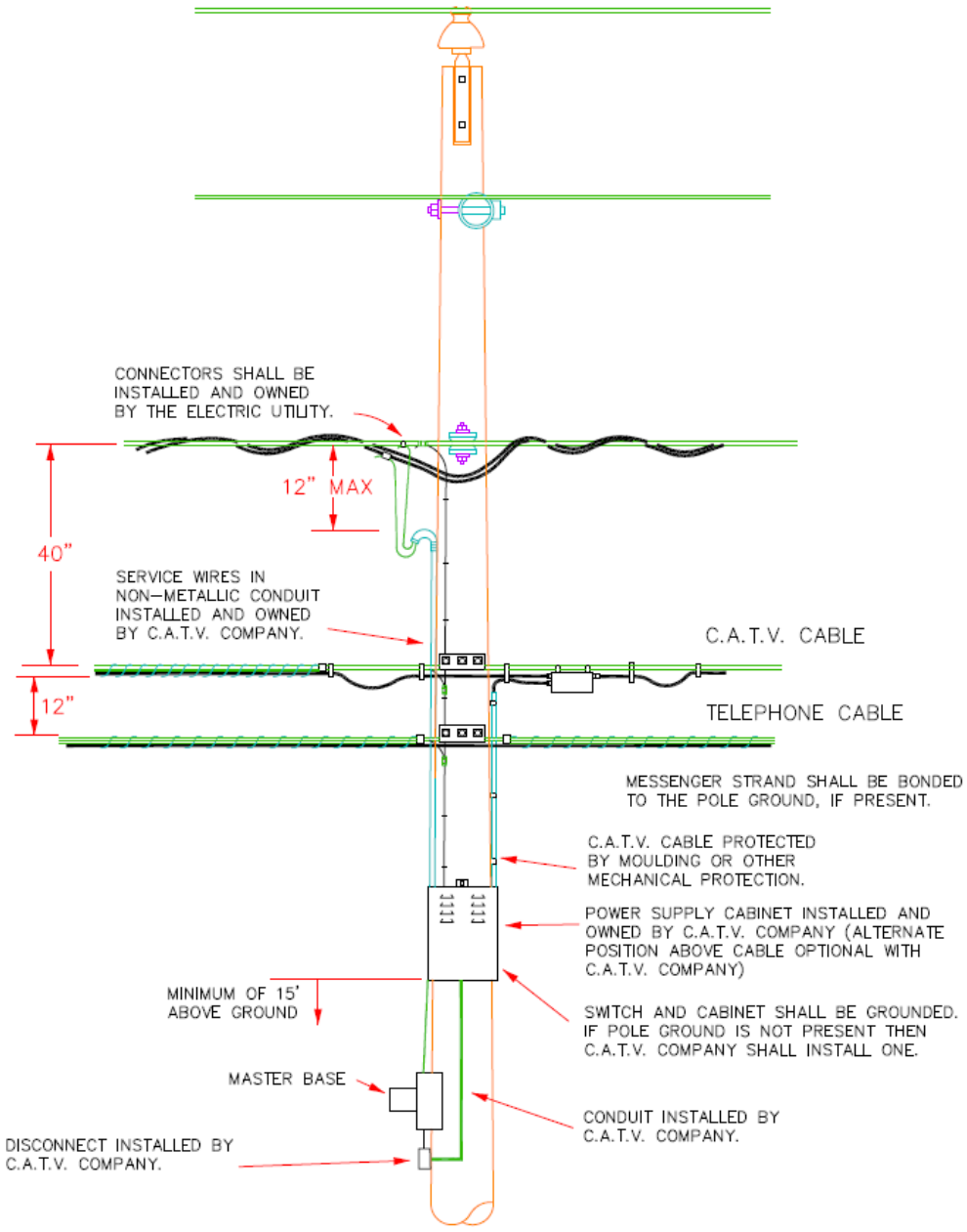
C.A.T.V., TELEPHONE, OTHER SEPARATION FROM LUMINAIRES

ECG electric cities of georgia	REVISIONS JULY, 2002	JU&C4
DATE: OCTOBER, 1992		



DECORATIVE ATTACHMENT INSTALLATION

ECG electric cities of georgia	REVISIONS JULY, 2001	JU&C5
DATE: OCTOBER, 1992		

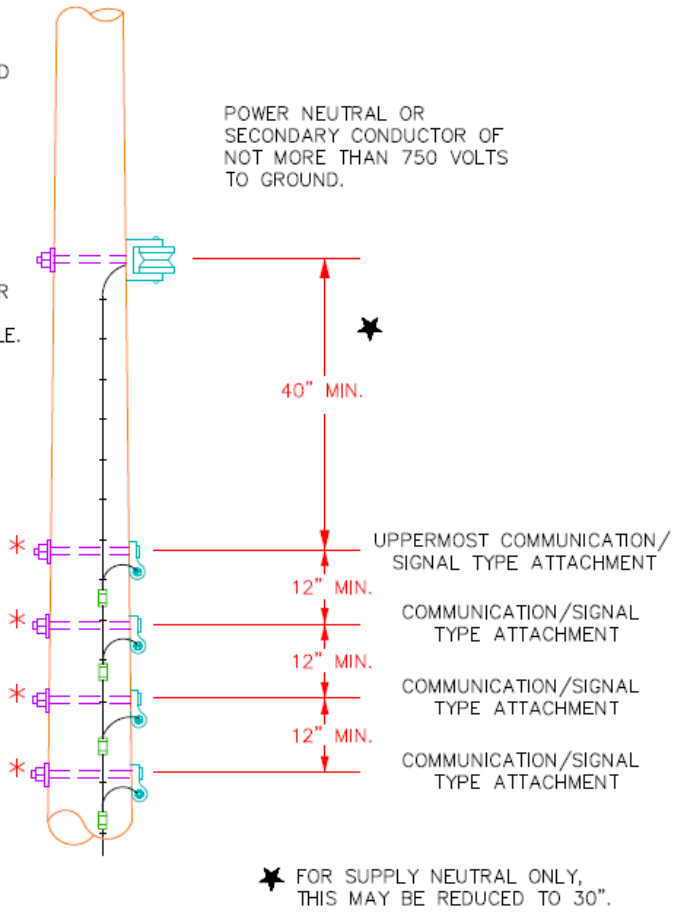


COMMUNICATION/SIGNAL TYPE ATTACHMENT
C.A.T.V. POWER SUPPLY INSTALLATION

ECG electric cities of georgia DATE: OCTOBER, 1992	REVISIONS JULY, 2001	JU&C6

*COMMUNICATION/SIGNAL TYPE ATTACHMENT
TELEPHONE CABLE
C.A.T.V. CABLE
ALARM CABLE (FIRE, POLICE, WATER TOWER LEVEL, ETC.)
TRAFFIC SIGNAL CONTROL CABLE
TELEGRAPH CABLE
PUBLIC OR PRIVATE COMMUNICATION CABLE

NOTES:
1.) WHEN C.A.T.V. AND TELEPHONE ARE ATTACHED TO POLE, C.A.T.V.'S PREFERRED POSITION IS ABOVE TELEPHONE (12" MIN.). IF OTHER COMMUNICATION/SIGNAL TYPE CABLES ARE ATTACHED TO POLE WITH C.A.T.V. AND/OR TELEPHONE, THEIR POSITION SHALL BE MUTUALLY AGREED UPON.
2.) 12" MIN. SPACING SHOULD BE MAINTAINED BETWEEN CABLES. C.A.T.V. AND TELEPHONE DROPS CAN BE LESS THAN 12" FROM OTHER CABLES. DROPS SHALL BE 40" BELOW POWER NEUTRAL OR SECONDARY AT POLE.
3.) ALL CABLES SHALL BE ON SAME SIDE OF POLE.
4.) MESSENGER STRAND SHALL BE BONDED TO POLE GROUND, IF PRESENT.



MULTIPLE COMMUNICATION/ SIGNAL TYPE ATTACHMENT

ECG electric cities of georgia DATE: OCTOBER, 1992	REVISIONS JULY, 2001	JU&C7

FOOTNOTES TABLE 1:

1. Where the height of a building or other installation does not permit service drops to meet these values, the clearances over residential driveways only may be reduced to the following:

		FEET:
a.	Service drops limited to 300 V to ground	12.5
b.	Service drip loops limited to 300 V to ground	10.5
c.	Service limited to 150 V to ground	12.0
d.	Drip loops only of service limited to 150 V to ground	10.0

2. Where the height of a building or other installation does not permit service drops to meet these values, the clearances may be reduced to the following:

		FEET:
a.	Service drops, including drip loops, limited to 300 V to ground	10.5
b.	Service drops, including drip loops, limited to 150 V to ground	10.0

3. Spaces and ways subject to pedestrians or restricted traffic only are those areas where equestrians, vehicles, or other mobile units, exceeding 8ft. in height, are prohibited by regulation or permanent terrain configurations or are otherwise not normally encountered or reasonably anticipated.

4. Where a supply or communication line along a road is located relative to fences, ditches, embankments, etc., so that the ground under the line would not be expected to be traveled except by pedestrians, the clearance may be reduced to the following values:

		FEET:
a.	Insulated communications cables, neutrals, guys, and multiplex supply cables limited to 150 V to ground	9.5
b.	Multiplex supply cables limited to 300 V to ground	12.5

5. This clearance may be reduced to 13 ft. for communication conductors and guys.

6. Where this construction crosses over or runs along alleys, driveways, or parking lots, this clearance may be reduced to 15 ft.

7. For controlled impoundments, the surface area and corresponding clearances shall be based upon the design high water level. For other waters, the service area shall be that enclosed by its annual high water mark, and clearances shall be based on the normal flood level. The clearance over rivers, streams, and canals shall be based upon the largest surface area of any 1 mi. long segment, which includes the crossing. The clearance over a canal, river, or stream normally used to provide access for sailboats to a larger body of water shall be the same as that required for the larger body of water.

9. For the purpose of this rule, trucks are defined as any vehicle exceeding 8 ft. in height. Areas not subject to truck traffic are areas where truck traffic is not normally encountered or not reasonably anticipated.

10. Communication cables and conductors may have a clearance of 15 ft. where poles are back of curbs or other deterrents to vehicular traffic.

Note: Footnote 8 and 11 were intentionally omitted

FOOTNOTES TABLE 1: (cont'd)

12. Where the U.S. Army Corps of Engineers, or the state or the surrogate thereof has issued a crossing permit, clearance of that permit shall govern.

13. For controlled impoundments, the surface area and corresponding clearance shall be based upon the design high water level. For other waters, the surface area shall be that enclosed by its annual high water mark, and clearances shall be shall be based upon the largest surface area of any one mile long segment that includes the crossing. The clearance of a canal, river or stream normally used to provide access for sailboats to a larger body of water shall be the same as required for the larger body of water.

14. Where an over water obstruction restricts vessel height to less than the following:

Surface Area (Acres)	Reference Vessel Height (Feet)
less than 20	16
20 to 200	24
200 to 2000	30
over 2000	36

The required clearances may be reduced by the difference between the reference vessel height given above and the over water obstruction height, except that the reduced clearance shall not be less than that required for the surface area on the line crossing side of the obstruction.

The vertical clearance shall be maintained with the conductor at final sag and at the following condition whichever results in the greater vertical sag:

1. 32° F, no wind, with radial thickness of ice of 1/4 inch for medium loading and no ice for light loading.

Or

2. The maximum conductor for which the line is designed to operate, if greater than 120° F.(120° F for all neutrals)

Note:

All clearances shown are design clearances under specified conditions, not measured clearances under ambient conditions.

VOLTAGES ARE PHASE TO GROUND FOR EFFECTIVELY GROUNDED CIRCUITS				
NATURE OF SURFACE UNDERNEATH WIRES, CONDUCTORS, OR CABLES	INSULATED COMMUNICATION CONDUCTORS AND CABLE; MESSENGERS; GROUNDED GUYS; SYSTEM NEUTRAL (IN FEET)	DUPLEX, TRIPLEX, & QUADRAPLEX CABLE WITH GROUNDED GUYS; GROUNDED NEUTRAL 0 – 750 VOLTS (IN FEET)	OPEN WIRE SECONDARY CONDUCTORS 0 – 750 VOLTS (IN FEET)	OPEN WIRE CONDUCTORS OVER 750 VOLTS TO 22KV (IN FEET)
WHERE WIRES, CONDUCTORS, OR CABLE CROSS OVER OR OVERHANG				
1. TRACK RAILS OF RAILROADS.	23.5	24	24.5	26.5
2. ROADS, STREETS, AND OTHER AREAS SUBJECT TO TRUCK TRAFFIC. (SEE NOTE 9.)	15.5	16	16.5	18.5
3. DRIVEWAYS, PARKING LOTS, AND ALLEYS	15.5 (SEE NOTES 1 AND 6)	16 (SEE NOTES 1 AND 6)	16.5 (SEE NOTE 1)	18.5
4. OTHER LAND TRAVERSED BY VEHICLES SUCH AS CULTIVATED, GRAZING, FOREST, ORCHARD, ETC.	15.5	16	16.5	18.5
5. SPACES OR WAYS SUBJECT TO PEDESTRIAN OR RESTRICTED TRAFFIC ONLY. (SEE NOTE 3.)	9.5	12 (SEE NOTE 2)	12.5 (SEE NOTE 1)	14.5
6. WATER AREAS NOT SUITABLE FOR SAILBOATS OR WHERE SAILBOATS ARE PROHIBITED. (SEE NOTE 12.)	14	14.5	15	17
7. A) WATER AREAS (NOT REGULATED BY CORPS OF ENGR.) SUITABLE FOR SAILBOATS, INCLUDING LAKES, PONDS, RESERVOIRS, TIDAL WATERS, RIVERS, STREAMS, AND CANALS WITH AN UNOBSTRUCTED SURFACES AREA OF: A. LESS THAN 20 ACRES B. 20 TO 200 ACRES C. 200 TO 2000 ACRES D. OVER 2000 ACRES (SEE NOTES 12, 13, & 14.)	17.5 25.5 31.5 37.5	18 26 32 38	18.5 26.5 32.5 38.5	20.5 28.5 34.5 40.5
7. B) WATER AREAS REGULATED BY CORPS OF ENGINEERS (SEE NOTE 7)	52	55	55	55
8. PUBLIC OR PRIVATE LAND AND WATER AREAS POSTED FOR RIGGING OR LAUNCHING SAILBOATS.	CLEARANCE ABOVE GROUND SHALL BE 5 FEET GREATER THAN IN 7. ABOVE, FOR THE TYPE OF WATER AREAS SERVED BY THE LAUNCHING SITE.			
WHERE WIRES, CONDUCTOR, OR CABLES RUN ALONG AND WITHIN THE LIMITS OF HIGHWAY OR OTHER ROAD RIGHT–OF–WAY BUT DO NOT OVERHANG THE ROADWAY				
9. ROADS, STREET, OR ALLEYS	15.5 (SEE NOTES 6 AND 10)	15.5 (SEE NOTES 6)	16.5	18.5
10. ROADS IN RURAL DISTRICTS WHERE IT IS UNLIKELY THAT VEHICLES WILL BE CROSSING UNDER THE LINE.	15.5 (SEE NOTES 4 AND 5)	14.0 (SEE NOTES 4)	14.5 (SEE NOTES 4)	16.5

*ALWAYS REFER TO THE LATEST NESC
(REFERENCE NESC RULE 232, 2007 EDITION, FOR ADDITIONAL INFORMATION)

VERTICAL CLEARANCES OF WIRES, CONDUCTORS, AND CABLES ABOVE GROUND, ROADWAYS, RAILS, OR WATER

ECG electric cities of georgia

DATE: OCTOBER, 1992

REVISIONS JULY, 2002

TABLE 1

FOOTNOTES TABLE 2:

1. Where a building, sign, chimney, antenna, tank, or other installation does not require maintenance such as painting, washing, changing of sign letters, or other operations which would require persons to work or pass between supply conductors or unguarded rigid live parts and structures, the clearance may be reduced by 2 ft.

3. A roof, balcony, or area is considered readily accessible to pedestrians if the means of access is through a doorway, ramp, window, stairway, or permanently mounted ladder. A permanently mounted ladder is not considered a means of access if its bottom rung is 8 ft. or more from the ground or other permanently installed accessible surface.

4. The required clearances shall be to the closest approach of motorized signs or moving portions of installations.

5. For the purpose of this rule, trucks are defined as any vehicle exceeding 8 ft. in height.

6. This clearance may be reduced to 3 in. for the grounded portions of the guys.

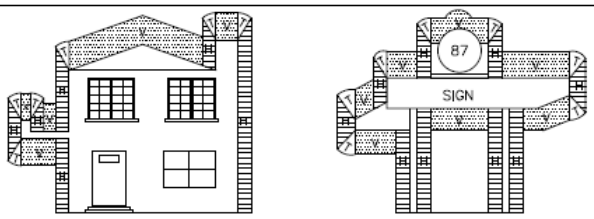
7. Windows not designed to open may have the clearance permitted for the walls and projections.

8. The horizontal clearance shall not be less than 3.5' plus the displacement of the conductor by a 6 lb/ft^2 wind at 60° F, final sag.

9. The horizontal clearance shall not be less than 4.5' plus the displacement of the conductor by a 6 lb/ft^2 wind at 60° F, final sag.

10. Where available space will not permit this value, the clearance may be reduced to 7.0 ft. for conductors limited to 8.7 KV to ground.

Note: Footnote 2 was intentionally omitted.



VOLTAGES ARE PHASE TO GROUND FOR EFFECTIVELY GROUNDED CIRCUITS

CLEARANCE FROM:	INSULATED COMMUNICATION CONDUCTORS AND CABLES; MESSENGERS; GROUNDED GUYS; NEUTRAL CONDUCTORS (IN FEET)	MULTIPLEX SUPPLY CABLE 0 – 750 VOLTS (IN FEET)	OPEN WIRE CONDUCTORS 0 – 750 VOLTS (IN FEET)	UNGUARDED RIGID LIVE PARTS, OVER 750 VOLTS TO 22 KILOVOLTS (IN FEET)	OPEN WIRE CONDUCTORS OVER 750 VOLTS TO 22 KILOVOLT (IN FEET)
1. BUILDINGS A. HORIZONTAL (1) TO WALLS, PROJECTIONS, AND GUARDED WINDOWS.	4.5 (SEE NOTE 6)	5.0 (SEE NOTE 1)	5.5 (SEE NOTE 1 & 8)	7.0 (SEE NOTE 1)	7.5 (SEE NOTE 1,9,&10)
(2) TO UNGUARDED WINDOWS. (SEE NOTE 7)	4.5	5.0	5.5 (SEE NOTE 1 & 8)	7.0	7.5 (SEE NOTE 9 & 10)
(3) TO BALCONIES AND AREA ACCESSIBLE TO PEDESTRIANS. (SEE NOTE 3)	4.5	5.0	5.5 (SEE NOTE 8)	7.0	7.5 (SEE NOTE 9 & 10)
B. VERTICAL (1) OVER OR UNDER ROOF OR PROJECTIONS NOT READILY ACCESSIBLE TO PEDESTRIANS. (SEE NOTE 3)	3.0	3.5	10.5	12.0	12.5
(2) OVER OR UNDER BALCONIESAND ROOFS READILY ACCESSIBLE TO PEDESTRIANS. (SEE NOTE 3)	10.5	11.0	11.5	13.0	13.5
(3) OVER ROOFS ACCESSIBLE TO VEHICLES, BUT NOT SUBJECT TO TRUCK TRAFFIC. (SEE NOTE 5)	10.5	11.0	11.5	13.0	13.5
(4) OVER ROOFS ACCESSIBLE TO TRUCK TRAFFIC. (SEE NOTE 5)	15.5	16.0	16.5	18.0	18.5
2. SIGNS, CHIMNEYS, BILLBOARDS, RADIO AND TELEVISION ANTENNAS, TANKS, AND OTHER INSTALLATIONS NOT CLASSIFIED AS BUILDINGS OR BRIDGES. A. HORIZONTAL; (SEE NOTE 4) (1) READILY ACCESSIBLE	4.5	5.0	5.5	7.0	7.5
(2) NOT READILY ACCESSIBLE	3.0	3.5	5.5 (SEE NOTES 1 & 8)	7.0	7.5 (SEE NOTE 1,9,&10)
B. VERTICAL (1) OVER OR UNDER CATWALKS AND OTHER SURFACES UPON WHICH PERSONNEL WALK.	10.5	11.0	11.5	13.0	13.5
(2) OVER OR UNDER OTHER PORTIONS OF SUCH INSTALLATIONS.	3.0	3.5	6.0 (SEE NOTE 1)	7.5	8.0

*ALWAYS REFER TO THE LATEST NESC
(REFERENCE NESC RULE 232, 2007 EDITION, FOR ADDITIONAL INFORMATION)

CLEARANCES OF WIRES, CABLES, AND UNGUARDED RIGID LIVE PARTS ADJACENT BUT NOT ATTACHED TO BUILDINGS AND OTHER INSTALLATIONS EXCEPT BRIDGES

ECG electric cities of georgia

DATE: OCTOBER, 1992

REVISIONS JULY, 2001

TABLE 2

To: City Council

From: Patrick Kelley

Department: Planning, Zoning and Code

Date: 04-01-19

Description: Variance request 1415 East Church St. / Minimum lot size reduction from 14,000 to 10,000 sq. ft.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Approval of reduced lot size pending conformance with the remainder of Zoning and Development requirements related to access and interconnectivity.

Background: This is currently undeveloped land with R1 zoning. The developer wishes to maintain the lot yield of up to 3 units per acre while reducing the lot size due to market trends towards smaller lot size. This reduces maintenance for the property owner and keeps the home prices lower as well. The remainder of the property will be set aside as open space. Necessary market study, analysis and street right of way will be required before development will be permitted.

Attachment(s): See submittal below.

Use text bank for a
Plan_Municipality_Name
Report Text Library:
Plan_Municipality_Address

Use text bank for a Plan_Report_Title

339

Plan NO.: **VAR-00000**
Plan Type: **Variance**
Work Classification: **Variance**
Plan Status: **Issued**

Apply Date: 03/19/2019

Expiration:

Location Address

1415 E CHURCH ST, MONROE, GA 30655

Parcel Number

M0240106

Contacts

TERRASTONE DEVELOPMENT **Applicant**
3245 Peachtree Pkwy Suite D278, Suwanee, GA 30024
(678)779-0363 slee@terrastonedev.com

Description: REQUEST FOR VARIANCE OF SECT 700.1 TABLE 11-P&Z MTG 4/16/19 @ 5:30 PM-COUNCIL MTG 5/14/19 @ 6:00 PM 215 N BROAD STREET

Valuation:	**$0.00**
Total Sq Feet:	**0.00**

Fees	Amount
Single Family Rezone or Variance Fee	$100.00
Total:	**$100.00**

Payments	Amt Paid
Total Fees	**$100.00**
Check # 1006	$100.00
Amount Due:	**$0.00**

Condition Name	Description	Comments

Insert a Plan notice prefix in the report text bank, entry: Plan_Notice_Prefix

Debbie Adkinson
Issued By: Debbie Adkinson

March 19, 2019
Date

Plan_Signature_1

3/19/19
Date

Plan_Signature_2

Date

THE CITY OF Monroe Since 1821

Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning Meeting of: _____

Your representative must be present at the meeting

Street address 1415 E CHURCH ST Council District ____/____ Map and Parcel # M0240106
Zoning R1 Acreage +/- 52 Proposed Use Residential Dev Road Frontage 1304.47 ft. / on CHURCH (street or streets)

Applicant	Owner
Name TERRASTONE DEVELOPMENT	Name MARK & MARIA MEADOWS
Address 3245 Peachtree Pkwy Ste D-278	Address 1340 BENT CREEK RD, WATKINSVILLE, GA
Phone # 678.779.0363	Phone # 770.316.7722

Request Type: (check one) Variance ✓ Conditional Use ___

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Residential development using R1 standards with the exception of reducing lot size minimums to 7500 sf similar to R1A. Do not want to increase # of lots but want to utilize natural green space buffers and open areas.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
Neighboring properties are residential. Subdivision to the west is R1A

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
Want to utilize green space buffers, open area and not disturb natural areas as much. Want to lessen impact on natural environment. Public utilies serve the site and wouldn't overburden. Development won't cause "Domino effect"

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
Development area comprises +/- 52 acres consisting of approx 125 lots with main entrance on Church St.

State the particular hardship that would result from strict application of this Ordinance:
Current market conditions favor smaller lots w/ natural areas. Developer feels larger lots will price the finished lots out of market price & become a non desired product

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

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

Documents to be submitted with request:

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

Application Fees:

✓ $100 Single Family
___ $300 Multi Family
___ $200 Commercial

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

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature _____ Date: 3/14/19

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

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

Signature _____ Date: 3-18-19

_____ Date: 3/18/19

ANGELA ELAINE BRANTON
NOTARY PUBLIC
JACKSON COUNTY, GA
MY COMMISSION EXPIRES
APRIL 2, 2021

Notary Public ANGELA ELAINE BRANTON
Commission Expires: 4/2/21 5931 WATERWORKS RD.
04/02/2021

I hereby withdraw the above application: Signature _____ Date _____

2018 Property Tax Statement

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-0000005399	11/15/2018	$0.00	$5174.80	$0.00	Paid 11/15/2018

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

BURDETT MARIA MEADOWS &
MEADOWS MARK ANTHONY
1340 BENT CREEK RD
WATKINSVILLE, GA 30677

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Map: M0240-00000-106-000
Location: 1415 E CHURCH STREET
Account No: 107980 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

Tax Payer: BURDETT MARIA MEADOWS &
Map Code: M0240-00000-106-000
Description: 52.36AC
Location: 1415 E CHURCH STREET
Bill No: 2018-0000005399

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	$328,500.00	11/15/2018	08/08/2018		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	$0.00	$131,400.00	$0.00	$131,400.00	0.001979	$260.04	$0.00	$260.04
CITY TAX	$0.00	$131,400.00	$0.00	$131,400.00	0.005298	$1,231.62	-$535.46	$696.16
COUNTY	$0.00	$131,400.00	$0.00	$131,400.00	0.010905	$1,748.28	-$315.36	$1,432.92
SCH BOND	$0.00	$131,400.00	$0.00	$131,400.00	0.0026	$341.64	$0.00	$341.64
SCHOOL	$0.00	$131,400.00	$0.00	$131,400.00	0.0186	$2,444.04	$0.00	$2,444.04
TOTALS					**0.039382**	**$6,025.62**	**-$850.82**	**$5,174.80**

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	$5,174.80
Discount	$0.00
Penalty	$0.00
Interest	$0.00
Other Fees	$0.00
Previous Payments	$5,174.80
Back Taxes	$0.00
Total Due	**$0.00**
Paid Date	11/15/2018

3-4 HB

Return to:
PRESTON & MALCOM, P. C.
POST OFFICE BOX 984
MONROE, GA 30655
File No. 06-20951

Deed Doc: ESTD Rec#: 140314
Recorded 06/08/2007 02:58PM
Georgia Transfer Tax Paid : $0.00

KATHY K. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 02739 Pg 0117-0119

DEED OF ASSENT OF CO-EXECUTORS

NTC/RPP

STATE OF GEORGIA

COUNTY OF WALTON

WHEREAS, WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS died a resident of Walton County, Georgia, on the 13th day of November, 2005, leaving a Will which has been probated in Solemn Form in said County at the December Term, 2005 of the Probate Court thereof; and

WHEREAS, under the terms of said Will the property described in Exhibit A was devised to **MARIA MEADOWS BURDETT and MARK ANTHONY MEADOWS;** and

WHEREAS, the undersigned duly qualified as Co-Executors of the Estate of **WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS**, and **they** are now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned as Co-Executors of the Will of the said **WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS,** hereby assent to the devise of said property under the terms of said Will so that the title thereto is now vested in the said **MARIA MEADOWS BURDETT and MARK ANTHONY MEADOWS,** as provided in said Will.

WITNESS my hand and seal, this the 25th day of May, 2007.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

SEAL AFFIXED

Maria Meadows Burdett 16 May 2007 (SEAL)
MARIA MEADOWS BURDETT

As Co-Executor under the Last Will and Testament of **WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS**, deceased

Patricia A. Husted
Notary Public, State of New York
Registration #01HU6034621
Qualified In Tompkins County
My Commission Expires Dec. 13, 2009

SEAL AFFIXED

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Patricia Lynn Ault-man
Notary Public

SEAL AFFIXED

Mark Anthony Meadows (SEAL)
MARK ANTHONY MEADOWS

As Co-Executor under the Last Will and Testament of **WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS**, deceased

EXHIBIT "A"

All of the Estate's undivided right, title, interest and equity in and to:

All that tract or parcel of land, lying or being in the County of Walton, said State of Georgia and in Town District formerly known as the Jett Phillips place, located on the North side of the Monroe and Good Hope public road, about one and one-half miles East of Monroe, GA., containing fifty-six and fifty-five hundredths (56.55) acres, more or less, and bounded, now or formerly, as follows: North by lands of George W. Baker formerly J. H. Felker land; East by private road and land of Ezra Chick; South by Monroe-Good Hope public road; West by land of Frank Hannay and Harold L. Davis formerly the Tom Harris land.

This deed is given subject to a right of way easement to the State Highway Board and an easement to the Georgia Power Co. for a power line across said land.

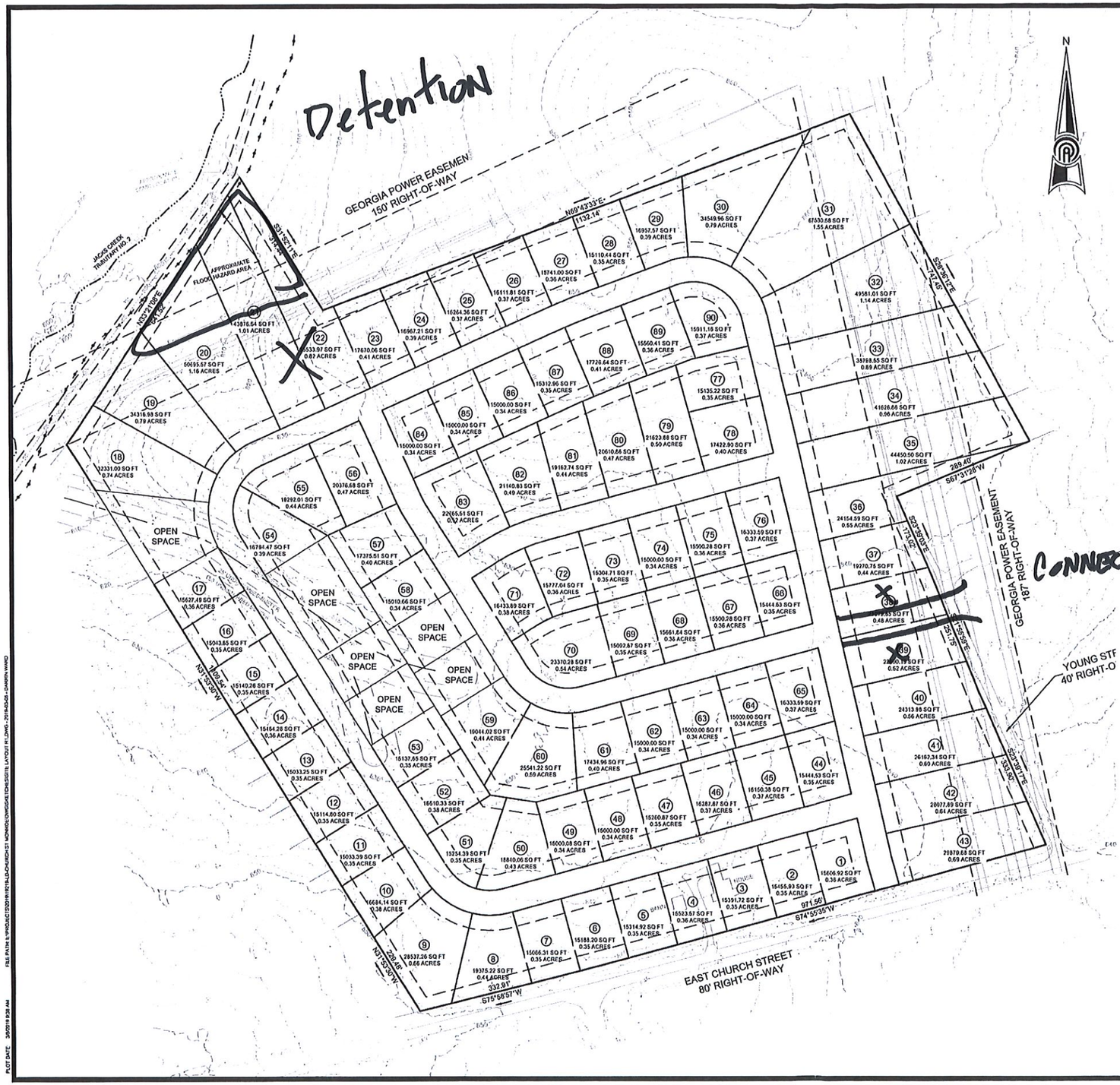
Being the same property conveyed to Woodrow Meadows by Warranty Deed dated November 24, 1945, recorded in Deed Book 29, page 154, Clerk's Office, Walton Superior Court.

R1 with 14,000 sq.ft. Lots -VS- R1 with 10,000 sq.ft. Lots

The following chart is for comparison for the proposed variance in lot size (14,000 vs 10,000 sqft) at 1415 E. Church Street. The total gross area is **52.35 acres**. This development will be required to comply with providing 15% open green space with amenities for recreation, impact studies, and connectivity.

Note: The applicant initially assumed 75' frontage showing 125 lots. Applicant now understands that all the setbacks must comply with the R1 standard. This rendered lots unsuitable for placing house footprint. Now with the frontage meeting the R1 (with 14,000 sq.ft) requirement, frontage would be 100' reducing total lots by approximately 25%. Total lot count is under 100 lots.(estimate approx. 95 lots once you factor in detention and connectivity)

R-1 14,000 sq.ft. lots	R-1 10,000 sq.ft. lots
Total **lot density 1.81** lots/acre	Total **lot density 2.01** lots/acre
Length of Roads **6,450 lf**	Length of Roads **6,602 lf**
Under **100 lots** - (15% open space with amenities not required)	**105 lots** – (15% open space with amenities required)
Connectivity Required (250' road)	Connectivity Required
Impact Study for utilities, traffic, school system capacity required	Impact Study for utilities, traffic, school system capacity required
Environmental Quality **Approximately 1.5 acres** of creeks, trees, and vegetation not impacted	**Environmental Quality** **Approximately 7.08 acres** of creeks, trees, and vegetation not impacted
Architectural Standards Apply	Architectural Standards Apply
Additional Conditions can not be required	Can be Conditioned



TOTAL GROSS AREA	
TOTAL GROSS AREA	52.356 ACRES
ZONING	
ZONING JURISDICTION	CITY OF MONROE
EXISTING ZONING	R-1
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	90 LOTS
TOTAL SITE DENSITY	1.7 LOTS/ACRE
MAX SITE DENSITY ALLOWED	3 LOTS/ACRE
LENGTH OF ROADS	6,200 LF
SETBACK REQUIREMENTS	
MAJOR/MINOR FRONT SET BACK	30 FEET
SIDE YARD	10 FEET
REAR YARD SETBACK	25 FEET
MAX BUILDING HEIGHT	35 FEET
MIN LOT WIDTH	75 FEET
MIN LOT SIZE TYPICAL LOT SIZE PROVIDED	15,000 SQ. FT.

1.81 LOTS/ ACRE

NOTE

1. A PORTION OF SUBJECT PROPERTY LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA 13297C0137E & 13297C0145D.
2. THIS PROPERTY IS HAS APPROXIMATELY 13 AC PARTIALLY WOODED AND HAS APPROXIMATELY 39 AC OF PASTURE LAND. THIS PROPERTY HAS APPROXIMATELY 7 ACRES OF POWER LINE EASEMENT ENCROACHING. STREAMS AND BUFFERS EXIST ON THE SITE ON THE NORTHERN AND WESTERN PORTION OF THE PROJECT.
3. SANITARY SEWER TO BE PROVIDED BY THE CITY OF MONROE. CONNECTION IS PROPOSED AT NORTHERN PORTION OF SITE. AN EASEMENT WILL BE REQUIRED FOR CONNECTION.
4. WATER TO BE PROVIDED BY THE CITY OF MONROE.
5. EXISTING STRUCTURE IS SHOW ON SITE PLAN AND THE INTENT IS TO DEMOLITION EXISTING STRUCTURE.

Existing with 14000 Sq ft Lots

CONNECTIVITY

NOTE - lots shown 75' width frontage

If shown 100'/R1 standard. 25% REDUCTION IN total Lots.

Approx, 95 Lots AVAILABLE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

TERRASTONE DEVELOPMENT

E. CHURCH STREET / MONROE

CONCEPT SITE PLAN ZONED R-1

SHEET TITLE

DESIGN	DRAWN	CHECKED
DW	DW	ES

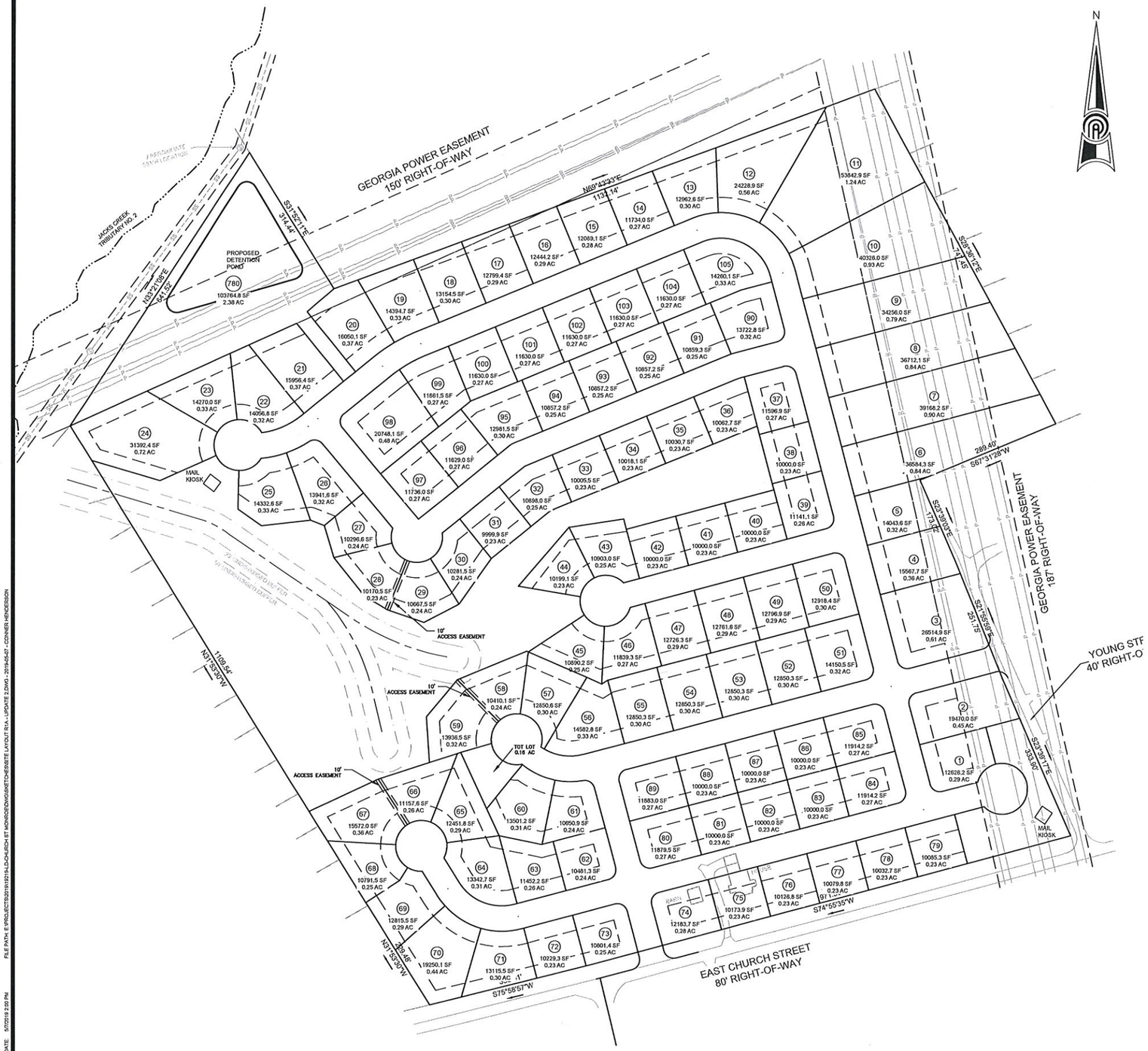
NO.	DESCRIPTION	DATE
	RELEASE	3/7/2019

DATE

R19219
PPI PROJECT NO.

