



Council Meeting

AGENDA

Tuesday, August 08, 2023

6:00 PM

City Hall

I. CALL TO ORDER

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. July 17, 2023 Council Minutes
 - b. July 17, 2023 Executive Session Minutes
 - c. June 20, 2023 Planning Commission Minutes
 - d. June 27, 2023 Historic Preservation Commission Minutes

II. PUBLIC FORUM

1. Public Presentation(s)
 - a. Hurricane Elite Proclamation
2. Public Comment(s)

III. BUSINESS ITEMS

1. City Administrator Update
2. Assistant City Administrator Update
3. Department Requests

- [a.](#) **Police:** Approval - Walton County School SRO Program Agreement
- [b.](#) **Police:** Approval - Walton County School SRO Program Agreement for Foothills Regional High School
- [c.](#) **Police:** Approval - George Walton Academy SRO Program Agreement

IV. NEW BUSINESS

1. Public Hearing(s)

- [a.](#) Conditional Use - 113 North Broad Street
- [b.](#) Rezone - 707 South Madison Avenue
- [c.](#) Development Regulations Text Amendment #7
- [d.](#) Zoning Ordinance Code Text Amendment #17
- [e.](#) Traffic Pattern Change
- [f.](#) Southview Drive Cul-de-sac Proposal

2. New Business

- [a.](#) Application - Spirituous Liquors and Beer & Wine On-Premise Consumption - The Thirsty Moose
- [b.](#) Conditional Use - 113 North Broad Street
- [c.](#) Rezone - 707 South Madison Avenue
- [d.](#) Preliminary Plat - Bell Street Subdivision
- [e.](#) Preliminary Plat - Brookland Commons
- [f.](#) 1st Reading - Development Regulations Text Amendment #7
- [g.](#) 1st Reading - Zoning Ordinance Code Text Amendment #17
- [h.](#) 1st Reading - Alcoholic Beverage Ordinance Amendment
- [i.](#) Approval - 2023 Millage Rate
- [j.](#) Approval - Traffic Pattern Change
- [k.](#) Approval - Southview Drive Cul-de-sac

V. DISTRICT ITEMS

1. District Items

2. Mayoral Update

VI. EXECUTIVE SESSION

1. Personnel Issue (s)
2. Legal Issue (s)

VII. **ADJOURN**

VIII. **DEPARTMENT REPORTS & INFORMATION**

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

The Mayor and Council met for their regular meeting.

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

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Andrew Dykes, Beth Thompson, Brian Thompson, Chris Bailey, Brad Callender, Kaitlyn Stubbs, Les Russell, Leigh Ann Aldridge, Mathew McClung

Visitors: Kip Boswell, Lisa Ellis, Andy Sims, Kia Samuel, Lidia Garrett, Nrirati Paul, Chuck Ross, Kailash Tandrian, Yvette Nicholson, Cindy Seine, Cindy Little, Greg Davis, Sadie Krawczyk, Herbert Clack, Jr., Christopher Wilson, Rob Goudiss

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Kip Boswell, with Monroe Church of God, gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present, except for Council Member Myoshia Crawford, who would arrive within the next few minutes. There was a quorum.

3. Approval of Agenda

To amend the agenda to have a discussion and explanation instead of the first reading for Item 2 (j). 1st Reading – Alcoholic Beverage Ordinance Amendment under Section IV – New Business; and to have the 1st Reading at the Council Meeting in August.

*Motion by Bradley, seconded by Garrett.
Voting no Dickinson, Malcom, Gregory.
Passed 4-3.*

To approve the agenda as amended.

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

4. Approval of Consent Agenda

- a. June 13, 2023 Council Minutes
- b. June 13, 2023 Executive Session Minutes
- c. May 16, 2023 Planning Commission Minutes
- d. May 23, 2023 Historic Preservation Commission Minutes
- e. May 11, 2023 Downtown Development Authority Minutes
- f. June 8, 2023 Downtown Development Authority Minutes
- g. May 11, 2023 Conventions and Visitors Bureau Minutes
- h. June 8, 2023 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

Council Member Myoshia Crawford arrived at 6:07 pm.

II. PUBLIC FORUM**1. Public Comments**

Ms. Lisa Parks Ellis, of 117 Norris Street, spoke concerning homelessness. There was little action taken to address affordable housing at the General Assembly; Georgia does not have rental stabilization or any rental control laws. She discussed how that enables landlords to increase rent. Not having affordable housing increases homelessness for entire families. She questioned whether everyone is more concerned about money and the beauty of the City rather than the people. She questioned what will happen when the streets are flooded with homeless. Ms. Ellis recited verses from the bible. She will keep coming to advocate for the homeless, because she wants something to be done.

Mr. Andy Sims, of 114 Pinecrest Drive, stated that he is the Marketing Director for Tacos & Beer. He expressed his support for the current Ordinance that permits restaurants to remain open until 2:00 am. He discussed the new Alcohol Ordinance changing the serving time from 2:00 am to midnight. The City of Monroe has grown over the last few years and the new businesses have brought out a nightlife. There is a growing demand to extend operating hours. They are under contract to purchase the Silver Queen building but can back out if the Ordinance changes. They are also planning to possibly open an Italian Restaurant and a Steak and Seafood Restaurant in the City. He discussed alcohol related statistic obtained from Walton County's website, an article from Monroe Local, and noise decibels. He does not feel imposing excessive regulations is the right solution; that can lead to people trying to fit everything into a compressed time frame. Reducing the nightlife by two hours will have a detrimental impact on revenue and diminish the vitality and character of the City.

Ms. Kia Samuel discussed affordable housing. She is a single mother of three. She was paying \$925 to rent a four-bedroom townhouse when she moved to Monroe in 2020. Her rent went up to \$1,250 in 2021 and then up to \$2,000 in 2022. She could not pay that much, which left her and her kids homeless. She and her daughter moved in with a friend, and her two grown sons are not with her. She questioned alcohol licenses being a priority over someone having a place to stay. There are some places that are not livable, but they are charging \$2,000 a month for rent. Her reality is that she and her kids have no place to go; she feels like she has failed her children.

Ms. Lidia Garrett, of 1244 South Madison Avenue, discussed an event that was held at Mathews Park on July 1. The event was held by Chef Jacoby Ponder; it was an opportunity to give back to the community. It was a peaceful gathering with people sitting around laughing and talking. The police came, because there were people parked on the grass. No one was being loud, rowdy, or fighting; they were just enjoying the free food. She feels that it was a bit much. There are only a few parking places at Mathews Park and the posted sign is small. She questioned when the remainder of the parking will be completed. There were people parked on the grass at the event that was held last Saturday. Something needs to be done about the parking.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes waived his report, due to the length of the agenda.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the Extra Special People (ESP) Organization will be having the first Fall Festival at the Monroe Airport this year. The event is being moved from the Jackson County Airport to the Monroe Airport; it will be held on October 22. The final walk through for the Town Green is scheduled for August 1. He explained that June 13 was Danny Smith's 40th year of employment with the City.

3. Department Requests

a. Airport: Tentative Allocation Approval Request

Mr. Chris Bailey requested approval to accept the Fiscal Year 2024 Tentative Allocation (TA) of Federal Funding Assistance in the amount of \$372,501 for the Taxiway Rehabilitation Project. There is a 5% match required from the City in the amount of \$20,695. The project will be slated for the 2024 Capital Improvement Project list; the confirmation response is required by GDOT no later than July 31, 2023. He stated the City has received \$3.7 million in grant funds for the Airport since 2015.

To approve the FY 2024 Tentative Allocation Request.

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

b. Police: Forensic Recovery for Evidence Device (FRED)

Chief R.V. Watts requested to purchase the Forensic Recovery for Evidence Device (FRED), which is a 72-terabyte hard drive computer that is utilized when downloading cell phones, iPads, and computers. The system can be used for crimes of theft, child abuse, molestation, sexual abuse or homicide. It will efficiently reduce the time needed to collect, process, analyze, and preserve the digital evidence for court. In order to maintain a position of advantage, a system is required to stay ahead of the technology it processes as evidence in criminal cases. He requested approval to purchase the device for \$22,623.76 that will come from the General Operating Fund.

To approve the purchase of the Forensic Recovery for Evidence Device for the amount of \$22,623.76.

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

c. Public Works: Walton Road – Sidewalk Replacement Discussion

Mr. Chris Bailey explained the LMIG Paving Project for Walton Road is planned for this fall, but the existing sidewalks are in bad shape. The edges of the sidewalks will most likely get torn up when they start milling the road. Bids were requested to replace 3,164 feet of sidewalks along with an additional 571 feet of sidewalks, which will extend down to the last house. HD Construction submitted the lowest bid amount of \$343,687.50 for the replacement of the sidewalks, curbs, and gutters. The project will take approximately 30 days, and it must be done prior to the LMIG Paving Project.

Council Member Lee Malcom questioned whether the City has worked with HD Construction previously.

Mr. Bailey answered the City has not worked with them before, but the person that will be running the project was formerly the Public Works Director for Lincolnton. Their previous customers have had good results. He explained the final grading portion of the bid that is approximately \$52,000 could be done inhouse.

Vice-Mayor Larry Bradley questioned where this fits into the sidewalk plan or whether it is new.

Mr. Bailey explained this was not on the immediate sidewalk plan, but he is unsure of what will happen when they try to fix the existing sidewalks after the LMIG Project is done. This is not a budgeted item for this year.

Mr. Bradley stated there is a sidewalk plan and questioned where this fits in that plan.

Mr. Bailey stated this would be in addition to the sidewalk plan. It would be a totally separate project and would not hinder anything with the plan. This came about due to concerns about what will happen during the milling process.

Council Member David Dickinson stated sometimes when things are done out of sequence it can cause a mess. He questioned why not do it right the first time, so that it does not have to be redone.

Mr. Bradley questioned where the funding would come from.

Mr. Bailey answered it would come from the 2019 SPLOST Funds for Transportation.

To approve the sidewalk replacement as presented.

Motion by Garrett, seconded by Boyce.

Council Member Lee Malcom requested an amendment to the motion to remove the landscaping, which will reduce the bid amount by \$52,000.

To exclude the grass and grading line item for approximately \$52,000 from the bid.

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

d. Utilities: Third Amendment to Power Purchase Contract

Mr. Brian Thompson presented the third amendment to the Solar Power Purchase Contract with MEAG to purchase bulk solar power in partnership with other Cities. The amendment will increase the City’s entitlement share to the output received under the Solar Purchase Power Agreement in accordance with expressed interest in acquiring all or a portion of the now unsubscribed 0.6589520 megawatts.

To approve the third amendment to the Solar Power Purchase Contract.

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

e. Utilities: Reserved Sewer Treatment Capacity Agreement

City Administrator Logan Propes explained the agreement for reserved sewer treatment capacity. The City has been working with Down to Earth Properties, LLC to develop a proprietary wastewater treatment facility on Vine Street on an M-1 Zoned Property. They have requested for the City to reserve a maximum of 75,000 gallons per day in wastewater treatment, until the project is done, due to the project having a long lead time with a lot of complicated equipment. He requested that approval of the agreement be subject to final technical negotiations with the City Attorney and the City Administrator.

Vice-Mayor Larry Bradley stated the site is very impressive.

To approve the Reserved Sewer Treatment Capacity Agreement for 75,000 gallons per day, subject to final approval by the City Administrator and City Attorney.

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

f. Utilities: Sewer Installation Development Agreement

City Administrator Logan Propes stated this is basically the same type of agreement as the previous one, but MTW Property Holdings, LLC is being added into the agreement along with Down to Earth Properties, LLC. The agreement essentially defines how the sewer connections will be done within the confines of the property. The City is also working on an Industrial Pre-Treatment Plan with the engineers to ensure full EPD compliance. He requested that approval of the agreement be subject to final technical negotiations with the City Attorney and City Administrator.

Council Member Tyler Gregory stated he is really excited about this project.

To approve the Sewer Installation Development Agreement, subject to final approval by the City Administrator and City Attorney.

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

g. Utilities: West Spring Street – Natural Gas Main Replacement Bid Approval

Mr. Chris Bailey requested approval for Southern Pipeline to replace approximately 7,420 feet of natural gas main; they had the lowest bid amount of \$352,560.00. Two-inch and four-inch steel will be replaced along West Spring Street from Carwood Drive to White Oak Lane on West

Spring Street. This project was budgeted for \$300,000.00 in the 2023 CIP Budget for Gas Main Renewal. The remainder of the funds will be coming from the 2023 CIP Budget for Gas Extensions.

Council Member Lee Malcom questioned the timeline for the project.

Mr. Bailey stated the project will take around 60 days. There should not be any traffic issue, because it should all be in the right-of-way area.

Council Member Nathan Little questioned whether the project is required due to the leak survey.

Mr. Bailey answered that it was found during the annual cathodic protection leak survey.

To approve Southern Pipeline for the Natural Gas Main Replacement for the amount of \$352,560.00.

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

IV. NEW BUSINESS

1. Public Hearings

a. Conditional Use – 533 Plaza Drive

Mr. Brad Callender presented the application for conditional use of this property to allow residential uses in the M-1 Zoning District. The request is to convert the office building into four apartments. He explained the building was converted approximately a year ago into four apartments without any permits. They are proposing to reduce the size of the apartments and close off some of the bedrooms. The Planning Commission and staff have made a recommendation for denial, due primarily to not meeting the R-2 Standards for apartment complexes greater than three units, which would require a five-acre property. This is a two-acre property in the M-1 Zoning District. The Conditional Use Standards also warn against the domino effect of improper uses and illegal conversion of structures for residential uses. He stated if the conditional use request is approved, staff does recommend that it be subject to four (4) conditions. The property owner shall obtain building permits and comply with all applicable building codes and life-safety requirements. The building shall substantially conform to the number of bedrooms and proposed limitations described in the applicant’s narrative, regardless of any depictions shown on the floor plan included in this application. The developer shall reduce the number of designated parking spaces on the site to a total of eight (8) spaces. The existing additional impervious surface not designated for parking shall be removed and replaced with landscaping and / or grassed areas. Any change to or modification to the building not included in the applicant’s narrative shall result in this conditional use being automatically revoked.

Council Member Norman Garrett questioned the quantity of parking spaces and why they had to be reduced.

Mr. Callender stated there are currently 18 spaces. He explained that multi-family only allows one and a half parking spaces per unit and with 120% maximum parking amount the quantity allowed would be eight spaces.

Vice-Mayor Larry Bradley questioned whether steps would have been taken to ensure that the safety elements were met for the multi-family apartments if it had been properly permitted from

the beginning. He also questioned whether it is possible to retroactively do the inspections to ensure the safety of the residents.

Mr. Callender answered if it had been a valid use of the property and the proper permitting had been done, there would have been an inspection process and a final certificate of completion prior to occupancy being granted to the building. Council's approval would have been required before that step could have been taken. He stated it would be difficult to do the inspections at this point because a number of walls and electricity have been added. Structures would have to be removed for engineers to check that everything meets building requirements.

Council and Mr. Callender discussed the number of rooms, number of bedrooms, egress of the bedrooms and possible changes for safety compliance.

Mr. Chuck Ross, with Powell & Edwards, spoke representing the applicant Mr. Kailash Tandrian. He stated this is a conditional use permit and not a rezone; residential uses are allowed in this Zoning District. His client purchased the property after it had already been converted into two apartments upstairs; the kitchen and plumbing had already been stubbed in for the bottom area. The property was purchased to be his church initially but ended up being too small for the congregation. His client was approached by a lady asking if she could stay there. He allowed her and several others to live there without knowing any better. The police came due to one of those individuals having a warrant for their arrest. The police notified the Planning Department about the apartment situation. Mr. Tandrian complied immediately by getting everyone out of the apartments and began working with Mr. Callender. Mr. Ross stated the only two concerns on the report from the Code Office were about not getting the necessary permits and about the possibility of causing a domino effect. They are trying to do the right thing. His client has agreed to all of the conditions, and they will not be able to get the conditional use permit if the life safety codes are not met. Mr. Robert Baldwin, who is an engineer, stated that the facility is structurally sound, but there were concerns about life safety. They have addressed the windows, will tear down necessary walls, and will meet all Code requirements. Mr. Ross discussed the Get a Second Chance Housing Program; it is a church program that helps people who are not able to qualify for a regular apartment. All of the expenses necessary in meeting the life safety codes will be Mr. Tandrian's responsibility.

Mayor Howard questioned the date that Get a Second Chance was started and the amount that was being charged for rent.

Mr. Ross stated Get a Second Chance is an LLC that was created right after the issue was brought to the City's attention. It was a great opportunity to tie the program in with the work that the church was already doing. The program is new and the rent amount has not been established yet; this is not like helping the people who were there before.

Council Member Tyler Gregory questioned whether the previous tenants would be able to live there, how they would qualify for the program, and whether it is a well-established program.

Mr. Ross answered that he assumes the church is going to come up with that information. The church is well-established, but the program is not. They have been doing similar services. The program has just been extended to include this new facility.

Council Member David Dickinson stated he does not have a problem with people living in industrial areas. His concern and focus are about safety. The letter submitted by the engineer does not certify anything about life safety code. There has not been an actual inspection of the

building to determine compliance, which is the reason that the permits are required in the first place. He questioned whether the applicant is willing to allow inspectors for the City of Monroe to fully inspect the premises.

Mr. Ross stated his client is open to full inspections; it is actually one of the conditions from Mr. Callender. The requirements will have to be met, just like any other apartments.

Mr. Garrett stated the property has smoke detectors in each room and fire extinguishers throughout. The property looks a lot better than some of the others that he has seen.

Mr. Gregory questioned what happens when some of the people lose their housing.

Mr. Ross explained that they have already lost their housing, because they are not allowed to stay there at all.

Council and Mr. Ross further discussed the program, the church, and combining the housing option with some of the programs that are already offered by the church.

Council Member Nathan Little questioned whether Mr. Tandrian is willing to cover the expense to reconfigure the egress for the bedrooms that have already been built. The rooms have not been removed from the information that is being shown.

Mr. Ross answered that his client is willing to cover those costs. The rooms will have to be reconfigured or they would not be able to get past the inspection.

Council Member Lee Malcom questioned the rental amount prior to the people being displaced.

Mr. Kailash Tandrian, the property owner, stated the price ranged between \$1,300 to \$1,800; that amount included all of the utilities. He allowed a couple of families to live together so that they were able to afford to pay the rent. The rental amount was determined by the quantity of family members. He also allowed them to pay as they went, because they did not have any money. Mr. Tandrian discussed his background, the organization, his church, and how he fixed the property up. He introduced some of the tenants that had been living there. He did not create the apartments, they already existed and were being advertised. He only made them nicer.

Ms. Malcom questioned how many meters are on the building.

Mr. Tandrian answered there was only one meter. He kept it that way, because the people could not afford to get the utilities turned on in their names. He discussed the other apartment complexes around his building. He was only trying to help people that did not have anywhere to live; he was trying to do good for humanity.

Mr. Ross stated the church was incorporated on October 27, 2010.

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

City Attorney Paul Rosenthal clarified the applicant and those wishing to speak in favor are generally limited to ten minutes and generally the opposition is limited to 10 minutes. Though, Council does have discretion to allow extra time. The time has already gone beyond the ten minutes, but there have been a lot of questions from Council. He stated the ten minutes of

general speaking in favor has concluded, but the Mayor can allow for whatever amount of time that Council wishes.

Mayor Howard stated that he would give them five more minutes.

Ms. Yvette Nicholson spoke in favor of the conditional use. She and her husband have seven kids, but only three of the kids are able to live with them. They went everywhere trying to get help and find housing. Mr. Tandrian did not ask for their social security numbers to get their credit rating. They only had to pay a small deposit and the first month's rent to move in. They were homeless for over six months, because the house they were renting was sold. She discussed her credit being ruined, due to going through a divorce.

Ms. Cindy Seine spoke in favor of the conditional use. Mr. Tandrian is trying to save people who are homeless and that is what is important. She lives in Woodlake; she has a meter and two smoke detectors but does not have a fire extinguisher. People spend more time and effort helping puppies than people. He is doing something to help the people.

Ms. Cindy Little spoke in favor of the conditional use. She stated Mr. Tandrian understands that he must abide by the rules; he wants to do whatever needs to be done to make it right. These are really desperate times; there are medically fragile people dying on the streets. It is hard to see families in their cars. She stated a shelter is not the answer for Monroe, because there are no buses. Monroe needs transitional housing. He is trying to do something to help people; he truly wants to do the right thing.

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

No Action.

Council Member David Dickinson recused himself, due to his affiliation to Hope Monroe.

b. Rezone – 408 Knight Street

Mr. Brad Callender presented the rezone request from R-2 to R-1A (Medium Lot Residential District) at 408 Knight Street. The applicant is requesting the rezone in order to subdivide the property into two lots. The property currently contains one single-family residence that was constructed in 1920, which will remain on one of the new lots. The applicant proposes to construct a new single-family dwelling on the newly subdivided lot. The Planning Commission recommended approval of the rezone request as submitted without conditions.

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

Mr. Greg Davis spoke in favor of the rezone. He explained that his son is a social worker in Atlanta and part of his job is to help to find homes for homeless Veterans. His son cannot afford to buy a house or pay rent in Atlanta. They have a contract to close on the property Friday; they will protect the character of the neighborhood.

Ms. Sadie Krawczyk spoke on behalf of Hope Monroe. They currently own the whole lot and have renovated the existing house. This is as an opportunity to create another parcel for infill development to create affordable housing for either Hope Monroe or another similar entity. She

stated their intention is to make the lot available for another home that fits the character of the street.

Vice-Mayor Larry Bradley questioned whether Hope Monroe intends to build another house or to sale the lot.

Ms. Krawczyk answered at this point Hope Monroe has not made a decision either way.

Council Member Lee Malcom questioned whether the lot size conforms to other lot sizes in the area.

Ms. Krawczyk answered that it does.

Council Member Tyler Gregory questioned whether they had talked to any other non-profit organizations about the project to try to make it a reality.

Ms. Krawczyk stated they have discussed partnering with Habitat, but nothing has been decided. The intent is to keep within Hope Monroe’s mission, which is to provide affordable housing in the City of Monroe.

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

No Action.

c. Zoning Ordinance Code Text Amendment #16

Mr. Brad Callender explained the purpose of the amendment to the Zoning Ordinance is to modify procedures for the Corridor Design Overlay District to be in compliance with House Bill 1405. The modifications include extending timelines for submittal and advertising, and adding provisions for appeals of decisions in the Corridor Design Overlay District.

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

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

No Action.

2. New Business

a. Application – Beer & Wine Package Sales – Quick Pic Foods

To approve the application.

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

b. Application – Spirituous Liquors and Beer & Wine On-Premise Consumption – Will Henry’s Monroe

To approve the application.

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

c. Historic Preservation Commission Appeal – 1251 South Madison Avenue
City Administrator Logan Propes explained this is a formal appeal of the HPC’s decision to deny the demolition request for 1251 South Madison Avenue. The applicant has stated economic feasibility to be the reason for the demolition.

Mr. Ron Goudiss stated he is a managing partner and director of Arnold Properties. He is Harry Arnold’s son-in-law, had been active in the Monroe community for over 30 years, and is in charge of the daily operations of Arnold Properties. They have painstakingly tried to work within the confines of the HPC and have tried to be as cooperative as possible. The house is in very poor shape; the conditions are deplorable and unsafe. He stated in their estimations, the ability to transform the property into a business proposition was not appropriate. Their intent is to request a continuance of a demolition permit. He clarified that they have made a commitment to make the land at 1251 green space. He does not understand why his petition was not taken seriously. They were also willing to help financially with anyone that was interested in moving the house itself. His last presentation to the HPC was denied on May 25. Mr. Goudiss stated that 1250 South Madison, which is across the street, was approved for demolition and new construction at the HPC Meeting on June 27. He stated the house is not safe, and the cost is not appropriate.

Council Member David Dickinson explained the standard for Council to consider the appeal is abuse of discretion. Unless Council finds that the HPC abused its discretion when making their decision there is nothing for Council to do. He has not heard anything from the presentation that has indicated an abuse of discretion. Mr. Dickinson questioned how Mr. Goudiss believes that the HPC abused their discretion.

Mr. Goudiss stated that he is only asking for cooperation and consistency. He made every effort to comply with City Code. The individual across the street did not have to go through what he is going through.

Council Member Nathan Little questioned how long Arnold Properties has owned the property.

Mr. Goudiss answered the property has been in their ownership for over 20 years. He discussed other properties that they own in the area.

Council Member Tyler Gregory questioned the plans for the property after demolition.

Mr. Goudiss stated it would be left as green space, and he made that commitment to the HPC.

Council Member Norman Garrett stated he does not live far from the building, and there are people running in and out of it at night.

Council Member Lee Malcom questioned how long it has been since the property was rented.

Mr. Goudiss answered it has been about seven years.

Mr. Garrett stated he wants to see the building gone; there are people in and out all the time at night. They have committed to making the property green space, which is fine with him.

