



Council Meeting

AGENDA

Tuesday, June 09, 2020

6:00 PM

City Hall

I. CALL TO ORDER

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. May 5, 2020 Council Minutes
 - b. May 12, 2020 Council Minutes
 - c. May 19, 2020 Planning Commission Minutes
 - d. April 9, 2020 Downtown Development Authority Minutes
 - e. April 9, 2020 Conventions and Visitors Bureau Minutes
 - f. 2020 TSPLOST Intergovernmental Agreement (copy attached) - Approval of IGA as presented. (Recommended for Council approval by Public Works Committee June 2, 2020)

II. PUBLIC FORUM

1. Public Comments
2. Public Hearing
 - a. Rezone - 1020 South Madison Avenue

III. NEW BUSINESS

- [1.](#) Rezone - 1020 South Madison Avenue
- [2.](#) FY2019 Audited Financial Statements (CAFR)
- [3.](#) CARES Act Resolution - Cy Nunnally Memorial Airport
- [4.](#) Resolution - FY2020 EDA-CARES Act Application
5. Personnel Issue (s)

IV. MAYOR'S UPDATE

V. ADJOURN TO EXECUTIVE SESSION

1. Personnel Issue (s)

VI. ADJOURN

The Mayor and Council met for a called meeting, via Teleconference-Zoom.

Those Present:	John Howard	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

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Chris Bailey, Sadie Krawczyk, Patrick Kelley, Beverly Harrison, Mike McGuire, Steve Conwell, Luke Roberts

Visitors: Les Russell, Brett Fowler, Rita Dickinson

I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

Mayor Howard noted that all Council Members were present via Teleconference (Zoom Video / audio conferencing). There was a quorum.

2. City Administrator Update

City Administrator Logan Propes stated going through the COVID-19 Reactionary Phase has been quite a learning experience on how on keeping everything running to deliver services. All City offices will remain closed to foot traffic through the remainder of May to continue with assurances of safety. Services have not been impacted in any way. He explained the Church Street traffic light will be taken down soon, and a four-way stop will be instituted. The Spring Street project closed; there were \$140,250.00 in liquidated damages due to the project being slow to complete. The North Broad Street LCI Project has two punch list items remaining. Mr. Propes stated the landscaping package for the Church Street traffic calming island medians will be on the agenda next week. The cost came at \$66,000.00, which was lower than expected. The waterline on Highway 78 from Monroe to Loganville is underway and should be completed by the end of the year.

3. Central Services Update

Mr. Chris Bailey stated Central Services and Public Works have gone back to their full schedules. There is a lot of movement going on in Childers Park; everything should be completed within the next couple of weeks. The dam is already in place. The grading is being done, the banks are being sloped, and the drainage improvements are being made on the West

Spring Street side of the park. He explained most of the framing is done on the Police Department / Municipal Court Building.

II. COMMITTEE INFORMATION

1. Finance

a. Monthly Finance Report

Ms. Beth Thompson discussed the March numbers and the preliminary numbers for April. The City received \$187,000.00 in LOST (Local Option Sales Tax) Funds for March, which was substantially higher than anticipated. She explained the April numbers will be lower due to COVID-19, but the online sales tax went into effect on April 1. The Utility Admin Fees, which include transfer fees, return checks fees, and non-payment disconnect fees were down in April as expected. Non-payment disconnects started back this week; there were only nine cut-offs yesterday and 20 cut-offs today.

b. Utility Customer Deposit Investment / Cash Transfer

Ms. Beth Thompson discussed the cash flow reserves, which are typically set aside for these types of instances, and preparing for any cash flow issues the next couple of months. She explained utility deposits are put into a reserve or restricted account. Part of the deposit goes into a restricted investment account and part goes into a cash account. The account gets reconciled with the liability amount each month. The City is required to keep a balance of \$1.9 million, which would be used to refund all deposits if the City were to go out of business. She stated the City has \$2.7 million in the Utility Reserve Account and \$1.3 million in the Utility Customer Deposit Account. She recommended transferring \$500,000 from the Utility Customer Deposit Account and \$500,000 from the Utility Reserve Account into the Utility Operating Cash Account. The transfers will increase the Utility Operating Cash Account by \$1 million, which will help cash flow in the Utility Fund. She explained the Utility Reserve Account will be replenished once everything gets stabilized.

Council Member Nathan Little stated the City is only required to keep the amount of the liability on reserve for deposits. The City has allowed that amount to grow, so it is truly excess reserves.

The committee recommends approval to transfer \$1,000,000.00 into the Utility Operating Cash Account to Council.

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

2. Airport

a. Monthly Airport Report

Mr. Chris Bailey stated the activity, fuel sales, and transactions were down at the Airport. The survey for the Runway Rehab started yesterday and should move forward in July 2021.

b. Engineering Design Services (T-Hangar Grading) Request

Mr. Chris Bailey discussed the ground lease for the hangar build that was approved in December. The City will do the site prep work as part of the agreement, and L&M Aviation will build the 16-unit t-hangar. He requested approval to have GMC Network design the grading and drainage for the amount of \$20,000.00. The plan will follow all GDOT permitting guidelines, which will allow the City to apply for reimbursement.

The committee recommends to Council approval for GMC Network to design a drainage and grading plan for the amount of \$20,000.00.

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

3. Public Works**a. Monthly Solid Waste Report**

Mr. Danny Smith presented the monthly Solid Waste Report. He stated the repair and resurfacing of the concrete tipping floor is complete. The welding work and the privacy fence are pending, due to the contractors being impacted by COVID-19. The new John Deere Loader arrived and is now in full operation. Telematic software has been purchased for the Solid Waste fleet; the system is equipped with dash cameras and GPS mapping, which will enhance driver safety and improve customer service. Solid Waste Collection Services are currently on schedule. He requested citizens to make sure all household garbage is placed in their containers to help the crews stay safe. An additional cart can be ordered at the office for overflow or it can be placed in a tightly secured garbage bag and placed on the ground away from the container. The overflow bags will be collected by the boom truck, because the side loader truck is not designed for picking up overflow. He stated the sweeper is in full operation as of last week.

b. Monthly Streets & Transportation Report

Mr. Jeremiah Still stated they are back to business as usual with a full schedule. The crews have been preparing utility cuts, repairing pot holes, doing right-of-way maintenance, shoulder work, and mowing on a daily basis. The Sign and Marking Division has been cleaning signs throughout the City, and they have installed 26 stop bars at intersections. They started installing the stop bars in the South East quadrant of town and moved to the North East quadrant; they will move to the West side of Broad Street next.

c. Highland Avenue and Wayne Street Pavement Improvements

Mr. Jeremiah Still requested approval for Blount Construction Company to apply a coat of HA5 and restripe on Highland Avenue from North Madison Avenue to Jackson Street and on Wayne Street from Highland Avenue to West Spring Street. Blount Construction Company is a sole source provider of the seal coat, which is a new product that will preserve the life of the roadway. The total project cost is \$16,016.28, which will be funded through 2013 SPLOST.

The committee recommends approval of the pavement improvements by Blount Construction Company for the amount of \$16,016.28 to Council.

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

4. Utilities**a. Monthly Electric & Telecom Report**

Mr. Brian Thompson stated the two houses on Boulevard were moved to their new sites. New primary wires and service wires had to be run to most of the homes on the street. He discussed the Town Green intersection at Church Street and South Madison Avenue. He explained all of the conduits must be installed underneath the streets for power, prior to paving. This will facilitate the process of burying all the lines around the Town Green. He explained the bandwidth has leveled out. The engineers have the IPV6 up and running; it is currently in the testing process and should be finished within the next couple of weeks. The new WiFi system has been installed at City Hall.

b. Approval – Software for Community WiFi

Mr. Brian Thompson requested to purchase the software from Sonora to control the new community WiFi for licensing, installation, and first year of support for the amount of \$11,250.00. The software will allow the City to have better control and security of the WiFi system and allow the public to access the WiFi in the downtown area.

The committee recommends to Council approval to purchase the community WiFi software from Sonora for the amount of \$11,250.00.

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

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

Mr. Rodney Middlebrooks stated the 8.6-mile gas extension on Snows Mill Road and Jones Woods Road is in the design phase. The project will potentially serve a total of 33 chicken houses. The gas renewal bid for Highway 11 South was awarded to the lowest bidder, Harrison & Harrison. The 2018 CDBG is about 25% done. The water main extension on Milledge Avenue and Davis Street was completed last week and the Loganville water line extension has about 6,000 feet installed. The 2020 CDBG Application has been submitted for the storm drainage project along Cherokee Avenue, Wilkins Drive, Colquitt Street, South Hubbard Street, and Indian Creek Drive. The drainage project on Alcovy Street and Barrett Street started today. He explained the belt press which is used at the sewer plant is rented from Charter, and they notified him today that it has to be picked up in July. The City will need to purchase a belt press, but it will not be delivered until August. The drying beds will be used for the time period between the pickup and delivery. He explained the belt press can later be picked up and moved into the new building when the time comes.

City Administrator Logan Propes stated purchasing the belt press upfront will save the City over \$200,000 in rental fees.

5. Public Safety**a. Monthly Fire Report**

Fire Chief Bill Owens stated their call volume went down some for April, but it has gone up 20% in the last five days. The number of COVID-19 cases has gone up some over the last week in Walton County according to the Public Health Department but not dramatically. The Fire Department is still divided into two divisions, with one located at the Airport. He explained they will look at it again this weekend and possibly bring everyone back to the Fire Department.

b. Monthly Police Report

Police Chief R.V. Watts presented the monthly Police Report. He explained they have taken more of a reactive role with COVID-19. The Part 1 Crimes are down 11% from this time last year. The Part 2 Crimes were up some, due to the narcotics unit and people being quarantined indoors. He discussed the Dollar General robbery on South Broad Street, thefts of vehicles on 5th and 6th Streets, and a rash of entering autos on Glen Iris Drive. He stated students from George Walton Academy came to the Municipal Court for a mock trial on March 5.

6. Planning & Code**a. Monthly Code Report**

Mr. Patrick Kelley presented the monthly Code Report. He stated there were 11 new businesses and 13 businesses that closed. The Main Street Apartment building is coming along nicely, John's Supermarket is operating with a temporary CO, Monroe Self Storage is still going, and the Monroe Pavilion is moving along.

7. Economic Development**a. Monthly Economic Development Report**

Ms. Sadie Krawczyk explained 33 businesses were awarded DDA Stabilization Grants totaling \$77,200.00, which impacted 222 jobs. There are 17 more grant applications to be considered in May. The Farmers Market has elected not to do a face-to-face market for the month of May. The vendors have put all of their products online. The online orders can be placed from Sunday afternoon until Wednesday night, and there will be drive-thru pickups for the orders on Saturday. She stated they had almost 30 orders on opening day.

8. Parks**a. Monthly Parks Report**

Mr. Chris Bailey presented the monthly Parks Report. He stated Childers Park is coming along nicely. The block building has been removed at Mathews Park. Brush, debris, dead trees, and old signage has been cleared away for a more open and cleaner look. Hammond Park is getting a similar treatment. He explained the RFP for Pilot Park closed on April 23, which will be the next item on the agenda.

b. Pilot Park Rehabilitation Project

Mr. Chris Bailey discussed the complete rehabilitation of Pilot Park. He explained that he would like to discuss playground equipment designs with the RFP top bidders to get their best price and lead time once a specific design is decided upon. He requested approval for \$250,000.00 to completely rehabilitate the park, which would come from the 2019 SPLOST Funds. The rehab will include the demolition, grading, fencing, landscaping, irrigation, sidewalks, equipment and installation, benches, trash receptacles, picnic tables, signage, and soccer goal.

The committee recommends approval to proceed with the Pilot Park Rehabilitation Project for \$250,000.00 to Council.

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

III. ITEMS OF DISCUSSION

- 1. Application – Beer & Wine On-Premise Consumption – Bistro South**
- 2. Call for Special Election – District 6**
- 3. Community Building Lease Agreement**

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

IV. ITEMS REQUIRING ACTION

1. Resolution – Roadside Enhancement and Beautification Council Grant Program

City Administrator Logan Propes discussed the Roadside Enhancement and Beautification Council Grant Program from the Georgia Department of Transportation. The grant funds will be used for landscaping around some new gateway entrance signage into the City on the north side of town and possibly on the south side of town. He also discussed the possibility of rebranding the City logo soon.

To approve the resolution.

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

Mayor John Howard stated the ground breaking for the Monroe Pavilion will be happening mid to late summer. He discussed an article by Representative Burt Reeves concerning 14% State budget cuts.

V. ADJOURN

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

MAYOR

CITY CLERK

The Mayor and Council met for their regular meeting, via Teleconference-Zoom.

Those Present:	John Howard	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

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Bill Owens, Beth Thompson, Rodney Middlebrooks, Patrick Kelley, Chris Bailey, Sadie Krawczyk, Beverly Harrison, Mike McGuire, Luke Roberts, Steve Conwell

Visitors: Les Russell, Greg Thompson, Jeff Wilson

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Mayor John Howard gave the invocation.

2. Roll Call

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

3. Approval of Agenda

To approve the agenda as presented.

*Motion by R. Bradley, seconded by Crawford.
Passed Unanimously*

4. Approval of Consent Agenda

- a. April 7, 2020 Council Minutes
- b. April 14, 2020 Council Minutes
- c. April 28, 2020 Historic Preservation Commission Minutes
- d. March 12, 2020 Downtown Development Authority Minutes
- e. March 27, 2020 Downtown Development Authority Minutes
- f. March 12, 2020 Conventions and Visitors Bureau Minutes
- g. Utility Customer Deposit Investment / Cash Transfer – To transfer \$1,000,000.00 to the Utility Operating Cash Account. (Recommended for Council approval by Finance Committee May 5, 2020)

- h.** Engineering Design Services (T-Hangar Grading) – GMC Network for \$20,000.00. (Recommended for Council approval by Airport Committee May 5, 2020)
- i.** Highland Avenue and Wayne Street Pavement Improvements – Blount Construction Company for \$16,016.28. (Recommended for Council approval by Public Works Committee May 5, 2020)
- j.** Approval – Software for Community WiFi – To purchase from Sonora for \$11,250.00. (Recommended for Council approval by Utilities Committee May 5, 2020)
- k.** Pilot Park Rehabilitation Project – To proceed with project for \$250,000.00. (Recommended for Council approval by Parks Committee May 5, 2020)

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Comments

Mayor John Howard read the Public Comments that were submitted online:

Brandi Jackson of 3510 Bridgewater Drive. “I believe this is another step in the right direction for our City. We want to continue to grow and thrive and these will be beneficial for the community. We want to protect our history of the City and use these older buildings so they look and feel loved.”

Melinda Quinn of 1707 Dogwood Trail. “I have been on the board of directors of Monroe Country Day School since the planning stages. Currently, I serve as Chair of the board. We provide financial and mission oversight to the school and have voted unanimously in favor of leasing the Community Center. Our commitment is to provide the best possible learning environment for our students while presenting opportunities for good citizenship. This building provides both and would be well maintained under our leadership.”

Mandi Wellington of 4008 Paulette Drive. “I am in favor of Monroe Country Day School using the Community Center. I have found in my interactions with Rita Dickinson that she is very loyal and dedicated to her community. I think it is an asset for her to instill the same qualities in her students as she strives to lead the young hearts and minds of Monroe. I have three children at Monroe Country Day School. Each of my children have grown academically and personally since their time at MCDS. I have seen them grow in their awareness of their community and their role in it. I believe the Community Center will help grow MCDS in positive ways and therefore will develop students who impact the community of Monroe in positive ways. I fully supports the use of the Community Center by Monroe Country Day School.”

III. NEW BUSINESS

1. Application – Beer & Wine On-Premise Consumption – Bistro South

To approve the application.

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

2. Call for Special Election – District 6

City Administrator Logan Propes requested approval to call for a special election which will be held on November 3, 2020 concurrent with the general election to fill the unexpired term of District 6 Council Member Wayne Adcock, who passed away on April 12. The term of office will expire on December 31, 2021. He stated the vacant seat will be filled per Article II, Section 2.08, of the City Charter.

To call for a special election to be held on November 3, 2020, concurrent with the general election, to fill the unexpired term of Wayne Adcock for District 6.

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

3. Elect Vice-Mayor

Council Member David Dickinson nominated Ross Bradley as Vice-Mayor. Motion died for a lack of a second.

To elect Larry Bradley as Vice-Mayor.

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

Council Member David Dickinson recused himself, due to a conflict of interest.

Council Member Lee Malcom recused herself, due to a conflict of interest.

4. Community Center Lease Agreement

City Administrator Logan Propes discussed the background of the commercial lease agreement with Monroe Country Day School for the Community Center Building. Previously, Mayor and Council agreed as a group not to sell the building, any future tenant should compliment the neighborhood, and they should be relatively low impact. He explained staff engaged with several small boutique hotels but none panned out. Staff was then approached by Monroe Country Day School, who is a non-profit entity, regarding a multi-year lease on the building. Mr. Propes stated that Council Member Dickinson and Council Member Malcom have abstained completely from discussions and negotiations about the lease. He explained that he was authorized to bring a lease agreement back to Council, after having questioned whether the school would be a good fit for the character of the neighborhood and the City. Mr. Propes discussed the possibility of using space in the new Municipal Court Building or Walton Plaza area for public community space. He explained Monroe Country Day School would be leasing the entire Community Center Building for a five-year lease with an initial base rent of \$20,000.00 for the first year, which will increase incrementally up to \$55,000.00 per year for years four and five.

To approve the Community Center Lease Agreement with Monroe Country Day School.

*Motion by R. Bradley, seconded by Little.
Voting yes were R. Bradley, Little, L. Bradley.
Voting no were Garrett, Crawford.
Motion Passed 3-2.*

5. Fire Alarm and Safety System

Mr. Chris Bailey requested approval of a change order to the Plaza Police Department Project for the purchase and installation of a Fire Alarm and Safety System for the facility. He explained the change order is for Place Services for the amount of \$23,077.00. The City of Monroe Fire Marshall has reviewed and approved the system.

To approve the purchase of the Fire Alarm and Safety System from Place Services for the amount of \$23,077.00.

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

6. Fire Protection Sprinkler System

Mr. Chris Bailey requested approval of a change order to the Plaza Police Department Project for the purchase and installation of a Fire Protection Sprinkler System for the facility. He stated the low bid for the additional fire protection was provided by Pye Barker Fire & Safety for \$60,675.00. The project adheres to local Code requirements and the design has been approved by the Fire Marshall.

To approve the Fire Protection Sprinkler System purchase from Pye Barker Fire & Safety for the amount of \$60,675.00.

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

7. Door Security and Entry System

Mr. Chris Bailey requested approval of a change order to the Plaza Police Department Project for the purchase and installation of a Door Security and Entry System for the facility. The change order is for BadgePass / Horizon, which is the same exact system currently used at City Hall and other City facilities, for the amount of \$47,458.60.

To approve the Door Security and Entry System purchase from BadgePass / Horizon for the amount of \$47,458.60.

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

8. Church Street Landscaping – Change Order #1

City Administrator Logan Propes requested approval of the change order for Tri-Scapes, Inc. for the amount of \$66,119.26 for a landscaping package and higher curbing on the Church Street section of the traffic calming project. He stated Council approved the median island traffic calming devices for Church Street back in March, but requested that he see if the curbing height could be raised and the landscaping increased. Those changes can be made with a change order to the project. The new landscaping package will add beauty to the area, create additional visual friction to further deter speeding, and add safety with higher curbing in some sections.

The approve the change order for Tri-Scapes, Inc. for the amount of \$66,119.26 for the landscaping package on Church Street.

*Motion by Dickinson, seconded by L. Bradley.
Passed Unanimously.*

9. Cedar Ridge Road Patching and Resurfacing

City Administrator Logan Propes requested approval of the material purchase for a joint paving project with Walton County on Cedar Ridge Road. Walton County will be doing the work, and the City only pays the cost for the materials for the 1,300 feet of roadway that is inside the City limits. The City’s portion of the material cost for patching and resurfacing the 1,300 feet of roadway is \$39,539.00. He explained the funding will come from 2019 SPLOST Transportation Funds. The deep patching will start towards the end of this week or the first of next week.

The approve the material costs for the patching and resurfacing on Cedar Ridge Road for the amount of \$39,539.00.

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

10. Purchase – Charter Belt Press

Mr. Rodney Middlebrooks requested approval for the purchase of a 2.2M Belt Press for the Sewer Plant from Charter Machine Company for the amount of \$409,648.00. The belt press which is being used at the sewer plant currently is rented from Charter, and they will be picking it up in July. He explained the process and problems associated with using the drying fields. He stated the City has lost another one of the farms that it uses, which now only leaves two fields and nowhere to put the sludge for about 30 days. Mr. Middlebrooks stated the equipment will be exactly what Hofstadter & Associates designed for the Sewer Plant Rehab.

Council Member Nathan Little questioned whether this cost will roll into the cost of the project.

Ms. Beth Thompson explained the belt press will be purchased with Utility CIP Funds, using funds for some of the projects that will not be done in 2020.

City Administrator Logan Propes stated if a bond is done later this year, this money could be put into that bond package to be reimbursed out of it.

To approve the purchase of the belt press from Charter Machine Company for the amount of \$409,648.00.

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

Mayor John Howard stated Walton County Animal Control hired a new person, and the City will continue to discuss and work with them on some enforcement.

IV. ADJOURN

*Motion by R. Bradley, seconded by Crawford.
Passed Unanimously.*

MAYOR

CITY CLERK

3
**MONROE PLANNING COMMISSION
MINUTES FOR ZOOM MEETING
May 19, 2020**

Present: Nate Treadaway, Randy Camp, Mike Eckles, Rosalind Parks

Absent: None

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant
Logan Propes – City Administrator

Visitors: Willie Mae & Albert Savage, David Kirk, Duane Wilson, Jacob Prather, Anthony Gravitt, Billy Mitchell, Bryant Woolsey, Tiffany Daniels, Glen Wilkins, John Kupstas, Brett Buckland, Joel Dellicarpini,

CALL TO ORDER by Chairman Mike Eckles at 5:33 pm.

Chairman Eckles notified the Committee of David Butlers resignation due to change of jobs.

Chairman Eckles asked for any changes, corrections or additions to the February 18, 2020 minutes. Hearing none he entertained a motion. Parks made a motion to approve. Treadaway seconded. Motion carried. Minutes approved.

Chairman Eckles asked for a Code Officer Report
Kelley stated since there is a large amount on the agenda, he will give a report on each item.

Public Hearing Open 5:34 pm

The First Item of Business is for petition # RZ-000052-2020 for a rezone at 1020 S Madison Ave. from R2 TO R1A. The applicant is William Mitchell agent for the owners.

Chairman Eckles asked for a Code Officer Report.
Kelley reported that the recommendation is to approve so as to decrease the existing non-conformity and allow for the property to be subdivided for sell of the house.

Chairman Eckles asked for any representation of the request.
Ms. Willie Mae Savage owner of the property spoke to the request. Stated that Mr. Billy Mitchell is the buyer and should be present.
Mr. Mitchell spoke to the request asked that it be approved to allow him to buy the property.

Chairman Eckles asked for any opponents. Hearing none he closed the Public Hearing 5:38 pm and entertained a motion.

Motion to approve made by Treadaway
Seconded by Camp Motion carried

Public Hearing Opened at 5:39 pm

The Second Item of Business is for petition # RZ-000053-2020 for a rezone at 603 & 606 Alcovy St from P/R1A to PRD. The applicant is the owner Duane Wilson.

Chairman Eckles asked for Code Officer Report
Kelley stated the recommendation is for table for consideration of recommendations made by the Code Office.

Duane Wilson, owner of the property spoke to the request. He asked why the request for tabling. This request was drawn up by Alcovy Surveying and he felt everything had been addressed on the request. He would like to move forward and not table.

Kelley read the list of recommendations provided on the printed Code Officer Report. List can be seen in agenda packet.

Chairman Eckles asked if Mr. Wilson would be willing to concede to all the concessions.

Wilson stated the vast majority is spelled out in the application except the slabs do not need to be raised. He is not willing to change the set back. He asked for **Tip Huynh** with Alcovy Surveying to speak.

Tip Huynh offered to answer any questions. He felt that most of the items that Mr. Kelley had mentioned had been addressed. He said the 25 ft set back could be accomplished.

Kelley stated he needed see things written down on plans and committed to than just discussed and this is why the items were pointed out.

Mr. Huynh asked to have the list and he would provide a revised plan to meet those items before the city council meeting.

Treadaway asked if it was customary to request conditional approval based on the requested items from city?

Chairman Eckles stated he believed this has been done before.

Kelley stated with listed items and any other conditions the Commission may have, it could be done.

Chairman Eckles asked for any opposition. Hearing none he closed the public hearing at 5:49 pm and entertained a motion.

Motion to approve with conditions in
Writing made by Treadaway.
Seconded by Parks Motion Carried

Public Hearing opened 5:51 pm

The third item of business is for petition# RZ-000056-2020 for rezone at 120 W Vine Street from MH to PRD. The applicant is Jacob Prather.

Kelley reported that the recommendation is to deny due to high density of the project on the outskirts of town. He stated the plan did not specify everything that would be in the PRD.

Jacob Prather spoke to the request. He stated they were not told of any other specific requirements that needed to be listed other than what was on the plan in accordance with the zoning.

Kelley stated he didn't have any real specific recommendations other than to flush it out. There is just too much up in the air. A planned district needs to be complete.

Prather stated he was open to recommendations that would be in a similar zoning. **Chairman Eckles** asked if they would be acceptable to tabling the request for them to get with Mr. Kelley to get a more detailed plan.

Prather would not be apposed to it but feels the owner has been patient with them and would like to hear from him. He requested Mr. Anthony Gravitt to speak. Mr. Gravitt was having technical difficulties and could not be heard.

There was more discussion of the request with a decision to Table.

Public hearing closed 5:59 pm

Chairman Eckles entertained a motion

Motion to table to further prepare made by
Camp Seconded by Parks Motion passed
Tabled until next meeting.

Public Hearing opened 6:00 pm

The fourth item of business is for petition # PCOM-000055-2020 for a COA at 2050 W Spring Street for a health services clinic addition. The applicant is Troutman Sanders LLP for Walmart #780.

Code Officer Report: Kelley stated the recommendation is for approval with recommendations as made by staff and Planning Commission regarding sight and aesthetics. There will need to be additional landscaping and irrigation required by the CDO as it reads now.

David Kirk with Troutman Sanders LLP spoke to the request with input from Brett Buckland project engineer and John Kupstas architect. Walmart would like to provide its customers and associates with a convenient, transparent and affordable primary healthcare and dental service option. This is a pilot project in Georgia. This

clinic will be placed on an existing concrete slab area where the garden center is now. The garden center will be placed to the side and behind the clinic. The clinic will be 6500 sq. ft in size.

Questions:

Treadaway asked if the size of the islands would be the same as existing ones.

Buckland stated the islands near the front of the clinic would be the size of the existing striped islands or a little larger. The islands out in the parking lot would be the size of the existing parking spaces therefore taking two parking spaces per island.

Kirk this adds up to about 6400 sq. ft of new landscaping.

Parks asked if the garden area would be relocated?

Buckland stated the garden center will be slightly modified and will remain approximately the same size.

Chairman Eckles asked Kelley what other landscaping was being looked for.

Kelley stated up against the building to break up the large block look.

Kupstas stated the planters in the rendering would be provided.

Chairman Eckles asked if there was any opposition. Hearing none the public hearing was closed 6:11 pm and he entertained a motion.

Motion to approve made by Camp
Seconded by Parks Motion Carried COA Granted

Old Business: None

New Business: None

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn Parks. Seconded Camp
Meeting adjourned 6:13 pm



Downtown Development Authority

MINUTES

Thursday, April 09, 2020

8:00 AM

Teleconference - Zoom Meeting

CALL TO ORDER

Meeting called to order online via Zoom at 8:00 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Vice Chair Meredith Malcom
- Secretary Andrea Gray
- Board Member Whit Holder
- Board Member Wesley Sisk
- Board Member Charles Sanders
- City Council Representative Ross Bradley
- Board Member Chris Collin

CITY STAFF

- Sadie Krawczyk
- Leigh Ann Walker
- Les Russell

APPROVAL OF PREVIOUS MEETING MINUTES

DDA March Board Meeting Minutes

Approved - Motion made by City Council Representative Bradley, Seconded by Vice Chair Malcom.

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

DDA Called Meeting on 3-27-20 Minutes

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

APPROVAL OF FINANCIAL STATEMENTS

February DDA Financials

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

PUBLIC FORUM

None.

CITY UPDATE

Childers Park construction has been delayed a few weeks; RFP for Pilot Park has been extended, construction should start in May.

COUNTY UPDATE

None.

COMMUNITY WORK PLAN &REPORTS

Existing Environment -

Leigh Ann said that we're waiting on pricing for the new pole banners, but we need the artwork from the artist in order to get this.

Infill Development -

No update.

Entertainment Draws - Dockdogs, Food Truck Friday, Children's Book Festival, May & June Concerts cancelled

The board indicated that they wanted to move forward with getting quotes on the new pocket park behind VC, swings for the hammock park, and an update to the Broad Street pocket park.

PROGRAMS

Events

The band from the May concert will be moved to July 24th.

Downtown Design

planters will be updated soon

Farmers Market - Farm to Table postponed to fall

FUNDING

SPONSORSHIP

FACADE GRANTS

applications postponed review due to conflict of interest, no action taken

203 E. Spring Street

205 E. Spring Street

COMMUNITY EVENT GRANTS

None.

DDA Stabilization Fund Grants

April Applications

#	Applicant Name	Employees	Amount Requested	Amount Approved	Action	Motion	Second	Abstain	In Favor votes
1	Coffee Camper	5	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Charles Sanders	Chris Colli n	Lisa Anderson, Meredith Malcom, Andrea Gray, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley

2	Elevate Outfitters	2	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Ross Bradley	Chris Collin	Lisa Anderson, Meredith Malcom, Andrea Gray, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
3	Cowork at the Metro		\$ 2,500.00	\$ -	Deny	Andrea Gray	Whit Holder	Chris Collin	Lisa Anderson, Meredith Malcom, Andrea Gray, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
4	The Southern Ox			No review	No action taken				
5	Southern Roots Outfitter	6	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
6	Peachy Keen	5	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		
7	Winged Foot Running	6	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Charles Sanders		
8	Luxe Studio Salon			No review	No action taken				
9	LR Burger			No review	No action taken				
10	Georgia Reclaimed			No review	No action taken				

11	Stuever Studios LLC		\$ 2,000.00	\$ -	Deny	Andrea Gray	Charles Sanders		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
12	JL Designs, Inc.	14	\$ 2,500.00	\$ 2,500.00	Approve	Charles Sanders	Andrea Gray	Whit Holder	Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Ross Bradley
13	Nehemiah Remodeling		\$ 2,500.00	\$ -	Deny	Whit Holder	Andrea Gray		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
14	Cheely's General Store & Cafe (Georgia's Jewel, LLC)	3	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Charles Sanders		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
15	Addison's Wonderland	5	\$ 2,500.00	\$ 2,500.00	Approve	Andrea Gray	Whit Holder	Ross Bradley	Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder
16	Sailor Studio & Rekindle Candle Co.		\$ 2,500.00	No review	No action taken				
17	Southern Brewing Company	12	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Charles Sanders		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
18	Elena De La Rosa Photography	1	\$ 2,000.00	\$ 2,000.00	Approve	Whit Holder	Andrea Gray		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley

19	The Gilded Lily, LLC	2	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Charles Sanders		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
20	The Jagged Edge Hair Studio	8	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
21	Alcovy Sign Professionals, Inc.	6	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Charles Sanders		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
22	Kelley Channell Studio	3	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
23	Made in Monroe		\$ 2,500.00	No review	No action taken				
24	Premier Award Group Inc	3	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Ross Bradley		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
25	KSI Enterprises, Inc. (Pot Luck Cafe)	16	\$ 2,000.00	\$ 2,000.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
26	Silver Queen		\$ 2,500.00	No review	No action taken				
27	Olive Branch Antiques	1	\$ 2,500.00	\$ 2,500.00	Approve	Whit	Charles		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk,

	& Home Decor					Holder	Sanders		Charles Sanders, Whit Holder, Ross Bradley
28	No Cross No Crown Tattoo	5	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Andrea Gray		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
29	Saltbox Lane		\$ 2,500.00	No review	No action taken				
30	Team Impact Fitness	2	\$ 2,000.00	\$ 2,000.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
31	YP Monroe, LLC (Your Pie)		\$ 2,500.00	Withdrawn	No action taken				
32	Broad Street Boots		\$ 2,500.00	No review	No action taken				
33	The Posh Cakery	2	\$ 1,000.00	\$ 1,000.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
34	Hodge Podge Art, Antiques, & Interiors		\$ 2,500.00	No review	No action taken				
35	The Story Shop	10	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley

36	Avalon Hair Salon	5	\$ 1,950.00	\$ 1,950.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
37	Monroe Media Inc. (The Walton Tribune)	9	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
38	Luxe Living Interiors	3	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
39	Young Learner's Christian Academy		\$ 2,500.00	\$ -	Deny	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
40	Amici Monroe LLC	36	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
41	South on Broad	4	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Charles Sanders		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
42	Mobi Yogi LLC (Ebb Flow Yoga)	10	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
43	Margin Limited Co.	1	\$ 750.00	\$ 750.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders,

									Whit Holder, Ross Bradley
44	Crossfit at Monroe Mill	6	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
45	Coles Creek Ventures Inc. (Kaity's Downtown)	20	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
46	Sanders Consign & Design LLC	4	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk	Charles Sanders	Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Whit Holder, Ross Bradley
47	Butcher Block Deli & Grill	6	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
48	Monroe Country Day School		\$ 2,500.00	\$ -	Deny	Whit Holder	Wesley Sisk		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley
49	MJ Jewelers LLC	1	\$ 2,500.00	\$ 2,500.00	Approve	Whit Holder	Charles Sanders		Lisa Anderson, Andrea Gray, Chris Collin, Wesley Sisk, Charles Sanders, Whit Holder, Ross Bradley

NEW BUSINESS

None.

ANNOUNCEMENTS:

Next meeting scheduled, May 14th, at 8:00 am at Monroe City Hall

ADJOURN

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



Convention and Visitors Bureau

MINUTES

Thursday, April 09, 2020

9:00 AM

Teleconference - Zoom Meeting

CALL TO ORDER

Meeting called to order at 9:33 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Secretary Andrea Gray
- Board Member Whit Holder
- Board Member Charles Sanders
- Board Member Wesley Sisk
- City Council Representative Ross Bradley
- Board Member Chris Collin

ABSENT

- Vice Chairman Meredith Malcom

CITY STAFF

- Les Russell
- Sadie Krawczyk
- Leigh Ann Walker

APPROVAL OF EXCUSED ABSENCES

APPROVAL OF MINUTES FROM PREVIOUS MEETING

CVB March Minutes

Approved - Motion made by Board Member Sanders, Seconded by Board Member Holder.