2

PLOT DATE: 3/6/2019 9:29 AM
FILE PATH: X:\PROJECTS\2018\18-214-A_CHURCH ST MONROE\DWG\SITE\SITE LAYOUT R1_DWG - 2018-06-26 - DAMIEN.WARD



TOTAL GROSS AREA	
TOTAL GROSS AREA	52.356 ACRES
ZONING	
ZONING JURISDICITION	CITY OF MONROE
EXISTING ZONING	R-1 *
DATA SUMMARY	
TOTAL RESIDENTAIL UNITS	105 LOTS
TOTAL SITE DENSITY	2.01 LOTS/ACRE
MAX SITE DENSITY ALLOWED	3 LOTS/ACRE
LENGTH OF ROADS	6,602 LF
SETBACK REQUIREMENTS	
MAJOR/MINOR FRONT SET BACK	30 FEET
SIDE YARD	10 FEET
REAR YARD SETBACK	25 FEET
MAX BUILDING HEIGHT	35 FEET
MIN LOT WIDTH	100 FEET
MIN LOT SIZE TYPICAL LOT SIZE PROVIDED	10,000 SQ. FT.
OPEN SPACE	
OPEN SPACE PROVIDED	7.08 ACRES

* VARIANCE REQUESTED FROM SMALLER LOTS, BUT NOT EXCEEDING MAX DENSITY FOR ZONING R1

NOTE:

1. A PORTION OF SUBJECT PROPERTY LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA 13297C0137E & 13297C0145D.
2. THIS PROPERTY IS HAS APPROXIMATELY 13 AC PARTIALLY WOODED AND HAS APPROXIMATELY 39 AC OF PASTURE LAND. THIS PROPERTY HAS APPROXIMATELY 7 ACRES OF POWER LINE EASEMENT ENCROACHING. STREAMS AND BUFFERS EXIST ON THE SITE ON THE NORTHERN AND WESTERN PORTION OF THE PROJECT.
3. SANITARY SEWER TO BE PROVIDED BY THE CITY OF MONROE. CONNECTION IS PROPOSED AT NORTHERN PORTION OF SITE. AN EASEMENT WILL BE REQUIRED FOR CONNECTION.
4. WATER TO BE PROVIDED BY THE CITY OF MONROE.
5. NO IMPACTS PROPOSED TO STREAM BUFFERS OR WETLANDS.
6. EXISTING STRUCTURE IS SHOW ON SITE PLAN AND THE INTENT IS TO DEMOLITION EXISTING STRUCTURE.

lot density 2.01

R1 w/ 10,000 sqft lots

105 total Lots

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TERRASTONE DEVELOPMENT

E. CHURCH STREET / MONROE

CONCEPT SITE PLAN ZONED R-1 (WITH VARIANCE REQUEST)

SHEET TITLE

DESIGN	DRAWN	CHECKED
CMH	CMH	ES

DATE	NO.	DESCRIPTION

RELEASE

5/07/2019
DATE

R19219
PPI PROJECT NO.

1

PLOT DATE: 5/7/2019 2:50 PM
FILE PATH: E:\PROJECTS\2019\19219-LD\CHURCH ST MONROE\DWG\SET\CHESSITE LAYOUT R1A - UPDATE 2.DWG - 2019-05-07 - CONNER HENDERSON

105 LOTS R-1 / 10,000 sqft w/ 15% GREENSPACE 2.01 LOTS/ACRE

NOTICE TO THE PUBLIC
CITY OF MONROE

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 1415 E Church St. A public hearing will be held on April 16, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 1415 E Church St. A public hearing will be held on May 14, 2019 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

Please run on the following date:

March 31, 2019

To: Planning and Zoning / City Council

From: Patrick Kelley

Department: Planning, Zoning, Code and Development

Date: 05-20-2019

Description: Buffer Variance request

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Approve
This intrusion is the minimum that would allow for the development as currently configured and any additional impacts have been accounted for in the water management plan.

Background: This is a long standing approve PRD which has been reconfigured in conformance with the approved zoning requirements.

Attachment(s):
None

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

Plan Report

352

Plan NO.: **VAR-00000**
Plan Type: **Variance**
Work Classification: **Variance**
Plan Status: **Issued**

Apply Date: 05/07/2019

Expiration:

Location Address | **Parcel Number**

350 DAVIS ST, MONROE, GA 30655 | **M0170176**

Contacts

SADIE KRAWCZYK — **Applicant**
411 S MADISON AVE, MONROE, GA 30655
(404)455-7992 SKRAWCZYK@MONROEGA.GOV

Description: REQUEST FOR VARIANCE OF STREAM BUFFER - P&Z MTG 6/18/19 @5:30 PM-COUNCIL 7/2/19 @ 6:00 PM 215 N BROAD STREET

Valuation:	**$0.00**
Total Sq Feet:	**0.00**

Fees	Amount
Single Family Rezone or Variance Fee	$100.00
Total:	**$100.00**

Payments	Amt Paid
Total Fees	**$100.00**
Check # 1136	$100.00
Amount Due:	**$0.00**

Condition Name	Description	Comments

Debbie Adkins — May 07, 2019
Issued By: — Date

Sadie Krawczyk — 5/9/19
Plan_Signature_1 — Date

Plan_Signature_2 — Date

THE CITY OF Monroe Since 1821

Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning Meeting of: June 18, 2019

Your representative must be present at the meeting

Street address 350 Davis Street Council District 4 / 8 Map and Parcel # M0170176

Zoning PRD Acreage 1.31 Proposed Use PRD Road Frontage 200 ft. / on Davis Street (street or streets)

Applicant	Owner
Name Sadie Krawczyk	Name Open Wells, LLC
Address 411 S. Madison Ave.	Address 411 S. Madison Ave.
Phone # 404-455-7992	Phone # 404-455-7992

Request Type: (check one) Variance_X_ Conditional Use___

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:

Proposed use is a planned residential development

State relationship of structure and/or use to existing structures and uses on adjacent lots;

adjacent lots are residential as well

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

We are requesting a variance on the setback from the stream on the western side of the lot. We are asking for it to be reduced from 75' to 50'. This change will allow for the construction of a driveway to serve two of the homes.

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

(see attached)

State the particular hardship that would result from strict application of this Ordinance:

The current setback doesn't allow for the best layout of the parking and driveways within the development.

Check all that apply: Public Water: _x__ Well: ____ Public Sewer: _x_ Septic: _____ Electrical: __x_ Gas: __x__

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

Documents to be submitted with request:

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

Application Fees:

___ $100 Single Family
___ $300 Multi Family
___$200 Commercial

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

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature Sadie Krawczyk Date: 5/6/2019

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

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

Signature_____ Date: _____

_____ Date: _____

Notary Public
Commission Expires: _____

I hereby withdraw the above application: Signature_____ Date_____

Return Recorded Document to:
PRESTON & MALCOM, P.C.
Attorneys at Law
Post Office Box 984
110-112 Court Square
Monroe, Georgia 30655
File #: 13-23459

[Space above this line for recording data]

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the **23rd** day of **August, 2013**, between

RHONDA CONNELLY f/k/a RHONDA LEE MATHEWS,

of the County of **Walton**, and the State of **Georgia,** as party or parties of the first part, hereinafter called Grantor, and

OPEN WELLS, LLC

of the County of **Walton**, and the State of **Georgia**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 65 & 66, 3rd District, containing 1.65 Acres, as shown by a plat of survey entitled "Survey for: DKN Properties, LLC", prepared by C.S.A. Confederate Surveying Associates, Inc., certified by D. Evan Castle, Georgia Registered Land Surveyor No. 2657, dated July 6, 2009, recorded in Plat Book 105, Page 113, Clerk's Office, Walton Superior Court. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

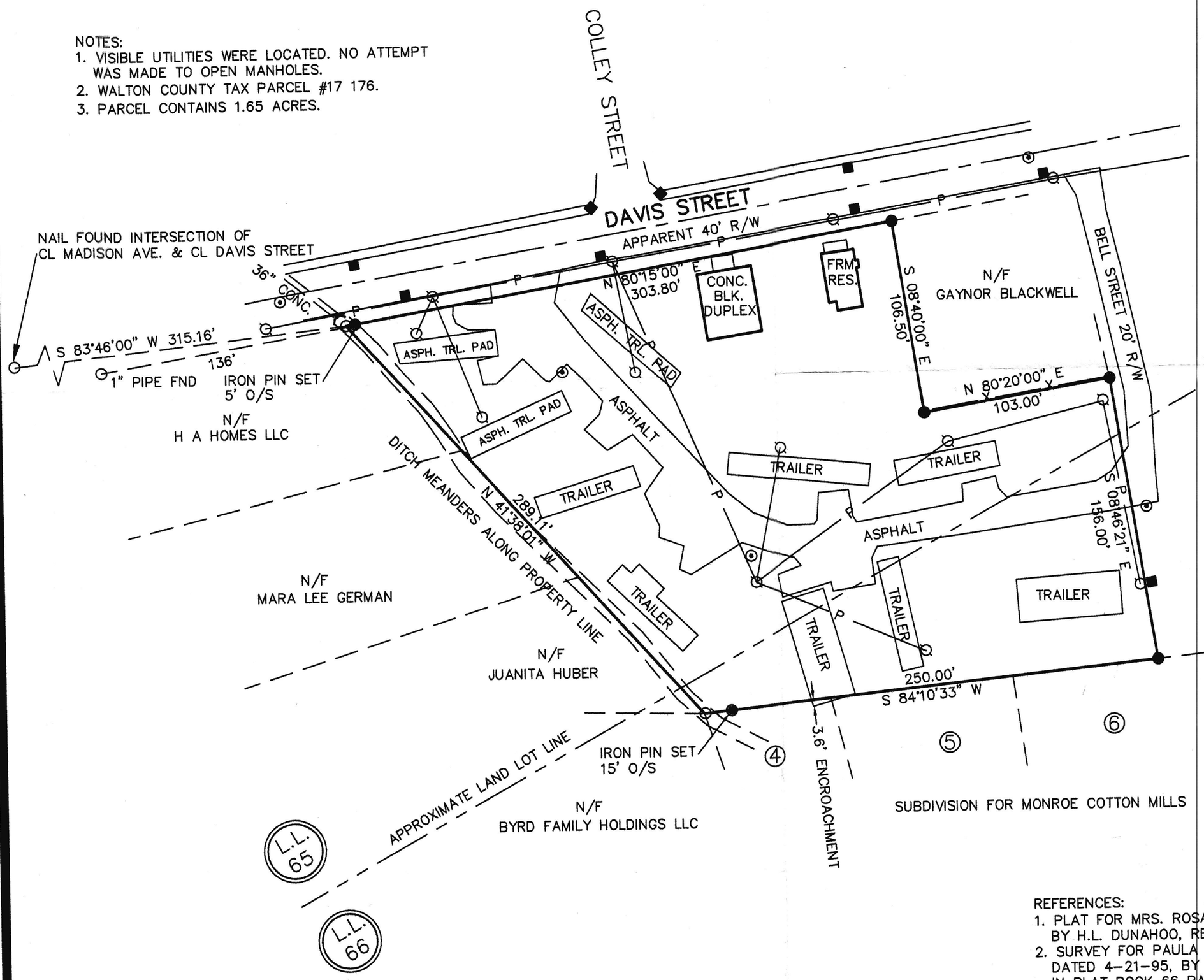
(Unofficial witness)

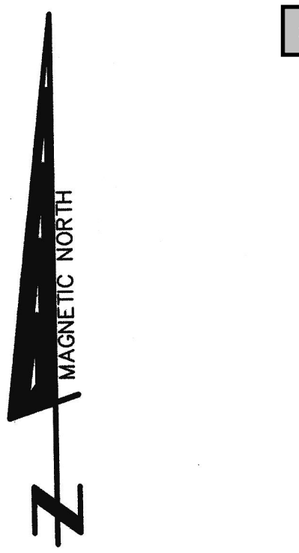
(Notary Public)

PATRINA LYNN AULTMAN NOTARY PUBLIC GEORGIA JAN. 18, 2014 WALTON COUNTY

Rhonda Connelly (Seal)
RHONDA CONNELLY f/k/a RHONDA LEE MATHEWS

NOTES:
1. VISIBLE UTILITIES WERE LOCATED. NO ATTEMPT WAS MADE TO OPEN MANHOLES.
2. WALTON COUNTY TAX PARCEL #17 176.
3. PARCEL CONTAINS 1.65 ACRES.





FILED AND RECORDED 7/6/09
AT 5:33 A.M. P.M.
PLAT BOOK 105 PAGE 113
KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

APPROVED FOR RECORDING
Lynx Bell
7-6-09

REFERENCES:
1. PLAT FOR MRS. ROSA M. WALKER, DATED 2-10-54, BY H.L. DUNAHOO, RECORDED IN PLAT BOOK 7 PAGE 86.
2. SURVEY FOR PAULA Q. BYRD & J. HAROLD BYRD, DATED 4-21-95, BY SIMS SURVEYING CO, RECORDED IN PLAT BOOK 66 PAGE 58.
3. SURVEY FOR W.B. NEWTON, MD, DATED 8-14-80, BY GREGG & ASSOC., RECORDED IN PLAT BOOK 27 PAGE 29.
4. SUBDIVISION PLAT FOR MONROE COTTON MILLS, DATED 8-21-63, BY PICKERELL & PICKERELL, RECORDED IN PLAT BOOK 10 PAGE 215.
5. WARRANTY DEED TO H A HOUSES LLC, DATED 1-02-02, RECORDED IN DEED BOOK 1390 PAGE 62.

LEGEND

- GAS VALVE
- COMPUTED POINT
- POWER POLE
- WATER VALVE MARKER
- WATER VALVE
- IRON PIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- DROP INLET
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- HEADWALL
- CONCRETE MONUMENT FOUND
- WATER METER

The field data upon which this survey is based has a relative closure precision of one foot in 26,912 feet and a relative angular error of 01 per angle point and was adjusted using Least Squares.

This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used for measurements:
Electronic total station
Direct Reading:
Angular: 1 second
Linear: 0.001 feet

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. FLOOD MAP PANEL NO. 13297C0112B, DATED 2/16/90.

GEORGIA REGISTERED No. 2657 LAND SURVEYOR D. EVAN CASTLE
7-6-09

DATE	REVISION

SURVEY FOR:

DKN PROPERTIES, LLC

LAND LOT 65 & 66, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA

C.S.A.
Confederate Surveying Associates, Inc.
1470 WATERFORD LANE BETWEEN, GEORGIA 30656 770-207-1695

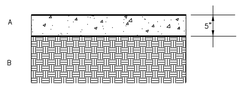
SURVEYED: DEC	DRAWN:	DESIGNED:	CHECKED: DEC	PRO. NO. 0903	SCALE: 1"=50'	DATE: 7-6-09	SHEET NO. OF

SITE PLAN NOTES

1. SITE CONTAINS 1.35 ACRES TOTAL.
2. PROPERTY IS ZONED MDPRD.
3. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC. DATED 6/19/15.
4. NO PART OF THIS SITE IS IN A FLOOD HAZARD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 113297C0137D, DATED 5/18/09.
5. THERE ARE NO MAXIMUM ALLOWABLE BUILDING HEIGHT LIMIT.
6. ALL CURB RADII ARE 5' MEASURED TO FOC UNLESS OTHERWISE NOTED.
7. ALL CURB DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO CITY OF MONROE AND GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, AND OTHER ARCHITECTURAL DETAILS.
10. HANDICAP PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBSCURED BY VEHICLES PARKING IN THE SPACES.
11. CONTRACTOR TO NOTIFY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
12. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT.
13. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
14. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
15. THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 500 AND THE FIRE RESISTIVE REQUIREMENTS OF TABLE 600 OF THE 1995 EDITION OF THE STANDARD BUILDING CODE BASED ON OCCUPANCY GROUP CLASSIFICATIONS AND TYPES OF CONSTRUCTION.
16. NO DRIVE UP WINDOWS ARE PROPOSED.
17. BUILDING NOT TO BE SPRINKLERED.
18. NO SIGNAGE IS PROPOSED AT THIS TIME AND THE APPROPRIATE SIGN PERMITS TO BE OBTAINED AT A LATER DATE.
19. THERE ARE NO EXISTING OR PROPOSED INERT WASTE BURY PITS ON THIS SITE.
20. OWNER IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAIN SYSTEM OUTSIDE OF RIGHT OF WAY.
21. OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.E.S. GENERAL PERMIT REQUIREMENTS.
22. THERE ARE NO WETLANDS ON THIS SITE.
23. SEWER SERVICE FOR THIS SITE WILL BE PROVIDED BY CITY OF MONROE.
24. WATER SERVICE FOR THIS SITE WILL BE PROVIDED BY CITY OF MONROE.
25. THERE ARE NO CEMENTERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
26. NECESSARY BARRICADES, SUFFICENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION ON ROADS IN CITY OF MONROE.

A. 5.0 INCH CONCRETE W/ FIBER MESH

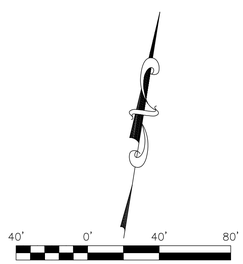
B. STABILIZED SUBGRADE
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 100% STD. PROCTOR

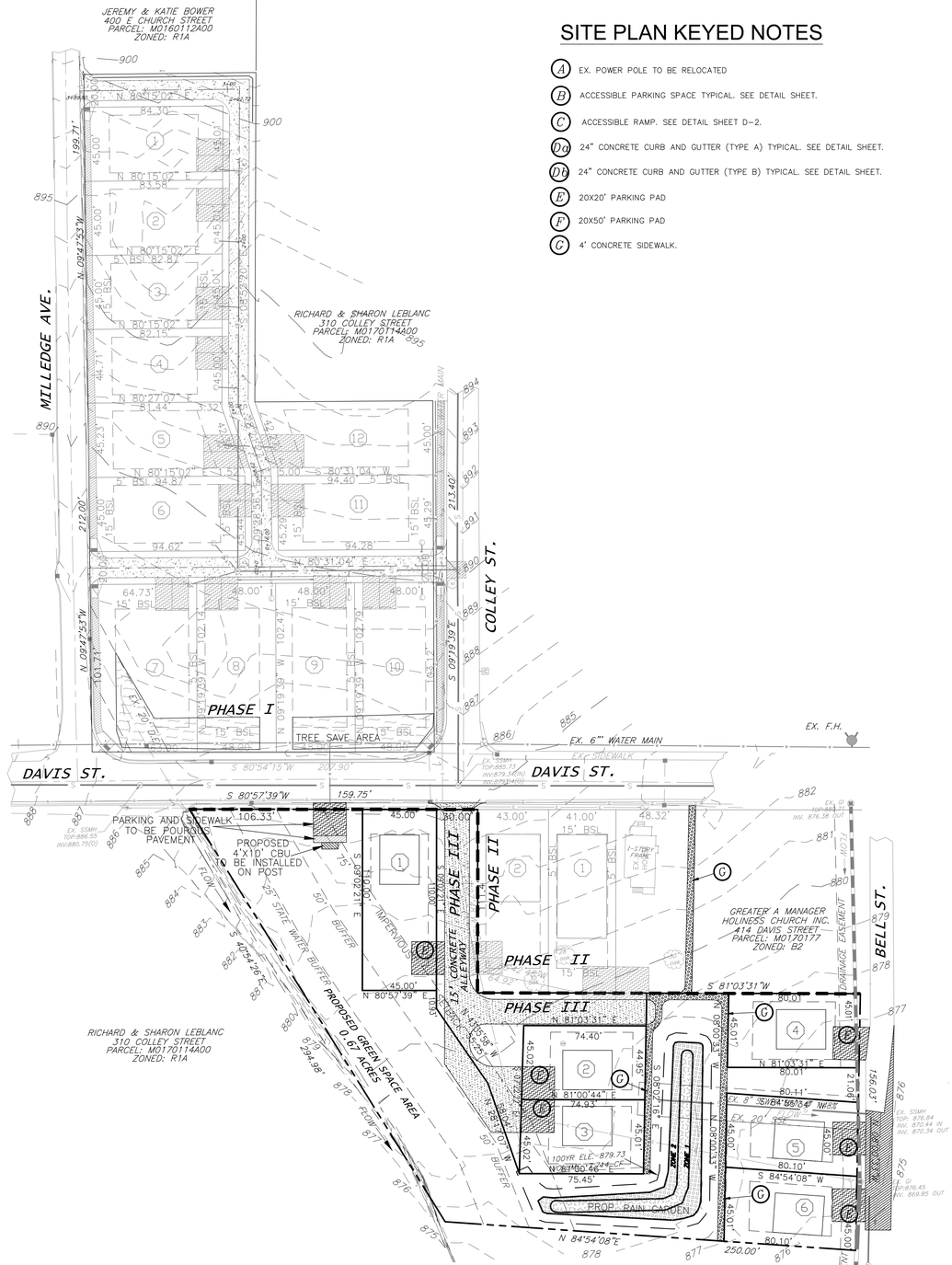


CONC. ALLEYWAY

NO SCALE

TOTAL SITE AREA = 1.35 ACRES
TOTAL DISTURBED AREA = 0.99 ACRES
THERE ARE STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.





LOT CHART		
LOT #	AREA	
1	0.11 ACRES	4,950.00 SQ. FT.
2	0.08 ACRES	3,357.56 SQ. FT.
3	0.08 ACRES	3,383.29 SQ. FT.
4	0.08 ACRES	3,600.48 SQ. FT.
5	0.08 ACRES	3,598.70 SQ. FT.
6	0.08 ACRES	3,600.00 SQ. FT.

GEORGIA811
www.Georgia811.com

SITE PLAN KEYED NOTES

(A) EX. POWER POLE TO BE RELOCATED

(B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.

(C) ACCESSIBLE RAMP. SEE DETAIL SHEET D-2.

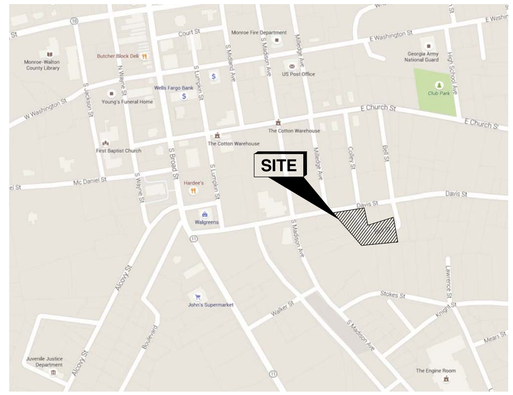
(Dg) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.

(Db) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.

(E) 20X20' PARKING PAD

(F) 20X50' PARKING PAD

(G) 4' CONCRETE SIDEWALK.



VICINITY MAP
N.T.S.

TOTAL AREA = 2.83 AC
PROPOSED 20 RESIDENTIAL UNITS
PROPOSED DENSITY = 6.36 UNITS/AC

Density; Open Space; Set Back; Parking Requirements
(1) The permitted usage for a MDPRD development is single-family detached or attached dwellings.
(2) The maximum permitted density in the MDPRD shall be ten dwelling units per gross acre.
(3) A minimum separation of [10] feet shall be provided between all principal buildings and structures.
(4) All MDPRD developments shall have set backs consistent with the form and style of set backs of similar properties in the MDPRD. Setbacks generally should be at least 15 feet from the public right of way unless surrounding forms suggest otherwise.
(5) The MDPRD shall provide one and one half (1.5) parking spaces per dwelling unit. In order to promote shared functional open space and access to and from the site, all parking shall
be located in clusters, which provide not more than five adjoining spaces each. Parking on the MDPRD is prohibited in the front yard set back areas. Off street parking is defined as clustered
parking which is adjacent to a city maintained street and which is approved as part of the MDPRD site plan. All on site parking other than off street parking which is adjacent to structures shall be permitted only when it is located toward the rear of the principal structure and is served by an alley or private drive specifically designated on the MDPRD development site plan. A MDPRD development may also provide on street parking for some of the units if the on street parking area is contiguous to the MDPRD development and the MDPRD development is located on a city maintained street not defined as an arterial or collector street. Any such on street parking shall be specifically designated in the MDPRD development site plan, and may not encroach upon the paved width of the street, and must be specifically approved by the Code Enforcement Officer. All MDPRD developments shall be permitted to utilize materials other than concrete and asphalt for driveways and parking areas for on site parking and ingress and egress that are approved by the Code Enforcement Officer.
(6) Each building shall be located on a lot or parcel that provides lot frontage onto a public street or public green space.
(7) Rear alley drives shall be a minimum of 12 feet wide.

Dwelling Unit Size; Dwelling Unit Design; Private Open Space Requirements
(1) All single story dwelling units shall have a minimum of 800 square feet and a maximum of

2,600 square feet. All dwelling units which are one and one-half or two story shall have a minimum of 650 square feet on the first floor and a minimum combined 1200 square feet for both floors. All two story dwelling units shall contain a maximum of 2,600 square feet for both
floors and a maximum of 1,800 square feet for the first floor.
(2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
(3) All dwelling units shall have pitched roofs with a minimum 6/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three tab asphalt shingles are prohibited. The maximum building height permitted for dwelling units shall be eighteen (18) feet excluding the pitched roof. The highest point of any pitched roof may not exceed twenty-five (25) feet.
(4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
(5) Each dwelling unit shall provide an area of private open space in both the front and the rear yards. The private open space shall separate the main entrance to the dwelling unit from the common open space so as to create a private yard area. The private open space shall be separate from the common open space with a small hedge, picket fence or other visual separation material approved by the Code Enforcement Officer. Each dwelling unit shall be provided with a minimum of 200 square feet of usable private open space and no dimension of
the private open space shall be less than eight feet.
(6) All dwelling units in a MDPRD development shall be constructed on crawl space or raised contained slab, and all foundation walls shall be brick veneered.

ALCOVY
SURVEYING & ENGINEERING, INC.
P.O.C. TIP HUYNH, P.E.
2205 Highway 81 South
Loganville, Georgia 30052
Phone: 770-466-4002
Fax: 770-466-4296
tip@alcovyse.com

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GEORGIA REGISTERED No. 033211 PROFESSIONAL ENGINEER TIP HEP VAN HUYNH

VARIANCE REQUEST

PROPOSED MADISON DAVIS PLANNED RESIDENTIAL DEVELOPMENT (MDPRD) PHASE III

M0170176

PARCELS: M0160112, M0170113

GMD DISTRICT:

DAVIS ST.

CITY OF MONROE, GA

9/4/2018

1"=40'

OWNER/DEVELOPER

BRIAN KRAWCZYK
411 E. MADISON AVE.
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT
BRIAN KRAWCZYK
404-944-7992

REVISIONS

NO.	DATE	DESCRIPTION
1	1/4/19	UTILITY COMMENTS

JOB No. 13-089

V-1

2018 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

OPEN WELLS LLC
411 S MADISON AVENUE

MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*To 358 *
2018-26891	11/15/2018	$0.00	$1615.25	$0.00	Paid 12/04/2018

Map: M0170-00000-176-000
Location: 350 DAVIS STREET
Account No: 537820 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

Tax Payer: OPEN WELLS LLC
Map Code: M0170-00000-176-000
Description: MH-PK(10SP) 1.31AC
Location: 350 DAVIS STREET
Bill No: 2018-26891

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	$101,900.00	11/15/2018	08/08/2018		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	$0.00	$40,760.00	$0.00	$40,760.00	0.002	$80.66	$0.00	$80.66
CITY TAX	$0.00	$40,760.00	$0.00	$40,760.00	0.005	$382.05	-$166.10	$215.95
COUNTY	$0.00	$40,760.00	$0.00	$40,760.00	0.011	$542.31	-$97.82	$444.49
SCH BOND	$0.00	$40,760.00	$0.00	$40,760.00	0.003	$105.98	$0.00	$105.98
SCHOOL	$0.00	$40,760.00	$0.00	$40,760.00	0.019	$758.14	$0.00	$758.14
TOTALS					**0.039**	**$1,869.14**	**-$263.92**	**$1,605.22**

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	$1,605.22
Discount	$0.00
Penalty	$0.00
Interest	$0.00
Other Fees	$10.03
Previous Payments	$1,615.25
Back Taxes	$0.00
Total Due	**$0.00**
Paid Date	12/04/2018

NOTICE TO THE PUBLIC
CITY OF MONROE

The City of Monroe has received a request for a variance of Stream Buffer for 350 Davis Street. A public hearing will be held on June 18, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of Stream Buffer for 350 Davis Street. A public hearing will be held on July 2, 2019 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

Please run on the following date:

June 2, 2019

To: Planning and Zoning / City Council

From: Patrick Kelley

Department: Planning, Zoning, Code and Development

Date: 05-20-2019

Description: Request for re-zoning from B-3 to PCD

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

---

*Recommendation: **Approval with recommended amendments** determined by staff, the Planning and Zoning Commission and the City Council. Suggested Staff edits are:*

- *Require completed sidewalk network*
- *Apply ornamentation and fenestration standards for all street facing facades including those facing Hwy 78*
- *Require alternatives to internally illuminated signs on building faces but, potentially allow on monument and directional signs.*
- *Show cause for the necessity of internally illuminated signage or eliminate internally illuminated signs for anchors.*
- *Require north south 70' R/W connecting the east west boulevard to the remainder of the Rowell tract to ensure remnant parcels have street frontage and interconnectivity.*
- *Reduce out lot impervious coverage.*
- *Augment greenspace within the parking lots to sufficiently breakup the asphalt areas.*
- *Reduce stucco façade coverage to a maximum range of 10-12%*
- *Include berming and screening along the Boulevard to mitigate the visual impact of the large parking areas.*
- *Make the south Storm water management pond a water feature with aeration fountain and landscape and appoint this area as an amenity / park.*

Background: This is a request for a planned commercial district which would allow greater flexibility in the development pattern of this large project which would otherwise be prohibited or restricted by The City of Monroe Zoning Ordinance. All parcels in whole or further subdivided are subject to the Corridor Design Overlay ordinance criteria.

Attachment(s):
Monroe Pavilion Pattern design book

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

Plan Report

362

Plan NO.: **RZ-00000**

Plan Type: **Re-Zoning Request All Types**

Work Classification: **Request for Rezone**

Plan Status: **Issued**

Apply Date: 05/06/2019

Expiration:

Location Address

0 CHARLOTTE ROWELL BLVD, MONROE, GA 30656

Contacts

MAB AMERICAN — **Applicant**
525 N TRYON S STE 1600, CHARLOTTE, NC 28202
(334)462-8851 JOHN@MABAMERICAN.COM

Description: REQUEST FOR REZONE FROM B3 TO PCD-P&Z MTG 6/18/19 @ 5:30 PM - COUNCIL MTG 7/2/19 @ 6:00 PM 215 N BROAD ST

Valuation:	$0.00
Total Sq Feet:	0.00

Fees	Amount
Commercial Rezone or Variance Fee	$200.00
Total:	**$200.00**

Payments	Amt Paid
Total Fees	**$200.00**
Credit Card	$200.00
Amount Due:	**$0.00**

Condition Name	Description	Comments

Issued By:

May 06, 2019
Date

Plan_Signature_1

5/6/2019
Date

Plan_Signature_2

Date

REZONE APPLICATION FORM

PERMIT NUMBER _____

I. LOCATION US HIGHWAY 78 AT CHARLOTTE ROWELL RD
COUNCIL DISTRICT 3RD OF WALTON COUNTY
LAND LOTS ~~MAP NUMBER~~ 40 AND 63, 3RD DISTRICT
PARCEL NUMBER M0050045

II. PRESENT ZONING B3 REQUESTED ZONING PCD

III. ACREAGE 95.48 PROPOSED USE COMMERCIAL

CONTRACT (PURCHASER) IV. OWNER OF RECORD MAB AMERICAN MANAGEMENT, LLC
ADDRESS 525 N. TRYON ST. SUITE 1600

PHONE NUMBER 334.462.8851

The following information must be supplied by the applicant. (attach additional pages if needed)

V. ANALYSIS:

1. A description of all existing uses and zoning of nearby property
B3 AND B-2

2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification WE CANNOT DEVELOP THIS PROPERTY FOR OUR MAJOR TENANTS UNDER B-3. REFER TO OUR SUBMITTED PATTERN BOOK

3. The existing value of the property contained in the petition for rezoning under the existing zoning classification MARKET VALUE FOR TYPE OF PROJECT

4. The value of the property contained in the application for rezoning under the proposed zoning Classification MARKET VALUE FOR TYPE OF PROJECT

5. A description of the suitability of the subject property under the existing zoning classification
WITH THIS PROPERTY ZONED B-3 WE CAN NOT BUILD OUR PROJECT THE BIG BOX TENANTS REQUIREMENTS DO NOT FIT WITHIN B-3

6. A description of the suitability of the subject property under the proposed zoning classification of the property WE USE REZONING TO PCD WE CAN ADOPT MOST OF B-3 REQUIREMENT BUT CAN ALTER SOME OF THE REQUIREMENTS TO WORK W/ OUR MAJOR TENANTS. OUR SUBMITTED PATTERN BOOK GOES INTO DETAIL ABOUT THESE REQUIREMENTS.

Rezoning Application
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

5/6/19 Owner of property (signature) CONTRACT PURCHASER
Address 525 N Tryon St. Suite 1600 Charlotte, NC 28202
Phone Number 704-331-6582

Attorney/Agent (signature)
Address
Phone Number

Personally appeared before me the above applicant named Rick Maxian who on oath says that he/she is the Agent for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Jean Norton (Notary Public) 5/6/2019 (Date)

My Commission Expires 4/19/2021

JEAN NORTON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 19, 2021

Rezoning Application
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property UNDEVELOPED FOR MOST OF SITE. SHOW EXISTING BUILDING ON SITE PLAN IF THAT WILL BE REMOVED.

8. The length of time the property has been vacant or unused as currently zoned N/A - UNDEVELOPED PROPERTY

9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification WE ARE IN PROCESS OF PURCHASING PROPERTY. THE OWNER WENT BACK TO ALL THE MAJOR TENANTS AND JUNIOR ANCHORS TO TRY TO MAKE THEM WORK W/ THE B-3 REQUIREMENTS. MAJOR/JUNIOR ANCHORS WOULD NOT ACCEPT THOSE REQUIREMENTS

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT A ATTACHED

Rezoning Application
Page Four (4)

What method of sewage disposal is planned for the subject property?

__X__ Sanitary Sewer _____ Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from B3 to PCD located at US Highway 78, containing 95.48 acre(s), property owner being MAB Ameridon Management, LLC (Purchasing Property) filed on _____.

CHECK LIST - APPLICATION MATERIAL

___ Application Fee ($100.00 Application Fee Single Family Rezoning)
($300.00 Application Fee Multi Family Rezoning)
($200.00 Application Fee Commercial Rezoning)
(Application fee For Annexation is the same as a Rezone)

___ The completed application form (one original with original signatures)
___ Special Conditions made part of the rezoning/annexation request
___ Legal Description
___ Survey plat of property showing bearings and distances and:
- ___ abutting property owners
- ___ the zoning of abutting property
- ___ the current zoning of the subject property

____ Development Plan (two full size and one 11x17)
____ Site plan of the property at an appropriate scale
- ___ the proposed use
- ___ internal circulation and parking (proposed number of parking spaces)
- ___ landscaping minimum square footage of landscaped area
- ___ grading
- ___ lighting
- ___ drainage (storm water retention structures)
- ___ amenities (location of amenities)
- ___ buildings (maximum gross square footage and height of structures)
- ___ buffers
- ___ Additional information that may be required by the Code Enforcement Officer:

_____
_____

___ Monroe Utilities Network Availability Letter

Application Material-Section 1421.4 of the Zoning Ordinance outlines the specific items to be included on the site plan:

EXHIBIT A

MONROE PAVILION LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 AND 63 OF THE 3RD DISTRICT OF WALTON COUNTY GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A R/W MONUMENT AT THE SOUTHWESTERN END OF THE MITER OF THE R/W OF GEORGIA HIGHWAY 11 AND THE NORTERLY R/W OF US HIGHWAY 78 THENCE ALONG US HIGHWAY 78 R/W S73°01'41"W A DISTANCE OF 203.67' TO A POINT; THENCE ALONG A CURVE TO THE LEFT 317.68' HAVING A RADIUS OF 939.08' AND SUBTEND BY A CHORD OF S63°33'37"W AND DISTANCE OF 316.17' TO A 1" GALVINISED OPEN TOP PIPE FOUND **THE TRUE POINT OF BEGINNING**; ALONG THE R/W OF US 78 THE FOLLOWING COURSES S50°29'12"W A DISTANCE OF 129.13' TO A POINT; THENCE S47°16'54"W A DISTANCE OF 105.01' TO A R/W MONUMENT FOUND; THENCE S55°17'08"W A DISTANCE OF 251.83' TO A R/W MONUMENT FOUND; THENCE S62°19'32"W A DISTANCE OF 168.85' TO A R/W MONUMENT FOUND; THENCE S60°45'46"W A DISTANCE OF 133.57' TO A 1" OPEN TOP PIPE (DISTURBED) FOUND; THENCE S25°48'10"E A DISTANCE OF 9.36' TO A R/W MONUMENT (DISTURBED) FOUND; THENCE S60°59'06"W A DISTANCE OF 638.93' TO A R/W MONUMENT FOUND; THENCE N28°58'31"W A DISTANCE OF 9.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT 355.90' HAVING A RADUIS OF 1382.39' AND SUBTENDED BY A CHORD OF S68°24'00"W A DISTANCE OF 354.92' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE N14°13'28"W A DISTANCE OF 10.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT 401.19' HAVING A RADIUS OF 1372.39' AND SUBTENDED BY A CHORD OF S84°09'00"W AND DISTANCE OF 399.76' TO A R/W MONUMENT FOUND; THENCE N87°28'31"W A DISTANCE OF 681.27' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE S02°31'29"W A DISTANCE OF 10.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE N74°40'22"W A DISTANCE OF 121.85' TO A R/W MONUMENT FOUND; THENCE N71°01'09"W A DISTANCE OF 197.61' TO A R/W MONUMENT FOUND; THENCE N59°56'09"W A DISTANCE OF 111.80' TO A R/W MONUMENT FOUND AT THE MITER OF THE R/W OF US HIGHWAY 78 AND THE R/W OF GEORGIA HIGHWAY 138; THENCE N15°22'59"W A DISTANCE OF 30.40' TO A R/W MONUMENT FOUND ON THE R/W OF GEORGIA HIGHWAY 138; THENCE ALONG THE R/W OF GEORGIA HIGHWAY 138 THE FOLLOWING COURSES; N15°06'52"E A DISTANCE OF 57.11' TO A R/W MONUMENT FOUND; THENCE N10°50'21"E A DISTANCE OF 148.01' TO A R/W MONUMENT FOUND; THENCE N02°50'25"E A DISTANCE OF 105.67' TO A R/W MONUMENT FOUND; THENCE N02°27'12"E A DISTANCE OF 140.44' TO A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT 135.22'HAVING A RADIUS OF 1375.00' AND SUBTENDED BY A CHORD OF N05°19'56"W A DISTANCE OF 135.16' TO A R/W MONUMENT FOUND; THENCE N08°08'55"W A DISTANCE OF 334.16' TO A POINT; THENCE N81°51'05"E A DISTANCE OF 51.00' TO A R/W MONUMENT FOUND; THENCE N08°08'55"W A DISTANCE OF 150.00' TO A R/W MONUMENT FOUND; THENCE S81°51'05"W A DISTANCE OF 51.00' TO A POINT; THENCE N05°54'28"W A DSTANCE OF 230.18' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE LEAVING GEORGIA HIGHWAY 138 R/W N63°58'20"E A DISTANCE OF 1850.41' TO A 1" OPEN TOP PIPE FOUND; THENCE S38°30'16"E A DISTANCE OF 101.94' TO AN AXLE FOUND; THENCE S31°31'35"E A DISTANCE OF 192.91' TO A ½" OPEN TOP PIPE FOUND; THENCE S30°46'42"E A DISTANCE OF 517.35' TO A IPS, THENCE N66°20'44"E A DISTANCE OF 371.58' TO A 1" STEEL OPEN TOP PIPE FOUND; THENCE N57°19'54"E A DISTANCE OF 250.77' TO A ½" OPEN TOP PIPE FOUND; THENCE N48°14'44"E A DISTANCE OF 104.12' TO A ½" OPEN TOP PIPE FOUND; THENCE N31°14'10"W A DISTANCE OF 50.08' TO A ½" CRIMP TOP PIPE FOUND; THENCE N62°39'33"E A DISTANCE OF 379.10' TO A POINT ON THE R/W OF GEORGIA HIGHWAY 11; THENCE ALONG GEORGIA HIGHWAY 11 S29°37'20"E A

EXHIBIT A CONT.