Mr. Dickinson stated that he disagrees. The house is a unique example of Victorian architecture, and it can certainly be restored. He does not see an abuse of discretion, and Council would be

violating the City Ordinances. The review standard is for Council to decide whether or not the HPC abused their discretion. The property owner is responsible for securing the building, so that people cannot run in and out of the building. He stated the property needs to be cleaned up and it needs to be secured.

Mr. Garrett questioned why they should not allow this house to be torn down when the house across the street was allowed to be torn down.

Vice-Mayor Larry Bradley questioned the rationale for the denial by HPC.

Mr. Brad Callender explained the reasoning for the denial by the HPC. Removal of the structure would impact the status of the Historic District itself, which is in the Rules of Decisions in the Code of Ordinances. There was also lack of a plan; proposing green space is not a contributing factor to the Historic District. It would be removing a structure that was contributing to the District, and leaving it as green space is not in compliance with the Code of Ordinances for decisions by HPC. He stated that HPC approved the demolition across the street, because it was going to be replaced with an identical structure that would be contributing to the District. An identical home with the same historic character and appearance will be built, which complies with the decision to grant a demolition.

Mr. Bradley requested a legal opinion from the City Attorneys.

City Attorney Paul Rosenthal explained the entire case is not being retried. Council is looking at the decision that was made by HPC to see if there was an abuse of discretion, to see if there was some obvious fact that was missed. He stated abuse of discretion is the highest standard on appeals. Council is looking to see if there was an injustice or whether there is a reasonable and rational basis for the decision. If there is a rational basis for the appeal, the general concept would be not to disturb that decision.

Mr. Bradley stated Council is not addressing whether the house needs to be demolished, even if they agree that it does need to be demolished. The question is whether HPC made their decision within the rules that apply.

Mr. Rosenthal answered that Council is essentially addressing that issue. The applicant is appealing the decision that was made by HPC to deny his permit to demolish, but Council is not the fact finder at this time. Council is reviewing HPC's decision from an appellant type of perspective. Council is addressing whether or not to allow the house to be torn down, but the standard upon which Council should look at it, is whether there was an abuse of discretion for the decision made by the HPC.

To deny the appeal of the decision made by the Historic Preservation Commission.

*Motion by Dickinson, seconded by Malcom.
Voting no Garrett, Crawford, Boyce.
Abstaining Bradley.
Passed 4-3.*

d. Conditional Use – 533 Plaza Drive

Council Member David Dickinson stated that he has no problem with people living in industrial zoning. He is concerned about the property getting divided up without having permits, but he understands that was done by the previous owner. He is also concerned about life safety. The

City has an obligation to make sure the property is safe. Mr. Dickinson stated he is in favor of granting the conditional use, subject to the four conditions, and he wants to add a fifth condition to clarify a complete inspection must be done.

Council Member Tyler Gregory discussed his concern with the new program.

City Attorney Paul Rosenthal explained the purview for Council is to make a decision as to whether or not it would be appropriate for multi-family use to exist as a conditional use in the existing M-1 Zoning. The program is not something for Council to address. Conditions can be added, but they need to be centered around life safety, appropriate of uses, parking, and aesthetic types of things.

Mayor Howard stated they must have four sewer taps, have the electric separated, and water taps will be required.

Council Member Lee Malcom questioned whether there is a limit to the number of people that can live in a two-bedroom unit and whether the City makes sure that the applicant understands the information.

Mr. Brad Callender answered that the occupancy number is based on the number of bedrooms. When a permit is granted to a property, it is granted to the number of bedrooms that will be in the structure. The occupancy load is based upon the number of bedrooms that will be in the structure.

Council Member Nathan Little stated he is ok with there being apartments. He would have thought someone buying a commercial building would make sure that the changes were permitted, prior to buying it. He does not have a problem as long as the owner goes to the expense of totally reconfigure the downstairs to make it meet Code.

Mr. Callender explained based on the proposed conditions the applicant would have to go through the permitting process as if it was never done. The permits would have to be gotten and approved to be in compliance with the City Building Regulations. The number of taps and meters are automatically based on the quantity of units and do not need to be included in the conditions.

Mayor, Council, and Mr. Callender further discussed the layout, reconfiguration, and correcting the ingresses and egresses.

Mr. Callender explained the first condition is vague on purpose; if approval is granted the project will have to be restarted with a clean slate. It would be starting over as if it were never built.

Ms. Malcom stated her fear that it will create a domino affect with more illegal uses in the City.

Council discussed the M-1 Zoning District only requiring a single meter and people being able to create apartments with the utilities being charged based on their square footage.

Mr. Rosenthal explained the first condition gets into the life safety code issues, which are technical and are addressed by the Code Department. They must comply with all of the life safety codes and all of the various building codes. Technical issues that will be addressed include meters, ingress, and egress. He clarified that this is not a preexisting non-conforming use, because it was not an appropriate use.

To approve the Conditional Use at 533 Plaza Drive with the following four (4) conditions and the development regulations: The property owner shall obtain building permits and comply with all applicable building codes and life-safety requirements. The building shall substantially conform to the number of bedrooms and proposed limitations described in the applicant’s narrative, regardless of any depictions shown on the floor plan included in this application. The developer shall reduce the number of designated parking spaces on the site to a total of eight (8) spaces. The existing additional impervious surface not designated for parking shall be removed and replaced with landscaping and / or grassed areas. Any change to or modification to the building not included in the applicant’s narrative, shall result in this Conditional Use being automatically revoked.

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

Motion to take a break.

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

Meeting resumed at 8:23 pm. Council Member Myoshia Crawford left during the break.

Council Member David Dickinson recused himself, due to his affiliation to Hope Monroe.

e. Rezone – 408 Knight Street
To approve the rezone without conditions.

*Motion by Malcom, seconded by Gregory.
Abstaining: Dickinson.
Passed Unanimously.*

f. Preliminary Plat – The Overlook of Monroe
Mr. Brad Callender presented the request for approval of the Preliminary Plat for 319 South Madison Avenue to allow for the development of seven townhomes. This is a renewal of a preliminary plat that was previously approved by Council. The Planning Commission recommended approval of the preliminary plat without corrections.

To approve the Preliminary Plat for The Overlook of Monroe, without conditions.

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

Council Member Norman Garrett and Council Member Charles Boyce returned from the break at 8:26 pm.

g. Preliminary Plat – Ayefour Development, Phase II
Mr. Brad Callender stated this is a proposal for the second phase of a project. He explained the applicant is requesting approval of a Preliminary Plat to subdivide two existing properties into six commercial lots with a total of approximately 17.758 acres. The property is located on the northwest corner of Charlotte Rowell Boulevard and State Route 11, and it also includes frontages on Double Springs Church Road and Double Springs Church Road Connector. There will be a new road dedicated off of Double Springs Church Road, and there will be some lots

accessed off of a realignment of Double Springs Church Road to Saratoga Drive. The Planning Commission recommended approval of the preliminary plat without corrections.

To approve the Preliminary Ayefour Development, Phase II, without conditions.

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

h. Appointment – Downtown Development Authority & Convention & Visitors Bureau Authority & Urban Redevelopment Agency

To appoint Brittany Palazzo to fill the unexpired term of Ross Bradley, to expire December 31, 2024.

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

i. Approval – Zoning Ordinance Code Text Amendment #16

City Attorney Paul Rosenthal explained the amendment is in response to House Bill 1405, which is basically some procedural cleanup. It is already after the fact, since House Bill 1405 went into effect on July 1, 2023. City Ordinance allows Council to waive a second reading. He requested for Council to waive the second reading, so that the Ordinance can go into effect tonight. There will need to be two motions, a motion to waive the second reading and a motion to approve and adopt the Ordinance. This will get the City into compliance with House Bill 1405 as soon as possible.

To waive the second reading of the Ordinance.

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

To adopt the Zoning Ordinance Code Text Amendment #16 for House Bill 1405 on Zoning Procedures Law.

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

j. Discussion – Alcoholic Beverage Ordinance Amendment

Vice-Mayor Larry Bradley requested an explanation for each of the changes.

City Attorney Paul Rosenthal explained the Ordinance changes come from a couple of different bases. There is some cleanup to address specific confusion or misrepresentation of some areas, since the Ordinance is about 5 years old. Other purposes are to strengthen enforcement elements and to change the serving hours. He went through and discussed each of the changes in order. Section 6-1 changes the definitions for microbrewery and microdistillery, the change centered around the difference between local law and state law. The definition now mirrors state law. The definition for a wine shop was added.

Mr. Bradley questioned the changes for the quantity of barrels.

Mr. Rosenthal stated the microbrewery and microdistillery quantities were changed to reflect the limitation for on-premise consumption sales and on-premise package sales to follow the metrics

of Georgia Law. The specific cleanup issue was to clear up some confusion in the difference of exactly how the Ordinance is interpreted in relation to the maximums that can be sold for on-premise consumption and off-premise takeaway retail sales for breweries and distilleries. He explained the quantity of barrels changed to keep someone from the possibility of being caught in the middle. The idea is that small businesses will have the ability to produce alcohol. The expectation is that they will sell some for on-premise consumption, some for on-premise takeaway, and the balance will be for wholesale distribution sales. The definition for a wine shop was added; the regulations and limitations were also added in some later sections. Section 6-11 has some fee changes so that they will line up with the permits. A fee structure for special events facilities was also added.

Mr. Bradley questioned the reason why the maximum number of days per year for temporary licenses was eliminated. He also questioned the fees for a non-profit private club changing from \$600 to \$1,000.

Mr. Rosenthal explained some changes are addressed later in other sections in an effort to stay consistent. The maximum number of days per year were deleted from the fees section because they are in another Code section where they apply. However, the maximum number did change from ten to twenty. The change for non-profit private club fees is to get all of the licenses for on-premise consumption in line with one another. Subsection (j) has been added in Section 6-17 to improve enforcement abilities against any unscrupulous license holders. Section 6-34 is changing to allow a patron to remove one unsealed bottle of wine for consumption off-premises without having purchased a meal.

Mr. Bradley, Ms. Malcom, and Mr. Rosenthal further discussed restaurants that have retail package sales, the specifics of the cork and bag process, and the open container regulations.

Mr. Rosenthal stated Section 6-36 concerns the approved logo for the cups. The logo approval has been left, with the approval being vested with the City Administrator, and the requirement of the name has been removed. The size of the cup has also changed from 20 ounces to 16 ounces. There is not a change to the boundaries of the Monroe Historic Downtown Entertainment District at this time. He explained the boundaries can be addressed after more quantifiable information has been received and after the new Codes are in place.

Council, Mr. Propes, and Mr. Rosenthal discussed various areas within the Entertainment District, stumble cups, special event venues, private properties, ped-sheds and activity nodes.

Mr. Rosenthal stated Section 6-37 changes the maximum number of temporary licenses from ten to twenty. Section 6-81 and Section 6-106 cleans up exactly where alcohol sales are permitted for on-site consumption, and special events facilities were added. Section 6-84 and Section 6-108 are mirrored sections, one being for distilled spirits and one being for beer & wine. There has also been some cleanup in the sections, but the operative change is the last call cutoff time. The last call cutoff time is going from 1:55 am to 12:30 am. The exception is New Year Eve and New Years Day which can go to 1:30 am. He clarified that this is not a prohibition on how late restaurants can be open; it is a prohibition on how late restaurants can serve alcoholic beverages by the drink.

Mayor, Council, Mr. Propes, and Mr. Rosenthal discussed the cutoff times and the input staff received concerning the times. They discussed the specification of serving food while alcohol is being served, the differences between eating establishments and bars, various sections that are not changing, and temporary licenses.

Mr. Rosenthal stated the Section 6-110 change cleans up a typographical error and the provision for alcohol sales on Sunday is being removed. Section 6-112 adds the regulations relating to wine shops. There is some cleanup in Section 6-352. He explained the additions in Chapter 62 give the City Police Department better strength. Section 62-12 adds the public intoxication provision, and Section 62-13 prohibits open containers anywhere in the City that is not in the Monroe Historic Entertainment District.

Mr. Bradley questioned a semipublic parking facility.

Mr. Rosenthal clarified a semipublic parking facility is basically tailgating and is a standard provision. Tailgating is prohibited in public parking lots, unless it is within the Entertainment District.

Mayor Howard requested the glass growlers to be changed to metal.

Mayor, Council, Mr. Propes, and Mr. Rosenthal further discussed the Ordinance and notifying the current license holders about all of the changes.

Mr. Rosenthal clarified that any restaurant or eating establishment must serve food every hour that they are open.

Mayor, Council, Mr. Propes, Chief Watts, and Mr. Rosenthal discussed closing times. There was not a general consensus on a cutoff time. It was decided that Council should email Mr. Propes concerning their suggested cutoff time choice. The first reading will be at the Council Meeting next month.

No Action.

V. DISTRICT ITEMS

1. District Items

Council Member Charles Boyce requested an update for getting speed humps on Green Street.

Mr. Jeremiah Still explained they were not warranted according to the study.

Vice-Mayor Larry Bradley questioned whether the Farmers Market is going to start prohibiting craft sales.

Mr. Propes explained there was a discussion in the DDA Meeting about the current composition of the Farmers Market and whether it is going too heavily into the crafts and what can be done to encourage producers. He stated some of it is due to there being late crops this year.

Council Member Lee Malcom stated the Board discussed ways the sale of more fruits and vegetables could be promoted. The Market Manager explained that the crops came late this year, and the local markets are losing growers. There is competition from the larger markets, where they can make more money.

Council Member Norman Garrett questioned why the police department was harassing people about parking in the grass on July 1. He questioned whether the officers were out there

yesterday, because there were a ton of cars of the grass yesterday. He questioned what made them enforce it in the first place and who called them.

Chief Watts stated when the event was coordinated it was explained to his department by Chris Croy and Chris Bailey that there could not be anything staked in the ground and there could not be any parking on the grass. The officer had a conversation with the event coordinator about not parking on the grass. He explained that he reviewed that video footage. There was nothing that was unprofessional, and the individuals moved their vehicles. Chief Watts stated that no one called or they would have enforced it yesterday. He explained that he received a call from Chris Bailey, who stated that Chris Croy had contacted the event coordinator about the issue. There are two no parking in the grass signs, and there has been more than \$700,000 spent on renovating that park.

Mayor Howard, Mr. Garrett, Chief Watts, Mr. Bailey, and Ms. Malcom further discussed the issue.

Council Member Tyler Gregory stated the online Parks Campaign is doing great, and the article in the Walton Magazine was really enjoyable.

2. Mayoral Update

Mayor John Howard stated they started on the Truck Route last Monday. Opening day for Plant Vogle III will be on Saturday. Georgia Local Government Personnel Association has awarded Les Russell with his Level I CHRM designation.

VI. EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

To approve a Retirement Agreement with Telecom Director Brian Thompson, with a retirement date of December 31, 2023, with one additional month of severance pay for January 2024, in recognition of his years of service to the City of Monroe, per City Administrator and City Attorney.

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

VII. ADJOURN

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

The Mayor and Council met for an Executive Session.

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

Staff Present:

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that all Council Members were present, except Council Member Myoshia Crawford. There was a quorum.

II. Personnel Issue (s)

1. Personnel Matters

Personnel matters were discussed, including attorney-client discussions.

III. Adjourn to Regular Session

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

MAYOR

INTERIM CITY CLERK

**MONROE PLANNING COMMISSION
MEETING MINUTES—June 20, 2023**

Present: Mike Eckles, Shauna Mathias (by phone), Randy Camp, Rosalind Parks, Nate Treadaway

Absent: None

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant
Donnie Wright—City Attorney
Sara Shropshire—Director of Community Development

Visitors: Chuck Ross, Kailash Tandrian, Eka Mahabir, Rae Singh, Mohan Singh, Patty Ramsarorp, Lindsey Streetman, Lee Rowell, Sadie Krawczyk, Chad Draper, Lori Volk, Bruce Hendley, Wes Peters, Sarah Grizzle

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

Motion to Approve the Agenda

Motion Camp. Second Parks.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the May 16, 2023 minutes.
Motion to approve

Motion Parks. Second Camp.
Motion carried

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

Old Business: None

The First Item of Business is Conditional Use Permit Case #2431, a request for a conditional use permit at 533 Plaza Dr. to allow for residential uses in the M-1 zoning district. The property owner converted an existing office building into a multi-family building without any permits. The property was converted into a four-unit apartment complex. The City became aware of the unpermitted apartment structure when the Monroe Police Department attempted to serve a warrant at the property. Approving the request could create a precedent for the unlawful creation of apartments in the city. Staff recommends denial of the request. If the request is approved, staff recommends adding four conditions as listed in the Staff Report dated 6/9/2023. The four conditions were read for the record:

1. The property owner shall obtain building permits and comply with all applicable building codes and life-safety requirements.

2. The building shall substantially conform to the number of bedrooms and proposed limitations described in the applicant’s narrative, regardless of any depictions shown on the floor plan included in this application.
3. The developer shall reduce the number of designated parking spaces on the site to a total of 8 spaces. The existing additional impervious surface not designated for parking shall be removed and replaced with landscaping and/or grassed areas.
4. Any change to or modification to the building not included in the applicant’s narrative, shall result in this Conditional Use being automatically revoked.

Chuck Ross, an attorney with Powell & Edwards, spoke on behalf of the applicant, Kailash Tandrian. Summary of Ross’s presentation:

- Tandrian came to Georgia from New York City and became an active member in his church and local community
- 533 Plaza Dr. previously housed an ambulance service company so the property was already set up for residential/overnight use
- Residential use is currently an allowed use with a conditional use permit in M-1
- Already a large number of residential properties including apartment complexes nearby
- As the property currently stands, it does not meet life/safety codes
- His client has cooperated and moved people out
- The first complaint from Code came in March and Tandrian then tried to apply for the CUP himself
- Tandrian purchased the property with the intent to use it as a church in March of 2022 but the property was already set up with four kitchens and multiple bathrooms. The top floor was as it is now and the bottom was plumbed for toilets and kitchen appliances. The bottom floor had damage that was repaired by Tandrian; the work may have required a permit
- While cleaning the place up he was approach to see if any rooms in the structure were available for rent
- The LLC referenced in the report was recommended by Ross to Tandrian for liability purposes; the LLC will likely be transformed into a non-profit; due to the time crunch an LLC was created which in Georgia automatically makes it a for profit institution.

Commissioner Treadaway: Have you or your client considered applying for a rezone?

Ross: No, I do not believe the staff would be supportive of a rezone for this property. Because residential is a permitted use under M-1 with a conditional use permit, it makes more sense to try to put this through as a conditional use

Commissioner Parks: The individuals living there would be temporary—short term?

Ross: Yes

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to deny

Motion Camp. Second Parks.
Motion Carried

The Second Item of Business is Rezone Case #2432, a request for a rezone at 408 Knight St from R-2 to R-1A to allow for subdivision of the property and development of a new single-family residence. The property currently contains one single-family residence that was constructed in 1920. Staff recommends approval without conditions. Sadie Krawczyk, board member for Hope Monroe, spoke in favor of the request.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve

Motion Treadaway. Second Parks
Motion carried

The Third Item of Business is Certificate of Appropriateness Case #2433, a request for a certificate of appropriateness for 506 S. Broad St. to modify an existing parking lot at an office building. The applicant proposes to modify the parking lot to better accommodate vehicle traffic in and out of the space. The parking will be inverted so that it faces the interior of the lot. Staff recommends approval without conditions. Wes Peters, from 81 Investment LLC, spoke in favor of the request. A roundabout will be added to increase efficiency.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve

Motion Camp. Second Treadaway
Motion carried

The Fourth Item of Business is Preliminary Plat Case #2434, a request for preliminary plat approval for 319 S. Madison Ave. to subdivide the site into 7 townhome lots with 1 common area lot. The plat is up for reapproval because the preliminary plat had expired. Four residences will face S. Madison Ave and 3 residences will face Milledge Ave. Staff recommends approval without conditions. Lori Volk and Bruce Hendley spoke in favor of the project.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve

Motion Treadaway. Second Camp
Motion carried

The Fifth Item of Business is Preliminary Plat Case #2435, a request for preliminary plat approval to subdivide two existing properties into 6 commercial lots located at the north side of Charlotte Rowell Blvd., west side of SR 11, south side of Double Springs Ch Rd, and east side of

Double Springs Ch Rd Connector. Staff recommends approval without conditions. The road built on the property will be dedicated to the city. Lee Rowell spoke in favor of the project. The applicant prepared the property for future development.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve

Motion Parks. Second Treadaway
Motion carried

The Sixth Item of Business is Zoning Text Amendment #16 Staff recommends approval without changes. These amendments are the result of House Bill 1405 that goes into effect July 1, 2023; to get the city in compliance with the new laws the following changes are being proposed:

- Section 643.4—Modifying procedures for CDO—COA’s
- Section 1440.1—Modifying published notices for CDO
- Section 1446—Adding public hearing and appeal procedures for CDO actions

Commissioner Parks: What happens if we did not approve them?

Wright: If we do not adopt these mandated changes, any zoning decisions that are made under these regulations could end up being overturned.

Chairman Eckles: Anyone else here to speak in for or against this amendment? None

Motion to approve

Motion Treadaway. Second Parks
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Treadaway. Second Parks
Meeting adjourned; 6:03pm

Historic Preservation Commission
Meeting Minutes
Regular Meeting—June 27, 2023

Present: Laura Powell, Elizabeth Jones, Fay Brassie

Absent: Jane Camp, Marc Hammes

Staff: Brad Callender, City Planner
Laura Wilson, Code Admin

Visitors: Matthew Mewbourne, Jessica Head, Wes Peters, Forrest Spain, Chanch Edwards, Crystal
Tollison, Ed & Julie Hoff, Dan & Tammy Dyer

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

Motion to move 700 S. Broad St. to #1 under New Business
Motion Brassie. Second Powell
Motion carried

Motion to approve agenda with corrections
Motion Powell. Second Brassie
Motion carried

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

Motion by Powell, Second by Brassie
Motion carried.

Old Business:

The First Item of Old Business: Request for COA #2226, a request for exterior changes including signage at 130 S. Broad St. At a previous meeting the changes to the door and the signage were approved. The only outstanding item is the transom window. Jessica Head, general manager of Sweetberry, spoke in favor of the application. The new transom will be framed out of wood (instead of metal) painted to match the color on the building with tempered glass.

Chairman Jones: Any questions from the public? None

Motion to approve
Motion by Brassie, Second Powell
Motion carried

New Business

The First Item of New Business: Request for COA #2469, a request for exterior changes including an awning and railing at 700 S. Broad St. The applicant, Wes Peters from 81 Investment Company LLC, spoke in favor of the project. The main goal of the project is to update the façade. The left side of the building is occupied by Jeff Coates barbershop. The sidewalk will be leveled and then a railing be added because there is a 12-18 inch drop between the sidewalk and the street. The brick will be cleaned and if necessary painted but the goal is just to

clean the brick. The awnings will be black metal, square in shape located above the windows with metal supports above.

Chairman Jones: My main concern is the cleaning of historic brick; need to be careful with what type of chemicals you use. It is a good idea to start on the back to avoid damaging the front façade. Painting the structure could also be problematic. It could trap the moisture and deteriorate the building. Water will find away to get out because historic brick is designed to breathe. The water could leach out through the mortar or foundation, cause the paint to peel.

Peters: If the cleaning did not go as planned and we wanted to paint the brick, would we have to come back before the board?

Wilson: Because the building has not been previously painted, you would have to come back

Wilson: What is happening with the transoms above the windows?

Peters: We are not sure what they were originally; they do not open to the interior of the building. We are going to create some type of panel with gridlines—decorative wood or metal

Commissioner Brassie: Our manual encourages the use of fabric awnings over metal—to soften the building.

Wes: The building has such a historic front that even with a modern awning; it is good blend

Commissioner Powell: The railing will go across the front of the building?

Peters: Yes

Commissioner Brassie: Will you need a handicap entrance?

Peters: We will comply with all ADA requirements

Chairman Jones: Any questions from the public—no

Motion to approve as presented

Motion by Brassie, Second by Powell

Motion carried

The Second Item of New Business: Request for COA #2464, a request for fence, deck, and shed at 128 3rd St. The applicants, Dan and Tammy Dyer spoke in favor of the request. The shed will be placed on the left side of the house as viewed from the street. The current deck will be replaced with a covered deck and the chain linked fence will be replaced with a privacy fence. The new privacy fence will extend the length of the property. Half of the new deck will be screened-in and the other will be open air under the roof. The applicant provided updated drawings and pictures to the commission members. The roof over the new deck will have a gabled end.

Commissioner Powell: The deck does not currently run the full length of the house and you want to extend it out?

Dyer: Yes

Chairman Jones: Any questions from the public—no

Motion to approve new deck with gabled roof, partially enclosed; shed, remove chain link fence and replace with privacy fence

Motion by Brassie, Second by Powell

Motion carried

The Third Item of New Business: Request for COA #2464, a request for fence, deck, and shed at 128 3rd St. The applicants, Dan and Tammy Dyer spoke in favor of the request. The shed will be placed on the left side of the house as viewed from the street. The current deck will be replaced with a covered deck and the chain linked fence will be replaced with a privacy fence. The new privacy fence will extend the length of the property. Half of the new deck will be screened-in and the other will be open air under the roof. The applicant provided updated drawings and pictures to the commission members. The roof over the new deck will have a gabled end.