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

APPROVAL OF CURRENT FINANCIAL STATEMENTS

February CVB Financials

Approved - Motion made by Board Member Holder, Seconded by City Council Representative Bradley.

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

Chairman's Report

None.

Director's Report

None.

OLD BUSINESS

None

NEW BUSINESS

None.

ANNOUNCEMENTS

Next meeting will be May 14, 2020 at Monroe City Hall

ADJOURN

Motion made by Board Member Holder, Seconded by City Council Representative Bradley.

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



To: Public Works Committee
From: Logan Propes, City Administrator
Department: Administration
Date: 06-02-2020
Description: 2020 TSPLOST Intergovernmental Agreement

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Recommendation: Staff recommends the APPROVAL of the 2020 TSPLOST Intergovernmental Agreement as presented.

Background:

After months of working with leaders from Walton County and all other Walton County municipalities, a consensus was reached on the need for a TSPLOST to greatly assist Walton County and its municipalities with achieving large-scale transportation improvements.

The total County-wide TSPLOST is estimated to be \$60 million. Monroe will receive 15.4147% of proceeds or an estimated \$9,248,820; the same distribution agreed upon with the current SPLOST. The SPLOST would be for five years running from 4/1/2021 to 3/31/2026.

Municipalities are approving in June and Walton County will then approve in July. Then, advertisements will be made per legal requirements of TSPLOST ballot election in November during the general election.

Attachment(s): Intergovernmental Agreement
TSPLOST Project Summary

**INTERGOVERNMENTAL AGREEMENT BETWEEN WALTON COUNTY, GEORGIA
AND THE CITIES OF MONROE, LOGANVILLE, SOCIAL CIRCLE,
WALNUT GROVE, GOOD HOPE, JERSEY, AND BETWEEN, GEORGIA FOR
THE WALTON COUNTY 2020 TRANSPORTATION
SPECIAL PURPOSE LOCAL OPTION SALES TAX**

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as the “Agreement”) is entered into, effective as of this ____ day of _____, 2020, by and between WALTON COUNTY, GEORGIA, a political subdivision of the State of Georgia (the “County”) and the cities of MONROE, LOGANVILLE, SOCIAL CIRCLE, WALNUT GROVE, GOOD HOPE, JERSEY and BETWEEN, municipalities of the State of Georgia located in the County (hereinafter individually referred to as the “City” and collectively referred to as the “Cities”).

WITNESSETH:

WHEREAS, Article IX, Section III, Paragraph I of the Georgia Constitution authorizes the entry of intergovernmental agreements by counties and municipalities for the provision of services, activities, and facilities which the contracting parties are authorized by law to undertake or provide;

WHEREAS, O.C.G.A. § 48-8-260, *et seq.* (hereinafter the “Act”), authorizes the levy of a one percent Transportation Special Purpose Local Option Sales Tax (hereinafter “TSPLOST”) within the special district which is coterminous with the boundaries of the County (hereinafter “Special District”) upon the approval of the voters therein;

WHEREAS, the Cities constitute all of the qualified municipalities located within the Special District;

WHEREAS, the County is not located within a special district levying a special sales and use tax pursuant to Article 5 of Chapter 8 of Title 48 of the Official Code of Georgia;

WHEREAS, the County is not located in a region of the State wherein a referendum on a special sales and use tax under Article 5 of Chapter 8 of Title 48 of the Official Code of Georgia has been proposed, as defined by O.C.G.A. 48-8-262(a)(1);

WHEREAS, a tax is currently being levied and collected in the County pursuant to Part 1 of Article 3 of Chapter 8 of Title 48 of the Official Code of Georgia;

WHEREAS, the County is not a Metropolitan County Special District as defined in and governed by Part 2 of Article 5a of Chapter 8 of Title 48 of the Official Code of Georgia;

WHEREAS, the County and the Cities desire for the County to submit to the voters thereof on November 3, 2020 the question of whether to impose a one percent TSPLOST in the Special District beginning on April 1, 2021 (hereinafter the “2020 TSPLOST”);

WHEREAS, the Act authorizes the County and Cities to enter into an intergovernmental agreement in order, among other things, to memorialize their agreement to the imposition of the 2020 TSPLOST and the rate of said tax, to establish the distribution of the proceeds of the 2020 TSPLOST, and to establish the transportation purposes and projects that will be funded with said proceeds;

WHEREAS, on March 12, 2020, the County and Cities met to discuss the imposition of the 2020 TSPLOST, the rate of said tax, the allocation of the proceeds therefrom, and possible transportation purposes and projects to be funded from the proceeds therefrom, pursuant to O.C.G.A. § 48-8-262(a)(2);

WHEREAS, said meeting between the County and Cities was preceded by a written notice of the date, time, place, and purpose of said meeting being mailed or delivered by the County to the mayor of each of the Cities such that said notice was received by each mayor at least ten days prior to said meeting, pursuant to O.C.G.A. § 48-8-262(a)(2); and

WHEREAS, the County and Cities desire to enter into this Agreement for the imposition of the 2020 TSPLOST, the rate thereof, the allocation of the proceeds therefrom, and the identification of the transportation purposes and projects to be funded therefrom;

NOW THEREFORE, in consideration of the mutual promises and understandings made in this Agreement, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County and the Cities consent and agree as follows:

SECTION 1
REPRESENTATIONS OF THE CITIES

Each of the Cities hereby represents that:

(a) It is a municipal corporation as defined by law and judicial interpretation and a "qualified municipality" as such term is defined in the Act and has been duly authorized to execute and deliver this Agreement and to perform its obligations hereunder, and such authorization has not been revoked or rescinded.

(b) The execution and delivery of this Agreement by the City, and the performance of its obligations hereunder, does not violate any provision of the Constitution or laws of the State of Georgia or any order, rule or regulation of any judicial or governmental agency binding on the City, or violate or constitute a breach of or a default under any agreement, contract, instrument, ordinance or other resolution of the City or by which the City is bound.

(c) To the knowledge of the City, there is no litigation pending or threatened challenging the existence or powers of the City or the ability of the City to enter into this Agreement, or seeking to restrain or enjoin the City from entering into this Agreement or

acquiring, constructing or installing any of the transportation purposes or projects of the City sought to be financed from the proceeds of the 2020 TSPLOST.

SECTION 2
REPRESENTATIONS OF THE COUNTY

The County hereby represents that:

(a) It is a political subdivision of the State of Georgia and has been duly authorized to execute and deliver this Agreement and to perform its obligations hereunder, and such authorization has not been revoked or rescinded.

(b) The execution and delivery of this Agreement by the County, and the performance of its obligations hereunder, does not violate any provision of the Constitution or laws of the State of Georgia or any order, rule or regulation of any judicial or governmental agency binding on the County, or violate or constitute a breach of or a default under any agreement, contract, instrument, ordinance or other resolution of the County or by which the County is bound.

(c) To the knowledge of the County, there is no litigation pending or threatened challenging the existence or powers of the County or the ability of the County to enter into this Agreement, or seeking to restrain or enjoin the County from entering into this Agreement, imposing the 2020 TSPLOST or acquiring, constructing or installing any of the transportation purposes or projects of the County sought to be financed from the proceeds of the 2020 TSPLOST.

SECTION 3
EFFECTIVE DATE AND TERM OF AGREEMENT

This Agreement shall commence upon the date that it is last signed by a party hereto and shall terminate upon the earlier of:

- (a) The failure of the referendum election described in this Agreement;
- (b) The expenditure of the last dollar of money collected from the 2020 TSPLOST after its expiration; or
- (c) The passage of fifty (50) years from the date of the commencement of this Agreement.

SECTION 4
REFERENDUM ELECTION FOR IMPOSITION OF TSPLOST

4.1 The County agrees that it will take all actions necessary to cause to be called a referendum election, to be held in all the voting precincts in the County, on the 3rd day of November, 2020 for the purpose of submitting to the qualified voters of the County for their approval, the question of whether or not a Sales and Use Tax of one percent shall be imposed on all sales and uses in the Special District, as authorized by the Act, for five years to raise approximately \$60,000,000.00 for transportation purposes. The distribution of the proceeds from said 2020 TSPLOST, the transportation purposes and projects for which said funds are to be expended, and the estimated amount of the 2020 TSPLOST to be allocated to each such transportation purpose and project are set forth on Schedule A to this Agreement.

4.2 The County and the Cities agree to the imposition of said 2020 TSPLOST, the holding of said referendum election, and the distribution and uses of the proceeds of the 2020 TSPLOST set forth herein.

SECTION 5
CONDITIONS PRECEDENT

The obligations of all parties under this Agreement are conditioned upon the following events:

- (a) The adoption of a resolution by the Board of Commissioners of Walton County authorizing the imposition of the 2020 TSPLOST and directing the Walton County Board of Elections and Registration to call the referendum election described herein.
- (b) The calling by the Walton County Board of Elections and Registration of the referendum election described herein.
- (c) The approval of the imposition of the 2020 TSPLOST by a majority of the voters in the County voting in the referendum election.

SECTION 6
PROCEEDS AND TERM

6.1 Upon the approval of the Walton County voters, the 2020 TSPLOST tax referenced herein will be collected beginning on April 1, 2021 and terminating on the earlier of: (a) March 31, 2026, or (b) at the end of the calendar quarter during which the Georgia Commissioner of Revenue determines that the 2020 TSPLOST will have raised revenues sufficient to provide to the Special District net proceeds equal to or greater than \$60,000,000.00.

6.2 The proceeds from the 2020 TSPLOST shall be used by the County and Cities exclusively for the transportation purposes specified in the resolution of the County calling for the imposition of the 2020 TSPLOST, except as otherwise provided by law.

6.3 A list of the transportation purposes and projects proposed to be funded by the proceeds of the 2020 TSPLOST and the estimated or projected dollar amounts for each such transportation purpose and project is set forth on Schedule A hereto.

6.4 The list of transportation purposes and projects set forth in Schedule A hereto reflects the expenditure of at least 30 percent of the estimated revenue from the 2020 TSPLOST on projects consistent with the State-wide Strategic Transportation Plan, as referenced in O.C.G.A. § 32-2-22(a)(6).

6.5 The County shall create and maintain a separate bank account in which the County’s proceeds of the 2020 TSPLOST shall be maintained until disbursed as provided for herein. The proceeds of the 2020 TSPLOST received by the County shall be kept separate from all other funds of the County and shall not be commingled therewith. Each City shall create and maintain a separate bank account in which that City’s share of the proceeds of the 2020 TSPLOST shall be maintained until disbursed as provided for herein. The proceeds of the 2020 TSPLOST received by each City shall be kept separate from all other funds of such City and shall not be commingled therewith.

6.6 The County shall receive from the Georgia Department of Revenue (hereinafter “DOR”) all proceeds of the 2020 TSPLOST, other than the amount paid into the general fund of the state treasury pursuant to O.C.G.A. § 48-8-267(a)(1).

6.7 Upon the receipt by the County of the proceeds of the 2020 TSPLOST collected by the DOR, the County shall immediately deposit said proceeds in the County’s separate bank account created pursuant to this Section. Within ten (10) business days after the County’s receipt of said proceeds, the County shall disburse to the Cities their respective shares of said proceeds pursuant to Section 7 of this Agreement. Should any City cease to exist as a legal entity before all proceeds of the 2020 TSPLOST are distributed under this Agreement, that City’s share of the proceeds subsequent to dissolution shall be paid to the County and shall become part of the County’s share of the proceeds unless an act of the Georgia General Assembly makes the defunct City part of another successor city. If such an act is passed, the defunct City’s share shall be paid to the successor city in addition to all other funds to which the successor city would otherwise be entitled.

6.8 The proceeds of the 2020 TSPLOST shall be maintained in separate accounts and utilized exclusively for the purposes specified for such funds.

6.9 The transportation purposes and projects included in this Agreement shall be funded from the proceeds of the 2020 TSPLOST, except as otherwise agreed in writing by the parties hereto.

SECTION 7
SCHEDULE OF DISBURSEMENTS

7.1 Within ten (10) days after the County’s monthly receipt from the DOR of the proceeds of the 2020 TSPLOST, the County shall disburse said proceeds pursuant in the following percentages:

<u>Jurisdiction</u>	<u>Percentage</u>
Walton County	66.8712%
Monroe	15.4147%
Loganville	10.1930%
Social Circle	5.0427%
Walnut Grove	1.5863%
Good Hope	0.3328%
Jersey	0.1682%
Between	0.3911%

7.2 Said funds shall be disbursed in said percentages until the expiration or termination of the 2020 TSPLOST. The County and each of the Cities shall use their respective shares of the proceeds of the 2020 TSPLOST for the transportation purposes and projects identified for each on Schedule A hereto.

7.3 The general priority of the transportation purposes and projects for the County and each of the Cities is set forth on Schedule A hereto. It is anticipated that each jurisdiction will pursue its transportation purposes and projects in a manner generally consistent with said priorities, though each jurisdiction shall be permitted to pursue its transportation purposes and projects in the order it deems most advantageous to its citizens.

SECTION 8
COUNTY AND CITIES NOT LIABLE FOR INSUFFICIENT PROCEEDS

8.1 Should the proceeds generated by the 2020 TSPLOST be insufficient to complete the transportation purposes and projects listed on Schedule A hereto, the County and Cities shall have no obligation to pay additional funds from sources other than the 2020 TSPLOST for the completion of any of the same.

8.2 The County and each of the Cities shall not be obligated to pursue such jurisdiction’s transportation purposes and projects set forth on Schedule A to the extent that such

jurisdiction’s share of the proceeds from the 2020 TSPLOST is insufficient to complete all of the same. In such event, the governing body of such jurisdiction may elect to not pursue certain of the transportation projects and purposes set forth on Schedule A for that jurisdiction, or to modify such projects and purposes, beginning with those having the lowest priority, to the extent necessary to remedy such shortfall.

SECTION 9
RECORDKEEPING, AUDITS, AND REPORTS

9.1 The governing authorities of the County and the Cities shall each maintain a record of each and every purpose/project for which the proceeds of the 2020 TSPLOST are used. A schedule shall be included in the annual audit of the County and of each of the Cities setting forth that County or City’s transportation purposes/projects to be funded by the proceeds of the 2020 TSPLOST and for each such transportation purpose/project shall set forth: the original estimated cost, the current estimated cost if different than the original estimated cost, amounts expended in prior years, and amounts expended in the current year. The auditors for the County and for each City shall verify and test expenditures in a manner sufficient to assure that the schedule is fairly presented in relation to the financial statements. The auditors’ reports on the financial statements of the County and each of the Cities shall include an opinion, or a disclaimer of opinion, as to whether the schedule is presented fairly in all material respects in relation to the financial statements taken as a whole.

9.2 The governing authority of the County and of each of the Cities shall, by no later than December 31 of each year, publish in the *Walton Tribune* the report required by O.C.G.A. § 48-8-269.6.

SECTION 10
COMPLETION OF PROJECTS AND EXCESS FUNDS

10.1 The County and Cities acknowledge that the costs shown for each transportation purpose and project described on Schedule A are estimated amounts.

10.2 Within thirty (30) days after the transportation purposes and projects of any City have been completed, such City shall file with the County a Certificate of Completion signed by the Mayor, City Manager or other Authorized Signatory, setting forth the date on which the transportation purpose(s) or project(s) for that City as set forth on Schedule A hereof were completed and stating that all proceeds of the 2020 TSPLOST disbursed to such City have been applied to the transportation project(s) and purpose(s) of such City or otherwise applied in accordance with the Act.

10.3 If a transportation purpose or project of the County has been satisfactorily completed at an actual cost less than the estimated cost listed for that project in Schedule A, the County may apply the remaining unexpended County proceeds of the 2020 TSPLOST allocated to such purpose or project to any other County transportation project(s) or purpose(s) as listed in Schedule A. Any County proceeds of the 2020 TSPLOST in excess of the total actual costs of the County transportation projects and purposes listed on Schedule A hereof shall be used solely for the purpose of reducing County debt and, if such excess proceeds exceed the outstanding

indebtedness of the County, then such excess proceeds shall be paid into the general fund of the County for the purpose of reducing ad valorem taxes.

10.4 If a transportation purpose or project of a City has been satisfactorily completed at an actual cost less than the estimated cost listed for that project in Schedule A, that City may apply its remaining unexpended proceeds of the 2020 TSPLOST allocated to such purpose or project to any other transportation project(s) or purpose(s) of that City as listed in Schedule A. Any of that City’s proceeds of the 2020 TSPLOST in excess of the total actual costs of that City’s transportation projects and purposes listed on Schedule A hereof shall be used solely for the purpose of reducing that City’s debt and, if such excess proceeds exceed the outstanding indebtedness of that City, then such excess proceeds shall be paid into the general fund of that City for the purpose of reducing ad valorem taxes.

SECTION 11
NO GENERAL OBLIGATION DEBT

No general obligation debt is to be issued in conjunction with the imposition of the 2020 TSPLOST.

SECTION 12
ENTIRE AGREEMENT

This Agreement, including Schedule A, constitutes all of the understandings and agreements existing between the County and Cities with respect to use of the proceeds from the 2020 TSPLOST. This Agreement supersedes all prior agreements, negotiations and communications of whatever type, whether written or oral, between the parties hereto with respect to the 2020 TSPLOST. This Agreement shall not be amended or modified except by agreement in writing executed by the governing authorities of the County and the Cities.

SECTION 13
GOVERNING LAW

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

SECTION 14
AUTHORITY

Each of the signatories below represents that he or she has the authority to execute this Agreement on behalf of the party for which he or she has signed it.

SECTION 15
SEVERABILITTY

Should any provision of this Agreement be held invalid or unconstitutional, the remainder of the Agreement shall remain in full force.

SECTION 16
COUNTERPARTS

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

SECTION 17
NOTICES

All notices given pursuant to this Agreement shall be in writing and shall be deemed to have been given upon being sent by United States certified mail, return receipt requested, and postage prepaid, addressed as set forth below:

- (a) As to Walton County:
Walton County Board of Commissioners
Attention: Chairman
111 South Broad Street
Monroe, GA 30655

- (b) As to the City of Monroe:
City of Monroe
Attention: Mayor
215 North Broad Street
Monroe, GA 30655

- (c) As to the City of Loganville:
City of Loganville
Attention: Mayor
P.O. Box 309
4303 Lawrenceville Road
Loganville, GA 30052

- (d) As to the City of Social Circle:
City of Social Circle
Attention: Mayor
P.O. Box 310
166 North Cherokee Road
Social Circle, GA 30025

- (e) As to the City of Walnut Grove:
City of Walnut Grove
Attention: Mayor
2581 Leone Avenue
Loganville, GA 30052

- (f) As to the City of Good Hope:
City of Good Hope
Attention: Mayor
P.O. Box 10
169 Highway 83 South
Good Hope, GA 30641

- (g) As to the City of Jersey:
City of Jersey
Attention: Mayor
P.O. Box 218
Jersey, GA 30018

- (h) As to the City of Between:
City of Between
Attention: Mayor
P.O. Box 46
2150 New Hope Church Road
Monroe, GA 30655

[Signature Pages Follow]

IN WITNESS WHEREOF, all parties hereto have agreed as of this ____ day of _____, 2020.

WALTON COUNTY, GEORGIA

By: _____
Chairman

(SEAL)

Attest:

Clerk

CITY OF MONROE

By: _____
Mayor

(SEAL)

Attest:

Clerk

CITY OF LOGANVILLE

By: _____
Mayor

(SEAL)

Attest:

Clerk

CITY OF SOCIAL CIRCLE

By: _____
Mayor

(SEAL)

Attest:

Clerk

CITY OF WALNUT GROVE

By: _____
Mayor

(SEAL)

Attest:

Clerk

CITY OF GOOD HOPE

By: _____
Mayor

(SEAL)

Attest:

Clerk

CITY OF JERSEY

By: _____
Mayor

(SEAL)

Attest:

Clerk

CITY OF BETWEEN

By: _____
Mayor

(SEAL)

Attest:

Clerk

SCHEDULE A

Walton County Transportation Special Purpose Loal Option Sales Tax (TSPLOST) Program

Total Projected Collections: \$60,000,000

March 2020

PRIORITY	JURISDICTION / PROJECT	PROJECT BUDGETS
CITY OF BETWEEN		
		<i>0.3911%</i>
1	Transportation Improvements, Maintenance and Construction	\$234,660
	CITY OF BETWEEN TOTAL:	\$234,660
CITY OF GOOD HOPE		
		<i>0.3328%</i>
1	Transportation Improvements, Maintenance and Construction	\$198,000
	CITY OF GOOD HOPE TOTAL:	\$199,680
CITY OF JERSEY		
		<i>0.1682%</i>
1	Transportation Improvements, Maintenance and Construction	\$100,920
	CITY OF JERSEY TOTAL:	\$100,920
CITY OF LOGANVILLE		
		<i>10.1930%</i>
1	Rock Road Realignment and Signalization	\$1,485,000
2	SR 20 @ US 78 Striping and Traffic Signal Modifications	\$65,000
3	Highway 81 @ Twin Lakes Road Roundabout	\$850,000
4	SR 10/US 78 @ Walton Street Intersection Improvements	\$650,000
5	SR 10/US 78 @ Loganville Town Centre Intersection Improvements	\$1,200,000
6	Asphalt Patching, Resurfacing and Striping Program	\$1,000,000
7	Main Street Streetscape	\$865,800
	CITY OF LOGANVILLE TOTAL:	\$6,115,800
CITY OF MONROE		
		<i>15.4147%</i>
1	West Spring Street (Bus 10) East Bound On-Ramp to US 78	\$250,000
2	US 78 @ Charlotte Rowel Boulevard West Bound On-Ramp	\$350,000
3	US 78/SR 11 Interchange Improvements	\$1,800,000
4	Other Joint State and/or County Transportation Improvements	\$600,000
5	Misc. Sidewalk, Pedstrian Facilites and Streetscapes	\$2,500,000
6	Misc. Transportation Improvements, Maintenance and Construction	\$1,948,000
7	Asphalt Patching, Resurfacing and Striping Program	\$1,800,820
	CITY OF MONROE TOTAL:	\$9,248,820
CITY OF SOCIAL CIRCLE		
		<i>5.0427%</i>
1	South Cherokee Street @ Social Circle Parkway (SR 11) Roundabout	\$500,000
2	East Hightower Trail @ Social Circle Parkway (SR 11) Roundabout	\$500,000
3	North Cherokee Street @ Social Circle Parkway (SR 11) Roundabout	\$500,000
4	Misc. Sidewalk and Drainage Improvements	\$750,000
5	Asphalt Patching, Resurfacing and Striping Program	\$775,620
	CITY OF SOCIAL CIRCLE TOTAL:	\$3,025,620
CITY OF WALNUT GROVE		
		<i>1.5863%</i>
1	SR 81 @ Park Street Roundabout	\$450,000
2	Misc. Transportation Improvements, Maintenance and Construction	\$501,780
	CITY OF WALNUT GROVE TOTAL:	\$951,780

	WALTON COUNTY	<i>66.8712%</i>
1	SR 138 @ HD Atha Road Intersection Improvements	\$1,250,000
2	SR 138 @ Youth-Jersey Road Intersection Improvements	\$1,350,000
3	US 78 @ Ho Hum Hollow Intersection Improvements	\$580,000
4	West Spring Street (Bus 10) East Bound On-Ramp to US 78	\$850,000
5	US 78 @ Charlotte Rowel Boulevard West Bound On-Ramp	\$450,000
6	SR 138 @ SR 81 Intersection Improvements	\$4,000,000
7	SR 81 Corridor Intersection Improvements	\$6,250,000
8	Pleasant Valley Road Widening (SR 83 to SR 11) - 6.5 Miles	\$2,500,000
9	Sardis Church Rd. @ Youth-Monroe Rd/HD Atha Rd Intersection Impr.	\$1,850,000
10	SR 11 @ Mountain Creek Church Road Intersection Realignment	\$1,450,000
11	Youth-Monroe Road Traffic Safety Improvements	\$1,800,000
12	Center Hill Church Road Traffic Safety Improvements	\$2,500,000
13	SR 81 @ Ozora Church Road Intersection Improvements	\$2,100,000
14	SR 81 @ Youth-Jersey Road Roundabout	\$1,450,000
15	5-Year Asphalt Patching, Resurfacing and Striping Program	\$7,000,000
16	Misc. Transportation Improvements, Maintenance and Construction	\$4,742,720
	WALTON COUNTY TOTAL:	\$40,122,720
	TOTAL TSPLOST PROGRAM FUNDING:	\$60,000,000
	Project State and Federal Matching Funds Leveraged:	\$40,000,000
	TOTAL ANTICIPATED WALTON COUNTY TRANSPORTATION INVESTMENT:	\$100,000,000



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 03-10-2020
Description: Rezone request 1020 South Madison Ave. from R2 multifamily to R1A single family

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Approval

Background: This is a R2 zoned property which is an existing non-conforming use. The owners wish to subdivide the property and sell the house which is located on this parcel with a Church. Subdividing under this zoning classification would increase the non-conformity and is therefore prohibited. By rezoning, we would be eliminating non-conforming R2 zoning and be encouraging single family residential use in an established residential area. The Church is allowed in any zoning category and would therefore no longer be on a non-conforming parcel.

Attachment(s): Application and supporting documents.



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

Plan Report

Plan NO.: RZ-000052-2020

Plan Type: Re-Zoning Request All Types

Work Classification: Request for Rezone

Plan Status: In Review

Apply Date: 03/10/2020

Expiration:

Location Address

Parcel Number

1020 S MADISON AVE, MONROE, GA 30655

M0190053

Contacts

WILLIAM MITCHELL
869 JOHN DEERE RD, MONROE, GA 30656

Applicant

Description: Request for Rezone from R2 to R1A - P&Z Mtg 4/21/20 @ 5:30 PM, Council Mtg 5/12/20 @ 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 # 4541	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

William D. Mitchell 3-10-2020

Plan_Signature_1

March 10, 2020

Date

3-10-2020

Date

Plan_Signature_2

Date

REZONE APPLICATION FORM

PERMIT NUMBER _____

I. LOCATION 1020 S. Madison Ave. Monroe GA 30655
COUNCIL DISTRICT 5 & 8
MAPNUMBER _____
PARCEL NUMBER M0190053

II. PRESENT ZONING R-2 REQUESTED ZONING R1-A

III. ACREAGE 1.16 PROPOSED USE same as existing

IV. OWNER OF RECORD Straight Street Family Center Inc
ADDRESS 544 Palimino Pass, Monroe, GA 30655

PHONE NUMBER 770 266 0434 or W. Mitchell @ 770 312 5442

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
R-2 single family residential

2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification
Property under current zoning not able to be subdivided.

3. The existing value of the property contained in the petition for rezoning under the existing zoning classification
Tax assessment - 2019 \$405,850.00

4. The value of the property contained in the application for rezoning under the proposed zoning Classification
N/A

5. A description of the suitability of the subject property under the existing zoning classification
N/A

6. A description of the suitability of the subject property under the proposed zoning classification of the property
N/A

Rezoning Application

Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property Church and Fellowship hall and single family residence.
- 8. The length of time the property has been vacant or unused as currently zoned Church has continued use, SF house about 2yrs vacant
- 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 Has not attempted sell of whole property.

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

see warranty deed (Attached)

Rezoning Application
Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 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.

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.

Owner of property (signature) Willie Mae Savage
Address 544 Palmetto Pass Monroe, Ga 30655
Phone Number 770 266 0434

Attorney/Agent (signature) William D. McCreath
Address 869 John Deere Rd Monroe GA 30656
Phone Number 770 312-5442

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

Kimberly McCord (Notary Public) 3-9-2020 (Date)

My Commission Expires Feb. 3, 2023



Rezoning Application
Page six (6)

COMMENTS

This request for rezone is solely for
the single family residence to be sold separately
from the whole parcel

Disclosure of Campaign Contributions and/or gifts:

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 filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature: _____ Date: _____

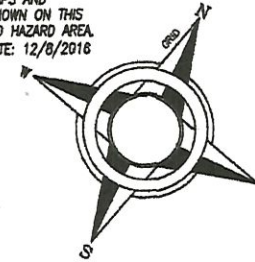
SK:117 PG:13-13
 Filed and Recorded
 Oct-15-2019 04:03 PM
 DOCH# 2019 - 000286
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA
 Participant ID: 9586767899

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

CITY OF MONROE _____ DATE _____

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297C0137E EFFECTIVE DATE: 12/8/2018



**SURVEY FOR
 NEW LIFE
 BAPTIST
 CHURCH INC**

STATE OF GEORGIA
 WALTON COUNTY
 CITY OF MONROE
 LAND LOT 66
 3RD DISTRICT
 DATE OF SURVEY 10/10/2019
 DATE OF PLAT 10/14/2019
 SCALE 1"=60'
 JOB #19071-NEW LIFE
 REVISIONS

REFERENCES:
 -DEED BOOK 1485 PAGE 223
 -PLAT BOOK 45 PAGE 96
 -PLAT BOOK 3 PAGE 32

OWNER OF RECORD:
 NEW LIFE BAPTIST CHURCH INC
 PO BOX 1301
 MONROE GA 30655

SURVEYORS CERTIFICATE
 1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,587 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.

2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 163,243 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.

3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3003...

- LEGEND:**
- INT. - INTERSECTION
 - BC - BACK OF CURB
 - S.E. - SANITARY SEWER EASEMENT
 - OTP - OPEN TOP PIPE
 - C.B. - CATCH BASIN
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - R. - RADIUS
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - C.L. - CENTER LINE
 - SSMH - SANITARY SEWER MANHOLE
 - FD - FIRE HYDRANT

**JOHN F. BREWER
 &
 ASSOCIATES**

LAND SURVEYING
 LAND PLANNING
 DEVELOPMENT SUPERVISION
 1002 S. BROAD STREET
 MONROE, GEORGIA 30655
 TEL (770) 287-4703
 EMAIL INFO@GASURVEYING.COM

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
 THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION OF AN EXISTING TAX PARCEL.

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYORS CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

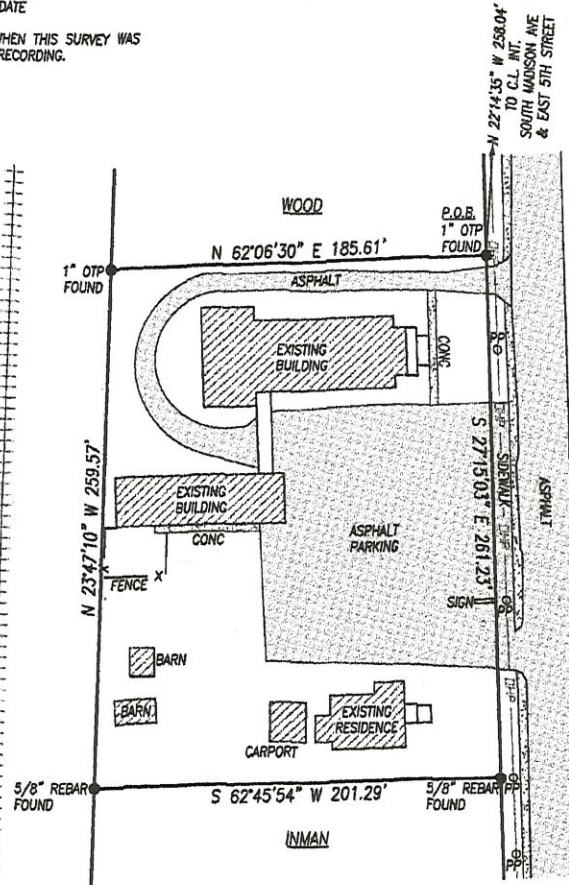
John F. Brewer
 JOHN F. BREWER, III RLS#2905

10/14/2019
 DATE

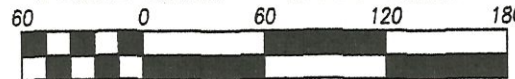


GEORGIA RAILROAD 100' R/W

SOUTH MADISON AVENUE 52' R/W



BEING ALL OF TAX PARCEL M0190053
TOTAL AREA = 1.155 ACRES



Scale: 1" = 60'

After recording return to
DICKINSON & WILLIS, L.L.C.
ATTORNEYS AT LAW
338 NORTH BROAD STREET
MONROE, GEORGIA 30655
FILE #19-

**WARRANTY DEED
(No Title Certificate)**

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the 18th day of December in the year two thousand and nineteen, between **ALBERT SAVAGE and WILLIE MAE SAVAGE**, of the County of Walton and State of Georgia as party or parties of the first part, hereinafter called "Grantors," and **STRAIGHT STREET FAMILY CENTER, INC.** , a Georgia Corporation, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors for and in consideration of the sum of Ten (\$ 10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 66, of the 3rd District, in the City of Monroe, of Walton County, Georgia, being containing 1.155 Acres, of the Survey for New Life Baptist Church, Inc., prepared by John P. Brewer, III, G.R.L.S. No. 2905, dated October 14, 2019, as per plat thereof recorded in Plat Book 117, Page 13, of the Walton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description, as more particularly described as follows:


Commencing at the intersection of the center lines of South Madison Avenue and East 5th Street; thence traveling South 22° 14' 35" East 258.04 feet to an open top pipe located on the Southwestern right of way of South Madison Avenue which is the True Point of Beginning. From said True Point of Beginning travel South 27° 15' 03" East 261.23 feet to a 5/8 inch rebar found; running thence South 62° 45' 54" West 201.29 feet to a 5/8 inch rebar found; running thence North 23° 47' 10" West 259.57 feet to a 1 inch open top pipe found; running thence North 62° 06' 30" East 185.61 feet to a 1 inch open top pipe found which is the True Point of Beginning.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whosoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:



Witness

 (SEAL)

ALBERT SAVAGE



 (SEAL)

WILLIE MAE SAVAGE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at 1020 S Madison Ave to
be rezoned from R2 to R1A
A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on April 21, 2020
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 1020 S Madison Ave to
be rezoned from R2 to R1A
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on May 12, 2020
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

April 5, 2020



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 03-10-2020
Description: Rezone request 1020 South Madison Ave. from R2 multifamily to R1A single family

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Approval

Background: This is a R2 zoned property which is an existing non-conforming use. The owners wish to subdivide the property and sell the house which is located on this parcel with a Church. Subdividing under this zoning classification would increase the non-conformity and is therefore prohibited. By rezoning, we would be eliminating non-conforming R2 zoning and be encouraging single family residential use in an established residential area. The Church is allowed in any zoning category and would therefore no longer be on a non-conforming parcel.

Attachment(s): Application and supporting documents.