DISTANCE OF 151.18' TO A 1" OPEN TOP PIPE (GALVINIZED) FOUND; THENCE LEAVING GEORGIA HIGHWAY 11 S52°35'58"W A DISTANCE OF 609.73' TO A ½" REBAR FOUND; THENCE S29°05'23"E A DISTANCE OF 451.11' TO A ½" OPEN TOP PIPE FOUND; THENCE N62°01'22"E A DISTANCE OF 318.75' TO A 5/8" ROD FOUND; THENCE N62°01'22"E A DISTANCE OF 292.13' TO AN IPS ON THE R/W OF GEORGIA HIGHWAY 11; THENCE ALONG GEORGIA HIGHWAY 11 S29°34'37"E A DISTANCE OF 208.52' TO A ½" OPEN TOP PIPE FOUND; THENCE LEAVING GEORGIA HIGHWAY 11 S61°13'49"W A DISTANCE OF 624.23' TO A SCAPE BLADE FOUND; THENCE S38°23'22"E A DISTANCE OF 115.03' TO A ½" REBAR W/CAP FOUND; THENCE S38°23'22"E A DISTANCE OF 116.11' TO A 1" OPEN TOP PIPE (GALVINIZED) **AT THE TRUE POINT OF BEGINNING**.

Page five (5)

For any application for P, B-1, B-2, B-3 or M-l districts the site plan shall identify: (circle the appropriate district applied for)

___ the maximum gross square footage of building area
___ the maximum lot coverage of building area
___ the minimum square footage of landscaped area
___ the maximum height of any structure
___ the minimum square footage of parking and drive areas
___ the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

___ the maximum number of residential dwelling units
___ the minimum square footage of heated floor area for any residential dwelling unit
___ the maximum height of any structure
___ the minimum square footage of landscaped area
___ the maximum lot coverage of building area
___ the proposed number of parking spaces
___ on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
___ __yes__no Applicant site plan indicates a variance requested
___ for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
___ any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

___ 1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
___ 2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
___ 3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
___ 4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
___ 5. Information that the special circumstances are not the result of the actions of the applicant.
___ 6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
___ 7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

NOTICE TO THE PUBLIC
CITY OF MONROE

A petition has been filed with the City of Monroe requesting the property at 0 Charlotte Rowell Blvd to be rezoned from B3 to PCD
A public hearing will be held before the Monroe Planning and Zoning Commission at City Hall Auditorium at 215 N. Broad Street on June 18, 2019 at 5:30 P.M. All those having an interest should be present to voice their interest.

A petition has been filed with the City of Monroe requesting the property at 0 Charlotte Rowell Blvd to be rezoned from B3 to PCD
A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on July 2, 2019 at 6:00 P.M. All those having an interest should be present to voice their interest.

PLEASE RUN ON THE FOLLOWING DATE:

June 2, 2019

TRAFFIC ENGINEERING STUDY

Prepared For

MAB American Management, LLC

MONROE PAVILION

MONROE, GA

May 22, 2018

ENGINEERING WILBURN

Design • Install • Maintain

Report Submitted: June 4, 2019

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INTRODUCTION

This study includes an analysis of the impact expected from a proposed multi-use development in Monroe, Georgia. The project location is shown in Figure 1. The intersections included in the study are shown in Figure 2.

Figure 1: PROJECT LOCATION MAP

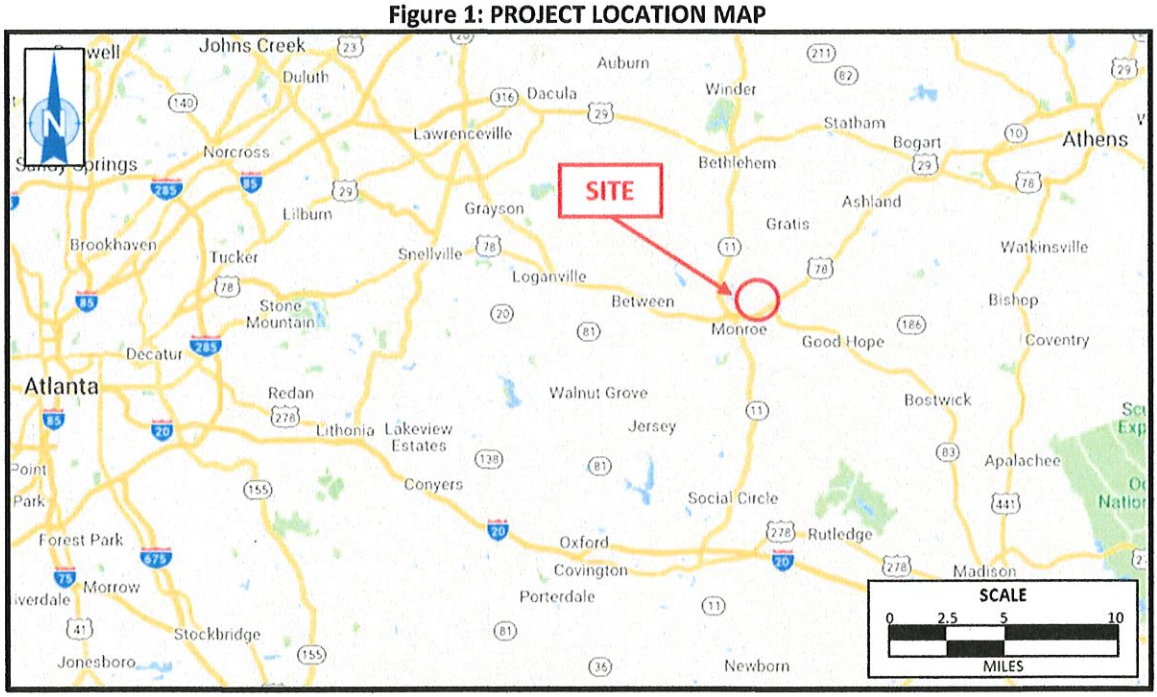
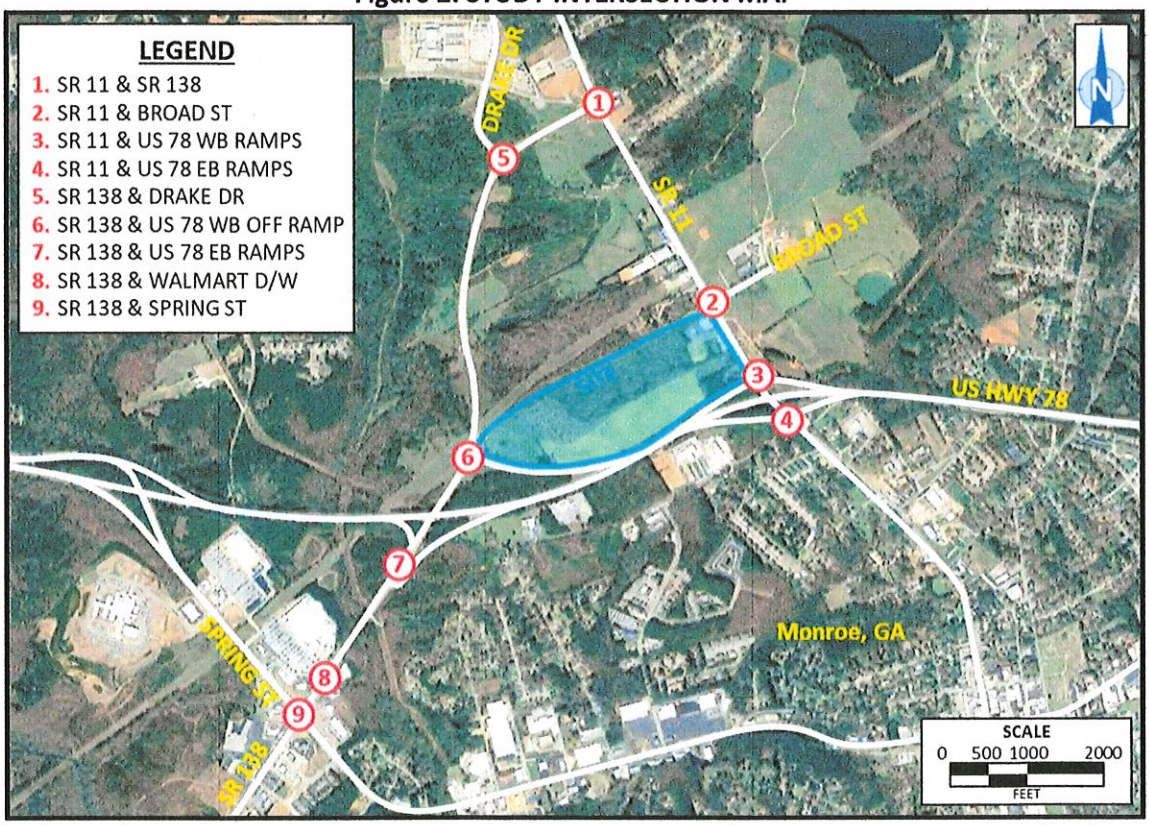


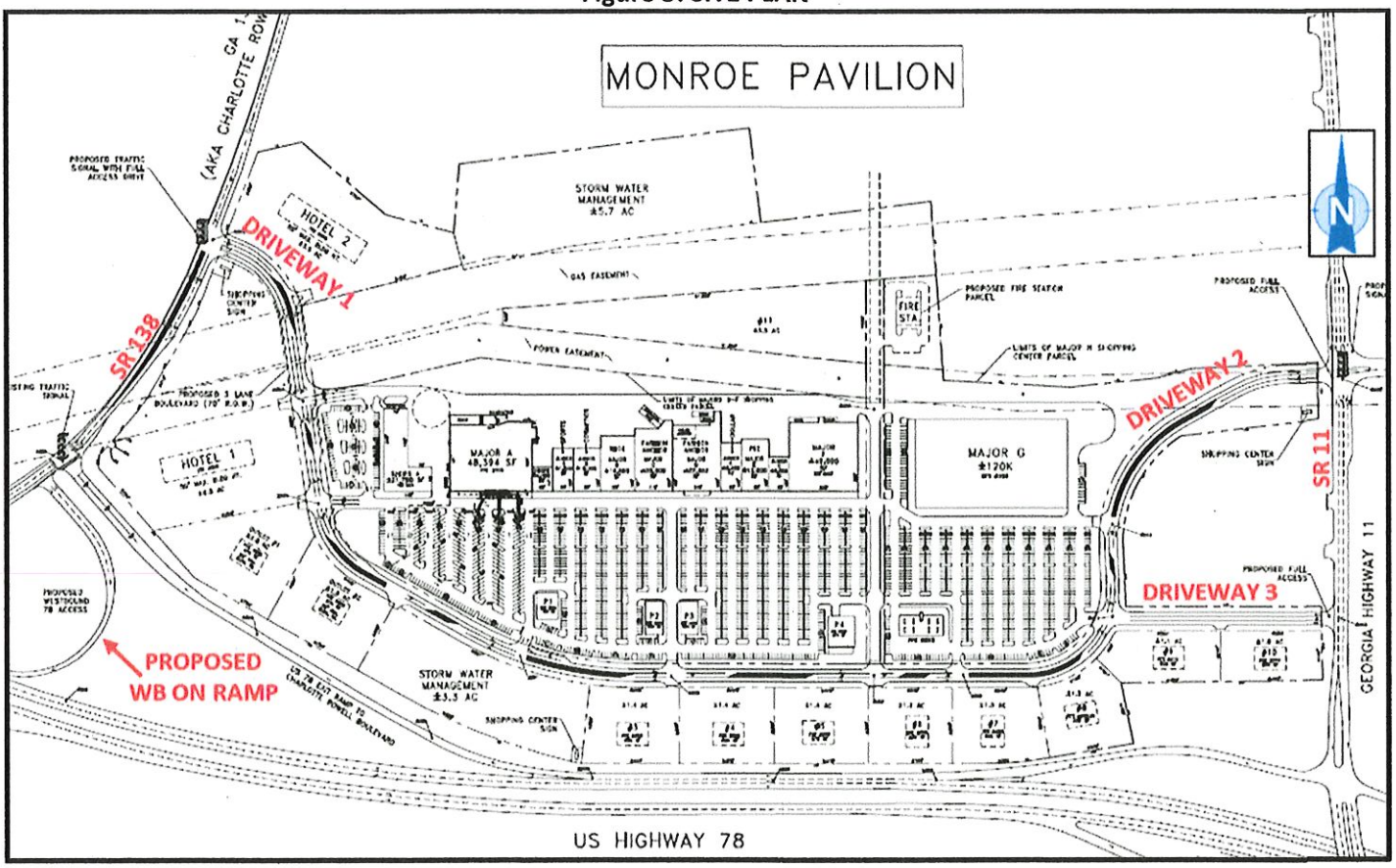
Figure 2: STUDY INTERSECTION MAP



PLANNED DEVELOPMENT

The proposed development is a multi-use shopping and commerce center, including hotels, large retail generators, and various other uses. The proposed site plan is shown in Figure 3. A larger version of the site plan is provided in Appendix A.

Figure 3: SITE PLAN



Also proposed in the project are modifications to the interchange of US 78 and SR 138. A westbound on ramp is proposed to be constructed, as shown in the site plan above. Modifications are also proposed at the US Highway 78 eastbound ramp junctions to accommodate vehicles originating in the west on US Highway 78 and wishing to travel north on SR 138. Various design concepts to accommodate this movement are analyzed later in the report.

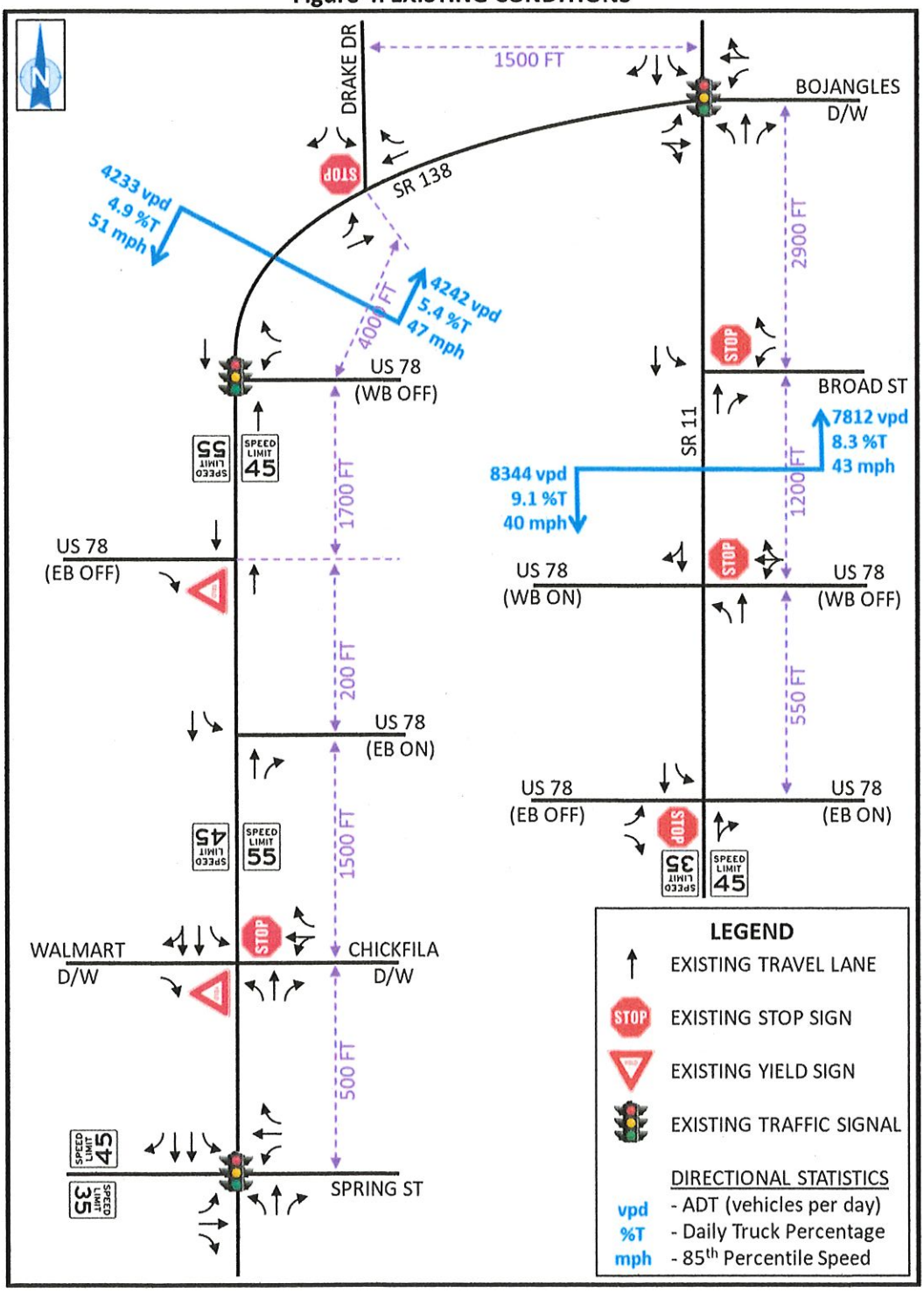
EXISTING CONDITIONS

An inventory was conducted of the current conditions in the study area, including roadway geometry, traffic control, and traffic volumes.

INVENTORY OF EXISTING GEOMETRY AND TRAFFIC CONTROL

The existing roadway geometry and traffic control in the study area is shown in Figure 4.

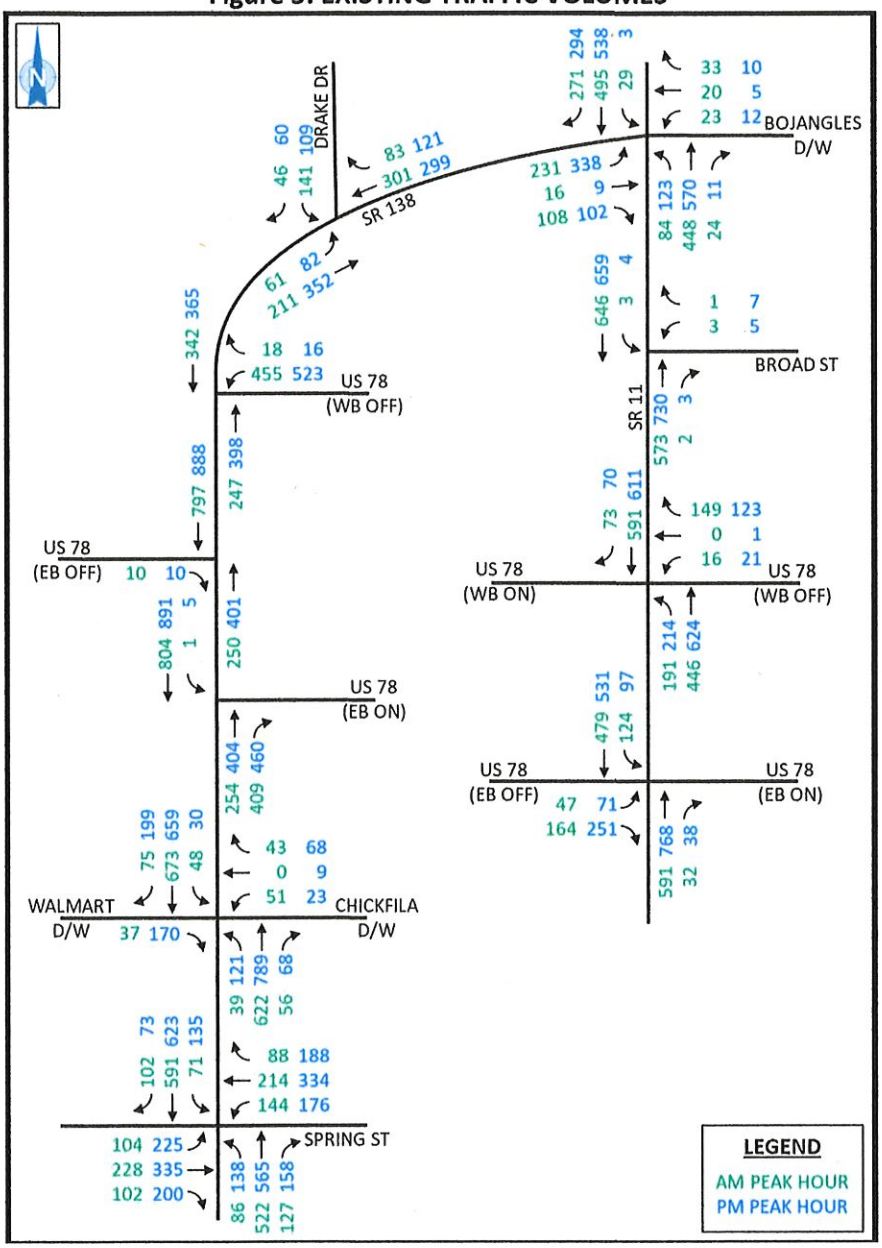
Figure 4: EXISTING CONDITIONS



TURNING MOVEMENT VOLUMES

Turning Movement Counts (TMC's) were conducted at the study intersections on Tuesday, February 13, 2018 from 7:00 to 9:00 AM and 2:00 to 6:00 PM. The AM and PM Peak Hours within the study area were determined to be 7:15 to 8:15 AM and 4:45 to 5:45 PM, respectively. Existing Peak Hour turning movement volumes are shown in Figure 5. Turning movement data is provided in Appendix B.

Figure 5: EXISTING TRAFFIC VOLUMES



DAILY VOLUMES

Automatic Traffic Recordings (ATR's) were taken at 4 locations throughout the study area for 24 hours, starting at 12:00 AM on Tuesday, February 13, 2018. Class and speed data were collected during the 24-hour ATR's. ATR data is provided in Appendix C.

PROJECTED CONDITIONS

Projected conditions include the new development, all geometric modifications included in the development site plan, and the traffic generated by the development superimposed onto the existing traffic.

TRIP GENERATION

The trips generated by the development were estimated using trip generation rates found in ITE's publication *Trip Generation,* 9th Edition, and *TripGen 10* software from Trafficware. The land uses included in the development, and the trips generated by each, are listed in Table 1. The specific land uses included in the development were unknown at the time of the study, therefore a wide variety of common land uses was assumed. Trip generation reports are provided in Appendix D.

Estimated pass-by trips expected to be drawn from SR 11 and SR 138 were limited to 15% of the adjacent street volume. Diverted link trips expected to be drawn from US Highway 78 were limited to 10% of the volume on US Highway 78. The existing volume on US Highway 78 was obtained from the most recent data available for the nearest GDOT Geocount stations.

Table 1: MONROE PAVILION TRIP GENERATION

ITE CODE	LAND USE	SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
310	Hotel	176 Rooms	1438	55	38	93	54	52	106
820	Shopping Center	215 KSF	11169	154	95	249	480	521	1001
850	Supermarket	48 KSF	4908	101	62	163	232	223	455
862	Home Improvement Superstore	120 KSF	3689	102	77	179	137	143	280
879	Arts & Crafts Store	40 KSF	2262	0	0	0	114	134	248
	SUBTOTAL NEW TRIPS		23466	412	272	684	1017	1073	2090
	LESS INTERNAL CAPTURE		-372	-5	-5	-10	-17	-17	-34
	LESS PASS-BY TRIPS		-2944	0	0	0	-174	-174	-348
	LESS DIVERTED LINKS		-2267	0	0	0	-134	-134	-268
	GRAND TOTAL NEW TRIPS		17883	407	267	674	692	748	1440

The ITE 820 code for "Shopping Center" was used for approximately one-third of the site. The site will largely operate as a unit in which large joint parking areas will allow vehicles to access multiple land uses on the same trip. Square footage allotted for land uses that have yet to be determined was included in this ITE code.

TRIP DISTRIBUTION

In order to assign generated trips to the roadway network, it was necessary to determine how new trips to and from the site should be distributed. A distribution pattern was developed to define the origin and destination of new trips.

The majority of trip-making associated with commercial land use is home-based on one end. The distribution of the population within a reasonable driving distance of the site and the locations of commercial centers in surrounding cities were used to develop a market area by which to assign newly generated trips. Figure 6 shows the market area superimposed onto the census tracts. Census data is provided in Appendix E.

The market area was defined by the distance that can be travelled to and from the site within approximately ten minutes. The market area was divided into five sectors (A, B, C, D, and E) that correspond to the travel routes to and from the site. The distribution of the market area within the five sectors establishes the basis for distributing the generated traffic. The market distribution is summarized in Table 2 on the following page.

Figure 6: MARKET AREA

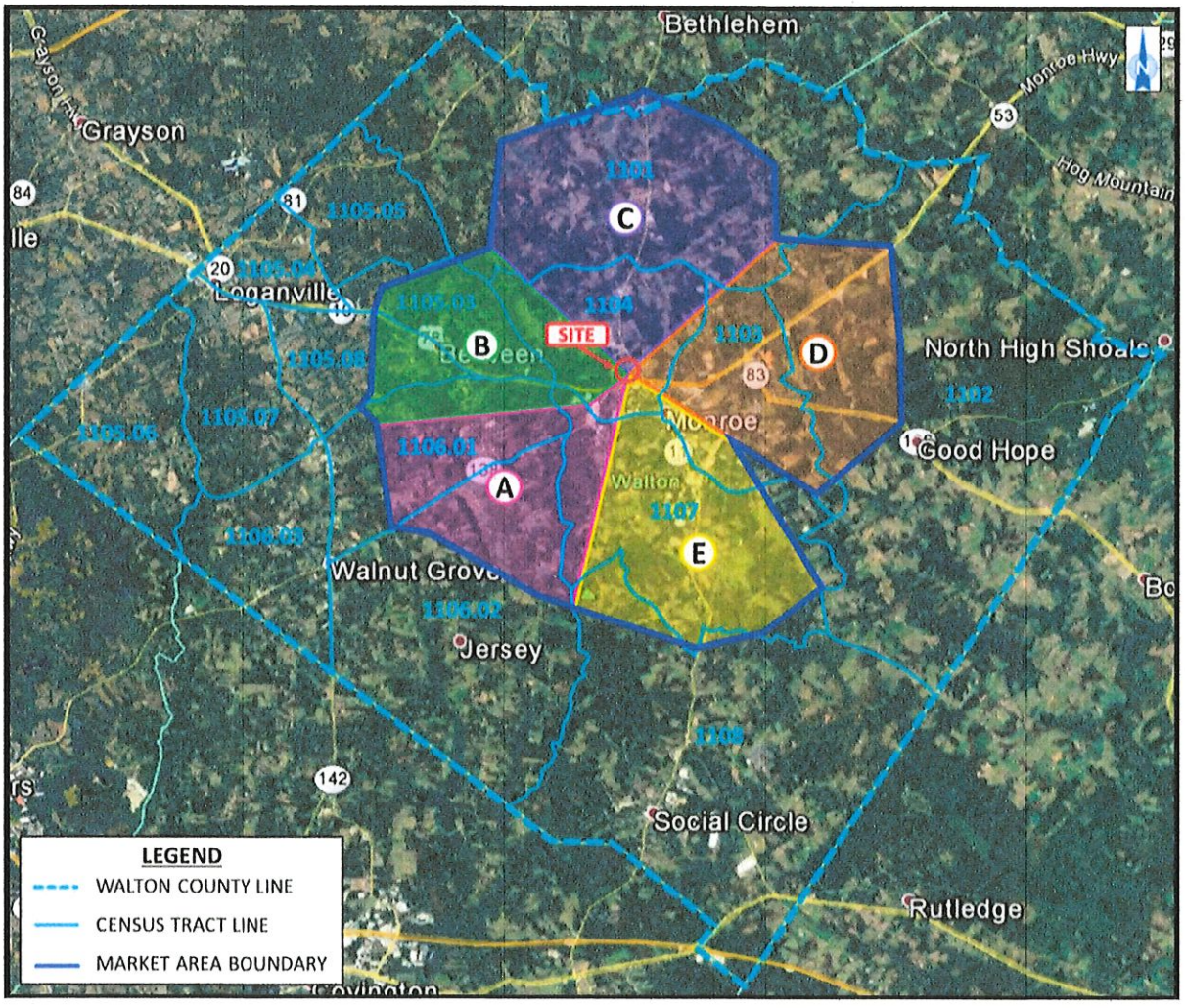
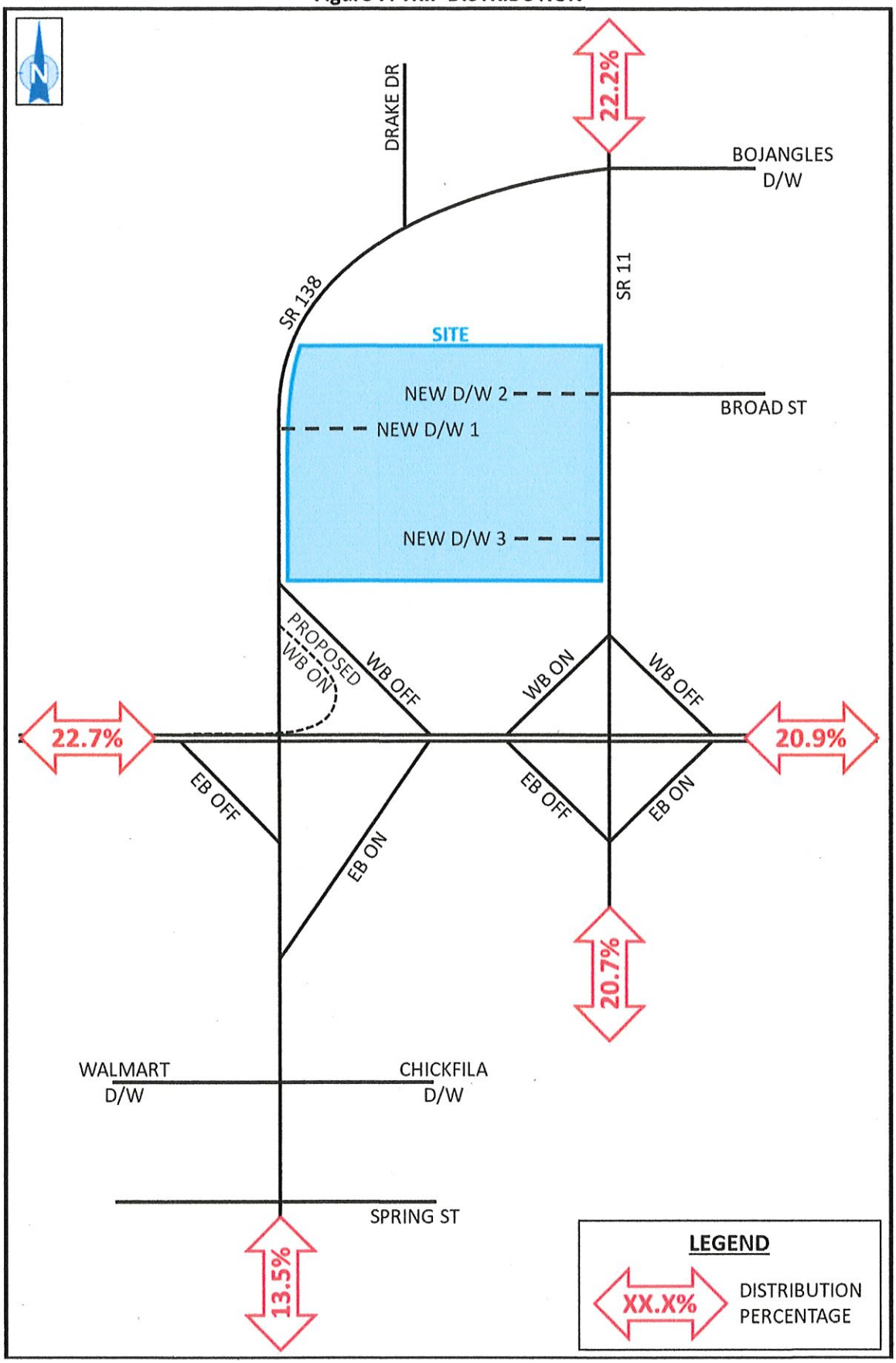


Table 2: MARKET AREA DISTRIBUTION

SECTOR	CENSUS TRACT	TOTAL POP. OF TRACT	% OF TRACT IN SECTOR	POP. OF TRACT IN SECTOR	TOTAL SECTOR POP.	% OF MARKET AREA
A	1104	6,351	5%	318	4,588	**13.5**
	1106.01	4,764	40%	1,906		
	1106.02	5,076	25%	1,269		
	1107	7,305	15%	1,096		
B	1101	8,454	3%	254	7,718	**22.7**
	1104	6,351	30%	1,905		
	1105.03	3,355	80%	2,684		
	1105.08	4,661	33%	1,538		
	1106.01	4,764	25%	1,191		
	1107	7,305	2%	146		
C	1101	8,454	50%	4,227	7,540	**22.2**
	1103	6,875	2%	138		
	1104	6,351	50%	3,176		
D	1101	8,454	5%	423	7,105	**20.9**
	1102	4,457	20%	891		
	1103	6,875	75%	5,156		
	1104	6,351	10%	635		
E	1103	6,875	15%	1,031	7,030	**20.7**
	1104	6,351	5%	318		
	1107	7,305	75%	5,479		
	1108	6,739	3%	202		
				TOTAL	33,981	

Based on the market area described in Figure 6 and Table 2, the distribution shown in Figure 7 on the following page was developed for assigning new commercial trips and pass-by trips to the roadway.

Figure 7: TRIP DISTRIBUTION



TRIP ASSIGNMENT

Once it was determined what portion of new trips to the site would originate from which market sectors, it was necessary to make assumptions as to what route vehicles might take within the study area in order to get to and from the site.

The proposed westbound on ramp and modified intersection of the eastbound off ramp at the interchange of US 78 and SR 138 were included in the assignment of generated new trips.

The assumptions made in order to assign new trips within the study area are as follows:

- New trips originating from or bound for the southwest via SR 138 (Market Area A) will enter or exit via Driveway 1.
- Of new trips originating from or bound for the north via SR 11 (Market Area C), 50% will enter or exit via Driveway 1, 25% will enter or exit via Driveway 2, and 25% will enter or exit via Driveway 3.
- Of new trips originating from or bound for the west via US 78 (Market Area B), 50% will enter or exit via Driveway 1, 25% will enter or exit via Driveway 2, and 25% will enter or exit via Driveway 3.
- Of new trips originating from or bound for the south via SR 11 (Market Area E), 50% will enter and exit via Driveway 2 and 50% will enter and exit via Driveway 3.
- Of new trips originating from or bound for the east via US 78 (Market Area D), 50% will enter or exit via Driveway 1, 25% will enter or exit via Driveway 2, and 25% will enter or exit via Driveway 3.

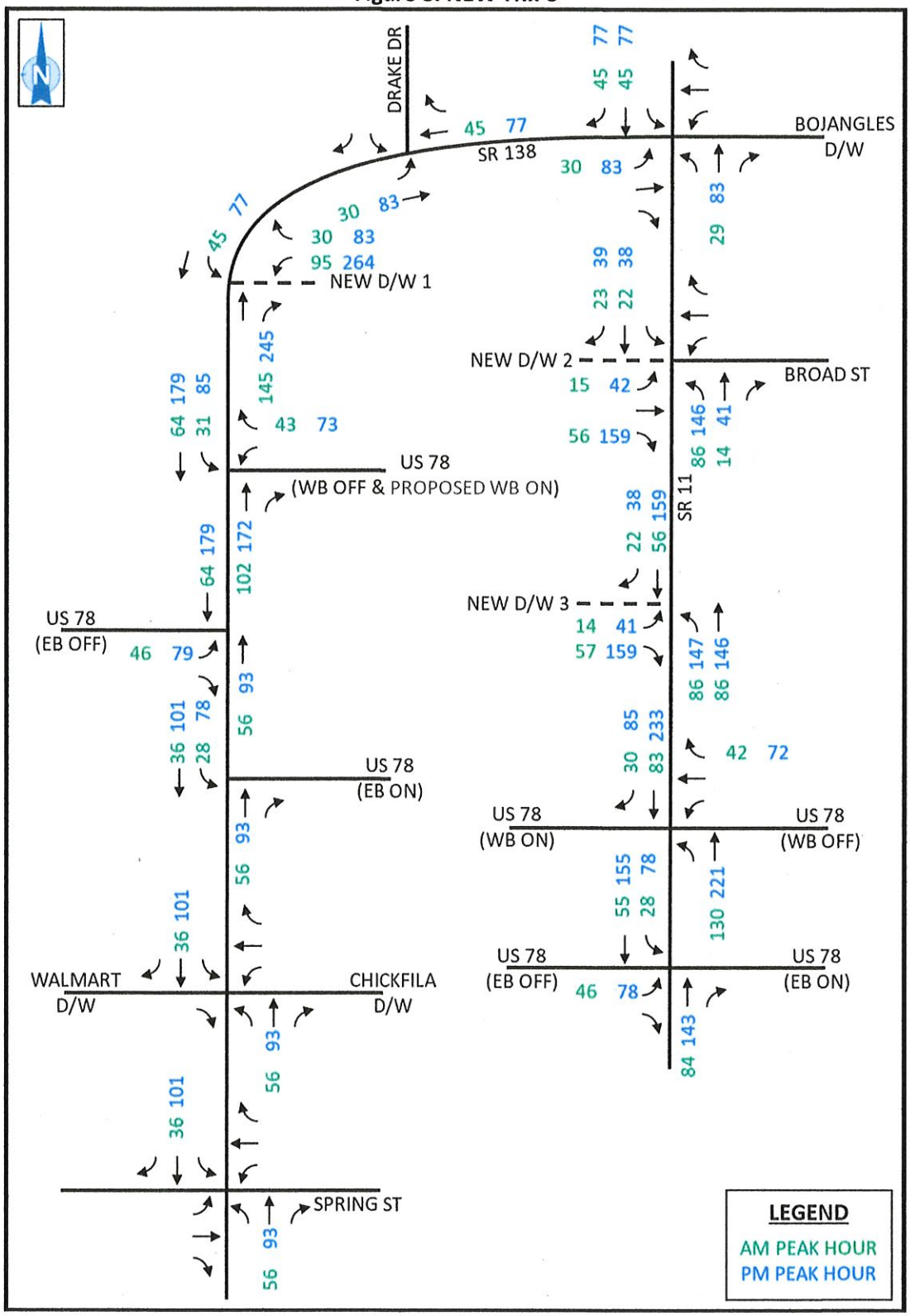
The assumptions made in order to assign pass-by trips and diverted link trips to the study area are as follows:

- Of pass-by trips originating in the north on SR 11 (Market Area C), 50% will enter or exit using Driveway 2 and 50% will enter or exit using Driveway 3, all of which will continue traveling south on SR 11.
- Of pass-by trips originating in the southwest using SR 138 (Market Area A), 100% will enter using Driveway 1. Of pass-by trips originating in the southwest on SR 138 (Market Area A), 50% will exit using Driveway 1 and continue traveling north on SR 138, 25% will exit using Driveway 1 and travel west on US Highway 78, and 25% will exit using Driveway 1 and travel east on US Highway 78.
- Of pass-by trips originating in the south on SR 11 (Market Area E), 50% will enter using Driveway 2 and 50% will enter using Driveway 3. 100% of pass-by trips originating in the south on SR 11 (Market Area E) will exit using Driveway 2 and continue traveling north on SR 11.
- Of diverted link trips originating in the east on US Highway 78 (Market Area D), 50% will enter or exit using Driveway 1, 25% will enter or exit using Driveway 2, and 25% will enter or exit using Driveway 3, all of which will continue traveling west.
- Of diverted link trips originating in the west on US Highway 78 (Market Area B), 50% will enter or exit using Driveway 1, 25% will enter or exit using Driveway 2, and 25% will enter or exit using Driveway 3, all of which will continue traveling east.