Commissioner Powell: The deck does not currently run the full length of the house and you want to extend it out?

Dyer: Yes

Chairman Jones: Any questions from the public—no

Motion to approve new deck with gabled roof, partially enclosed; shed, remove chain link fence and replace with privacy fence

Motion by Brassie, Second by Powell
Motion carried

The Third Item of New Business: Request for COA #2465, a request for a hanging sign at 109 N. Broad St. for Rekindle Candle Co. The sign is metal and the name will be etched/engraved. The sign will be centered over the middle panel on the front façade. Matthew Mewbourne, owner of the store, spoke in favor of the request. The sign measures approximately 16 sq ft.

Commissioner Brassie: Looking head on at the sign, all will see is the skinny profile?

Mewbourne: Yes

Chairman Jones: Any questions from the public—no

Motion to approve

Motion by Powell, Second by Brassie
Motion carried

The Fourth Item of New Business: Request for COA #2466, a request for a fence at 407 E. Church St. The applicant and property owner Ed Hoff spoke in favor of the project. The proposed wood fence would replace an existing chain-link fence. The fence will be painted white to match the trim on the garage.

Commissioner Brassie: Will there be any chain-link left?

Hoff: Yes, in the rear of the property that will not be visible from the street

Chairman Jones: Any questions from the public—no

Motion to approve

Motion by Brassie, Second by Powell
Motion carried

The Fifth Item of New Business: Request for COA #2467, a request for demolition of 1250 S. Madison Ave. The applicant and property owner, Chanch Edwards, spoke in favor of the request. Edwards recently purchased the house. He would like to demolish the structure and replace it with a new single-family residence. The foundation

is failing and there are no floors in the house so it is not feasible to renovate the structure. It is a nonconforming lot so we will have to stay within the boundaries of what is there.

Commissioner Brassie: I am not one for demolition either but I did go out there and you can see where the foundation is crumbling. Plus, there is no floor. The one across the street is very important architecturally. While this one is also important, putting something back that goes with the neighborhood is a plus. I would like to see the windows 6/6 because I think that is what is there now.

Edwards: That is fine; I will use the Monroe Preservation Primer as my guidebook to build this property back

Commissioner Powell: You provided an estimate for remodel of \$250k?

Edwards: That is for new construction. The house is beyond repair.

Wilson: According to the plans, it looks the porch is 32 inches off the ground. Are you going to do a rail?

Edwards: I would want to keep the porch at 30 inches not have a rail as required by code.

Chairman Jones: This makes me nervous because we do not want to lose our historic districts.

Callender: Is this going to continue to contribute to the district?

Chairman Jones: Correct or will it deteriorate and not contribute to the district

Edwards: If it doesn't get torn down the only option is a low-income rental house

Wilson: Why did you decide to keep the notches in the back instead of squaring off the house?

Edwards: I think that would be a question for Brad because that is how the foundation currently sits. I would love to square off the back space; it would look better

Callender: The issue is creating additional encroachment on Panell Road. If you fill in the back corners, I do not see that as a problem. You can still have the steps coming out; they would be in line with the porch steps at that point.

Wilson: If you square off the back, it will also clearly show that it is a replacement structure; less confusion about if it is a historic structure

Chairman Jones: Any questions from the public:

- How large will the house be? About 1500-1800 sq ft

Motion to approve demolition and replacement structure as presented with modifications—front porch columns will be similar in appearance to existing structure, back can be squared off evenly with the footprint of the house, and use 6/6 windows

Motion by Brassie, Second by Powell
Motion carried

The Sixth Item of New Business: Request for COA #2468, a request for a fence and shed at 207 N. Madison Ave. The applicant and property owner Forrest Spain spoke in favor of the project. The shed will only have three windows across the top with a door. The fence will be horizontal slats to match the neighbors.

Commissioner Powell: Will the shed be taller than the fence?

Spain: The fence will be 6 feet at the back of the property

Commissioner Brassie: The shed roof matches the front of your house so I think it is compatible

Callender: I caution you not to put the fence or shed in the driveway easement which is 6ft on either side of the driveway

Commissioner Brassie: Will it have a gate?

Spain: Yes- one in the front and one in the back; once everything is approved, how long do I have to complete it?

Callender: 18 months

Chairman Jones: Any questions from the public—no

Motion to approve

Motion by Powell, Second by Brassie
Motion carried

Motion to adjourn

Motion by Brassie. Second by Powell

Adjourned at 7:03 pm

PROCLAMATION

CONGRATULATING THE HURRICANE ELITE TRACK TEAM

Whereas, the Hurricane Elites, coached by Bre Robinson, Lauryn Shaw, and Khadiyja and Carlos Larry, have had a very successful season; and

Whereas, with only 10 athletes they were able to come home with 19 medals while setting major personal records and season bests in events; and

Whereas, the members of the Hurricane Elite team are:

Lauryn Shaw
Lewis Hendrix
Kaelyn Ansley
Essence Blue
Derrick Bailey
Kaliyah Ansley

Sophia Fontenot
Brielle Price
Billy Hendrix
Kamera Ansley
Carlos Larry

Whereas, without expectation and concern for only the development of the athletes themselves, they collected 171 points and qualified for the AAU National Junior Olympics in Des Moines, Iowa at Drake Stadium; and

Now Therefore, I, John Howard, Mayor of the City of Monroe, on behalf of the Mayor, City Council and our residents hereby recognize the Hurricane Elites for an excellent season and a job well done.



Mayor John S. Howard
City of Monroe

ASSISTANT CITY ADMINISTRATOR UPDATE

August 8th, 2023

Facilities & Grounds Maintenance

- Trash Collection – 3,880 lbs
- Grounds Maintenance – 287.3 acres
- Cemetery Improvements – Complete (Oak Hill)

CDBG 2022 Sewer Project

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

Blaine Station Phase II

- Corner space demo – bid review / 2024 CIP inclusion
- Staff Redevelopment – divide by classification
- RFP/Q issuance – August/September 2023

Georgia Utility Training Academy

- Training area building repairs – 2023 CIP
- Citywide training program development and tier training
- 2023 Safety class schedule, GDOT flagging

Airport

- Terminal Building – construction complete, naming complete, furnishing and operational transfer in progress
- Fall Festival – October 22, 2023
- Disadvantaged Business Enterprise (DBE) program – development phase
- FY24 Taxiway Construction Tentative Allocation – \$372,501/\$20,695
- FY24 State 75/25 Funding (additional) – application process
- FY23 Taxiway Design – complete
- Maintenance – brush clearing on northeast side
- DOT Inspection Schedule – April 27, 2023, response complete
- LIDAR survey, obstruction removal – 2024/2025

- Capital Improvement Projects – FY23 to FY27
- Deed Search / Property Map update project – FAA requirement 2022
- Maintenance Hangar site plan, grading package, agreement – TBD
- 12/24-unit t-hangar site plan discussion, grading package, terms – 2023 CIP
- MGSA Lease Renewal – 2023
- Bipartisan Infrastructure Law (BIL) - \$17.3 million for 82 general aviation airports (\$110k-\$295k), double AIP funding for 5 years, \$159k in 2022 w/5% local match, \$145k in 2023 w/5% local match

City Branding / Logo

- Gateway signage at Charlotte Rowell / GA Hwy 11 – construction in progress

Parks

- Town Green construction – August 31, 2022 (Completion July 2023)
- Playground mulch – complete 2023
- Community Garden – iron tree installation complete
- Pilot Park – pinwheel project (2022) A Child’s Voice
- Pilot Park – new equipment installation
- Mathews Park phase II – complete
- Mathews Park parking addition – almost complete
- Mathews Park – 2023 Arbor Day celebration (2/25/23)
- Green Street improvements – planning, grant search
- Dennis S. Coker Park pocket park – planning
- Rental/Lease Program – in process

Streets / Stormwater

- Traffic Calming – NTP September 12, 2022, complete January 27, 2023
- East Marable Guardrails – bidding phase
- Sweeper Usage – ETA (11/23), expanded contractor route currently
- Library parking lot rehabilitation – front complete / back (July 2023 50%)
- Traffic Study – Baker Street / South View Drive (11)
- Traffic Study – Edwards Street
- Municipal Court parking lot rehabilitation – complete

- Road & Signage Assessment Survey – 2023 CIP (Keck & Wood)
- Stormwater Masterplan – pending MS4 designation
- North Lumpkin Street Alleyway Phase II – easement process
- North Madison Avenue – early 2024
- 2022 LMIG – complete
- Walton Road Sidewalks – in progress
- 2023 LMIG – summer/fall 2023 (Walton Road)
- Sidewalk rehabilitation – (2021) 1,985’ (2022) 2,105’ (2023) 892’
- ROW maintenance – ongoing
- Stormwater Retention Pond Inspections & Plan Reviews – started
- Georgia Department of Transportation (GDOT) – downtown patching (3/8)
- Leaf Season – October 31st to February 28th

MyCivic Implementation

- Public Implementation – September/October 2023

Solid Waste

- Monday Holiday Schedule – Tuesday, Wednesday, Thursday, Friday
- Monday/Tuesday Route Changes – March 6th, social media, door hangars
- Great American Cleanup Week – April 23-29, 2023
- Waste & Recycling Workers Week for June 17-23, 2023
- Automated Side Loader Garbage Truck delivery – ETA (11/23)
- Mini Rear Loader Garbage Truck delivery – delivered
- Solid Waste Transportation contract approval – complete
- Transfer Station Rehabilitation – 2023 CIP, March 9-10th closure

Procurement / Inventory

- Milner-Aycock Building – sold
- Terminal Building – construction start 5/31/22, complete 7/28/23
- Town Green – construction start 8/31/22
- By-Pass – utility relocation scheduling, material on hand
- Blaine Station Redevelopment RFP/Q – May 2023
- West Spring Street – natural gas replacement 7/13/23
- Walton Road Sidewalk – LMIG sidewalk replacement/addition in progress

- Visitor Center / Old City Hall – exterior rehabilitation discussion

Downtown Development Authority

- Parking Study – ongoing (signage, usage, lighting, safety, condition)
- Car Show – March 18th (18k)
- Georgia Downtown Association (GDA) – April 21st
- First Friday Concerts – May 5th, June 2nd, August 4th, September 1st
- Farmers Market – May 6th start
- Flower Festival – May 20th (8k)
- Fall Fest – October 14th
- Light up the Night – November 2nd
- Bikes, Trikes, & Magical Lights Parade – November 16th
- Christmas Parade – December 7th

Tree Board

- Arbor Day Celebration – Mathews Park February 25th
- Educational Opportunities – GUTA, Georgia Forestry Commission Training
- Social Media Education – Arbor Day, Gardening Week

PROJECT NAME	CODE	PROJECT BUDGET	CURRENT BUDGET	EXPENSE TO DATE	PERFORMED BY	PROJECT STATUS	FEET	MATERIAL ORDER DATE	MATERIAL LEADTIME	SEAL BID (YES/NO)	ESTIMATED START DATE	ESTIMATED TIMELINE	KEY MILESTONES OF PROJECT
		\$ 52,524,977.34	\$ 50,785,940.95	\$ 36,323,465.70									
Airport Paving	19-002 21-007	\$ 1,453,975.00	\$ 965,842.06	\$ 886,313.13	Atlanta Paving & Concrete Construction	Complete	5,000'	N/A	N/A	Yes	04/05/21	60 days	Pre-Construction 3/15, Construction Start 4/5, Runway Closure 28 days, Sporadic Closure 28 days
Hangar Site Projects	18-005	\$ 350,000.00	\$ 425,000.00	\$ 345,326.24	GMC / Conner / JRM / NRC / APCC	Complete		N/A	N/A	N/A	04/01/20	52 weeks	Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping
Terminal Building Design	21-042	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	GMC	Complete		N/A	N/A	Yes	07/01/21	12 months	Scope, Bid Process
Terminal Building	21-042	\$ 550,000.00	\$ 996,647.13	\$ 900,664.14	Smith & Company	Construction Start (NOTAM 05/733)		N/A	N/A	Yes	05/31/22	210 days	Award, Acceptance/Rejection, Planning, Design, Bidding, Contracting, Construction (322-7563-541303)
Taxiway Design	22-044	\$ 65,000.00	\$ 65,000.00	\$ 17,368.50	GMC	In Progress		N/A	N/A	No	07/01/22	365 days	
Maintenance Hangar Building	21-033	\$ 50,000.00	\$ 35,500.00	\$ 33,300.00	Owner / Lessee	Agreement Phase		N/A	N/A	No	N/A	12 months	Planning, Council Approval, Engineering, 7460, DOT Approval, Lease Agreement, (322-7563-541303)
Hangar Fee Design	23-001	\$ 56,000.00	\$ 56,000.00	\$ 12,325.00	GMC	In Progress		N/A	N/A	No	01/23/23	8 weeks	
Fire Department Memorial Garden Repair	N/A	N/A	\$ 12,675.28	\$ 5,000.00	Garland / SignBros	Complete		03/03/21	4 weeks	No	03/22/21	3 weeks	Involves Traffic Damage, Insurance, Garden Repair (\$10,481), Letter Replacement (\$2194.28)
Fire Department BadgePass Installation	N/A	\$ 17,500.00	\$ 14,657.00	\$ 14,657.00	BadgePass / SAMS	Complete		03/29/21	N/A	No	N/A	2-3 weeks	Order, Installation, Testing, Live
CDBG 2020 - Stormwater	19-036	\$ 1,506,579.00	\$ 1,822,077.00	\$ 1,939,196.87	Allen Smith / Carter & Sloope / Dickerson Group	Complete	6,400'	N/A	N/A	Yes	10/01/21	180 days	Engineering Phase, Bidding, Construction planned for late summer/early fall (520-4320-541303)
Stormwater Retention Pond Rehabilitation	21-028	\$ 325,000.00	\$ 325,000.00	\$ 4,500.00	Conner Grading / City of Monroe	Phased Project		N/A	N/A	No	07/28/21	2 weeks	Breedlove/McDaniel DONE
Stormwater Infrastructure	22-018	\$ 145,510.00	\$ 145,510.00	\$ 116,804.50	Conner Grading / City of Monroe	Complete	320'	N/A	N/A	No	N/A	N/A	Highland Creek DONE, Baron Drive, Wayne Street Alleyway DONE
Stormwater Infrastructure	23-007	\$ 150,000.00	\$ 150,000.00	\$ -	TBD								
Stormwater Marketing	N/A	\$ 3,500.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Sidewalk Repair Project	20-005	\$ 45,000.00	\$ 45,000.00	\$ 46,945.00	Black Oak / J&R	Complete	1,985'	N/A	N/A	No	06/07/21	N/A	East Washington, East Highland, East Marable, Glen Iris
Sidewalk Repair Project	22-008	\$ 45,000.00	\$ 45,000.00	\$ 87,487.75	Black Oak	Complete	2,105'	N/A	N/A	No	04/26/22	N/A	Pine Crest, Milledge
Sidewalk Repair Project	23-005	\$ 45,000.00	\$ 45,000.00	\$ 36,760.00	Black Oak	Complete	892'	N/A	N/A	No	N/A	N/A	Church, Madison, Midland, Washington, Jackson (320-4200-522226)
Walton Road Sidewalks	23-021	\$ 291,187.50	\$ 328,187.50	\$ 49,710.94	HD Construction	In Progress	4,240'	N/A	N/A	Yes	07/18/23	4 weeks	(322-4200-522226)
Murray Lot Improvement	N/A	\$ 58,500.00	\$ 73,500.00	\$ 83,000.00	J&R Consolidated	Complete		N/A	N/A	No	03/17/21	3-4 weeks	Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN!
New Sidewalks	23-006	\$ 85,000.00	\$ 85,000.00	\$ -				N/A	N/A				
Municipal Court Lot Improvement	22-040	\$ 25,000.00	\$ 25,000.00	\$ 33,605.00	J&R Consolidated	Complete		N/A	N/A	No	09/06/22	2 weeks	(322-4200-541303)
Utility / Broad Street Gate	N/A	\$ 10,000.00	\$ 9,980.40	\$ 9,480.40	Larry's Fence & Access Control	Complete		03/08/21	3-4 weeks	No	04/12/21	4-6 weeks	Gate Building, Installation, Software Training
Utility / Sorrells Street Gate	19-023	\$ 50,000.00	\$ 50,000.00	\$ 64,590.18	Larry's Fence & Access Control, Black Oak, City of Monroe	Complete		N/A	N/A	No	06/06/22	30 days	
South Madison Avenue Paving Project	N/A	\$ 356,372.49	\$ 356,372.49	\$ 349,869.74	Blount Construction Company	Complete		N/A	N/A	Yes	05/03/21	3 weeks	Milling, Patching, Paving, Striping
Library Parking Lot Rehabilitation	22-038	\$ 90,000.00	\$ 91,920.00	\$ 20,320.00	J&R Consolidated	Front Complete, Back Scheduling		N/A	N/A	No			Planning, Project Bidding during the Spring (322-4200-541303), Grant 1/2 Front Lot
Wayne Street Streetscape	20-037	\$ 250,000.00	\$ 250,000.00	\$ 187,268.75	Keck & Wood	Planning		N/A	N/A	Yes	TBD	TBD	
2023 LMIG							10,530'						
2021 LMIG	21-018	\$ 450,000.00	\$ 98,093.84	\$ 232,491.21	SDS	Complete	13,200'	N/A	N/A	Yes			East Washington, Pinecrest Drive, Bryant Road, South Madison Avenue
2022 LMIG	22-001	\$ 225,000.00	\$ 228,116.23	\$ 242,930.47	SDS	Complete	6,663'	N/A	N/A	Yes	TBD	TBD	Green, Nowell, Lopez
2020 LMIG	20-001	\$ 225,000.00	\$ 227,344.88	\$ 204,378.79	SDS	Complete		N/A	N/A	Yes			
2019 LMIG		\$ 200,000.00	\$ 200,000.00	\$ 198,584.37		Complete							
Blaine Station Parking Lot Rehabilitation	21-036	\$ 35,000.00	\$ 35,000.00	\$ 34,487.55	Garrett	Complete		N/A	N/A	No	N/A	N/A	
Striping	22-009	\$ 40,000.00	\$ 40,000.00	\$ 22,476.29	Tidwell	Complete		N/A	N/A	No	04/18/22	2 weeks	Etchison, Bankers (322-4200-541303)
North Midland Traffic Calming	22-007	\$ 500,000.00	\$ 497,790.21	\$ 509,910.21	Keck & Wood / TriScapes	Complete		N/A	N/A	No	N/A	4 weeks	Design, Planning, Pricing, Construction (Midland, Felker, Madison, Highland)
US78 Eastbound Ramp	19-028	\$ -	\$ -	\$ 24,015.97		Planning							
Lumpkin Alleyway Phase II		\$ -	\$ -	\$ 11,005.89	City of Monroe / TBD	Easement Acquisition		N/A	N/A	No	N/A	2 weeks	Demo of Existing, Utility Replacement, Drainage, Concrete
North Madison Sidewalk/Drainage	21-027	\$ -	\$ -	\$ 8,980.42	Keck & Wood	Engineering	1,200'	N/A	N/A	Yes	N/A	N/A	Planning, Design, Drainage, Sidewalk, Piping, Easement, Permit, Construction
Cemetery Rehabilitation	22-039	\$ 150,000.00	\$ 115,000.00	\$ 115,795.00	Dickerson Group	Complete							Rest Haven Paving, East View Paving, West Marable Patching (322-4200-541303)
Mathews Park Phase I	20-044	\$ 175,000.00	\$ 175,000.00	\$ 165,510.00	PlaySouth Playground Creators / CXT Concrete	Complete		N/A	N/A	Yes			Playgournd Equipment, Building Placement, Paving (County), Pavilion
Mathews Park Phase II	21-035	\$ 300,000.00	\$ 300,000.00	\$ 405,974.05	PlaySouth Playground Creators, Great Southern Recreation, Aquatic Environmental	Complete		08/04/21	30 weeks	Yes	TBD	TBD	Tables, Pavilions, Concrete, Asphalt, Demo, Shade Structures, Signage, Fencing (322-6200-541303)
Park Improvements	23-012	\$ 150,000.00	\$ 150,000.00	\$ 40,299.08	Various	Ongoing		N/A	N/A	No	04/04/23	TBD	Mulch (Pilot, Mathews), Trash Bins (Mathews) (322-6100-541303), Mathews Parking
Park Sunshades	21-002	\$ 25,000.00	\$ 25,000.00	\$ 17,607.00	PlaySouth Playground Creators	Complete		01/04/21	6 weeks	No	04/22/21	2 days	Material Order 1/4, Delivery 3/1, Installation 4/22
Pilot Park	20-014	\$ 250,000.00	\$ 250,000.00	\$ 311,134.00	PlaySouth Playground / Black Oak / TriScapes / Roberts Fence / City of Monroe	Complete		N/A	N/A	Yes	N/A	N/A	Demo of Existing, Stormwater Repair, Playground Equipment, Concrete, Fencing, Painting