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

Plan Report

Plan NO.: RZ-000052-2020

Plan Type: Re-Zoning Request All Types

Work Classification: Request for Rezone

Plan Status: In Review

Apply Date: 03/10/2020

Expiration:

Location Address

Parcel Number

1020 S MADISON AVE, MONROE, GA 30655

M0190053

Contacts

WILLIAM MITCHELL
869 JOHN DEERE RD, MONROE, GA 30656

Applicant

Description: Request for Rezone from R2 to R1A - P&Z Mtg 4/21/20 @ 5:30 PM, Council Mtg 5/12/20 @ 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 # 4541	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Shirley Robinson

Issued By:

William D. Mitchell 3-10-2020

Plan_Signature_1

March 10, 2020

Date

3-10-2020

Date

Plan_Signature_2

Date

REZONE APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 1020 S. Madison Ave. Monroe GA 30655
 COUNCIL DISTRICT 5 & 8
 MAPNUMBER _____
 PARCEL NUMBER M0190053
- II. PRESENT ZONING R-2 REQUESTED ZONING R1-A
- III. ACREAGE 1.16 PROPOSED USE same as existing
- IV. OWNER OF RECORD Straight Street Family Center Inc
 ADDRESS 544 Palimino Pass, Monroe, GA 30655
 PHONE NUMBER 770 266 0434) or W. Mitchell @ 770 312 5442

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
R-2 single family residential
- 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification
Property under current zoning not able to be subdivided.
- 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification
Tax assessment - 2019 \$405,850.00
- 4. The value of the property contained in the application for rezoning under the proposed zoning Classification
N/A
- 5. A description of the suitability of the subject property under the existing zoning classification
N/A
- 6. A description of the suitability of the subject property under the proposed zoning classification of the property
N/A

Rezoning Application

Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property Church and Fellowship hall and single family residence.
- 8. The length of time the property has been vacant or unused as currently zoned Church has continued use, SF house about 2yrs vacant
- 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 Has not attempted sell of whole property.

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

see warranty deed (Attached)

Rezoning Application
Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 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.

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.

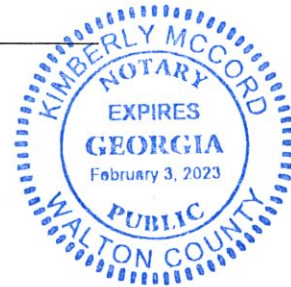
Owner of property (signature) Willie Mae Savage
Address 544 Palmetto Pass Monroe, Ga 30655
Phone Number 770 266 0434

Attorney/Agent (signature) William D. McCreath
Address 869 John Deere Rd Monroe GA 30656
Phone Number 770 312-5442

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

Kimberly McCord (Notary Public) 3-9-2020 (Date)

My Commission Expires Feb. 3, 2023



Rezoning Application
Page Four (4)

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

Sanitary Sewer Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from R-2 to RIA located at 1020 S. Madison Ave containing _____ acre(s), property owner being Straight Street Family Condo 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 - all R-2
- ___ the current zoning of the subject property - R-2

N/A ___ Development Plan (two full size and one 11x17)

N/A ___ Site plan of the property at an appropriate scale - no changes is the physical property

- ___ the proposed use
- ___ internal circulation and parking
- ___ landscaping
- ___ grading
- ___ lighting
- ___ drainage
- ___ amenities
- ___ buildings
- ___ 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:

Rezoning Application
Page six (6)

COMMENTS

This request for rezone is solely for
the single family residence to be sold separately
from the whole parcel

Disclosure of Campaign Contributions and/or gifts:

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 filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature: _____ Date: _____

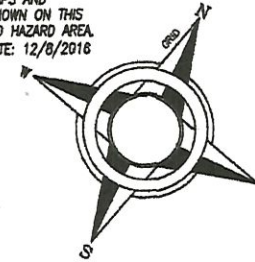
BOOK 117 PG: 13-13
 Filed and Recorded
 Oct-15-2019 04:03 PM
 DOCH# 2019 - 000286
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA
 Participant ID: 9586767899

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

CITY OF MONROE _____ DATE _____

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297C0137E EFFECTIVE DATE: 12/8/2018



**SURVEY FOR
 NEW LIFE
 BAPTIST
 CHURCH INC**

STATE OF GEORGIA
 WALTON COUNTY
 CITY OF MONROE
 LAND LOT 66
 3RD DISTRICT
 DATE OF SURVEY 10/10/2019
 DATE OF PLAT 10/14/2019
 SCALE 1"=60'
 JOB #19071-NEW LIFE
 REVISIONS

REFERENCES:
 -DEED BOOK 1485 PAGE 223
 -PLAT BOOK 45 PAGE 96
 -PLAT BOOK 3 PAGE 32

OWNER OF RECORD:
 NEW LIFE BAPTIST CHURCH INC
 PO BOX 1301
 MONROE GA 30655

SURVEYORS CERTIFICATE
 1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,587 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
 2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 163,243 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.
 3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3003...

- LEGEND:**
- INT. - INTERSECTION
 - BC - BACK OF CURB
 - S.E. - SANITARY SEWER EASEMENT
 - OTP - OPEN TOP PIPE
 - C.B. - CATCH BASIN
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - R. - RADIUS
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - C.L. - CENTER LINE
 - SSMH - SANITARY SEWER MANHOLE
 - FD - FIRE HYDRANT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
 THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION OF AN EXISTING TAX PARCEL.

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYORS CERTIFICATION:

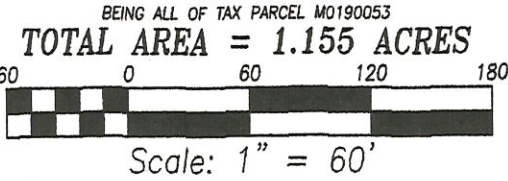
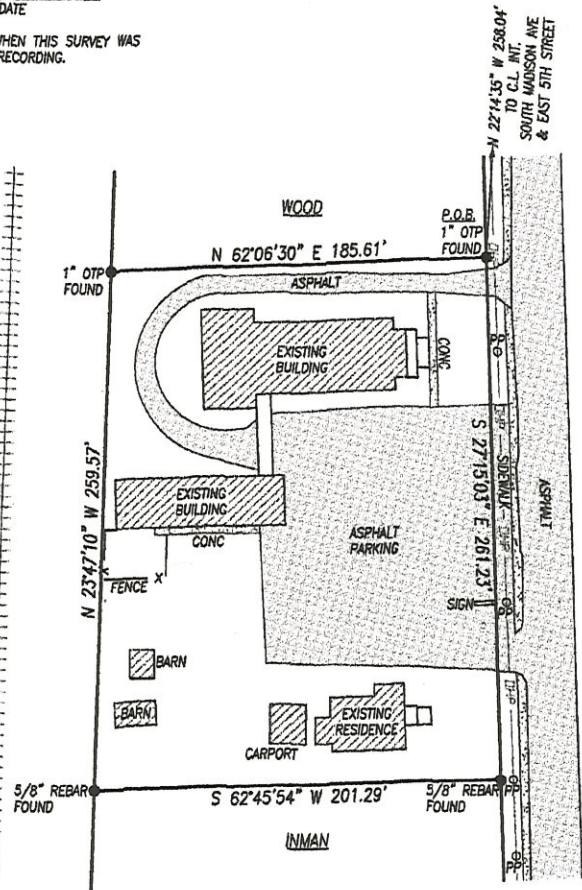
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

John F. Brewer, III
 JOHN F. BREWER, III RLS#2905
 10/14/2019
 DATE



GEORGIA RAILROAD 100' R/W

SOUTH MADISON AVENUE 52' R/W



THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

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**JOHN F. BREWER
 &
 ASSOCIATES**
 LAND SURVEYING
 LAND PLANNING
 DEVELOPMENT SUPERVISION
 1002 S. BROAD STREET
 MONROE, GEORGIA 30655
 TEL (770) 287-4703
 EMAIL INFO@GASURVEYING.COM

After recording return to
DICKINSON & WILLIS, L.L.C.
ATTORNEYS AT LAW
338 NORTH BROAD STREET
MONROE, GEORGIA 30655
FILE #19-

**WARRANTY DEED
(No Title Certificate)**

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the 18th day of December in the year two thousand and nineteen, between **ALBERT SAVAGE and WILLIE MAE SAVAGE**, of the County of Walton and State of Georgia as party or parties of the first part, hereinafter called "Grantors," and **STRAIGHT STREET FAMILY CENTER, INC.** , a Georgia Corporation, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors for and in consideration of the sum of Ten (\$ 10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 66, of the 3rd District, in the City of Monroe, of Walton County, Georgia, being containing 1.155 Acres, of the Survey for New Life Baptist Church, Inc., prepared by John P. Brewer, III, G.R.L.S. No. 2905, dated October 14, 2019, as per plat thereof recorded in Plat Book 117, Page 13, of the Walton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description, as more particularly described as follows:


Commencing at the intersection of the center lines of South Madison Avenue and East 5th Street; thence traveling South 22° 14' 35" East 258.04 feet to an open top pipe located on the Southwestern right of way of South Madison Avenue which is the True Point of Beginning. From said True Point of Beginning travel South 27° 15' 03" East 261.23 feet to a 5/8 inch rebar found; running thence South 62° 45' 54" West 201.29 feet to a 5/8 inch rebar found; running thence North 23° 47' 10" West 259.57 feet to a 1 inch open top pipe found; running thence North 62° 06' 30" East 185.61 feet to a 1 inch open top pipe found which is the True Point of Beginning.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whosoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

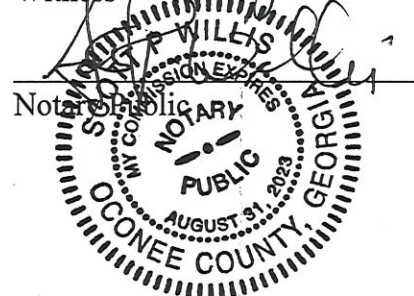
Signed, sealed and delivered in presence of:

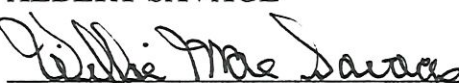


Witness

 (SEAL)

ALBERT SAVAGE



 (SEAL)

WILLIE MAE SAVAGE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property at 1020 S Madison Ave to be rezoned from R2 to R1A. A public hearing will be held before the Monroe Planning and Zoning Commission at City Hall Auditorium at 215 N. Broad Street on April 21, 2020 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 1020 S Madison Ave to be rezoned from R2 to R1A. A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on May 12, 2020 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

April 5, 2020



From: Beth Thompson, Finance Director

Department: Finance

Date: June 9, 2020

Description: FY2019 CAFR

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:

Adam Fraley with Mauldin and Jenkins, the City’s external auditors will present the FY2019 Comprehensive Annual Financial Report (CAFR).

Attachment(s): FY2019 CAFR

2019

70

Comprehensive Annual Financial Report



City of Monroe, Georgia

Year ended December 31, 2019

CITY OF MONROE, GEORGIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2019

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

CITY OF MONROE, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2019

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTORY SECTION	
Letter of Transmittal.....	i-v
GFOA Certificate of Achievement.....	vi
List of Elected and Appointed Officials.....	vii and viii
Organizational Chart	ix
FINANCIAL SECTION	
Independent Auditor's Report.....	1-3
Management's Discussion and Analysis	4-14
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	15
Statement of Activities.....	16
Fund Financial Statements:	
Balance Sheet – Governmental Funds	17
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	18
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	19
General Fund - Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual.....	20
Statement of Net Position – Proprietary Funds	21
Statement of Revenues, Expenses and Changes in Net Position – Proprietary Funds	22
Statement of Cash Flows – Proprietary Funds	23
Statement of Fiduciary Net Position – Custodial Funds.....	24
Statement of Changes in Fiduciary Net Position – Custodial Funds	25
Notes to Financial Statements.....	26-59
Required Supplementary Information:	
Schedule of Changes in the City's Net Pension Liability and Related Ratios	60
Schedule of City Contributions	61
Combining and Individual Fund Statements and Schedules:	
Combining Balance Sheet – Nonmajor Governmental Funds.....	62
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds	63
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Forfeited Drug Fund.....	64

CITY OF MONROE, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2019

TABLE OF CONTENTS

	<u>Page</u>
FINANCIAL SECTION (CONTINUED)	
Combining and Individual Fund Statements and Schedules (Continued):	
Schedule of Revenues, Expenditures, and Changes in Fund	
Balances – Budget and Actual – Hotel/Motel Tax Fund.....	65
Schedule of Revenues, Expenditures, and Changes in Fund	
Balances – Budget and Actual – Debt Service Fund.....	66
Schedule of Expenditures of Special Purpose Local Option Sales Tax.....	67
Statement of Cash Flows – Component Unit – Downtown Development Authority	68
Balance Sheet – Component Unit – Convention & Visitors Bureau	69
Statement of Revenues, Expenditures, and Changes in Fund	
Balance – Component Unit – Convention & Visitors Bureau.....	70
STATISTICAL SECTION (Unaudited)	
Net Position by Component	71
Changes in Net Position	72 and 73
Governmental Activities Tax Revenues by Source.....	74
Fund Balances of Governmental Funds	75
Changes in Fund Balances of Governmental Funds	76 and 77
General Governmental Tax Revenues by Source	78
Assessed Value and Estimated Actual Value of Taxable Property.....	79
Property Tax Rates – Direct and Overlapping Governments.....	80
Principal Property Taxpayers	81
Property Tax Levies and Collections.....	82
Top Ten Electric Customers.....	83
Top Ten Water Customers.....	84
Top Ten Sewer Customers	85
Top Ten Gas Customers	86
Electric Sold by Type of Customer	87
Water Sold by Type of Customer	88
Gas Sold by Type of Customer	89
Telecommunication Sales	90
Residential Utility Rates.....	91
Ratios of Outstanding Debt by Type	92

CITY OF MONROE, GEORGIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2019

TABLE OF CONTENTS

	<u>Page</u>
STATISTICAL SECTION (Unaudited) (Continued)	
Ratios of General Bonded Debt Outstanding	93
Direct and Overlapping Governmental Activities Debt.....	94
Legal Debt Margin Information	95
Combined Utility Revenue Bond Coverage	96
Demographic and Economic Statistics	97
Principal Employers	98
Full-time Equivalent City Government Employees by Function.....	99
Operating Indicators by Function	100
Capital Asset Statistics by Function.....	101 and 102



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

John Howard, Mayor
L. Wayne Adcock, Vice Mayor

May 29, 2020

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

The Comprehensive Annual Financial Report (CAFR) of the City of Monroe, Georgia for the fiscal year ended December 31, 2019 is hereby submitted as mandated by Official Code of Georgia §36-81-7. The financial statements were prepared in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

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

Mauldin & Jenkins, LLC, a firm of certified public accountants, issued an unmodified opinion on the City of Monroe's financial statements for the year ended December 31, 2019. The independent auditor's report is located at the front of the financial section of this report.

If the threshold is met, the City of Monroe is required as part of the independent audit of the financial statements, to undergo a federally mandated "Single Audit" designed to meet the needs of federal grantor agencies. Information related to the single audit if applicable, including a schedule of expenditures of federal awards, the independent auditor's reports on internal controls and compliance with applicable laws and regulations, and a schedule of findings are included in a separately issued single audit report. For fiscal year 2019, a Single Audit was required.

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

***Councilmembers: Larry A. Bradley • Ross Bradley • Myoshia Crawford
David Dickinson • Norman Garrett • Nathan Little • Lee P. Malcom***

Profile of the Government

The City of Monroe incorporated in 1821, is located in Northeast Georgia, approximately 40 miles east of Atlanta. Monroe is the county seat of Walton County. The City encompasses approximately 15 square miles and serves an estimated population of 13,484. The City of Monroe is empowered to levy a property tax on both real and personal property located within its boundaries.

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

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

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

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

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

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

Local Economy

Monroe has risen out of the previous economic downturn and into a new period of substantial commercial and residential growth. This has given stability to the overall economy in Monroe and the surrounding area and stabilized the City’s revenues and positioned the city for additional growth while also positioning to buffer against a future downturn.

The majority of the City’s commercial development lies along the Highway US 78/GA 138 corridor with a new commercial expansion planned around the Highway 138 extension, Charlotte Rowell Boulevard. Among the top ten employers in the City, four are governments accounting for around 18.9% of the number of jobs in the top ten employers. Two of those government employers, Walton County Board of Commissioners and Walton County Board of Education, are also two of the City’s top ten electric, water, gas and sewer customers.

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

Long-term Financial Planning

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

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

Other major initiatives in progress include a new Police Department and Municipal Court complex that will take over a long-defunct Food Lion shopping center and will act as a catalyst for the vacant and now city-owned Walton Plaza shopping center. The city hopes this project will breathe new life into redevelopment of the E. Spring St. area of the city. In 2019 the city, through its conduit of the Urban Redevelopment Agency, borrowed \$3.6 million to renovate the police department.

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

Relevant Financial Policies

The purpose of the City of Monroe’s financial management policy is to ensure that the City conducts its investment, cash and debt management activities in a responsible manner in full compliance with Federal and State Law. The City is committed to providing adequate cash flows to meet all current and future

obligations. Adherence to this policy has allowed the City to maintain financial stability, all cash funds are properly collateralized and no short-term financing has been needed to meet operations.

Additionally, it is the City’s policy to maintain budgetary controls to ensure compliance with legal requirements of the State of Georgia. Policies are amended and kept up-to-date as often as possible to ensure legality and efficiency in our controls. The budget development is led by the City Administrator who according to local ordinance shall prepare and submit the annual operating budget and capital budget to the Mayor and Council. The annual appropriation resolution approved by the Mayor and Council is adopted for all fund types with the legal level of control at the department level. Finally, a public hearing is advertised and held and the final budget is advertised. The adopted budget may be revised during the year only by formal action of the City Council in a regular meeting and no increase shall be made without provision also being made for financing same. During the year the budget was amended by Council; further detail on these amendments can be found in the MD&A.

Major Initiatives

The City of Monroe continues to work closely with Georgia Department of Transportation and Walton County to implement the area’s transportation initiatives. The Highway US 78/GA 138 area’s growth has seen the need to address traffic in this area. This is one example of the partnership to improve our local transportation network. Another example is the partnership between Monroe and Walton County to complete a truck by-pass around the historic downtown area. This much needed connector is managed by the Georgia DOT and is in the initial stages of right-of-way acquisition. Construction is expected to commence in early 2020 with full completion anticipated in 2024. Additional intergovernmental partnership initiatives include an East-bound on-ramp from W. Spring to Hwy 78, a West-bound on-ramp from Charlotte Rowell Boulevard to Hwy 78, and an interchange improvement at Hwy 78 and Hwy 11. These projects aim to keep Monroe and Walton County traffic moving.

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

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Monroe for its comprehensive annual financial report (CAFR) for the fiscal year ended December 31, 2018. This was the 17th consecutive year that the City has received this award. In order to be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized comprehensive annual report, whose contents conform to program standards. The CAFR must satisfy both GAAP and applicable legal requirements.

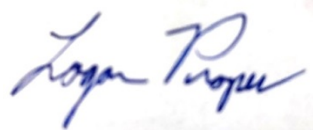
A Certificate of Achievement is valid for a period of one year. We believe our current CAFR continues to meet the Certificate of Achievement Program requirements, and we are submitting it to the GFOA to determine its eligibility for another award.

In addition, the City received for the 15th year the GFOA Award for Outstanding Achievement in Popular Annual Financial Reporting for its Popular Annual Financial Report (PAFR) for the fiscal year ended December 31, 2018. In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, the City must publish a PAFR whose contents conform to program standards of creativity, presentation, understandability, and reader appeal. We believe our current report continues to conform to the Popular Annual Financial Reporting requirements, and we are submitting it to GFOA to determine its eligibility for another certificate. This award is valid for a period of one year.

Last but not least, the City submitted to GFOA its annual budget for the 8th consecutive year for the fiscal year beginning January 1, 2020. Last year was the 7th consecutive year the City has received this prestigious award for Distinguished Budget Presentation for fiscal year beginning January 1, 2019. In order to receive this award, the City must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device. This award is valid for a period of one year only. We believe our budget continues to meet the program requirements.

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

Respectfully submitted,



Logan Propes
City Administrator



Beth Thompson
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Monroe
Georgia**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morill

Executive Director/CEO

CITY OF MONROE, GEORGIA

LIST OF ELECTED AND APPOINTED OFFICIALS

DECEMBER 31, 2019

ELECTED OFFICIALS

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

APPOINTED OFFICIALS

City Administrator	Logan Propes
Electric & Telecommunications Director	Brian K. Thompson
Finance Director	Beth Thompson
Fire Chief	Bill Owens
Police Chief	R.V. Watts
Planning & Development	Darrell Stone
Solid Waste Director	Danny Smith
Streets and Transportation Director	Jeremiah Still
Water & Gas Director	Rodney W. Middlebrooks

Mayor and Council Members



Seated:

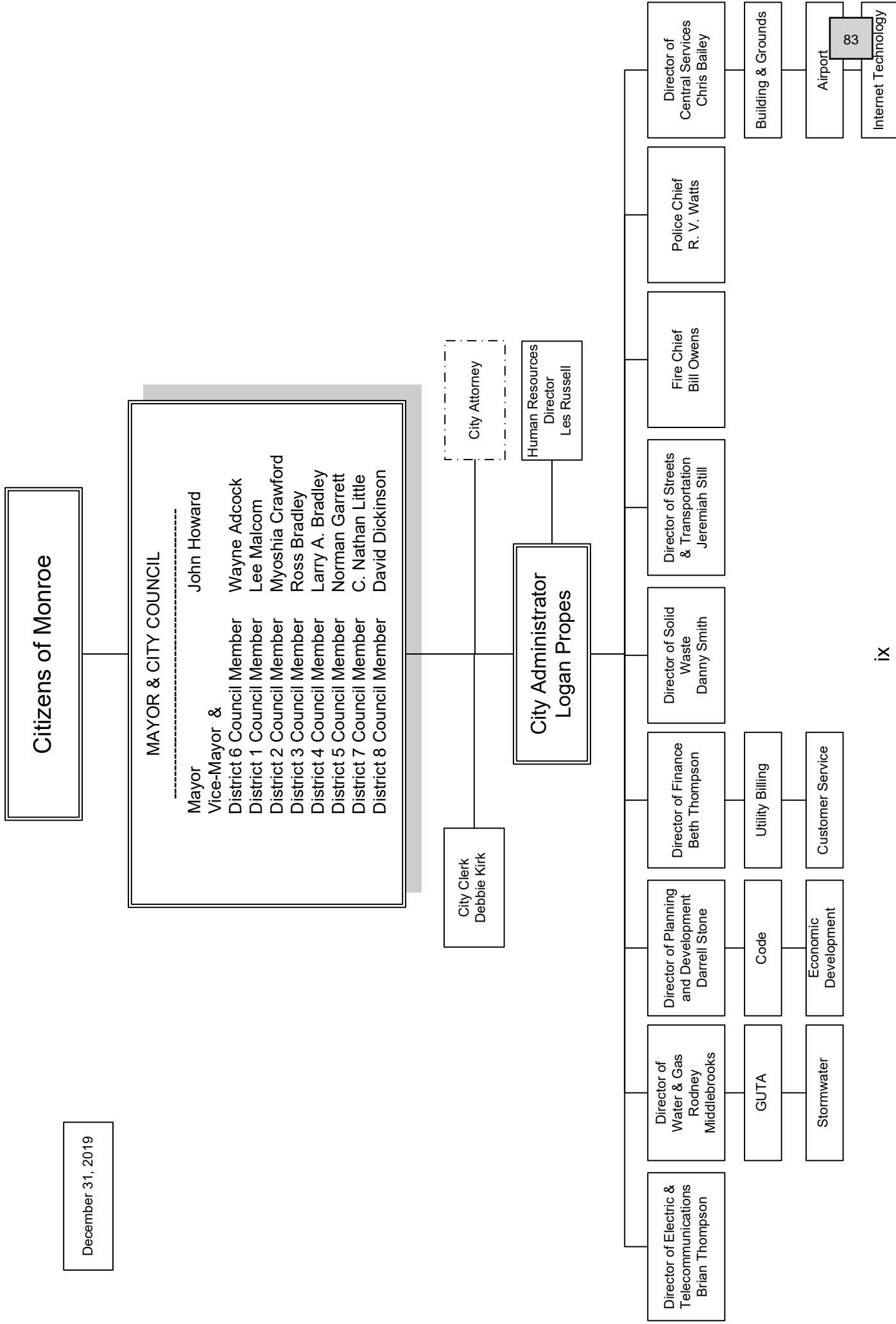
Mayor – John Howard; District 3 – Ross Bradley

Back row, left to right:

District 1 – Lee Malcom; District 5 – Norman Garrett; District 4 – Larry Bradley;
District 6 – Wayne Adcock; District 7 – Nathan Little; District 8 – David Dickinson;
District 2 – Myoshia Crawford

City of Monroe, Georgia Organizational Chart

December 31, 2019



FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

**Honorable Mayor and Members
of City Council
City of Monroe, Georgia**

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Monroe, Georgia (the "City")** as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Monroe, Georgia, as of December 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 16, the City of Monroe, Georgia implemented Governmental Accounting Standards Board (GASB) Statement No. 84, *Fiduciary Activities*, as of January 1, 2019. This standard significantly changed the accounting for the City’s Municipal Court Fund. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management’s Discussion and Analysis, the Schedule of Changes in the City’s Net Pension Liability and Related Ratios, and the Schedule of City Contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Monroe, Georgia’s basic financial statements. The combining and individual nonmajor fund financial statements and schedules and the schedule of expenditures of special purpose local option sales tax proceeds, as required by the Official Code of Georgia 48-8-121, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The introductory and statistical sections are also presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules as well as the schedule of expenditures of special purpose local option sales tax proceeds (the “supplementary information”) are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 29, 2020 on our consideration of the City’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City’s internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
May 29, 2020

CITY OF MONROE, GEORGIA

Management's Discussion and Analysis

For the Fiscal Year Ended December 31, 2019

As management of the City of Monroe, we offer readers of the City of Monroe’s financial statements this narrative overview and analysis of the financial activities of the City of Monroe, Georgia (the “City”) for the fiscal year ended December 31, 2019. We encourage readers to consider the information presented here in conjunction with the letter of transmittal at the front of this report and the City’s financial statements, which follow this section.

Financial Highlights

- The assets and deferred outflows of resources of the City of Monroe exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$117,559,073 (reported as “net position”). Of this amount, \$21,227,075 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.
- Total net position increased by \$10,093,059 during 2019 resulting primarily from business-type activities.
- As of the close of the fiscal year, the City of Monroe’s governmental funds reported combined fund balances of \$10,414,642 an increase of \$3,620,921 in comparison with the prior year. Approximately 29% or \$3,065,644 of this amount is available for spending at the government’s discretion (unassigned fund balance). At the end of the current fiscal year, unrestricted fund balance (the total of the committed, assigned and unassigned components of fund balance) for the general fund was \$3,071,651 or approximately 26% of total general fund expenditures.
- At the close of the fiscal year, assets and deferred outflows of resources in the City of Monroe’s Utilities Fund exceeded its liabilities and deferred inflows by \$87,461,601. Of this, \$20,106,250 (unrestricted net position) is available to meet the Utilities’ on-going obligations to its customers and creditors.

Overview of the Financial Statements

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

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

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

The statement of activities presents information showing how the City of Monroe’s net position changed during the fiscal year ended December 31, 2019. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

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

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

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

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

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

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

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

The City adopts an annual appropriated budget for its General, Special Revenue and Debt Service Funds. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget and can be found on page 20 of this report. Budgetary comparisons for Special Revenue and Debt Service Funds can be found on pages 66-69 of this report.

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

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

Fiduciary Fund. The City of Monroe maintains one type of fiduciary fund to account for the custodial activities of the City's Municipal Court. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. The balance is excluded from the City's government-wide financial statements because the City cannot use the assets to finance its operations.

The City's fiduciary fund financial statements are presented on pages 24-25.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 26-59 of this report.

Other Supplementary Information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City of Monroe's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found on page 60 and 61 of this report.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial condition. In the case of the City of Monroe, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$117,559,073 at the close of the most recent fiscal year.

By far the largest portion of the City's net position, \$81,898,757 (69.7%) reflects its investment in capital assets such as land, buildings, equipment and infrastructure (streets, bridges, sidewalks and utility service lines) less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The table on the following page summarizes the City's net position as of December 31, 2019 compared to the prior year end.

Net Position

Fiscal Years 2019 and 2018

	Governmental		Business-Type		Total	
	Activities		Activities		Primary Government	
	2019	2018	2019	2018	2019	2018
Current and other assets	\$ 12,167,777	\$ 9,696,145	\$ 39,232,623	\$ 37,033,829	\$ 51,400,400	\$ 46,729,974
Capital assets	25,638,498	23,209,148	71,577,893	69,431,892	97,216,391	92,641,040
Total assets	37,806,275	32,905,293	110,810,516	106,465,721	148,616,791	139,371,014
Total deferred outflow s of resources	1,053,772	1,279,561	1,297,949	1,588,238	2,351,721	2,867,799
Long-term liabilities	10,115,608	7,104,573	17,309,401	18,694,041	27,425,009	25,798,614
Other liabilities	1,421,606	2,714,855	4,314,197	5,249,222	5,735,803	7,964,077
Total liabilities	11,537,214	9,819,428	21,623,598	23,943,263	33,160,812	33,762,691
Total deferred inflow s of resources	210,791	489,017	37,836	521,091	248,627	1,010,108
Net Position:						
Net investment in capital assets	22,930,759	20,485,983	58,967,998	55,240,661	81,898,757	75,726,644
Restricted	4,481,498	4,360,887	9,951,743	9,391,730	14,433,241	13,752,617
Unrestricted	(300,215)	(970,461)	21,527,290	18,957,214	21,227,075	17,986,753
Total net position	\$ 27,112,042	\$ 23,876,409	\$ 90,447,031	\$ 83,589,605	\$ 117,559,073	\$ 107,466,014

An additional portion of the City's net position (12.3%) represents resources that are subject to external restrictions on how they may be used. Finally, the remaining balance of net position, classified as unrestricted net position, totals \$21,227,075 (18.1%) and may be used to meet the government's ongoing obligations to citizens and creditors.

Although the net position in our business-type activities represents 76.9% of total net position, the City generally can only use these resources to finance the continuing operations of the business-type activities.

At the end of the current fiscal year, the City is able to report positive balances in all reported categories of net position. The overall net position of the City increased \$10,093,059 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

CITY OF MONROE, GEORGIA

Changes in Net Position

Fiscal Years 2019 and 2018

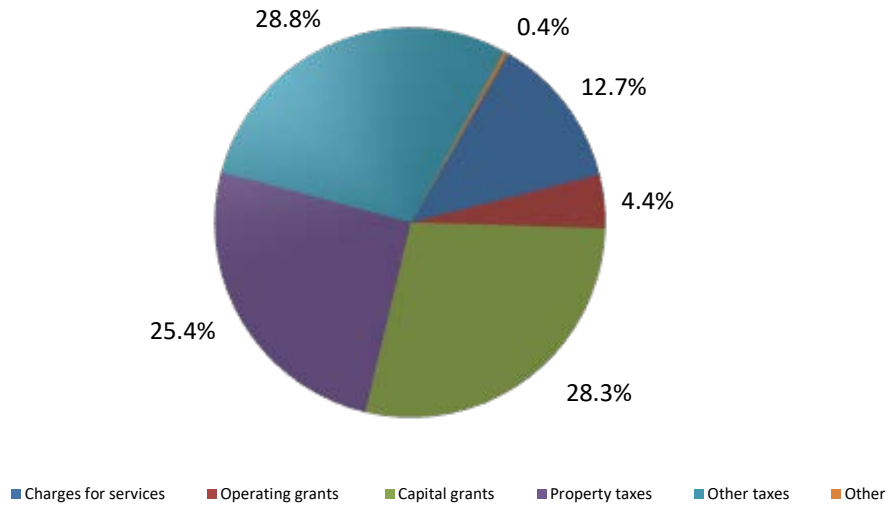
	Governmental		Business-type		Total	
	Activities		Activities		Primary Government	
	2019	2018	2019	2018	2019	2018
Revenues:						
Program revenues:						
Charges for services	\$ 1,846,193	\$ 1,407,083	\$ 48,376,158	\$ 46,675,691	\$ 50,222,351	\$ 48,082,774
Operating grants	640,872	587,422	-	-	640,872	587,422
Capital grants	4,096,477	2,490,759	283,684	644,842	4,380,161	3,135,601
General revenues:						
Property taxes	3,684,076	3,448,522	-	-	3,684,076	3,448,522
Other taxes	4,173,801	3,792,946	-	-	4,173,801	3,792,946
Other	55,803	109,184	687,025	390,448	742,828	499,632
Total revenues	<u>14,497,222</u>	<u>11,835,916</u>	<u>49,346,867</u>	<u>47,710,981</u>	<u>63,844,089</u>	<u>59,546,897</u>
Expenses:						
General government	1,657,185	1,358,182	-	-	1,657,185	1,358,182
Judicial	84,279	96,110	-	-	84,279	96,110
Public Safety	7,032,501	6,259,946	-	-	7,032,501	6,259,946
Public Works	2,302,320	2,288,588	-	-	2,302,320	2,288,588
Health and welfare	28,153	23,470	-	-	28,153	23,470
Culture and recreation	523,148	575,482	-	-	523,148	575,482
Housing and development	1,547,514	1,211,958	-	-	1,547,514	1,211,958
Interest on long-term debt	245,557	116,266	-	-	245,557	116,266
Utilities	-	-	35,171,102	36,101,902	35,171,102	36,101,902
Solid Waste	-	-	5,159,271	4,311,889	5,159,271	4,311,889
Total expenses	<u>13,420,657</u>	<u>11,930,002</u>	<u>40,330,373</u>	<u>40,413,791</u>	<u>53,751,030</u>	<u>52,343,793</u>
Increase (decrease) in net position before transfers						
	1,076,565	(94,086)	9,016,494	7,297,190	10,093,059	7,203,104
Transfers	<u>2,159,068</u>	<u>2,409,445</u>	<u>(2,159,068)</u>	<u>(2,409,445)</u>	-	-
Increase in net position	3,235,633	2,315,359	6,857,426	4,887,745	10,093,059	7,203,104
Net position, beginning	<u>23,876,409</u>	<u>21,561,050</u>	<u>83,589,605</u>	<u>78,701,860</u>	<u>107,466,014</u>	<u>100,262,910</u>
Net position, ending	<u>\$ 27,112,042</u>	<u>\$ 23,876,409</u>	<u>\$ 90,447,031</u>	<u>\$ 83,589,605</u>	<u>\$ 117,559,073</u>	<u>\$ 107,466,014</u>

Governmental Activities. Governmental activities increased the City of Monroe’s net position by \$3,235,633. Key elements of this increase are as follows:

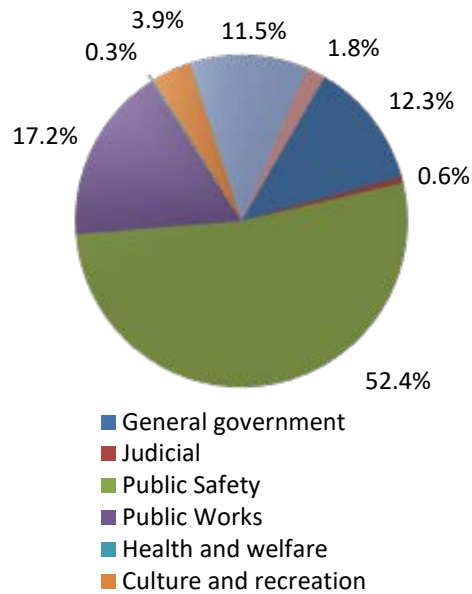
- Transfers in from business-type activities totaling \$2,159,068
- Various departments in the General Fund exceeding budget for revenues.