New Trips

The generated new trips are shown in Figure 8. These trips were assigned in accordance with the distribution and assumptions listed on the previous pages.

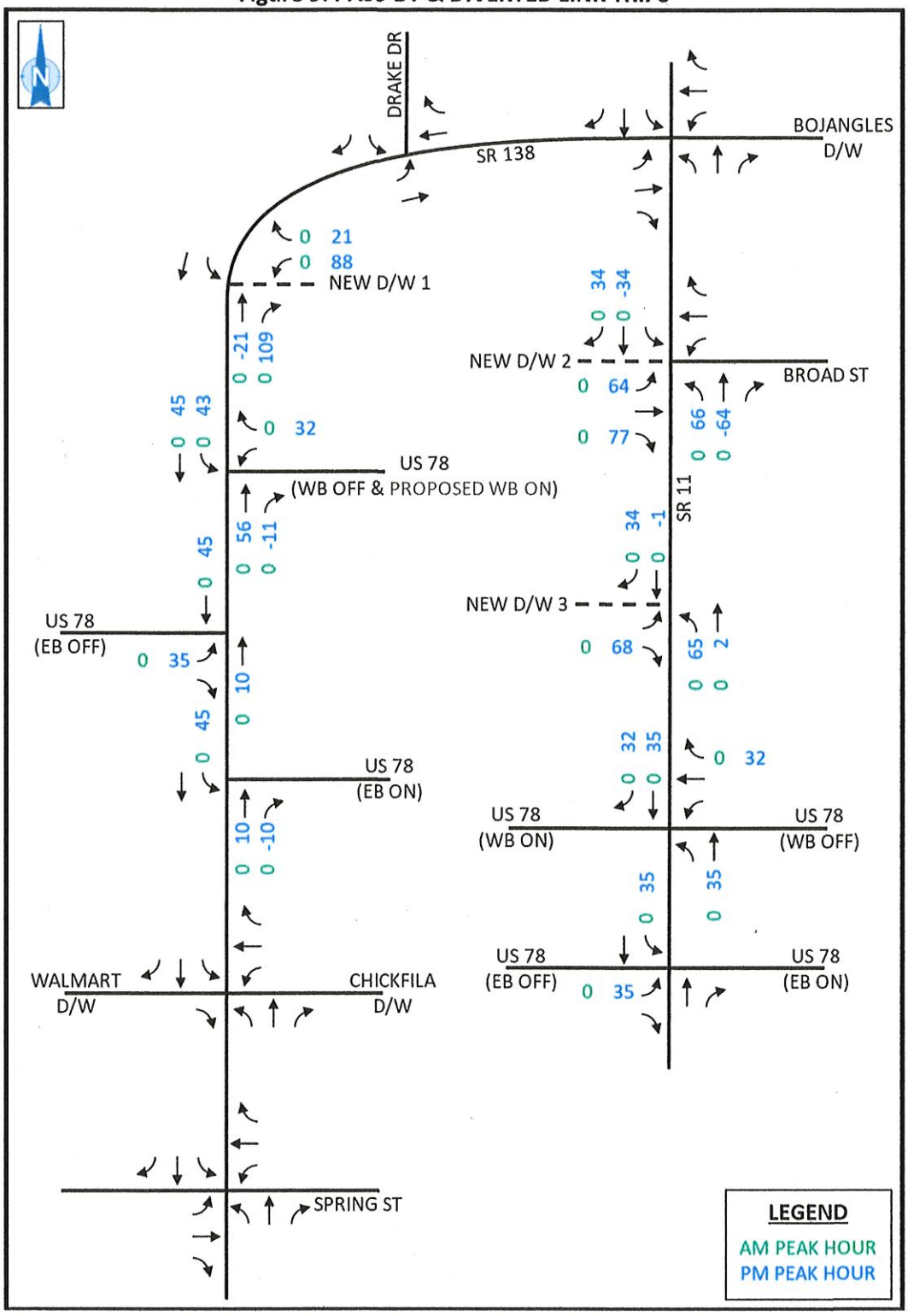
Figure 8: NEW TRIPS



Pass-By & Diverted Link Trips

The generated pass-by and diverted link trips are shown in Figure 9. Pass-by trips are drawn from the existing traffic stream of the adjacent street and are not added as new trips to the roadway network. Diverted link trips are drawn from the existing traffic stream of a nearby street, but are rerouted so as to create new trips on streets adjacent to the development.

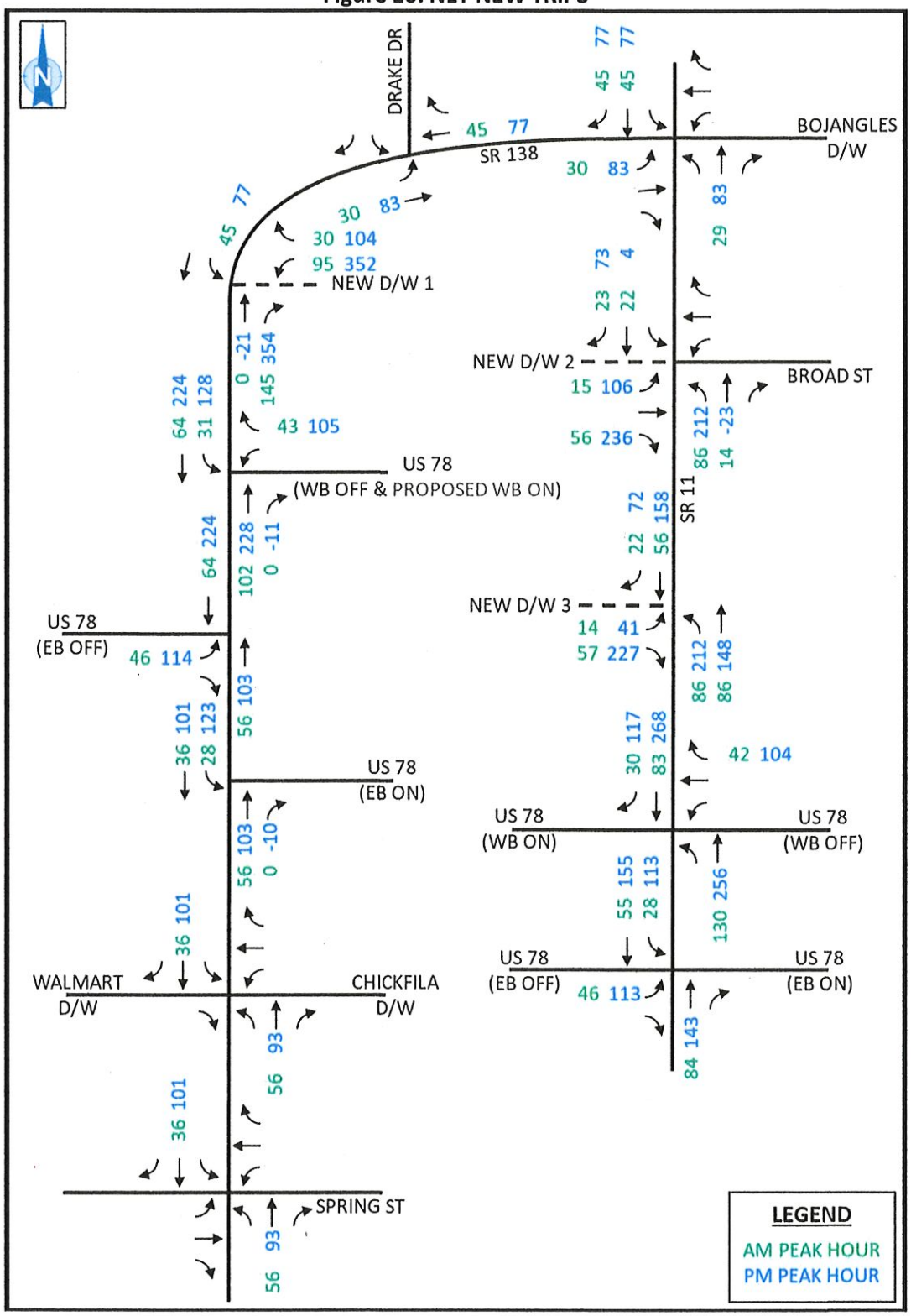
Figure 9: PASS-BY & DIVERTED LINK TRIPS



Net New Trips

The resulting trip assignment for the total traffic being added to the street network is shown in Figure 10. This assignment is a result of combining the new trip assignment in Figure 8 with the pass-by and diverted link trip assignment in Figure 9.

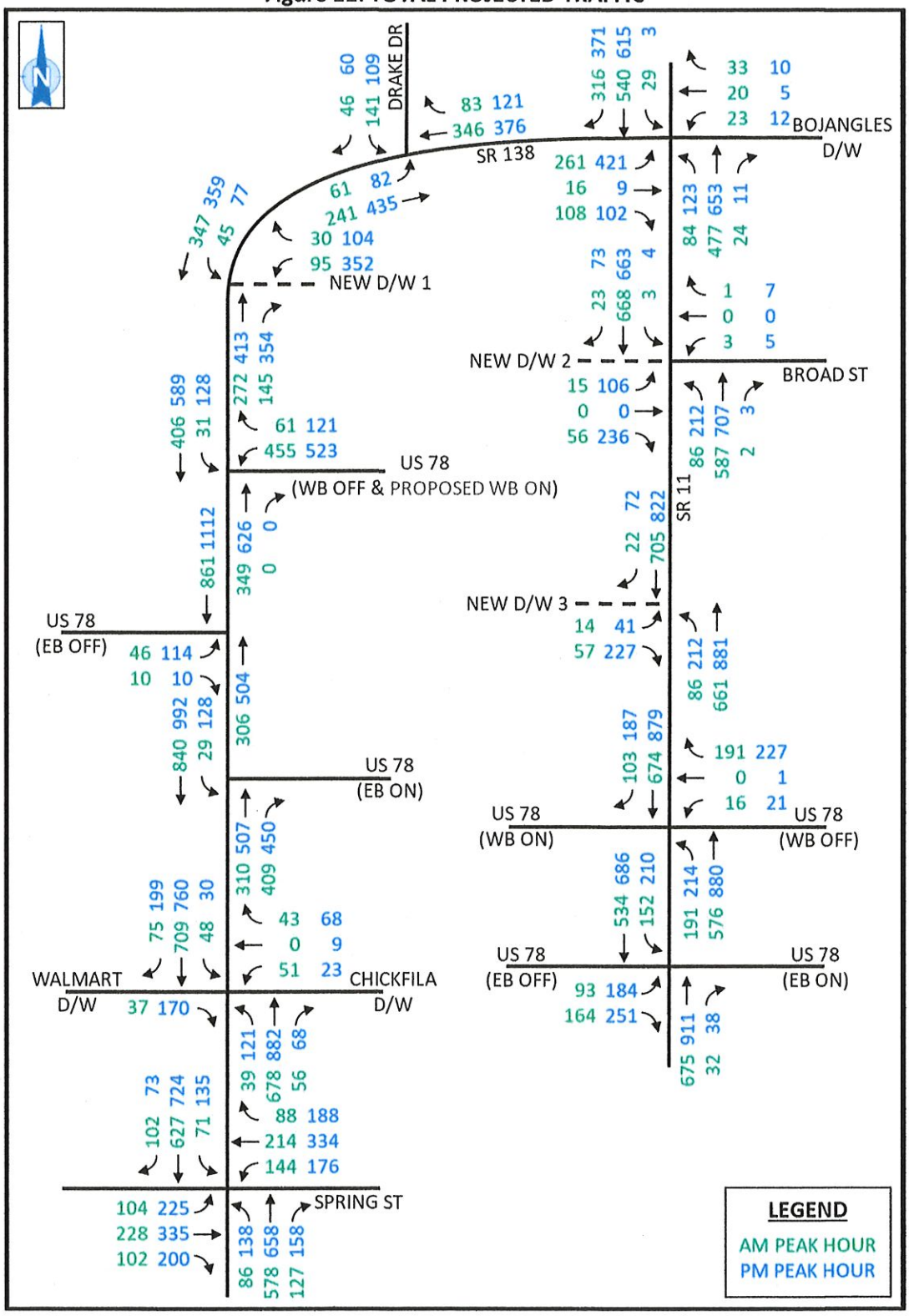
Figure 10: NET NEW TRIPS



Total Projected Traffic

The resulting trip assignment for the total projected traffic within the study area is shown in Figure 11. Volumes shown are a result of combining the net new trip assignment in Figure 10 with the existing volumes in Figure 5.

Figure 11: TOTAL PROJECTED TRAFFIC



CAPACITY ANALYSIS

Existing and projected conditions were evaluated using capacity analysis techniques described in the *Highway Capacity Manual, Special Report 209*, published by the Transportation Research Board, 2010, and with the help of *Synchro 10* from Trafficware. HCM Level of Service (LOS) definitions are shown in Table 3.

Table 3: LEVEL OF SERVICE CRITERIA

LEVEL OF SERVICE	DELAY PER VEHICLE (SECONDS)	
	SIGNALIZED INTERSECTIONS	STOP CONTROLLED INTERSECTIONS
A	≤10.0	≤10.0
B	10.1 to 20.0	10.1 to 15.0
C	20.1 to 35.0	15.1 to 25.0
D	35.1 to 55.0	25.1 to 35.0
E	55.1 to 80.0	35.1 to 50.0
F	>80.0	>50.0

Source: Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010

EXISTING & PROJECTED CONDITIONS

The study intersections were analyzed under existing and projected conditions. Projected conditions include the new development, all geometric modifications included in the development site plan, and the traffic generated by the development superimposed onto the existing traffic. The results of the capacity analysis for existing signalized intersections under each set of conditions are summarized in Table 4, and for stop-controlled intersections, in Table 5.

Intersections serving as driveways to the new development, including the intersection at SR 11 at Broad Street/Driveway 2 (Study Intersection #2), SR 11 at Driveway 3, and SR 138 at Driveway 1 are analyzed separately in Table 6. Each driveway is analyzed under stop-control and signal-control conditions, as these intersections are shown under signal control on the site plan provided by Columbia Engineering.

The eastbound off ramp at the interchange of US Highway 78 and SR 138 was evaluated under proposed conditions under which vehicles originating in the west on US Highway 78 wishing to travel north on SR 138 will merge onto SR 138 southbound as exiting vehicles are doing under existing conditions, then turn left onto the eastbound on ramp and utilize a proposed merge ramp from the eastbound on ramp onto SR 138 northbound.

For each condition, the Level of Service is shown, followed parenthetically by the average delay per vehicle, in seconds. Capacity analysis reports for existing and projected conditions are included in Appendix F.

Table 4: CAPACITY ANALYSIS – EXISTING AND PROJECTED – SIGNAL CONTROL

INTERSECTION		APPROACH - MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
			EXISTING	PROJECTED	EXISTING	PROJECTED
1	SR 11 @ SR 138	EB-L	C (34.7)	D (40.3)	D (36.9)	D (49.9)
		EB-T/R	A (8.9)	A (9.2)	A (6.4)	A (6.3)
		WB-L	C (22.3)	C (24.3)	C (20.6)	C (22.32
		WB-T/R	B (13.8)	B (14.9)	B (12.2)	B (12.7)
		NB-L	B (11.2)	B (13.1)	B (15.8)	C (27.5)
		NB-T	B (11.6)	B (13.2)	B (17.9)	C (24.6)
		NB-R	A (3.2)	A (3.4)	A (6.0)	A (7.0)
		SB-L	B (15.4)	B (16.0)	B (18.3)	B (20.0)
		SB-T	C (28.5)	C (31.0)	C (35.0)	D (43.2)
		SB-R	A (3.6)	A (3.5)	A (4.0)	A (5.1)
6	SR 138 @ US HWY 78 WB OFF RAMP	WB-L	B (14.0)	B (15.7)	B (17.1)	D (40.2)
		WB-R	A (3.9)	A (3.2)	A (3.8)	C (25.6)
		NB-T	B (15.2)	B (18.5)	C (22.8)	C (26.0)
		NB-R[1]	-	A (0.0)	-	A (0.0)
		SB-L[1]	-	B (13.8)	-	D (52.7)
		SB-T	B (19.4)	C (22.4)	B (18.9)	C (21.3)
9	SR 138 @ SPRING ST	EB-L	D (35.5)	D (35.5)	D (51.7)	D (51.7)
		EB-T	E (74.7)	E (74.7)	D (49.5)	D (49.5)
		EB-R	A (8.7)	A (8.7)	A (6.5)	A (6.5)
		WB-L	D (54.9)	D (54.9)	D (42.9)	D (42.9)
		WB-T	D (52.2)	D (52.2)	E (77.2)	E (77.2)
		WB-R	A (8.5)	A (8.5)	A (8.1)	A (8.1)
		NB-L	E (65.4)	E (65.4)	E (63.7)	E (63.7)
		NB-T	C (29.8)	C (33.7)	D (41.6)	E (56.1)
		NB-R	A (3.5)	A (4.4)	A (5.8)	A (7.9)
		SB-L	E (68.9)	E (68.9)	E (73.5)	E (73.5)
		SB-T/R	C (22.1)	C (22.7)	C (30.7)	C (32.7)

[1] Movement or dedicated lane only exists in projected conditions.

Capacity analyses show Study Intersections 1 and 6 operating acceptably on all movements under existing and projected conditions. Study Intersection 9 is experiencing failing operation on some movements under existing and projected conditions, however these movements are not worsened from existing to projected conditions.

Table 5: CAPACITY ANALYSIS – EXISTING AND PROJECTED – STOP CONTROL

INTERSECTION		APPROACH-MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
			EXISTING	PROJECTED PLAN	EXISTING	PROJECTED PLAN
3	SR 11 @ US HWY 78 WB RAMPS	WB-L/T/R	D (25.3)	F (57.8)	E (44.4)	F (686.1)
		NB-L	B (10.6)	B (11.6)	B (10.7)	B (14.6)
		NB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-T/R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
4	SR 11 @ US HWY 78 EB RAMPS	EB-L/R	D (32.4)	F (556.1)	F (167.3)	F (*)
		NB-T/R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-L	B (10.1)	B (11.1)	B (10.8)	B (14.8)
		SB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
5	SR 138 @ DRAKE DR	EB-L	F (129.8)	F (207.0)	E (41.5)	F (84.2)
		EB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		NB-L	A (9.0)	A (9.2)	A (8.7)	A (9.0)
		NB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
7.1	SR 138 @ US HWY 78 EB OFF RAMP	EB-R	C (15.5)	C (18.8)	C (16.6)	E (39.3)
		NB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
7.2	SR 138 @ US HWY 78 EB ON RAMP	NB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		NB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-L	A (7.8)	A (8.7)	A (8.5)	F (56.3)
		SB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	SR 138 @ US HWY 78 EB OFF RAMP U-TURN MERGE	-	-	B (10.5)	-	B (13.7)
8	SR 138 @ WALMART D/W	EB-R	B (11.6)	B (11.8)	C (15.1)	C (16.4)
		WB-L/T/R	F (99.0)	F (171.8)	F (826.9)	F (*)
		NB-L	A (9.3)	A (9.4)	A (9.6)	B (10.2)
		NB-T	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		NB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)
		SB-L	A (9.5)	A (9.9)	B (10.7)	B (11.8)
		SB-T/R	A (0.0)	A (0.0)	A (0.0)	A (0.0)

*Delay is beyond calculable range.
[1] Movement or dedicated lane only exists in projected conditions.

Capacity analyses show the side-street approaches at Study Intersections 3, 4, 5, and 8 are failing under existing conditions, with the exception of the US Highway 78 eastbound and westbound ramps on SR 11 in the AM Peak Hour. Under projected conditions, all side-street approaches at all stop-controlled intersections are expected to experience poor operation in one or both Peak Hours, with the exception of the US Highway 78 eastbound off ramp U-turn merge onto SR 138. Intersections that are failing under existing conditions and are expected to fail under projected conditions are also expected to see significant increases in delay from existing to projected conditions.

Table 6: CAPACITY ANALYSIS – EXISTING AND PROJECTED – DRIVEWAYS

INTERSECTION	APPROACH-MOVEMENT	AM PEAK HOUR			PM PEAK HOUR		
		EXISTING	PROJECTED (STOP)	PROJECTED (SIGNAL)	EXISTING	PROJECTED (STOP)	PROJECTED (SIGNAL)
SR 138 @ DRIVEWAY 1[1]	WB-L	-	C (19.4)	D (44.6)	-	F (327.0)	D (39.5)
	WB-R	-	B (10.1)	B (13.6)	-	B (12.2)	A (5.1)
	NB-T	-	A (0.0)	A (2.8)	-	A (0.0)	B (10.6)
	NB-R	-	A (0.0)	A (0.7)	-	A (0.0)	A (2.0)
	SB-L	-	A (8.4)	A (2.7)	-	B (10.0)	A (9.8)
	SB-T	-	A (0.0)	A (3.0)	-	A (0.0)	B (10.0)
2 SR 11 @ BROAD ST /DRIVEWAY 2	EB-L[1]	-	C (21.0)	D (55.0)	-	F (96.1)	F (271.1)
	EB-T/R[1]	-	B (14.7)	A (0.5)	-	D (25.8)	A (2.0)
	WB-L/T	B (14.5)	C (22.5)	E (55.7)	C (15.4)	F (427.5)	D (40.6)
	WB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.6)
	NB-L[1]	-	A (9.6)	A (5.2)	-	B (11.1)	C (22.4)
	NB-T	A (0.0)	A (0.0)	A (6.1)	A (0.0)	A (0.0)	B (10.8)
	NB-R	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	SB-L	A (9.8)	A (9.8)	A (5.3)	A (9.3)	A (9.2)	A (7.5)
	SB-T	A (0.0)	A (0.0)	A (7.1)	A (0.0)	A (0.0)	B (12.8)
	SB-R[1]	-	A (0.0)	A (0.7)	-	A (0.0)	A (2.6)
SR 11 @ DRIVEWAY 3[1]	EB-L	-	C (18.4)	D (56.0)	-	E (43.4)	D (39.0)
	EB-R	-	C (15.8)	C (21.7)	-	E (44.6)	B (17.7)
	NB-L	-	A (9.9)	A (1.8)	-	B (12.5)	B (14.7)
	NB-T	-	A (0.0)	A (2.3)	-	A (0.0)	A (6.4)
	SB-T/R	-	A (0.0)	A (1.5)	-	A (0.0)	A (3.7)

*Delay is beyond calculable range.
[1] Movement or dedicated lane only exists in projected conditions.

Capacity analysis shows Study Intersection 2 operating acceptably under existing conditions. Under projected conditions and with side-street stop control, all driveways into the development are expected to experience failing operation on the side-street approaches during the Peak Hours. Under projected conditions and with signal control, all driveways are expected to experience acceptable operation, with the exception of the side-street approaches at Study Intersection 2.

PROPOSED IMPROVEMENTS

In this section, various geometric and traffic control improvements, additional to those specified on the site plan, were evaluated to determine the optimal configuration at new intersections and improve existing intersections adversely impacted by the development. Intersections evaluated in this section include:

- SR 11 & Driveway 2
- SR 11 & Driveway 3
- SR 11 & US Highway 78 Eastbound Ramps
- SR 11 & US Highway 78 Westbound Ramps
- SR 138 & Driveway 1
- SR 138 & Drake Drive
- SR 138 & US Highway 78 Eastbound Ramps

Though the westbound approach at the intersection of SR 138 and Walmart Driveway is worsened under projected conditions, this is a relatively low volume commercial driveway, therefore this intersection will not be included in improvements.

The GDOT Intersection Control Evaluation (ICE) Tool was used to preliminarily evaluate various methods of traffic control at the intersections of the new driveways to the development. Traffic control methods utilized in the improvements, described further in this section, are methods that passed the first stage of analysis using the ICE tool.

The process for determining the most effective combinations of improvements at each study intersection listed above was an iterative process, in which a variety of improvements were analyzed at each intersection. The improvements at each intersection or group of intersections included in the following sections are those that yield the most desirable levels of service, rank positively according to ICE analysis, and were deemed most feasible based on previous discussion between Wilburn Engineering and the client.

Capacity analysis reports for all improvements are provided in Appendix G.

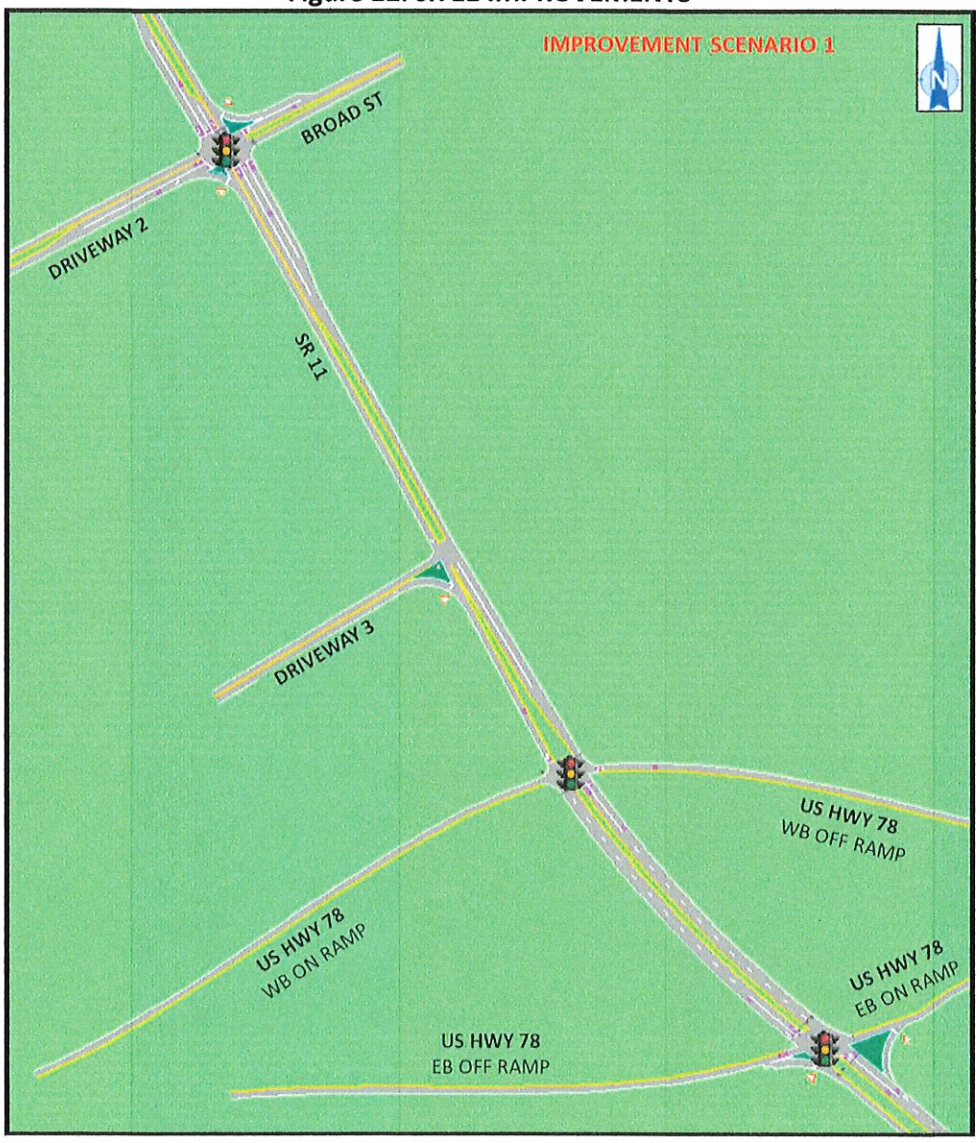
SR 11 IMPROVEMENTS

Geometric and traffic control modifications at the intersections on SR 11 that yield acceptable results are as follows:

- Installation of a traffic signal, with protected/permitted phasing on the southbound left turn movement, at the intersection of SR 11 and US Highway 78 Eastbound Ramps
- Installation of a traffic signal at the intersection of SR 11 and US Highway 78 Westbound Ramp
- Implementation of unsignalized RCUT control at the intersection of SR 11 and Driveway 3 (**ICE top ranked alternative**), relocating left turning vehicles to the intersection at Driveway 2/Broad Street
- Installation of a traffic signal at the intersection of SR 11 and Driveway 2/Broad Street (**ICE top ranked alternative**)

These improvements are shown in Figure 12.

Figure 12: SR 11 IMPROVEMENTS



Capacity analysis results for improvements included on the previous page are shown in Table 7.

Table 7: CAPACITY ANALYSIS – SR 11 IMPROVEMENTS

INTERSECTION		APPROACH-MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
			EXISTING	IMPROVED	EXISTING	IMPROVED
2	SR 11 @ BROAD ST/DRIVEWAY 2	EB-L[1]	-	D (44.8)	-	D (54.2)
		EB-T/R[1]	-	A (0.4)	-	A (3.9)
		WB-L/T	B (14.5)	D (40.3)	C (15.4)	C (34.8)
		WB-R	A (0.0)	A (0.0)	A (0.0)	A (0.1)
		NB-L[1]	-	A (5.3)	-	A (7.2)
		NB-T	A (0.0)	A (5.7)	A (0.0)	A (6.2)
		NB-R	A (0.0)	A (0.0)	A (0.0)	A (2.7)
		SB-L	A (9.8)	A (5.3)	A (9.3)	A (8.5)
		SB-T	A (0.0)	A (7.4)	A (0.0)	B (16.4)
		SB-R[1]	-	A (0.3)	-	A (2.4)
	SR 11 @ DRIVEWAY 3[1]	EB-R	-	C (15.6)	-	E (48.9)
		NB-L	-	B (10.3)	-	B (14.6)
		NB-T	-	A (0.0)	-	A (0.0)
		SB-T/R	-	A (0.0)	-	A (0.0)
3	SR 11 @ US HWY 78 WB	WB-L/T	D (25.3)	B (18.0)	E (44.4)	C (27.1)
		NB-L	B (10.6)	A (7.2)	B (10.7)	D (52.8)
		NB-T	A (0.0)	A (2.8)	A (0.0)	A (9.0)
		SB-T/R	A (0.0)	A (3.8)	A (0.0)	D (51.8)
4	SR 11 @ US HWY 78 EB	EB-L	D (32.4)	D (44.8)	F (167.3)	D (48.4)
		EB-R	A (0.0)	B (17.8)	A (0.0)	C (26.6)
		NB-T/R	A (0.0)	A (9.3)	A (0.0)	B (17.7)
		SB-L	B (10.1)	A (5.9)	B (10.8)	B (19.7)
		SB-T	A (0.0)	A (6.0)	A (0.0)	B (10.8)

[1] Intersection, movement, or dedicated lane only exists in projected conditions.

Capacity analyses show all intersections operating acceptably under these improvements, with the exception of the eastbound right turn at the intersection of SR 11 and Driveway 3 in the PM Peak Hour, which is expected to experience a level of service 'E'. When drivers become acclimated to the new configurations at these intersections, right turn movements from Driveway 2 and Driveway 3 will likely reach a capacity-based equilibrium, leading to acceptable operation for both movements.

While these results show the mainline of SR 11 working acceptably under existing and projected conditions, current daily volumes are approaching typical thresholds for necessitating widening of a roadway from a 2-lane typical section to a 4-lane typical section. It is recommended that consideration is given to widening SR 11, unassociated with the proposed development.

SR 138 & DRIVEWAY 1

Capacity analysis indicated that, under projected conditions, acceptable levels of service cannot be maintained with minor stop-control at the intersection of SR 138 and Driveway 1. The intersection meets signal warrants, as mentioned in the following section of the report, and is shown as a signalized intersection on the site plan. Methods of traffic control included in the analysis for the intersection of SR 138 and Driveway 1 include a signal and a single-lane roundabout.

Signal control at the intersection of SR 138 and Driveway 1 (**ICE top ranked alternative**) would be in accordance with the site plan provided by Columbia Engineering, therefore would not require any modifications additional to those shown on the site plan.

Under single-lane roundabout control, changes to the intersection include the following geometric and traffic control modifications:

- Installation of a roundabout at the intersection of SR 138 and Driveway 1
- Modification of all approaches to provide a single approach lane

The results of the capacity analysis are summarized in Table 8.

Table 8: CAPACITY ANALYSIS – SR 138 @ DRIVEWAY 1 IMPROVEMENTS

INTERSECTION		APPROACH-MOVEMENT	AM PEAK HOUR				PM PEAK HOUR			
			EXISTING	SIGNAL	ROUNDABOUT		EXISTING	SIGNAL	ROUNDABOUT	
					SIDRA	GDOT			SIDRA	GDOT
5	SR 138 @ DRIVEWAY 1[1]	WB-L	-	D (44.6)	A (5.9)	A (5.0	-	D (39.5)	C (23.9)	B (14.0)
		WB-R	-	B (13.6)			-	A (5.1)		
		NB-T	-	A (2.8)	A (8.1)	A (7.0)	-	B (10.6)	C (21.9)	B (14.0)
		NB-R	-	A (0.7)			-	A (2.0)		
		SB-L	-	A (2.7)	A (8.7)	A (7.0)	-	A (9.8)	C (15.5)	B (10.0)
		SB-T	-	A (3.0)			-	B (10.0)		

Capacity analysis results indicate the intersection of SR 138 and Driveway 1 would operate acceptably on all approaches under signal or roundabout control.

While these results show the mainline of SR 138 working acceptably under projected conditions, projected daily volumes at this location are near typical thresholds for necessitating widening of a roadway from a 2-lane typical section to a 4-lane typical section. It is recommended that consideration is given to widening SR 138, unassociated with the proposed development.

SR 138 & DRAKE DRIVE

Capacity analysis indicated the intersection of SR 138 and Drake Drive is failing under existing conditions and, without any mitigating action, will worsen under projected conditions. The intersection does not meet signal warrants, as addressed in the following section of the report, therefore improvements at this intersection were limited to unsignalized forms of traffic control. Due to the existing geometric characteristics of the intersection and the surrounding area, it was determined that a roundabout is the only form of unsignalized control that could feasibly be incorporated at the intersection without significant geometric changes to SR 138, therefore this is the only form of traffic control included in this section.

Under single-lane roundabout control, changes to the intersection include the following geometric and traffic control modifications:

- Installation of a roundabout at the intersection of SR 138 and Drake Drive
- Modification of all approaches to provide a single approach lane

The results of the capacity analysis are summarized in Table 9.

Table 9: CAPACITY ANALYSIS – SR 138 @ DRAKE DRIVE IMPROVEMENT

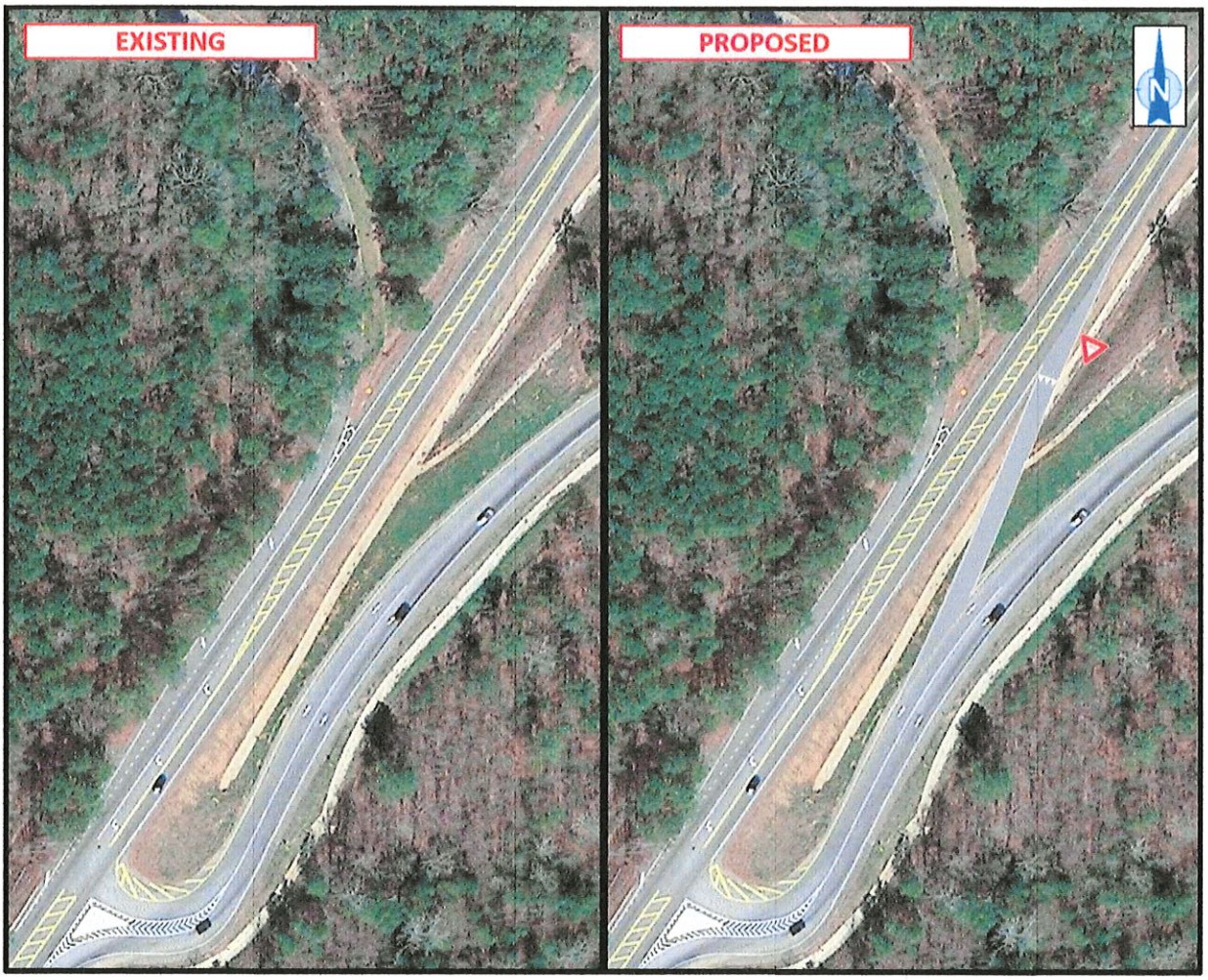
INTERSECTION		APPROACH-MOVEMENT	AM PEAK HOUR			PM PEAK HOUR		
			EXISTING	ROUNDABOUT		EXISTING	ROUNDABOUT	
				SIDRA	GDOT		SIDRA	GDOT
5	SR 138 @ DRAKE DR	EB-L	F (129.8)	B (10.1)	B (10.0)	E (41.5)	A (7.3)	A (8.0)
		EB-R	A (0.0)			A (0.0)		
		NB-L	A (9.0)	B (13.8)	A (9.0)	A (8.7)	B (14.0)	A (9.0)
		NB-T	A (0.0)			A (0.0)		
		SB-T	A (0.0)	B (12.1)	A (7.0)	A (0.0)	A (10.0)	A (8.0)
		SB-R	A (0.0)			A (0.0)		

Capacity analysis results indicate the intersection of SR 138 and Drake Drive would operate acceptably on all approaches under roundabout control.