Pilot Park Maintenance	21-039	\$ 20,000.00	\$ 20,000.00	\$ 25,333.96	Conner Grading / City of Monroe	Complete		N/A	N/A	No	10/04/21	N/A	Drainage Repair, Mulch, Retaining Wall Repair
Parks Master Plan	21-044	\$ 10,000.00	\$ 50,000.00	\$ 60,676.75	Keck & Wood	Ongoing		N/A	N/A	No	08/14/21	N/A	Overall Remastering of the Parks Plan (322-6200-541303)
Green Street Court	N/A	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	PlaySouth Playground Creators	Scheduling		N/A	N/A				
Childers Park Rehabilitation	21-038	\$ 25,000.00	\$ 25,000.00	\$ 37,200.00	J.Key Construction / Conner Landscaping	Complete		10/07/21	2 weeks	No	10/18/21	2 weeks	Pricing, Demo, Repair (322-6200-541303)
Childers Park Lake	20-023	\$ 125,000.00	\$ 125,000.00	\$ 114,935.87	Conner Grading / City of Monroe	Complete		N/A	N/A	No	N/A	8 weeks	
Park Restrooms	21-034	\$ 130,000.00	\$ 135,932.24	\$ 141,089.66	CXT Concrete Buildings, Black Oak	Complete		08/12/21	N/A	No	TBD	5 months	Mathews Park, Pilot Park, (322-6200-541303)
Alcovy River Park	21-026	\$ -	\$ -	\$ 5,954.00		Planning							
Parks Buildings Demo	21-030	\$ 20,000.00	\$ 20,000.00	\$ 43,638.34	City of Monroe	Complete		N/A	N/A	No	02/01/21	Sporadic	EC Kidd DONE, Towler Street DONE, Hammond DONE, Mathews DONE, Coker DONE, Athens Tech DONE
Town Green Improvements	22-037 19-009	\$ 3,200,000.00	\$ 3,200,000.00	\$ 3,155,501.56	Astra Group	Ongoing		10/13/22	N/A	Yes	TBD	TBD	
Christmas Light Rehabilitation	22-045	\$ 125,000.00	\$ 125,000.00	\$ 1,597.20	TBD	Ongoing		N/A	N/A	No			(230-6100-541303)
Gateway Entrance Signage	21-014	\$ 125,000.00	\$ 90,000.00	\$ 66,281.34	Black Oak, SignBros	Signage Schedule		N/A	N/A	Yes	N/A	N/A	REBC grant award (31k), Design, Landscaping, Signage (322-4200-541303)
Parking Study	22-010	\$ 9,500.00	\$ 9,500.00	\$ -	Kronberg Ubanists/Architects	In Progress		N/A	N/A	No	01/01/23	5 months	(322-4200-541303)
Municipal Court Room Soundproofing	23-002	\$ 30,000.00	\$ 30,000.00	\$ 17,412.00	Benton Brothers	Complete		N/A	N/A	No	03/06/23	2 weeks	
GUTA Improvements	23-004	\$ 25,000.00	\$ 25,000.00	\$ -	TBD	Planning		N/A	N/A	No	TBD	4 weeks	Exterior Building Repair
City Hall HVAC Upgrade	23-003	\$ 50,000.00	\$ 50,000.00	\$ -	Mallory Evans	Scheduling		N/A	N/A	No	TBD	2 weeks	Emergency Repair of System, Access Controls
City Hall Carpet Replacement	22-041	\$ 174,930.00	\$ 174,930.00	\$ -		In Progress		10/03/22	12 weeks	No	01/02/23	3 weeks	(520-4975-541303)
City Hall Lighting	21-043	\$ 45,000.00	\$ 45,000.00	\$ 40,935.00	Peters Electric	Complete		N/A	N/A	No	08/02/21	TBD	City Hall Lighting Changeout (Prior to Reopen) (520-4600-541303)
GPS Replacement	N/A	N/A	\$ 20,570.00	\$ 20,570.00	AT&T Fleet Complete	Complete		03/10/21	1 week	No	04/29/21	2 weeks	Material Delivery, Installation Dates/Scheduling
Plaza Renovation Phase II	21-021	\$ 971,288.00	\$ 971,288.00	\$ 977,162.48	Garland Company	Complete		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (100-6200-541303)
	21-022	\$ 478,678.00	\$ 478,678.00	\$ 515,398.83	Garland Company	Complete		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (520-4750-541303)
Blaine Station Masterplan	22-035	\$ 25,000.00	\$ 25,000.00	\$ 7,500.00	Lord Aeck Sargent	Ongoing		N/A	N/A	Yes	N/A	N/A	(100-7200-521200)
GIS Development		\$ 250,000.00	\$ 250,000.00	\$ 227,229.00	Carter & Sloope	Sewer Test Deployment, Awaiting Water, Gas, and Stormwater		N/A	N/A	Yes	01/01/20	24 months	Captured Data, Test Phases, Deployment, Edit/Corrections, Live Application
City Branding Image Changeover	22-030	\$ 100,000.00	\$ 100,000.00	\$ 67,854.03	TBD	Complete		N/A	N/A	No	N/A	N/A	Water Tank, Vehicles, Uniforms, Signage, Stationary, Website (520-4975-541303)
MyCivic Implemetation	N/A	\$ -	\$ -	\$ -	Tyler / MyCivic	In Progress		N/A	N/A	No	05/17/21	6 weeks	Development, Implementation
Solid Waste Marketing & Recycling Education	N/A	\$ 30,000.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Solid Waste Transfer Station Improvements	19-011	\$ 350,000.00	\$ 350,000.00	\$ 354,693.58	Osborn / Garland / Peters / CupriDyne / ProCare	Complete		N/A	N/A	No	N/A	3 months	Signage, Transfer Station Floor/Wall Repair/Clean, Scale Replacement, Fencing, Landscaping, Generator
Scale House Improvements	N/A	\$ 100,000.00	\$ 107,466.70	\$ 107,466.70	Fairbanks	Complete		N/A	N/A	No	N/A	1 month	
Garbage Truck Purchase (ASL)	N/A	\$ 270,000.00	\$ 278,673.00	\$ -	Carolina Environmental Systems	Ordered		08/16/21	TBD	No	N/A	N/A	National Purchasing Alliance Purchase (8/25/22)
Garbage Truck Purchase (Commercial)	N/A	\$ 301,000.00	\$ 319,835.00	\$ 319,835.00	Carolina Environmental Systems	Complete		01/15/22	180 days	No	N/A	N/A	National Purchasing Alliance Purchase (5/25/22)
Garbage Truck Purchase (Mini Rear)	N/A	\$ 141,000.00	\$ 150,752.00	\$ -	Carolina Environmental Systems	Ordered		04/25/22	280 days	No	N/A	N/A	National Purchasing Alliance Purchase (3/1/23)
Police / Municipal Court Renovation Project	19-007	\$ 3,560,523.00	\$ 3,560,523.00	\$ 3,396,925.50	Garland / Place Services	Complete		N/A	N/A	Yes	06/01/19	24 months	Exterior, Bidding Architectural, Design, Bidding, Interior Renovation, Final
Telecom Bypass	22-028	\$ -	\$ -	\$ -									
Electric Bypass	22-024	\$ -	\$ -	\$ -		Planning					03/01/22	18 months	
Town Green Underground	20-036	\$ 187,000.00	\$ 187,000.00	\$ 238,108.86	Black Oak/ City of Monroe	In Progress		N/A	N/A	No	05/01/20	N/A	(520-4600-541303)
Monroe Pavilion	20-038	\$ -	\$ -	\$ 876,013.37	City of Monroe	Complete				No	05/01/20		
HWY 78/11 Lighting	21-011	\$ 76,500.00	\$ 76,500.00	\$ 90,154.50	City of Monroe	Complete				No	03/01/21	3 months	
Belle Meade Primary Replacement	21-025	\$ 74,686.00	\$ 74,686.00	\$ 59,500.00		In Progress				No	05/01/21	3 months	
AMI Interactive Metering	21-017	\$ 480,215.00	\$ 480,215.00	\$ 185,413.54		In Progress				Yes	04/01/21		
Madison Avenue Rebuild	21-020	\$ 518,145.35	\$ 518,145.35	\$ 519,463.57	Utec	In Progress				Yes	05/01/21		
Meadows Farm Subdivision	21-023	\$ 325,000.00	\$ 325,000.00	\$ 335,891.16		In Progress				No	05/01/21		
Stonecreek Streetlights Phase II	21-040	\$ 22,016.00	\$ 22,016.00	\$ 27,412.56		In Progress				No	10/01/21		
Commercial Demand Meters	21-041	\$ 70,000.00	\$ 70,000.00	\$ 53,856.00	City of Monroe	In Progress				No	11/01/21		
Electric Car Charging Stations	22-014	\$ 110,500.00	\$ 110,500.00	\$ 90,798.00	City of Monroe / ChargePoint	In Progress				No	01/01/22		
Mill Farm Place on Alcovy Electrical	22-034	\$ -	\$ -	\$ 18,433.50	City of Monroe	In Progress				No	06/01/22		

LED Streetlights	18-009	\$ 125,000.00	\$ 125,000.00	\$ 136,649.95	City of Monroe	In Progress				No	01/01/18	N/A	
Highway 186 Gas Extension	21-001	\$ 1,000,000.00	\$ 1,000,000.00	\$ 305,527.80	City of Monroe	Completed	36,000'	N/A	N/A	No	01/01/21	12 months	6" Plastic
Highway 83 Gas Extension					City of Monroe	Completed	114,502'			No	06/01/21	6 months	4" plastic / Old Monroe Madison completed, 2,500' of pipe installed on Chandler Rd
Gas Bypass	22-025			\$ 237,553.90	Consolidated Pipe, Southern Pipeline	Material on-hand	9,859'	04/14/22	6 weeks	No	10/01/22	2 months	2750' 4" steel (Hwy 11) 600' 2" steel (Mt. Paron) 6500' 4" plastic (Pannell, Gene Bell & Unisia Drive) plastic material has arrived. Awaiting steel main delivery. Bid is out for steel main install currently. City will install all plastic mains.
Poplar Street Gas Renewal / Installation	21-004	\$ 316,494.00	\$ 316,494.00	\$ 155,402.10	City of Monroe	Complete	4,300'	N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 2" Steel
Southview Drive, Bolton Street, Reece Street, Pierce Street and Olympian Way Renewal					City of Monroe	All completed and services tied over	3,000'			No	01/01/21	4 weeks	2" Plastic
Carwood Drive Gas Renewal					Southern Pipeline	Completed & services tied over.	3,000'	N/A	N/A	No	05/01/21	6-8 weeks	2" Steel
Victory Drive Renewal					TBD	Planning	1,500'	N/A	N/A	No	01/01/21	5 months	2" Plastic
Harris / Lacy Renewal					TBD	Planning	2,000'	N/A	N/A	No	04/01/21	5 months	2" Plastic
MAB Gas Extension	21-005	\$ 250,000.00	\$ 231,576.50	\$ 18,423.50	City of Monroe	Complete		N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 4" Plastic
West Spring Street Gas Replacement	23-020	\$ 300,000.00	\$ 352,560.00	\$ -	Southern Pipeline	Scheduling	7,420'	07/18/23	N/A	Yes	TBD	8 weeks	(520-4700-541303)
Good Hope Gas Extension	21-006	\$ 100,000.00	\$ 100,000.00	\$ 65,503.50	City of Monroe	Completed							
Unisia Drive Gas Extension					City of Monroe	Complete	3,100'	N/A	N/A		01/01/21	1 week	4" Plastic
Highway 11 South Renewal					Contractor	Complete	20,064'	N/A	N/A		01/01/21	6-8 weeks	4" Plastic
The Fields / Alcovy Mountain Gas Extension	21-005	\$ 250,000.00	\$ 227,886.14	\$ 57,687.71	City of Monroe	Complete	4,000'	N/A	N/A		03/01/21	1 week	2" Plastic
The Fields / Alcovy Mountain Gas Phase 2	21-005				City of Monroe	Complete		N/A	N/A	No	09/01/22	1 week	2,750' of 2" plastic
Poplar Street Gas Pressure Improvements					City of Monroe	Complete	2,800'	N/A	N/A	No	01/01/21	6-8 weeks	
Jack's Creek Rd Gas Expansion					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main along Jack's Creek Rd
Saddle Creek Subdivision Jim Daws/Wall Rd Gas					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main in Saddle Creek Subdivision
Mt. Creek Church Rd Gas Expansion					City of Monroe	Complete	7500'	N/A	N/A	No	02/01/22	1 month	Installed 7500' of 2" plastic gas main along Mt. Creek Church Rd from Gratis Rd to Jim Daws Rd
Charlotte Rowell Blvd					City of Monroe	Material on-hand	4,500'	N/A	N/A	No	02/05/23	1 week	Installing 4,500' of 4" plastic gas main along Charlotte Rowell Blvd to Drake Drive
Brookland Commons - Gas					City of Monroe	Material Ordered	6,500'	N/A	N/A	No	03/01/23	1 month	Installing 6,500' of 2" plastic gas main in new subdivision
Rivers Edge - Gas					City of Monroe	Material Ordered	9,500'	01/15/23	N/A	No	04/01/23	1 month	Installing 9,500' of 2" plastic gas main in new subdivision
River Station - Gas					City of Monroe	Material Ordered	2,900'	01/15/23	N/A	No	05/01/23	2 weeks	Installing 2,900' of 2" plastic gas main in new subdivision
Town Green Sewer Rehab					City of Monroe	Complete	400'	N/A	N/A	No	09/01/22	1 week	Pipeburst old 6" concrete sewer main thru Town Green project.
South Madison Sewer Replacment CDBG					City of Monroe	Complete	550'	N/A	N/A		02/01/21	4-6 weeks	6" Clay
Sewer Bypass	22-027	\$ -	\$ -	\$ 39,400.00	Core & Main	Material arrived	350'	04/22/22	N/A	No	10/01/22	2 weeks	Relocate 350' 24" ductile iron sewer main (Contractor will be needed due to depth of main)
Church Street Sewer Replacement					City of Monroe	Complete	400'	N/A	N/A		03/01/21	4-6 weeks	Pipeburst 6" clay with 8" HDPE / Entrance along new subdivision (Meadows Farm)
Gratis Road / Birch Street / Highway 78 Sewer Repairs					City of Monroe	Complete					03/01/21	4-6 weeks	I&I study - 12 Manholes Raised in Jacks Creek area
2022 CDBG	21-046	\$ 1,733,378.00		\$ 4,900.00	Carter & Sloope	Awarded		N/A	N/A	Yes	TBD	TBD	Bryant Road, Stowers, Glen Iris Drive
Alcovy River / Highway 138 Sewer Extension	18-002	\$ 4,000,000.00	\$ 4,000,000.00	\$ 2,403,979.91	Contractor	Main Complete, Pump Station under construction		N/A	N/A	Yes	01/01/21	12 months	Bid, Preconstruction, Construction / All gravity & force mains have been installed, pump station constructed awaiting power & pump installs
Brentwood Subdivision		\$ 75,000.00			City of Monroe	Material Ordered		N/A	N/A	No	06/01/23	1 month	Replace internal pump station components and upsize 2" forcemain to 4"
WWTP Rehabilitation	19-012	\$ 7,500,000.00	\$ 7,500,000.00	\$ 2,435,007.78	Hofstadter & Associates	In Progress		N/A	N/A	Yes	01/01/00	forever	Design, Planning, Design, Bid, Design, Planning, Bid, Construction
Water Model Development	20-046	\$ 85,000.00	\$ 85,000.00	\$ 54,438.94	Weideman & Singleton	Complete		N/A	N/A	Yes	11/01/20	6-8 weeks	
Water Bypass	22-026	\$ -	\$ -	\$ 200,932.29	Consolidated Pipe	Material on-hand	12,400'	05/03/22	6 weeks	No	10/01/22	1 month	1200' 6" HDPE, 5600' (Brush Creek, Gene Bell), 8" HDPE (Unisia Dr, Pannell Rd), 5600' 10" HDPE (Hwy 11 L & P Parkway to Criswell rd)
Old WTP Exterior/Brick Rehabilitation	21-032	\$ 100,000.00	\$ 100,000.00	\$ 154,930.25	Garland Company	Complete		N/A	N/A	No	05/17/21	6 weeks	Emergency Restoration, Brick Removal, Shoring, Brick Replacement, (520-4400-541303)
2018 CDBG					IPR / Dickerson Group / Blount	Complete		N/A	N/A	Yes	09/18/21	20 months	Water / Sewer Rehabilitation, Paving
Raw Water Main Replacement	20-030	\$ 3,520,000.00	\$ 3,520,000.00	\$ 1,513,892.46	Weideman & Singleton	Awaiting easements	TBD	N/A	N/A	Yes	01/01/21	12 months	30" / 20" Water Main Replacement / Expansion - Latest estimate from W&S 2/2022 \$6.6 million
South Broad Street Water Extension					City of Monroe	Myers to Walker Complete	1,500'	N/A	N/A		05/01/21	6-8 weeks	10" Water Main / Pressure Improvements
Highway 78 East Water Extension					City of Monroe	Discontinued	1,500'	N/A	N/A		03/01/21	4 months	8" Water Main

Cedar Ridge Road Water Extension					Contractor	Complete	3,500'	N/A	N/A	Yes	02/01/21	6-8 weeks	20" Water Main
Loganville Water Extension	18-028	\$ 5,580,000.00	\$ 5,580,000.00	\$ 8,122,053.83	Contractor	Complete		N/A	N/A	Yes	07/01/18	36 months	Easements, Construction
Piedmont Industrial Parkway Water Extension	20-040	\$ 1,000,000.00	\$ 1,000,000.00	\$ 26,020.41	City of Monroe	In progress - Engineers	13,000'	N/A	N/A	No	01/01/21	1 year	Replacing existing 10" water main with 12" along Hwy 78 - Unisia Drive to Southview Drive to Public Works on Cherry Hill Rd
Piedmont Industrial Park Water Tank	20-039	\$ 2,000,000.00	\$ 2,000,000.00	\$ 64,301.75	Carter & Sloope	Planning		N/A	N/A	Yes	TBD	TBD	Currently under design
Jim Daws Road Water Extension	22-022			\$ 3,774.44	City of Monroe	Complete	1,000'	N/A	N/A	No	01/01/21	4 weeks	Install 1000' 8" C900 water main
WTP Membrane Filter Replacement	22-002	\$ 200,000.00	\$ 200,000.00	\$ 151,441.74	Siemens	Completed		N/A	N/A	No	N/A	N/A	
Water Plant Upgrades	21-031	\$ 3,000,000.00	\$ 3,000,000.00	\$ 104,834.14	Weideman & Singleton	In Progress		N/A	N/A	Yes	06/01/22	6/1/2023	Clearwell construction awarded to low bidder Lakeshore Engineering LLC @ \$4,472,767.50

AGREEMENT BETWEEN THE CITY OF MONROE

and

THE WALTON COUNTY SCHOOL DISTRICT

for

THE SCHOOL RESOURCE OFFICER PROGRAM

THIS AGREEMENT is made and entered into as of the _____ day of _____, _____ (the "Effective Date"), by and between the CITY OF MONROE, and the WALTON COUNTY SCHOOL DISTRICT (the "WCSD").

WITNESSETH

WHEREAS, it is the intent and desire of the MPD and the WCSD to provide for law enforcement and related services as set forth herein;

WHEREAS, the MPD and the WCSD recognize the benefits of a School Resource Officer Program ("Program") to the citizens of Walton County, and particularly to the employees and students of Walton County Public Schools;

NOW, THEREFORE, for and in consideration of the promises and mutual covenants contained herein, and other good and valuable consideration, the MPD and the WCSD hereby agree as follows:

Section 1. Purpose. The purpose of this Agreement is to increase the security and safety of WCSD through the funding necessary to permit, *inter alia*, the assignment of School Resource Officer's to serve WCSD on a full-time basis during the regular school year.

Section 2. Term of Agreement. The term of this Agreement shall be for one (1) year from the Effective Date; provided, however, that the Agreement shall be automatically renewed unless either party provides written notice of its intent not to renew the Agreement at least thirty (30) days prior to the expiration of the term. The MPD and the WCSD agree to negotiate the Program costs annually for any subsequent term in accordance with Section 5 below.

Section 3. Program Staffing. The Program shall be staffed in accordance with the following:

3.1.1 School Resource Officers. The MPD shall assign one (1) full-time Police Officer to the following school to serve as a School Resource Officer ("SRO"): Monroe Area High School. The duties of the SRO shall include the following:

(a) *Instruction.* The SRO shall act as an instructor for specialized, short-term programs about Georgia criminal and juvenile laws, as well as the law-related section of the Alcohol Drug Awareness Program (ADAP), when requested to do so by the Principal or a faculty member of the school to which the SRO is assigned.

(b) *Investigations.* The SRO may assist with non-campus investigations related to juveniles who attend the school to which the SRO is assigned.

(c) *Law Enforcement.* The SRO may take emergency law enforcement action when required by law; provided, however, that the Principal of the school shall be notified of such action as soon as practicable.

(d) *Traffic Control.* The SRO shall assist in traffic control during the arrival and departure of students.

3.1.2. Supervising Officer. The Chief of Police shall assign one (1) full-time Supervising Officer to oversee the Program and serve as a liaison with WCSD, whose duties shall include the following:

(a) *School Visits.* The Supervising Officer shall perform scheduled and non-scheduled visits to the schools within WCSD to which an SRO is assigned by MPD.

(b) *Program Administration.* The Supervising Officer shall approve Program reports; provide leadership, training and direction for the Program; conduct Program evaluations; analyze campus statistics and problem areas for WCSD; establish rapport with WCSD administrators; oversee school traffic issues; submit monthly reports to the Superintendent; oversee major school functions in which an SRO is participating; coordinate with the Walton County Juvenile Court regarding school-related criminal cases; keep accurate crime reports for WCSD; and maintain time cards and keep up with overtime and comp time for the Program.

(c) *Investigations.* The Supervising Officer shall be available for investigation of crime-related incidents involving a WCSD employee that have a student as the complainant or victim.

3.2 Application and Appointment Process. The MPD's School Resource Officer Unit Commander shall recruit, interview and evaluate potential candidates for the positions above. The names of any applicants receiving a favorable recommendation from the School Resource Officer Unit Commander shall be forwarded to the Chief of Police, who shall make the appointments necessary to staff said positions. Applicants must meet the following requirements:

1. An applicant must have a desire to serve in the position for which he or she is applying.

2. An applicant must be certified and sworn peace officers with a minimum of three (3) years law enforcement experience.
3. An applicant must have successfully completed the School Resource Officers 40-hour training course.

3.3 Scheduling. SRO's shall be scheduled in accordance with the following:

3.3.1. Working Hours. SRO's shall serve WCS D on a full-time basis, i.e., from one-half (1/2) hour prior to the start of classes until one-half (1/2) hour after classes are dismissed, although a SRO's working hours may be adjusted on a situational basis, with the prior consent of the School Resource Unit Commander, in order to cover campus-related activities which require the presence of a law enforcement officer. Notwithstanding the foregoing, SRO's may periodically be required by the MPD to perform other tasks during school hours, including, but not limited to mandatory training.

3.3.2. Temporary Reassignment. The Chief of Police may temporarily reassign the SRO's when school is not in session and during periods of law enforcement emergency.

3.3.3 Overtime. The SRO may not work overtime hours without the prior approval of the School Resource Unit Commander. Overtime work will be paid in accordance with MPD policies. SRO's shall neither expect nor accept any additional compensation for overtime work directly from the WCS D.

3.4 Employment Status. The SRO and Supervising Officer (SRO's) shall be and remain employees of the MPD and shall not be WCS D employees. SRO's shall remain responsive to the supervision and chain of command of the MPD. The MPD shall remain solely responsible for the SRO's hiring, firing, training, discipline and/or dismissal. The MPD agrees to pay the salary and employment benefits of the SRO's in accordance with the applicable salary schedules and employment practices of the MPD, including but not limited to: sick leave, annual leave, retirement compensation, workers compensation, unemployment compensation, life insurance, medical and dental insurance. The SRO's shall be subject to all other personnel policies of the MPD.

3.5 Removal and Replacement Process. SRO's may be removed and replaced in accordance with the following:

3.5.1. Removal for Cause. If the Principal, in consultation with the Assistant Principal, requests that the SRO be removed from the school (1) because the SRO is not effectively performing the duties of the SRO and/or (2) because the SRO has engaged in unprofessional conduct, MPD will replace the SRO in accordance with 3.5.3.

3.5.2. Discretionary Removal. The MPD reserves the right to dismiss or reassign an SRO when it is deemed to be in the best interests of either the WCSD or the MPD.

3.5.3. Replacement. In the event of a resignation, dismissal, reassignment, removal, or long-term absence of an SRO, the MPD shall provide a temporary replacement for the SRO as soon as possible, but not more than fifteen (15) school days of receiving notice of such absence, dismissal, resignation, removal, or reassignment. As soon as practicable, the MPD shall provide a permanent replacement for the position.

Section 4. Duties and Responsibilities of SRO's. In addition to those duties and responsibilities specifically provided for in Section 3.1 above, SRO's shall have the following duties and responsibilities:

1. SRO's shall enforce federal, state and local laws and, at the request of the school administration, assist WCSD officials with the enforcement of WCSD policies and regulations regarding student conduct.
2. SRO's shall investigate criminal activity committed on or adjacent to WCSD property.
3. SRO's shall assist school administrators in developing plans and strategies to prevent and minimize dangerous situations that may occur on campus or during school-sponsored events.
4. SRO's shall maintain a detailed weekly report of duties performed.

Notwithstanding the foregoing, SRO's shall not be used by WCSD as school disciplinarians; provided, however, that an SRO may be contacted regarding incidents believed to be in violation of the law, and the SRO shall then determine whether law enforcement action is appropriate. SRO's shall also not be used for regularly-assigned monitoring duties, including but not limited to lunchroom, hallway, carpool, or bus monitoring duties.

Section 5. Compensation. The MPD shall be compensated by the WCSD in the total amount of \$66,897.00 annually for the services to be performed under this Agreement. Not less than sixty (60) days prior to the expiration of this Agreement, the MPD shall inform the WCSD of any additional compensation it is requesting for the subsequent term. Compensation owed to the MPD by the WCSD shall be paid in accordance with the Payment Schedule attached hereto as Exhibit "A" and incorporated herein by reference.

Section 6. Termination. Either party may terminate this Agreement for any reason whatsoever with sixty (60) days prior written notice to the other party. In the event of such termination by the WCSD, the SRO's will be immediately reassigned by the MPD and, if the termination is not for cause, the WCSD shall immediately pay any remaining funds due to the

MPD for the remainder of the school year. In the event of termination by the MPD, the WCSD shall compensate the MPD for all services provided up to the date of termination.

Section 7. Assignability. This Agreement may not be delegated or assigned by either party and any purported delegation or assignment of this Agreement (or rights hereunder) is void unless prior written consent of the other party has been obtained.

Section 8. Entire Agreement. This Agreement incorporates all prior negotiations, interpretations, and understandings between the parties and is the full and complete expression of their Agreement.

Section 9. Modifications. Any change, alteration, deletion, or addition to the terms set forth in this Agreement must be in writing and signed by both parties.

Section 10. Governing Law. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Georgia.

Section 11. Miscellaneous. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which counterparts together shall constitute but one and the same instrument. Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in and be of full force and effect, without giving effect to such unenforceable provision. Time is of the essence hereof. The section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

IN WITNESS WHEREOF, the parties hereto have duly signed, sealed, and delivered this Agreement as of the Effective Date.

THE CITY OF MONROE:

By: _____
Mayor

Date: _____

WALTON COUNTY SCHOOL DISTRICT:

By: _____
Superintendent

Date: _____

EXHIBIT "A"

The WCSD shall pay in full the amount set forth in Section 6 of the Agreement in a lump sum payment at a time mutually agreeable to the parties. Notwithstanding the foregoing, said payment must be made prior to the end of the applicable school year.

AGREEMENT BETWEEN THE CITY OF MONROE

and

FOOTHILLS REGIONAL HIGH SCHOOL

for

THE SCHOOL RESOURCE OFFICER PROGRAM

THIS AGREEMENT is made and entered into as of the 1 day of July, 2023 (the "Effective Date"), by and between the City of Monroe and the FOOTHILLS REGIONAL HIGH SCHOOL ("Foothills").

WITNESSETH

WHEREAS, it is the intent and desire of the City of Monroe and Foothills to provide for law enforcement and related services as set forth herein;

WHEREAS, the City of Monroe and Foothills recognize the benefits of a School Resource Officer Program ("Program") to the citizens of Walton County, and particularly to the employees and students of Foothills (Walton County Public School Site).

NOW, THEREFORE, for and in consideration of the promises and mutual covenants contained herein, and other good and valuable consideration, the City of Monroe and the FOOTHILLS hereby agree as follows:

Section 1. Purpose. The purpose of this Agreement is to increase the security and safety of Foothills through the funding necessary to permit, *inter alia*, the assignment of School Resource Officer's to serve Foothills on a full-time basis during the regular school year.