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

Governmental Revenues FY 2019



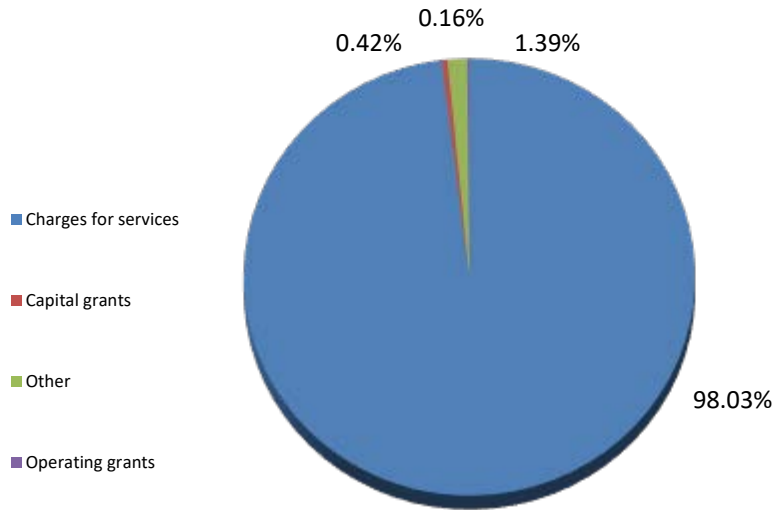
Governmental Expenses FY 2019



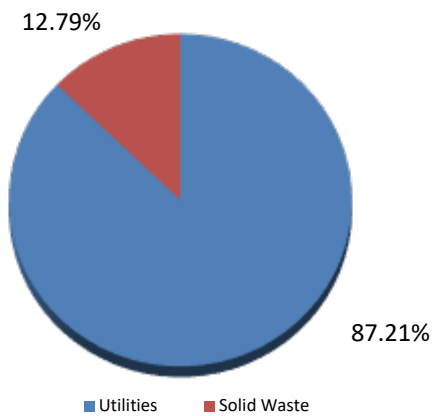
Business-Type Activities. Business-type activities increased the City of Monroe’s net position by \$6,857,426. The Utilities Fund, largest of the City’s business-type activities, accounted for 87% of the operating expenses and approximately 88% of the operating revenues among business-type activities. Key elements are as follows:

- Increase in Solid Waste revenue due in part to the increase in solid waste service revenues.
- Slight increase in Utility revenues due to increase in sales of service and capital grants received.

Business-type Revenues FY 2019



Business-type Expenses FY 2019



Financial Analysis of Governmental Funds

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

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

The City's governmental funds reported combined fund balances of \$10,414,642, an increase of \$3,620,921 in comparison with the prior year. This increase is primarily due to the recording of bond proceeds in the Urban Redevelopment Agency fund and transfers in from other funds. Approximately 29% of this amount (\$3,065,644) constitutes unassigned fund balance, which is available for spending at the City's discretion. The remainder of fund balance is nonspendable, restricted, committed, or assigned to indicate that it is 1) not in spendable form (\$120,013), 2) restricted for particular purposes (\$7,222,881), or 3) assigned for particular purposes (\$6,104).

The General Fund is the chief operating fund of the City of Monroe. At the end of the current fiscal year, the unassigned fund balance of the General Fund was \$3,065,644 of the total fund balance of \$3,191,664. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 25.6% of total General Fund expenditures, while total fund balance represents 26.6% of total General Fund expenditures.

The amount of nonspendable fund balance for the General Fund is made up of prepaid expenditures of \$120,013 or 3.8% of the General Fund's total fund balance.

Fund balance of the City of Monroe's General Fund increased by \$448,096 during the current fiscal year. A key factor in this increase was due to a decrease in liabilities by \$857,835, transfers in from other funds of \$2,822,576, and tax revenues totaling \$7,844,749.

Fund balance of the City of Monroe's SPLOST Fund increased by \$403,320 during the current fiscal year. A key factor in this increase was due to an increase in intergovernmental revenues of \$1,573,925, in part due to the City beginning collections on the 2019 SPLOST referendum.

Total fund balance for nonmajor special revenue funds at year-end was \$67,233. This total had a net increase of \$39,334. Included above are the Forfeited Drug Fund and the Hotel/Motel Tax Fund. In the Forfeited Drug Fund, the increase was primarily due to an increase in revenue from cases forfeited through the court system with funds restricted for law enforcement purposes from prior years. The Hotel/Motel Tax Fund showed a slight decrease due to a decrease of revenues from the excise tax on lodging. This fund accounts for local room taxes collected with the fund balance restricted for tourism in the City.

The debt service fund has a total fund balance of \$97, all of which is assigned for the payment of debt service. Fund Balance of the nonmajor governmental funds in total increased \$2,769,505 from 2018, primarily due to the inception of the Urban Redevelopment Agency Fund (URA) and the related bond proceeds. Principal payments made during the year were \$868,000 and interest expenditures totaled \$13,962.

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

Unrestricted net position of the Utilities Fund at the end of the year amounted to \$20,106,250, the Solid Waste Fund amounted to \$1,421,040. The combined increase in total net position for these funds was \$6,857,426.

For the year, the total net position of the Utilities Fund increased by \$5,890,920, the Solid Waste Fund increased by \$966,506. Financial analysis in regards to these funds can be found in the business-type activities section. This gives a total increase in proprietary funds net position of \$6,857,426.

General Fund Budgetary Highlights

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

Revenues:

- Total budgeted revenues were amended from original to final budgets from \$9,103,392 to \$10,133,698, respectively.
- Actual revenues were \$327,934 more than budgeted.
- The largest variance comes from a significant increase in property tax collections as well as an increase in Local Option Sales Tax (LOST) collections.

Expenditures:

- Total budgeted expenditures increased from original to final budgets from \$10,925,744 to \$11,977,254, respectively.
- Total expenditures were equal to the final budgeted amounts.

A comparison on General Fund actual expenditures to budget can be found on page 20. The most significant variances in budget to actual within revenues came from a significant increase in property tax & LOST collections, for a total variance of \$327,934.

Capital Asset and Debt Administration

Capital Assets. The City of Monroe's investment in capital assets for its governmental and business-type activities as of December 31, 2019, amounts to \$97,216,391 (net of accumulated depreciation). This investment in capital assets includes land, infrastructure, buildings and improvements, equipment, furniture & vehicles, and construction in progress.

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

Governmental type activities:

- Purchase of \$1,140,719 in machinery, equipment and vehicles.
- Construction in progress as of the end of the current fiscal year totaling approximately \$5,949,062.
- Disposals or sale of equipment, furniture or vehicles totaled \$688,586.

Business-type activities:

- Purchase of \$1,636,457 in specialized service installation equipment and vehicles.
- Construction in progress additions of \$3,001,998 in utility infrastructure & improvements.
- Construction in progress as of the end of the current fiscal year totaling \$2,367,801 for electric, gas, sewer, water and cable upgrades and projects.
- Purchase of land, \$78,000.

CITY OF MONROE, GEORGIA
Capital Assets
(net of depreciation)
Fiscal Years 2019 and 2018

	Governmental Activities		Business-type Activities		Total Primary Government	
	2019	2018	2019	2018	2019	2018
Land	\$ 3,700,329	\$ 3,700,329	\$ 2,520,158	\$ 2,442,158	\$ 6,220,487	\$ 6,142,487
Infrastructure	7,780,364	6,726,012	41,599,412	40,762,590	49,379,776	47,488,602
Buildings and Improvements	6,939,434	7,033,274	18,963,925	19,158,690	25,903,359	26,191,964
Equipment, furniture & vehicles	1,269,309	1,261,789	6,126,597	4,866,589	7,395,906	6,128,378
Construction in progress	5,949,062	4,487,744	2,367,801	2,201,865	8,316,863	6,689,609
Total	<u>\$ 25,638,498</u>	<u>\$ 23,209,148</u>	<u>\$ 71,577,893</u>	<u>\$ 69,431,892</u>	<u>\$ 97,216,391</u>	<u>\$ 92,641,040</u>

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

Long-term Debt. As of December 31, 2019, the City of Monroe’s total long-term debt outstanding is \$18,245,950. The majority of this balance represents bonds secured solely by specified revenue sources (i.e., revenue bonds).

Outstanding Debt
General Obligation Bonds, Revenue Bonds and Financed Purchases
(net of premiums & discounts)
Fiscal Years 2019 and 2018

	Governmental Activities		Business-type Activities		Total Primary Government	
	2019	2018	2019	2018	2019	2018
General obligation bonds	\$ -	\$ 868,000	\$ -	\$ -	\$ -	\$ 868,000
Revenue bonds	3,600,000	-	11,505,000	13,010,000	15,105,000	13,010,000
Financed purchases	468,202	452,899	-	-	468,202	452,899
Notes payable	1,350,000	1,425,000	1,322,748	1,430,206	2,672,748	2,855,206
Total	<u>\$ 5,418,202</u>	<u>\$ 2,745,899</u>	<u>\$ 12,827,748</u>	<u>\$ 14,440,206</u>	<u>\$ 18,245,950</u>	<u>\$ 17,186,105</u>

The City of Monroe’s total debt increased a net of \$1,059,845 during the current fiscal year. This increase is due to the inception of a new governmental revenue bond.

State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of its total assessed valuation. The current debt limitation for the City of Monroe is \$44.9 million. The City paid off the General Obligation bond in 2019 and incurred a governmental revenue bond of \$3.6 million.

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

Additional information on the City of Monroe's long-term debt can be found in the Notes to Financial Statements on pages 45-48.

Economic Factors and Next Year's Budgets and Rates

In 2019 the City showed continued signs of emergence from the Great Recession's effects on property taxes, and other economic-related remittances such as sales taxes and permits. Although the City is seeing revenue and overall economic improvement, Council and the Finance Department are keen to carefully manage fund balances and to maintain an adequate amount of fund balance to meet debt obligations and help to mitigate against any future economic downturns. The outbreak of the COVID-19 pandemic is not expected to significantly affect next year's budget and overall operations. The City has not experienced significant collection issues from utility customers, and other large source revenues have also not been materially affected.

The following indicators were taken into account when adopting the General Fund budget for 2020:

- Revenue from Local Option Sales Tax (LOST) collections as well as Alcoholic Beverage Permits was increased due to increased downtown utilization of restaurants and events.
- A slight increase in property tax was budgeted for 2020, due to increasing the millage rate 9.1% over the rollback rate. The current millage rate is 7.802 mills.
- Building Permit collections were increased due to local growth.
- Cost of implementation of a 3% cost of living (COLA) increase for employee salaries was included for a half year.
- Five positions were added in the Police division for fiscal year 2020.
- Implementation of the new SPLOST passed in 2018; collections will increase in 2020.

Anticipated revenues in the General Fund 2020 budget are \$12.7 million which includes transfers and other financing sources, or approximately \$900,000 more than the 2019 budget. The 2020 budget was developed and adopted before 2019 fiscal year-end and reflects conservative revenue figures.

Requests for Information

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

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

CITY OF MONROE, GEORGIA

STATEMENT OF NET POSITION
DECEMBER 31, 2019

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Downtown Development Authority	Convention & Visitors Bureau
ASSETS					
Cash and cash equivalents	\$ 9,273,318	\$ 7,331,684	\$ 16,605,002	\$ 179,096	\$ 25,884
Investments	-	15,177,642	15,177,642	-	-
Accounts receivable, net of allowances	247,665	4,607,117	4,854,782	-	12,562
Taxes receivable	289,126	-	289,126	-	-
Internal balances	221,837	(221,837)	-	-	-
Due from other governments	2,015,818	11,542	2,027,360	-	-
Inventories and prepaid items	120,013	801,346	921,359	-	-
Restricted assets:					
Cash and cash equivalents	-	9,972,507	9,972,507	-	-
Investments	-	1,552,622	1,552,622	-	-
Capital assets:					
Non-depreciable	9,649,391	4,887,959	14,537,350	-	-
Depreciable, net of accumulated depreciation	15,989,107	66,689,934	82,679,041	-	-
Total assets	37,806,275	110,810,516	148,616,791	179,096	38,446
DEFERRED OUTFLOWS OF RESOURCES					
Deferred charges on refunding	-	217,853	217,853	-	-
Pension related items	1,053,772	1,080,096	2,133,868	-	-
Total deferred outflows of resources	1,053,772	1,297,949	2,351,721	-	-
LIABILITIES					
Accounts payable	848,319	2,211,767	3,060,086	2,193	-
Retainage payable	30,920	-	30,920	-	-
Accrued liabilities	381,117	2,102,430	2,483,547	-	-
Unearned revenues	161,250	-	161,250	-	-
Long-term liabilities:					
Portion due or payable within one year:					
Compensated absences	504,376	503,072	1,007,448	-	-
Financed purchases	198,650	-	198,650	-	-
Note payable	75,000	107,996	182,996	-	-
Bonds payable	98,700	1,540,000	1,638,700	-	-
Portion due or payable in more than one year:					
Compensated absences	311,409	-	311,409	-	-
Financed purchases	269,552	-	269,552	-	-
Note payable	1,275,000	1,214,752	2,489,752	-	-
Bonds payable	3,501,300	9,965,000	13,466,300	-	-
Net pension liability	3,881,621	3,978,581	7,860,202	-	-
Total liabilities	11,537,214	21,623,598	33,160,812	2,193	-
DEFERRED INFLOWS OF RESOURCES					
Unearned revenues - intergovernmental	173,877	-	173,877	-	-
Pension related items	36,914	37,836	74,750	-	-
Total deferred inflows of resources	210,791	37,836	248,627	-	-
NET POSITION					
Net investment in capital assets	22,930,759	58,967,998	81,898,757	-	-
Restricted for law enforcement	63,237	-	63,237	-	-
Restricted for debt service	-	255,363	255,363	-	-
Restricted for capital projects	4,414,265	9,696,380	14,110,645	-	-
Restricted for tourism	3,996	-	3,996	-	38,446
Unrestricted	(300,215)	21,527,290	21,227,075	176,903	-
Total net position	\$ 27,112,042	\$ 90,447,031	\$ 117,559,073	\$ 176,903	\$ 38,446

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

CITY OF MONROE, GEORGIA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2019

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
Primary government:				
Governmental activities:				
General government	\$ 1,657,185	\$ 828,086	\$ 96,591	\$ -
Judicial	84,279	454,901	-	159,841
Public safety	7,032,501	84,181	493,381	350,580
Public works	2,302,320	34,410	-	2,911,485
Health and welfare	28,153	-	15,900	-
Culture and recreation	523,148	3,335	-	109,684
Housing and development	1,547,514	441,280	35,000	564,887
Interest on long-term debt	245,557	-	-	-
Total governmental activities	<u>13,420,657</u>	<u>1,846,193</u>	<u>640,872</u>	<u>4,096,477</u>
Business-type activities:				
Utilities	35,171,102	42,580,660	-	283,684
Solid waste	5,159,271	5,795,498	-	-
Total business-type activities	<u>40,330,373</u>	<u>48,376,158</u>	<u>-</u>	<u>283,684</u>
Total primary government	<u>\$ 53,751,030</u>	<u>\$ 50,222,351</u>	<u>\$ 640,872</u>	<u>\$ 4,380,161</u>
Component units:				
Downtown Development Authority	\$ 116,146	\$ 35,278	\$ -	\$ -
Convention & Visitors Bureau	28,531	-	-	-
Total component units	<u>\$ 144,677</u>	<u>\$ 35,278</u>	<u>\$ -</u>	<u>\$ -</u>

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

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

Net (Expenses) Revenues and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business-type Activities	Total	Downtown Development Authority	Convention & Visitors Bureau
\$ (732,508)	\$ -	\$ (732,508)	\$ -	\$ -
530,463	-	530,463	-	-
(6,104,359)	-	(6,104,359)	-	-
643,575	-	643,575	-	-
(12,253)	-	(12,253)	-	-
(410,129)	-	(410,129)	-	-
(506,347)	-	(506,347)	-	-
(245,557)	-	(245,557)	-	-
<u>(6,837,115)</u>	<u>-</u>	<u>(6,837,115)</u>	<u>-</u>	<u>-</u>
-	7,693,242	7,693,242	-	-
-	636,227	636,227	-	-
-	<u>8,329,469</u>	<u>8,329,469</u>	-	-
<u>\$ (6,837,115)</u>	<u>\$ 8,329,469</u>	<u>\$ 1,492,354</u>	<u>\$ -</u>	<u>\$ -</u>
\$ -	\$ -	\$ -	\$ (80,868)	\$ -
-	-	-	-	(28,531)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (80,868)</u>	<u>\$ (28,531)</u>
\$ 3,684,076	\$ -	\$ 3,684,076	\$ -	\$ -
2,717,391	-	2,717,391	25,000	48,717
320,400	-	320,400	-	-
1,136,010	-	1,136,010	-	-
55,803	669,317	725,120	26,960	-
-	-	-	49,471	449
-	17,708	17,708	-	-
<u>2,159,068</u>	<u>(2,159,068)</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>10,072,748</u>	<u>(1,472,043)</u>	<u>8,600,705</u>	<u>101,431</u>	<u>49,166</u>
3,235,633	6,857,426	10,093,059	20,563	20,635
<u>23,876,409</u>	<u>83,589,605</u>	<u>107,466,014</u>	<u>156,340</u>	<u>17,811</u>
<u>\$ 27,112,042</u>	<u>\$ 90,447,031</u>	<u>\$ 117,559,073</u>	<u>\$ 176,903</u>	<u>\$ 38,446</u>

CITY OF MONROE, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2019

ASSETS	General Fund	SPLOST Fund	Other Governmental Funds	Total Governmental Funds
Cash	\$ 3,187,075	\$ 3,248,485	\$ 2,837,758	\$ 9,273,318
Taxes receivable	285,530	-	3,596	289,126
Accounts receivable	247,665	-	-	247,665
Due from other governments	490,333	1,525,485	-	2,015,818
Due from other funds	651,302	-	-	651,302
Prepaid expenditures	120,013	-	-	120,013
Total assets	<u>\$ 4,981,918</u>	<u>\$ 4,773,970</u>	<u>\$ 2,841,354</u>	<u>\$ 12,597,242</u>
LIABILITIES				
Accounts payable	\$ 514,075	\$ 302,999	\$ 31,245	\$ 848,319
Retainage payable	-	30,920	-	30,920
Accrued liabilities	368,616	-	-	368,616
Due to other funds	402,283	17,332	9,850	429,465
Unearned revenue	161,250	-	-	161,250
Total liabilities	<u>1,446,224</u>	<u>351,251</u>	<u>41,095</u>	<u>1,838,570</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	170,153	-	-	170,153
Unearned revenue - intergovernmental	173,877	-	-	173,877
Total deferred inflows of resources	<u>344,030</u>	<u>-</u>	<u>-</u>	<u>344,030</u>
FUND BALANCES				
Fund balances:				
Nonspendable:				
Prepaid items	120,013	-	-	120,013
Restricted:				
Law enforcement	-	-	63,237	63,237
Capital projects	-	4,422,719	2,732,929	7,155,648
Tourism	-	-	3,996	3,996
Assigned:				
Public safety	6,007	-	-	6,007
Debt service	-	-	97	97
Unassigned	3,065,644	-	-	3,065,644
Total fund balances	<u>3,191,664</u>	<u>4,422,719</u>	<u>2,800,259</u>	<u>10,414,642</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 4,981,918</u>	<u>\$ 4,773,970</u>	<u>\$ 2,841,354</u>	

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

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	25,638,498
Some receivables are not available to pay for current-period expenditures and, therefore, are reported as unavailable revenue in the funds.	170,153
Deferred outflows and inflows of resources as well as the net pension liability related to the City's pension plan are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the funds.	(2,864,763)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	(6,246,488)
Net position of governmental activities	<u>\$ 27,112,042</u>

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

CITY OF MONROE, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019

	General Fund	SPLOST Fund	Other Governmental Funds	Total Governmental Funds
Revenues				
Taxes	\$ 7,844,749	\$ -	\$ 48,079	\$ 7,892,828
Licenses and permits	375,517	-	-	375,517
Intergovernmental	633,496	3,903,150	-	4,536,646
Fines and forfeitures	454,901	-	61,083	515,984
Charges for services	741,049	-	-	741,049
Interest income	241	-	55,562	55,803
Contributions	-	-	-	-
Miscellaneous	411,679	2,667	-	414,346
Total revenues	<u>10,461,632</u>	<u>3,905,817</u>	<u>164,724</u>	<u>14,532,173</u>
Expenditures				
Current:				
General government	1,411,334	-	1,344	1,412,678
Judicial	84,243	-	-	84,243
Public safety	6,696,867	25	21,111	6,718,003
Public works	1,453,627	247,084	-	1,700,711
Health and welfare	28,153	-	-	28,153
Culture and recreation	542,739	-	-	542,739
Housing and development	1,371,487	-	48,717	1,420,204
Capital outlay	-	3,453,600	841,029	4,294,629
Debt service:				
Principal retirements	260,559	25,993	868,000	1,154,552
Interest	128,245	2,650	13,962	144,857
Cost of issuance	-	-	83,000	83,000
Total expenditures	<u>11,977,254</u>	<u>3,729,352</u>	<u>1,877,163</u>	<u>17,583,769</u>
Excess (deficiency) of revenues over expenditures	<u>(1,515,622)</u>	<u>176,465</u>	<u>(1,712,439)</u>	<u>(3,051,596)</u>
Other financing sources (uses):				
Proceeds from sale of capital assets	23,086	-	-	23,086
Issuance of revenue bonds	-	-	3,600,000	3,600,000
Financed purchases	-	226,855	-	226,855
Transfers in	2,822,576	-	881,944	3,704,520
Transfers out	(881,944)	-	-	(881,944)
Total other financing sources (uses)	<u>1,963,718</u>	<u>226,855</u>	<u>4,481,944</u>	<u>6,672,517</u>
Net change in fund balances	448,096	403,320	2,769,505	3,620,921
Fund balances, beginning of year	<u>2,743,568</u>	<u>4,019,399</u>	<u>30,754</u>	<u>6,793,721</u>
Fund balances, end of year	<u>\$ 3,191,664</u>	<u>\$ 4,422,719</u>	<u>\$ 2,800,259</u>	<u>\$ 10,414,642</u>

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

CITY OF MONROE, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2019

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

Net change in fund balances - total governmental funds	\$ 3,620,921
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.	3,306,925
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(34,951)
The net effect of various miscellaneous transactions involving capital assets (i.e. sales and donations) is to decrease net position	(877,575)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.	(2,672,303)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>(107,384)</u>
Change in net position - governmental activities	<u><u>\$ 3,235,633</u></u>

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

CITY OF MONROE, GEORGIA

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues				
Taxes	\$ 6,948,689	\$ 7,643,218	\$ 7,844,749	\$ 201,531
Licenses and permits	270,090	371,062	375,517	4,455
Fines and forfeitures	400,000	454,901	454,901	-
Charges for services	700,600	700,600	741,049	40,449
Intergovernmental	484,205	590,502	633,496	42,994
Interest income	-	-	241	241
Miscellaneous	299,808	373,415	411,679	38,264
Total revenues	<u>9,103,392</u>	<u>10,133,698</u>	<u>10,461,632</u>	<u>327,934</u>
Expenditures				
Current:				
General government:				
Legislative	233,631	250,072	250,072	-
Executive	293,888	363,650	363,650	-
Board of elections	18,900	8,011	8,011	-
General administration	134,200	157,006	157,006	-
Financial administration	251,135	356,166	356,166	-
Law	139,625	237,179	237,179	-
Internal audit	32,500	39,250	39,250	-
Total general government	<u>1,103,879</u>	<u>1,411,334</u>	<u>1,411,334</u>	<u>-</u>
Judicial:				
Municipal court	104,252	84,243	84,243	-
Total judicial	<u>104,252</u>	<u>84,243</u>	<u>84,243</u>	<u>-</u>
Public safety:				
Police	4,125,531	4,297,456	4,297,456	-
Fire	2,154,267	2,399,411	2,399,411	-
Total public safety	<u>6,279,798</u>	<u>6,696,867</u>	<u>6,696,867</u>	<u>-</u>
Public works:				
Highways and streets administration	1,368,799	1,453,627	1,453,627	-
Total public works	<u>1,368,799</u>	<u>1,453,627</u>	<u>1,453,627</u>	<u>-</u>
Health and welfare:				
Community center	35,000	28,153	28,153	-
Total health and welfare	<u>35,000</u>	<u>28,153</u>	<u>28,153</u>	<u>-</u>
Culture and recreation:				
Special facilities	358,124	416,682	416,682	-
Rails to trails	-	53	53	-
Library	123,600	126,004	126,004	-
Total culture and recreation	<u>481,724</u>	<u>542,739</u>	<u>542,739</u>	<u>-</u>
Housing and development:				
Protective inspection administration	763,932	789,594	789,594	-
Planning and zoning	4,844	4,844	4,844	-
Economic development	482,363	577,049	577,049	-
Total housing and development	<u>1,251,139</u>	<u>1,371,487</u>	<u>1,371,487</u>	<u>-</u>
Debt service:				
Principal	237,575	260,559	260,559	-
Interest	63,578	128,245	128,245	-
Total debt service	<u>301,153</u>	<u>388,804</u>	<u>388,804</u>	<u>-</u>
Total expenditures	<u>10,925,744</u>	<u>11,977,254</u>	<u>11,977,254</u>	<u>-</u>
Deficiency of revenues over expenditures	<u>(1,822,352)</u>	<u>(1,843,556)</u>	<u>(1,515,622)</u>	<u>327,934</u>
Other financing sources (uses)				
Proceeds from sale of capital assets	-	21,260	23,086	1,826
Transfers in	2,704,240	2,704,240	2,822,576	118,336
Transfers out	(881,888)	(881,944)	(881,944)	-
Total other financing sources (uses)	<u>1,822,352</u>	<u>1,843,556</u>	<u>1,963,718</u>	<u>120,162</u>
Net change in fund balances	-	-	448,096	448,096
Fund balance, beginning of year	<u>2,743,568</u>	<u>2,743,568</u>	<u>2,743,568</u>	<u>-</u>
Fund balance, end of year	<u>\$ 2,743,568</u>	<u>\$ 2,743,568</u>	<u>\$ 3,191,664</u>	<u>\$ 448,096</u>

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

CITY OF MONROE, GEORGIA

STATEMENT OF NET POSITION
 PROPRIETARY FUNDS
 DECEMBER 31, 2019

ASSETS	Utilities Fund	Solid Waste Fund	Totals
CURRENT ASSETS			
Cash and cash equivalents	\$ 5,648,781	\$ 1,682,903	\$ 7,331,684
Investments	15,177,642	-	15,177,642
Accounts receivable, net of allowances	4,319,786	287,331	4,607,117
Due from other governments	11,542	-	11,542
Due from other funds	11,500	700,514	712,014
Prepaid items	67,666	16,990	84,656
Inventories	716,690	-	716,690
	<u>25,953,607</u>	<u>2,687,738</u>	<u>28,641,345</u>
RESTRICTED ASSETS			
Cash and cash equivalents	9,972,507	-	9,972,507
Investments	1,552,622	-	1,552,622
	<u>11,525,129</u>	<u>-</u>	<u>11,525,129</u>
Total current assets	<u>37,478,736</u>	<u>2,687,738</u>	<u>40,166,474</u>
CAPITAL ASSETS			
Non-depreciable	4,878,431	9,528	4,887,959
Depreciable, net of accumulated depreciation	65,135,072	1,554,862	66,689,934
	<u>70,013,503</u>	<u>1,564,390</u>	<u>71,577,893</u>
Total assets	<u>107,492,239</u>	<u>4,252,128</u>	<u>111,744,367</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred charges on refunding	217,853	-	217,853
Pension related items	895,690	184,406	1,080,096
Total deferred outflows of resources	<u>1,113,543</u>	<u>184,406</u>	<u>1,297,949</u>
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	1,918,775	292,992	2,211,767
Accrued liabilities	139,594	2,221	141,815
Compensated absences payable	406,951	96,121	503,072
Due to other funds	559,807	374,044	933,851
	<u>3,025,127</u>	<u>765,378</u>	<u>3,790,505</u>
CURRENT LIABILITIES PAYABLE FROM RESTRICTED ASSETS			
Revenue bonds payable - current	1,540,000	-	1,540,000
Notes payable - current	107,996	-	107,996
Customer deposits	1,939,851	-	1,939,851
Accrued interest	20,764	-	20,764
	<u>3,608,611</u>	<u>-</u>	<u>3,608,611</u>
Total current liabilities	<u>6,633,738</u>	<u>765,378</u>	<u>7,399,116</u>
NONCURRENT LIABILITIES			
Revenue bonds payable	9,965,000	-	9,965,000
Notes payable	1,214,752	-	1,214,752
Net pension liability	3,299,315	679,266	3,978,581
Total noncurrent liabilities	<u>14,479,067</u>	<u>679,266</u>	<u>15,158,333</u>
Total liabilities	<u>21,112,805</u>	<u>1,444,644</u>	<u>22,557,449</u>
DEFERRED INFLOWS OF RESOURCES			
Pension related items	31,376	6,460	37,836
NET POSITION			
Net investment in capital assets	57,403,608	1,564,390	58,967,998
Restricted for capital projects	9,696,380	-	9,696,380
Restricted for debt service	255,363	-	255,363
Unrestricted	20,106,250	1,421,040	21,527,290
Total net position	<u>\$ 87,461,601</u>	<u>\$ 2,985,430</u>	<u>\$ 90,447,031</u>

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

CITY OF MONROE, GEORGIA
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019

	Utilities Fund	Solid Waste Fund	Totals
OPERATING REVENUES			
Charges for sales and services	\$ 42,580,660	\$ 5,795,498	\$ 48,376,158
Total operating revenues	42,580,660	5,795,498	48,376,158
OPERATING EXPENSES			
Cost of sales and services	18,280,278	2,979,601	21,259,879
General operating expenses	14,147,229	2,040,879	16,188,108
Depreciation	2,431,663	138,791	2,570,454
Total operating expenses	34,859,170	5,159,271	40,018,441
Operating income	7,721,490	636,227	8,357,717
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental	76,600	-	76,600
Interest income	669,317	-	669,317
Gain on sale of capital assets	2,618	15,090	17,708
Interest and fiscal charges	(311,932)	-	(311,932)
Total non-operating revenues	436,603	15,090	451,693
Income before capital contributions and transfers	8,158,093	651,317	8,809,410
Capital contributions	207,084	663,508	870,592
Transfers out	(2,474,257)	(348,319)	(2,822,576)
	(2,267,173)	315,189	(1,951,984)
Change in net position	5,890,920	966,506	6,857,426
Net position, beginning of year	81,570,681	2,018,924	83,589,605
Net position, end of year	<u>\$ 87,461,601</u>	<u>\$ 2,985,430</u>	<u>\$ 90,447,031</u>

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

**STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Utilities Fund	Solid Waste Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	\$ 43,204,933	\$ 5,612,968	\$ 48,817,901
Payments to suppliers	(24,809,643)	(3,024,511)	(27,834,154)
Payments to employees	(8,172,808)	(1,109,146)	(9,281,954)
Net cash provided by operating activities	<u>10,222,482</u>	<u>1,479,311</u>	<u>11,701,793</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Transfers out to other funds	(2,474,257)	(348,319)	(2,822,576)
Net cash used in non-capital financing activities	<u>(2,474,257)</u>	<u>(348,319)</u>	<u>(2,822,576)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchase of capital assets	(3,842,025)	(210,922)	(4,052,947)
Principal payments on bonds	(1,505,000)	-	(1,505,000)
Principal payments on notes	(107,458)	-	(107,458)
Interest paid on long-term borrowings	(283,556)	-	(283,556)
Proceeds from sale of capital assets	2,618	15,090	17,708
Receipt of intergovernmental revenues	76,600	-	76,600
Cash capital contributions	230,719	-	230,719
Net cash used in capital and related financing activities	<u>(5,428,102)</u>	<u>(195,832)</u>	<u>(5,623,934)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received	669,317	-	669,317
Purchase of investments	(2,180,062)	-	(2,180,062)
Net cash used in investing activities	<u>(1,510,745)</u>	<u>-</u>	<u>(1,510,745)</u>
Net increase in cash and cash equivalents	809,378	935,160	1,744,538
Cash and cash equivalents, beginning of year	14,811,910	747,743	15,559,653
Cash and cash equivalents, end of year	<u>\$ 15,621,288</u>	<u>\$ 1,682,903</u>	<u>\$ 17,304,191</u>
Classified as:			
Cash and cash equivalents	\$ 5,648,781	\$ 1,682,903	\$ 7,331,684
Restricted cash and cash equivalents	9,972,507	-	9,972,507
	<u>\$ 15,621,288</u>	<u>\$ 1,682,903</u>	<u>\$ 17,304,191</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
Operating income	\$ 7,721,490	\$ 636,227	\$ 8,357,717
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation expense	2,431,663	138,791	2,570,454
Change in assets and liabilities:			
(Increase) decrease in accounts receivable	782,229	(182,530)	599,699
(Increase) decrease in due from other funds	(11,500)	682,663	671,163
(Increase) decrease in prepaid items	(5,952)	359	(5,593)
Increase in inventories	(96,739)	-	(96,739)
Decrease in deferred outflows of resources for pension items	227,228	31,939	259,167
Decrease in accounts payable	(433,572)	(180,215)	(613,787)
Decrease in accrued liabilities	(146,160)	(14,376)	(160,536)
Decrease in customer deposits	(157,956)	-	(157,956)
Increase in compensated absences payable	100,734	15,542	116,276
Increase in due to other funds	159,597	374,044	533,641
Increase in net pension liability	56,958	54,584	111,542
Decrease in deferred inflows of resources for pension items	(405,538)	(77,717)	(483,255)
Net cash provided by operating activities	<u>\$ 10,222,482</u>	<u>\$ 1,479,311</u>	<u>\$ 11,701,793</u>
NON CASH CAPITAL AND RELATED FINANCING ACTIVITIES			
Capital assets from governmental activities	\$ -	\$ 663,508	\$ 663,508
Total noncash capital and related financing activities	<u>\$ -</u>	<u>\$ 663,508</u>	<u>\$ 663,508</u>

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

CITY OF MONROE, GEORGIA

**STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
DECEMBER 31, 2019**

	<u>Municipal Court Fund</u>
ASSETS	
Cash	\$ 234,561
Total assets	<u>234,561</u>
NET POSITION	
Restricted for individuals, organizations, and other governments	<u>\$ 234,561</u>

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

CITY OF MONROE, GEORGIA

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
YEAR ENDED DECEMBER 31, 2019

	<u>Municipal Court Fund</u>
ADDITIONS	
Fines and fees collected	\$ 78,554
Total additions	<u>78,554</u>
DEDUCTIONS	
Fines and fees disbursed	<u>85,686</u>
Total deductions	<u>85,686</u>
Change in net position	(7,132)
NET POSITION	
Beginning of year, as restated	<u>241,693</u>
End of year	<u>\$ 234,561</u>

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

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

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

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

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

The Urban Redevelopment Authority was activated by resolution in 2018 to promote and further develop trade and tourism opportunities within the City of Monroe, Georgia. It operates under an eight-member board appointed by the Mayor and approved by the City Council. The City has the ability to impose its will on the Authority. The Authority does not issue separate financial statements and is included as a blended component unit in the City's financial report.