SR 138 & US HIGHWAY 78 EASTBOUND RAMPS

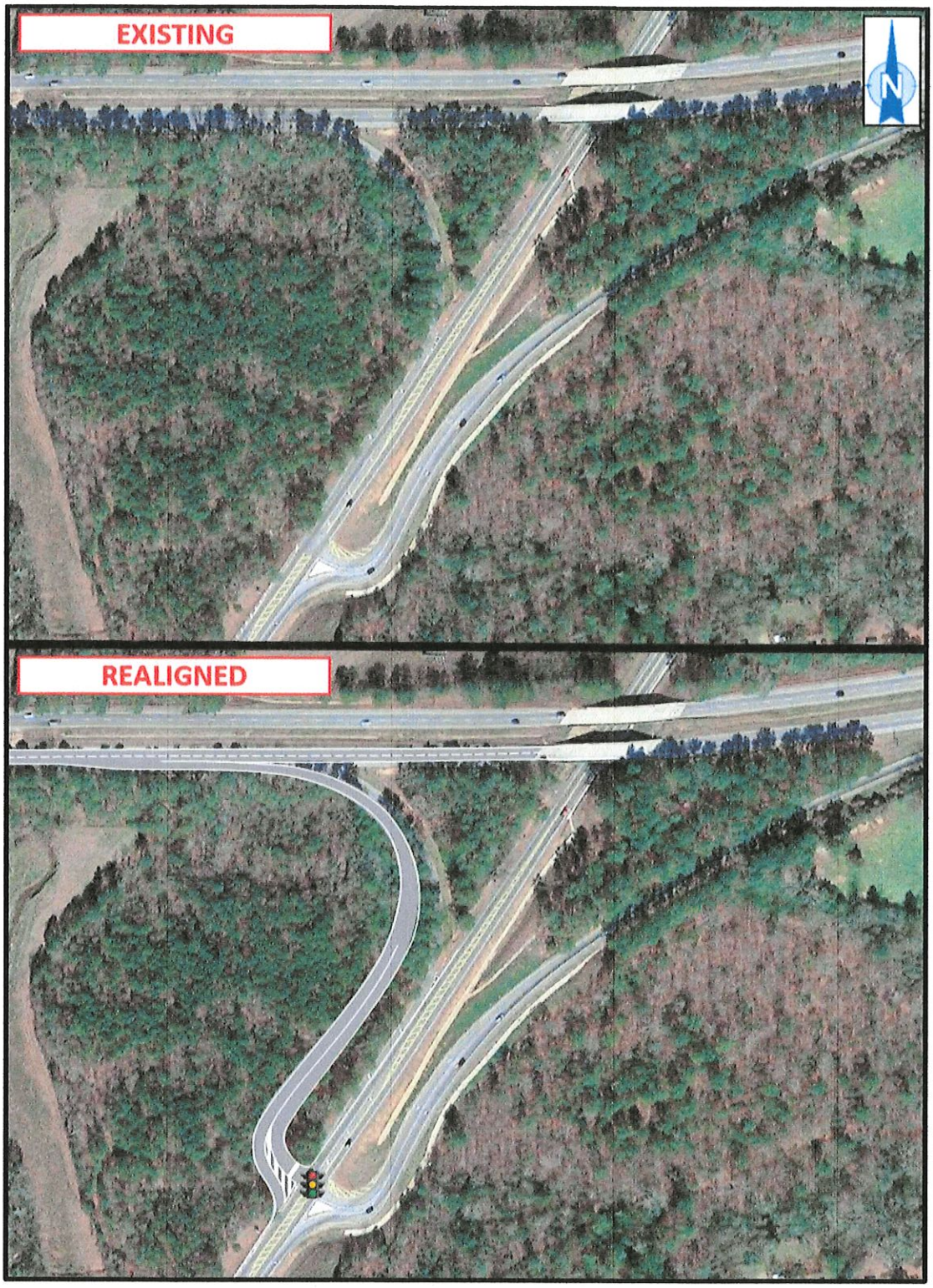
The eastbound off ramp at the interchange of US Highway 78 and SR 138 was evaluated under proposed conditions under which vehicles originating in the west on US Highway 78 wishing to travel north on SR 138 will merge onto SR 138 southbound as the ramp currently operates, then turn left onto the eastbound on ramp and utilize a proposed merge ramp from the eastbound on ramp onto SR 138 northbound. This configuration is shown in Figure 13.

Figure 13: PROPOSED CONFIGURATION 1 AT SR 138 AND US HWY 78 EASTBOUND RAMPS



Capacity analysis indicated the intersections on SR 138 at the eastbound ramp junctions, particularly the merge onto SR 138 from the eastbound off ramp and the left onto the eastbound on ramp from SR 138, are expected to fail under this configuration. In this section, an alternative configuration is evaluated in which the ramps are realigned to form one intersection. A concept is shown in Figure 14 on the following page.

Figure 14: PROPOSED CONFIGURATION 2 AT SR 138 AND US HWY 78 EASTBOUND RAMPS



Under this configuration, the intersection meets signal warrants and, therefore, was evaluated under signal control. Roundabout control was also considered. However, preliminary analysis revealed the intersection does not meet the GDOT 90/10 roundabout screening criteria, therefore this method of control was not included in further analysis. Results of capacity analysis under this configuration are shown in Table 10 on the following page.

Table 10: CAPACITY ANALYSIS – SR 138 @ US HWY 78 EASTBOUND REALIGNED IMPROVEMENT

INTERSECTION		APPROACH-MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
			EXISTING	REALIGNED (Signalized)	EXISTING	REALIGNED (Signalized)
5	SR 138 @ EASTBOUND RAMPS	EB-L[1]	-	D (43.1)	-	D (45.2)
		EB-R	C (15.5)	A (0.5)	C (16.6)	A (0.3)
		NB-T	A (0.0)	A (4.4)	A (0.0)	B (10.2)
		NB-R	A (0.0)	A (1.2)	A (0.0)	A (1.8)
		SB-L	A (7.8)	A (1.8)	A (8.5)	A (4.0)
		SB-T	A (0.0)	A (4.3)	A (0.0)	A (9.6)

[1] Movement or dedicated lane only exists in projected conditions.

Capacity analysis results indicate the intersection of SR 138 and US Highway 78 Eastbound would operate acceptably on all approaches under signal control.

While these results show the mainline of SR 138 working acceptably under projected conditions, projected daily volumes at this location are near typical thresholds for necessitating widening of a roadway from a 2-lane typical section to a 4-lane typical section. It is recommended that consideration is given to widening SR 138, unassociated with the proposed development.

SIGNAL WARRANT ANALYSIS

The capacity analysis results identified that stop control operation is insufficient at many of the intersections within the study area under projected conditions. Traffic signal warrant analysis was conducted for the following intersections under existing and projected conditions:

- SR 11 & US Highway 78 Eastbound Ramps
- SR 11 & US Highway 78 Westbound Ramps
- SR 11 & Driveway 3
- SR 11 & Driveway 2/Broad Street
- SR 138 & Drake Drive
- SR 138 & Driveway 1
- SR 138 & US Highway 78 Eastbound Ramps (Realigned)

The warrant analysis was conducted in accordance with the requirements of the *Manual on Uniform Traffic Control Devices*, 2009 (MUTCD) published by the Federal Highway Administration.

According to the MUTCD, the investigation of the need for traffic control signal shall include an analysis of the applicable factors contained in the following traffic signal warrants and other factors related to existing operation and safety at the study intersection:

- Warrant 1 – Eight-Hour Vehicular Volume
- Warrant 2 – Four-Hour Vehicular Volume
- Warrant 3 – Peak Hour
- Warrant 4 – Pedestrian Volume
- Warrant 5 – School Crossing
- Warrant 6 – Coordinated Signal System
- Warrant 7 – Crash Experience
- Warrant 8 – Roadway Network

The warrant analysis was conducted using the conventional and alternate methods for Warrants 1 and 2. Based on GDOT guidelines, 100% volume thresholds will be used to determine satisfaction of signal warrants. Right turn volumes included in the analysis were reduced based on guidance found in NCHRP Report 457.

Since Warrants 1 and 2 require hourly volumes to meet thresholds for a minimum of eight and four hours, respectively, it was necessary to estimate the 8 highest hours. A peak hour K-factor was estimated based on ATR count data and daily trips generated by the development. By interpolating between the estimated peak hour K-factor and the accepted 8th highest hour of 5.6%, the remaining 7 highest hours were estimated.

The derived 8th and 4th highest hour volumes were compared to the warrant requirements contained in the *Manual on Uniform Traffic Control Devices, 2009* (MUTCD) published by the Federal Highway Administration.

The results of signal warrant analysis are summarized in Table 11. Signal warrant analysis reports are provided in Appendix H.

Table 11: SIGNAL WARRANT ANALYSIS SUMMARY

INTERSECTION		WARRANT 1		WARRANT 2	
		EXISTING	PROJECTED	EXISTING	PROJECTED
2	SR 11 @ DRIVEWAY 2/BROAD ST	N	Y	N	Y
	SR 11 @ DRIVEWAY 3[1]	-	Y	-	Y
3	SR 11 @ US HWY 78 WESTBOUND	N	Y	N	Y
4	SR 11 @ US HWY 78 EASTBOUND	N	Y	N	Y
5	SR 138 @ DRAKE DR	N	N	N	N
	SR 138 @ DRIVEWAY 1[1]	-	Y	-	Y
7	SR 138 @ US HWY 78 EASTBOUND (Realigned)	-	Y	-	Y

[1]Intersection only exists under projected conditions.

Signal warrant analysis results indicate no signal warrants are satisfied at any intersection under existing conditions. Under projected conditions, signal warrant analysis results indicate that warrants 1 and 2 are satisfied at all intersections mentioned above except the intersection at SR 138 and Drake Drive.

LEFT TURN PHASING

It was determined through capacity analysis that signals under projected conditions at many locations within the study area would operate more efficiently with protected/permissive left turn phasing on certain approaches, rather than strictly permissive phasing.

The GDOT maintains guidelines regarding left turn phasing at a signalized intersection. To ensure that protected/permissive left turn phasing at this intersection would be in accordance with these guidelines, the GDOT Policy 6785-2 was consulted.

Section A of the policy states that protected/permissive phasing can be used for left turn phases if any one of multiple criteria are met. The first of these requirements will be examined here.

According to the first requirement, protected/permissive phasing can be used for left turn phases if the cross-product (see formula below) is greater than 50,000 for a leading left turn phase, or greater than 30,000 for a lagging left turn phase.

$$\textbf{Cross Product} = \textbf{Left Turn Volume} \left(\frac{\textit{Opposing Thru Volume}}{\textit{\# of Opposing Thru Lanes}}\right)$$

The cross-product calculations for all left turns in question under projected conditions are shown in Table 12.

Table 12: LEFT TURN PHASING WARRANT CALCULATIONS

	INTERSECTION	APPROACH	LEFT TURN VOLUME	OPPOSING THRU VOLUME	OPPOSING THRU LANES	CROSS PRODUCT	>50,000?
2	SR 11 @ DRIVEWAY 2/BROAD ST	NB	299	716	1	140,556	Y
	SR 11 @ DRIVEWAY 3	NB	298	976	1	174,264	Y
3	SR 11 @ US HWY 78 WB	NB	214	946	1	188,106	Y
4	SR 11 @ US HWY 78 EB	SB	258	931	2	95,655	Y
6	SR 138 @ US HWY 78 WB	SB	128	626	1	80,128	Y
7.2	SR 138 @ US HWY 78 EB ON	SB	128	507	1	64,896	Y

Based on the cross-product criterion, installing protected/permissive left turn phasing for all left turns evaluated would be in agreement with the GDOT Policy 6785-2 for left turn phasing.

SUMMARY OF CONCLUSIONS

The findings of this study include the following:

- Under existing conditions, the following intersections within the study area are experiencing failing operation on one or more movements:
    - SR 11 & US Highway 78 Westbound
    - SR 11 & US Highway 78 Eastbound
    - SR 138 & Drake Drive
    - SR 138 & Walmart Driveway
    - SR 138 & Spring Street

- **Many assumptions regarding unknown variables involved in the analysis of the study area and the new development were based on engineering judgment. Depending on the land uses that end up going into the development, and the final configuration of the eastbound US Highway 78 ramps at SR 138, the volume and distribution of trips throughout the study area could be significantly different than what was projected. This is particularly critical to operation on SR 11 and SR 138, which are already near typical daily volume thresholds that necessitate the widening of a road to a four-lane facility.**

- Under projected conditions (conditions including development traffic superimposed onto existing traffic with roadway geometry matching the site plan provided by Columbia Engineering), the following intersections are expected to fail on one or more movements, or were failing under existing conditions but are expected to experience a significant increase in delay on one or more movements, due to traffic associated with the development:
    - SR 11 & Driveway 2
    - SR 11 & Driveway 3
    - SR 11 & US Highway 78 Eastbound Ramps
    - SR 11 & US Highway 78 Westbound Ramps
    - SR 138 & Driveway 1
    - SR 138 & Drake Drive
    - SR 138 & US Highway 78 Eastbound Off Ramp
    - SR 138 & US Highway 78 Eastbound On Ramp

- Signal warrants are met for the following intersections under projected conditions:
    - SR 11 & US Highway 78 Westbound Ramps
    - SR 11 & US Highway 78 Eastbound Ramps
    - SR 11 & Driveway 2/Broad Street
    - SR 11 & Driveway 3
    - SR 138 & Driveway 1
    - SR 138 & US Highway 78 Eastbound Ramps (Realigned)

- Regarding improvements at the intersections on SR 11 at Driveway 2/Broad Street, at Driveway 3, at US Highway 78 Westbound, and at US Highway 78 Eastbound:

  Improvements that yield acceptable operation under projected conditions during both Peak Hours and are most economical include a traffic signal at both US Highway 78 ramp junctions on SR 11, a traffic signal at Driveway 2/Broad Street, and unsignalized RCUT geometry at Driveway 3, which will not necessitate the construction of a median because vehicles wishing to go left onto SR 11 out of the development will relocate to the signalized intersection at Driveway 2/Broad Street.

  Current daily volumes on SR 11 are approaching thresholds which typically necessitate widening to a four-lane facility. Consideration should be given to the widening of SR 11 to a four-lane divided typical section, unrelated to the development.

- Regarding improvements at the intersection of SR 138 and Drake Drive:

  A single-lane roundabout is the most feasible form of traffic control that yields acceptable operation at the intersection of SR 138 and Drake Drive.

- Regarding improvements at the intersection of SR 138 and Driveway 1:

  A traffic signal is the most feasible form of traffic control that yields acceptable operation at the intersection of SR 138 and Driveway 1.

  Projected daily volumes on SR 11 are near thresholds which typically necessitate widening to a four-lane facility. Consideration should be given to the widening of SR 138 to a four-lane divided typical section, unrelated to the development.

RECOMMENDATIONS

Based on the findings of this study, the recommendations are as follows:

- Unrelated to the development, it is recommended that consideration is given to widening SR 11 and SR 138 to a four-lane divided typical section.

- Install a traffic signal, with permitted/protected left-turn phasing on the northbound approach, at the intersection of SR 11 and Driveway 2/Broad Street (**ICE top ranked alternative**), with a northbound left turn lane of minimum length 300 feet.

- Install a traffic signal, with permitted/protected left-turn phasing on the northbound approach, at the intersection of SR 11 and US Highway 78 Westbound Ramps.

- Install a traffic signal, with permitted/protected left-turn phasing on the southbound approach, at the intersection of SR 11 and US Highway 78 Eastbound Ramps.

- Implement unsignalized RCUT geometry at the intersection of SR 11 and Driveway 3 (**ICE top ranked alternative**), with a northbound left turn lane of minimum length 300 feet.

- Install a single-lane roundabout at the intersection of SR 138 and Drake Drive.

- Install a traffic signal at the intersection of SR 138 and Driveway 1 (**ICE top ranked alternative**).

- Modify the existing traffic signal at the intersection of SR 138 and US Highway 78 Westbound Ramps to provide permitted/protected left-turn phasing on the southbound approach.

- Realign the eastbound on and off ramps at the interchange of SR 138 and US Highway 78 and install a traffic signal, with permitted/protected left-turn phasing on the southbound approach.

Monroe Pavilion

Located in the City of Monroe, Georgia

Submitted: May 6, 2019

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Monroe Pavilion

City of Monroe

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INTRODUCTION

Introduction

On behalf of MAB American, LLC, the purpose of this Pattern Book is to provide a development outline and illustrations for the 95.48-acre Monroe Pavilion Planned Community Development (PCD), which will have more than 365,000 square feet of building area at final build-out. The 95.48-acre site is bordered on the south by US Highway 78, on the east by Georgia Highway 11, also known as North Broad Street, and on the west by Charlotte Rowell Boulevard. The subject site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District.

In addition to outlining the details and objectives of the Monroe Pavilion development and how it will meet the City of Monroe Zoning Ordinance requirements, this Pattern Book is intended to accompany MAB's request for rezoning to PCD, Planned Commercial Development, and a Certificate of Appropriateness related to the Corridor Design Overlay District for the Development.

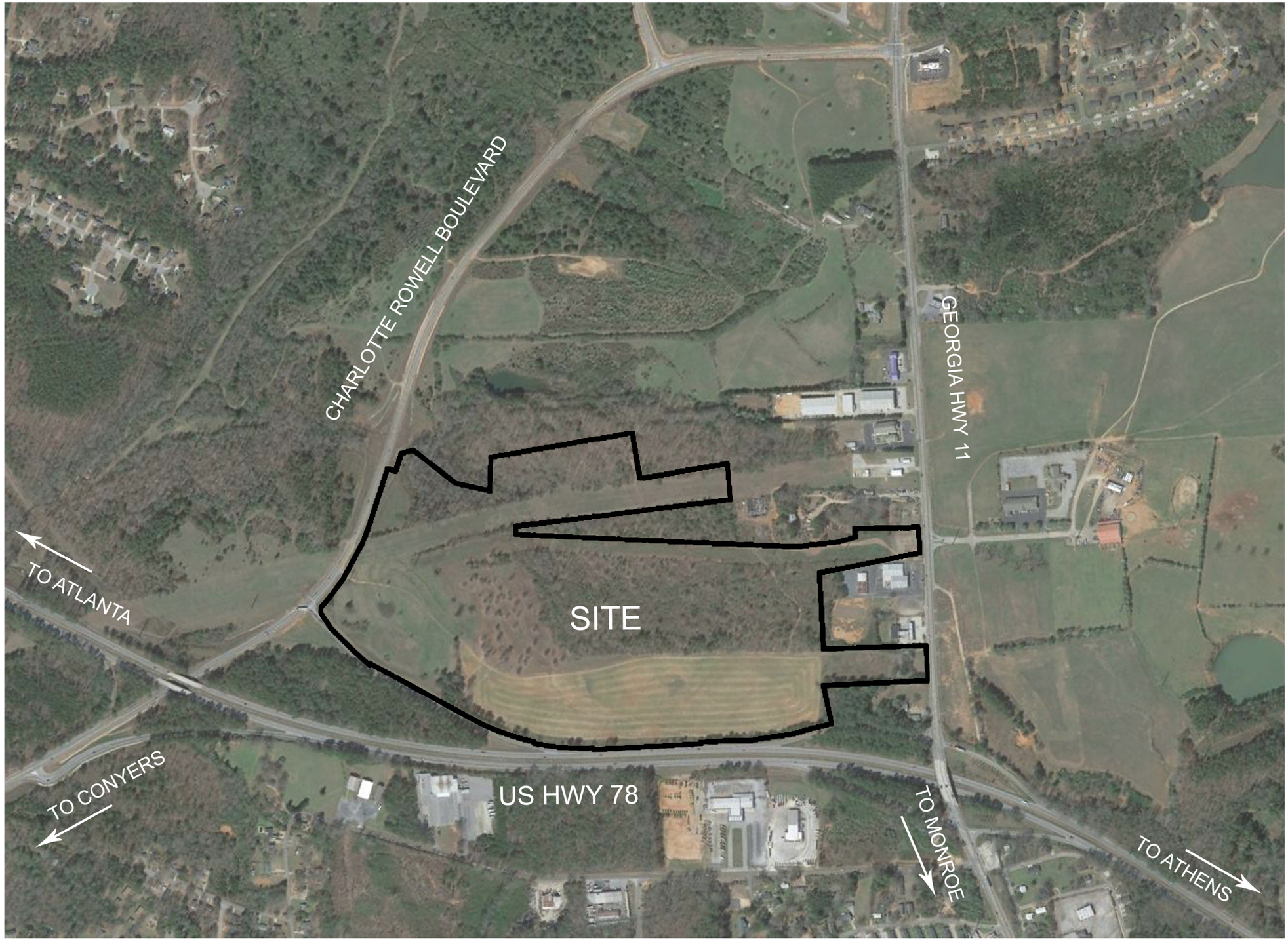
Planning Objective

Monroe Pavilion is a Planned Community Development that provides a diverse commercial center with retail, restaurants, hotels, services and entertainment to serve the citizens of Monroe and the surrounding communities in Walton County with shopping opportunities to meet their needs. Situated between the interchanges with US Highway 78 and Charlotte Rowell Boulevard and Georgia Highway 11, Monroe Pavilion is ideally located to take advantage of the major thoroughfares and regional traffic patterns.

The proposed architecture, signage, streetscape, landscape and other design elements within Monroe Pavilion will be coordinated to reflect a cohesive character throughout the Development. Connectivity for both vehicular and pedestrian access binds the development components together to create a desirable gateway hub for Monroe. These design elements achieve a strong sense of arrival that is reflective of the City's character.

VICINITY MAP

LOCATION MAP



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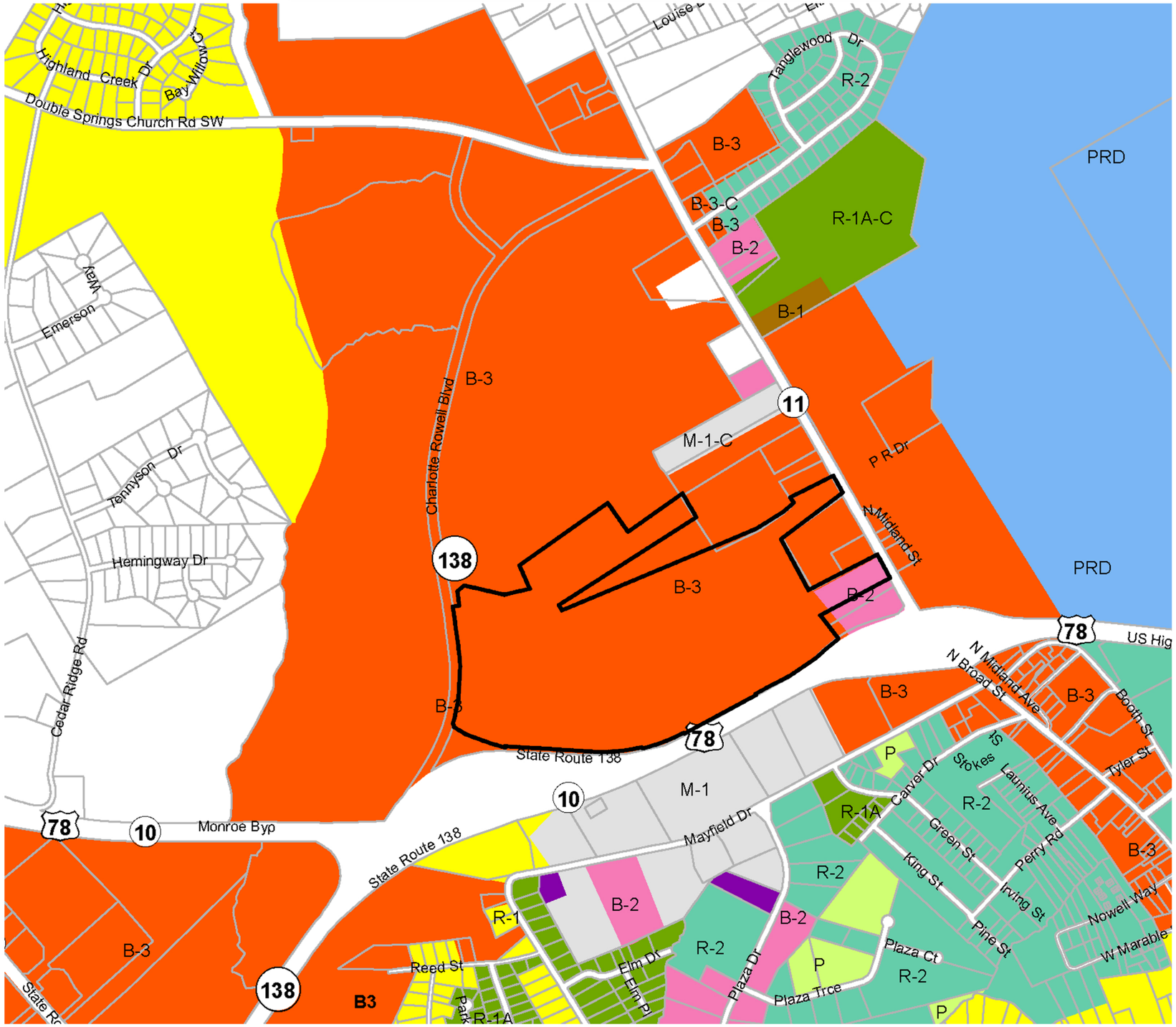
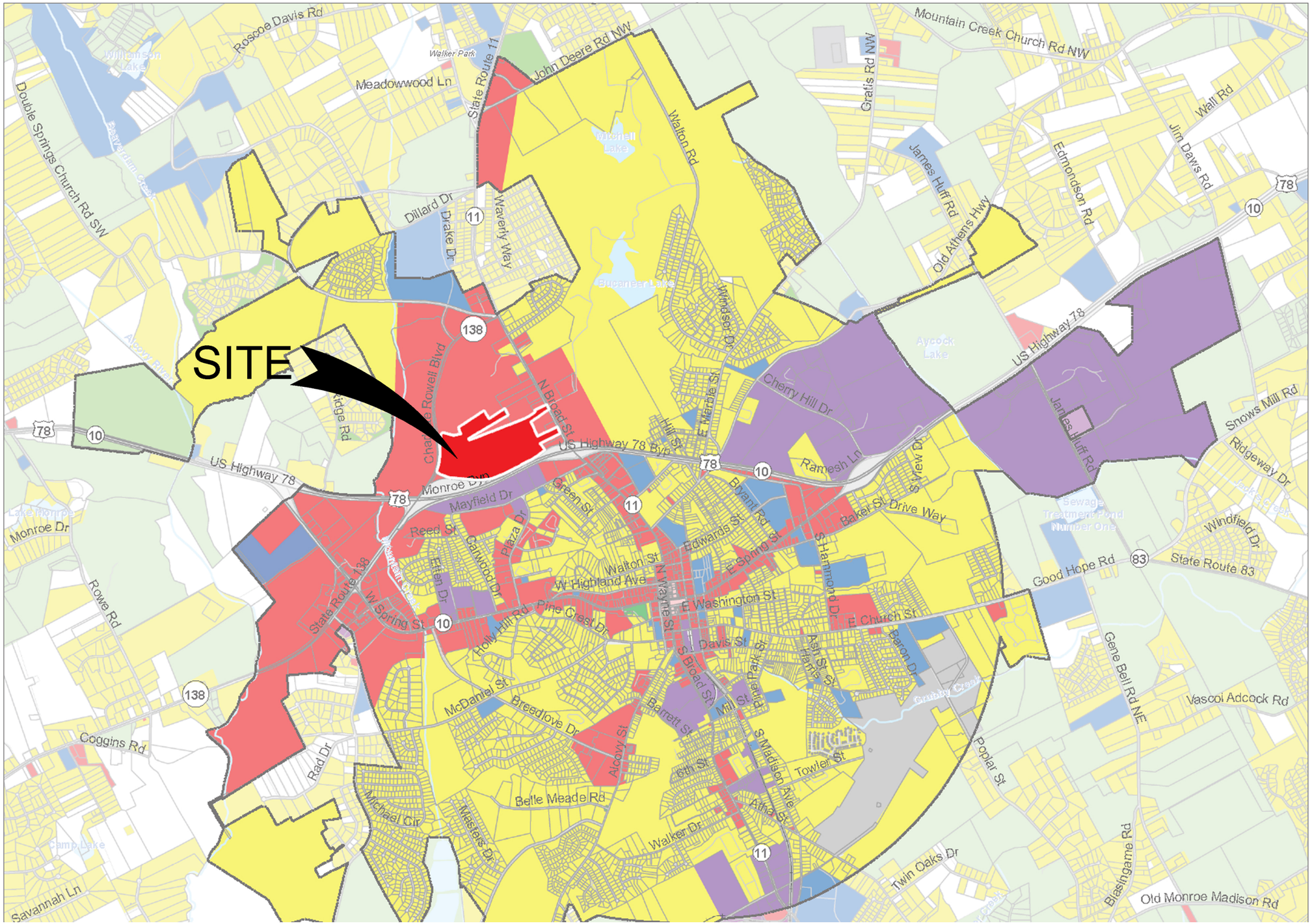
CITY OF MONROE ZONING MAP



This site lies within the B-3 Highway Commercial District of the City of Monroe Zoning Ordinance.

Not to scale

CITY OF MONROE FUTURE LAND USE MAP



Future Land Use

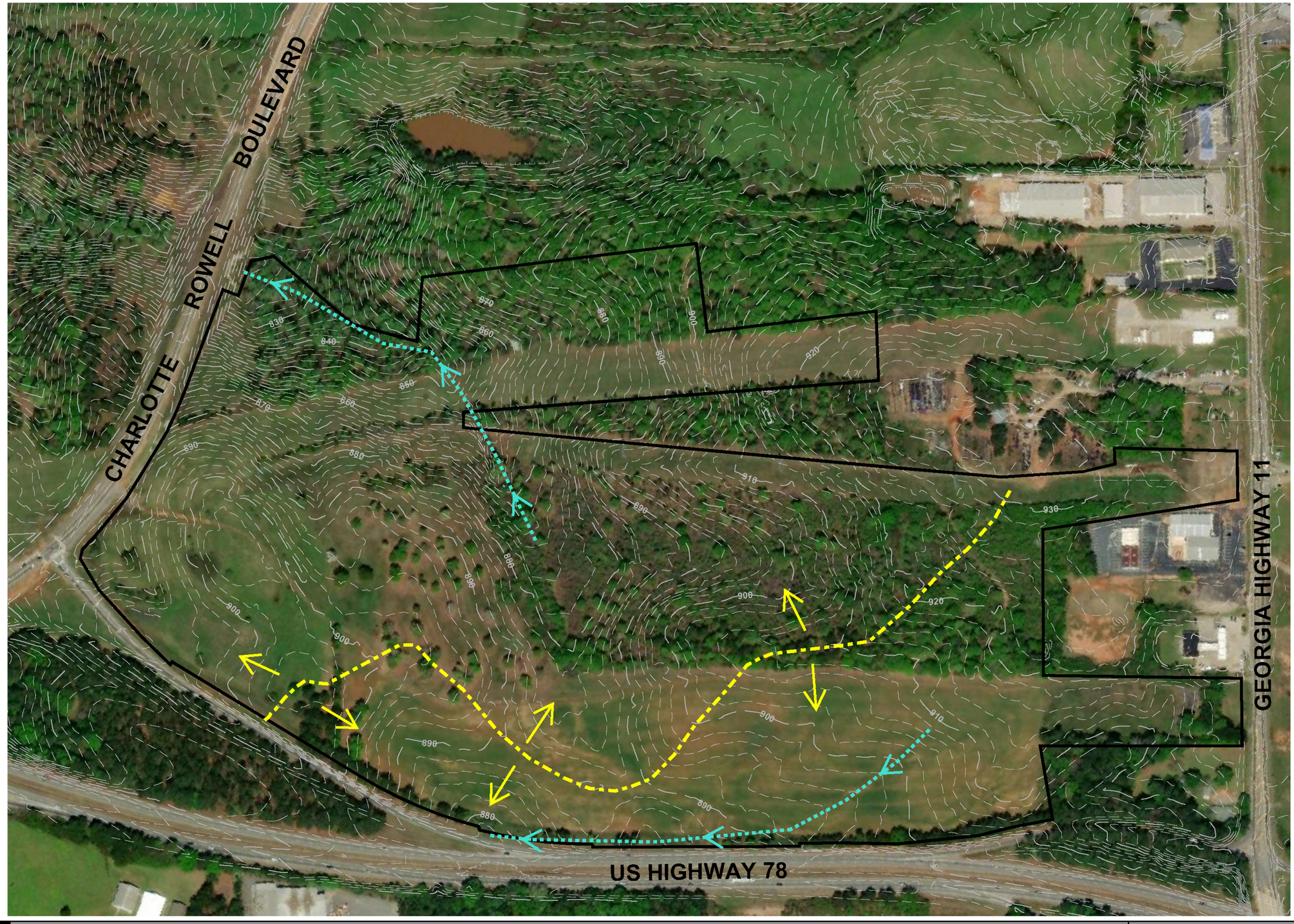
- Residential
- Commercial
- Industrial
- Public/Institutional
- T/C/U
- Park/Rec/Cons
- Agriculture/Forestry
- Mixed Use

Other

- State Route
- Local Road
- Railroad
- City Limits
- Rivers and Streams
- Lakes
- Parcels

This site lies within the Future Land Use category of "Commercial"

EXISTING CONDITIONS TOPOGRAPHIC MAP



LEGEND

DRAINAGE FLOW PATH:

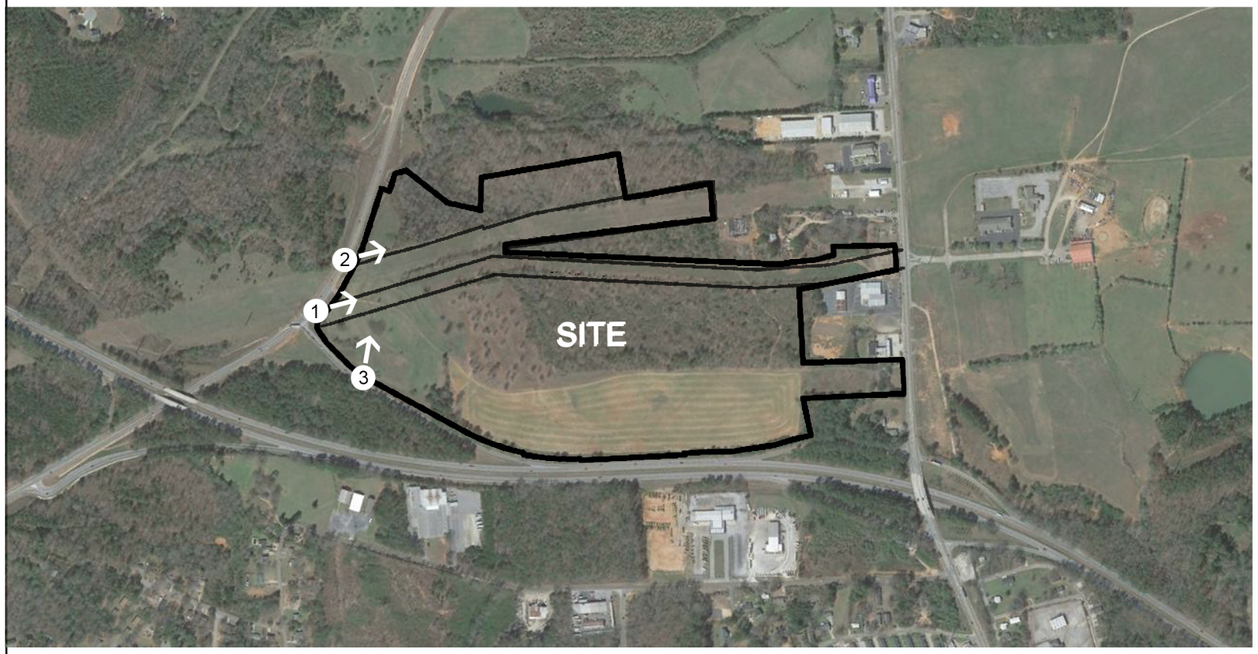
RIDGELINE:

DIRECTION OF FLOW:

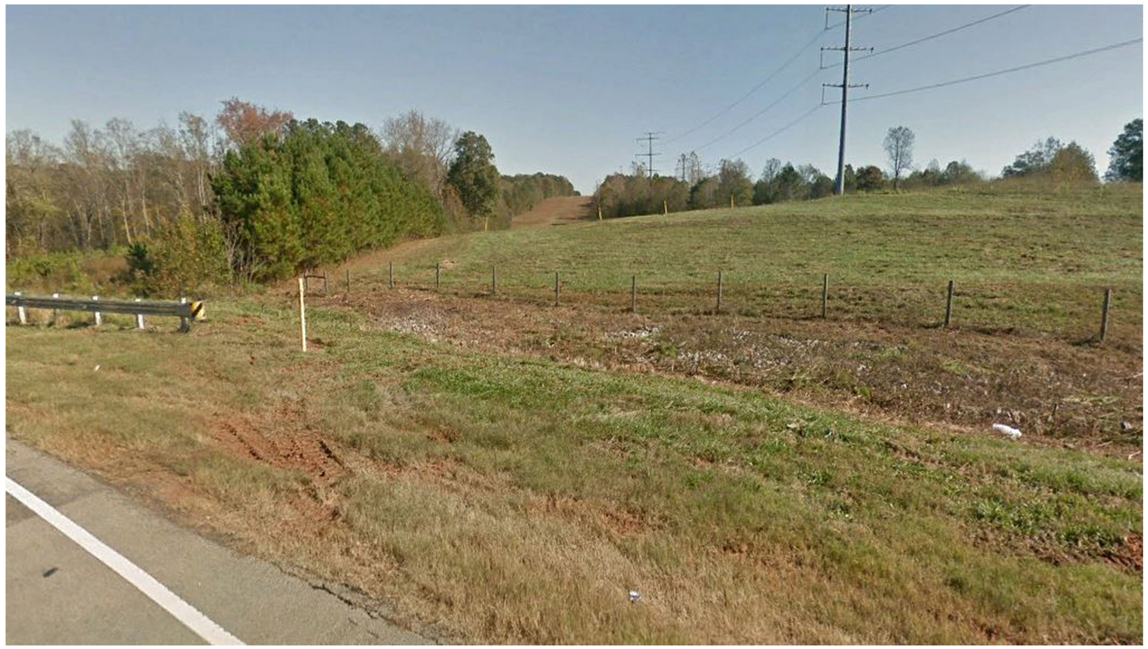
SITE BOUNDARY:

EXISTING CONDITIONS PHOTOS

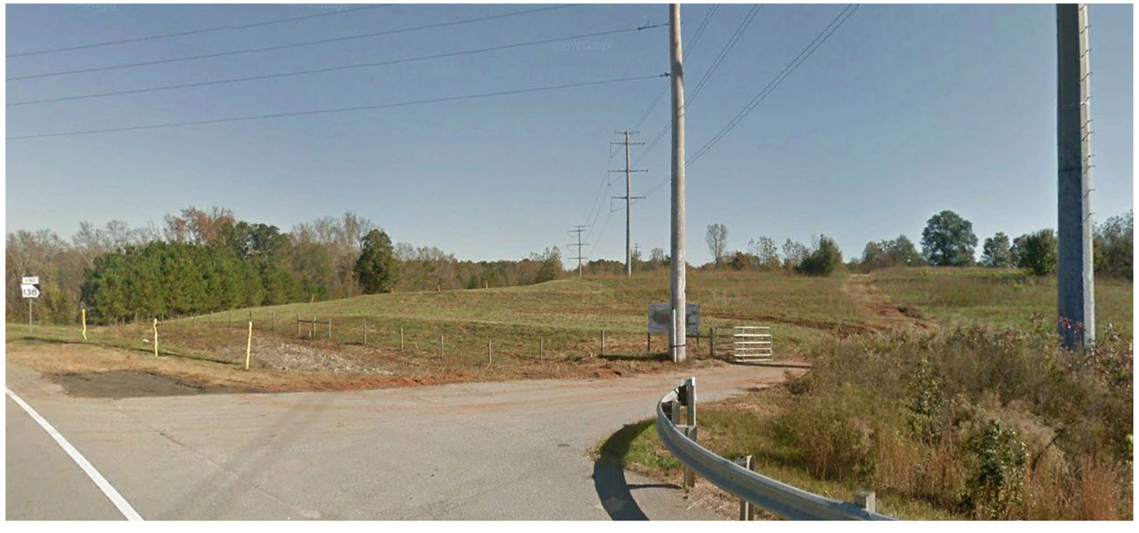
Key Map



Picture 2



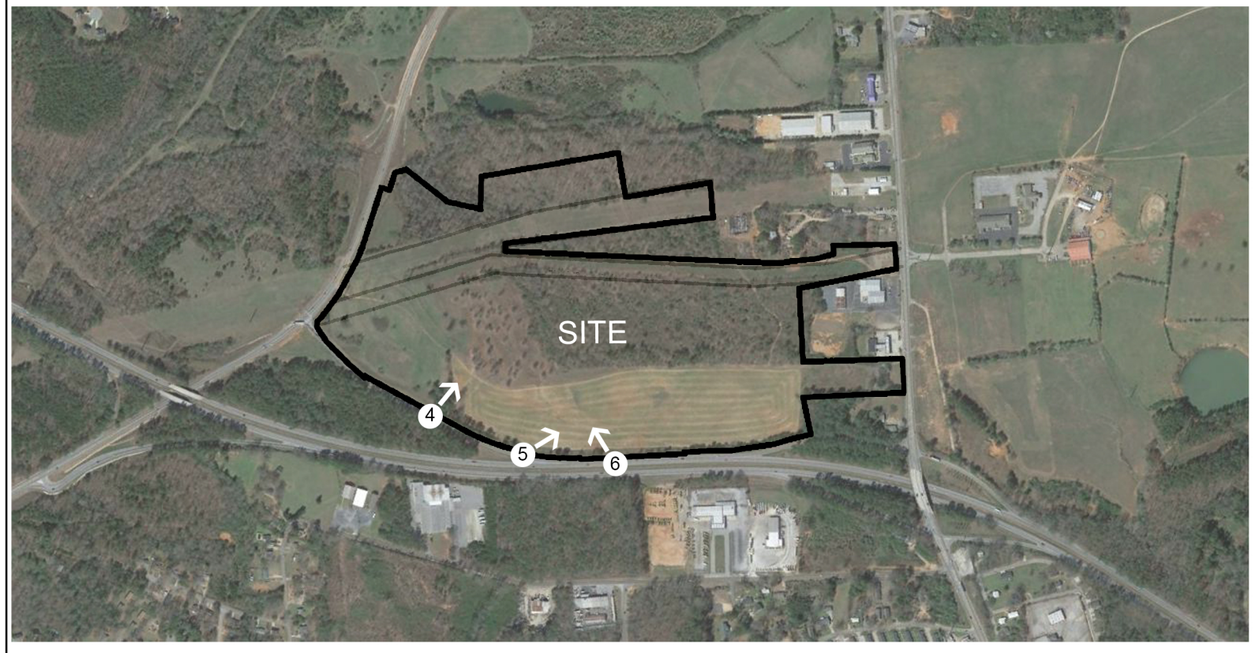
Picture 1



Picture 3

EXISTING CONDITIONS PHOTOS

Key Map



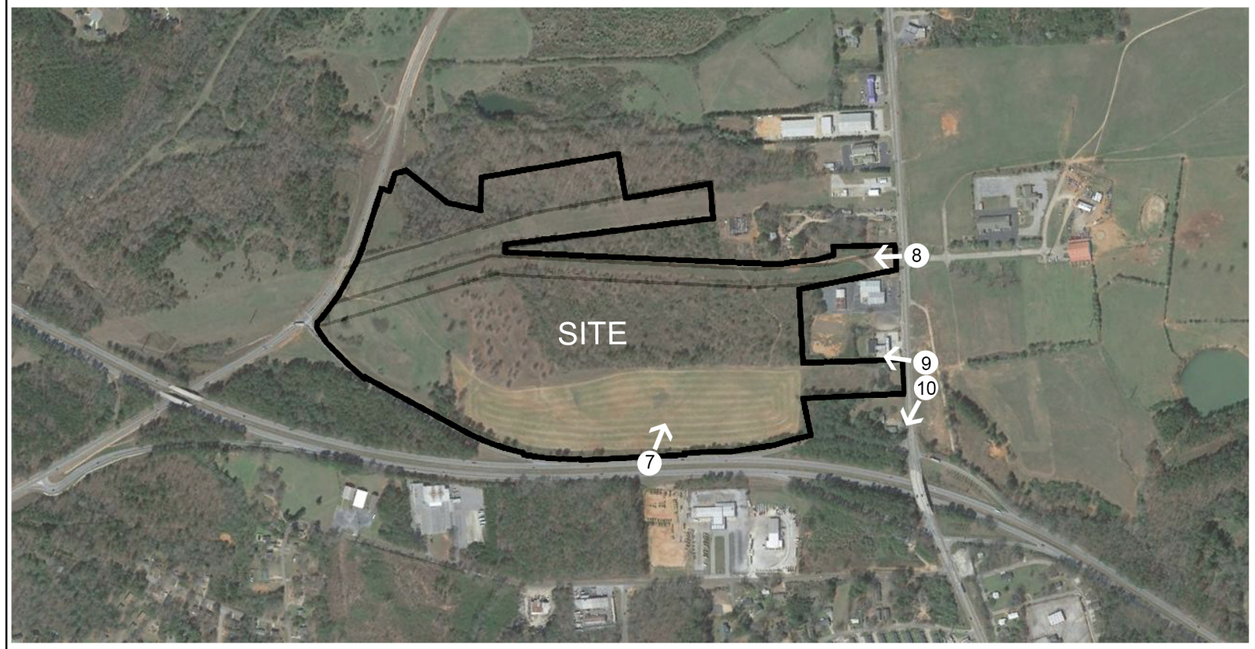
Picture 5

Picture 4

Picture 6

EXISTING CONDITIONS PHOTOS

Key Map

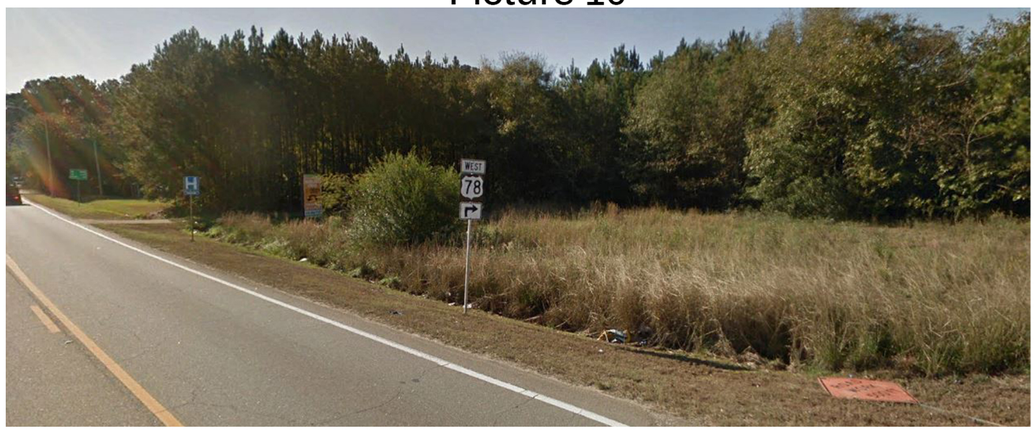


Picture 7

Picture 8

Picture 9

Picture 10



PROJECT OVERVIEW

Overview

Monroe Pavilion is a Planned Community Development that provides a diverse commercial center with retail, restaurants, hotels, services and entertainment to serve the citizens of Monroe and the surrounding communities in Walton County. The Master Plan, as shown on Page 2.3, reflects the development of 215,157 square feet of new retail and restaurant buildings within the 48.93-acre Shopping Center Tract, twelve (12) outlots, of which one (1) is planned to be a multi-story hotel and one (1) is planned to be a multi-story hotel or office, and the potential for future development of 150,431 square feet in building expansions and new buildings within the Shopping Center Tract and the Future Major G Parcel.

The Development also includes a new collector street, currently called “Retail Boulevard”, which will provide an east-west connection between Georgia Highway 11 and Charlotte Rowell Boulevard. The new “Retail Boulevard” will be more than 5,000 linear feet in length, will have a 70-foot right-of-way width, will be lined with street trees and sidewalks and will be dedicated to the City of Monroe. Design of the “Retail Boulevard” will include traffic calming measures such as a roundabout at the three-way intersection west of Georgia Highway 11 and two (2) raised intersections at main entry points to the Development from the “Retail Boulevard”. The outlots within the Development shall have shared access points along the “Retail Boulevard” as depicted in the Master Plan and shall be required by the Developer to have cross access connectivity between adjoining outlots.

Pedestrian connectivity is provided throughout the Development with five-foot wide public sidewalks along the new “Retail Boulevard” and four-foot wide internal sidewalks connecting the proposed buildings to the “Retail Boulevard”. These sidewalks along the “Retail Boulevard” will also provide pedestrian connectivity to the proposed outlots within the Development and each outlot, as it is developed, shall provide their own four-foot wide sidewalk connection to the public sidewalk at the “Retail Boulevard”.

The Major G Parcel will be developed in a future phase of the Development. The layout for this parcel as shown in the Master Plan is conceptual in nature and is subject to changes once a tenant has been identified. The conceptual layout currently reflects a large retail building with a pad building fronting the “Retail Boulevard”. The proposed buildings will have parking that is shared between the different uses.

Monroe Pavilion promotes the City’s goal of open space conservation through the proposed landscaping within the Development, streetscape along the new “Retail Boulevard” and preservation of the green space on the north side of the Development due to the existing Williams Transcontinental Gas Pipeline easement and the MEAG Transmission Powerline Right-of-Way that both traverse from the east to the west across the Development. Also a part of the open space at Monroe Pavilion will be master stormwater detention facilities that will serve the entire Development, including the Shopping Center Tract, new “Retail Boulevard”, Future Major G Parcel and all outlots. At final buildout, the 95.48-acre Monroe Pavilion development will have more than the 40% open space required by the City’s Zoning Ordinance.

OVERALL SITE DATA

TOTAL SITE AREA	95.48 Acres
EXISTING ZONING	B-3 (Highway Commercial District)
OVERLAY DISTRICT	Corridor Design Overlay District
SHOPPING CENTER TRACT	48.93 Acres
FUTURE MAJOR G PARCEL	11.58 Acres
DEDICATED COLLECTOR R.O.W.	10.07 Acres
OUTLOTS	24.79 Acres
PROPOSED BUILDING AREA	215,157 SF
FUTURE BUILDING AREA	150,431 SF

OUTLOTS

HOTEL/OFFICE 1	6.54 Acres
HOTEL 2	3.82 Acres
OUTLOT 1	2.06 Acres
OUTLOT 2	1.64 Acres
OUTLOT 3	1.51 Acres
OUTLOT 4	1.57 Acres
OUTLOT 5	1.54 Acres
OUTLOT 6	1.32 Acres
OUTLOT 7	1.38 Acres
OUTLOT 8	1.28 Acres
OUTLOT 9	1.07 Acres
OUTLOT 10	1.06 Acres

Note: Outlot areas are subject to change.

BUILDING AREAS

MAJOR A	48,387 SF
MAJOR B	18,000 SF
MAJOR C	21,000 SF
MAJOR D	6,400 SF
MAJOR E	20,000 SF
MAJOR F	11,700 SF
SHOPS A	21,700 SF
SHOPS B	4,200 SF
JUNIOR A	10,000 SF
JUNIOR B	8,470 SF
JUNIOR C	6,000 SF
JUNIOR D	5,000 SF
JUNIOR E	5,000 SF
JUNIOR F	5,000 SF
PAD 1	5,000 SF
PAD 2	5,000 SF
PAD 3	5,000 SF
PAD 4	8,000 SF
FUTURE MAJOR G	120,000 SF
FUTURE PAD 5	4,800 SF
FUTURE EXPANSIONS	25,631 SF

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.

VICINITY MAP RENDERING

Not to scale

MASTER PLAN

Not to scale

ZONING ORDINANCE & OVERLAY DISTRICT ADHERENCE

The Master Plan for the Monroe Pavilion Planned Community Development (PCD), as illustrated on Page 2.3, is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended May 8, 2018. The subject 95.48-acre site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District (CDO). The Master Plan has been developed to meet the zoning ordinance and overlay requirements, and, where certain requirements cannot be met, the spirit of the ordinance has been applied. The following is a discussion of how the Monroe Pavilion Master Plan complies with requirements while allowing compromises to meet current developer and tenant requirements and needs. Future parcels and outlots shall meet the same requirements as shown and stated within this Pattern Book.

Section 430 – One Principle Structure on a Lot

This section allows only one (1) principle structure and permitted customary accessory buildings on any lot. The Shopping Center Tract and Future Major G Parcel shall be allowed to have multiple buildings within their respective lots as reflected on the Master Plan. Each of the twelve (12) outlots shall comply with this section by having one (1) principle structure.

Section 520 – Off-Street Automobile Parking

520.2(1) Minimum Size of Off-Street Parking Space

This section requires a minimum parking space size of nine (9) feet wide by twenty (20) feet long with a minimum area of 180 SF. The Master Plan shows all 60-degree parking spaces sized at ten (10) feet wide by eighteen (18) feet long and 90-degree parking spaces sized at nine (9) feet wide by eighteen (18) feet long.

520.3 – Parking Space Requirements for All Districts

Per Table 3 of the Zoning Ordinance, the following are minimum required parking spaces based on use:

- Retail Establishments: 1 space/employee + 1 space/500 SF
- Restaurants: 1 space/5 seats + 1 space/600 SF

This section also requires that the maximum number of parking spaces shall not exceed 120% of the minimum required spaces. The Master Plan currently shows 1406 parking spaces within the Shopping Center Tract that will be shared between the multiple proposed buildings and uses. Per the Parking Analysis on this page, the Shopping Center Tract complies with this section of the ordinance. However, due to standard tenant requirements anticipated at each standalone outlot, the maximum number of parking spaces allowed within the outlots shall be 135% of the minimum required spaces.

520.4(6) – Site Requirements: Landscaping

This section requires that for all parking areas with ten (10) or more parking spaces hall have a minimum of 15% of the interior parking area permanently landscaped. The CDO requirement of 12% interior landscaped area, as stated in Section 643A.4(1)(c)(iv)(c), shall be the requirement for the Monroe Pavilion Development. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area.

520.4(10) – Site Requirements: Sidewalk

This section requires all parking facilities to have five (5) foot wide sidewalks connecting the facility to all public right of way sidewalks and building entrances. For the Monroe Pavilion Development, all public sidewalks shall be five (5) feet wide and all private internal sidewalks shall be four (4) feet wide.

Section 550 – Screening, Buffering, Landscaping

550.4(3) – Required Landscaping: Thoroughfare Landscaping

This section requires that a 25-foot landscape area abut the right-of-way of all roads within the City limits. The CDO requirement of a frontage landscape area, as stated in Section 643A.4(2), is required to be 20 feet deep. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to theback of curb at the internal parking along all road rights-of-way.

SHOPPING CENTER TRACT PARKING ANALYSIS

RETAIL PARKING CALCULATIONS

BUILDING	AREA	EST. EMPLOYEES
MAJOR A	48,387 SF	145
MAJOR B	18,000 SF	27
MAJOR C	21,000 SF	43
MAJOR D	6,400 SF	58
MAJOR E	20,000 SF	18
MAJOR F	11,700 SF	43
SHOPS A-Retail	13,700 SF	45
SHOPS B	4,200 SF	24
JUNIOR A	10,000 SF	15
JUNIOR B	8,470 SF	23
JUNIOR C	6,000 SF	20
JUNIOR D	5,000 SF	15
JUNIOR E	5,000 SF	15
JUNIOR F	5,000 SF	15
Total	184,157 SF	506

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.

RESTAURANT PARKING CALCULATIONS

BUILDING	AREA
SHOPS A-Restaurant	8,000 SF
PAD 1	5,000 SF
PAD 2	5,000 SF
PAD 3	5,000 SF
PAD 4	8,000 SF
Total	31,000 SF

Estimated Seats 1,343

RETAIL PARKING REQUIRED: 875

RESTAURNAT PARKING REQUIRED: 321

TOTAL PARKING REQUIRED: 1196

MAXIMUM PARKING ALLOWED: 1435

ZONING ORDINANCE & OVERLAY DISTRICT ADHERENCE

Section 570 – Lot Coverage

This section defines that the maximum impervious lot coverage in all zoning districts shall be 60% with the exception of the CBD Downtown District. For this 93.48-acre Development, there are only three (3) tracts that can independently meet this requirement. Therefore, this 93.48-acre Development shall be considered as a whole when evaluating lot coverage and each tract shall have a lot coverage as defined in the Lot Coverage table found on this page. With the lot coverages provided, the overall lot coverage for the Development will be less than the allowed maximum of 60%.

LOT COVERAGE

SHOPPING CENTER TRACT	51%
DEDICATED COLLECTOR R.O.W.	50%
FUTURE PARCEL G	85%
HOTEL/OFFICE 1	40%
HOTEL 2	65%
OUTLOT 1	80%
OUTLOT 2	80%
OUTLOT 3	80%
OUTLOT 4	80%
OUTLOT 5	80%
OUTLOT 6	80%
OUTLOT 7	80%
OUTLOT 8	80%
OUTLOT 9	90%
OUTLOT 10	90%

OVERALL PROJECT: <60%

Section 643 – Corridor Design Overlay District (CDO)

Section 643A – Corridor Design Standards and Guidelines

643A.1(2) – Site Planning: Area Specific Criteria

This section requires that the Corridor shall have an integrated streetscape of a scale and character consistent with City's traditional development pattern with walkways connecting buildings with the public right-of-way sidewalk network. The Master Plan reflects extensive streetscape and sidewalks along the new "Retail Boulevard" and internal sidewalk networks connecting each proposed building to the "Retail Boulevard" within the Shopping Center Tract. As the Major G Parcel and all outlots are developed, they will expand the Development's sidewalk network along the "Retail Boulevard" right-of-way they have frontage on and internally on their respective lots. As defined above, all public sidewalks shall be five (5) feet wide and all private internal sidewalks shall be four (4) feet wide.

643A.2(2) – Architecture: Area Specific Criteria

This section requires that properties greater than three (3) acres should reserve two (2) or more outparcels for future development to insert buildings closer to the roadway. The Shopping Center Tract, Major G Parcel, Hotel 1 and Hotel 2 are the only tracts that are larger than 3 acres. As depicted on the Master Plan, the Shopping Center Tract has four (4) pad buildings that, although they will not be subdivided as outlots, they act as outlots as they are close to the "Retail Boulevard" roadway. The Major G Parcel has one (1) pad building that acts as an outlot in keeping with this zoning requirement. Hotel 1 and Hotel 2 wil not be required to comply with this section.

643A.3(1)(d) – Pavement: Sidewalk Networks

This section requires that all developments within the CDO construct six (6) foot wide public sidewalks on both sides of the public roadway. As discussed above, the Master Plan reflects an extensive sidewalk network along the new "Retail Boulevard". At the time of construction of the Shopping Center Tract and the "Retail Boulevard" a five (5) foot public sidewalk will be constructed on the north side of the "Retail Boulevard". As the Major G Parcel, Hotel/Office 1, Hotel 2, and Outlots 1-8 are developed, they will expand the Development's sidewalk network on the south side of the "Retail Boulevard" right-of-way that they have frontage on by constructing a five (5) foot wide sidewalk. The exception to this will be Outlots 9 and 10 which due to limits of lot size will not be required to construct a sidewalk along their frontage. All public sidewalks are depicted on the Master Plan.

643A.3(2) – Pavement: Area Specific Criteria

This section allows additional frontage parking for planned centers like the Monroe Pavilion Planned Community Development if the center has a front building setback of 200 feet, if all landscape criteria is met, if there are 2 or more frontage outparcels and if a sidewalk network is provided. As discussed above for each of these items the Monroe Pavilion Development adheres to these requirements. Therefore, frontage parking is shown on the Master Plan for the Shopping Center Tract and Major G Parcel.

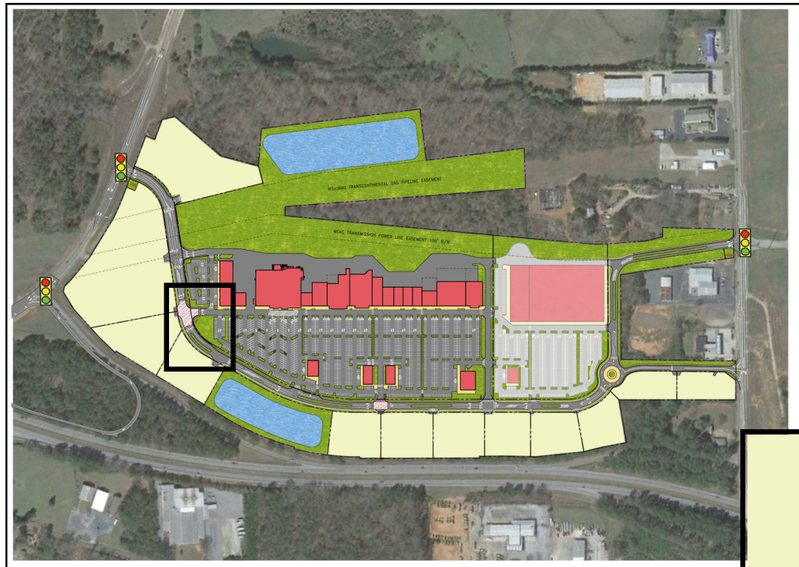
643A.4(1)(c)(iv)(c) – Landscaping: Interior

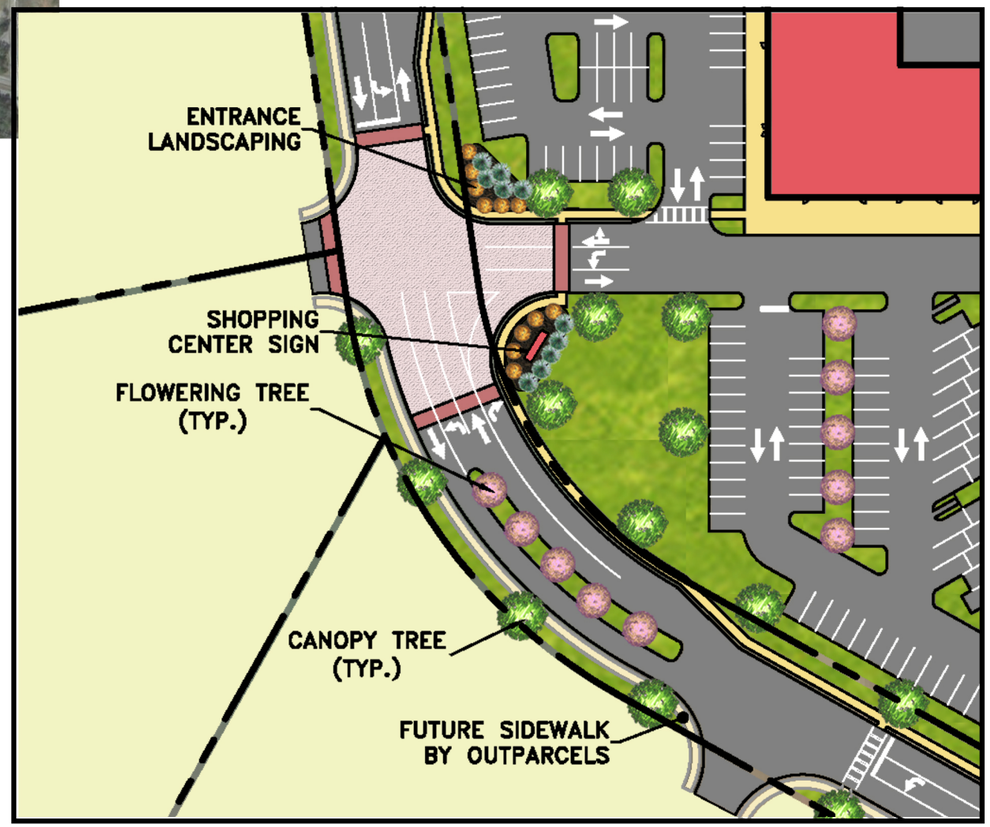
This section requires that for all parking lots with 15 or more parking spaces a minimum of 12% interior landscaped area be provided within the interior parking. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area. All other tracts within the Development shall adhere to this requirement. This section also states that one (1) in four (4) parking rows should have 15-foot wide landscape area dividing the parking rows. The Shopping Center Tract shall provide the required 15-foot wide landscape areas at an interval and as is depicted on the Master Plan.

643A.4(2) – Landscaping: Specific Criteria

This section requires that frontage landscape areas be a minimum of 20 feet in depth. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to the back of curb at the internal parking along all road rights-of-way.

VIGNETTE 1

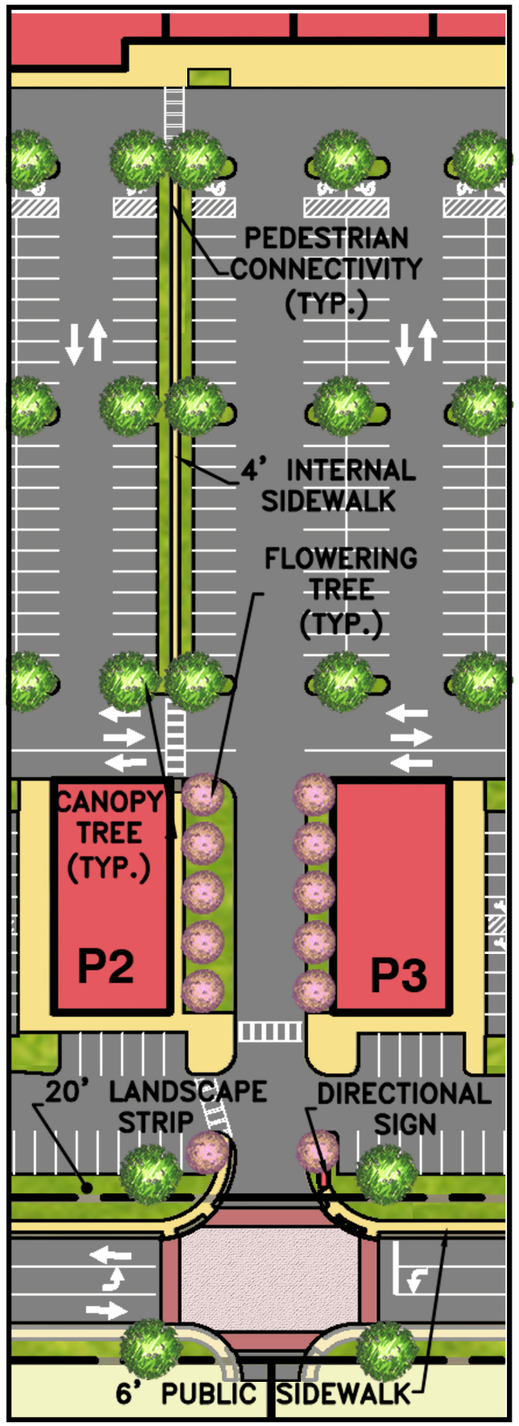




Not to Scale

The master planned development shall include substantial landscape areas which enhance the experience to motorists and pedestrians. An emphasis on detailed landscape plantings at major intersections and entry points shall contribute to the feeling of a destination center. The canopy street trees will be planted at an interval of 75’ on center and will be installed on either side of the boulevard to provide continuity as the outparcels are developed.

VIGNETTE 2

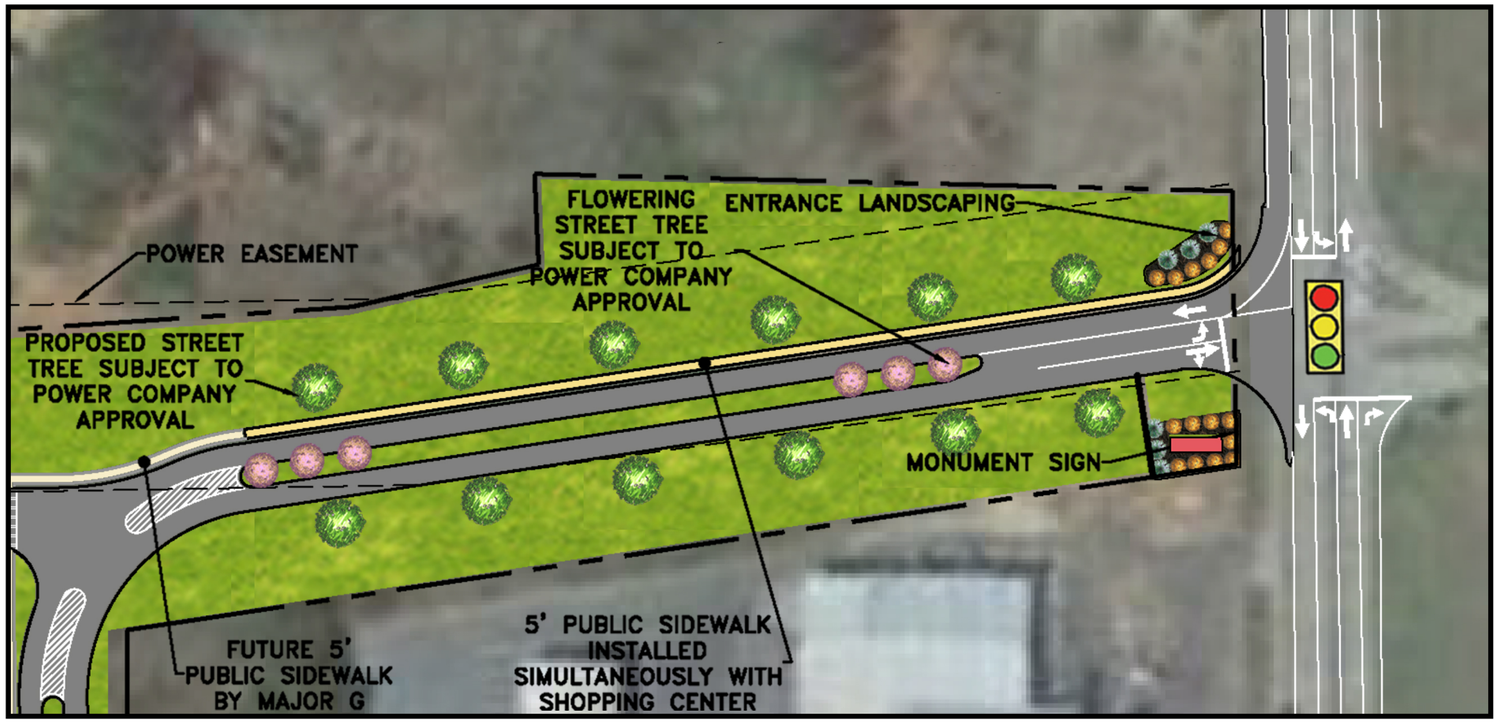


Pedestrian connectivity is at the forefront of design at Monroe Pavilion. Pedestrian access extends from the Retail Blvd sidewalk to the main retail building by running walkways adjacent to buildings and inside of landscaped medians. This route promotes safety and synergy among street front developments and to the primary commerical spaces behind them.

Not to Scale

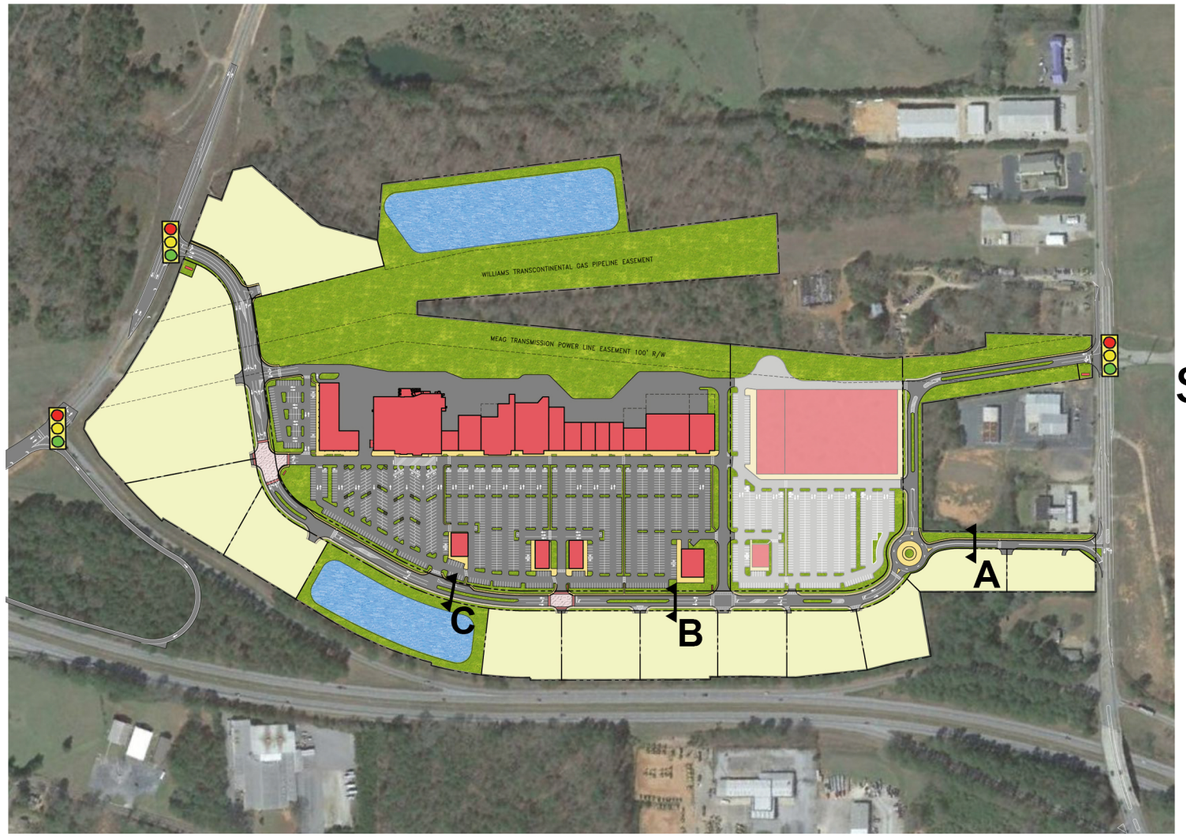
VIGNETTE 3

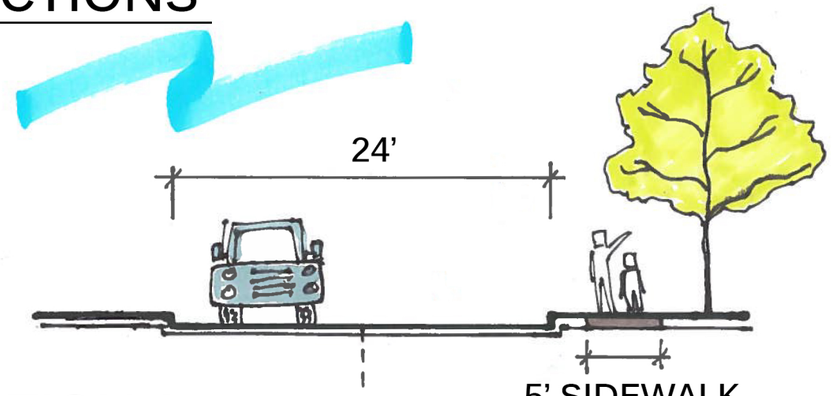
Not to Scale



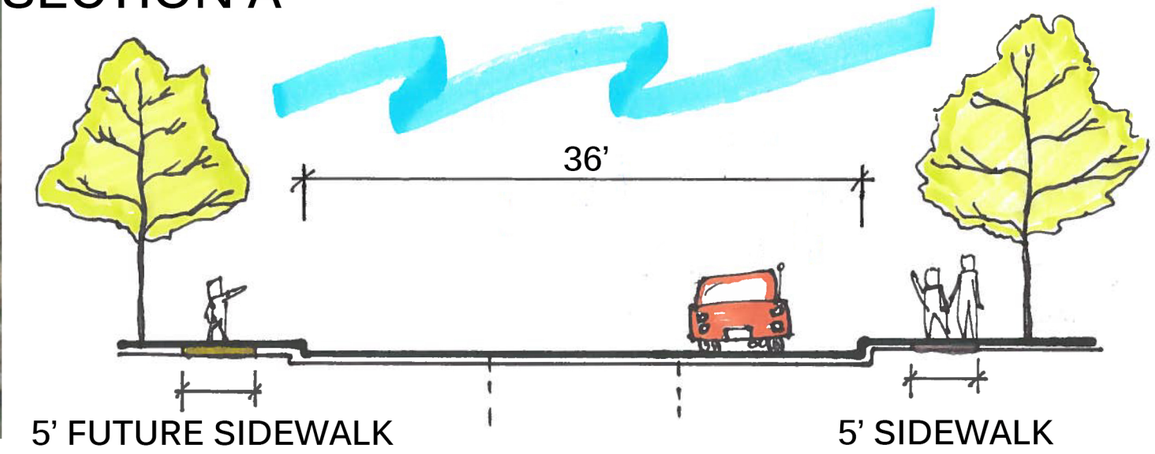
A tree lined boulevard will connect Georgia Highway 11 to Charlotte Rowell Boulevard. Canopy trees at regular intervals of 75' on center spacing will create rhythm and shade for motorists and pedestrians. Planted medians will provide multi-season interest.

BOULEVARD SECTIONS

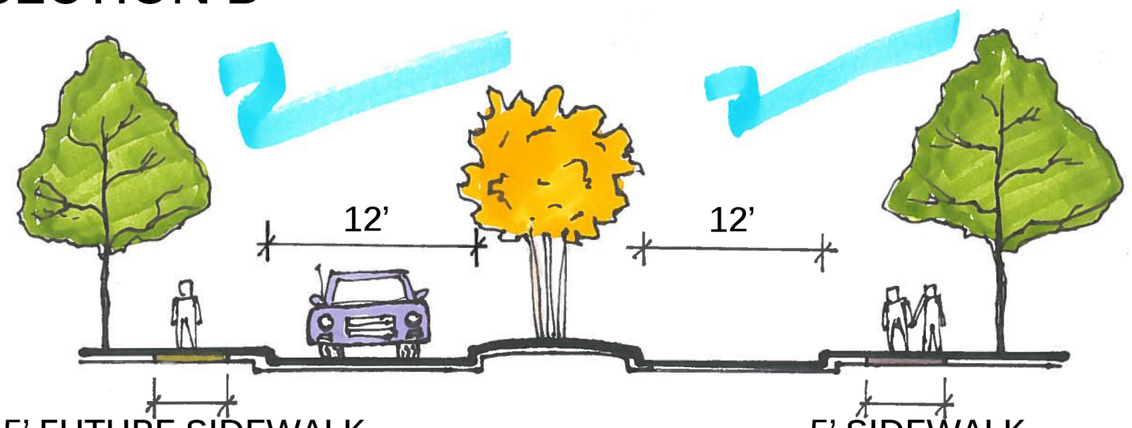




SECTION A



SECTION B



SECTION C

3.1
INTRODUCTION:

ARCHITECTURAL INTRODUCTION

Introduction:
This Pattern Book demonstrates a Planned Community Development which is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3). Throughout this book, this Planned Community Development shall also be referred to as PCD.
This Pattern Book will describe and revise some sections of the current City of Monroe Zoning Ordinance, Corridor Design Overlay (CDO), and Highway Commercial District (B-3), to allow for a commercial shopping center development for future tenants and development plans to cohesively and conform as closely as possible to the City of Monroe Zoning Ordinance, Corridor Design Overlay (CDO), and Highway Commercial District (B-3), while allowing compromises to meet current developer and tenant(s) requirements and needs. Future Parcels & Outlots will meet the same architectural building requirements, materials, fenestrations, ornamentation, and signage requirements as shown and stated within this Pattern Book. This Pattern Book addresses REVISED items/wording within the current City of Monroe Zoning Ordinance and does not address items/wording that are of mutual agreement.

MATERIALS

Article V: GENERAL STANDARDS FOR ALL DISTRICTS
SECTION 570 - LOT COVERAGE
570.2 EXPANSION PROJECTS (page 26):

(1) Definition: Future building expansion not counted as expansion as long as illustrated on sheet 2.3.

ARTICLE VI: USE OF PROVISIONS BY DISTRICT
SECTION 643A - CORRIDOR DESIGN STANDARDS AND GUIDELINES
643A.2 ARCHITECTURE (page 49):

1) General Criteria for Conceptual Planning:
a) The general architecture of this new Planned Community Development with retail, grocery, restaurants, and services, will be designed with harmonious elements that create a character that is unique upon itself and is reflective of a gateway into the City of Monroe while using some materials that are common with the traditional and/or historic built environment, Fenestration and Ornamentation.

c) In areas where new structures are adjacent to and visible from roadways, architecture shall adhere to the standards set forth below:
(vii) Materials: Brick will be used throughout on every building in the entire project consistent with meeting the corporate identity of developments. Stucco (DFS) is a common product used in the tenant's prototype designs and shall be used in accordance to bring Major Tenants into this center affordably. Aluminum siding and vinyl siding will not be used anywhere. Wood siding and/or fiber cement products may be considered as architectural features on some buildings. E.I.F.S. will be used at cornice locations and on all sign bands for Anchor tenants.