Section 2. Term of Agreement. The term of this Agreement shall be for one (1) year from the Effective Date; provided, however, that the Agreement shall be automatically renewed (dates may change) unless either party provides written notice of its intent not to renew the Agreement at least thirty (30) days prior to the expiration of the term. The City of Monroe and Foothills agree to negotiate the Program costs annually for any subsequent term in accordance with Section 5 below.

Section 3. Program Staffing. The Program shall be staffed in accordance with the following:

3.1.1 School Resource Officers. The City of Monroe shall assign one (1) Police Officer to the following school to serve as a School Resource Officer ("SRO"): Foothills (Walton County Public School Site). The duties of the SRO shall include the following:

(a) *Investigations.* The SRO may assist with non-campus investigations related to juveniles who attend the school to which the SRO is assigned.

(b) *Law Enforcement.* The SRO may take emergency law enforcement action when required by law; provided, however, that the Site Directors of the Foothills site and Superintendent of the school shall be notified of such action as soon as practicable.

(c) *Traffic Control.* The SRO shall assist in traffic control during the arrival and departure of students.

3.1.2. Supervising Officer. The Chief of Police/Sheriff shall assign one (1) full-time Supervising Officer to oversee the Program and serve as a liaison with Foothills, whose duties shall include the following:

(a) *School Visits.* The Supervising Officer shall perform scheduled and non-scheduled visits to the schools within Foothills to which an SRO is assigned by the Chief of Police/Sheriff.

(b) *Program Administration.* The Supervising Officer shall approve Program reports; provide leadership, training and direction for the Program; conduct Program evaluations; analyze campus statistics and problem areas for Foothills ; establish rapport with Foothills administrators; oversee school traffic issues; submit quarterly reports to the Site Director; oversee major school functions in which an SRO is participating; coordinate with the Walton County Juvenile Court regarding school-related criminal cases; keep accurate crime reports for Foothills; and maintain time cards and keep up with overtime and comp time for the Program.

(c) *Investigations.* The Supervising Officer shall be available for investigation of crime-related incidents involving a Foothills employee that have a student as the complainant or victim.

3.2 Application and Appointment Process. The CITY/COUNTY 's School Resource Officer Unit Commander shall recruit, interview and evaluate potential candidates for the positions above. The names of any applicants receiving a favorable recommendation from the School Resource Officer Unit Commander shall be forwarded to the Chief of Police/Sheriff, who shall make the appointments necessary to staff said positions. Applicants must meet the following requirements:

1. An applicant must have a desire to serve in the position for which he or she is applying.
2. An applicant must be certified and sworn peace officers with a minimum of three (3) years law enforcement experience.

3. An applicant must have successfully completed the School Resource Officers 40-hour training course.

3.3 Scheduling. SRO's shall be scheduled in accordance with the following:

3.3.1. Working Hours. SRO's shall serve Foothills at Foothills (Walton site) on a full-time basis, i.e., from the start of classes until one-half (1/2) hour after classes are dismissed, although a SRO's working hours may be adjusted on a situational basis, with the prior consent of the School Resource Unit Commander, in order to cover campus-related activities which require the presence of a law enforcement officer. Notwithstanding the foregoing, SRO's may periodically be required by the Chief of Police/Sheriff to perform other tasks during school hours, including, but not limited to mandatory training.

3.4 Employment Status. The SRO and Supervising Officer (SRO's) shall be and remain employees of the CITY/COUNTY and shall not be Foothills employees. SRO's shall remain responsive to the supervision and chain of command of the CITY/COUNTY. The CITY/COUNTY shall remain solely responsible for the SRO's hiring, firing, training, discipline and/or dismissal. The CITY/COUNTY agrees to pay the salary and employment benefits of the SRO's in accordance with the applicable salary schedules and employment practices of the CITY/COUNTY, including but not limited to: sick leave, annual leave, retirement compensation, workers compensation, unemployment compensation, life insurance, medical and dental insurance. The SRO's shall be subject to all other personnel policies of the CITY/COUNTY.

3.5 Removal and Replacement Process. SRO's may be removed and replaced in accordance with the following:

3.5.1. Removal for Cause. If the Regional Director of Operations, in consultation with the Site Director, requests that the SRO be removed from the school (1) because the SRO is not effectively performing the duties of the SRO and/or (2) because the SRO has engaged in unprofessional conduct, CITY/COUNTY will replace the SRO in accordance with 3.5.3.

3.5.2. Discretionary Removal. The CITY/COUNTY reserves the right to dismiss or reassign an SRO when it is deemed to be in the best interests of either the Foothills or the MPD.

3.5.3. Replacement. In the event of a resignation, dismissal, reassignment, removal, or long-term absence of an SRO, the CITY/COUNTY shall provide a temporary replacement for the SRO as soon as possible, but not more than fifteen (15) school days of receiving notice of such absence, dismissal, resignation, removal, or reassignment. As soon as practicable, the CITY/COUNTY shall provide a permanent replacement for the position.

Section 4. Duties and Responsibilities of SRO's. In addition to those duties and responsibilities specifically provided for in Section 3.1 above, SRO's shall have the following duties and responsibilities:

1. SRO's shall enforce federal, state and local laws and, at the request of the school administration, assist Foothills officials with the enforcement of Foothills policies and regulations regarding student conduct.
2. SRO's shall investigate criminal activity committed on or adjacent to Foothills property.
3. SRO's shall assist school administrators in developing plans and strategies to prevent and minimize dangerous situations that may occur on campus or during school-sponsored events.
4. SRO's shall maintain a detailed weekly report of duties performed.

Notwithstanding the foregoing, SRO's shall not be used by Foothills as school disciplinarians; provided, however, that an SRO may be contacted regarding incidents believed to be in violation of the law, and the SRO shall then determine whether law enforcement action is appropriate. SRO's shall also not be used for regularly-assigned monitoring duties, including but not limited to , hallway monitoring and student drop-off/pickup.

Section 5. Compensation. The City of Monroe shall be compensated at the rate of \$200.00 per day (\$50.00 per hour), for 176 days, for a total amount of \$35,200.00 annually for the services to be performed under this Agreement. Not less than sixty (60) days prior to the expiration of this Agreement, the CITY/COUNTY shall inform Foothills of any additional compensation it is requesting for the subsequent term. Compensation owed to the CITY/COUNTY by the Foothills shall be paid in accordance with the Payment Schedule attached hereto as Exhibit "A" and incorporated herein by reference.

Section 6. Termination. Either party may terminate this Agreement for any reason whatsoever with sixty (60) days prior written notice to the other party. In the event of such termination by Foothills, the SRO's will be immediately reassigned by the CITY/COUNTY. . In the event of termination, Foothills shall compensate the CITY/COUNTY for all services provided up to the date of termination and/or refunded for any services paid for in accordance with Exhibit A and which are not utilized as a result of said termination.

Section 7. Assignability. This Agreement may not be delegated or assigned by either party and any purported delegation or assignment of this Agreement (or rights hereunder) is void unless prior written consent of the other party has been obtained.

Section 8. Entire Agreement. This Agreement incorporates all prior negotiations, interpretations, and understandings between the parties and is the full and complete expression of their Agreement.

Section 9. Modifications. Any change, alteration, deletion, or addition to the terms set forth in this Agreement must be in writing and signed by both parties.

Section 10. Governing Law. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Georgia.

Section 11. Miscellaneous. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which counterparts together shall constitute but one and the same instrument. Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in and be of full force and effect, without giving effect to such unenforceable provision. Time is of the essence hereof. The section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

IN WITNESS WHEREOF, the parties hereto have duly signed, sealed, and delivered this Agreement as of the Effective Date.

THE CITY OF MONROE _____ :

By: _____
Mayor

Date: _____

FOOTHILLS REGIONAL HIGH SCHOOL:

By: _____
Superintendent

Date: _____

EXHIBIT "A"

The FOOTHILLS shall pay in full the amount set forth in Section 6 of the Agreement in a lump sum payment at a time mutually agreeable to the parties. Notwithstanding the foregoing, said payment must be made prior to the end of the applicable school year.

AGREEMENT BETWEEN THE CITY OF MONORE
and
THE GEORGE WALTON ACADEMY
for
THE SCHOOL RESOURCE OFFICER PROGRAM

THIS AGREEMENT is made and entered into as of the _____ day of _____, _____ (the "Effective Date"), by and between the CITY OF MONROE, and GEORGE WALTON ACADEMY (the "GWA").

WITNESSETH

WHEREAS, it is the intent and desire of the MPD and the GWA to provide for law enforcement and related services as set forth herein;

WHEREAS, the MPD and the GWA recognize the benefits of a School Resource Officer Program ("Program") to the citizens of Walton County, and particularly to the employees and students of George Walton Academy;

NOW, THEREFORE, for and in consideration of the promises and mutual covenants contained herein, and other good and valuable consideration, the MPD and the GWA hereby agree as follows:

Section 1. Purpose. The purpose of this Agreement is to increase the security and safety of GWA through the funding necessary to permit, *inter alia*, the assignment of School Resource Officers to serve GWA on a full-time basis during the regular school year.

Section 2. Term of Agreement. The term of this Agreement shall be for one (1) year from the Effective Date; provided, however, that the Agreement shall be automatically renewed unless either party provides written notice of its intent not to renew the Agreement at least thirty (30) days before the expiration of the term. The MPD and the GWA agree to negotiate the Program costs annually for any subsequent term by Section 5 below.

Section 3. Program Staffing. The Program shall be staffed by the following:

3.1.1 School Resource Officers. The MPD shall assign one (1) full-time Police Officer to each of the following schools to serve as a School Resource Officer ("SRO"): George Walton Academy. The duties of the SRO shall include the following:

- (a) **Instruction.** The SRO shall act as an instructor for specialized, short-term programs about Georgia criminal and juvenile laws, as well as the law-related section of the Alcohol Drug Awareness Program (ADAP) when requested to do so by the Head Master, Principal or a faculty member of the school to which the SRO is assigned.
- (b) **Investigations.** The SRO may assist with non-campus investigations related to juveniles who attend the school to which the SRO is assigned.
- (c) **Law Enforcement.** The SRO may take emergency law enforcement action when required by law; provided, however, that the Head Master, Principal of the school shall be notified

of such action as soon as practicable.

(d) **Traffic Control.** The SRO shall assist in traffic control during the arrival and departure of students.

3.1.2. **Supervising Officer.** The Chief of Police shall assign one (1) full-time Supervising Officer to oversee the Program and serve as a liaison with GWA, whose duties shall include the following:

(a) **School Visits.** The Supervising Officer shall perform scheduled and nonscheduled visits to the schools within GWA to which an SRO is assigned by MPD.

(b) **Program Administration.** The Supervising Officer shall approve Program reports; provide leadership, training, and direction for the Program; conduct Program evaluations; analyze campus statistics and problem areas for GWA; establish rapport with GWA administrators; oversee school traffic issues; submit monthly reports to the Superintendent; oversee major school functions in which an SRO is participating; coordinate with the Walton County Juvenile Court regarding school-related criminal cases; keep accurate crime reports for GWA, and maintain time cards and keep up with overtime and comp time for the Program.

(c) **Investigations.** The Supervising Officer shall be available for investigation of crime-related incidents involving a GWA employee that has a student as the complainant or victim.

3.2 **Application and Appointment Process.** The MPD's School Resource Officer Unit

The commander shall recruit, interview, and evaluate potential candidates for the positions above. The names of any applicants receiving a favorable recommendation from the School Resource Officer Unit Commander shall be forwarded to the Chief of Police, who shall make the appointments necessary to staff said positions. Applicants must meet the following requirements:

1. An applicant must have a desire to serve in the position for which he or she is applying.
2. An applicant must be a certified and sworn peace officer with a minimum of three (3) years of law enforcement experience.
3. An applicant must have completed the School Resource Officers 40-hour training course.

3.3 **Scheduling.** SRO's shall be scheduled by the following:

3.3.1. **Working Hours.** SRO's shall serve GWA on a full-time basis, i.e., from one-half (1/2) hour before the start of classes until one-half (1/2) hour after classes are dismissed, although an SRO's working hours may be adjusted on a situational basis, with the prior consent of the School Resource Unit Commander, to cover campus-related activities which require the presence of a law enforcement officer. Notwithstanding the foregoing, SRO's may periodically be required by the MPD to perform other tasks during school hours, including, but not limited to mandatory training.

3.3.2. **Temporary Reassignment.** The Chief of Police may temporarily reassign the SRO's when school is not in session and during periods of law enforcement emergency.

3.3.3 **Overtime.** The SRO may not work overtime hours without the prior approval of the School Resource Unit Commander. Overtime work will be paid by MPD policies. SRO's shall neither expect nor accept any additional compensation for overtime work directly from the GWA.

3.4 **Employment Status.** The SRO and Supervising Officer (SRO's) shall be and remain employees of the MPD and shall not be GWA employees. SRO's shall remain responsive to the supervision and chain of command of the MPD. The MPD shall remain solely responsible for the SRO's hiring, firing, training, discipline, and/or dismissal. The MPD agrees to pay the salary and employment benefits of the SRO's by the applicable salary schedules and employment practices of the MPD, including but not limited to: sick leave, annual leave, retirement compensation, workers compensation, unemployment compensation, life insurance, medical and dental insurance. The SRO's shall be subject to all other personnel policies of the MPD.

3.5 **Removal and Replacement Process.** SRO's may be removed and replaced by the following:

3.5.1. **Removal for Cause.** If the Head Master or Principal, in consultation with the Assistant Principal, requests that the SRO be removed from the school (1) because the SRO is not effectively performing the duties of the SRO and/or (2) because the SRO has engaged in unprofessional conduct, MPD will replace the SRO by 3.5.3.

3.5.2. **Discretionary Removal.** The MPD reserves the right to dismiss or reassign an SRO when it is deemed to be in the best interests of either the GWA or the MPD.

3.5.3. **Replacement.** In the event of a resignation, dismissal, reassignment, removal, or long-term absence of an SRO, the MPD shall provide a temporary replacement for the SRO as soon as possible, but not more than fifteen (15) school days after receiving notice of such absence, dismissal, resignation, removal, or reassignment. MPD shall provide a permanent replacement for the position as soon as practicable.

Section 4. **Duties and Responsibilities of SRO.** In addition to those duties and responsibilities specifically provided for in Section 3.1 above, SRO's shall have the following duties and responsibilities:

1. SRO's shall enforce federal, state, and local laws and, at the request of the school administration, assist GWA officials with the enforcement of GWA policies and regulations regarding student conduct.
2. SRO's shall investigate criminal activity committed on or adjacent to GWA property.
3. SRO's shall assist school administrators in developing plans and strategies to prevent and minimize dangerous situations that may occur on campus or during school-sponsored events.
4. SRO's shall maintain a detailed weekly report of duties performed.

Notwithstanding the foregoing, SRO's **shall not** be used by GWA as school disciplinarians; provided, however, that an SRO may be contacted regarding incidents believed to violate the law, and the SRO shall then determine whether law enforcement action is appropriate. SRO's shall also not be used for regularly-assigned monitoring duties, including but not limited to the lunchroom, hallway, carpool, or bus monitoring duties.

Section 5. Compensation. The MPD shall be compensated by the GWA in the total amount of \$ 52,000.00 for the 2023-2024 school year for the services to be performed under this Agreement. No less than sixty (60) days before the expiration of this Agreement, the MPD shall inform the GWA of any additional compensation it is requesting for the subsequent term. Compensation owed to the MPD by the GWA shall be paid by the Payment Schedule attached hereto as Exhibit "A" and incorporated herein by reference.

3.5.4. **Discretionary Removal.** The MPD reserves the right to dismiss or reassign an SRO when it is deemed to be in the best interests of either the GWA or the MPD.

3.5.5. **Replacement.** In the event of a resignation, dismissal, reassignment, removal, or long-term absence of an SRO, the MPD shall provide a temporary replacement for the SRO as soon as possible, but not more than fifteen (15) school days after receiving notice of such absence, dismissal, resignation, removal, or reassignment. The MPD shall provide a permanent replacement for the position as soon as practicable.

Section 6. Termination. Either party may terminate this Agreement for any reason whatsoever with sixty (60) days prior written notice to the other party. In the event of such termination by the GWA, the SRO's will be immediately reassigned by the MPD and, if the termination is not for cause, the GWA shall immediately pay any remaining funds due to the MPD for the remainder of the school year. In the event of termination by the MPD, the GWA shall compensate the MPD for all services provided up to the date of termination.

Section 7. Assignability. This Agreement may not be delegated or assigned by either party and any purported delegation or assignment of this Agreement (or rights hereunder) is void unless prior written consent of the other party has been obtained.

Section 8. Entire Agreement. This Agreement incorporates all prior negotiations, interpretations, and understandings between the parties and is the complete expression of their Agreement.

Section 9. Modifications. Any change, alteration, deletion, or addition to the terms outlined in this Agreement must be in writing and signed by both parties.

Section 10. Governing Law. This Agreement shall be governed by, and construed and enforced by, the laws of the State of Georgia.

Section 11. Miscellaneous. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which counterparts together shall constitute but the same instrument. Each provision of this Agreement is severable from any other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in and be of full force and effect, without giving effect to such unenforceable provision. Time is of the essence hereof. The section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

IN WITNESS WHEREOF, the parties hereto have duly signed, sealed, and delivered this Agreement as of the Effective Date.

THE CITY OF MONROE:

By: _____ (Seal)
Mayor

Date: _____

GEORGE WALTON ACADEMY:

By: _____

Name: _____
Head Master

Date: _____
(GWA SEAL)

EXHIBIT "A"

The GWA shall pay in full the amount outlined in Section 5 of the Agreement in a lump sum payment at a time mutually agreeable to the parties. Notwithstanding the foregoing, said payment must be made before the end of the applicable school year.



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/26/2023
Subject: CUP #2516 – 113 N. Broad Street – Retail Wine Store

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

Description:

The applicant on behalf of the property owner at 113 N. Broad Street is petitioning for a Conditional Use approval in order to allow for a retail wine store. The retail sale of wine will be a component of a business that will also sell olive oils, olives, spices, breads, and baked goods. The operation will be located in a 685 square foot space within the Monroe Mercantile Co. building located 113 N. Broad Street.

Background:

Please refer to the attached staff report for complete details regarding this CUP request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use request as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



**Planning
City of Monroe, Georgia**

CONDITIONAL USE STAFF REPORT

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 2516

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Adrienne Vines

PROPERTY OWNER: JEC Development

LOCATION: West side of N. Broad St. and the east side of N. Wayne St. – 113 N. Broad St.

ACREAGE: ±0.29

EXISTING ZONING: B-2 (General Commercial District) & CBD (Central Business District Overlay)

EXISTING LAND USE: Commercial building

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to allow retail sales of wine.

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request as submitted without conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 18, 2023

CITY COUNCIL: August 8, 2023

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow retail sales of wine. Retail sales of wine and beer are Conditional Uses in the B-2 (General Commercial) zoning district and the CBD (Central Business District Overlay). The applicant proposes to include the retail sales of wine with a business that will also sell olive oils, olives, spices, breads, and baked goods. The operation will be located in a 685 square foot loft space within the Monroe Mercantile Co. building located at 113 N. Broad Street. In addition to retail sales, the applicant proposes to include wine tasting as part of the operation.

PROPOSED PROJECT SUMMARY:

- Retail Sales of Wine
 - Existing Building Floor Area – Monroe Mercantile bldg. ±7,500 Sf
 - Retail operation will be located in a ±685 loft space within the building

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

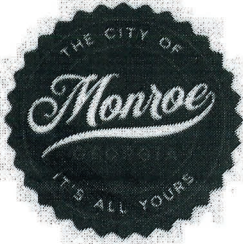
- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The proposed retail sales of wine, included within an existing commercial building in downtown, should not be detrimental to any surrounding commercial buildings or properties.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to retail sales of alcohol and beverages in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is traditional downtown commercial buildings. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Retail sales of wine and beer are only allowed as Conditional Uses within the B-2 (General Commercial District) and CBD (Central Business District Overlay). A rezoning to allow the requested use is not an option for this type of land use.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** Granting the ability for retail sales of wine within the existing commercial building should not be injurious to other properties in the immediate vicinity of the site and should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site is developed as a traditional downtown building with very limited parking along the N. Wayne St. frontage of the site. With the property being located within the CBD, the site is not required to have vehicular access or parking located on the site.
- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing commercial building and will be unaffected by allowing the requested Conditional Use for retail wine sales.
- (8) **The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** The primary uses surrounding the site are commercial and will be unaffected by allowing retail wine sales.

- (9) **The use would not significantly increase congestion, noise, or traffic hazards:** Granting the ability for retail sales of wine within the existing commercial building will have no impact on congestion, noise, and or traffic hazards.

- (10) **Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** Allowing the retail sales of wine should have no impact on adjacent land uses within the downtown area.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use for retail sales of wine as submitted without conditions.



RECEIVED
2516

CITY OF MONROE

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 113 N BROAD STREET

Parcel #: M0140060 Council Districts: 4 / 8

Zoning: B2 AND CBD OVERLAY Acreage/Square Feet: 0.29 ACRES

Type of Conditional Use Requested: Retail space for Olive Oils and Wines

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: JEC DEVELOPMENT Phone #: (503)927-6321

Address: 127 1/2 N BROAD STREET City: MONROE State: GA Zip: 30655

Applicant (If different than owner): ADRIENNE VINES Phone #: (256)286-3213

Address: 521 EMERALD POINTE TRAIL City: MONROE State: GA Zip: 30655

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)): THE PROPOSED USE OF THIS SPACE INCLUDES RETAIL SPACE OF OF BRANDED SPECIALTY OLIVE OILS,PREPACKAGED FOOD ITEMS, INCLUDING BUT NOT LIMITED TO: OLIVES, SPICES, BREADS AND BAKED GOODS, WINES, AND TOWN SPECIFIC KITCHEN ITEMS. SPACE IS ALSO AVAIIABLE FOR PRIVATE EVENTS. WE INTEND TO OFFER TASTING EXPERIENCES FOR OUR OILS AND WINES, BUT THIS WILL NOT BE A BAR. GLASSES OF WINE WILL NOT BE AVAILABLE TO PURCHASE. THE SHOP WOULD BE OPEN TO THE PUBLIC TUESDAY THROUGH THURSDAY, 11AM TO 5PM AND FRIDAY AND SATURDAY, 10AM TO 6PM. PLEASE SEE ATTACHED FOR ADDITIONAL INFORMATION AND REMAINING ANSWERS.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)): THE PROPOSED LOCATION IS THE LOFT OF THE MERCANTILE BUILDING, WHICH IS OPERATED BY OLIVE BRANCH ANTIQUES. PARKING IS SUBJECT TO CURRENT PARKING RESTRICTIONS: IN PLACE FOR THE SURROUNDING BUSINESSES IN THE AREA.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): THE PROPOSED SPACE IS APPROXIMATELY 685 SQUARE FEET. PICTURES HAVE BEEN INCLUDED TO SHOW THE AREA OF THE EXISTING STRUCTURE THAT WE WILL OCCUPY. PARKING IS SUBJECT TO ALL CURRENT PARKING RESTRICTIONS IN PLACE FOR THE SURROUNDING BUSINESSES IN THE AREA

Select all existing utilities available and/or describe proposed utilities (1425.1(1)(e)):

- City Water Private Well City Sewer Septic Tank Electrical Gas Telecom

REQUIRED SUBMITTAL ITEMS

- Completed Application
- Fee (see Fee Schedule)
- Survey Plat
- Typed Detailed Description of the Request
- Site Plan; Drawn to scale
- Deed
- Proof of all property taxes paid in full
- Other information as required by Code Enforcement

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: *Adrienne Simes* DATE: 6/8/23

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ DATE: _____

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 20_____

NOTARY SIGNATURE: _____

DATE: _____

SEAL:

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1450 of the Zoning Ordinance.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): _____

Select all existing utilities available and/or describe proposed utilities (1425.1(1)(e)):

- City Water
- Private Well
- City Sewer
- Septic Tank
- Electrical
- Gas
- Telecom

REQUIRED SUBMITTAL ITEMS

- Completed Application
- Site Plan; Drawn to scale*
- Fee (see Fee Schedule)
- Deed *
- Survey Plat *
- Proof of all property taxes paid in full
- Typed Detailed Description of the Request
- Other information as required by Code Enforcement

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: Adrienne Stines DATE: 6/1/23

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

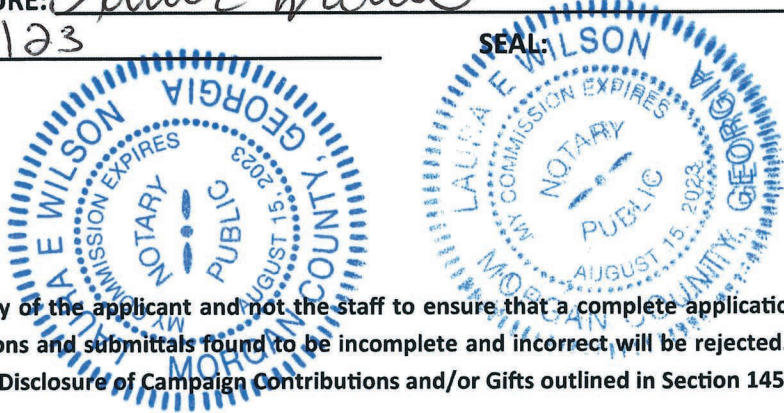
SIGNATURE: [Signature] DATE: 6/7/2023

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 7th DAY OF June, 2023

NOTARY SIGNATURE: [Signature]

DATE: 6/7/23



It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1450 of the Zoning Ordinance.