B. Government-wide and Fund Financial Statements

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

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

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

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

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

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

The City reports the following major governmental funds:

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The City reports the following major proprietary funds:

The **Utilities Fund** accounts for the operation and maintenance of the City's water and sewer, gas, electric, and cable utility services.

The **Solid Waste Fund** accounts for the operation and maintenance of the City's transfer station and solid waste disposal.

Additionally, the City reports the following fund types:

The **Special Revenue Funds** account for revenue sources that are restricted or committed to expenditure for specific purposes.

The **Capital Project Funds** account for and report financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of facilities or other capital assets.

The **Debt Service Fund** accounts for the accumulation of resources and payments made of principal and interest on the City's debt.

The **Custodial Fund** is used to account for assets held by the City's Municipal Court until they can be disbursed to other parties.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements with the exception of interfund services provided and used.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges for goods and services provided. Operating expenses of the enterprise funds include the cost of these goods and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Budgets

Annual appropriated budgets are adopted for all governmental funds, with the exception of capital projects funds for which project length budgets are adopted. Budgets are adopted on a modified accrual basis, which is consistent with generally accepted accounting principles for governmental funds. All appropriations lapse at fiscal year-end. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is used in the City's general fund. Encumbrances outstanding at year end are reported as committed or assigned fund balance since they do not constitute expenditures or liabilities. There were no outstanding encumbrances at December 31, 2019.

E. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

The City's nonparticipating interest earning investment contracts are recorded at cost. The remaining investments are recorded at fair value. Increases or decreases in the fair value during the year are recognized as a component of interest income.

F. Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds is reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

G. Inventories

The costs of governmental fund type inventories (which are not significant to the City) are recorded as expenditures when purchased rather than when consumed (purchase method). Inventories of the proprietary funds are valued at cost using the first-in/first-out (FIFO) method.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2019, are recorded as prepaid items in both government-wide and fund financial statements. The City accounts for prepaid items using the consumption method (i.e., the cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased).

I. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. The City capitalizes intangible assets with an initial, individual cost of more than \$100,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. The City has elected to capitalize all general infrastructure assets regardless of the acquisition date and has used the estimated historical cost to value these assets.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Capital assets of the City are depreciated using the straight line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Estimated Useful Life</u>
Infrastructure	15-50
Buildings and improvements	20-50
Vehicles	5
Furniture and fixtures	10
Machinery and equipment	5-15

J. Restricted Assets

Certain proceeds of enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. The "revenue bond current debt service" account is used to segregate resources accumulated for debt service payments over the next twelve months. In addition, the City has a certificate of deposit account that is used to cover any customer deposit refunds for utilities services.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The deferred charge on refunding reported in the proprietary fund statement of net position qualifies for reporting in this category. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded debt or the refunding debt.

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two types of items that qualify for reporting in this category. The governmental funds balance sheet reports unavailable revenues from property taxes as these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available under the modified accrual basis of accounting. The governmental balance sheet and statement of net position report unearned intergovernmental revenues from voluntary nonexchange transactions for resources received before time requirements are met, but after all other eligibility requirements have been met.

The City also has deferred inflows and outflows related to the recording of changes in its net pension liability. Certain changes in the net pension liability are recognized as pension expense over time instead of all being recognized in the year of occurrence. Experience gains or losses result from periodic studies by the City's actuary which adjust the net pension liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience gains or losses are recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of plan members. Changes in actuarial assumptions which adjust the net pension liability are also recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of plan members. The difference between projected investment return on pension investments and actual return on those investments is also deferred and amortized against pension expense over a five year period. Additionally, any contributions made by the City to the pension plan before year end but subsequent to the measurement date of the City's net pension liability are reported as deferred outflows of resources. These contributions will reduce the net pension liability in the subsequent period.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for non-vesting accumulated rights to receive sick pay benefits since the City does not have a policy to pay any amounts when employees separate from service with the City. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

M. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the term of the bonds using the effective interest method. Bonds payable are reported net of the applicable discount or premium. Issuance costs are expensed in the period in which they are incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

N. Fund Equity

Fund equity at the governmental fund financial reporting level is classified as "fund balance." Fund equity for all other reporting is classified as "net position."

Fund Balance – Generally, fund balance represents the difference between the assets and liabilities and deferred inflows of resources under the current financial resources management focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purpose for which amounts in those funds can be spent.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

N. Fund Equity (Continued)

Fund balances are classified as follows:

Nonspendable – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.

Restricted – Fund balances are reported as restricted when they include amounts that can be spent only for the specific purposes stipulated by the constitution, external resource providers, or through enabling legislation.

Committed – Fund balances are reported as committed when they include amounts that can be used only for the specific purposes determined by a formal action (passage of a resolution) of the City Council. Furthermore, a resolution of the City Council is also required to rescind the commitment of fund balance.

Assigned – Fund balances are reported as assigned when they include amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed. The resolution passed by the City Council which adopted the City's fund balance policy has delegated the Finance Director the authority to assign amounts to be used for specific purposes.

Unassigned – Fund balances are reported as unassigned as the residual classification for the City's general fund and includes all spendable amounts not contained in the other classifications. The General Fund is the only fund of the City that may report a positive unassigned fund balance. Deficits in fund balance in other funds will be reported as unassigned.

The City has established a minimum fund balance policy in the General Fund for working capital purposes to eliminate cash flow issues, cover the cost of expenditures caused by unforeseen emergencies, cover shortfalls caused by revenue declines, and to eliminate any short-term borrowing for cash flow purposes. The City will maintain the equivalent of approximately two (2) months of operating and debt service expenditures, including transfers to other funds, which amounts to approximately 17% of budgeted General Fund expenditures.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

N. Fund Equity (Continued)

Flow Assumptions – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City’s policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City’s policy to use fund balance in the following order: (1) Committed, (2) Assigned, (3) Unassigned.

Net Position – Net position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

O. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Monroe Retirement Plan (the “Plan”) and additions to/deductions from the Plan’s fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

P. Management Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/expenses during the period. Actual results could differ from those estimates.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS

A. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that “deferred outflows and inflows of resources as well as the net pension liability related to the City’s pension plan are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the funds.” The details of this \$2,864,763 difference are as follows:

Deferred outflows of resources - pension related items	\$ 1,053,772
Deferred inflows of resources - pension related items	(36,914)
Net pension liability	<u>(3,881,621)</u>
Net adjustment to reduce <i>fund balances - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$ (2,864,763)</u></u>

Another element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this \$6,246,488 difference are as follows:

Revenue bonds payable	\$ (3,600,000)
Note payable	(1,350,000)
Financed purchases payable	(468,202)
Accrued interest payable	(12,501)
Compensated absences	<u>(815,785)</u>
Net adjustment to reduce <i>fund balance- total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$ (6,246,488)</u></u>

NOTES TO FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)

B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their useful lives and reported as depreciation expense.” The details of this \$3,306,925 difference are as follows:

Capital outlay	\$ 4,442,514
Depreciation expense	(1,135,589)
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$ <u>3,306,925</u>

Another element of that reconciliation explains that “The net effect of various miscellaneous transactions involving capital assets (i.e. sales and donations) is to decrease net position.” The details of this \$877,575 difference are as follows:

In the statement of activities, only the <i>loss</i> on the sale of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the net book value of the capital assets sold.	\$ (214,067)
Transfers of governmental capital assets to proprietary funds decrease net position in the statement of activities, but do not appear in the governmental funds because they are not financial resources.	(663,508)
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$ <u>(877,575)</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)

B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities (Continued)

Another element of that reconciliation explains that “The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has an effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.” The details of this \$2,672,303 difference are as follows:

Principal repayments:	
General obligation bonds	\$ 868,000
Financed purchases	211,552
Notes	75,000
Issuance of revenue bonds	(3,600,000)
Financed purchase	<u>(226,855)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ (2,672,303)</u></u>

The final element of that reconciliation explains that “Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this \$107,384 difference are as follows:

Compensated absences	\$ (86,121)
Accrued interest	5,034
Amortization of deferred charges on refunding	(22,734)
Pension expense	<u>(3,563)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ (107,384)</u></u>

NOTES TO FINANCIAL STATEMENTS

NOTE 3. LEGAL COMPLIANCE – BUDGETS

A. Budgets and Budgetary Accounting

The City of Monroe, Georgia employs the following procedures in establishing its annual budget:

1. Prior to January 1, the City Administrator submits to the Mayor and City Council a proposed operating budget for the fiscal year commencing on January 1. The operating budget includes proposed expenditures and the means for financing them.
2. The City Council holds a public hearing on the budget, giving notice thereof at least ten days in advance by publication in the official organ of the City of Monroe, Georgia.
3. The budget is then revised and adopted or amended by the City Council at a subsequent regular meeting in the year to which it applies and within forty-five days following January 1.
4. The adopted budget may be revised during the year only by formal action of the City Council in a regular meeting and no increase shall be made therein without provision also being made for financing same, for anything above the legal level of budgetary control, which is the department level. However, transfers within a department may be made within any fund without council approval. The final budget amounts shown in these financial statements reflect amendments approved by the City Council.

NOTE 4. DEPOSITS AND INVESTMENTS

Total deposits and investments as of December 31, 2019 are summarized as follows:

Amounts as presented on the entity wide statement of net position:

Cash and cash equivalents	\$ 16,605,002
Investments	15,177,642
Restricted cash and cash equivalents	9,972,507
Restricted investments	1,552,622
Cash - custodial fund	234,561
Total	<u>\$ 43,542,334</u>

Deposits with financial institutions	\$ 25,623,309
Local government investment pool - Georgia Fund 1	2,741,383
Investments in the Municipal Competitive Trust	15,177,642
	<u>\$ 43,542,334</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

At December 31, 2019, the City had the following investments:

<u>Investment</u>	<u>Weighted Average Maturities</u>	<u>Balance</u>
Municipal Competitive Trust - Short-term	47 days	\$ 5,173,941
Municipal Competitive Trust - Intermediate	113 days	2,726,814
Municipal Competitive Trust - Intermediate Extended Maturity	2.89 years	7,276,887
Certificate of deposit	12 months	<u>1,552,622</u>
Total		<u>\$ 16,730,264</u>

Credit risk: State statutes authorize the City to invest in U.S. Government obligations; U.S. Government agency (or other corporation of the U.S. Government) obligations; obligations fully insured or guaranteed by the U.S. Government or a U.S. Government agency; obligations of the State of Georgia or other states; obligations of other counties, municipal corporations, and political subdivisions of the State of Georgia, negotiable certificates of deposit issued by any bank or trust company organized under the laws of any state of the United States of America; prime bankers' acceptances; repurchase agreements; and pooled investment programs sponsored by the State of Georgia for the investment of local government funds. The City's investments in the Municipal Competitive Trust were not rated.

The local government investment pool, "Georgia Fund 1", created by OCGA 36-83-8, is a stable asset value investment pool, which follows Standard and Poor's criteria for AAAf rated money market funds and is regulated by the Georgia Office of the State Treasurer. The pool is not registered with the SEC as an investment company. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal (\$1 per share). The asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on \$1 per share. The pool also adjusts the value of its investments to fair value as of year-end and the City's investment in the Georgia Fund 1 is reported at fair value. The City considers amounts held in Georgia Fund 1 as cash equivalents for financial statement presentation. As of December 31, 2019, the weighted-average maturity of the pool was 39 days.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

Fair Value Measurements: The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The City's only investments that are required to be disclosed in the fair value hierarchy are its holdings in the Municipal Competitive Trust, which are considered to be Level 2 investments. These investments are valued using comparative observable input market data, including, but not limited to: benchmark yields or yield curves; historic sector, security, or issuer relative pricing; observed or reported trades of like assets broker dealer quotes; or quantitative pricing models using any or all of these market data.

The City's certificate of deposit is a nonparticipating interest-earning investment contract and, accordingly, is recorded at cost.

The Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the City does not disclose the investment in the Georgia Fund 1 within the fair value hierarchy.

Interest rate risk: The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Custodial credit risk: Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes and City policy require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of December 31, 2019, the City had deposits with two (2) financial institutions collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer and requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on tier assigned by the State. Additionally, the City had deposits with one (1) financial institution that were collateralized by pledged securities, as defined above, such that all of the City's bank balances were insured and/or collateralized as defined by GASB and required by State statutes.

NOTES TO FINANCIAL STATEMENTS

NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1. The Walton County Tax Commissioner bills and collects the City's property taxes. The taxes are levied by August 1 based on the assessed value of property as listed on the previous January 1 and are due on November 15 of each year.

The billings are considered past due on November 16, at which time the applicable property is subject to lien and penalties and interest are assessed.

Property taxes are recorded as receivables and deferred inflows of resources in the General Fund when assessed and revenues are recognized when available.

Receivables at December 31, 2019, for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	<u>General</u>	<u>SPLOST</u>	<u>Utilities</u>	<u>Solid Waste</u>	<u>Nonmajor Governmental Funds</u>
Receivables:					
Taxes	\$ 285,530	\$ -	\$ -	\$ -	\$ 3,596
Accounts	247,665	-	4,444,984	287,331	-
Due from other governments	490,333	1,525,485	11,542	-	-
Less allowance for uncollectible	-	-	125,198	-	-
Net total receivable	<u>\$ 1,023,528</u>	<u>\$ 1,525,485</u>	<u>\$ 4,331,328</u>	<u>\$ 287,331</u>	<u>\$ 3,596</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2019 is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	\$ 3,700,329	\$ -	\$ -	\$ -	\$ 3,700,329
Construction in progress	4,487,744	3,301,795	(188,989)	(1,651,488)	5,949,062
Total	<u>8,188,073</u>	<u>3,301,795</u>	<u>(188,989)</u>	<u>(1,651,488)</u>	<u>9,649,391</u>
Capital assets, being depreciated:					
Infrastructure	25,539,887	-	-	1,337,650	26,877,537
Buildings and improvements	13,483,719	-	-	313,838	13,797,557
Equipment, furniture & vehicles	6,292,650	1,140,719	(787,965)	-	6,645,404
Total	<u>45,316,256</u>	<u>1,140,719</u>	<u>(787,965)</u>	<u>1,651,488</u>	<u>47,320,498</u>
Less accumulated depreciation for:					
Infrastructure	(18,813,875)	(283,298)	-	-	(19,097,173)
Buildings and improvements	(6,450,445)	(407,678)	-	-	(6,858,123)
Equipment, furniture & vehicles	(5,030,861)	(444,613)	99,379	-	(5,376,095)
Total	<u>(30,295,181)</u>	<u>(1,135,589)</u>	<u>99,379</u>	<u>-</u>	<u>(31,331,391)</u>
Total capital assets, being depreciated, net	<u>15,021,075</u>	<u>5,130</u>	<u>(688,586)</u>	<u>1,651,488</u>	<u>15,989,107</u>
Governmental activities capital assets, net	<u>\$ 23,209,148</u>	<u>\$ 3,306,925</u>	<u>\$ (877,575)</u>	<u>\$ -</u>	<u>\$ 25,638,498</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Business-type activities:					
Capital assets, not being depreciated:					
Land	\$ 2,442,158	\$ 78,000	\$ -	\$ -	\$ 2,520,158
Construction in progress	2,201,865	3,001,998	-	(2,836,062)	2,367,801
Total	<u>4,644,023</u>	<u>3,079,998</u>	<u>-</u>	<u>(2,836,062)</u>	<u>4,887,959</u>
Capital assets, being depreciated:					
Infrastructure	65,570,432	-	-	2,008,263	67,578,695
Buildings and improvements	35,307,754	-	-	379,051	35,686,805
Equipment, furniture & vehicles	21,272,710	1,636,457	(26,105)	448,748	23,331,810
Total	<u>122,150,896</u>	<u>1,636,457</u>	<u>(26,105)</u>	<u>2,836,062</u>	<u>126,597,310</u>
Less accumulated depreciation for:					
Infrastructure	(24,807,842)	(1,171,441)	-	-	(25,979,283)
Buildings and improvements	(16,149,064)	(573,816)	-	-	(16,722,880)
Equipment, furniture & vehicles	(16,406,121)	(825,197)	26,105	-	(17,205,213)
Total	<u>(57,363,027)</u>	<u>(2,570,454)</u>	<u>26,105</u>	<u>-</u>	<u>(59,907,376)</u>
Total capital assets, being depreciated, net	<u>64,787,869</u>	<u>(933,997)</u>	<u>-</u>	<u>2,836,062</u>	<u>66,689,934</u>
Business-type activities capital assets, net	<u>\$ 69,431,892</u>	<u>\$ 2,146,001</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 71,577,893</u>

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities:	
General government	\$ 49,652
Public safety	312,581
Public works	603,259
Housing and development	32,144
Culture and recreation	137,953
Total depreciation expense - governmental activities	<u>\$ 1,135,589</u>
Business-type activities:	
Utilities	\$ 2,431,663
Solid waste	138,791
Total depreciation expense - business-type activities	<u>\$ 2,570,454</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT

Long-term liability activity for the year ended December 31, 2019 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
General obligation bonds	\$ 868,000	\$ -	\$ (868,000)	\$ -	\$ -
Revenue bonds - direct placement	-	3,600,000	-	3,600,000	98,700
Financed purchases	452,899	226,855	(211,552)	468,202	198,650
Note payable from direct borrowing	1,425,000	-	(75,000)	1,350,000	75,000
Compensated absences	729,664	537,251	(451,130)	815,785	504,376
Net pension liability	3,629,010	1,382,163	(1,129,552)	3,881,621	-
Governmental activity					
Long-term liabilities	<u>\$ 7,104,573</u>	<u>\$ 5,746,269</u>	<u>\$ (2,735,234)</u>	<u>\$ 10,115,608</u>	<u>\$ 876,726</u>
Business-type activities:					
Revenue bonds - direct placement	\$ 13,010,000	\$ -	\$ (1,505,000)	\$ 11,505,000	\$ 1,540,000
Note payable from direct borrowings	1,430,206	-	(107,458)	1,322,748	107,996
Compensated absences	386,796	654,241	(537,965)	503,072	503,072
Net pension liability	3,867,039	1,416,688	(1,305,146)	3,978,581	-
Business-type activity					
Long-term liabilities	<u>\$ 18,694,041</u>	<u>\$ 2,070,929</u>	<u>\$ (3,455,569)</u>	<u>\$ 17,309,401</u>	<u>\$ 2,151,068</u>

For governmental funds, compensated absences and the net pension liability are liquidated by the General Fund. The City estimates the current portion of compensated absences based on historical trends of usage by employees.

A. Governmental Activities

Direct Placement Revenue Bonds. In February 2019, the Urban Redevelopment Authority issued direct placement, Series 2019 Revenue Bonds to finance the City's urban redevelopment project. The bonds were issued for an original amount of \$3,600,000 bearing interest at 2.46% per annum payable quarterly on February 1, May 1, August 1, and November 1 and maturing in November 2028. As of December 31, 2019, the outstanding principal is \$3,600,000. The bonds are secured by an ad valorem tax levied by the City. In the event of default, outstanding bonds payable accrue additional interest, but there is no acceleration clause enforceable for immediate payment upon default.

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

Direct Placement Revenue Bonds (Continued). The debt service to maturity on the direct placement revenue bond is as follows:

Year Ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 98,700	\$ 88,560	\$ 187,260
2021	401,000	82,452	483,452
2022	411,000	72,496	483,496
2023	421,200	62,382	483,582
2024	431,600	51,834	483,434
2025-2028	1,836,500	97,470	1,933,970
	<u>\$ 3,600,000</u>	<u>\$ 455,194</u>	<u>\$ 4,055,194</u>

Notes Payable from Direct Borrowing. In December 2017, the City entered into an agreement with Walton Plaza Shopping Center, LLC in order to finance the purchase of a building. The original amount of the loan was \$1,500,000 bearing interest at 3.00% per annum payable quarterly in equal principal installments until maturity on December 31, 2037. The City's note payable debt service requirements to maturity are as follows:

Year Ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 75,000	\$ 40,314	\$ 115,314
2021	75,000	37,920	112,920
2022	75,000	35,639	110,639
2023	75,000	33,358	108,358
2024	75,000	31,164	106,164
2025-2029	375,000	121,227	496,227
2030-2034	375,000	64,170	439,170
2035-2037	225,000	11,117	236,117
Total	<u>\$ 1,350,000</u>	<u>\$ 374,909</u>	<u>\$ 1,724,909</u>

Financed Purchases from Direct Borrowing. In April 2017, the City entered into a financed purchase agreement in the amount of \$245,900 for the acquisition of vehicles. Annual principal and interest payments are required until May 2020 at an interest rate of 2.86%.

In January 2018, the City entered into a financed purchase agreement in the amount of \$322,523 for the acquisition of fleet management vehicles. Annual principal and interest payments are required until July 2022 at an interest rates ranging from 1.60% to 1.95%.

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

Financed Purchases from Direct Borrowing (Continued). In July 2019, the City entered into a financed purchase agreement in the amount of \$226,855 for the acquisition of vehicles. Annual principal and interest payments are required until July 2023 at an interest rates of 4.71%.

As of December 31, 2019, the City had \$762,031 of capital assets under the financed purchase agreements with \$197,738 of accumulated depreciation. Annual amortization of these assets is included in depreciation expense. The City's total debt service requirements to maturity on its financed purchases are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year Ending December 31,			
2020	\$ 198,650	\$ 28,150	\$ 226,800
2021	137,345	25,739	163,084
2022	101,487	18,490	119,977
2023	<u>30,720</u>	<u>5,091</u>	<u>35,811</u>
Total	<u>\$ 468,202</u>	<u>\$ 77,470</u>	<u>\$ 545,672</u>

B. Business-Type Activities

Direct Placement Revenue Bonds. In December 2016, the City issued the direct placement Combined Utility Revenue Bonds (Series 2016) to provide funds to advance refund \$12,865,000 and \$1,065,000 in aggregate principal amount of the City's Series 2006 and Series 2003 Combined Utility Revenue Bonds, respectively. Additionally, proceeds from the bonds were also used to retire a note payable to the Georgia Environmental Finance Authority with an outstanding balance of \$2,610,111. These bonds were issued for an original amount of \$16,770,000 bearing interest at 2.19% per annum payable semi-annually on June 1 and December 1 and maturing in 2026. The Series 2016 bonds contain (1) a provision that in an event of default, the timing of repayment of outstanding amounts become immediately due if pledged revenues during the year are less than 115 percent of debt service coverage due in the following year and (2) a provision that if the City is unable to make payment, outstanding amounts are due immediately.

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

B. Business-Type Activities (Continued)

Direct Placement Revenue Bonds (Continued). The debt service to maturity is as follows:

Year Ending December 31,	Series 2016		
	Principal	Interest	Total
2020	\$ 1,540,000	\$ 243,528	\$ 1,783,528
2021	1,570,000	209,638	1,779,638
2022	1,605,000	175,091	1,780,091
2023	1,640,000	139,722	1,779,722
2024	1,680,000	103,587	1,783,587
2025-2026	3,470,000	95,374	3,565,374
Total	<u>\$ 11,505,000</u>	<u>\$ 966,940</u>	<u>\$ 12,471,940</u>

Notes Payable from Direct Borrowings. The City has incurred debt to the Georgia Environmental Finance Authority (GEFA) to replace 7,000 water meters with new automated meter reading technology, repayment of which commenced in December 2016. The note bears interest at 5.00% and is due in equal monthly installments of \$9,530 until it matures on November 1, 2031. The Note contains (1) a provision that in an event of default, the timing of repayment of outstanding amounts become immediately due if pledged revenues during the year are less than 115 percent of debt service coverage due in the following year and (2) a provision that if the City is unable to make payment, outstanding amounts are due immediately. Debt service requirements to maturity on this note payable to GEFA are as follows:

Year Ending December 31,	Principal	Interest	Total
2020	\$ 107,996	\$ 6,366	\$ 114,362
2021	108,537	5,825	114,362
2022	109,081	5,281	114,362
2023	109,628	4,735	114,363
2024	110,177	4,185	114,362
2025-2029	559,225	12,588	571,813
2030-2031	218,104	1,093	219,197
Total	<u>\$ 1,322,748</u>	<u>\$ 40,073</u>	<u>\$ 1,362,821</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of December 31, 2019 is as follows:

Due to/from other funds:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Utilities Fund	\$ 261,576
General Fund	Solid Waste Fund	374,044
General Fund	SPLOST Fund	5,832
General Fund	Nonmajor governmental funds	9,850
	Total	<u>\$ 651,302</u>
Solid Waste Fund	General Fund	\$ 402,283
Solid Waste Fund	Utilities Fund	298,231
		<u>\$ 700,514</u>
Utilities Fund	SPLOST Fund	<u>\$ 11,500</u>

The outstanding balances between funds result mainly from the time lag between the dates that reimbursable expenditures occurred and the payments between funds were made. Interfund balances are expected to be repaid in the next year.

Interfund transfers:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Amount</u>
General Fund	Utilities Fund	\$ 2,474,257
General Fund	Solid Waste Fund	348,319
		<u>\$ 2,822,576</u>
Nonmajor governmental funds	General Fund	<u>\$ 881,944</u>

Transfers were used to: (1) use unrestricted revenues collected in the Utilities and Solid Waste Funds to finance various programs accounted for in other funds and (2) to cover revenue shortfalls with unrestricted General Fund revenues.

NOTES TO FINANCIAL STATEMENTS

NOTE 9. PENSION PLAN

Plan Description

The City, as authorized by the City Council, has established a non-contributory defined benefit pension plan (The City of Monroe Retirement Plan) covering all full-time employees. The City's pension plan is administered through the Georgia Municipal Employee Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The Plan provides retirement and disability benefits, annual cost of living adjustments, and death benefits to Plan members and beneficiaries. All employees, excluding elected officials, who work thirty hours or more per week, are eligible to participate after one year. Benefits vest after five years of service. A City employee who retires at age 65 with five years of service is entitled to benefits of 2.0% of final average earnings in excess of covered compensation. An employee may elect early retirement at age 55 provided he has a minimum of 25 years total credited service to receive full benefits, otherwise early retirement may be elected after only 10 years of service for reduced benefits. Elected officials are entitled to \$30 for each year of service after reaching normal retirement age.

The City Council, in its role as the Plan sponsor, has the governing authority to establish and amend, from time to time, the benefits provided and the contribution rates of the City and its employees. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained at www.gmanet.com or by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street NW, Atlanta, Georgia, 30303 or by calling (404) 688-0472.

Plan membership. As of July 1, 2019, the date of the most recent actuarial valuation, Plan membership consisted of the following:

Retirees and beneficiaries currently receiving benefits	100
Terminated vested participants not yet receiving benefits	84
Active employees - vested	146
Active employees - nonvested	91
Total	<u>421</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 9. PENSION PLAN (CONTINUED)

Plan Description (Continued)

Contributions. The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the Plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the Plan, as adopted by the City Council, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by Plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of Plan members, as determined by the City Council. For the year ended December 31, 2019, the City's contribution rate was 15.01% of annual payroll and contributions to the Plan totaled \$1,582,909. Currently, Plan members do not contribute although some participants still have contributions remaining in the Plan.

Net Pension Liability of the City

The City's net pension liability was measured as of March 31, 2019. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2018 with update procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2019.

Actuarial assumptions. The total pension liability in the July 1, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods in the measurement:

Inflation		2.75%
Salary increases		3.75% - 8.25%, including inflation
Investment rate of return	7.50%, net of pension plan investment expense, including inflation	

Mortality rates for the July 1, 2018 valuation were based on the RP-2000 Combined Healthy Mortality Table with sex-distinct rates, set forward two years for males and one year for females.

The actuarial assumptions used in the July 1, 2018 valuation were based on the results of an actuarial experience study for the period January 1, 2010 through June 30, 2014.

NOTES TO FINANCIAL STATEMENTS

NOTE 9. PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2019 are summarized in the following table:

Asset class	Target allocation	Long-term expected real rate of return*
Domestic equity	45%	6.40%
International equity	20%	7.40
Domestic fixed income	20%	1.75
Global fixed income	5%	3.03
Real estate	10%	5.10
Cash	—%	
Total	100%	

* Rates shown are net of the 2.75% assumed rate of inflation

Discount rate. The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

NOTES TO FINANCIAL STATEMENTS

NOTE 9. PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

Changes in the Net Pension Liability of the City. The changes in the components of the net pension liability of the City for the year ended December 31, 2019 were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at 12/31/18	\$ 30,043,557	\$ 22,547,508	\$ 7,496,049
Changes for the year:			
Service cost	518,359	-	518,359
Interest	2,239,018	-	2,239,018
Differences between expected and actual experience	(15,158)	-	(15,158)
Contributions—employer	-	1,595,213	(1,595,213)
Net investment income	-	824,327	(824,327)
Benefit payments, including refunds of employee contributions	(1,416,673)	(1,416,673)	-
Administrative expense	-	(41,474)	41,474
Net changes	1,325,546	961,393	364,153
Balances at 12/31/19	\$ 31,369,103	\$ 23,508,901	\$ 7,860,202

The required schedule of changes in the City's net pension liability and related ratios immediately following the notes to the financial statements presents multiyear trend information about whether the value of plan assets is increasing or decreasing over time relative to the total pension liability.

Sensitivity of the net pension liability to changes in the discount rate. The following presents the net pension liability of the City, calculated using the discount rate of 7.50 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate:

	<u>1% Decrease (6.50%)</u>	<u>Current Discount Rate (7.50%)</u>	<u>1% Increase (8.50%)</u>
City's net pension liability	\$ 11,708,456	\$ 7,860,202	\$ 4,632,965

NOTES TO FINANCIAL STATEMENTS

NOTE 9. PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of March 31, 2019 and the current sharing pattern of costs between employer and employee.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2019, the City recognized pension expense of \$1,593,874. At December 31, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 633,580	\$ 74,750
Changes in assumptions	263,618	-
Net difference between projected and actual earnings on pension plan investments	49,488	-
City contributions subsequent to the measurement date	<u>1,187,182</u>	<u>-</u>
Total	<u>\$ 2,133,868</u>	<u>\$ 74,750</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 9. PENSION PLAN (CONTINUED)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

City contributions subsequent to the measurement date of \$1,187,182 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31:			
2020		\$	573,309
2021			142,672
2022			(18,420)
2023			174,375
	Total	\$	<u>871,936</u>

NOTE 10. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the 12 county Northeast Georgia area, is a member of the Northeast Georgia Regional Commission (RC). Dues to the RC are assessed at the County level and are, accordingly, paid by Walton County. Membership in the RC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the RC in Georgia. The RC Board membership includes the chief elected official of each county and various municipalities of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the RC. Separate financial statements may be obtained from the RC's administrative office at 305 Research Drive, Athens, Georgia 30605.

NOTE 11. RELATED ORGANIZATIONS

The City's council is responsible for appointing a majority of the board members of the City of Monroe, Georgia Housing Authority. However, the City has no further accountability for the Authority.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RISK MANAGEMENT

The City is exposed to various risks of losses related to: torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has joined together with other municipalities in the state as part of the Georgia Municipal Association Group Self-Insurance Workers' Compensation Fund, a public entity risk pool currently operating as a common risk management and insurance program for member local governments.

As part of this risk pool, the City is obligated to pay all contributions and assessments as prescribed by the pool, to cooperate with the pool's agents and attorneys, to follow loss reduction procedures established by the funds, and to report as promptly as possible, and in accordance with any coverage descriptions issues, all incidents which could result in the funds being required to pay any claim of loss. The City is also to allow the pool's agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the workers' compensation law of Georgia. The funds are to pay all cost taxed against members in any legal proceeding defined by the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense. Settled claims have not exceeded coverage in the past three years.

The City carries commercial insurance for other risks of losses. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage in the last three years.

The City is self-insured for employee group health insurance. The City maintains specific stop loss coverage in the amount \$50,000 per covered individual for employee group health insurance. A liability for employee group health insurance and workers' compensation claims is recognized in the General Fund when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. The liability includes an estimate for claims that have been incurred but not reported.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RISK MANAGEMENT (CONTINUED)

Changes in the balances of claims liabilities during the past two years are as follows:

<u>Fiscal Year</u>	<u>Beginning of Year Claims Liability</u>	<u>Current Year Claims and Changes in Estimates</u>	<u>Claims Paid</u>	<u>End of Year Claims Liability</u>
2019	\$ 335,627	\$ 2,221,241	\$ 2,211,834	\$ 345,034
2018	324,949	1,297,712	1,287,034	335,627

The ending claims liability is expected to be paid during 2020 and, therefore, has been classified as a current liability.

NOTE 13. COMMITMENTS AND CONTINGENCIES

Agreements with the Municipal Electric Authority of Georgia:

The Municipal Electric Authority of Georgia (MEAG) is a public corporation and an instrumentality of the State of Georgia created to supply electricity to local government electric distribution systems. As provided by State law, MEAG establishes rates and charges so as to produce revenues sufficient to cover its costs, including debt service, but it may not operate any of its projects for profit unless any such profits inure to the benefit of the public.

As of December 31, 2019, the City is an electric utility participant in MEAG and obligated to purchase all of its bulk power supply requirements from MEAG for a period not to exceed 50 years. The City has agreed to purchase all of its future power and energy requirements in excess of that received by the City through the Southeastern Power Administration at prices intended to cover the operating costs of the systems and to retire any debt incurred by MEAG. In the event that revenues are insufficient to cover all costs and retire the outstanding debt, each participating City has guaranteed a portion of the unpaid debt based on its individual entitlement shares of the output and services of generating units acquired or constructed by MEAG. In addition, in the event of discontinued service to a participant in default, the City would be obligated to purchase additional power subject to contractual limitations. Payments to MEAG are made monthly based on KWH usage. The total payments under these contracts amounted to \$12,468,827 in 2019.

At December 31, 2019, the outstanding debt of MEAG was approximately \$7.5 billion. The City's guarantee varies by individual projects undertaken by MEAG and as of December 31, 2019 totals approximately \$127.5 million.