PRIMARY & ACCESSORY MATERIAL	
PRIMARY	ACCESSORY
BRICK	STONE
STUCCO	FIBER CEMENT
DFS	FABRIC (AWNINGS)
	STANDING SEAM METAL (ROOFING & CANOPIES)
	EIFS
	STOREFRONT, WINDOWS, GLASS

ARCHITECTURAL INTRODUCTION

FENESTRATIONS, & ORNAMENTATION

Article V: GENERAL STANDARDS FOR ALL DISTRICTS

SECTION 570 - LOT COVERAGE

570.2 EXPANSION PROJECTS (page 26):

(viii) Fenestration: The spacing and placement of architectural bays and openings, and the solid-to-void ratio (wall-to-window), shall conform to keep façades from expanding longer than 100 feet in linear length by interrupting this linear length with fenestration. No uninterrupted length of façade shall exceed 100 feet. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Fenestration requirements. The other 3 sides of the building is not required to meet the fenestration requirements. Where a main building faces more than one public street, an entrance for each side may be proposed and then, each public entrance side will meet Fenestration requirements. To avoid box-like buildings, windows and other features are important to obtain the solid to void ratio. Facades that face public streets shall have arcades / canopies, display windows, exterior building façade accent elements, entry areas, awnings, recessed accent panels or other similar features along no less than 60% of the entire length of the building along the length of walkway span, not per individual tenant suite. Where additional establishments will be located within or nearly adjacent to the principal building, the solid to void criteria set forth above apply to each building façade along one length of walkway span. These requirements will also apply to each individual free-standing building front façade in a future Parcel or Outlot. Windows shall be recessed and shall include visually prominent framing features. Building façades on outlots facing U.S. Highway 78 are required to meet fenestration standards except no main entrance is required. The tenant's corporate identity needs to be protected per their design.

(ix) Ornamentation: Detailing found upon local buildings should serve as a model for new design elements, including but not limited to decorative masonry work, accent masonry, accent stucco elements, brackets, knee brackets, etc. Limited use of architectural masonry blocks may be used or considered for the creation of building details. Glass block will not be used anywhere. Building public entrance facades will include an expression of architectural or structural bay through a change in plane, such as an offset, stucco reveal, projecting rib, pilaster, or column. At least one of these elements shall repeat horizontally per tenant at an interval of not more than 30 feet. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Ornamentation requirements. The other 3 sides of the building is not required to meet the ornamentation requirements. Where a main building faces more than one public street, an entrance for each side may be proposed and then, each public entrance side will meet Ornamentation requirements. Projected panels for wall mounted signage is not required but preferred. Building façades on outlots facing U.S. Highway 78 are required to meet ornamentation standards except no main entrance is required. The tenant's corporate identity needs to be protected per their design.

RETAIL BUILDING OVERVIEW

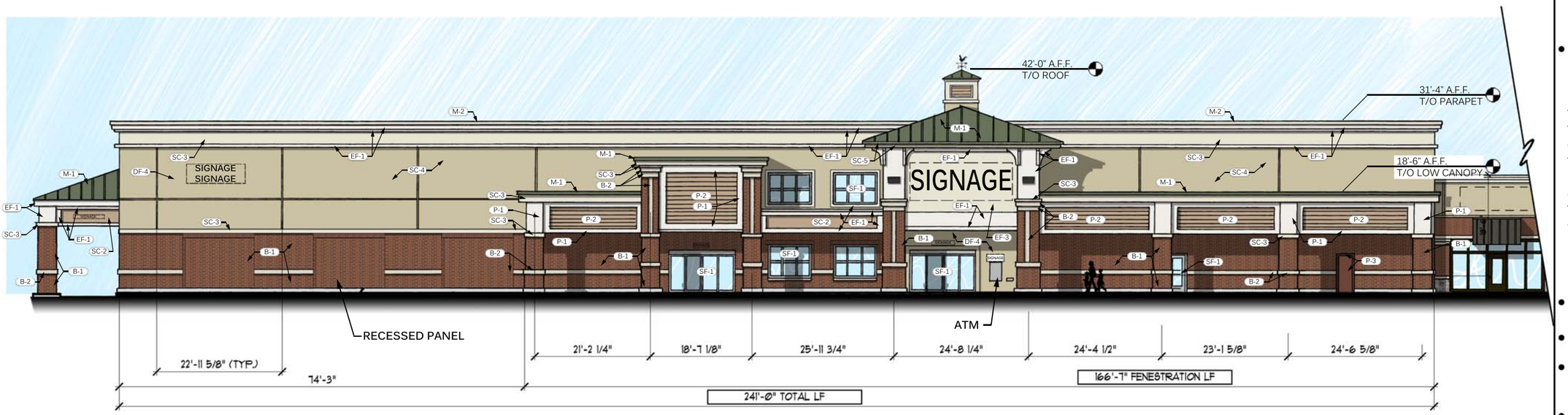
Summary

In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

Architecture

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- If elements and features are not addressed in this PCD document then refer to the City of Monroe Zoning Ordinance and Corridor Design Standards and Guidelines.

TENANT MAJOR 'A'



FRONT ELEVATION

FENESTRATIONS:

241'-0" TOTAL LINEAR FEET (LF)
166'-7" FENESTRATION LF

166'-7"/241'-0" = 69% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

15'-0" = MAXIMUM LF WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LF REQUIREMENT)

ORNAMENTATION:

VERTICAL REVEALS, BRICK ACCENT AREAS, FIBER CEMENT PANELS, AND COLUMNS ARE LESS THAN 30'-0" IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
DF-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SC-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
SC-5	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND"
M-1	METAL	PAC-CLAD	STANDING SEAM ROOF, COLOR: "AGED COPPER"
M-2	METAL	PAC-CLAD	METAL COPING, COLOR: "SAND STONE"
M-3	METAL	PAC-CLAD	METAL COPING, COLOR: "BURNISHED SLATE"
P-1	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE"
P-2	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"
SF-2	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
ST-1	STONE	ECHELON	WATERFORD STONE, COLOR: "PEWTER'

Architecture

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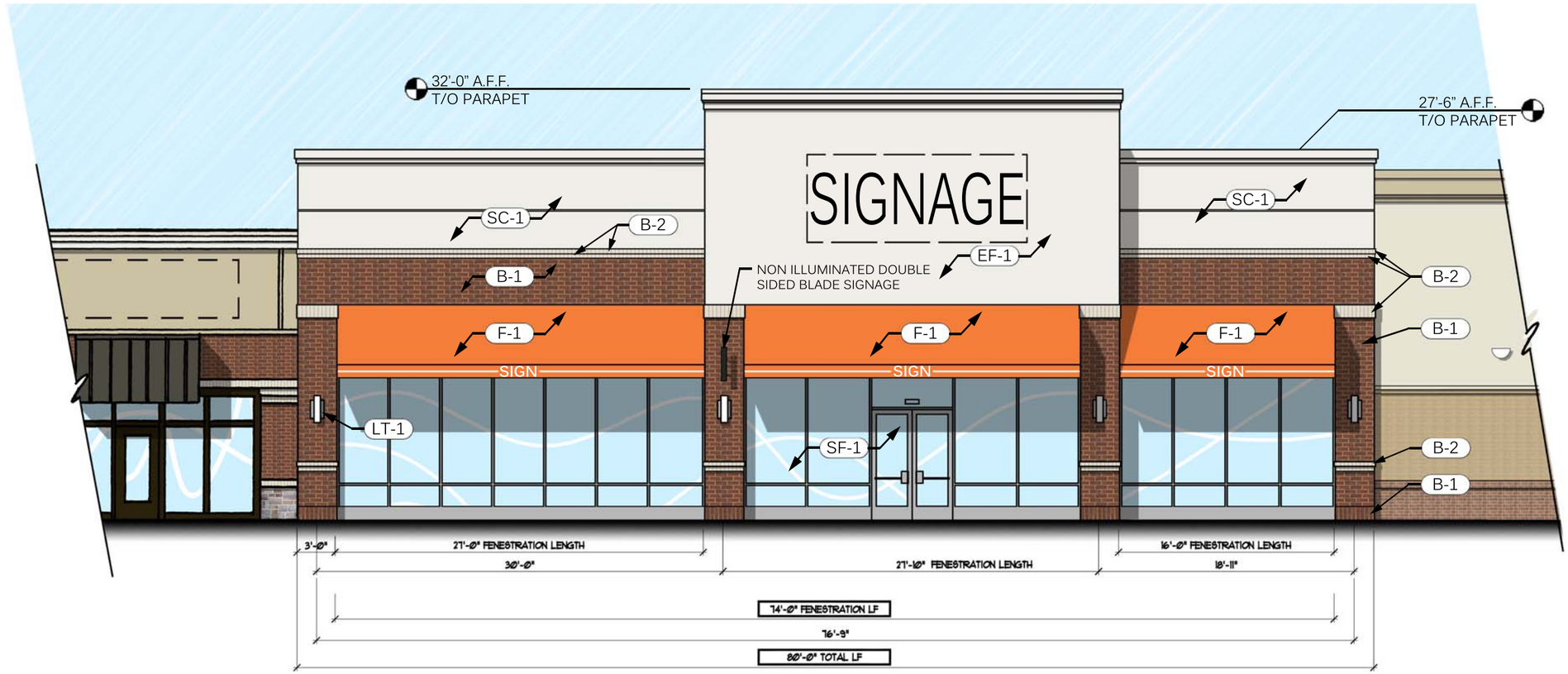
- Grocery Anchor,
- Prototype. shell.
- Signage per tenant prototype requirements.
- Interior design layout dictates glazing location.
- Material selections and building form coordination with tenant.

TENANT JUNIOR ‘A’



FRONT ELEVATION

FENESTRATIONS:

80'-0" TOTAL LENGTH (LF)
74'-0" FENESTRATION LF

74'-0"/80'-0" = 93% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

3'-0" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK COLUMNS, FABRIC AWNINGS, & STOREFRONT (WINDOWS) ARE 30'-0" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
F-1	FABRIC	TBD	PATIO 500 ULTRA/EMBOSS, COLOR: "ORANGE POP" w/ WHITE LETTERS AND STRIPE
LT-1	LIGHTING	TBD	ARCHITECTURAL LIGHT FIXTURE
SC-1	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"

Architecture

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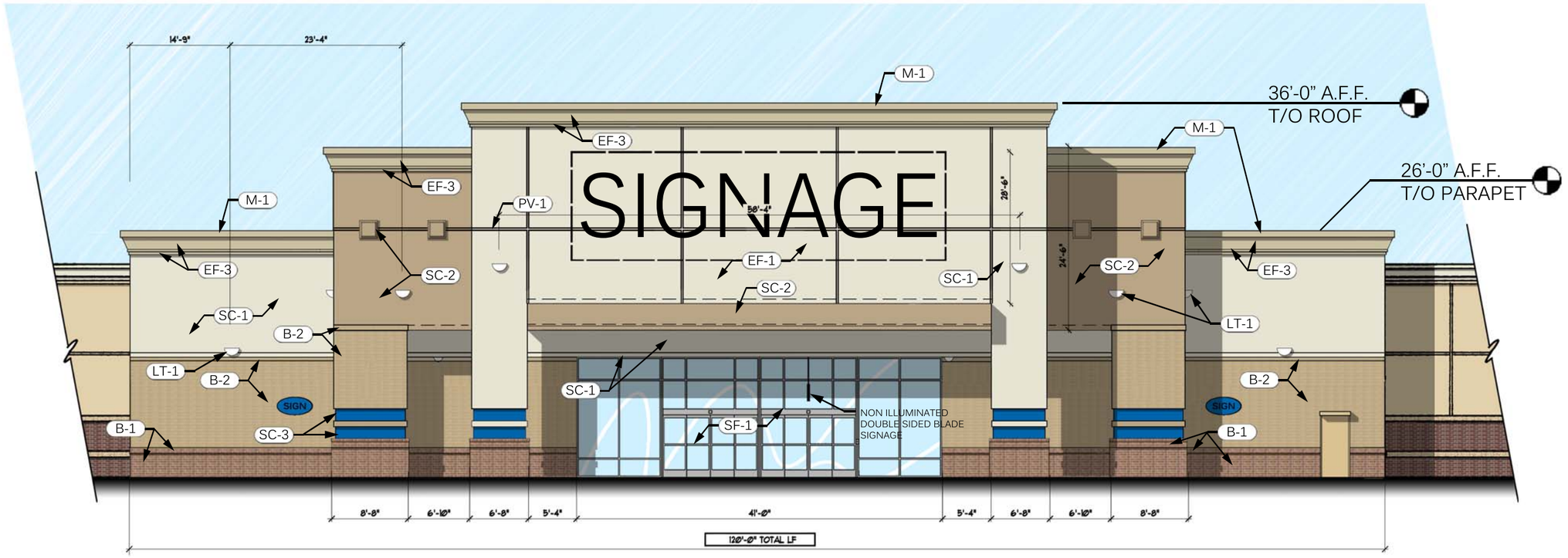
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- Beauty supply anchor.
- Dictated prototype.
- Material selection with enhanced brick features on prototype façade.
- Tenant corporate colors.
- Tenant signage.

TENANT MAJOR ‘B’



FRONT ELEVATION

FENESTRATIONS:

120'-0" TOTAL LENGTH (LF)
96'-0" FENESTRATION LF

96'-0"/120'-0" = 80% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

29'-6" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

COLUMNS, COLOR CHANGES, AND VERTICAL REVEALS ARE LESS THAN 30'-0" MAXIMUM SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

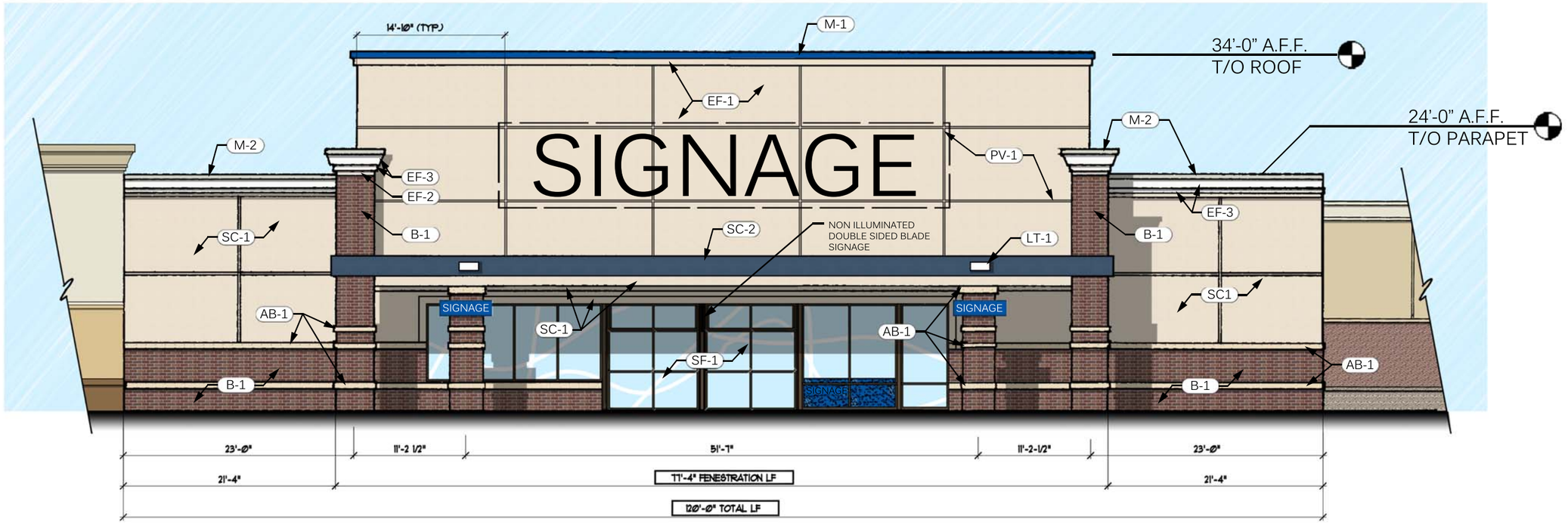
EXTERIOR FINISH SCHEDULE

B-1	MODULAR BRICK	BELDEN	COLOR: ST SIMON BLEND W/ ARGOS LIMESTONE MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 319 GRAY W/ ARGOS SAHARA MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 NACRE
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 RAMIE
LT-1	LIGHTING	T.B.D.	ARCHITECTURAL LIGHT FIXTURE
M-1	COPING	BERRIDGE	METAL COPING, COLOR: SIERRA TAN
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: SW 6154 NACRE
SC-1	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 NACRE
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6108 LATTE
SC-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR: PMS 300 (N23824)
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: ANODIZED ALUMINUM

Architecture

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- Fashion anchor.
- Dictated prototype.
- Generalized description of construction and metals.
- Colors by corporate company as they relate to owners overall development.
- EIFS at signage band.

TENANT MAJOR ‘C’



FRONT ELEVATION

FENESTRATIONS:

120'-0" TOTAL LENGTH (LF)
77'-4" FENESTRATION LF

77'-4"/120'-0" = 64% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

23'-0" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK/STUCCO COLUMNS, STOREFRONT (WINDOWS), & STUCCO VERTICAL REVEALS ARE 14'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

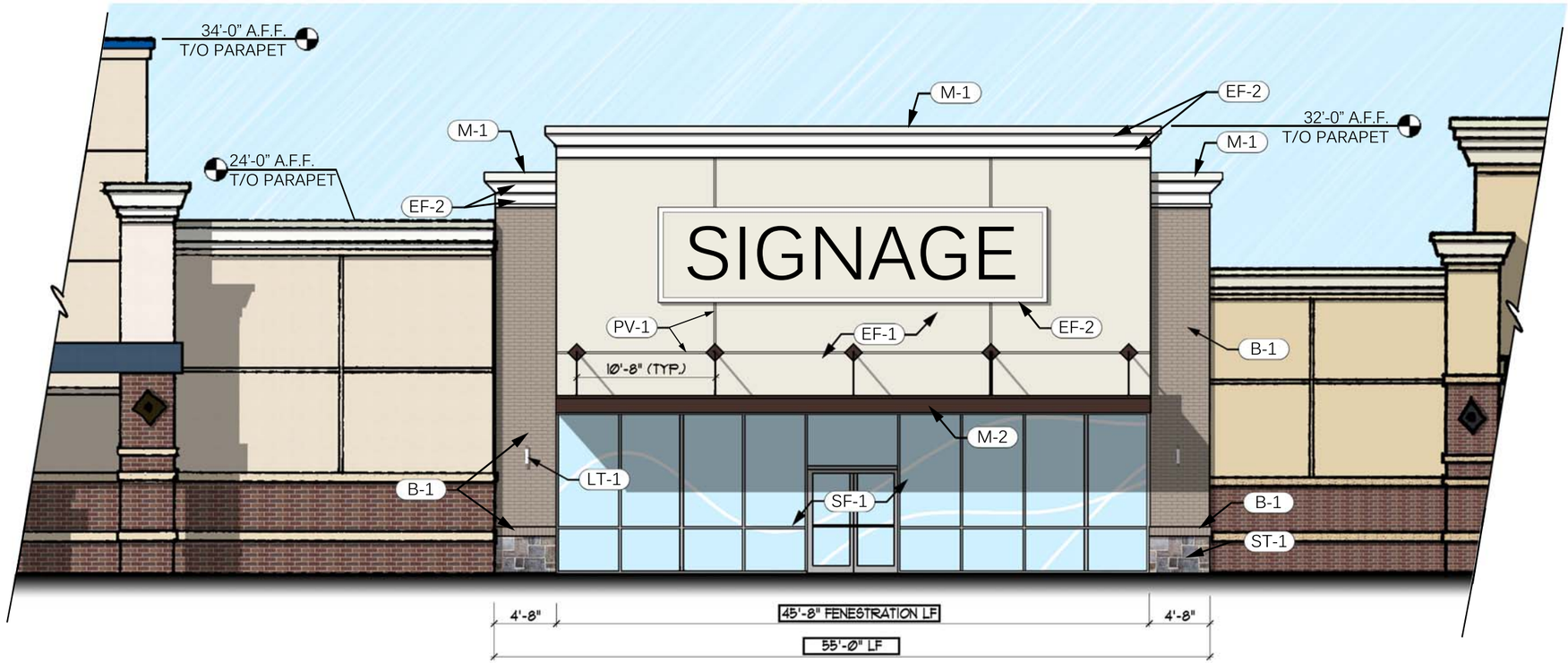
EXTERIOR FINISH SCHEDULE

AB-1	ARCHITECTURAL BLOCK	TRENWYTH	COLOR: CAMBRIDGE W/ MORTAR, TOOLED JOINTS
B-1	MODULAR BRICK	BELDEN	COLOR: AMHERST BLEND W/ ARGOS RED MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 449 BUCKSKIN
EF-2	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 385A SANDPIPER
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 310 CHINA WHITE
LT-1	LIGHTING	COOPER	WALL SCONCE, ENVUE # ENT-C02-LED-EI-BL3-WH
M-1	COPING	BERRIDGE	METAL COPING, COLOR TO MATCH: BM #2016-20 CHAMPION COBALT BLUE
M-2	COPING	BERRIDGE	METAL CANOPY, COLOR: PARCHMENT
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: DRYVIT - 449 BUCKSKIN
SC-1	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 449 BUCKSKIN
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 578 MIDNIGHT BLUE
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: MEDIUM BRONZE

Architecture

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- Fashion anchor.
- Dictated prototype.
- Signage dictated by tenant with EIFS signage area.
- Enhanced brick on façade compared to prototype design.

TENANT JUNIOR 'B'



FRONT ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
45'-8" FENESTRATION LF

45'-8"/60'-0" = 76% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

4'-8" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPY BRACKETS ARE 10'-8" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	TAYLOR	EXTERIOR BRICK, "3118 CREAM" W/ ARGOS LITE BEIGE MORTAR, TOOLED JOINTS OR APPROVED EQUAL
EF-1	STUCCO	DRYVIT	EIFS; COLOR TO MATCH DRYVIT 456 "OYSTER SHELL"
EF-2	EIFS	DRYVIT	EIFS; COLOR TO MATCH DRYVIT 310 "CHINA WHITE"
LT-1	LIGHTING	BROWNLEE	WALL SCONCE, 7176-18-GM-H08-40K-BAC
M-1	METAL	PAC-CLAD	METAL COPING, COLOR: "BONE WHITE"
M-2	METAL	MAPES	METAL AWNING, COLOR: "MAPES BRONZE BAKED ENAMEL"
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: DRYVIT 456 "OYSTER SHELL"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "CLEAR ANODIZED ALUMINUM"
ST-1	STONE	WATERFORD	STONE, COLOR: "PEWTER"

Architecture

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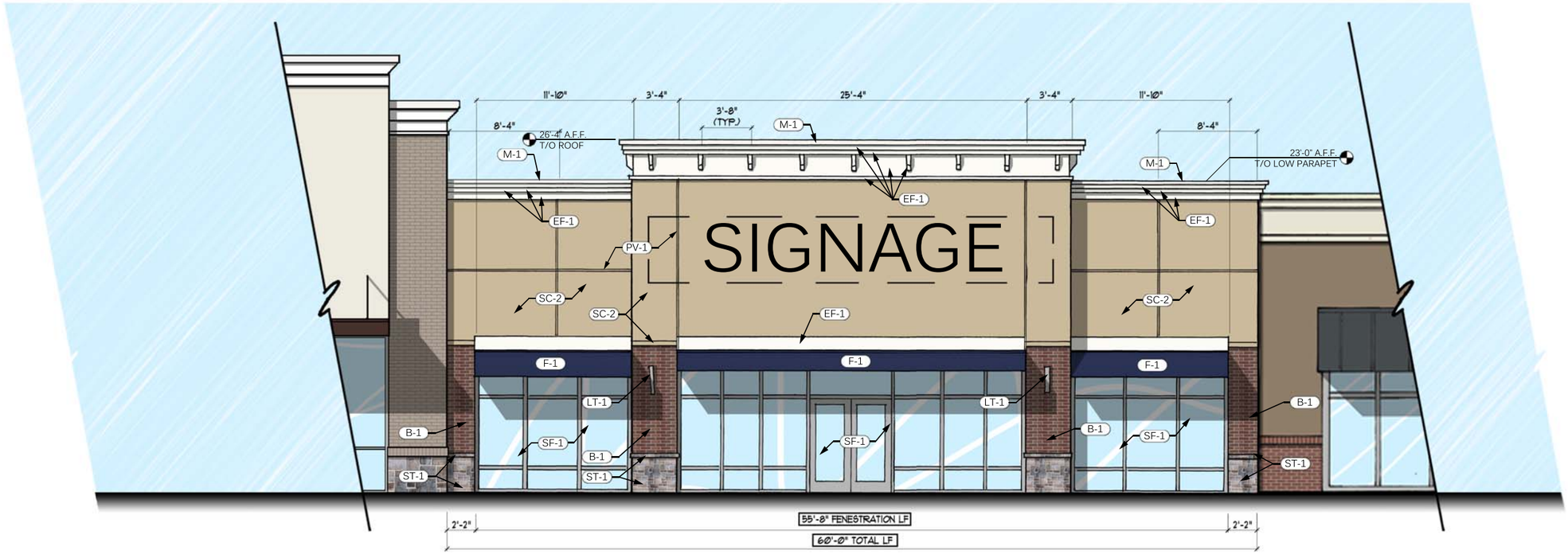
- General merchandise anchor.
- Design dictated by corporate prototype.
- Colors and material dictated by corporate prototype.
- Tenant signage.

TENANT JUNIOR ‘C’



FRONT ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
56'-8" FENESTRATION LF

56'-8"/60'-0" = 95% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

3'-4" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK/STUCCO PILASTERS, VERTICAL REVEALS, & CORNICE BRACKETS ARE 8'-4" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	BELDEN	COLOR: AMHERST BLEND ARGOS CANYON BROWN MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	COLOR: DRYVIT "310 CHINA WHITE"
F-1	FABRIC	SUNBRELLA	COLOR: SUNBRELLA "MARINE BLUE"
LT-1	LIGHTING	T.B.D.	ARCHITECTURAL LIGHT FIXTURE
M-1	METAL	PAC-CLAD	COPING, COLOR: "BONE WHITE"
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: SW 6142 "MACADAMIA"
SC-1	STUCCO	DRYVIT	COLOR: DRYVIT "310 CHINA WHITE"
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6142 "MACADAMIA"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"

Architecture

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- Shoe / accessories anchor.
- Dictated prototype.
- Material selection with enhanced brick features on prototype façade.
- Tenant corporate colors.
- Tenant signage.

SHOPS A & B ELEVATIONS

SHOPS 'A' ELEVATION

FENESTRATIONS:

140'-0" TOTAL LENGTH (LF)
140'-0" FENESTRATION LF

140'-0"/140'-0" = 100% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPIES ARE 16'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

SHOPS 'B' ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
60'-0" FENESTRATION LF

60'-0"/60'-0" = 100% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPIES ARE 16'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
DF-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SC-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
SC-5	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND"
LT-1	LIGHTING	BROWNLEE	WALL SCONCE, 7176-18-GM-H08-40K-BAC
M-1	METAL	PAC-CLAD	STANDING SEAM ROOF, COLOR: "AGED COPPER"
M-2	METAL	PAC-CLAD	METAL COPING, COLOR: "SAND STONE"
M-3	METAL	PAC-CLAD	METAL COPING, COLOR: "BURNISHED SLATE"
P-1	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE"
P-2	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"
SF-2	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
ST-1	STONE	ECHELON	WATERFORD STONE, COLOR: "PEWTER"

Architecture

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- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- General retail / Restaurant / Services tenants

SIGNAGE INTRODUCTION

643A.5 SIGNS (page 52):
(1) General Criteria: Signage shall be compatible with the new development's style and mass and visual character while maintaining tenant requirements and needs per the following criteria:
a. Placement: Attached signs shall be in scale with and proportional to the host building, not to cover details, and be aligned substantially with adjacent tenant suites signage within the center and/or consistent with the design location of the specific store's façade of each tenant suite. Ground/Monument signs shall be oriented perpendicular to traffic flow. Corner lots may choose which traffic flow to address.
b. Materials: Signs shall be wood or metal, and other materials per tenant signage design requirements consistent with this development and per sheet 4.10.
c. Design: Sign design may be simple or in character with the development.
d. Dimensions: Ground/Monument signs are permitted and allowed to be in proportion to the center that it represents in size, material, and scale.
e. Lighting: Major and Junior anchors signs, tenants 5,000 square feet or greater, future independent buildings at Parcels and/or Outlots, Hotel signs, Office signs, and Ground/Monument signs, shall be internally illuminated. All other signs shall have halo lighting features or indirectly lit with goose-neck or similar light fixtures that do not block or interfere with the visual reading of the sign.
ARTICLE VII: DIMENSIONAL REQUIREMENTS AND EXCEPTIONS:
SECTION 700 – CHARTS OF DIMENSIONAL REQUIREMENTS
700.2 P, CBD, B-1, B-2, & B-3 DIMENSIONAL REQUIREMENTS (page 61):
SECTION 700.2: TABLE 12 – COMMERCIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS (pages 61-62):

The PCD Maximum Building Parapet Height or roof peak will not be higher than 37'-0" above finish floor, not including future hotel(s). The PCD Maximum Building Parapet Height for future hotel(s) will not be higher than 54'-0" above finish floor.

SECTION 710 - EXCEPTIONS AND MODIFICATIONS
SECTION 710.2: HEIGHT LIMITS (page 63):
The height limits listed in this PCD shall not apply to structures not intended for human occupancy such as church spires, flagpoles, chimneys, cupolas, monuments, radio or television towers or aerials, water towers, or similar architectural vertical projections. However, the top of signage allowable height will be no greater than 35'-0" above finish floor, not including future hotel(s). The top of signage allowable height for future hotel(s) will be no greater than 52'-0" above finish floor. The heights of telecommunication towers and antennas are governed by Article XI.

ARTICLE XII – SIGNS
SECTION 1210 - DEFINITIONS
1210.1 GENERAL DEFINITIONS (page 78)
AREA OF SIGN: Only one face of a double-faced sign, as defined herein, bearing identical copy on each side shall be used in computing the area, otherwise both sides shall be used in computing area.
(2) WALL SIGN: The area of a wall sign shall mean and shall be computed using the smallest contiguous square, circle, rectangle, triangle, or combination thereof, that would encompass the external limits of the writing, representation, emblem, or other display. Any material or color forming a background of the display or used to differentiate the sign from the backdrop or structure against which it is placed will not be included in the sign area. When a wall sign is formed by placing individual letters, numbers, or figures on the wall, without a distinguishing background, the area shall be determined by a contiguous perimeter drawn around all letters, numbers figures, trademark, or other symbols, enclosing the limits of writing. Any letters, numbers, figures, trademarks, or graphics separated by 12 inches or more shall be considered two separate signs.

SIGNAGE INTRODUCTION

1210.2 SPECIFIC DEFINITIONS (pages 78-81):

(1) AWNING AND CANOPY SIGN means a sign imposed or painted upon any roof-like structure that provides either permanent or temporary shelter for adjacent walkways or entrances to a building or property. Awning and canopy signs are allowed up to 20% of total area of independent awning or canopy. Canopy signage area is considered separate than wall signage and is to be computed separate than wall signage.
(15) GROUND SIGN OR MONUMENT SIGN means a permanently affixed sign, which is wholly independent of a building for support.
(16) HEIGHT OF A GROUND SIGN OR MONUMENT SIGN means the vertical distance from the base of the sign at normal grade to the top of the highest component of the sign. Normal grade shall be the predominant grade after construction, exclusive of any filling, berming, mounding or excavating for the purpose of locating or elevating the sign. Base shall be where the sign support meets, or should meet, the normal grade. Ground Signs or Monument Signs shall be no greater than 28'-0" above normal grade. This particular development is allowed two (2) monument signs.
(18) ILLUMINATED SIGN, INTERNAL means a sign illuminated by an internal light source. Internally illuminated signs are allowed for Ground Signs or Monument Signs. Internally illuminated signs are allowed for wall signs at Major Anchors and Junior Anchors which are 5,000 square feet or greater, and future independent buildings at Parcels and/or Outlots. Internally illuminated signs are discouraged for all other wall mounted signs.
(50) WINDOW SIGN means any type of sign located entirely within the interior of a building or structure, and placed near or on a window or door, the letters, numbers, pictorial or sculptured matter of which is visible from public right of ways at the exterior of the premises. Window signs shall not be internally illuminated except for signs referring to 'open / closed' and 'hours of operations' signs.
1250.2 NON-RESIDENTIAL ALLOWABLE SIGNS (pages 84-85):
(1) GROUND SIGNS:
(a) Platted Outlots, and/or a single building, or tenant suite shall be permitted a maximum of one (1) sixty-four (64) foot double sided Ground Signage area per each public street frontage.
(c) No Ground Sign for Outlots, and/or a single building, or tenant suite shall have a height greater than nine feet above normal grade.
(2) WALL SIGNS:
(a) Platted Outlots, and/or a single building, or tenant suite shall be permitted one (1) or more wall sign(s) not to exceed two and one-half (2.5) square feet per linear foot of building frontage along the length of one sidewalk span per each public street frontage/entrance. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Wall Signage requirements. Where a main building faces more than one public streets, an entrance for each side may be proposed and then, each public entrance side will meet Wall Signage requirements. Building façade signage facing U.S. Highway 78 will follow city signage ordinance.
(3) PLANNED CENTERS AND MULTI-TENANT COMPLEXES:
(a) GROUND SIGNS:
(i) Planned Center Developments and Multi-Tenant Complexes shall be permitted a maximum of one (1) four hundred (400) square foot ground sign for each street adjacent to project site.
(ii) No ground sign shall have a height greater than 28'-0" above normal grade.
(vi) Planned Center Developments and Multi-Tenant Complexes shall also be permitted an entrance sign. Ground/Monument signs may be considered as an entrance sign. Such signs shall be either one double -sided Ground/Monument sign located at each entrance of the development, each side of which shall not exceed 230 SF signage area or two one sided signs, each sign side is not to exceed 230 square feet signage area. The only permitted text on entrance signs shall be the name and street number of the planned center and the individual Tenant names.
(b) WALL SIGNS: Refer to Article XII -SIGNS in this PCD book
(d) TENANT DIRECTIONAL SIGNS Each planned community development shall be allowed additional directional signage as follows:
(i) Maximum sign size is twenty-four (24) square feet, not including sign base or decorative sign perimeter. Maximum height from base is 6'-0".
(v) Three signs are allowed per internal intersection of private drives or public streets within the project and shall not be allowed on state routes or arterial roads.

(e) Refer to Section 1250.2 NON-RESIDENTIAL ALLOWABLE SIGNS in this PCD book

SECTION 1255 CONSTRUCTION AND MAINTENANCE REQUIREMENTS (pages 88-89):
(10) The illumination of internally illuminated signs shall not exceed twenty (25) foot candles of LED and/or incandescent light measured at a distance of ten feet from such structure.

SECTION 1265 PROHIBITED SIGNS AND ADVERTISING DEVICES (page 89):
(2) Awning and canopy signs are allowed – refer to Section 1210.2 SPECIFIC DEFINITIONS in this PCD book.