CONDITIONAL USE INFORMATION

The following is a completion of the nature of proposed use:

In addition to the normal operating hours state on application, the space would be available to book for private tastings after hours. Just as there would not be bar activity during normal hours, after hours wine consumption would be limited to tasting experiences. No glasses of wine would be available for purchase.

Additional liquor licensing would be required for the sale of wine, and we will be seeking a state license as well as a beer/wine license from Monroe that falls under the package store category.

The space is approximately 685 square feet and would support 2 employees and approximately 15 patrons at any given time during normal business hours.

There is no current plumbing in the loft space, and as such all "dishes" used for tastings would be disposable. There will be stand alone portable sinks for handwashing purposes. Public restrooms are available in the building itself.

What we seek to do is franchise with Town Square Olive Oil, located in Covington, GA. An idea of the type of business can be seen on their website: townsquareoliveoil.com, as well as on their Facebook page: Town Square Olive Oil.

Monroe does not currently offer anything like this, and we believe it would be a great addition to our town.





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/26/2023
Subject: Rezone #2517 – 707 S. Madison Ave. – R-2 to PRD to allow for development of a small scale subdivision with 5 single-family residences

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

Description:

The property owner of 707 S. Madison Ave. is petitioning for a rezone from R-2 to PRD in order to allow for the development of a small scale, incremental style development for 5 single-family residences. An existing single-family dwelling on the property tract will remain on one of the new lots created within the development.

Background:

Please refer to the attached staff report for complete details regarding this rezoning request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the rezone from R-2 to PRD as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



**Planning
City of Monroe, Georgia
REZONE STAFF REPORT**

APPLICATION SUMMARY

REZONE CASE #: 2517

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: The Overlook of Monroe, LLC

PROPERTY OWNER: The Overlook of Monroe, LLC

LOCATION: Northeast corner of S. Madison Ave. and Norris St. – 707 S. Madison Ave.

ACREAGE: ±0.59

EXISTING ZONING: R-2 (Multi-Family, High Density Residential District)

EXISTING LAND USE: Single-family dwelling

ACTION REQUESTED: Rezone R-2 to PRD (Planned Residential District)

REQUEST SUMMARY: The owner is petitioning for a rezone in order to develop the property for a small scale planned development.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request as submitted without conditions.

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: July 18, 2023

CITY COUNCIL: August 8, 2023

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone to PRD (Planned Residential District) in order to develop the subject property with a unique infill development project. The subject property currently contains one single-family residence. County tax records indicate the existing residence was constructed in 1920. The existing single-family dwelling will remain in the development on a newly subdivided lot. The applicant proposes to construct 4 new single-family residences on small sized lots. Each lot will be accessed from a private access drive on a common lot in the center of the development.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – Planned Residential Development
 - Site Area – ±0.59 Acres
 - Proposed Lots – 5; smallest lot will be ±2,541 Sf and the largest lot will be ±5,372 Sf

- Dwelling Sizes – new dwellings min. ±1,383 Sf with a max dwelling size of ±1,632 Sf; existing dwelling 1,680 Sf
- Architecture – approved by the Historical Preservation Commission, American bungalow and side stair style design dwellings

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR ZONING MAP AMENDMENT APPLICATION DECISIONS” AS SET FORTH IN SECTION 1421.8 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The subject property is currently zoned R-2 (Multi-Family, High Density Residential District). The subject property has been zoned R-2 since the City adopted zoning. A single-family residence has been on the property since 1920. Under the current zoning, the property is unable to be subdivided due to the minimum required lot size for an R-2 property. The property is also located within the Monroe and Walton Mills Historic Overlay District (MHDO). MHDO developments require a condominium style of ownership. The developers are proposing to develop this site with fee simple lots requiring development of the site as a planned district to establish unique lot standards.

- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PRD (Planned Residential District) to develop the property for 5 single-family detached dwellings. The existing single-family dwelling will remain on one new lot and 4 new single-family dwellings will be constructed on the 4 new lots. Access to the lots will be via private access drive on a common area lot adjacent to each new lot.

- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located north and east of the site along S. Madison Ave. and Norris St. are zoned R-2 and predominantly contain single-family residences. Property west of the site across S. Madison Ave. is zoned B-2 with a non-residential use. Property south of the site is zoned R-1A and contains Felker Park. The requested rezone to allow for development of the site into 5 single-family lots should not adversely affect any of the adjacent or nearby properties.

- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The requested rezone to develop the property with 5 single-family residences should not adversely affect any existing infrastructure or City services. The site will be accessed from the existing driveway cut on S. Madison Ave.

- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is predominantly residential with a limited number of non-residential sites. The future character will be predominantly residential

smaller lot and multi-family focused in this vicinity of the sub-area. The proposed rezone to develop the property for 5 single-family residences meets the intent of the goals of the Comprehensive Plan.

- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** Under the existing R-2 zoning, the property will be limited to only have one single-family residence. The property is not large enough to be subdivided under the current minimum lot size requirements for the R-2 zoning district. The requested PRD zoning will be a unique incremental development opportunity to create infill inside the City.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone to allow for the development of the property for single-family residences.



CITY OF MONROE REZONE APPLICATION

RECEIVED
2517

REZONE LOCATION & DESCRIPTION

Address (or physical location): 707 S. Madison Ave., Monroe, GA 30655

Parcel #(s): M0190107

Acreage/Square Feet: .59 acres Council Districts: 6 / 8

Existing Zoning: R2 Proposed Zoning: PRD

Existing Use: Residential-condo form of ownership

Proposed Use: Residential-fee simple, single-family hoes

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: The Overlook of Monroe, LLC Phone #: 706-424-0999

Address: 1649 Gentry Lane City: Statham State: GA Zip: 30666

Applicant (If different than owner): _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): All abutting properties are zoned R2, and the use is residential.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): The property is in the MHDO historic district. The MHDO guidelines do not provide building guidelines specific to individual lots to build fee-simple, single-family homes. The PRD defines building guidelines for this purpose and will allow for five individually-owned lots rather than one lot shared by all residents.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The existing zonine allows for multi-unit, high-density, residential construction. However, the proposed PRD will provide building guidelines for four additional fee-simple, single-family homes to be built. The existing structure was a duplex and is currently being renovated to be a single-family home.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): The existing structure is vacant as it has been gutted and is being renovated.

Select all existing utilities available and/or describe proposed utilities (1425.1(1)(k)):

- City Water Private Well City Sewer Septic Tank Electrical Gas Telecom

REQUIRED SUBMITTAL ITEMS (1421.4(2))

SELECT THE APPLICABLE ITEMS FOR THE REQUEST

- Completed Application
- Fee (see Fee Schedule)
- Typed Legal Description
- Typed Detailed Description of the Request
- Survey Plat
- Deed
- Proof of all property taxes paid in full
- Site Plan

Drawn to scale, showing the following:

- Proposed Uses/Buildings
- Proposed Improvement Information
- Parking
- Traffic Circulation
- Landscaping/Buffers
- Stormwater/Detention Structures
- Amenities

Commercial & Industrial Rezoning Site Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum Gross Square Footage of Structures
- Minimum Square Footage of Landscaped Area
- Maximum Structure Height
- Minimum Square Footage of Parking & Drives
- Proposed Number of Parking Spaces
- Required Buffers

Residential Rezoning Sites Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum # of Dwelling Units/Lots
- Maximum Structure Height
- Minimum Square Footage of Dwellings
- Minimum Lot Size
- Maximum Lot Coverage
- Maximum Structure Height
- Location of Amenities
- Required Buffers

For Planned Districts, the applicant must submit a pattern book for review before submitting any rezoning application. Any submittal of a rezone application for a Planned District which has not undergone a preliminary review by staff will be considered incomplete. The pattern book and rezoning site plan shall include all of the applicable items listed above as well as any identified by staff during the preliminary review process:

- Pattern Book Review Completed
- Other Items as identified as required by the Code Enforcement Officer

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: *Bruce Hendry* DATE: 6/2/2023

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ DATE: _____

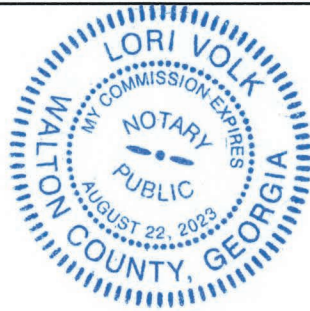
NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 2nd DAY OF June, 2023

NOTARY SIGNATURE: *Lori Volk*

DATE: 6/2/2023

SEAL:



It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1450 of the Zoning Ordinance.

Carson Pointe Pattern Book

Introduction:

Pursuant to section 650.5 (1) of the Zoning Ordinance of the City of Monroe, Georgia (effective July 1, 2014) The Overlook of Monroe, llc hereby submits this Written Report in connection with its application for the rezoning of a proposed Planned Residential District (PRD). In compliance with the requirements of Section 650.5 (1)(a)-(j), this Written Report describes the land uses proposed and the type, nature, size, intent, and characteristics of the proposed PRD.

Pursuant to Section 651 Planned Residential District (PRD) Planned Residential Development is intended to allow greater flexibility in the placement, arrangement, and orientation of residential structures, the subdivision of land, and the grouping of open space and accessory facilities, such as garages and parking.

Project Description:

The proposed Carson Pointe PRD is a development plan sited on the .59 acre corner lot located at 707 S Madison Ave, which is across the street from the Felker Park.

This development is located in the Monroe and Walton Mills Historic District (hereinafter referred to as the “MHDO District”), as defined on the City of Monroe Official Historic District Map, is an area of the City of significant historic value. The protection of the historic, cultural and aesthetic nature of the District is of great importance to the City and its citizens’ general welfare. The historical significance of the District dates back to 1895 when the Monroe Cotton Mills Company was chartered and the area comprising the District was named “Carson.”

Under the Carson Pointe proposal, the development will consist of 5 Single Family Residences in a cluster-type format and will be designed and oriented around open space to encourage a sense of community among the residents while insuring compatibility with existing neighborhoods.

Development Standards and Guidelines:

1. The proposed standards for the development will follow the guidelines of the current MHDO guidelines with regards to setback requirements, density and restrictive covenants.
2. The permitted usage for Carson Pointe development shall be single –family detached dwellings.
3. The 5 homes will be for single family use and will provide a visual appeal while conforming to the current styles and designs of the existing neighborhood and the proposed house plans have already been approved by the Historical Preservation Commission.
4. The maximum permitted density in Carson Pointe (CPPRD) developments shall be ten dwelling units per gross acre.
5. The setbacks are located within the Preliminary Plat and are also located within the Development Controls Section of this proposal.
6. Each dwelling shall have a minimum separation of ten [14] feet provided between all units.
7. All dwellings shall provide a minimum of [10] ten feet setbacks from public right of way.
8. All dwellings within Carson Pointe shall provide a minimum of [10] ten feet setbacks from any adjacent property.
9. Carson Pointe development shall provide one and one-half (1.5) parking spaces per dwelling unit.
10. Carson Pointe development shall be permitted to utilize materials other than concrete and asphalt for driveways and parking areas for on-site parking and ingress and egress that are approved by the Code Enforcement Officer.
11. A legal mechanism plan of Restrictive Covenants is provided for unified control of the development. All land to be held in common ownership and used for common open space purposes shall be protected and cared for in perpetuity by the Homeowners and/or Residents of Carson Pointe development.
12. This development will incorporate a preexisting unit, which shall meet the design standards contained herein and shall be renovated to meet all current building and safety standards.
13. Dwelling unit size: All dwelling units shall be 2 story and shall contain a minimum total square footage of 1,383 and a maximum total square footage of 1,655 and a maximum of 816 square feet for the first floor, excluding porches and decks.

14. The existing dwelling unit in Carson Pointe shall remain at its existing square footage of 1,680 SF.
15. Designs Specifications for Carson Pointe development shall conform to the following minimum design standards:
- (a) All dwelling units must have wood, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl siding shall not be permitted in Carson Pointe development. All lap siding shall exhibit a maximum exposure of five inches.
 - (b) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
 - (c) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
 - (d) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
 - (e) All yard areas shall be sodded.
 - (f) Window styles shall be consistent throughout the Carson Pointe development.
 - (g) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
 - (h) All roof overhangs shall be a minimum of 12 inches.
 - (i) No chain link fencing of any type shall be permitted in Carson Pointe development.
 - (j) All utilities serving the Carson Pointe development and its dwelling units shall be underground.
 - (k) Dwelling units constructed on slabs are prohibited.
 - (l) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
 - (m) All dwelling units shall have pitched roofs with a minimum 6/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited. The maximum building height permitted for dwelling units shall be eighteen (18) feet excluding the pitched roof. The highest point of any pitched roof may not exceed thirty five (35) feet.

- (n) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.

- (o) In order to ensure that Carson Pointe conforms to these requirements and the City’s architectural heritage and to promote a variety of architectural styles and flexibility in building design, Carson Pointe must be reviewed and approved by both the Code Enforcement Officer and the Chairman of the Historic Preservation Commission prior to any permits issuing regarding the construction of the project.

- (p) These homes will be a fee-simple type of ownership where each home owns the land the home sits upon.
Individual ownership of each Lot will provide the homeowner with the ability to have personal creativity within their own space and also allow them personal privacy, while still creating the sense of community within the common areas.

Utilities:

Carson Pointe has retained the services of Alcovy Engineering to design the development and shall be included in the Site Plan with all detailing.
The project will be connected to City water, sewer, etc...

Traffic Impact:

Due to the small size of this 5 home development, traffic will not be affected adversely.

Development Schedule:

The proposed timetable to develop and build homes will be 12 months.


Development Controls:

<u>Lots 1-4</u>	<u>Lot 5 – Existing House</u>
<p>Min. Lot Area: 2,541 Min. Bedrooms: 3 Min. Setback Front: 10 ft. Min. Setback Side: 4 ft Min. Setback Rear: 10 ft. Max. Building Height: 35 ft. Min. Dwelling Size First Floor: 816 sf. Min. Dwelling Width: 24 ft. Min. Dwelling Length: 34 ft. Max. Total Dwelling Size: 1,632 sf. Max. Dwelling Width: 26 ft. Dwelling Length: 46 ft. including porches</p>	<p>Lot Area: 5,372 SF Bedrooms: 3 Setback Front: 15 ft. Setback Side: 10 ft. Setback Rear: 10 Dwelling Height: 26 Dwelling Size First Floor: 1200 sf. Dwelling Size Total 1,680 sf. Dwelling Width: 33 ft. Dwelling Length: 49 ft. including porches</p>

Development Site Plan

ACE ASSOCIATES, LLC
 1000 W. MADISON AVE., SUITE 100
 ATLANTA, GEORGIA 30304
 PHONE: 770-448-0002
 FAX: 770-448-0003

Always Comply with Regulations and Ordinances... ALL RIGHTS RESERVED
 This drawing and any graphical representations... are the property of ACE Associates, LLC and... shall remain the property of ACE Associates, LLC and... shall not be used, copied, or reproduced... without the written permission of ACE Associates, LLC.



REZONE PLAN

PROPOSED CARSON POINTE PLANNED RESIDENTIAL DEVELOPMENT (PRD)

PARCEL: M01810107
 LAND LOT: 86
 DISTRICT: 9B
 707 S MADISON AVE
 CITY OF MONROE, LA

DATE: 5/8/2023
 SCALE: 1"=20'

OWNER/DEVELOPER/ PRIMARY PERMITTEE
 THE OVERLOOK OF MONROE, LLC
 P.O. BOX 259
 877 S. MONROE
 BRUCE HENDLEY
 705-244-0699
 bhusa@theoverlookofmonroe.com

24 HOUR EMERGENCY CONTACT
 BRUCE HENDLEY
 bhusa@theoverlookofmonroe.com

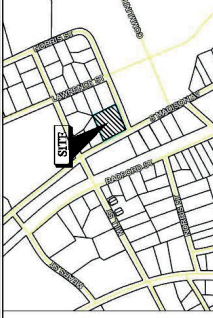
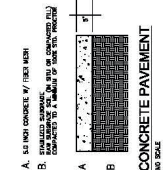
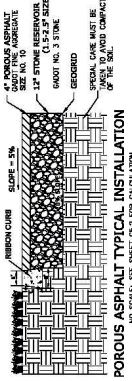
NO.	DATE	DESCRIPTION

JOB NO. 21-047
REZONE

EXISTING ZONING: R-2
PROPOSED ZONING: PRD

PAVEMENT LEGEND

- POROUS ASPHALT
- CONCRETE PAVEMENT
- PEA GRAVEL

DEVELOPMENT CONTROLS:

LOTS 1-4	LOT 5 - EXISTING HOUSE
Min. Lot Area: 2,541 S.F.	Lot Area: 5,972 S.F.
Min. Backyard: 3	Backyard: 3
Min. Sidewalk Front: 10 ft. Norris St / 15 ft. S. Madison Ave	Sidewalk Front: 15 ft.
Min. Sidewalk Side: 4 ft. / 15 ft. S. Madison Ave	Sidewalk Side: 10 ft.
Min. Building Height: 28	Building Height: 28
Min. Dwelling Size First Floor: 797 sq. ft.	Dwelling Size First Floor: 1,246 sq. ft.
Min. Dwelling Size First Floor: 816 sq. ft.	Dwelling Size Total: 1,735 sq. ft.
Min. Dwelling Width: 24 ft.	Dwelling Width: 37 ft.
Min. Dwelling Length: 48 ft. including porches	Dwelling Length: 48 ft. including porches
Max. Total Dwelling Stos: 1,832 sq. ft.	
Max. Dwelling Width: 28 ft.	
Max. Dwelling Length: 48 ft. including porches	

SITE PLAN KEYED NOTES

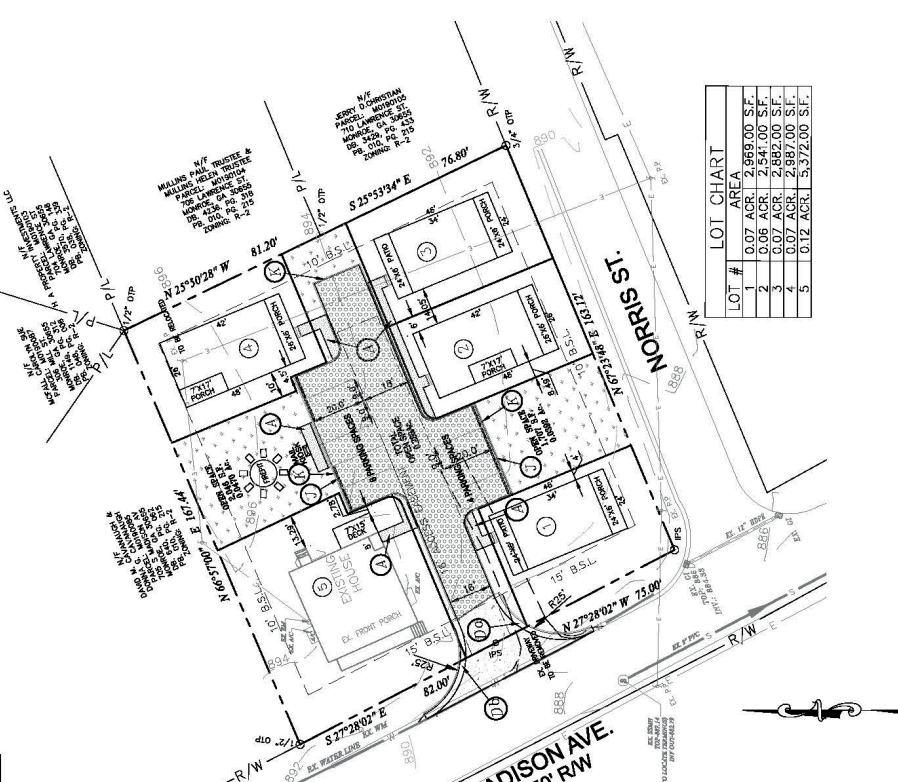
- AREA SHOWN WITH SHH/AA/PA/OP OR AT 2"=1" O.C.
- 4" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- 4" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- 4" CONCRETE SIDEWALK.
- HAWKING CURB/RAIL STOP
- 8" MASON CURB.

LEGEND

- REIN. ASPHALT WITH CAP STAMPED "ACOW"
- CONCRETE PAVEMENT FOUND
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- LAND LOT LINE
- MANHOLE
- TRUNK MANHOLE
- LIGHT POLE
- UTILITY POLE
- UTILITY LINE
- WATER LINE
- GAS LINE
- WELL
- SEWER
- SEWER OR RAIN COLL.
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

LOT CHART

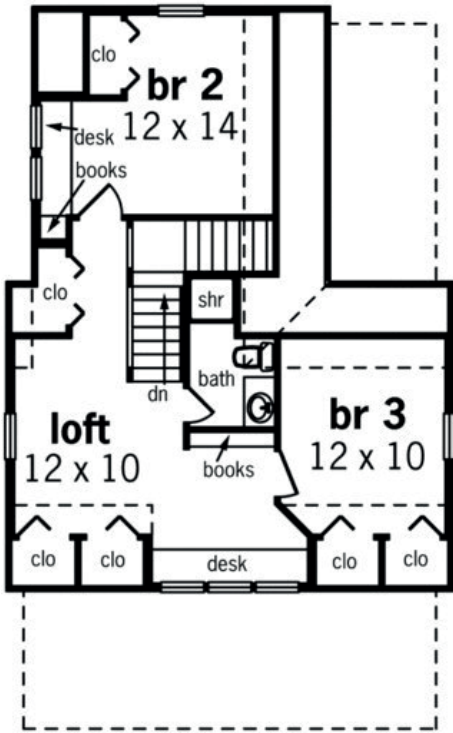
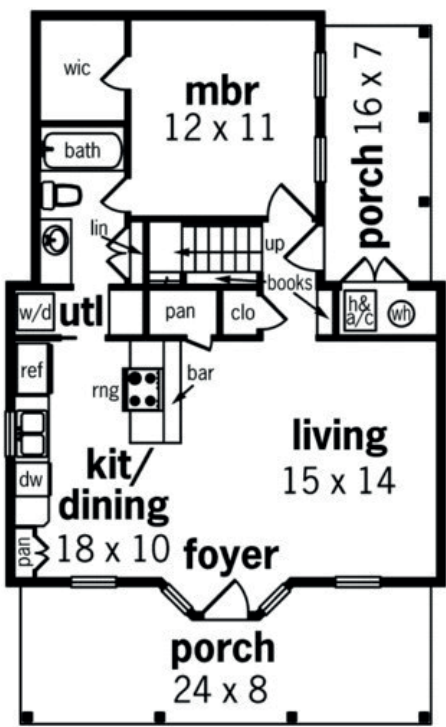
LOT #	AREA
1	0.07 ACR. 2,969.00 S.F.
2	0.06 ACR. 2,541.00 S.F.
3	0.07 ACR. 2,887.00 S.F.
5	0.12 ACR. 5,372.00 S.F.