NOTES TO FINANCIAL STATEMENTS

NOTE 13. COMMITMENTS AND CONTINGENCIES (CONTINUED)

Agreements with the Municipal Gas Authority of Georgia:

The City has also entered into a contract for wholesale natural gas purchases with the Municipal Gas Authority of Georgia (MGAG) that requires the City to purchase all of its natural gas from MGAG. The gas supply contract with MGAG authorizes MGAG to establish rates and charges so as to produce revenues sufficient to cover its operating costs and retire its bonds issued to acquire long-term gas supplies for sale to its members, including the City. In the event that revenues are insufficient to cover all costs and retire the bonds issued by MGAG, the City is obligated to pay its "obligation share" of the costs of the gas supply and related services MGAG provides to the City, which costs includes amounts equal to principal and interest on MGAG's bonds. These obligations, which extend through the year 2020, are general obligations of the City to which the City's full faith, credit and taxing powers are pledged. The City's obligation to MGAG for gas supply costs are based on MGAG's costs to provide such supply, including bonds issued to purchase long-term rights to bulk supply. Payments to MGAG are made monthly based on actual usage. The total payments under these contracts amounted to \$1,472,090 in 2019.

At December 31, 2019, the outstanding debt of MGAG was approximately \$168.5 million. The City's guarantee varies by individual projects undertaken by MGAG and totals approximately \$1.8 million at December 31, 2019.

Grant Contingencies:

The City has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to the disallowance of certain expenditures previously reimbursed by those agencies. Based upon prior experience, management of the City believes such disallowances, if any, will not be significant.

Contractual Commitments:

As of December 31, 2019, the City has contractual commitments on uncompleted contracts of \$10,227,710 primarily for infrastructure improvements to its highways and streets as well as to its utilities system.

Litigation:

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of management and legal counsel, the resolution of these matters will not have a material adverse effect on the financial condition of the City.

NOTES TO FINANCIAL STATEMENTS

NOTE 14. HOTEL/MOTEL LODGING TAX

The City imposes a 5% hotel/motel tax on lodging facilities within the City. Revenues were \$48,079 for the year ended December 31, 2019. Of this amount 100% was expended for the promotion of tourism.

NOTE 15. TAX ABATEMENTS

For the year ended December 31, 2019, City property tax revenues were reduced by \$131,475 under agreements entered into by the Walton County Development Authority. Under the agreements, taxes on both real property and personal property are reduced based on investments made by the corporation to whom the incentives were offered as long as the corporation meets certain investment targets.

NOTE 16. CHANGE IN ACCOUNTING PRINCIPLE

In conjunction with the implementation of Governmental Accounting Standards Board (GASB) Statement No. 84, *Fiduciary Activities*, the City is required to reevaluate the accounting treatment of fiduciary activities. The new standard requires the City to determine if funds are considered custodial funds under the new definitions of GASB Statement No. 84. Therefore, in conjunction with the implementation of GASB Statement No. 84, the following restatement was required to the beginning net position of the Fiduciary Activities to properly report the custodial fund.

	Municipal Court Fund
Net Position, fiduciary activities, as previously reported	\$ -
Recognition of the beginning net position of the Municipal Court as a custodial fund	241,693
Net position, fiduciary activities, as restated	<u>\$ 241,693</u>

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF MONROE, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
RETIREMENT PLAN
SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY
AND RELATED RATIOS

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Total pension liability				
Service cost	\$ 518,359	\$ 490,025	\$ 483,726	\$ 502,642
Interest on total pension liability	2,239,018	2,078,904	2,005,035	1,821,757
Differences between expected and actual experience	(15,158)	793,401	(253,518)	1,184,399
Changes of assumptions	-	527,237	-	-
Benefit payments, including refunds of employee contributions	<u>(1,416,673)</u>	<u>(1,341,167)</u>	<u>(1,223,017)</u>	<u>(1,064,806)</u>
Net change in total pension liability	1,325,546	2,548,400	1,012,226	2,443,992
Total pension liability - beginning	<u>30,043,557</u>	<u>27,495,157</u>	<u>26,482,931</u>	<u>24,038,939</u>
Total pension liability - ending (a)	<u>\$ 31,369,103</u>	<u>\$ 30,043,557</u>	<u>\$ 27,495,157</u>	<u>\$ 26,482,931</u>
Plan fiduciary net position				
Contributions - employer	\$ 1,595,213	\$ 1,476,334	\$ 1,446,150	\$ 1,460,554
Contributions - employee	-	151,350	-	-
Net investment income	824,327	2,489,925	2,202,837	46,793
Benefit payments, including refunds of member contributions	(1,416,673)	(1,341,167)	(1,223,017)	(1,064,806)
Administrative expenses	<u>(41,474)</u>	<u>(39,798)</u>	<u>(39,342)</u>	<u>(27,372)</u>
Net change in plan fiduciary net position	961,393	2,736,644	2,386,628	415,169
Plan fiduciary net position - beginning	<u>22,547,508</u>	<u>19,810,864</u>	<u>17,424,236</u>	<u>17,009,067</u>
Plan fiduciary net position - ending (b)	<u>\$ 23,508,901</u>	<u>\$ 22,547,508</u>	<u>\$ 19,810,864</u>	<u>\$ 17,424,236</u>
City's net pension liability - ending (a) - (b)	<u>\$ 7,860,202</u>	<u>\$ 7,496,049</u>	<u>\$ 7,684,293</u>	<u>\$ 9,058,695</u>
Plan fiduciary net position as a percentage of the total pension liability	74.94%	75.05%	72.05%	65.79%
Covered payroll	\$ 9,703,676	\$ 9,334,662	\$ 8,834,774	\$ 8,409,066
City's net pension liability as a percentage of covered payroll	81.00%	80.30%	86.98%	107.73%
	<u>2015</u>			
Total pension liability				
Service cost	\$ 535,685			
Interest on total pension liability	1,734,555			
Differences between expected and actual experience	261,577			
Changes of assumptions	(381,710)			
Benefit payments, including refunds of employee contributions	<u>(985,044)</u>			
Net change in total pension liability	1,165,063			
Total pension liability - beginning	<u>22,873,876</u>			
Total pension liability - ending (a)	<u>\$ 24,038,939</u>			
Plan fiduciary net position				
Contributions - employer	\$ 1,498,029			
Contributions - employee	38,115			
Net investment income	1,473,880			
Benefit payments, including refunds of member contributions	(985,044)			
Administrative expenses	<u>(24,874)</u>			
Net change in plan fiduciary net position	2,000,106			
Plan fiduciary net position - beginning	<u>15,008,961</u>			
Plan fiduciary net position - ending (b)	<u>\$ 17,009,067</u>			
City's net pension liability - ending (a) - (b)	<u>\$ 7,029,872</u>			
Plan fiduciary net position as a percentage of the total pension liability	70.76%			
Covered payroll	\$ 8,717,479			
City's net pension liability as a percentage of covered payroll	80.64%			

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

**REQUIRED SUPPLEMENTARY INFORMATION
RETIREMENT PLAN
SCHEDULE OF CITY CONTRIBUTIONS**

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Actuarially determined contribution	\$ 1,582,909	\$ 1,466,150	\$ 1,514,182	\$ 1,422,940
Contributions in relation to the actuarially determined contribution	<u>1,582,909</u>	<u>1,439,383</u>	<u>1,576,845</u>	<u>1,422,940</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ 26,767</u>	<u>\$ (62,663)</u>	<u>\$ -</u>
Covered payroll	\$ 10,545,696	\$ 9,423,002	\$ 9,305,215	\$ 8,677,960
Contributions as a percentage of covered payroll	15.01%	15.28%	16.95%	16.40%
	<u>2015</u>	<u>2014</u>		
Actuarially determined contribution	\$ 1,472,825	\$ 1,506,697		
Contributions in relation to the actuarially determined contribution	<u>1,472,825</u>	<u>1,506,697</u>		
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>		
Covered payroll	\$ 8,319,435	\$ 8,850,160		
Contributions as a percentage of covered payroll	17.70%	17.02%		

Notes to the Schedule of Contributions and Related Assumptions:

(1) Actuarial Assumptions:

Valuation Date	July 1, 2018
Cost Method	Projected Unit Credit
Actuarial Asset Valuation Method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the market value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Assumed Rate of Return on Investments	7.50%
Projected Salary Increases	2.75% plus service based merit increases
Cost-of-living Adjustment	0.00%
Amortization Method	Closed level dollar for unfunded liability
Remaining Amortization Period	Remaining amortization period varies for the bases, with a net effective amortization period of 10 years.

(2) The schedule will present 10 years of information once it is accumulated.

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are restricted or committed to expenditures for specified purposes.

Forfeited Drug Fund – This fund is used to account for the City’s share of monies that have been forfeited through the court system that are restricted for law enforcement purposes.

Hotel/Motel Tax Fund – This fund is used to account for hotel/motel taxes collected that are restricted for promotion of trade and tourism in the City.

DEBT SERVICE FUND

Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

Debt Service Fund – This fund is used to account for the accumulation of resources for, and payment of, principal and interest on the City’s general obligation bonds.

CAPITAL PROJECTS FUNDS

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

Capital Projects Fund – This fund is used to account for the receipts and disbursements of grant money used to fund various capital outlay projects of the City.

Urban Redevelopment Authority Fund – This fund is used to account for the proceeds of the Series 2019 Revenue Bond issuance, which is to be used to fund the City’s urban redevelopment plan.

CITY OF MONROE, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2019

ASSETS	Special Revenue Funds			Capital Project Funds		Total Nonmajor Governmental Funds
	Forfeited	Hotel/Motel Tax Fund	Debt Service Fund	Capital	Urban	
	Drug Fund			Projects Fund	Redevelopment Authority Fund	
Cash and cash equivalents	\$ 93,138	\$ 400	\$ 97	\$ 2,740	\$ 2,741,383	\$ 2,837,758
Taxes receivable	-	3,596	-	-	-	3,596
Total assets	<u>\$ 93,138</u>	<u>\$ 3,996</u>	<u>\$ 97</u>	<u>\$ 2,740</u>	<u>\$ 2,741,383</u>	<u>\$ 2,841,354</u>
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Accounts payable	\$ 29,901	\$ -	\$ -	\$ -	\$ 1,344	\$ 31,245
Due to other funds	-	-	-	-	9,850	9,850
Total liabilities	<u>29,901</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,194</u>	<u>41,095</u>
FUND BALANCES						
Restricted:						
Law enforcement	63,237	-	-	-	-	63,237
Capital projects	-	-	-	2,740	2,730,189	2,732,929
Tourism	-	3,996	-	-	-	3,996
Assigned:						
Debt service	-	-	97	-	-	97
Total fund balances	<u>63,237</u>	<u>3,996</u>	<u>97</u>	<u>2,740</u>	<u>2,730,189</u>	<u>2,800,259</u>
Total liabilities and fund balances	<u>\$ 93,138</u>	<u>\$ 3,996</u>	<u>\$ 97</u>	<u>\$ 2,740</u>	<u>\$ 2,741,383</u>	<u>\$ 2,841,354</u>

CITY OF MONROE, GEORGIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019

	Special Revenue Funds		Debt Service Fund	Capital Project Funds		Total Nonmajor Governmental Funds
	Forfeited Drug Fund	Hotel/Motel Tax Fund		Capital Projects Fund	Urban Redevelopment Authority Fund	
	Fund	Tax Fund		Fund	Authority Fund	
REVENUES						
Taxes	\$ -	\$ 48,079	\$ -	\$ -	\$ -	\$ 48,079
Fines and forfeitures	61,083	-	-	-	-	61,083
Contributions	-	-	-	-	-	-
Interest	-	-	-	-	55,562	55,562
Total revenues	61,083	48,079	-	-	55,562	164,724
EXPENDITURES						
Current						
General government	-	-	-	-	1,344	1,344
Public safety	21,111	-	-	-	-	21,111
Housing and development	-	48,717	-	-	-	48,717
Capital outlay	-	-	-	-	841,029	841,029
Debt service						
Principal retirements	-	-	868,000	-	-	868,000
Interest	-	-	13,962	-	-	13,962
Cost of issuance	-	-	-	-	83,000	83,000
Total expenditures	21,111	48,717	881,962	-	925,373	1,877,163
Excess (deficiency) of revenues over expenditures	39,972	(638)	(881,962)	-	(869,811)	(1,712,439)
OTHER FINANCING SOURCES						
Proceeds from bond issuance	-	-	-	-	3,600,000	3,600,000
Transfers in	-	-	881,944	-	-	881,944
Total other financing sources	-	-	881,944	-	3,600,000	4,481,944
Net change in fund balances	39,972	(638)	(18)	-	2,730,189	2,769,505
FUND BALANCES, beginning of year	23,265	4,634	115	2,740	-	30,754
FUND BALANCES, end of year	<u>\$ 63,237</u>	<u>\$ 3,996</u>	<u>\$ 97</u>	<u>\$ 2,740</u>	<u>\$ 2,730,189</u>	<u>\$ 2,800,259</u>

**CITY OF MONROE, GEORGIA
FORFEITED DRUG FUND**

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>Budget</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Fines & forfeitures	\$ 40,000	\$ 40,000	\$ 61,083	\$ 21,083
EXPENDITURES				
Public safety	40,000	40,000	21,111	18,889
Net change in fund balances	-	-	39,972	39,972
FUND BALANCES, beginning of year	<u>23,265</u>	<u>23,265</u>	<u>23,265</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 23,265</u>	<u>\$ 23,265</u>	<u>\$ 63,237</u>	<u>\$ 39,972</u>

**CITY OF MONROE, GEORGIA
HOTEL/MOTEL TAX FUND**

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Taxes	\$ 43,000	\$ 48,717	\$ 48,079	\$ (638)
EXPENDITURES				
Housing and development	43,000	48,717	48,717	-
Net change in fund balances	-	-	(638)	(638)
FUND BALANCES, beginning of year	4,634	4,634	4,634	-
FUND BALANCES, end of year	\$ 4,634	\$ 4,634	\$ 3,996	\$ (638)

**CITY OF MONROE, GEORGIA
DEBT SERVICE FUND**

**SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Budget		Actual	Variance With Final Budget
	Original	Final		
EXPENDITURES				
Debt service				
Principal retirements	\$ 868,000	\$ 868,000	\$ 868,000	\$ -
Interest	13,888	13,962	13,962	-
Total expenditures	<u>881,888</u>	<u>881,962</u>	<u>881,962</u>	<u>-</u>
Deficiency of revenues over expenditures	<u>(881,888)</u>	<u>(881,962)</u>	<u>(881,962)</u>	<u>-</u>
OTHER FINANCING SOURCES				
Transfers in	<u>881,888</u>	<u>881,962</u>	<u>881,944</u>	<u>(18)</u>
Total other financing sources	<u>881,888</u>	<u>881,962</u>	<u>881,944</u>	<u>(18)</u>
Net change in fund balances	-	-	(18)	(18)
FUND BALANCES, beginning of year	<u>115</u>	<u>115</u>	<u>115</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 115</u>	<u>\$ 115</u>	<u>\$ 97</u>	<u>\$ (18)</u>

CITY OF MONROE, GEORGIA

**SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE
LOCAL OPTION SALES TAX
FOR THE YEAR ENDED DECEMBER 31, 2019**

<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Prior Year</u>	<u>Current Year</u>	<u>Total</u>
SPLOST - 2013 SERIES					
Transportation, drainage and sidewalks	\$ 5,900,000	\$ 5,757,316	\$ 5,134,027	\$ 228,659	\$ 5,362,686
Public safety improvements	1,200,000	1,200,000	895,374	78,668	974,042
Solid waste improvements	2,100,000	2,100,000	736,806	663,508	1,400,314
	<u>\$ 9,200,000</u>	<u>\$ 9,057,316</u>	<u>\$ 6,766,207</u>	<u>\$ 970,835</u>	<u>\$ 7,737,042</u>
SPLOST - 2019 SERIES					
Transportation, drainage and sidewalks	\$ 6,139,675	\$ 6,139,675	\$ -	\$ 369,520	\$ 369,520
Parks improvements	2,631,289	2,631,289	-	104,800	104,800
	<u>\$ 8,770,964</u>	<u>\$ 8,770,964</u>	<u>\$ -</u>	<u>\$ 474,320</u>	<u>\$ 474,320</u>
Total 2013 and 2019 SPLOST				\$ 1,445,155	
Expenditures funded by non-SPLOST revenues				2,284,197	
Total SPLOST Fund expenditures for year ended December 31, 2019				<u>\$ 3,729,352</u>	

COMPONENT UNITS

STATEMENT OF CASH FLOWS
COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY
FOR THE YEAR ENDED DECEMBER 31, 2019

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers	\$ 42,672
Payments to suppliers	(103,869)
Net cash used in operating activities	<u>(61,197)</u>

CASH FLOWS FROM NON-CAPITAL**FINANCING ACTIVITIES**

Tax receipts	25,000
Other nonoperating receipts	49,471
Net cash provided by non-capital financing activities	<u>74,471</u>

CASH FLOWS FROM CAPITAL AND RELATED**FINANCING ACTIVITIES**

Interest paid on debt	(11,204)
Receipt of long term receivable	295,773
Principal paid on note payable	(245,000)
Net cash provided by capital and related financing activities	<u>39,569</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	26,960
Net cash provided by investing activities	<u>26,960</u>

Net increase in cash	79,803
Cash, beginning of year	<u>99,293</u>
Cash, end of year	<u>\$ 179,096</u>

RECONCILIATION OF OPERATING LOSS TO NET**CASH USED IN OPERATING ACTIVITIES**

Operating loss	(69,664)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Change in assets and liabilities:	
Decrease in accounts receivable	7,394
Increase in accounts payable	1,073
Net cash used in operating activities	<u>\$ (61,197)</u>

CITY OF MONROE, GEORGIA

BALANCE SHEET
COMPONENT UNIT - CONVENTION & VISITORS BUREAU
DECEMBER 31, 2019

ASSETS	
Cash	\$ 25,884
Accounts receivable	<u>12,562</u>
Total assets	<u><u>\$ 38,446</u></u>
FUND BALANCE	
FUND BALANCE	
Restricted - tourism	<u>38,446</u>
Total liabilities and fund balance	<u><u>\$ 38,446</u></u>

CITY OF MONROE, GEORGIA

**STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
COMPONENT UNIT - CONVENTION & VISITORS BUREAU
FOR THE YEAR ENDED DECEMBER 31, 2019**

REVENUES	
Taxes	\$ 48,717
Miscellaneous	<u>449</u>
Total revenues	<u>49,166</u>
EXPENDITURES	
Tourism	<u>28,531</u>
Total expenditures	<u>28,531</u>
Net change in fund balance	<u>20,635</u>
FUND BALANCE, beginning of year	<u>17,811</u>
FUND BALANCE, end of year	<u><u>\$ 38,446</u></u>

STATISTICAL SECTION

This part of the City of Monroe’s comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City’s overall financial health.

Financial Trends.....	<u>Page</u>
	71

These schedules contain trend information to help the reader understand how the City’s financial performance and well-being have changed over time.

Revenue Capacity	78
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These schedules contain information to help the reader assess the City’s most significant local revenue sources, property taxes and utility charges.

Debt Capacity	92
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These schedules present information to help the reader assess the affordability of the City’s current levels of outstanding debt and the City’s ability to issue additional debt in the future.

Demographic and Economic Information.....	97
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These schedules offer demographic and economic indicators to help the reader understand the environment within which the City’s financial activities take place.

Operating Information	100
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These schedules contain service and infrastructure data to help the reader understand how the information in the City’s financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial report for the relevant year.

CITY OF MONROE, GEORGIA
NET POSITION BY COMPONENT
LAST TEN YEARS
(accrual basis of accounting)

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Governmental activities										
Net investment in capital assets	\$ 22,930,759	\$ 20,485,983	\$ 16,771,849	\$ 16,598,632	\$ 16,304,765	\$ 15,731,687	\$ 15,194,056	\$ 16,120,259	\$ 16,815,773	\$ 17,636,965
Restricted for law enforcement	63,237	23,265	7,885	14,495	40,614	45,678	26,451	14,005	21,615	40,435
Restricted for debt service	-	310,849	92,856	47,966	83,893	86,421	68,524	80,597	148,229	93,945
Restricted for capital projects	4,414,265	4,022,139	5,448,014	4,501,818	4,248,927	2,009,916	1,487,470	239,688	134,638	134,619
Restricted for tourism	3,996	4,634	3,537	3,197	8,371	12,639	8,510	-	-	-
Unrestricted	(300,215)	(970,461)	(763,091)	(639,323)	(787,256)	2,382,343	2,193,503	1,304,317	744,013	1,464,994
Total governmental activities net position	\$ 27,112,042	\$ 23,876,409	\$ 21,561,050	\$ 20,526,785	\$ 19,899,314	\$ 20,268,684	\$ 18,978,514	\$ 17,758,866	\$ 17,864,268	\$ 19,372,958
Business-type activities										
Net investment in capital assets	\$ 58,967,998	\$ 55,240,661	\$ 51,733,299	\$ 50,771,001	\$ 51,299,882	\$ 49,699,327	\$ 48,731,409	\$ 48,358,364	\$ 48,016,934	\$ 46,398,368
Restricted for debt service	255,363	252,617	249,332	186,716	215,898	215,898	215,898	221,200	274,045	316,073
Restricted for capital projects	9,696,380	9,139,113	12,097,845	9,441,663	8,383,507	15,244,250	12,615,279	11,666,917	9,800,800	9,523,530
Unrestricted	21,527,290	18,957,214	14,621,384	13,463,671	9,252,608	1,883,885	1,338,458	106,205	2,594,956	2,821,904
Total business-type activities net position	\$ 90,447,031	\$ 83,589,605	\$ 78,701,860	\$ 73,863,051	\$ 69,151,895	\$ 67,043,360	\$ 62,901,044	\$ 60,352,686	\$ 60,686,735	\$ 59,059,875
Primary government										
Net investment in capital assets	\$ 81,898,757	\$ 75,726,644	\$ 68,505,148	\$ 67,369,633	\$ 67,604,647	\$ 65,431,014	\$ 63,925,465	\$ 64,478,623	\$ 64,832,707	\$ 64,037,333
Restricted for law enforcement	63,237	23,265	7,885	14,495	40,614	45,678	26,451	14,005	21,615	40,435
Restricted for debt service	255,363	563,466	342,188	234,682	298,791	302,319	284,422	301,797	422,274	410,018
Restricted for capital projects	14,110,645	13,161,252	17,545,859	13,943,481	12,632,434	17,254,166	14,102,749	11,906,605	9,800,800	9,523,530
Restricted for tourism	3,996	4,634	3,537	3,197	8,371	12,639	8,510	-	-	-
Unrestricted	21,227,075	17,986,753	13,858,293	12,824,348	8,465,352	4,286,228	3,531,961	1,410,522	3,338,969	4,286,898
Total primary government net position	\$ 117,559,073	\$ 107,466,014	\$ 100,262,910	\$ 94,389,836	\$ 89,051,209	\$ 87,312,044	\$ 81,879,558	\$ 78,111,552	\$ 78,416,365	\$ 78,298,214

CITY OF MONROE, GEORGIA
CHANGES IN NET POSITION
LAST TEN YEARS
(accrual basis of accounting)

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Expenses										
Governmental activities:										
General government	\$ 1,657,185	\$ 1,348,382	\$ 1,517,879	\$ 1,546,075	\$ 1,497,183	\$ 1,355,733	\$ 1,386,060	\$ 1,424,993	\$ 1,417,361	\$ 1,472,876
Judicial	84,279	96,710	103,571	121,714	112,734	97,474	91,707	96,201	103,077	123,640
Public safety	7,032,501	6,269,746	5,515,442	5,268,876	5,282,765	5,327,544	4,953,432	5,315,309	5,246,043	5,299,486
Public works	2,302,520	2,288,588	2,403,390	2,515,879	2,608,923	2,876,346	2,900,831	3,828,463	3,677,625	3,480,863
Health and welfare	284,153	23,707	12,325	14,713	16,296	13,571	12,010	15,638	11,555	16,530
Culture and recreation	523,148	575,482	427,499	389,367	382,685	418,912	441,207	441,207	428,110	428,110
Housing and development	1,547,514	1,211,958	1,030,921	785,841	755,074	541,373	483,185	568,750	518,594	491,352
Interest on long-term debt	245,557	116,266	64,856	120,915	178,624	208,995	222,051	245,921	266,783	284,722
Total governmental activities expenses	13,420,657	11,930,002	11,075,883	10,762,480	10,834,284	10,810,127	10,468,188	11,980,886	11,682,245	11,597,579
Business-type activities:										
Utilities	35,171,102	36,101,902	32,120,416	31,479,006	29,794,440	30,534,057	29,840,533	30,418,076	29,575,971	28,520,470
Solid Waste	5,199,271	4,311,989	4,052,539	3,864,628	3,851,963	3,604,884	4,189,968	4,334,093	4,554,533	4,819,516
GUTA	-	-	333,199	296,924	79,193	54,165	45,617	48,989	41,179	53,689
Total business-type activities expenses	40,330,373	40,413,791	36,506,154	35,640,558	33,725,596	34,193,106	34,076,118	34,801,158	34,171,683	33,393,887
Total primary government expenses	\$ 53,751,030	\$ 52,343,793	\$ 47,582,037	\$ 46,403,038	\$ 44,559,880	\$ 45,003,233	\$ 44,544,306	\$ 46,782,044	\$ 45,853,928	\$ 44,991,266
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ 828,086	\$ 745,943	\$ 747,865	\$ 801,829	\$ 702,850	\$ 711,630	\$ 739,038	\$ 603,191	\$ 646,816	\$ 549,883
Judicial	454,901	332,014	275,966	287,674	405,299	408,191	455,532	342,480	509,174	461,730
Public safety	84,181	59,583	73,869	50,448	125,488	97,188	77,546	46,638	82,798	57,119
Public works	34,410	23,748	61,123	30,411	35,930	31,530	22,471	39,805	13,810	15,380
Culture and recreation	3,335	12,496	15,520	12,920	8,785	12,313	12,313	2,775	1,775	1,650
Housing and development	441,280	233,299	328,659	227,155	212,784	70,504	126,510	43,724	-	-
Operating grants and contributions	640,872	587,422	133,651	169,506	182,306	74,634	73,074	377,316	187,652	334,014
Capital grants and contributions	4,096,477	2,490,759	1,988,249	1,686,099	3,907,075	2,255,155	1,880,433	1,121,183	1,006,495	1,316,349
Total governmental activities program revenues	6,583,542	4,485,264	3,634,902	3,286,042	5,580,518	3,661,145	3,386,917	2,577,112	2,448,520	2,736,125
Business-type activities:										
Charges for services:										
Utilities	42,580,660	42,193,778	37,997,407	37,484,700	35,898,925	35,424,676	33,267,174	31,737,327	31,714,571	30,822,621
Solid Waste	5,795,498	4,481,913	4,580,937	4,272,845	4,413,332	4,207,418	4,402,965	4,481,351	4,848,063	5,136,546
GUTA	-	-	119,824	120,868	73,468	36,965	56,992	61,133	21,535	15,460
Operating grants and contributions	283,684	644,842	41,862	43,351	512,575	489,720	482,841	1,066,897	1,211,082	651,018
Capital grants and contributions	48,689,842	47,320,533	42,740,030	41,921,764	40,898,300	40,158,779	38,219,972	37,346,708	37,795,251	36,625,645
Total business-type activities program revenues	\$ 55,243,384	\$ 51,805,797	\$ 46,374,952	\$ 45,187,806	\$ 46,478,818	\$ 43,819,924	\$ 41,606,889	\$ 39,923,820	\$ 40,243,771	\$ 39,361,770

CITY OF MONROE, GEORGIA
CHANGES IN NET POSITION
LAST TEN YEARS
(accrual basis of accounting)

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Net (expense)/revenue										
Governmental activities	\$ (6,837,115)	\$ (7,444,738)	\$ (7,440,981)	\$ (7,496,438)	\$ (5,253,766)	\$ (7,148,982)	\$ (7,081,271)	\$ (9,403,774)	\$ (9,233,725)	\$ (8,861,454)
Business-type activities	8,329,469	6,906,742	6,233,876	6,281,206	7,172,704	5,965,673	4,143,854	2,545,550	3,623,568	3,231,958
Total primary government net (expense)/revenue	\$ 1,492,354	\$ (537,996)	\$ (1,207,105)	\$ (1,215,232)	\$ 1,918,938	\$ (1,183,309)	\$ (2,937,417)	\$ (6,858,224)	\$ (5,610,157)	\$ (5,629,496)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Property taxes	\$ 3,684,076	\$ 3,448,522	\$ 3,184,467	\$ 2,985,136	\$ 3,158,414	\$ 3,216,546	\$ 3,254,286	\$ 2,931,008	\$ 2,885,418	\$ 2,987,370
Sales taxes	2,717,391	2,379,975	2,176,049	2,011,809	2,049,892	2,050,222	1,944,524	2,227,932	2,141,501	2,140,642
Franchise taxes	320,400	333,951	317,921	303,920	282,669	263,862	281,939	220,358	240,578	241,805
Other taxes	1,136,010	1,079,020	1,006,432	970,831	898,936	852,020	815,235	788,216	753,374	736,234
Unrestricted investment earnings	55,803	2	78	-	-	-	-	-	130	1,751
Miscellaneous	-	109,182	91,966	56,691	-	164,450	276,084	205,830	229,369	347,464
Gain on sale of capital assets	-	-	32,366	-	89,099	25,051	101,227	6,823	-	-
Transfers	2,159,068	2,409,445	1,665,967	1,795,522	1,680,148	1,867,001	1,627,644	2,918,105	1,682,370	1,704,065
Total governmental activities	10,072,748	9,760,097	8,475,248	8,123,909	8,159,158	8,439,152	8,300,919	9,298,372	7,912,740	8,159,331
Business-type activities:										
Investment earnings	669,317	388,841	265,069	175,847	76,109	43,644	32,148	38,506	61,067	72,110
Gain on sale of capital assets	17,708	1,607	5,831	49,625	-	-	-	-	-	320,220
Transfers	(2,159,068)	(2,409,445)	(1,665,967)	(1,795,522)	(1,680,148)	(1,867,001)	(1,627,644)	(2,918,105)	(1,682,370)	(1,704,065)
Total business-type activities	(1,472,043)	(2,018,987)	(1,395,067)	(1,570,050)	(1,604,039)	(1,823,357)	(1,595,496)	(2,879,599)	(1,621,303)	(1,311,735)
Total primary government	\$ 8,600,705	\$ 7,741,100	\$ 7,080,179	\$ 6,553,859	\$ 6,555,119	\$ 6,615,795	\$ 6,705,423	\$ 6,418,773	\$ 6,291,437	\$ 6,847,596
Change in Net Position										
Governmental activities	\$ 3,235,633	\$ 2,315,359	\$ 1,034,265	\$ 627,471	\$ 2,905,392	\$ 1,290,170	\$ 1,219,648	\$ (105,402)	\$ (1,320,985)	\$ (702,123)
Business-type activities	6,857,426	4,887,745	4,839,809	4,711,156	5,568,665	4,142,316	2,548,358	(334,049) ⁽¹⁾	2,002,265	1,920,223
Total primary government	\$ 10,093,059	\$ 7,203,104	\$ 5,873,074	\$ 5,338,627	\$ 8,474,057	\$ 5,432,486 ⁽²⁾	\$ 3,768,006 ⁽³⁾	\$ (439,451)	\$ 681,280	\$ 1,218,100

(1) Economic conditions caused a decrease in new construction and therefore reduced revenue from tap fees and capital contributions.
(2) The City eliminated several positions city wide and redesigned health insurance benefits contributing to an increase in net position which is in line with historic trends.
(3) Utility rates were restructured coupled with an increase in telecommunication customer base.
(4) During 2018, the GUTA fund was consolidated with the Utilities Fund.

CITY OF MONROE, GEORGIA

**GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN YEARS
(accrual basis of accounting)**

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Other Tax	Total
2010	2,987,370	2,140,642	241,805	736,234	6,106,051
2011	2,865,418	2,141,501	240,578	753,374	6,000,871
2012	2,931,008	2,227,932	220,358	788,216	6,167,514
2013	3,254,266	1,944,524	281,939	815,235	6,295,964
2014	3,216,546	2,050,222	263,862	852,020	6,382,650
2015	3,158,414	2,049,892	282,669	898,936	6,389,911
2016	2,985,136 ⁽¹⁾	2,011,809	303,920	970,831	6,271,696
2017	3,184,467	2,176,049	317,921	1,006,432	6,684,869
2018	3,448,522	2,379,975	333,951	1,079,020	7,241,468
2019	3,684,076	2,717,391	320,400	1,136,010	7,857,877

(1) Property tax decrease in 2016 due to a decrease in title ad-valorem tax (TAVT) due to a change in the State formula

CITY OF MONROE, GEORGIA
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN YEARS
(modified accrual basis of accounting)

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General fund										
Nonspendable	\$ 120,013	\$ 115,624	\$ 112,615	\$ 99,052	\$ 79,697	\$ 93,464	\$ 524,692	\$ 565,569	\$ 541,999	\$ 487,204
Restricted	-	310,734	92,741	47,850 (1)	197,243	199,305	68,408	185,354	147,833	93,280
Assigned	6,007	5,500	10,739	17,108	10,359	5,209	2,800	275	272	3,142
Unassigned	3,065,644	2,311,710	2,537,155	2,807,490	2,570,778	2,607,515 (3)	1,907,321 (4)	969,763 (6)	498,956 (6)	802,954
Total general fund	\$ 3,191,664	\$ 2,743,568	\$ 2,753,250	\$ 2,971,500	\$ 2,858,077	\$ 2,905,493	\$ 2,503,221	\$ 1,720,961	\$ 1,189,060	\$ 1,386,580
Other governmental funds										
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,445	\$ -	\$ -	\$ -
Restricted	7,222,881 (11)	4,050,153 (10)	5,459,551	4,519,626 (2)	177,061	1,955,349	1,522,547 (5)	148,936 (7)	156,649	153,141
Assigned	97	-	-	-	-	-	-	5,130	2,363	2,157
Total other governmental funds	\$ 7,222,978	\$ 4,050,153	\$ 5,459,551	\$ 4,519,626	\$ 177,061	\$ 1,955,349	\$ 1,851,992	\$ 154,066	\$ 159,012	\$ 155,298

(1) Restricted for General Obligation debt service. Decrease due to refunding of General Obligation Bonds.

(2) Increase in capital projects in the SPLOST fund for street enhancement projects.

(3) The increase in unassigned fund balance of the general fund was due to the advance from solid waste, shown in non spendable prior years being repaid.

(4) The increase in unassigned fund balance of the general fund was due to a change in health insurance benefits.

(5) The increase in restricted fund balance of the nonmajor governmental funds was due to an increase in cash in the SPLOST Fund.

(6) The increase in unassigned fund balance of the general fund was due to a transfer from the Capital Improvement Account in the Enterprise Fund.