TENANT MAJOR ‘A’

FRONT ELEVATION

MAJOR 'A' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA = 7,721 SF

MAIN WALL SIGN AT ENTRY TOWER = 7'-3" HIGH x 20'-10" WIDE = 151 SF
SIGN AT LEFT SIDE OF BUILDING = 4'-3" HIGH x 12'-11-1/4" WIDE = 55 SF

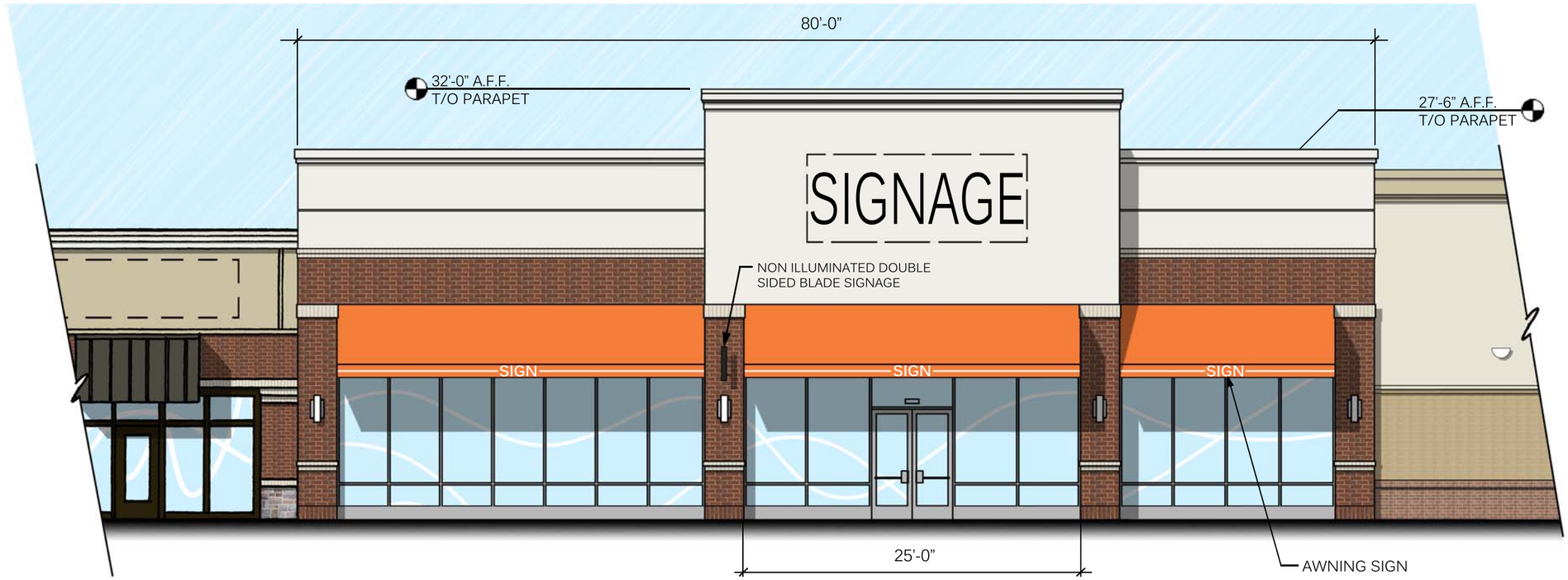
TOTAL ESTIMATED WALL SIGNAGE SF = 206 SF

WALL SIGNAGE AREA IS NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 241'-0"
CALCULATION = 241'-0" x 2.5 = 602.5 SF (THIS FACADE MEETS SIGNAGE AREA REQUIREMENT WITH 206 SF OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

TENANT JUNIOR ‘A’



FRONT ELEVATION

JUNIOR 'A' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA: 824 SF + 986.3 SF + 518 SF = 2,328.3 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 9'-0" HIGH x 20'-0" WIDE = 180 SF

AWNING 1 = 150 SF
AWNING 1 SIGNAGE AREA = 3 SF

AWNING 2 = 137 SF
AWNING 2 SIGNAGE AREA = 3 SF

AWNING 3 = 88 SF
AWNING 3 SIGNAGE AREA = 3 SF

WALL SIGNAGE AREA IS NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 80'-0"
CALCULATION = 80'-0" x 2.5 = 200 SF (THIS FACADE MEETS SIGNAGE AREA REQUIREMENTS WITH 180 SF OF WALL SIGNAGE)

AWNING SIGNAGE AREA IS NOT TO EXCEED 20% OF TOTAL AREA OF INDEPENDENT AWNING AND IS TO BE COMPUTED SEPARATE THAN WALL SIGNAGE:
AWNING 1: 3 SF/150 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)
AWNING 2: 3 SF/150 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)
AWNING 3: 3 SF/150 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

TENANT MAJOR ‘B’

FRONT ELEVATION

MAJOR 'B' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA = 3,881 SF

WALL MAIN SIGN 1 = 6'-0" HIGH x 24'-0" WIDE = 144 SF
WALL MAIN SIGN 2 = 3'-6" HIGH x 42'-0" WIDE = 147 SF
TWO PLAQUE SIGNS = 8 SF x 2 = 16 SF (THESE ACCENT SIGNS ARE NOT INCLUDED IN TOTAL SIGNAGE AREA)

TOTAL ESTIMATED WALL SIGNAGE SF = 291 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 120’-0"
CALCULATION = 120'-0" x 2.5 = 300 SF (THIS FACADE MEETS SIGNAGE AREA REQUIREMENTS WITH 291 SF OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

TENANT MAJOR ‘C’

FRONT ELEVATION

MAJOR 'C' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 553.5 SF + 2644.3 SF + 556.2 SF = 3754 SF

MAIN SIGNAGE = 6'-0" HIGH x 31'-1" WIDE = 185.5 SF
COLUMN-WRAP SIGNAGE = 1-2" HIGH x 4'-0" = 4.67 SF x 2 = 9.33 SF

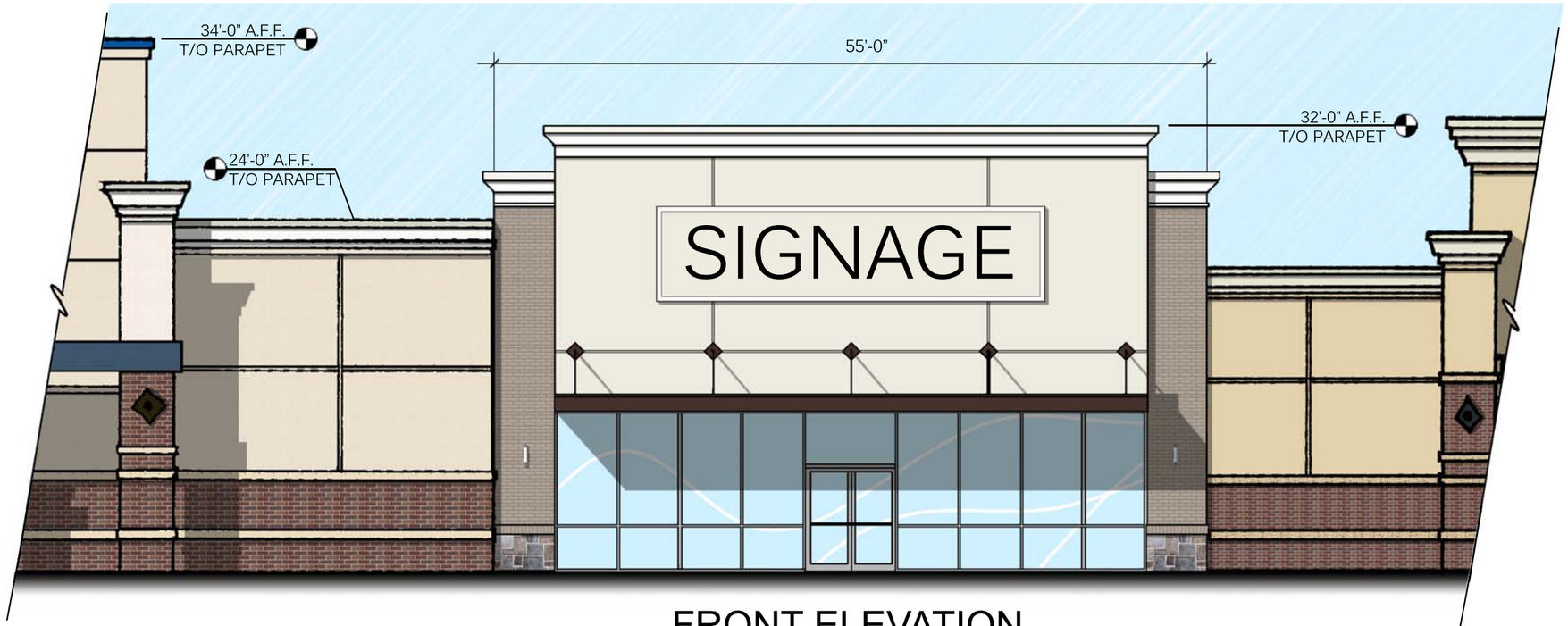
TOTAL ESTIMATED WALL SIGNAGE SF = 195 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 120'-0"
CALCULATION = 120'-0" x 2.5 = 300 SF (THIS FACADE MEETS SIGNAGE AREA REQUIREMENTS WITH 195 SF OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

TENANT JUNIOR ‘B’



FRONT ELEVATION

JUNIOR 'B' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 148.2 SF + 1574.4 SF = 148.2 SF = 1,870.8 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 3'-3" HIGH x 23'-0" WIDE = 75 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 55'-0"
CALCULATION = 55'-0" x 2.5 = 137.5 SF (THIS FACADE MEETS SIGNAGE AREA REQUIREMENTS WITH 75 SF OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

TENANT JUNIOR ‘C’

FRONT ELEVATION

JUNIOR 'C' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 326 SF + 865 SF + 326 SF = 1,517 SF

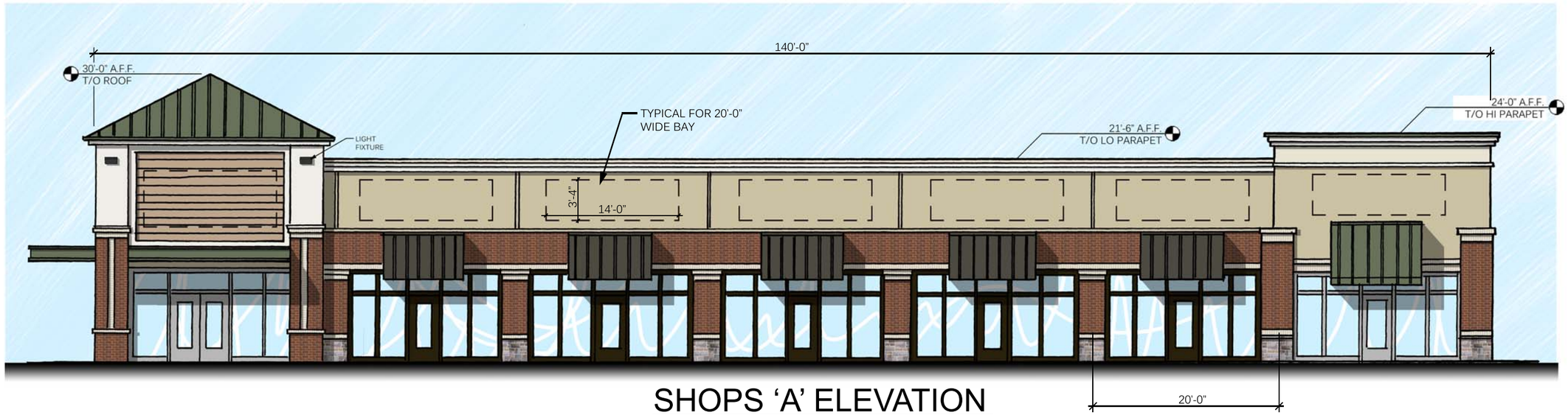
TOTAL ESTIMATED WALL SIGNAGE SF = 5’-0” x 30’ = 1500 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 60'-0"
CALCULATION = 60'-0" x 2.5 = 150 SF (THIS FACADE WILL MEET SIGNAGE AREA REQUIREMENTS WITH 150 SF OR LESS OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

SHOPS A & B ELEVATIONS



SHOPS 'A' ELEVATION

SHOPS 'B' ELEVATION

SHOPS 'A' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA = 3,521 SF

WALL SIGNAGE AREA FOR ENTIRE LENGTH OF SIDEWALK SPAN:
SEVEN (7) SIGNS = 3'-6" HIGH x 14'-0" WIDE = 49 SF x 7 = 343 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 140'-0"
CALCULATION = 140'-0" x 2.5 = 350 SF (THIS FACADE MEETS THE SIGNAGE AREA REQUIREMENTS WITH 343 SF OF WALL SIGNAGE)

SHOPS 'B' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA = 1,290 SF

WALL SIGNAGE AREA FOR ENTIRE LENGTH OF SIDEWALK SPAN:
THREE (3) SIGNS = 3'-6" HIGH x 14'-0" WIDE = 49 x 3 = 147 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 60'-0"
CALCULATION = 60'-0" x 2.5 = 150 SF (THIS FACADE MEETS THE SIGNAGE AREA REQUIREMENTS WITH 147 SF OF WALL SIGNAGE)

Signage

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character.
For additional information, refer to PCD Section 4.1

SIGNAGE LIGHTING

Indirect signage lighting examples

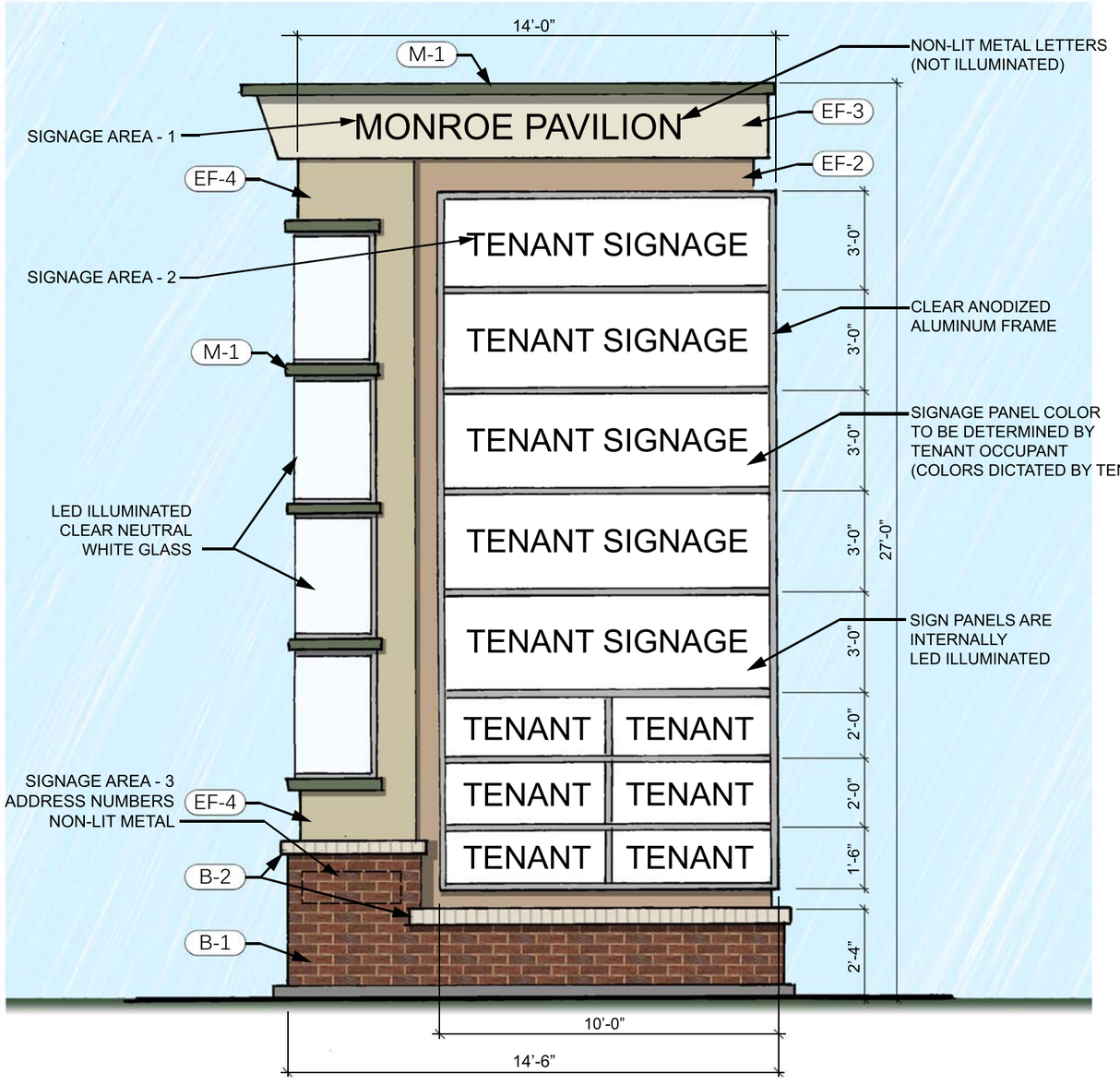
Halo signage lighting examples

Internally illuminated signage examples

Signage

- This page demonstrates non-internally illuminated examples of wall signage.
- Internally illuminated signs are allowed for wall signs at Major Anchors, Junior Anchors, and future independent buildings at Parcels and/or Outlots, which are 5,000 square feet or grater.

FREE STANDING SIGNS



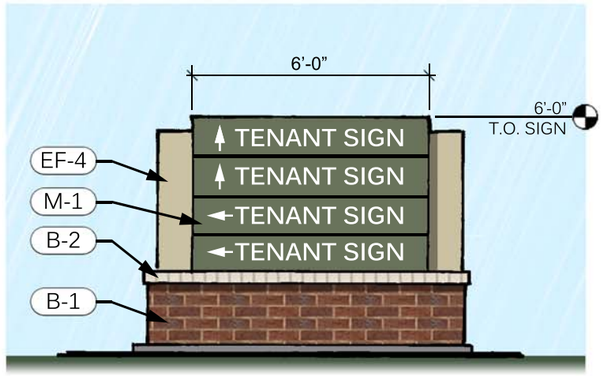
MONUMENT SIGN ELEVATION

N.T.S.

MONUMENT AREA CALCULATIONS FOR ONE SIDE:
TOTAL MONUMENT AREA SF= 380 SF

SIGNAGE AREA CALCULATIONS FOR ONE SIDE:

AREA 1:	1'-0" x 10'-0" =	10 SF
AREA 2:	20'-6" x 10'-0" =	205 SF
AREA 3:	1'-0" x 3'-0" =	3 SF
TOTAL SIGNAGE AREA SF =		218 SF



DIRECTIONAL SIGN ELEVATION

N.T.S.

SIGNAGE AREA CALCULATIONS FOR ONE SIDE:

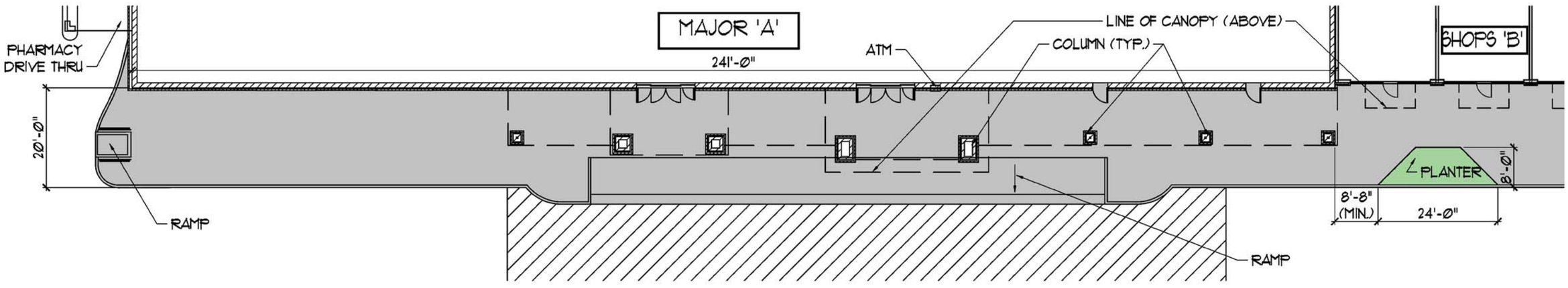
AREA: (4) 1'-0" x 6'-0" PANELS = 6 SF
TOTAL SIGNAGE AREA SF = 24 SF

NOTE:
FOR SIGN LOCATIONS
REFER TO PAGE 2.3

EXTERIOR FINISH SCHEDULE

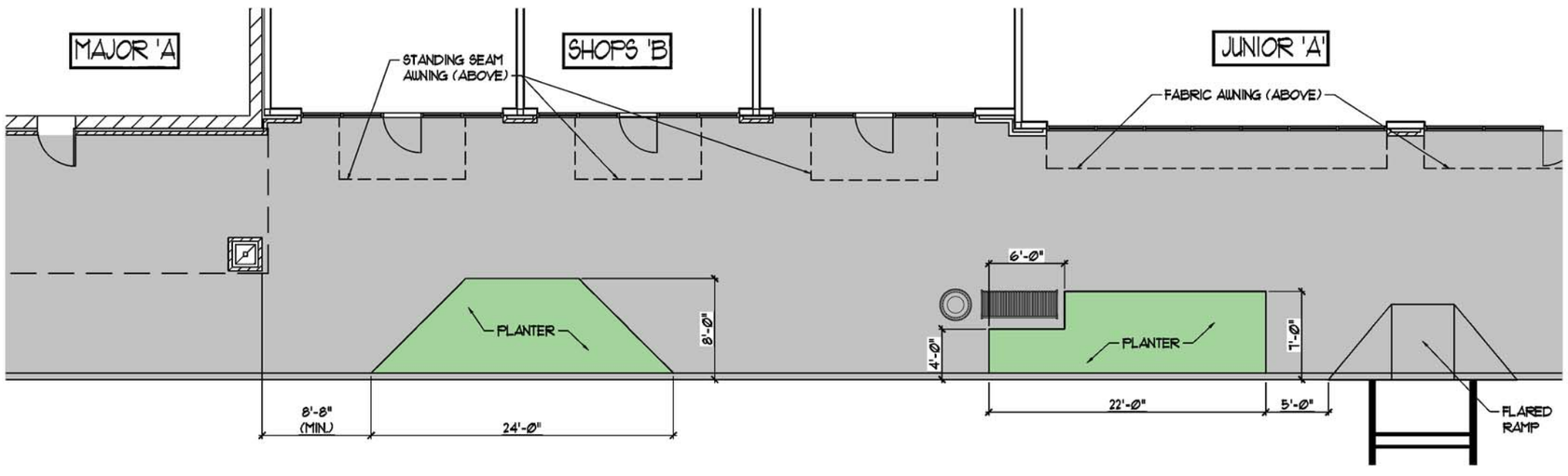
MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
EF-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
EF-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
EF-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
M-1	METAL	PAC-CLAD	STANDING SEAM ROOF, COLOR: "AGED COPPER"

TENANT MAJOR ‘A’



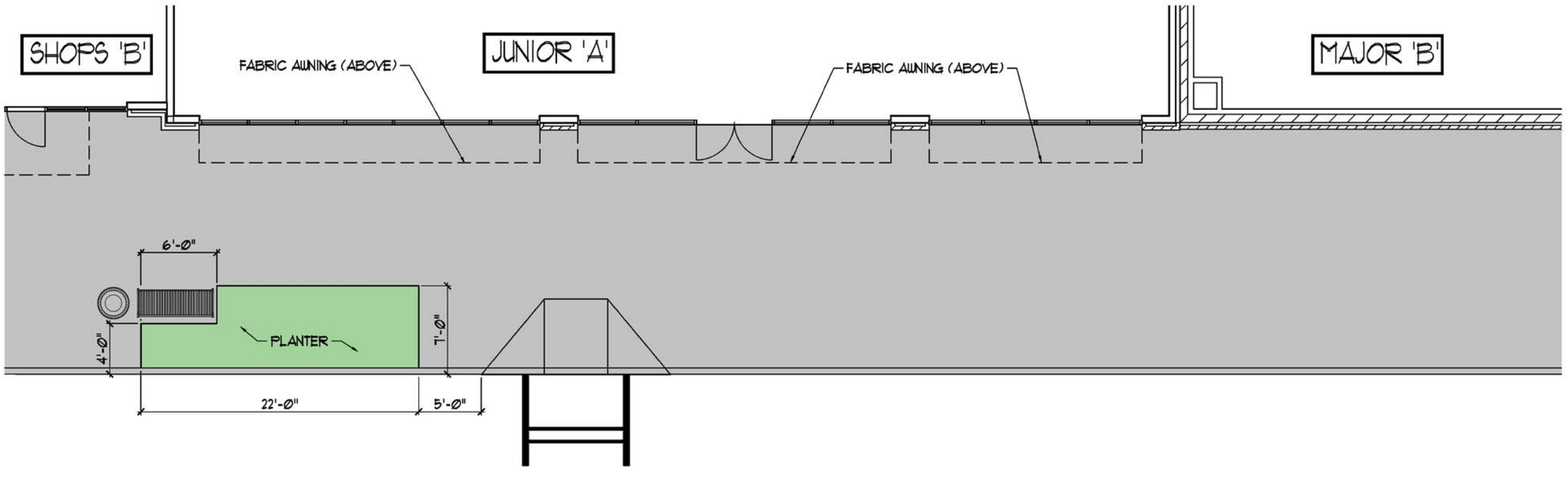
MAJOR ‘A’ & PARTIAL SHOPS ‘B’ - PLANTER INFORMATION

SHOPS B ELEVATION



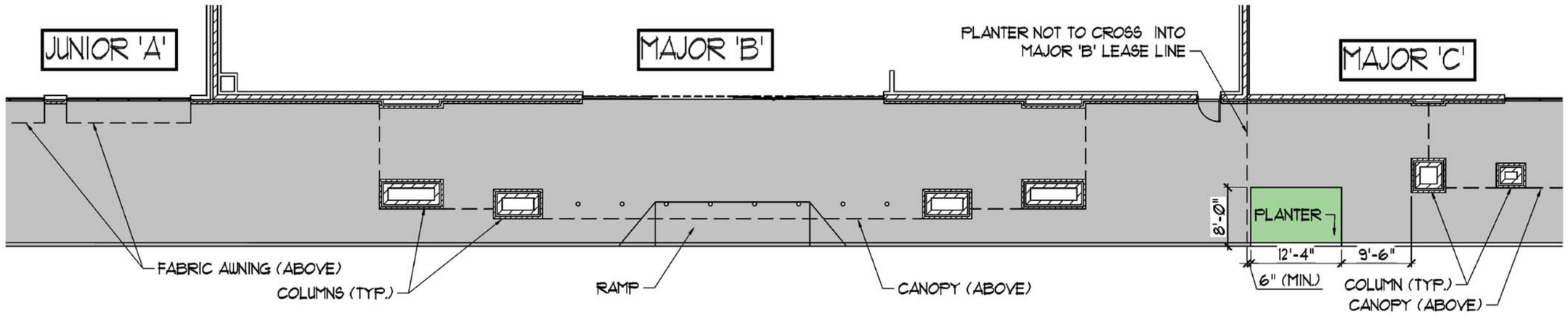
SHOPS ‘B’ & PARTIAL JUNIOR ‘A’ - PLANTER INFORMATION

TENANT JUNIOR ‘A’



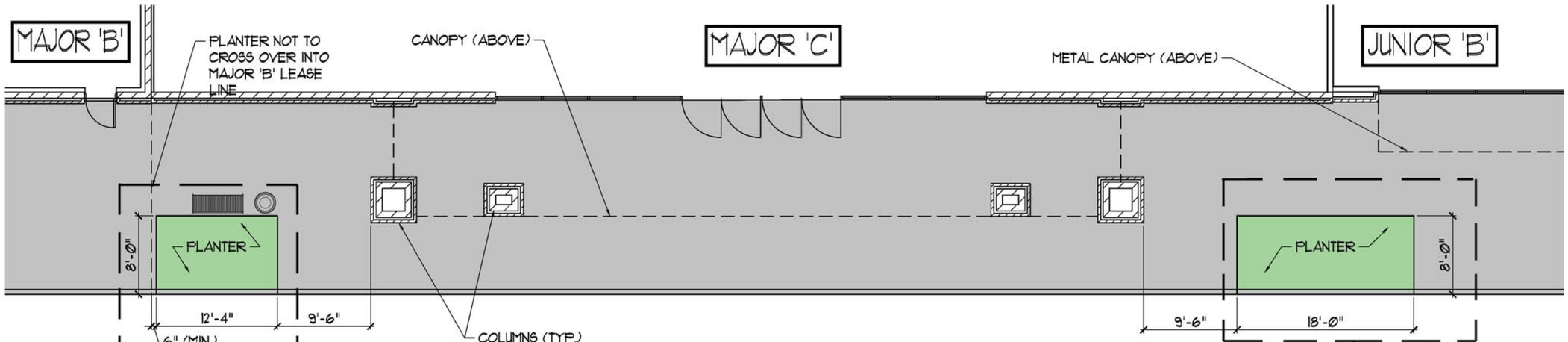
JUNIOR ‘A’ - PLANTER INFORMATION

TENANT MAJOR ‘B’



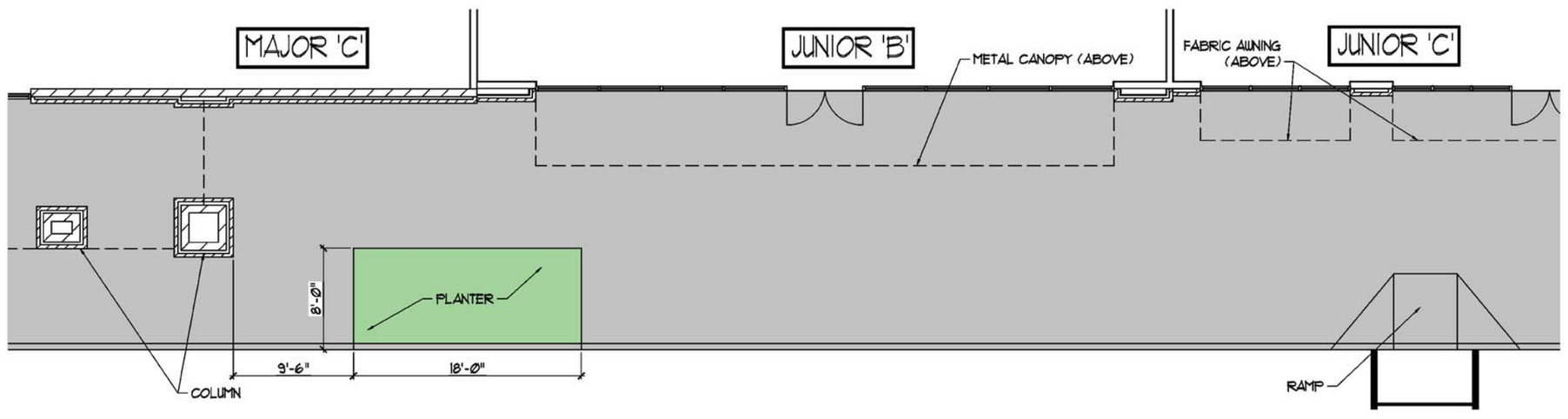
MAJOR ‘B’ & PARTIAL MAJOR ‘C’ - PLANTER INFORMATION

TENANT MAJOR ‘C’



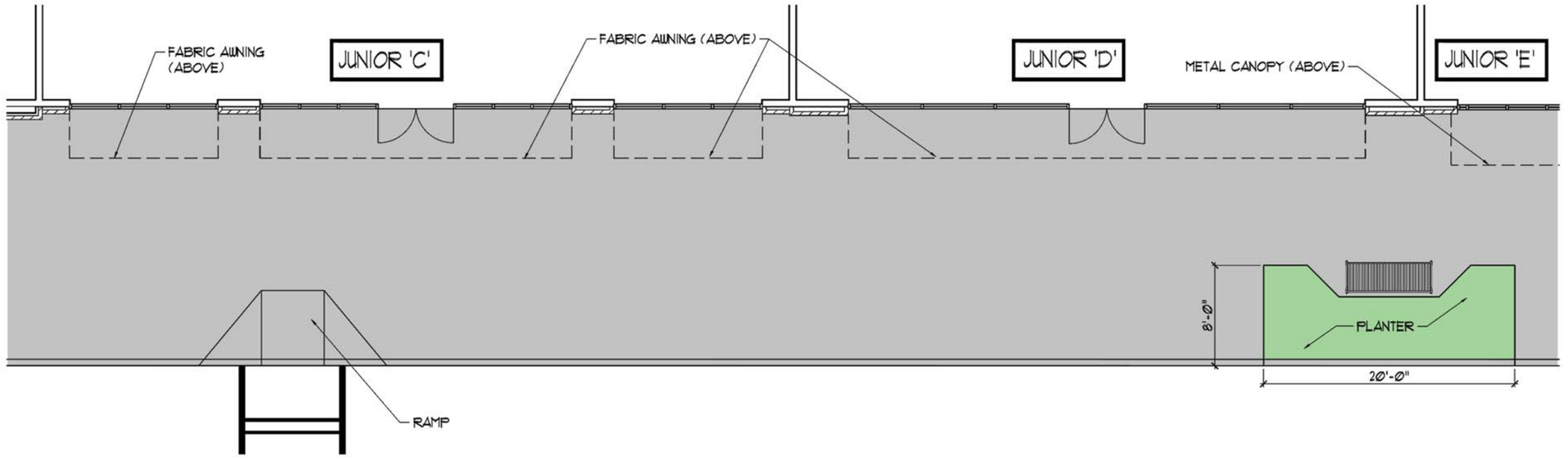
MAJOR ‘C’ & PARTIAL JUNIOR ‘B’ - PLANTER INFORMATION

TENANT JUNIOR ‘B’



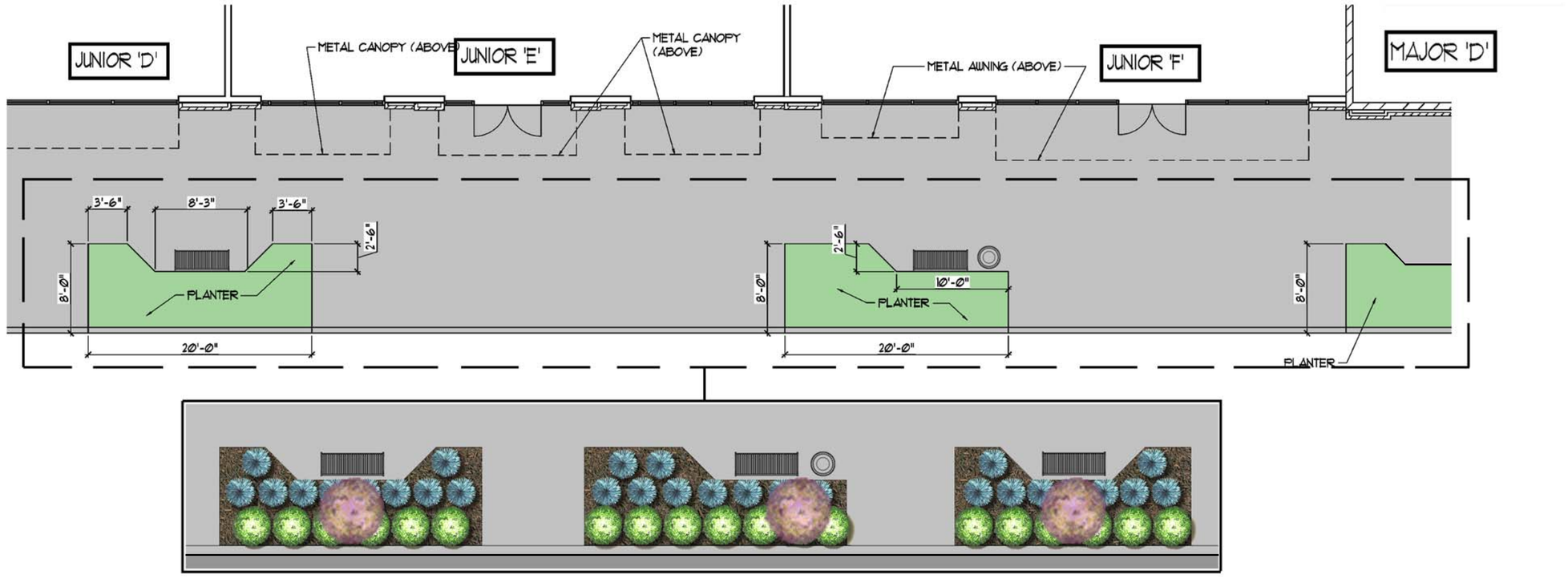
JUNIOR ‘B’ & PARTIAL MAJOR ‘C’ & PARTIAL JUNIOR ‘C’ - PLANTER INFORMATION

TENANT JUNIOR ‘C’ & JUNIOR ‘D’ & PARTIAL JUNIOR ‘E’



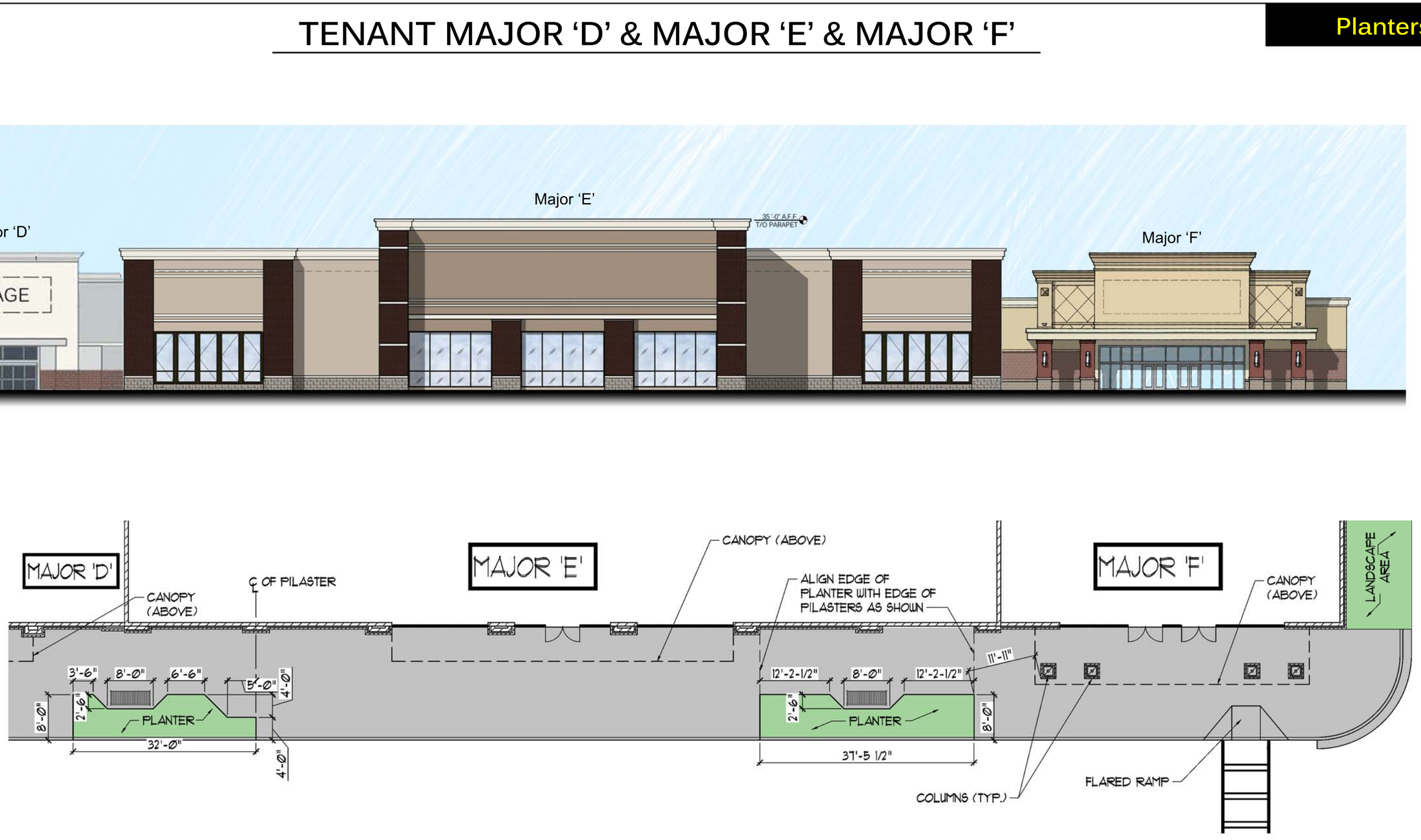
JUNIOR ‘C’ & JUNIOR ‘D’ & PARTIAL JUNIOR ‘E’ - PLANTER INFORMATION

TENANT JUNIOR ‘E’ & JUNIOR ‘F’



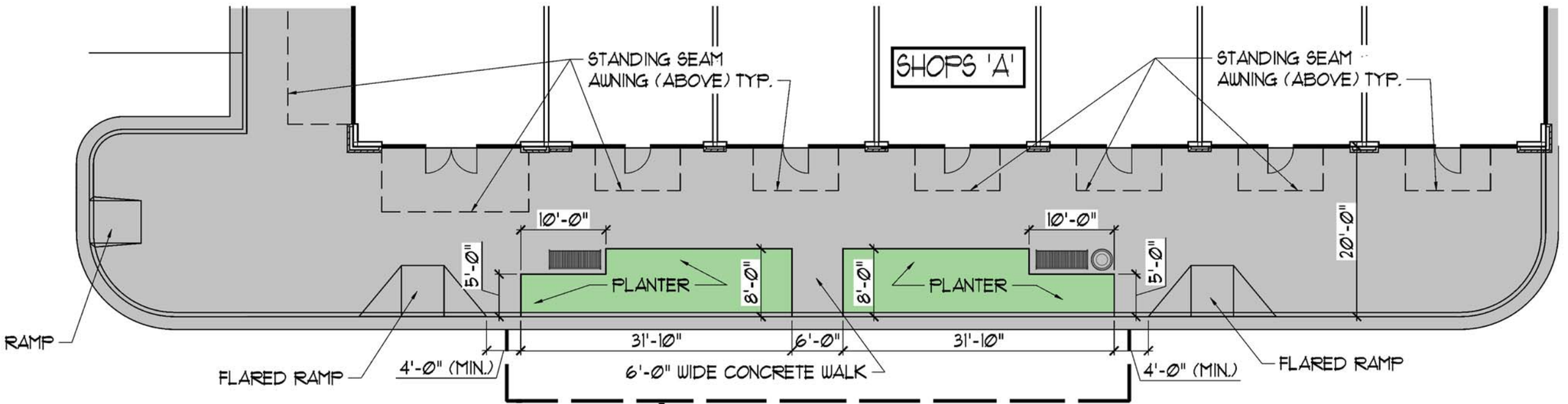
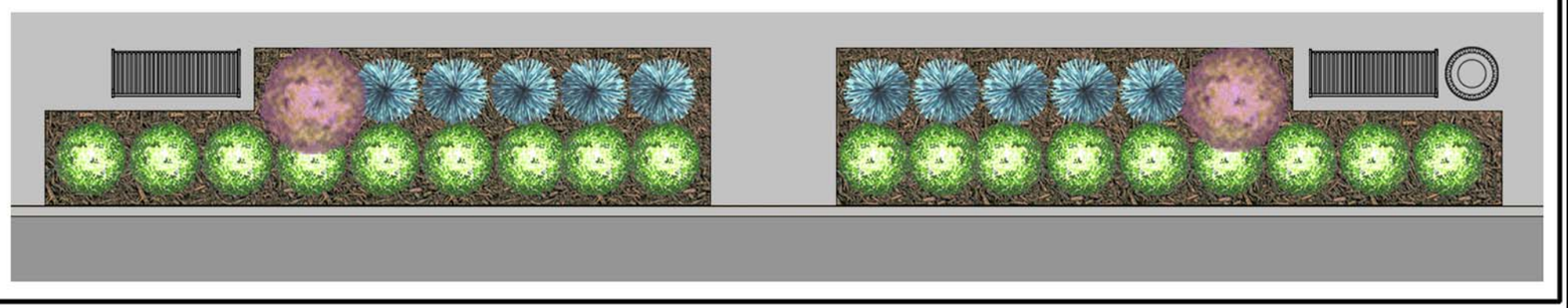
JUNIOR ‘E’ & JUNIOR ‘F’ & PARTIAL JUNIOR ‘D’ - PLANTER INFORMATION

TENANT MAJOR ‘D’ & MAJOR ‘E’ & MAJOR ‘F’



MAJOR ‘D’ & MAJOR ‘E’ & MAJOR ‘F’ & PARTIAL MAJOR ‘D’ - PLANTER INFORMATION

SHOPS A ELEVATIONS



SHOPS 'A' - PLANTER INFORMATION