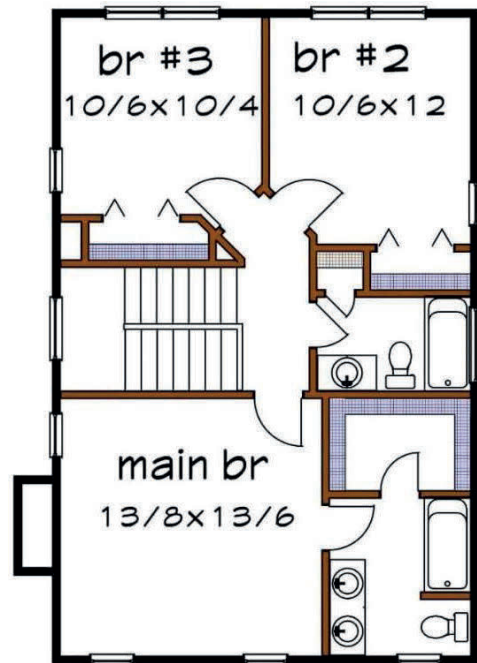


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 Max. Total Dwelling Stos: 1,832 sq. ft.
 Max. Dwelling Width: 28 ft.
 Max. Dwelling Length: 48 ft. including porches

Plans Approved by Historical Preservation Commission





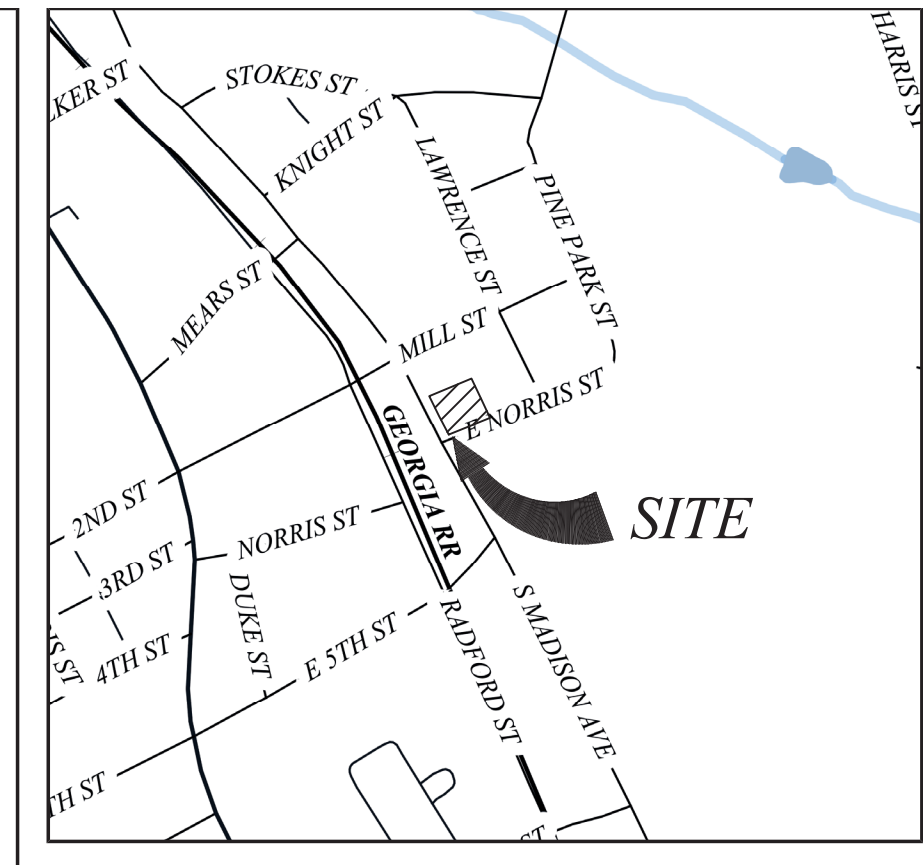
Creating a Bond of Community



AND Creating Pride of Ownership & Privacy



MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069
P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610
THIS PLAT IS NOT VALID
OR RECORDABLE UNLESS SAID
SURVEYOR'S SIGNATURE APPEARS IN
ORIGINAL BLUE INK OVER THE
STAMP.
IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
MINIMUM STANDARDS AND
REQUIREMENTS OF GEORGIA LAW.



VICINITY MAP
NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM 706-769-6610

- TOTAL PROJECT ACREAGE: 0.60 ACRES
- TAX PARCEL #: M0190107
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- ZONED R2
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN
- VERTICAL DATA BASED ON NAVD88 DATUM; 2' INTERVAL
- THIS IS NOT A BOUNDARY SURVEY

PLAT FOR:
PINEHURST HOMES LLC
MONROE COTTON MILLS
SUBDIVISION
LOT 63 & 64
419th GEORGIA
MILITIA DISTRICT
WALTON COUNTY
PHYSICAL ADDRESS:
707
SOUTH MADISON AVENUE
MONROE, GA 30655

REVISIONS	DATE

DATE
10/13/2022

PROJECT
21-2549S

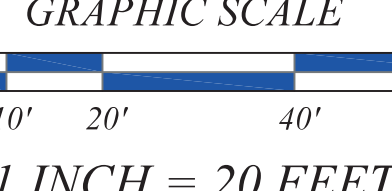
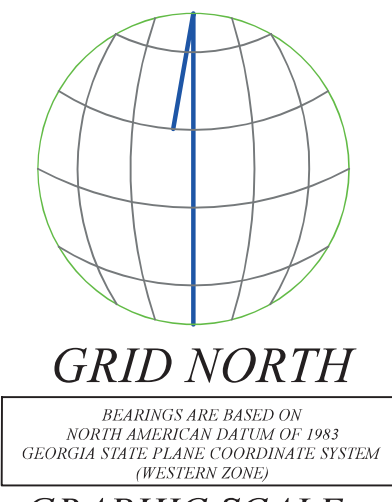
TOPOGRAPHIC
SURVEY

SHEET
1 OF 1



- #### PLAT ABBREVIATIONS
- IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - GM - GAS METER
 - CR - CABLE RISER
 - RW - RIGHT OF WAY
 - C/L - CENTERLINE
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - SSMH - SANITARY SEWER MANHOLE
 - WV - WATER VALVE
 - WM - WATER METER
 - FH - FIRE HYDRANT
 - PP - POWER POLE
 - N/F - NOW OR FORMERLY
 - DB - DEED BOOK
 - PG - PAGE
 - OHE - OVERHEAD ELECTRIC
 - PB - PLAT BOOK
 - LL - LAND LOT
 - GCB - GATE CONTROL BOX
 - TR - TELEPHONE RISER
 - DWCB - DOUBLE WING CATCH BASIN
 - HW - HEAD WALL
 - FES - FLARED END SECTION
 - JB - JUNCTION BOX
 - DI - DROP INLET
 - TRAN - TRANSFORMER
 - OTP - OPEN TOP PIPE
 - EMH - ELECTRIC MANHOLE
 - GEN - GENERATOR
 - OCS - OUTLET CONTROL STRUCTURE
 - P/L - PROPERTY LINE
 - SS - SANITARY SEWER
 - BSL - BUILDING SETBACK LINE
 - FIRM - FEDERAL INSURANCE RATE MAP
 - CO - CLEAN OUT

- #### SYMBOL LEGEND
- ⊙ CALCULATED POINT
 - IRON MARKER FOUND
 - 1/2" IRON PIN SET
 - ⊠ CONCRETE MONUMENT
 - FENCE

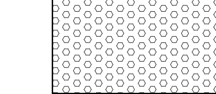
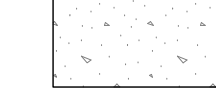



DEVELOPMENT CONTROLS:

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Min. Setback Side: 4 ft. /15 ft. S. Madison Ave.	Setback Side: 10 ft.
Min. Setback Rear: 10 ft.	Setback Rear: 10
Max. Building Height: 35 ft.	Dwelling Height: 26
Min. Dwelling Size First Floor: 757 sf.	Dwelling Size First Floor: 1245 sf.
Max. Dwelling Size First Floor: 816 sf	Dwelling Size Total: 1,735 sf.
Min. Dwelling Width: 24 ft.	Dwelling Width: 37 ft.
Min. Dwelling Length: 46 ft. including porches	Dwelling Length: 49 ft. including porches
Min. Dwelling Size: 1,383 sf.	
Max. Total Dwelling Size: 1,632 sf.	
Max. Dwelling Width: 26 ft.	
Max Dwelling Length: 48 ft. including porches	

EXISTING ZONING: R-2
PROPOSED ZONING: PRD

PAVEMENT LEGEND

-  POROUS ASPHALT
-  CONCRETE PAVEMENT
-  6" PEA GRAVEL

TOTAL SITE AREA = 0.60 ACRES
TOTAL DISTURBED AREA = 0.53 ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

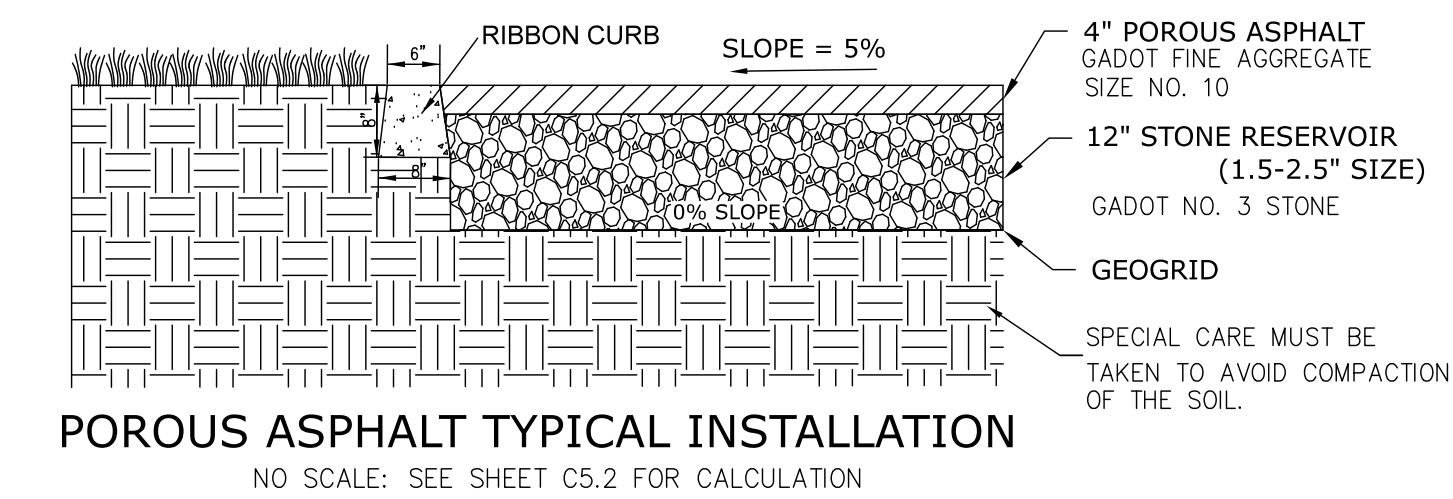
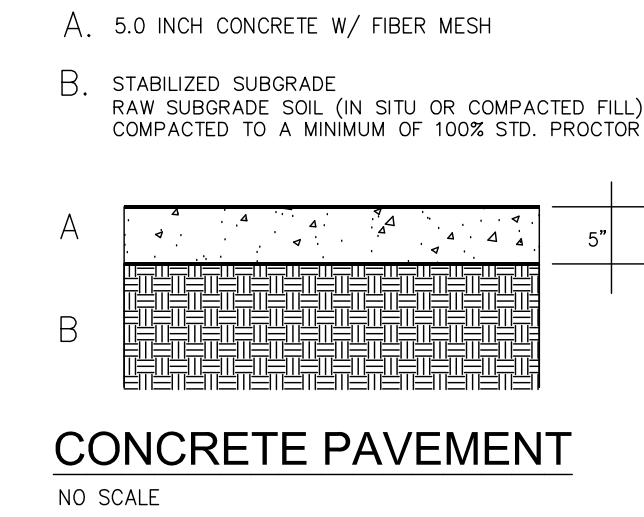
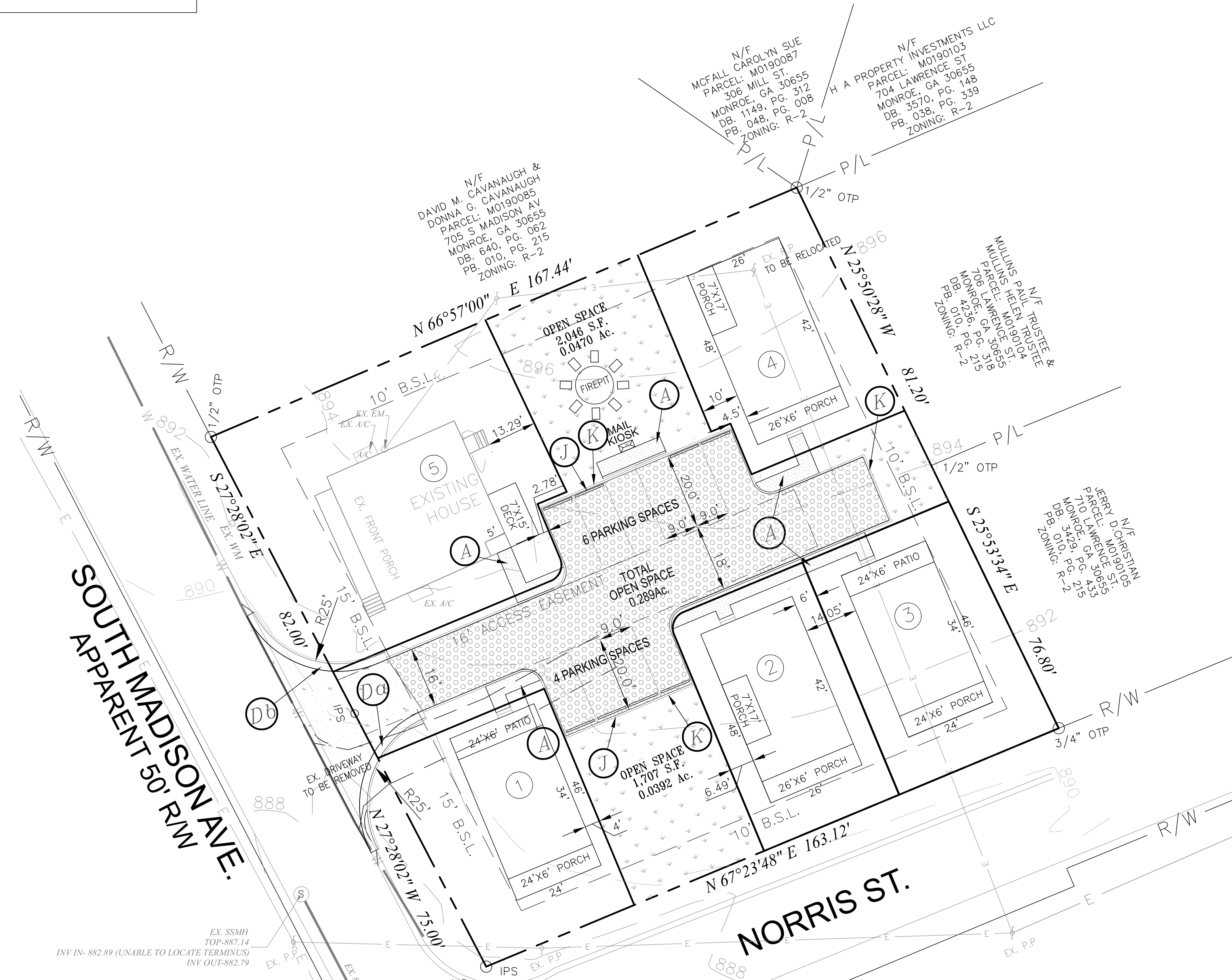
NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0137E DATED 12/08/2016



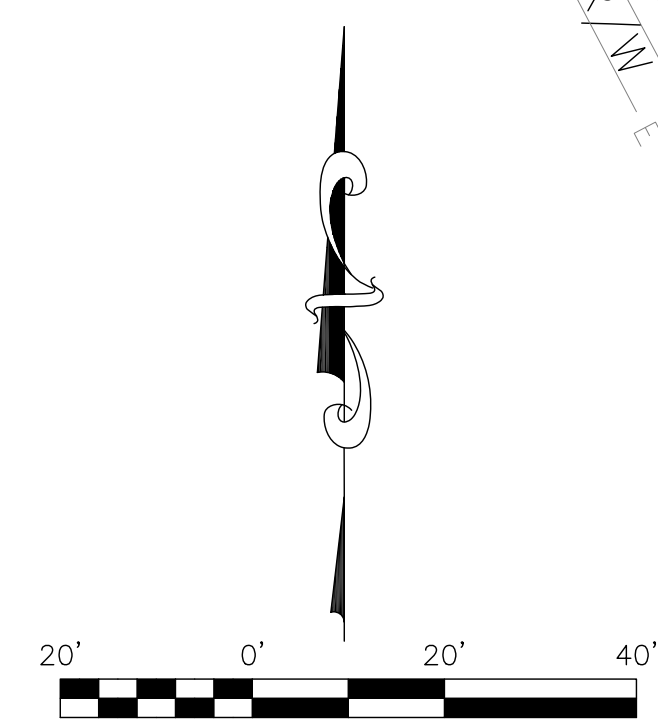
VICINITY MAP
N.T.S.

SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (Db) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (C) 4' CONCRETE SIDEWALK.
- (J) PARKING CURB/WHEEL STOP
- (K) 6" RIBBON CURB.



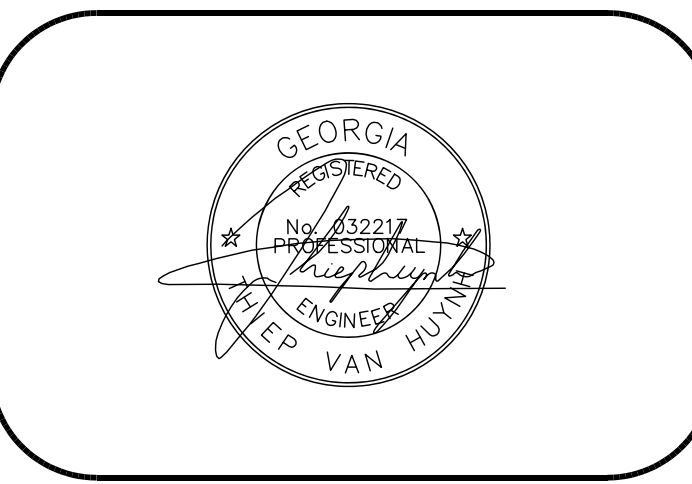
- LEGEND**
- R.B.F. = REBAR FOUND
 - I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
 - C.M.F. = CONCRETE MONUMENT FOUND
 - R/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - L.L.L. = LAND LOT LINE
 - (M) = MANHOLE
 - (D) = DRAIN INLET
 - (F) = FIRE HYDRANT
 - (L) = LIGHT POLE
 - (P) = POWER POLE
 - P- = POWER LINE
 - X- = FENCE LINE
 - W- = WATER LINE
 - G- = GAS LINE
 - (V) = VALVE
 - (W) = WELL
- (DISTANCE) = DEED OR PLAT CALL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



LOT #	AREA
1	0.07 ACR. 2,969.00 S.F.
2	0.06 ACR. 2,541.00 S.F.
3	0.07 ACR. 2,882.00 S.F.
4	0.07 ACR. 2,987.00 S.F.
5	0.12 ACR. 5,372.00 S.F.

A.C.E.
ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, L.L.C.
P.O.C. TIP HUYNH, P.E.
485 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-466-4002
tipacell@gmail.com

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REZONE PLAN

PROPOSED CARSON POINTE PLANNED RESIDENTIAL DEVELOPMENT (PRD)

PARCEL: M0190107
LAND LOT: 66
DISTRICT: 3rd
707 S MADISON AVE
CITY OF MONROE, GA

DATE: 5/8/2023
SCALE: 1"=20'

OWNER/DEVELOPER/
PRIMARY PERMITTEE
THE OVERLOOK OF MONROE, LLC.
P O BOX 259
STATHAM, GA 30666
BRUCE HENDLEY
706-424-0999
bruce@hendleyhomesga.com

24 HOUR - EMERGENCY CONTACT
BRUCE HENDLEY
706-424-0999
bruce@hendleyhomesga.com

REVISIONS		
NO.	DATE	DESCRIPTION

JOB No. 21-047
REZONE



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/26/2023
Subject: Development Regulations 7th Update

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

Description:
 7th Update to the 1999 Development Regulations.

Background:
 Please refer to the attached Development Regulations 7th Update Breakdown for specific amendment descriptions and details.

Recommendation:
 The Planning Commission voted unanimously to recommend approval of this proposed update to the Development Regulations as presented without any changes.

Attachment(s):
 Development Regulations 7th Update Breakdown

Proposed Amendments to the Development Regulations – 7th Update

July 18 – Planning Commission
August 8 – City Council 1st Reading
September 12 – City Council 2nd Reading

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

➤ *Article 4, Section 4.2.4: Amend Development Permit language to extend expiration of valid Development Permits and to clarify when Development Permits expire.*

4.2 LAND DISTURBANCE PERMITS

4.2.4 Development Permit

A Development Permit may not be issued prior to Preliminary Plat approval for subdivisions or approval of Site Development Plans for non-subdivision projects. A Development Permit shall expire ~~twelve (12)~~**eighteen (18)** months after issuance, ~~unless development activity as authorized by the permit is initiated within the twelve (12) month period or if such authorized activities lapse for a period exceeding one (1) month. Provided, however, that the Code Enforcement Officer may approve one (1) extension not to exceed three (3) months within which time development activity must commence or the permit shall expire.~~ Said permit shall be issued to authorize all activities associated with land development process, including clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, sewer systems, storm water drainage facilities, sidewalks, or other structures permanently placed on or in the property except for buildings or other structures requiring the issuance of a building permit. **The Development Permit shall automatically expire if land development activity as authorized by this permit has not commenced within six (6) months from the date of issuance or if there is a lapse in land development activity as authorized by this permit for a period of forty-five (45) consecutive days.** Water system improvements shall be authorized solely by the City of Monroe Water & Gas Department.

AN ORDINANCE TO AMEND THE DEVELOPMENT REGULATIONS FOR THE CITY OF MONROE, GEORGIA

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

ARTICLE I.

The Development Regulations for the City of Monroe, Georgia, officially adopted July 6, 1999, and as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

ARTICLE II.

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

ARTICLE III.

These text amendments of the Development Regulations for the City of Monroe, Georgia shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 8th, day of August, 2023.

SECOND READING AND ADOPTED on this 12th day of September, 2023.

CITY OF MONROE, GEORGIA

By: _____ (SEAL)
John Howard, Mayor

Attest: _____ (SEAL)
Beverly Harrison, Interim City Clerk

EXHIBIT A

The Development Regulations for the City of Monroe, Georgia Text Amendment

Update # 7

- 1. Article 4, Section 4.2.4 – Land Disturbance Permits; Development Permit: Amend Land Disturbance Permit language to extend expiration of valid Development Permits and to clarify when Development Permits expire. Section 4.2.4 to be amended as follows:**

4.2 LAND DISTURBANCE PERMITS

4.2.4 Development Permit

A Development Permit may not be issued prior to Preliminary Plat approval for subdivisions or approval of Site Development Plans for non-subdivision projects. A Development Permit shall expire eighteen (18) months after issuance. Said permit shall be issued to authorize all activities associated with land development process, including clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, sewer systems, storm water drainage facilities, sidewalks, or other structures permanently placed on or in the property except for buildings or other structures requiring the issuance of a building permit. The Development Permit shall automatically expire if land development activity as authorized by this permit has not commenced within six (6) months from the date of issuance or if there is a lapse in land development activity as authorized by this permit for a period of forty-five (45) consecutive days. Water system improvements shall be authorized solely by the City of Monroe Water & Gas Department.



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/26/2023
Subject: Zoning Ordinance Amendment #17

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

Description:
 17th Amendment to the current Zoning Ordinance.

Background:
 Please refer to the attached updated Zoning Ordinance Amendment 17 Breakdown for specific amendment descriptions and details. The purpose for each amendment is included in each breakdown of the proposed amendments.

Recommendation:
 The Planning Commission voted unanimously to recommend approval of all the proposed Zoning Ordinance Amendments as presented at the July Planning Commission meeting without any changes.

Attachment(s):
 Zoning Ordinance Amendment 17 Breakdown

Proposed Amendments to the Zoning Ordinance – 17th Amendment

July 18 – Planning Commission

August 8 – City Council 1st Reading

September 12 – City Council 2nd Reading

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

➤ *Section 520: Proposed amendments to the off-street parking requirements deferred to a future amendment.*

➤ *Section 530: Proposed amendments to the off-street loading and unloading requirements deferred to a future amendment.*

➤ *Section 610: Proposed amendment to Table 4 deferred to a future amendment.*

➤ *Section 620: Modify Commercial Zoning District Land Use Regulations in Section 620.3 – Table 5 to modify and add land uses related to alcohol, brewpubs, breweries, and distilleries as regulated and licenses in the Code of Ordinances; add tattoo parlor as an allowed land use.*

Section 620.3 Commercial Land Use Regulations (P, B-1, B-2, B-3):

Section 620.3 Table 5 - Commercial Zoning District Land Use Regulations

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	DISTRICT				REFERENCE
	P	B1	B2	B3	
Principal Use* (unless noted as an accessory use)					See Section or Note
Alcohol and beverage stores, retail					Code of Ord. – Chap. 6
beer and wine, <u>retail store</u>	X	C	P	P	Code of Ord. – Chap. 6
<u>brewpubs</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
<u>breweries</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
<u>distilleries</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
<u>micro-breweries</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
<u>micro-distilleries</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
Beauty shops, services					
barber, hairdresser, and/or stylist shops	P	P	P	P	
beauty supply, retail	P	P	P	P	
beauty/health spas	X	X	X	X	
manicure establishment	X	X	X	X	
tanning centers	X	X	X	X	
<u>tattoo parlors</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	

➤ *Section 630: Modify Industrial Zoning District Land Use Regulations in Section 630.3 – Table 6 to add land uses related to alcohol, brewpubs, breweries, and distilleries as regulated and licenses in the Code of Ordinances; to remove the general category of Residential from the land use table.*

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

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

LAND USE CATEGORY	DISTRICT	REFERENCE
Principal Use*(unless noted as an accessory use)	M-1	See Section or Note
Alcohol and beverage		Code of Ord. – Chap. 6
beer and wine, retail store	X	Code of Ord. – Chap. 6
brewpubs	X	Code of Ord. – Chap. 6
breweries	P	Code of Ord. – Chap. 6
distilleries	P	Code of Ord. – Chap. 6
micro-breweries	X	Code of Ord. – Chap. 6
micro-distilleries	X	Code of Ord. – Chap. 6
RESIDENTIAL	C	

➤ *Section 643: Proposed amendment to the procedures for the Corridor Design Overlay District deferred to a future amendment.*

➤ *Section 643A.2(1)(c)(vii): Modify the materials permitted on structures in the Corridor Design Overlay District to allow E.I.F.S. siding.*

(vii) Materials. Brick and wood siding are the most common traditional building materials in the City. Brick is the preferred exterior material. Materials having a wood siding appearance, such as hardboard and hardiplank, are compatible substitutions provided that the proposed reveal is similar to that of existing historic examples. Aluminum and vinyl siding are not permitted. This prohibition includes metal building types commonly known as “Butler Buildings”. Stucco, ~~not~~ including E.I.F.S., is acceptable in limited areas (e.g. parapets) or as full exterior surface for architectural styles and forms reflecting City’s historic architecture that traditionally utilized stucco (e.g. religious architecture, Art Modern and Art Deco buildings).