(7) The decreasing restricted fund balance in nonmajor governmental funds is due to the completion of projects for which there were no offsetting revenues.

(8) The variances in nonspendable fund balance in nonmajor governmental funds is due to advances to the Solid Waste Fund.

(9) The decrease in unassigned fund balance of the general fund was due to excess health insurance costs for which there were no offsetting revenues.

(10) The decrease in restricted fund balance of the is due to the expending of funds on capital projects in 2018.

(11) The increase in restricted fund balance of the is due to the addition of the Urban Redevelopment Authority Fund in 2019, whose fund balance is restricted for capital projects.

CITY OF MONROE, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

LAST TEN YEARS

(modified accrual basis of accounting)

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Revenues										
Taxes	\$ 7,892,828	\$ 7,189,628	\$ 6,689,354	\$ 6,357,296	\$ 6,502,341	\$ 6,348,447	\$ 6,325,445	\$ 6,108,042	\$ 6,281,497	\$ 6,123,772
Licenses and permits	375,517	217,263	165,100	248,648 (2)	122,927	138,792	196,760	111,449	180,880	133,385
Intergovernmental	4,536,646 (8)	3,001,050 (8)	2,093,558	1,850,796 (3)	3,974,481	2,064,479	1,953,507	1,498,499	1,182,147	1,224,363
Fines and forfeitures	515,984	371,036	294,986	321,644	494,682	488,314	514,691	371,711	554,003	500,670
Charges for services	741,049	684,141	779,484	647,933	676,607	690,311	710,246	595,453	497,875	451,707
Interest income	55,803	2	78	-	-	-	-	-	130	1,751
Miscellaneous	414,346	310,956	385,249	253,712	336,449	176,163	241,020	205,930	229,369	347,464
Total revenues	14,532,173	11,784,076	10,407,809	9,680,029	12,107,487	9,906,506	9,941,669	8,891,084	8,925,901	8,783,112
Expenditures										
General government	1,412,678	1,191,278	2,764,072	1,433,553	1,508,238	1,212,677	1,136,495	1,205,908	1,146,185	1,227,762
Judicial	84,243	96,480	105,338	121,372	115,074	97,474	91,707	96,201	103,077	123,640
Public safety	6,718,003	6,719,909	5,653,123	4,951,030	5,186,269	5,036,599	4,753,252	5,238,938	5,198,818	5,126,640
Public works	1,700,711	1,762,131	1,946,854	1,704,309	1,889,017	1,916,788	1,968,151	2,879,181	2,697,704	2,383,556
Health and welfare	28,153	23,840	12,325	14,713	16,296	13,571	12,010	15,638	11,565	16,530
Culture and recreation	542,739	337,518	445,762	372,073	396,114	364,867	393,915	437,876	392,804	427,526
Housing and development	1,420,204	1,179,170	1,035,645	656,720	633,359	561,720	483,288	569,341	513,349	490,840
Intergovernmental	-	-	-	-	-	-	-	-	-	138,907 (9)
Capital outlay	4,294,629	3,512,703	333,013	652,189	789,827	1,035,642	445,571	128,408	66,479	121,027
Debt service										
Principal retirements	1,154,552	1,025,524	810,000	961,791	902,070	838,524	525,000	470,000	410,000	355,000
Issuance Costs	83,000	-	-	34,693 (4)	-	-	-	-	-	-
Interest and fiscal charges	144,857	87,496	32,725	145,959	182,929	215,725	228,877	252,103	272,265	289,482
Total expenditures	17,583,769	15,936,049	13,138,857	11,048,402	11,619,193	11,293,587	10,038,266	11,293,594	10,812,236	10,700,910
Excess of revenues over (under) expenditures	(3,051,596)	(4,151,973)	(2,731,048)	(1,368,373)	488,294	(1,387,081)	(96,597)	(2,402,510)	(1,886,335)	(1,917,798)

CITY OF MONROE, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS (continued) LAST TEN YEARS (modified accrual basis of accounting)

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Other financing sources (uses)										
Issuance of note payable	-	-	1,500,000 (1)	-	-	-	-	-	-	-
Issuance of long-term debt	3,600,000 (10)	-	-	2,513,000 (5)	-	-	-	-	-	-
Payment to refunded bond escrow agent	-	-	-	(2,478,307) (5)	-	-	-	-	-	-
Financed purchases	226,855	322,523	245,900	-	-	-	772,385	-	-	-
Proceeds from sale of capital assets	23,086	925	32,366	-	89,099	25,709	176,754	11,360	10,159	2,802
Transfers in	3,704,520	3,271,585	2,807,434	2,774,323	2,737,479	2,659,802	2,506,264	3,640,105 (7)	2,390,995	2,458,316
Transfers out	(881,944)	(662,140)	(1,141,467)	(978,801)	(1,057,331)	(792,801)	(878,620)	(722,000)	(708,625)	(754,251)
Total other financing sources (uses)	6,672,517	2,732,893	3,444,233	1,830,215	1,769,247	1,892,710	2,576,783	2,929,465	1,692,529	1,706,867
Net change in fund balances	\$ 3,620,921	\$ (1,419,080)	\$ 713,185	\$ 461,842	\$ 2,257,541	\$ 505,629	\$ 2,480,186 (6)	\$ 526,955 (6)	\$ (193,806)	\$ (210,931)
Debt service as a percentage of noncapital expenditures	10.52%	9.54%	7.69%	10.99%	10.02%	10.28%	7.86%	6.47%	6.35%	6.09%

(1) Purchase of the Walton Plaza property & building.

(2) Large increase in building permits, specifically a major hospital renovation for a regional mental health center and a new addition to the new hospital.

(3) Large decrease in intergovernmental due to in 2015 the City received a 2007 SPLOST settlement in the amount of \$2.1 million.

(4) Issuance costs broken out for 2016 and forward, prior years not updated.

(5) Result of refunding of General Obligation Bonds in December 2016.

(6) Decrease in health insurance expense, reduction of employee count along with other cost saving measures.

(7) Additional transfer in from business type activities increased fund balance.

(8) Increase in grant funds.

(9) Payment to Walton County in 2010 was to supplement debt service payment on SPLOST bonds.

(10) Issuance of the Urban Redevelopment Authority Revenue Bonds.

CITY OF MONROE, GEORGIA

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN YEARS

(modified accrual basis of accounting)

Fiscal Year	Property Tax	Sales Tax	Occupation Tax	Insurance Premium Tax	Franchise Tax	Alcoholic Beverage Tax	Other Taxes	Total
2010	\$ 2,925,133	\$ 1,827,746	\$ 79,725	\$ 614,059	\$ 241,805	\$ 310,500	\$ 124,802	\$ 6,123,772
2011	3,000,325	1,869,516	78,900	620,730	240,578	313,318	158,130	6,281,497
2012	2,811,677	1,904,411	76,800	659,319	220,358	323,521	111,956	6,108,042
2013	3,226,884 (3)	1,624,397 (4)	79,100	682,662	281,939	320,128	110,335	6,325,445
2014	3,139,290	1,732,915	81,700	712,964	263,862	317,307	100,409	6,348,447
2015	3,218,624	1,694,943	84,150	761,685	282,669	314,926	105,321	6,462,318
2016	3,045,230	1,672,504	86,200	825,052	303,920	296,799	127,591	6,357,296
2017	3,155,876	1,782,464	87,339	852,827	317,921	347,533	99,342	6,643,302
2018	3,355,741 (2)	2,027,527 (1)	93,850	919,876	333,951	308,455	150,228	7,189,628
2019	3,627,222	2,356,109	93,079	977,418	320,400	313,204	205,396	7,892,828

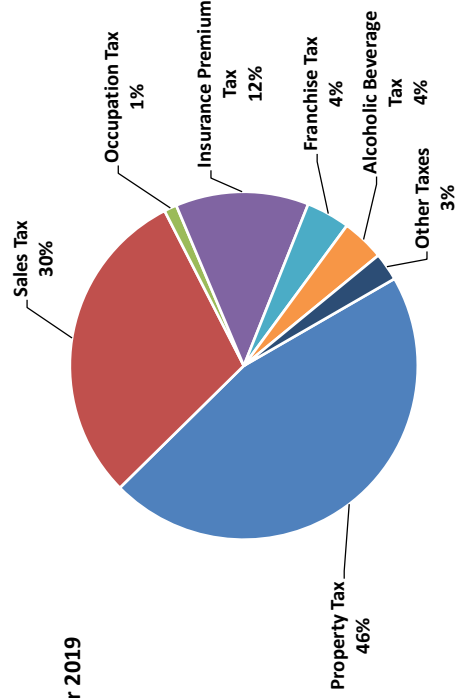
(1) Sales tax increase due to Local Option Sales Tax (LOST) collections, effect of increased local sales.

(2) Property tax increase with collections performed by Walton County Tax Commissioner's office.

(3) Property tax increase in 2013 was due to a large abated property becoming taxable.

(4) Sales tax decrease in 2013 was due to the renegotiation of allocation from Walton County.

Tax Revenues by Source for 2019



CITY OF MONROE, GEORGIA

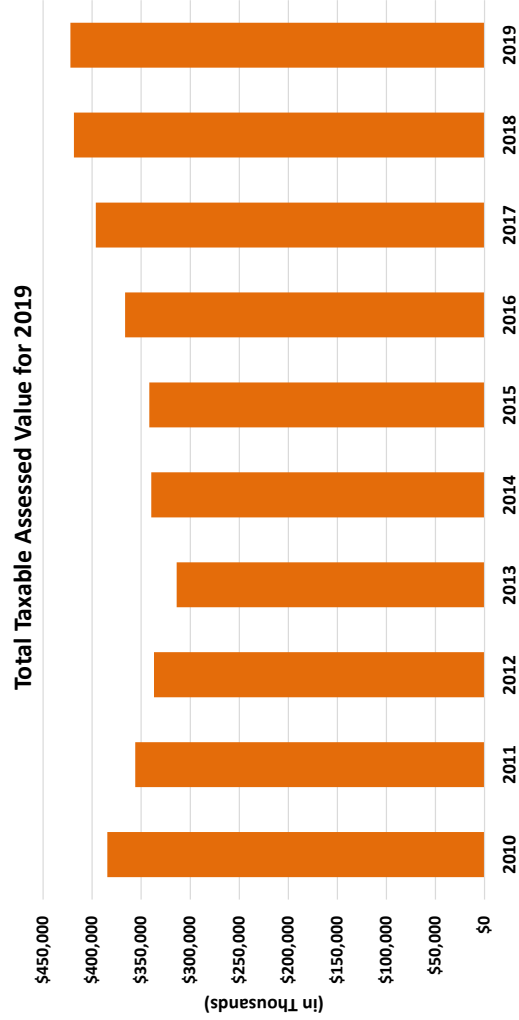
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN YEARS

Fiscal Year	Residential Property	Commercial Property	Industrial Property	Other Property (1)	Less: Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
2010	\$ 146,326,775	\$ 139,440,236	\$ 77,025,123	\$ 29,152,513	\$ 7,335,008	\$ 384,609,639	7.240	\$ 961,524,098	40%
2011	129,835,247	135,178,569	69,790,797	28,142,060	6,823,832	356,122,841 (3)	7.612	890,307,103	40%
2012	109,425,675	132,208,471	76,182,889	27,209,932	8,170,494	336,856,473 (3)	8.231	842,141,183	40%
2013	107,348,542	125,669,505	58,924,814	29,444,826	7,518,692	313,868,995 (3)	8.470	784,672,488	40%
2014	111,572,435	151,640,759	65,604,578	24,586,089	13,654,853 (2)	339,749,008	8.353	849,372,520	40%
2015	122,503,729	149,253,961	63,854,238	20,097,713	13,888,756	341,820,885	8.115	854,552,213	40%
2016	138,620,409	155,101,971	77,120,434	17,224,710	21,630,049	366,437,475	7.802	916,093,688	40%
2017	162,883,341	157,978,674	90,977,408	16,089,194	31,688,669	396,239,748	7.421	990,599,370	40%
2018	172,994,149	165,084,770	88,379,597	14,737,546	22,627,411	418,568,651	7.277	1,046,421,628	40%
2019	188,366,699	152,320,597	95,099,296	14,125,236	27,839,611	422,072,217	7.802	1,055,180,543	40%

Source: Walton County Tax Assessors Office

Note: Property in the City is reassessed periodically. Property is assessed at 40% of the fair market value; therefore, the assessed values are equal to 40% of the estimated actual value. Tax rates are per \$1,000 of assessed value.

- (1) Other property consists of historic, agricultural, conservation use, utility, motor vehicle and mobile homes.
- (2) Increase in exempt real property due to Wal-Mart Dist failed to file for freport exemption.
- (3) Decrease in digest values due to reassessments.



CITY OF MONROE, GEORGIA

PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS (1) PER \$1,000 OF ASSESSED VALUE LAST TEN YEARS

Fiscal Year	City of Monroe, Georgia			County	Overlapping Rates (1)			Total Direct & Overlapping Rates	
	Operating Millage	Debt Service Millage	Total City Millage		Operating Millage	Debt Service Millage	Total School Millage		State
2010	5.512	1.728	7.240	10.542	18.600	2.200	20.800	0.25	38.832
2011	5.565	2.047	7.612	11.135	19.600	2.200	21.800	0.25	40.797
2012	6.020	2.211	8.231	11.998	19.300	3.500	22.800	0.20	43.229
2013	5.971	2.499	8.470	11.928	19.802	3.700	23.502	0.15	44.050
2014	6.017	2.336	8.353	11.773	19.502	3.500	23.002	0.10	43.228
2015	5.734	2.381	8.115	11.194	19.250	3.350	22.600	0.05	41.959
2016	5.582	2.220	7.802	11.325	18.900	3.200	22.100	-	41.227
2017	5.418	2.003	7.421	10.905	18.700	2.900	21.600	-	39.926
2018	5.298	1.979	7.277	10.905	18.600	2.600	21.200	-	39.382
2019	5.821	1.981	7.802	10.905	18.600	2.300	20.900	-	39.607

Source: Walton County Tax Assessors Office & Ga Dept of Revenue website

Note: Assessed values are established by the County Assessors on January 1 of each year at 40% of the actual value.

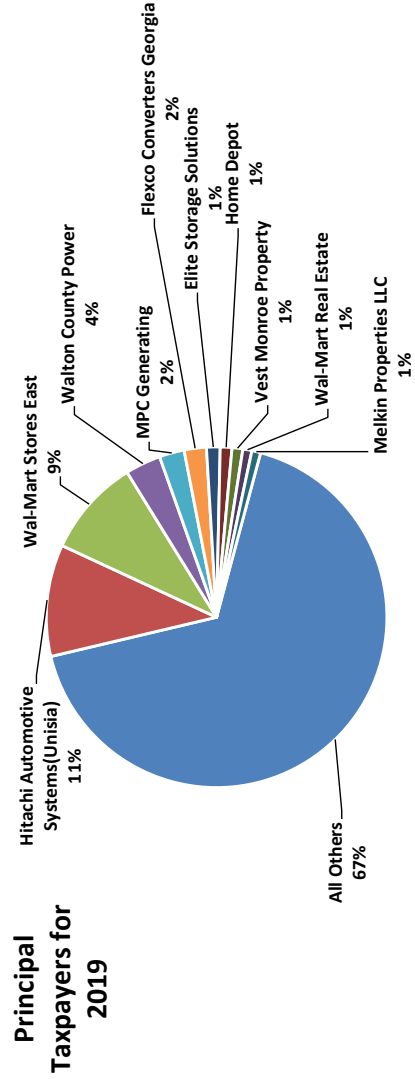
(1) Overlapping rates are those of local and county governments that apply to property owners within the City of Monroe.

CITY OF MONROE, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS CURRENT AND NINE YEARS AGO (amounts expressed in thousands)

Taxpayer	2019			2010		
	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value
Hitachi Automotive Systems(Unisia)	\$ 44,803	1	10.62 %	\$ 8,708	4	2.26 %
Wal-Mart Stores East	39,192	2	9.29	23,462	2	6.10
Walton County Power	14,248	3	3.38	28,028	1	7.29
MPC Generating	9,993	4	2.37	22,866	3	5.95
Flexco Converters Georgia	8,892	5	2.11	-	-	-
Elite Storage Solutions	5,460	6	1.29	-	-	-
Home Depot	4,690	7	1.11	3,664	9	0.95
Vest Monroe Property	4,311	8	1.02	-	-	-
Wal-Mart Real Estate	3,617	9	0.86	5,174	7	1.35
Melkin Properties LLC	3,517	10	0.83	-	-	-
Monroe HMA LLC dba Clearview Medical				5,724	6	1.49
E. Kenneth Murray				6,486	5	1.69
Rowell Family				3,336	10	0.87
Walton Ventures, Inc				4,256	8	1.11
Totals	\$ 138,723		32.87 %	\$ 111,704		29.04 %

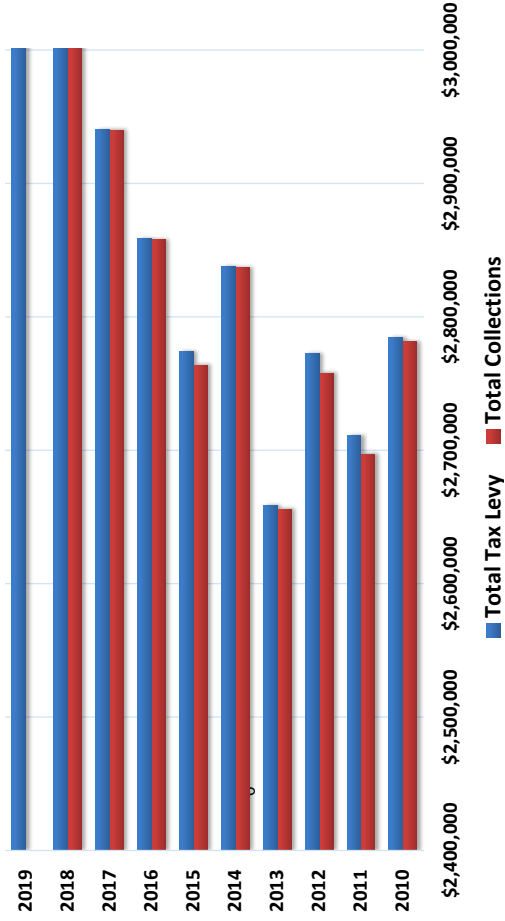
Source: Walton County Tax Commissioner's Office



CITY OF MONROE, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS LAST TEN YEARS

Fiscal Year	Total Tax Levy		Collected within the Fiscal Year of the Levy		Collections in Subsequent Years		Total Collections to Date	
	Amount	Percentage of Levy	Amount	Percentage of Levy	Amount	Percentage of Levy	Amount	Percentage of Levy
2010	\$ 2,784,574		\$ 2,294,092	82.4 %	\$ 487,373		\$ 2,781,465	99.9 %
2011	2,710,807		2,310,988	85.3	386,215		2,697,203	99.5
2012	2,772,666		2,429,276	87.6	328,616		2,757,892	99.5
2013	2,658,470		2,371,648	89.2	284,256		2,655,904	99.9
2014	2,837,923		2,381,738	83.9	455,018		2,836,756	100.0
2015	2,773,876		2,391,671	86.2	372,216		2,763,887	99.6
2016	2,858,945		2,610,797	91.3	247,059		2,857,856	100.0
2017	2,940,495		2,645,638	90.0	294,391		2,940,029	100.0
2018	3,045,924		2,755,055	90.5	288,605		3,043,660	99.9
2019	3,293,007		3,022,004	91.8	-		3,022,004	91.8



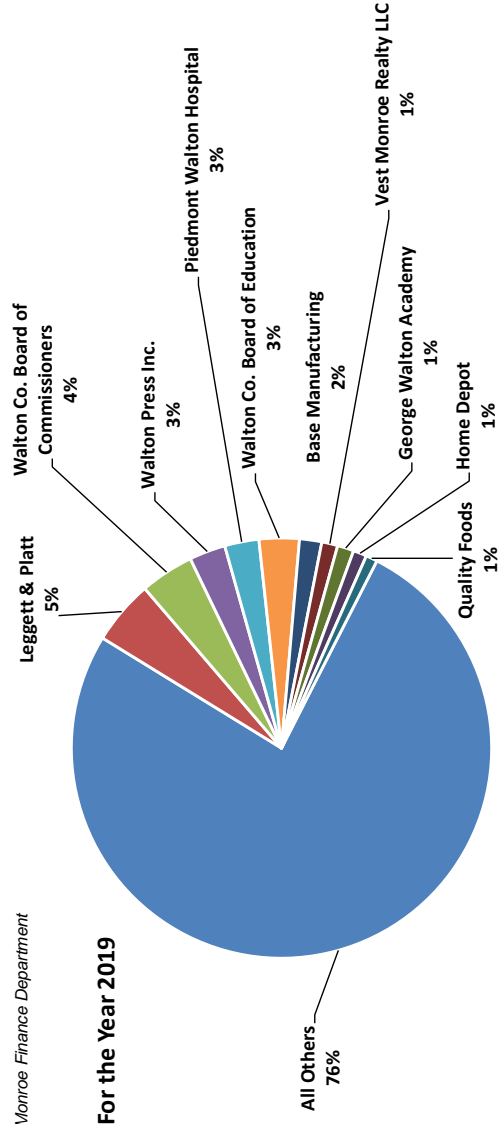
CITY OF MONROE, GEORGIA

TOP TEN ELECTRIC CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2019			2010		
	Usage in MWh	Annual Revenue (in thousands)	Percentage of Total Revenues	Usage in MWh	Annual Revenue (in thousands)	Percentage of Total Revenues
Leggett & Platt	8,539	\$ 961	4.95 %	7,873	\$ 509	3.84 %
Walton Co. Board of Commissioners	6,310	803	4.13	6,510	627	4.72
Walton Press Inc.	4,580	541	2.79	2,822	252	1.90
Piedmont Walton Hospital	4,528	512	2.64			
Walton Co. Board of Education	4,487	600	3.09	6,531	664	5.00
Base Manufacturing	2,634	332	1.71	2,025	200	1.51
Vest Monroe Realty LLC	2,028	239	1.23			
George Walton Academy	1,817	246	1.27	2,267	216	1.63
Home Depot	1,654	202	1.04	2,241	100	0.75
Quality Foods	1,509	171	0.88	1,746	127	0.96
Monroe HMA				5,176	306	2.31
Southern Family Markets (BiLo)				2,015	145	1.09
Totals	38,086	4,607	23.72	39,206	3,146	23.71
All Others	113,334	14,813	76.28	110,463	10,125	76.29
Annual Totals	151,420	\$ 19,420	100.00 %	149,669	\$ 13,271	100.00 %

Source: City of Monroe Finance Department

For the Year 2019

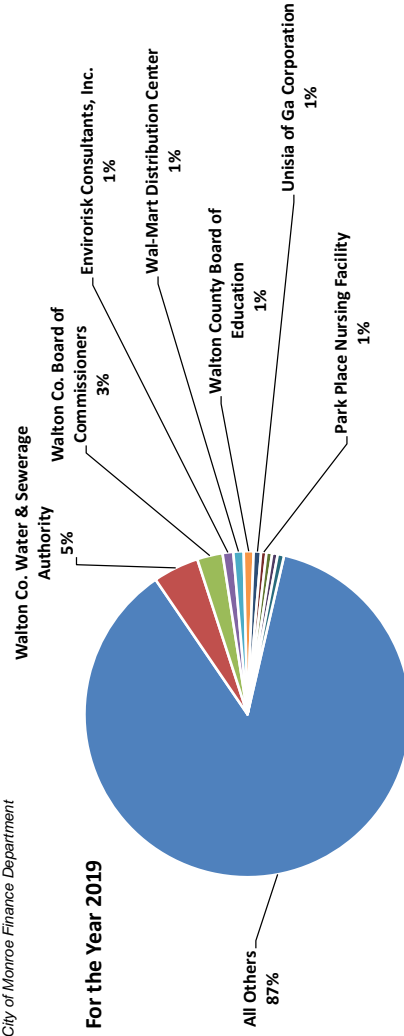


CITY OF MONROE, GEORGIA

TOP TEN WATER CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2019				2010			
	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues
Walton Co. Water & Sewerage Authority	56,887	\$ 232	1	4.55 %		\$		%
Walton Co. Board of Commissioners	19,534	129	2	2.53	17,640	101	1	2.77
EnviroRisk Consultants, Inc.	10,005	54	3	1.06				
Wal-Mart Distribution Center	9,297	52	4	1.02	9,222	37	4	1.01
Walton County Board of Education	6,125	50	5	0.98	9,273	58	2	1.59
Unisia of Ga Corporation	5,955	37	6	0.73				
Car Wash Headquarters dba Mister Car Wash	4,993	27	7	0.53				
Piedmont Walton Hospital	4,734	29	8	0.57	2,998	12	6	0.33
Walton County Power LLC	4,431	28	9	0.55	1,974	13	5	0.36
Park Place Nursing Facility	3,892	32	10	0.63	2,058	11	8	0.30
George Walton Academy					2,181	9	9	0.25
Darden Restaurants					14,254	56	3	1.54
Walton Regional Medical Base Manufacturing					2,095	9	10	0.25
Great Oaks					2,752	12	7	0.33
Totals	125,853	670		13.15	64,447	318		8.72
All Others	557,147	4,427		86.85	510,553	3,330		91.28
Annual Totals	683,000	5,097		100.00 %	575,000	3,648		100.00 %

Source: City of Monroe Finance Department



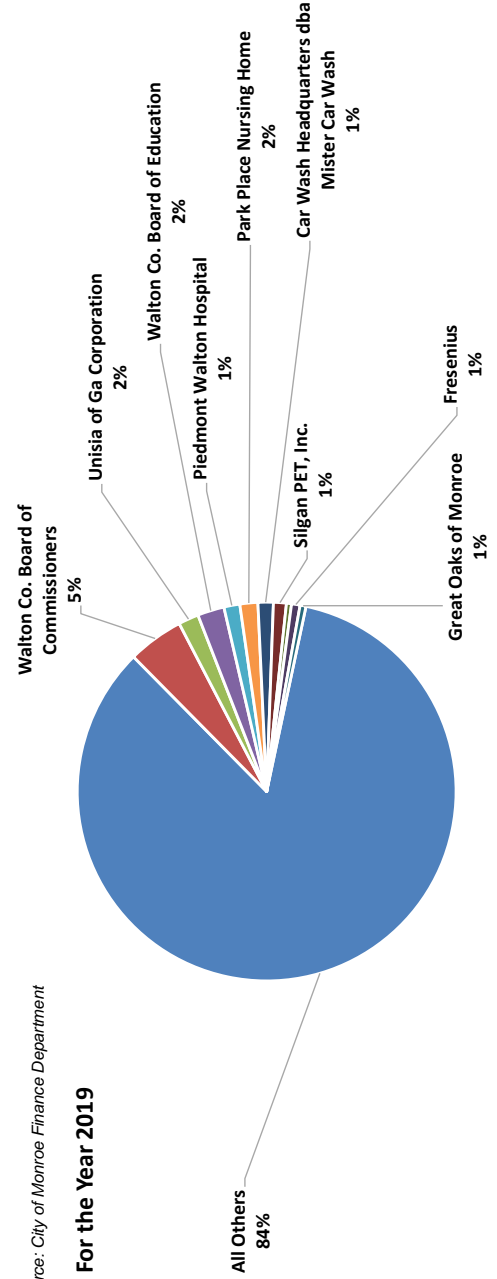
CITY OF MONROE, GEORGIA

TOP TEN SEWER CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2019				2010			
	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues
Walton Co. Board of Commissioners	7,903	\$ 190	1	4.77 %	9,220	\$ 84	2	2.70 %
Unisia of Ga Corporation	2,796	69	2	1.73				
Walton Co. Board of Education	2,654	91	3	2.28	6,120	67	3	2.16
Piedmont Walton Hospital	2,479	54	4	1.36				
Park Place Nursing Home	2,230	61	5	1.53	1,974	23	4	0.74
Car Wash Headquarters dba Mister Car Wash	1,829	52	6	1.31				
Silgan PET, Inc.	1,136	44	7	1.10	1,129	14	10	0.45
Base Manufacturing	1,007	17	8	0.43	2,133	17	6	0.55
Fresenius	1,001	29	9	0.73				
Great Oaks of Monroe	861	20	10	0.50	1,795	14	8	0.45
George Walton Academy					1,929	18	5	0.58
Walton Regional Medical					14,175	103	1	3.31
Applebees Restaurant					1,807	14	9	0.45
Home Depot					1,939	15	7	0.48
Totals	23,896	627		15.74	42,221	369		11.87
All Others		\$ 3,356		84.26		2,739		88.13
Annual Totals		\$ 3,983		100.00 %		\$ 3,108		100.00 %

Source: City of Monroe Finance Department

For the Year 2019



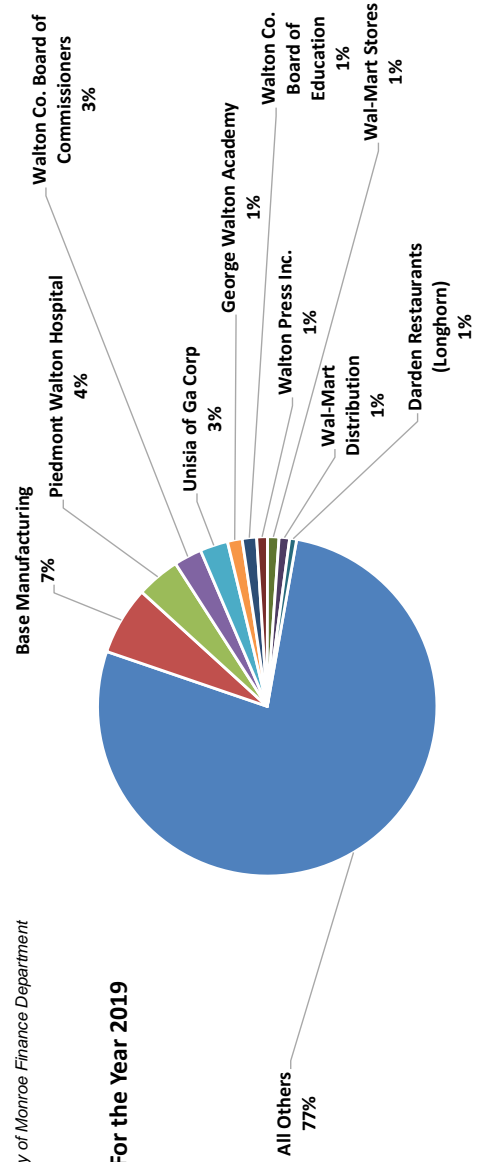
CITY OF MONROE, GEORGIA

TOP TEN GAS CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2019			2010				
	Usage in MCF	Annual Revenue (thousands)	Rank	Percentage of Total Revenues	Usage in MCF	Annual Revenue (thousands)	Rank	Percentage of Total Revenues
Base Manufacturing	24,727	\$ 228	1	6.52 %	21,259	\$ 204	1	4.67 %
Piedmont Walton Hospital	13,821	145	2	4.15				
Walton Co. Board of Commissioners	8,774	93	3	2.66	9,336	104	6	2.38
Unisia of Ga Corp	8,714	93	4	2.66	3,888	43	10	0.98
George Walton Academy	4,681	49	5	1.40	4,402	49	9	1.12
Walton Co. Board of Education	4,620	48	6	1.37	7,568	85	7	1.94
Walton Press Inc.	3,523	36	7	1.03				
Wal-Mart Stores	3,470	38	8	1.09	5,882	63	8	1.44
Wal-Mart Distribution	3,272	35	9	1.00				
Darden Restaurants (Longhorn)	2,134	23	10	0.66				
Leggett & Platt					13,935	149	3	3.41
Walton Regional Medical					13,220	140	4	3.20
A Warrior Roofing					20,182	185	2	4.23
Universal Rundle					9,911	107	5	2.45
Totals	77,736	788		22.54	109,583	1,129		25.82
All Others	231,041	2,709		77.46	251,442	3,243		74.18
Annual Totals	308,777	\$ 3,497		100.00 %	\$ 361,025	\$ 4,372		100.00 %

Source: City of Monroe Finance Department

For the Year 2019

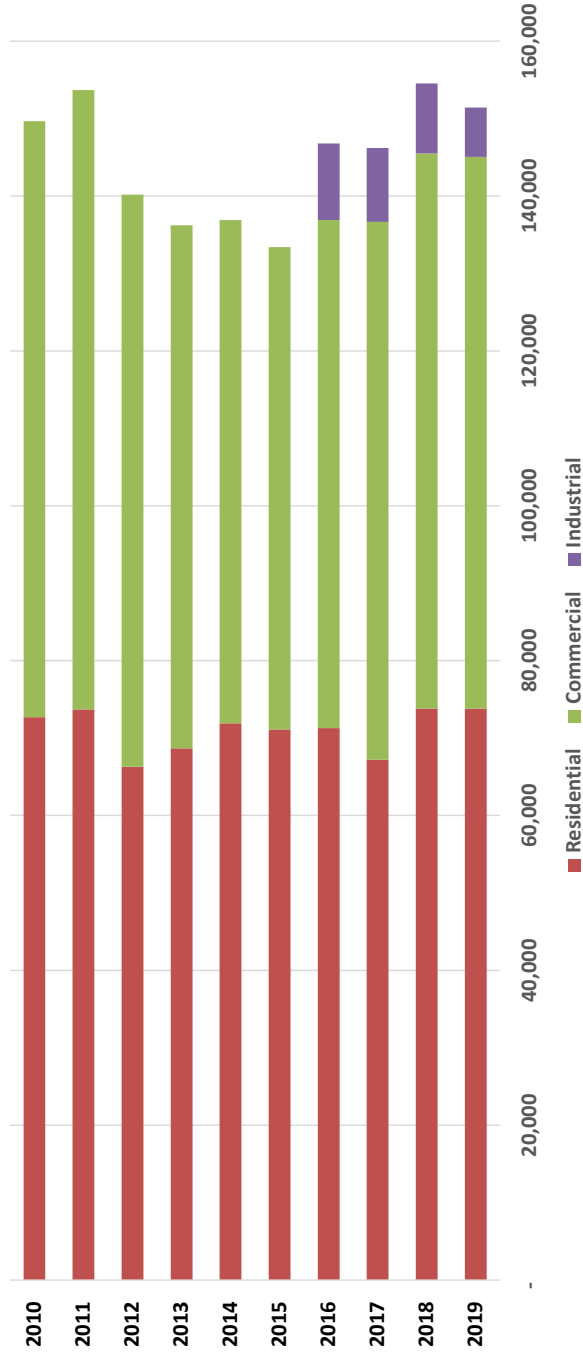


CITY OF MONROE, GEORGIA
ELECTRIC MWH SOLD BY TYPE OF CUSTOMER
LAST TEN YEARS

Type of Customer	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential	72,690	73,685	66,309	68,679	71,914	71,109	71,297	67,191	73,816	73,811
Commercial	76,979	80,000	73,865	67,529	64,971	62,282	65,589	69,461	71,693	71,250
Industrial	-	-	5,589 (1)	8,221	8,479	9,651	9,896	9,543	9,025	6,359
Total	149,669	153,685	145,763	144,429	145,364	143,042	146,782	146,195	154,534	151,420

(1) Beginning in 2012, the industrial classification was added. Previously this customer was included in commercial.

Source: City of Monroe Finance Department



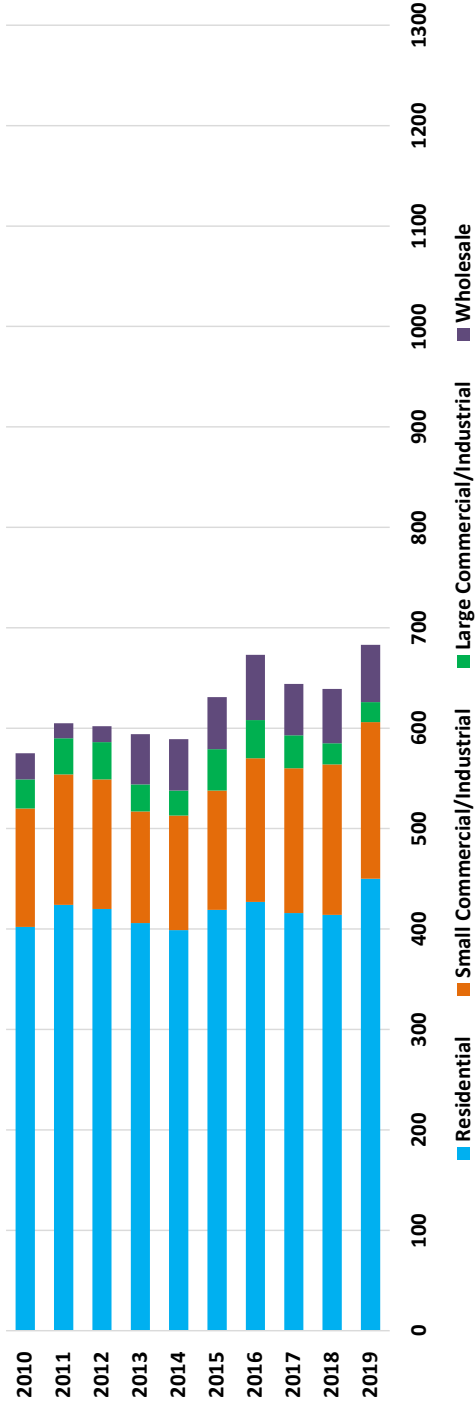
CITY OF MONROE, GEORGIA

WATER GALLONS SOLD BY TYPE OF CUSTOMER LAST TEN YEARS (amounts expressed in millions)

Type of Customer	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Residential	450	414	416	427	419	399	406	420	424	402
Small Commercial (1)	156	150	144	143	119	114	111	129	130	118
Large Commercial & Industrial (1)	20	21	33	38	41	25	27	37	36	29
Wholesale	57	54	51	65	52	51	50 (1)	16	15	26
Total	683	639	644	673	631	589	594	602	605	575

(1) Walton County Water & Sewer Authority purchased a greater amount of wholesale during 2013.

Source: City of Monroe Finance Department



CITY OF MONROE, GEORGIA

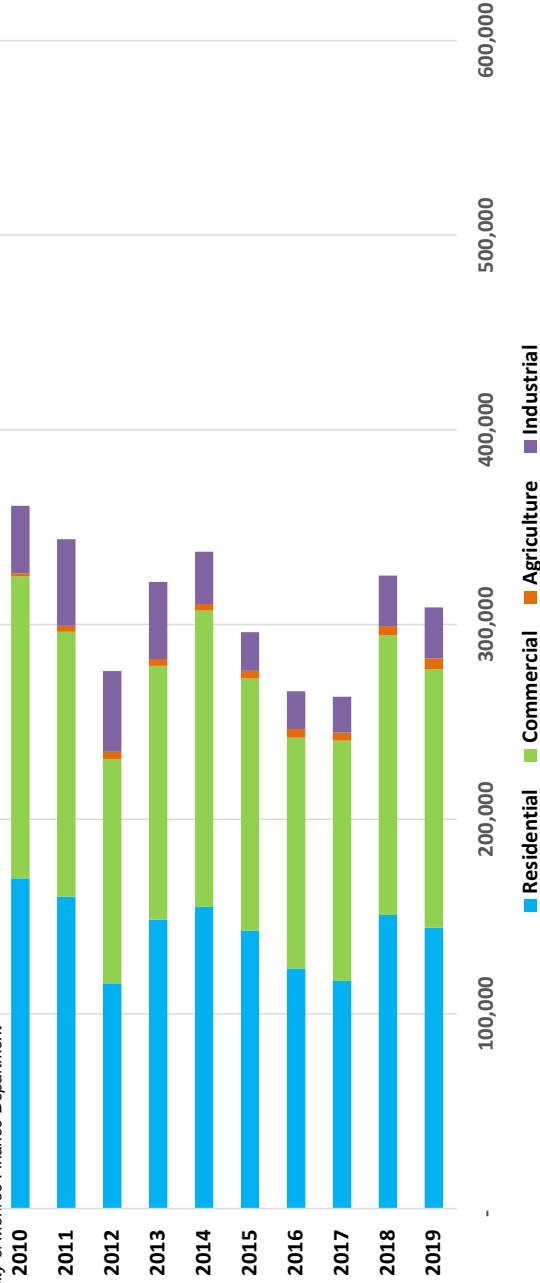
GAS MCF SOLD BY TYPE OF CUSTOMER LAST TEN YEARS

Type of Customer	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Residential	144,240	150,822 (1)	116,889	123,276	142,784	154,956	148,391	115,644 (2)	160,106	169,568
Commercial	132,831	143,580	123,504	118,610	129,427	152,196	130,356	115,164 (2)	136,208	155,223
Agriculture	5,581	4,790	4,092	4,448	4,046	3,341	3,517	3,782	2,987	1,460
Industrial	26,125	25,909	18,428	19,411	19,837	26,870	39,539	41,500 (2)	44,485	34,774
Total	308,777	325,101	262,913	265,745	296,094	337,363	321,803	276,090	343,786	361,025

(1) Increase as a result of colder winter conditions.

(2) Decrease as a result of milder weather conditions.

Source: City of Monroe Finance Department



CITY OF MONROE, GEORGIA

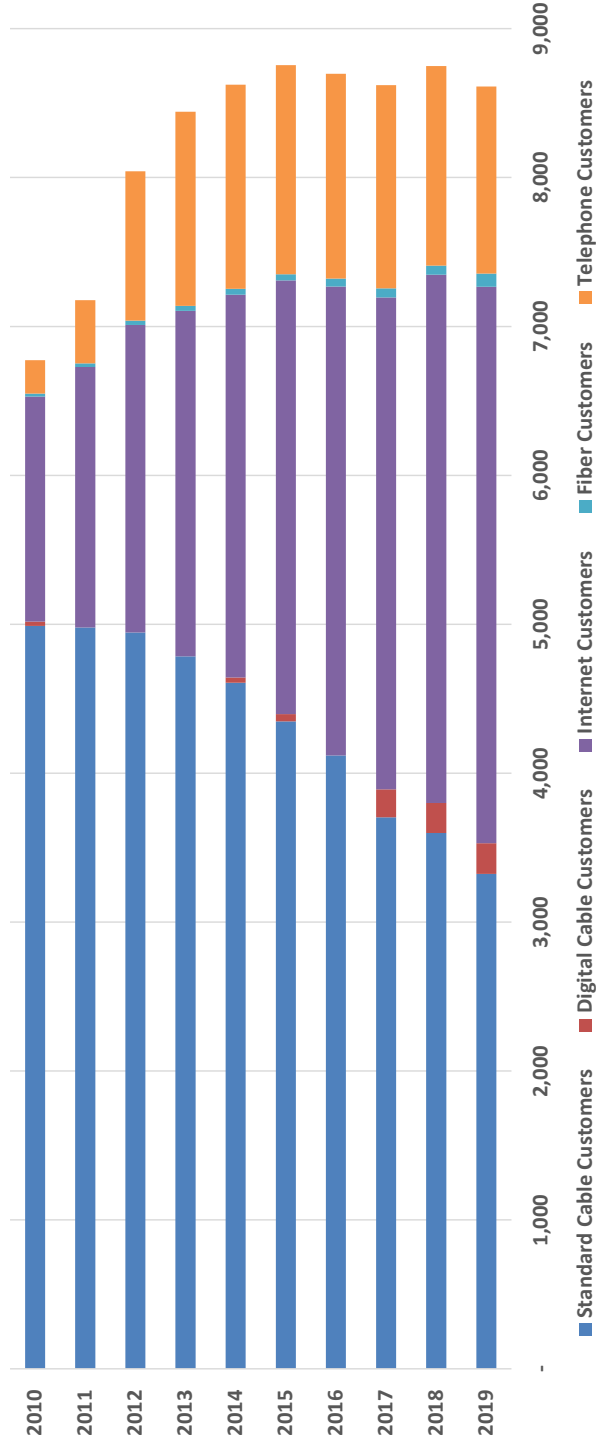
TELECOMMUNICATION SALES LAST TEN YEARS

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Standard Cable Customers	4,989	4,978	4,944	4,784	4,607	4,348	4,119	3,703	3,598	3,323
Digital Cable Customers	29	-	-	-	36	49	-	188 (1)	202	206
Internet Customers	1,511	1,749	2,066	2,321	2,570	2,912	3,149	3,303 (2)	3,547	3,738
Fiber Customers	20	25	29	33	39	41	54	62	62	88
Telephone Customers	224	424	1,003	1,304	1,371	1,405	1,375	1,365	1,340	1,256
Annual Sales (in thousands)	\$ 3,463	\$ 3,800	\$ 4,065	\$ 4,628	\$ 4,839	\$ 4,911	\$ 5,138	\$ 5,276	\$ 5,511	\$ 6,383

(1) Digital service started again in 2017.

(2) Wireless Internet service started in 2017.

Source: City of Monroe Finance Department



CITY OF MONROE, GEORGIA

RESIDENTIAL UTILITY RATES LAST TEN YEARS

Fiscal Year	Electric				Gas			Water			Sewer	
	Monthly Base Rate	First 700 KWH or less	Over 700 KWH (Summer)	Over 700 KWH (Winter)	Monthly Base Rate	Rate per CCF (Summer)	Rate per CCF (Winter)	Monthly Base Rate	Rate per 1,000 Gallons	Monthly Base Rate	Rate per 1,000 Gallons	
2010	\$ 9.00	\$ 0.0685	\$ 0.0950	\$ 0.0560	\$ 10.00	\$ 0.375	\$ 0.375	\$ 14.00	\$ 1.95 (3)	\$ 14.00	\$ 3.58	
2011	9.00	0.0685	0.0950	0.0560	10.00	0.375	0.375	14.00	1.95 (3)	14.00	3.58	
2012	10.00 (4)	0.0900 (4)	0.1280 (4)	0.0780 (4)	10.00	0.375	0.375	14.00	1.95 (3)	14.00	3.58	
2013	10.00	0.0900	0.1280	0.0780	10.00	0.375	0.375	14.00	1.95 (3)	14.00	3.58	
2014	10.00	0.0900	0.1280	0.0780	12.00 (1)	0.375	0.375	15.00 (1)	2.07 (2)	15.00 (1)	3.58	
2015	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58	
2016	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58	
2017	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58	
2018	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58	
2019	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58	

Note: Rates are plus fuel adjustment and applicable sales tax

(1) Base rate increased on 1/1/2014

(2) Rates based on 0 - 2,000 gallons, residential in-city and do not include out-of-city or commercial rates. Rates increased 01/01/2014

(3) Rates based on 0 - 3,000 gallons, residential in-city and do not include out-of-city or commercial rates.

(4) Base rate and consumption rates increased on 01/01/2012

CITY OF MONROE, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE LAST TEN YEARS

Fiscal Year	Governmental Activities			Business-type Activities			Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	General Obligation Bonds	Revenue Bonds	Notes Payable	Financed Purchases	Utility Revenue Bonds	Notes Payable			
2010	\$ 5,785,000	\$ -	\$ -	\$ -	\$ 23,785,000	\$ 987,931	\$ 30,557,931	7.15 %	2,309
2011	5,375,000	-	-	-	22,332,100	2,340,221	30,047,321	6.56	2,251
2012	5,008,878	-	-	-	21,020,428	2,354,430	28,383,736	5.93	2,126
2013	4,460,633	-	-	772,385	19,278,131	2,431,888	26,943,037	5.59	2,018
2014	3,853,240	-	-	518,861	17,545,917	3,707,085	25,625,103	5.27	1,903
2015	3,189,021	-	-	261,791	15,863,975	3,998,323	23,313,110	5.21	1,706
2016	2,513,000	-	-	-	16,770,000	1,643,516	20,926,516	4.48	1,532
2017	1,703,000	-	1,500,000	245,900	14,810,000	1,537,127	19,796,027	4.07	1,469
2018	868,000	-	1,425,000	452,899	13,010,000	1,430,205	17,186,104	3.28	1,275
2019	- (3)	3,600,000	1,350,000	468,202	11,505,000	1,322,748	18,245,950	3.32	1,344

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

(2) In 2019 the City issued Revenue Bonds for construction of the new police and municipal court building.

(3) General Obligation Bonds were paid in full in 2019.

CITY OF MONROE, GEORGIA
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN YEARS

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total	Percentage of Estimated Actual Taxable Value of Property (1)		Per Capita (2)
				\$	%	
2010	\$ 5,785,000	\$ 661	\$ 5,784,339	0.60	%	\$ 437
2011	5,375,000	396	5,374,604	0.60		403
2012	5,008,878	293	5,008,585	0.59		375
2013	4,460,633	116	4,460,517	0.57		334
2014	3,853,240	116	3,853,124	0.45		286
2015	3,189,021	116	3,188,905	0.37		233
2016	2,513,000	116	2,512,884	0.27		184
2017	1,703,000	115	1,702,885	0.17		126
2018	868,000	115	867,885	0.08		64
2019	-	-	-	-		-

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property for Property Value Data.

(2) Population data can be found in the Schedule of Demographic and Economic Statistics.

CITY OF MONROE, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Percentage Applicable to City of Monroe (1)</u>	<u>Amount Applicable to City of Monroe</u>
Overlapping:			
Walton County	\$ 12,347,327	12.84%	\$ 1,585,397
Walton County Board of Education	36,620,000	13.76%	5,038,912
Overlapping debt	<u>48,967,327</u>		<u>6,624,309</u>
Direct:			
City of Monroe	<u>5,418,202</u>	100.00%	<u>5,418,202</u>
Total direct and overlapping debt	<u>\$ 54,385,529</u>		<u>\$ 12,042,511</u>

Source: Assessed value data used to estimate applicable percentages provided by the Walton County Tax Assessors and the Georgia Department of Revenue Property Tax Division. Debt outstanding data obtained from Walton County's financial statements.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Monroe, Georgia. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the City's boundaries and dividing it by the county's total taxable assessed value.

CITY OF MONROE, GEORGIA
LEGAL DEBT MARGIN INFORMATION
LAST TEN YEARS
(amounts expressed in thousands)

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Debt Limit	\$ 44,991	\$ 44,120	\$ 42,793	\$ 38,807	\$ 35,571	\$ 35,340	\$ 32,139	\$ 34,503	\$ 36,295	\$ 39,195
Total Net Debt Applicable to Limit	-	868	3,203	2,513	4,288	4,286	4,461	4,905	5,375	5,785
Legal Debt Margin	\$ 44,991	\$ 43,252	\$ 39,590	\$ 36,294	\$ 31,283	\$ 31,054	\$ 27,678	\$ 29,598	\$ 30,920	\$ 33,410
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit	0.00%	1.97%	7.48%	6.48%	12.05%	12.13%	13.88%	14.22%	14.81%	14.76%

Note: Under state finance law, the City's outstanding general obligation debt should not exceed 10 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

CITY OF MONROE, GEORGIA

COMBINED UTILITY REVENUE BOND COVERAGE
LAST TEN YEARS
(amounts expressed in thousands)

Fiscal Year	Gross Revenue (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service Requirements (3)		Total	Bond Coverage Ratio
				Principal	Interest		
2010	\$ 30,473	\$ 24,614	\$ 5,859	\$ 1,490	\$ 1,117	\$ 2,607	2.25
2011	31,538	25,584	5,954	1,592	1,025	2,617	2.28
2012	31,500	26,756	4,744	1,660	910	2,570	1.85
2013	33,233	26,264	6,969	1,701	873	2,574	2.71
2014	35,357	27,342	8,015	1,691	837	2,528	3.17
2015	35,974	26,544	9,430	1,635	797	2,432	3.88
2016	37,661	27,216	10,445	1,715	721	2,436	4.29
2017	37,996	29,268	8,728	1,960	359	2,319	3.76
2018	42,150	33,018	9,132	1,800	319	2,119	4.31
2019	42,378	32,427	9,951	1,505	281	1,786	5.57

(1) Total revenues include interest, but not tap fees.

(2) Operating expenses do not include depreciation.

(3) Represents principal and interest for revenue bonds only.

CITY OF MONROE, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN YEARS

Fiscal Year	Population (1)	Personal Income* (in thousands)	Per Capita Personal Income (2)*	Median Age (1)	Housing Units (1)	Unemployment Rate (3)*	Wage & Salary Employment # of Jobs (2)*
2010	13,234	427,392	32,295	33	6,006	10.2	23,660
2011	13,349	458,338	34,335	33	6,250	9.9	24,286
2012	13,349	478,962	35,880	33	6,250	8.3	23,750
2013	13,349	482,339	36,133	33	6,212	7.5	24,443
2014	13,466	486,567	36,133	35	6,131	6.5	24,443
2015	13,664	447,728	32,767	36	6,446	5.3	25,178
2016	13,664	467,623	34,223	35	6,512	4.8	22,335
2017	13,478	485,801	36,044	32	5,379	3.8	33,151
2018	13,484	524,137	38,871	36	9,611	3.3	36,430
2019	13,573	549,136	40,458	33	9,611 (4)	2.5	37,751

(1) Source: U.S. Census Bureau - all numbers are estimates from the Census Bureau except for 2010.

(2) Source: Bureau of Economic Analysis

(3) Source: BLS/Georgia Stats UGA

(4) Information not available for 2019. The City elected to use the 2018 Housing Units.

* Data only available at the County level

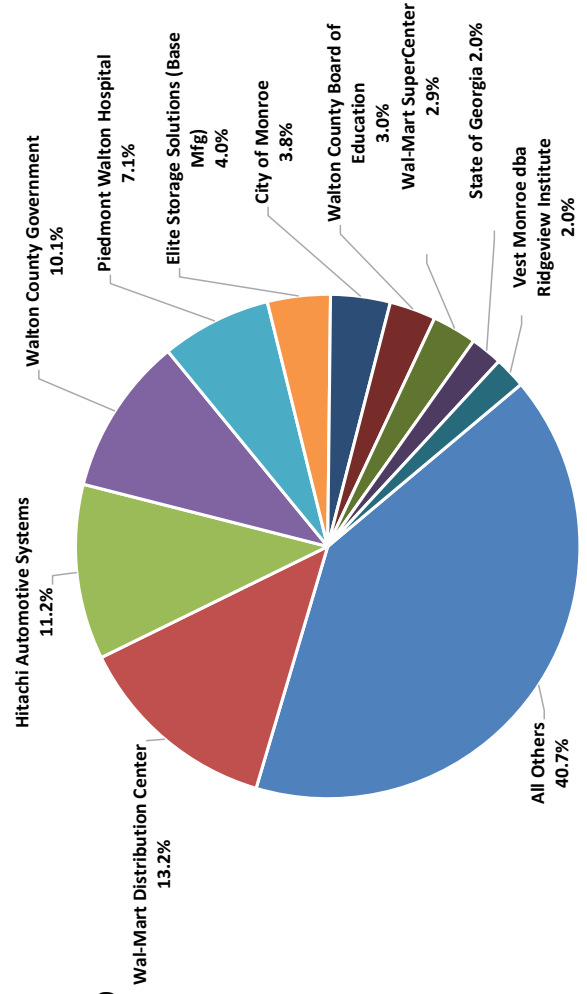
CITY OF MONROE, GEORGIA

PRINCIPAL EMPLOYERS CURRENT YEAR AND NINE YEARS AGO

Employer	2019			2010		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Wal-Mart Distribution Center	816	1	13.2 %	771	1	24.0 %
Hitachi Automotive Systems	696	2	11.2			
Walton County Government	627	3	10.1	551	2	17.2
Piedmont Walton Hospital	438	4	7.1			
Elite Storage Solutions (Base Mfg)	250	5	4.0	165	8	5.1
City of Monroe	237	6	3.8	224	6	7.0
Walton County Board of Education	184	7	3.0	505	3	15.7
Wal-Mart SuperCenter	177	8	2.9	243	5	7.6
State of Georgia	127	9	2.0	139	9	4.3
Vest Monroe dba Ridgeview Institute	125	10	2.0			
Walton Press Inc				109	10	3.4
Monroe HMA				289	4	9.0
Angel Food Ministries				212	7	6.6
Totals	3,677		59.3 %	3,208		100.0 %

Source: City of Monroe Code Department

For the Year 2019



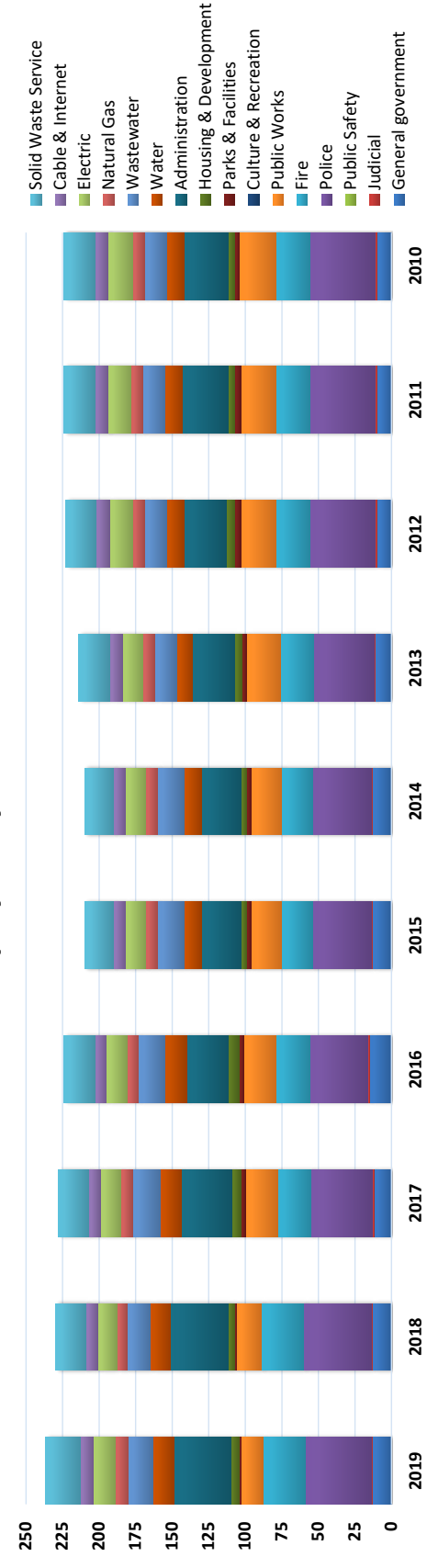
CITY OF MONROE, GEORGIA

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General government	13	13	12	15	13	13	11	10	10	10
Judicial	1	1	1	1	1	1	1	1	1	1
Public Safety	45	46	42	40	40	40	41	45	45	45
Police	29	29	23	23	21	21	23	23	23	23
Fire	15	17	22	22	21	21	23	24	24	25
Public Works	1	1	3	3	3	3	3	4	4	3
Culture & Recreation	6	5	6	8	4	4	5	6	5	5
Parks & Facilities	39	39	35	28	27	27	29	29	31	30
Housing & Development	14	14	14	15	12	12	11	12	12	12
Utilities	17	16	19	18	18	18	15	15	15	15
Water	9	7	8	8	8	8	8	8	8	8
Natural Gas	15	13	14	14	14	14	14	16	16	17
Electric	9	8	8	8	8	8	9	9	9	9
Cable & Internet	24	21	21	21	20	20	21	21	21	21
Solid Waste Service	237	230	228	224	210	210	214	223	224	224
Totals	237	230	228	224	210	210	214	223	224	224

Source: City Payroll Department

Employees by Function for 2019



CITY OF MONROE, GEORGIA

OPERATING INDICATORS BY FUNCTION LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Police										
Number of dispatches	32,256	40,569	38,403	38,353	47,513	45,624	46,763	42,509	45,298	50,769
Number of traffic citations issued	5,310	6,269	3,478	2,087	3,624	4,510	3,738	2,715	4,189	4,330
Fire										
Number of fire/EMS dispatches	2,471	2,721	2,596	2,531	2,223	2,063	2,045	2,030	1,736	1,436
Highways & Streets										
Street resurfacing (lane miles)	1.9	2.36	2.52	1.64	2.12	2.18	2.28	2.30	2.30	2.82
Housing & Development										
Value of new building construction (000's) \$	43,230 (1) \$	24,577	\$ 12,638	\$ 43,219 (1) \$	7,110	\$ 13,797 (2) \$	36,969	\$ 5,000	\$ 2,535	\$ 2,562
Number of permits issued	121	174	149	98	76	149 (3)	53	12	31	26
Utilities										
Cable & Internet										
Number of customers standard cable	3,323	3,598	3,703	4,119	4,348	4,607	4,784	4,945	4,978	4,989
Number of customers digital cable	206	202	188	-	49	36	-	-	-	29
Number of Internet customers	3,826	3,639	3,303	3,149	2,912	2,609	2,354	2,094	1,774	1,531
Number of phone customers	1,256	1,343	1,365	1,375	1,405	1,371	1,304	1,003	424	224
Electric										
Number of customers	6,444	6,290	6,286	6,252	6,191	6,154	6,117	6,059	5,978	5,933
Average daily consumption (KWh)	414,848	446,257	400,533	416,643	405,877	398,256	382,002	385,935	406,702	395,562
Natural gas										
Number of customers	3,852	3,760	3,756	3,716	3,692	3,700	3,708	2,732	3,720	3,760
Average daily consumption (MCF)	846	891	720	747	831	924	881	756	941	989
Wastewater										
Number of customers	7,163	6,937	6,863	6,834	6,804	6,757	6,762	6,644	6,550	6,459
Average daily sewage treatment (MGD)	1,660	1,850	1,770	1,700	1,700	1,600	1,540	1,314	1,413	1,571
Water										
Number of customers	9,545	9,239	9,136	9,059	8,986	8,941	8,876	8,783	8,665	8,560
Average daily consumption (000's)	1,875	1,752	1,763	1,842	1,731	1,615	1,628	1,652	1,658	1,566
Solid Waste Service										
Refuse collected (tons)	13,525	13,004	11,993	10,181	11,604	11,032	10,858	10,302	10,394	11,173
Recyclables collected (tons)	1,392	1,681	1,852	1,463	1,562	1,545 (4)	167	168	265	188
Number of residential customers	5,735	5,542	5,530	5,378	5,361	5,381	5,348	5,211	5,129	5,120
Number of commercial customers	620	653	622	650	625	655	682	665	609	604
Number of transfer station customers	15	14	15	15	15	16	16	14	19	20

Source: Various City Departments

Note: Indicators are not available for the General government function.

(1) Increase in permit valuation due to increased project square footage and types of projects performed.

(2) Decrease in permit valuation due to permits purchased in 2013 for Hitachi expansion.

(3) Increase in permits issued due to physician's building at the hospital and increase in construction.

(4) Increase in number of tons due to reporting all recovered materials in 2014, prior years was only curbside recycling.

CITY OF MONROE, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Administration										
Vehicles	11	12	12	12						
Code										
Vehicles	3	3	5	5						
Fire										
Stations	1	1	1	1	1	1	1	1	1	1
Vehicles	5	5	8	8						
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Vehicles	65	54	43	52	44	46	45	40	40	40
Streets & Transportation										
Streets (miles)	81	81	81	80	80	80 (1)	75	75	75	75
Streetslights	1,139	1,124	1,136	1,136	1,136	1,136	1,136	1,136	1,134	1,134
Traffic Signals	3	3	3	3	3	3	3	3	3	3
Vehicles	14	16	28	28						
Utilities										
Cable										
Cable (miles)	278	273	270	267	267	267	267	267	267	267
Vehicles	5	6	10	10						
Electric										
Lines (miles)	193	188	186	185	185	185	185	185	185	185
Substations	3	3	3	3	3	3	3	3	3	3
Vehicles	21	23	21	21						
Natural Gas										
Mains (miles)	167	114	114	114	114	114	114	114	113	107
Vehicles	8	8	8	8						
Stormwater										
Vehicles	1	1	2	2						
Telecom										
Vehicles	2	1	1	1						
Wastewater										
Sanitary sewer (miles)	141	140	140	140	140	140 (2)	154	154	154	153
Maximum daily treatment capacity (MGD)	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4
Vehicles	16	16	16	16						
Water										
Mains (miles)	220	218	218	218	218	215 (2)	241	241	241	240
Maximum daily treatment capacity (MGD)	10	10	10	10	10	10	10	10	10	10
Treated water storage capacity (MG)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Reservoir (raw) storage capacity (MG)	795	795	795	795	795	795	795	795	795	795
Vehicles	8	8	11	11						

CITY OF MONROE, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Solid Waste Service										
Collection trucks	8	8	11	11	11	11	11	11	11	11
Recycling trucks	1	1	1	1	2	1	1	1	1	1
Transfer stations	1	1	1	1	1	1	1	1	1	1
Yard Trimmings trucks	3	3	3	3						
Administration vehicles	2	2	2	2						
GUTA-Georgia Utility Training Academy										
Vehicles	1	1	1	1						

Source: Various City Departments

Note: Capital asset indicators are not available for the general government and housing and development functions.

- (1) Increase in miles of streets due to streets dedicated to the City.
- (2) Decrease in mile of mains due to corrected data from GIS in 2014.
- (3) Increase in miles of gas mains due to citywide expansion.

RESOLUTION

**AUTHORIZATION TO ACCEPT GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT)
CONTRACT FOR CARES ACT FUNDING ASSOCIATED WITH
CY NUNNALLY MEMORIAL AIRPORT IN MONROE, GEORGIA**

WHEREAS, the Coronavirus Aid, Relief, and Economic Security (CARES) Act (H.R. 748, Public Law 116-136) (PDF), signed into law by the President on March 27, 2020, includes \$10 billion in funds to be awarded as economic relief to eligible U.S. airports affected by the prevention of, preparation for, and response to the COVID-19 pandemic;

WHEREAS, the City of Monroe has applied through the GDOT to receive its CARES Act formula allocation of funding through the submission of a CARES Act Application;

WHEREAS, through the submission of this application, the City of Monroe has accepted the terms of the FAA’s allocation offer to utilize its funding in a manner that fully complies with the CARES Act, other federal laws and regulations, and applicable FAA program requirements;

WHEREAS, the City of Monroe desires to request reimbursement for costs and operating expenses at Cy Nunnally Memorial Airport by submitting reasonable and customary documentation for payroll, operational, and debt service costs, and;

WHEREAS, the City of Monroe will receive a contract from the Georgia Department of Transportation, contract AP0XX-XXXX-XX(XXX) Walton County, to provide reimbursement for the above noted costs and expenses up to a maximum amount of \$30,000.00 of which \$30,000.00 will be Federal Funds, \$0.00 will be State Funds, requiring a local match of \$0.00, and;

NOW, THEREFORE, BE IT RESOLVED THAT the City of Monroe authorizes the Mayor, City Administrator, and Staff to execute such documents that may be necessary to fulfill this request for federal assistance and accept a contract from the GDOT to include Federal funds.

Adopted this _____ day of _____, 2020.

Mayor, City of Monroe

_____ City Official	_____ City Official
_____ City Official	_____ City Official
_____ City Official	_____ City Official
_____ City Official	_____ City Official

ATTEST: _____
City Clerk

CITY OF MONROE
FY2020 EDA-CARES ACT APPLICATION
RESOLUTION

WHEREAS, the Economic Development Administration has established the Public Works and Economic Adjustment Assistance (PWEAA) program to provides strategic investments on a competitive merit basis to support economic development, foster job creation, and attract private investment in economically distressed areas of the United States,

WHEREAS, the Economic Development Administration released an addendum to the 2020 PWEAA Notice of Funding Opportunity to include the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) Recovery Assistance funding,

WHEREAS, the CARES Act Recovery Assistance is designed to provide a wide-range of financial assistance to communities and regions as they respond to, and recover from, the impacts of the coronavirus pandemic,

WHEREAS, the Economic Development Administration, under the CARES Act will fund eighty percent (80%) of the eligible activities cost for the proposed project,

WHEREAS, there exists in the City of Monroe a need to provide water distribution improvements for the Piedmont Regional Industrial Park to improve the reliability and resilience of the Park’s industries to better handle emergency and disaster scenarios,

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council that the City of Monroe supports the application for FY2020 EDA-CARES Act funds and that the City will apply for these funds for improved water distribution for the Piedmont Regional Industrial Park.

BE IT FURTHER RESOLVED that the City of Monroe commits to fund 20% of the proposed project’s construction and contingency costs,

BE IT FURTHER RESOLVED that the City of Monroe commits to funding all associated engineering design, engineering construction observation , grant writing, grant administration costs, as well as all permitting fees, surveying, acquisition of right-of-ways (as necessary), not included in the EDA project budget.

BE IT FURTHER RESOLVED that the Mayor is authorized and directed to act as the official representative of the City of Monroe, to act in connection with the application, to be responsible for compliance with the applicable state and federal requirements of the program, and to provide such additional information as may be required;

BE IT FURTHER RESOLVED that Mayor is authorized to enter into an agreement for engineering and grant consulting services relating to the application and subsequent grant (if funded) and to execute the application and other required documents on behalf of the City including the grant award package (if funded);

BE IT FURTHER RESOLVED that the City of Monroe commits to own, operate, and maintain all proposed improvements.

BE IT FURTHER RESOLVED that the proposed water distribution improvements are in conformance with the City’s Comprehensive Plan and are not inconsistent with the City of Monroe’s Service Delivery Strategy or the Northeast Georgia Regional Commission’s Comprehensive Economic Development Strategy;

BE IT FURTHER RESOLVED that a true and dedicated commitment has been made to the project for the successful completion of the above improvements for post COVID-19 recovery and resiliency of the City of Monroe and Walton County’s economy.

BE IT RESOLVED this ___ day of _____, 2020.

John Howard, Mayor

CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by the City of Monroe the date so stated in said Resolution. I further certify that I am the City Clerk and that said Resolution has full force and effect the ___ day of _____, 2020.

ATTEST:

(SEAL)

Debbie Kirk, City Clerk