➤ *Section 643: Proposed amendment to the procedures for the Corridor Design Overlay District deferred to a future amendment.*

➤ *Section 644: Proposed amendment to the parking requirements for developments in the Monroe and Walton Mills Historic Overlay District (MHDO) deferred to a future amendment.*

➤ *Section 645: Modify the garage requirement in Section 645.5(6) of the Infill Overlay District to match the requirement in Section 910.1.*

645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements.

- (6) ~~No front garage approach is permitted. Rear or side approach garage entry only.~~ All attached and detached garages shall be located a minimum of 20 feet behind the front of the dwelling. Preferred garage access for dwellings is rear or alley loaded. For the purposes of this requirement, the front of the dwelling shall begin at the heated floor area of the front orientation of the dwelling. If the front door is recessed behind any heated floor area of the front orientation of the dwelling, the distance shall be measured from the front door.

➤ *Section 646: Modify Central Business District Overlay (CBD) Land Use Regulations in Section 646.3 – Table 8 to modify and add land uses related to alcohol, brewpubs, breweries, and distilleries as regulated and licenses in the Code of Ordinances; add tattoo parlor as an allowed land use.*

Section 646.3 Central Business District Overlay (CBD):

Section 646.3 Table 8 - Central Business District Overlay (CBD)
[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Alcohol and beverage stores, retail	
beer and wine, retail store	C
brewpubs	P
breweries	X
distilleries	X
micro-breweries	P
micro-distilleries	P
Beauty shops, services	
barber, hairdresser, and/or stylist shops	P
beauty supply, retail	P
beauty/health spas	P
manicure establishment	P
tanning centers	P
tattoo parlor	P

➤ *Section 820: Amend language for development types and minimum development size for developments required to be rezoned to a Planned District.*

Section 820 Single-Family and Mixed-Use Development.

All new single-family residential and mixed-use developments greater than five (5) units shall be rezoned to a planned district as outlined in Section 650.

(1) The requirement to rezone to a planned district is optional for developments located within the Infill Overlay District (IOD), Central Business District Overlay (CBD) or the Monroe and Walton Mills Historic Overlay District (MHDO), if the rules and restrictions of said districts are met for development.

➤ *Section 1000: Modify the language under the Residential – Accessory Apartment and Accessory Dwelling regulations in Section 1000.8 to grant the ability for all single-family dwellings in the City to be eligible for an accessory dwelling or apartment regardless of the underlying zoning.*

1000.8 Residential – Accessory Apartments and Accessory Dwellings

Accessory Apartments and Accessory Dwelling Units are permitted on any lot containing a single-family residence, regardless of the underlying zoning, in accordance with the following provisions:

- (1) Accessory Apartments. An accessory apartment is permitted provided that:
 - (a) Any property owner seeking to establish an accessory apartment shall apply to register the apartment with the Code Enforcement Officer pursuant to Section 1000.10.
 - (b) The accessory apartment shall have the same ownership as the principal building.
 - (c) One or more accessory apartments may be located in a single principal building, provided that no ground level floor is used for residential purposes.
 - (d) Each accessory apartment shall be limited to between three and eight hundred (300–800) square feet of heated living area; the Code Enforcement Officer may allow increased size in order to efficiently use all of the existing floor area, so long as all other standards of this section are met.
 - (e) Accessory apartments may share an exterior access door and common areas.

- (2) Accessory Dwelling Unit. An accessory dwelling unit is permitted provided that:
 - (a) Any property owner seeking to establish an accessory dwelling unit shall apply to register the unit with the Code Enforcement Officer pursuant to Section 1000.10.
 - (b) The accessory dwelling unit shall have the same ownership as the single-family dwelling.
 - (c) Either the single-family dwelling or the accessory dwelling unit must be occupied by an owner of the property, and does not rent out the owner-occupied dwelling unit.
 - (d) No lot shall have more than one (1) accessory dwelling unit. An accessory dwelling unit precludes a residential business or a bed and breakfast establishment.
 - (e) The accessory dwelling unit shall be limited to between three and eight (300–800) square feet of heated living area. If the accessory unit is located within an existing accessory building, the Code Enforcement Officer may allow increased size in order to efficiently use all of the existing floor area, so long as all other standards of this section are met.
 - (f) Accessory dwelling units located in accessory buildings shall also meet the requirements of Section 1000.1.

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

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

ARTICLE I.

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

ARTICLE II.

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

ARTICLE III.

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

FIRST READING. This 8th day of August, 2023.

SECOND READING AND ADOPTED on this 12th day of September, 2023.

CITY OF MONROE, GEORGIA

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

**Attest: _____ (SEAL)
Beverly Harrison, Interim City Clerk**

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment # 17

- Section 620.3, Table 5 – Commercial Zoning District Land Use Regulations. Modify Table 5 to add the land use Tattoo Parlors under the Beauty Shops, Services category and modify the Alcohol and Beverage category to relabel retail beer and wine stores and add the alcohol land uses brewpubs, breweries, micro-breweries, distilleries, and micro-distilleries as regulated and licensed in the Code of Ordinances. Table 5 as it is currently written outside the changes provided below will remain unchanged. Table 5 to be amended to include and modify the categories as follows:

Section 620.3 Commercial Land Use Regulations (P, B-1, B-2, B-3):

Section 620.3 Table 5 - Commercial Zoning District Land Use Regulations

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	DISTRICT				REFERENCE
	P	B1	B2	B3	
Principal Use* (unless noted as an accessory use)					See Section or Note
Alcohol and beverage					Code of Ord. – Chap. 6
beer and wine, retail store	X	C	P	P	Code of Ord. – Chap. 6
brewpubs	X	X	X	X	Code of Ord. – Chap. 6
breweries	X	X	X	X	Code of Ord. – Chap. 6
distilleries	X	X	X	X	Code of Ord. – Chap. 6
micro-breweries	X	X	X	X	Code of Ord. – Chap. 6
micro-distilleries	X	X	X	X	Code of Ord. – Chap. 6
Beauty shops, services					
barber, hairdresser, and/or stylist shops	P	P	P	P	
beauty supply, retail	P	P	P	P	
beauty/health spas	X	X	X	X	
manicure establishment	X	X	X	X	
tanning centers	X	X	X	X	
tattoo parlors	X	X	X	P	

- Section 630.3, Table 6 – Industrial Zoning District Land Use Regulations. Modify Table 6 to add an Alcohol and Beverage category to add the alcohol land uses of brewpubs, breweries, micro-breweries, distilleries, and micro-distilleries as regulated in the Code of Ordinances and to remove the general category of Residential from the land use table. Table 6 as it is currently written outside the changes provided below will remain unchanged. Table 6 to be amended to include and modify the categories as follows:

(TABLE 6 AMENDMENT ON NEXT PAGE)

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

Section 630.3 Table 6 - Industrial Zoning District Land Use Regulations

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	DISTRICT	REFERENCE
Principal Use*(unless noted as an accessory use)	M-1	See Section or Note
Alcohol and beverage		Code of Ord. – Chap. 6
beer and wine, retail store	X	Code of Ord. – Chap. 6
brewpubs	X	Code of Ord. – Chap. 6
breweries	P	Code of Ord. – Chap. 6
distilleries	P	Code of Ord. – Chap. 6
micro-breweries	X	Code of Ord. – Chap. 6
micro-distilleries	X	Code of Ord. – Chap. 6
RESIDENTIAL	€	

- Section 643A.2(1)(c)(vii) – Corridor Design Overlay District (CDO), Architecture: Modify the Materials section of the CDO to allow E.I.F.S. siding. Section 643A.2(1)(c)(vii) to be amended as follows:

(vii) Materials. Brick and wood siding are the most common traditional building materials in the City. Brick is the preferred exterior material. Materials having a wood siding appearance, such as hardiboard and hardiplank, are compatible substitutions provided that the proposed reveal is similar to that of existing historic examples. Aluminum and vinyl siding are not permitted. This prohibition includes metal building types commonly known as “Butler Buildings”. Stucco, including E.I.F.S., is acceptable in limited areas (e.g. parapets) or as full exterior surface for architectural styles and forms reflecting City’s historic architecture that traditionally utilized stucco (e.g. religious architecture, Art Modern and Art Deco buildings).

- Section 645.5(6) – Infill Overlay District (IOD), Site Design Elements: Modify the garage standards to match the single-family residential garage standards outlined in Section 910.1. Section 645.5(6) to be amended as follows:

(6) All attached and detached garages shall be located a minimum of 20 feet behind the front of the dwelling. Preferred garage access for dwellings is rear or alley loaded. For the purposes of this requirement, the front of the dwelling shall begin at the heated floor area of the front orientation of the dwelling. If the front door is recessed behind any heated floor area of the front orientation of the dwelling, the distance shall be measured from the front door.

- Section 646.3, Table 8 – Central Business District Overlay (CBD): Modify Table 8 to add the land use Tattoo Parlors under the Beauty Shops, Services category and modify the Alcohol and Beverage category to relabel retail beer and wine stores and add the alcohol land uses brewpubs, breweries, micro-breweries, distilleries, and micro-distilleries as

regulated and licensed in the Code of Ordinances. Table 8 as it is currently written outside the changes provided below will remain unchanged. Table 8 to be amended to include and modify the categories as follows:

Section 646.3 Central Business District Overlay (CBD):

Section 646.3 Table 8 - Central Business District Overlay (CBD)

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Alcohol and beverage	
beer and wine, retail store	C
brewpubs	P
breweries	X
distilleries	X
micro-breweries	P
micro-distilleries	P
Beauty shops, services	
barber, hairdresser, and/or stylist shops	P
beauty supply, retail	P
beauty/health spas	P
manicure establishment	P
tanning centers	P
tattoo parlors	P

6. Section 820 – Site Design, Single-Family Residential and Mixed-Use Development: Add language to establish minimum number of lots required to be rezoned to a planned district and add language allowing qualifying development within the Infill Overlay District (IOD) or Monroe and Walton Mills Historic Overlay District (MHDO) to be optional for rezoning to a planned district. Section 820 to be amended as follows:

Section 820 Single-Family and Mixed-Use Development.

All new single-family residential and mixed-use development greater than five (5) units shall be rezoned to a planned district as outlined in Section 650.

- (1) The requirement to rezone to a planned district is optional for developments located within the Infill Overlay District (IOD), Central Business District Overlay (CBD) or the Monroe and Walton Mills Historic Overlay District (MHDO), if the rules and restrictions of said districts are met for development.

- 7. Section 1000.8 – Residential – Accessory Apartments and Accessory Dwellings: Add language to Accessory Apartment and Accessory Dwelling regulations to grant the ability for all single-family dwellings in the City to be eligible for an Accessory Apartment or Accessory Dwelling regardless of the underlying zoning. Section 1000.8 to be amended as follows:

1000.8 Residential – Accessory Apartments and Accessory Dwellings

Accessory Apartments and Accessory Dwelling Units are permitted on any lot containing a single-family residence, regardless of the underlying zoning, in accordance with the following provisions:

- (1) Accessory Apartments. An accessory apartment is permitted provided that:
 - (a) Any property owner seeking to establish an accessory apartment shall apply to register the apartment with the Code Enforcement Officer pursuant to Section 1000.10.
 - (b) The accessory apartment shall have the same ownership as the principal building.
 - (c) One or more accessory apartments may be located in a single principal building, provided that no ground level floor is used for residential purposes.
 - (d) Each accessory apartment shall be limited to between three and eight hundred (300–800) square feet of heated living area; the Code Enforcement Officer may allow increased size in order to efficiently use all of the existing floor area, so long as all other standards of this section are met.
 - (e) Accessory apartments may share an exterior access door and common areas.
- (2) Accessory Dwelling Unit. An accessory dwelling unit is permitted provided that:
 - (a) Any property owner seeking to establish an accessory dwelling unit shall apply to register the unit with the Code Enforcement Officer pursuant to Section 1000.10.
 - (b) The accessory dwelling unit shall have the same ownership as the single-family dwelling.
 - (c) Either the single-family dwelling or the accessory dwelling unit must be occupied by an owner of the property, and does not rent out the owner-occupied dwelling unit.
 - (d) No lot shall have more than one (1) accessory dwelling unit. An accessory dwelling unit precludes a residential business or a bed and breakfast establishment.
 - (e) The accessory dwelling unit shall be limited to between three and eight (300–800) square feet of heated living area. If the accessory unit is located within an existing accessory building, the Code Enforcement Officer may allow increased size in order to efficiently use all of the existing floor area, so long as all other standards of this section are met.
 - (f) Accessory dwelling units located in accessory buildings shall also meet the requirements of Section 1000.1.



To: City Council
From: Logan Propes, City Administrator
Department: Administration
Date: 8-8-2023
Subject: Traffic Pattern Change

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

Staff recommends a public hearing and subsequent approval for the traffic pattern change for Milledge, Colley, and Bell Streets between Davis and E Church Streets as recommended.

Background:

The City of Monroe has previously amended the traffic patterns to make all three streets one way. Now that the majority of homes have been constructed in the area in addition to a great deal of utility work, and on general observation of traffic patterns, it is recommended that the existing traffic patterns be amended to as follows:

- Leaving Milledge one way southbound from Church to Davis.
- Changing Colley back to a Two-way street.
- Changing Bell St. to One-way northbound from Davis to Church.

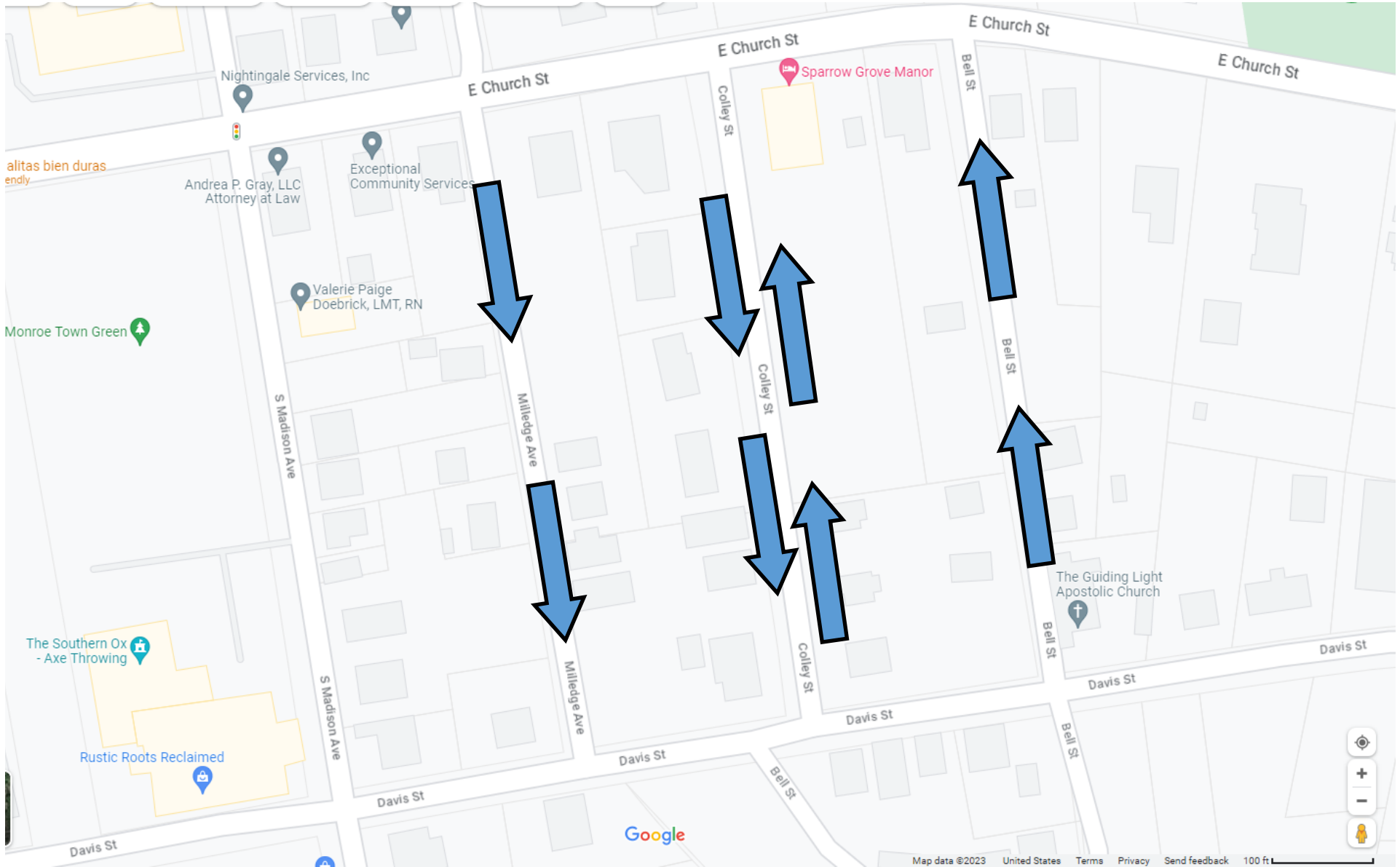
Pavement widths:

- Milledge: 15 feet
- Colley: 20 feet
- Bell: 11 feet

Attachment(s):

Proposed Traffic Pattern Change Exhibit

PROPOSED TRAFFIC PATTERN CHANGE





To: City Council
From: Logan Propes, City Administrator
Department: Administration
Date: 8-8-2023
Subject: Southview Drive Cul-de-sac proposal

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

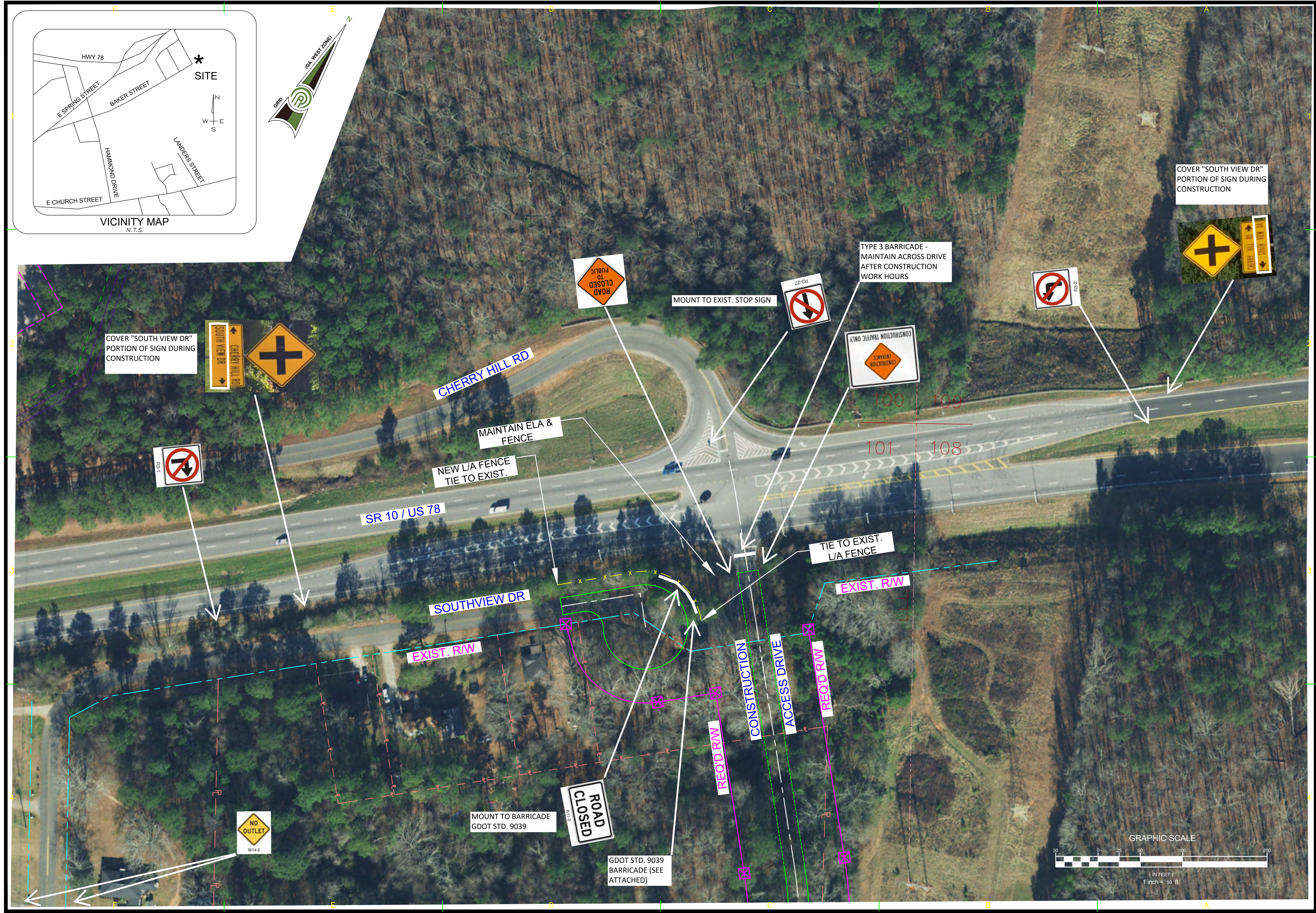
Staff recommends a public hearing and subsequent approval for the closure of direct access of Southview Drive to US 78.

Background:

The City of Monroe is working with Walton County to construct a cul-de-sac to prevent cut through traffic from the new jail/public safety complex through the residential neighborhood. It is recommended that the Council entertain public feedback before entering into agreement with Walton County for the construction and realignment of Southview Drive for a cul-de-sac street termination. The County will pay for this construction as part of its new connector road from the end of Baker Street to US 78

Attachment(s):

New Public Safety Access Rd and Southview Cul-de-sac exhibit



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PRECISION
Planning Inc.
planners • engineers • architects • surveyors

400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

**PUBLIC SAFETY
COMPLEX
CONSTRUCTION
DRIVE**

Land Lot 101, District 3
MONROE, GA 30652

DATE	NO.	DESCRIPTION

GDOT PERMIT SIGNAGE PLAN

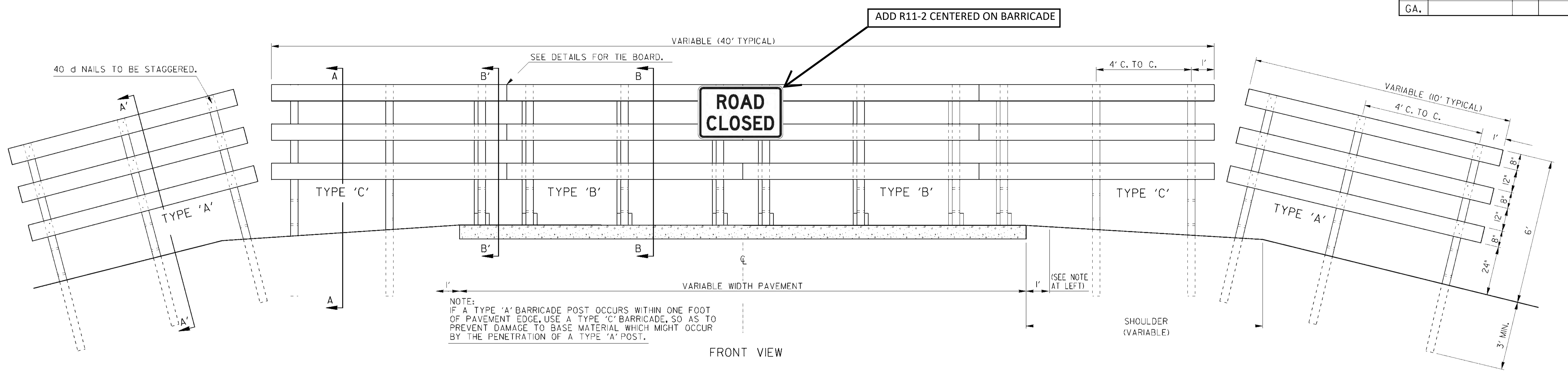
DESIGN	XXX	DRAWN	XXX	CHECKED	XXX
SHEET TITLE		RELEASE			

6/16/23
DATE

T03-170PSC
PPI PROJECT NO.

GDOT-1

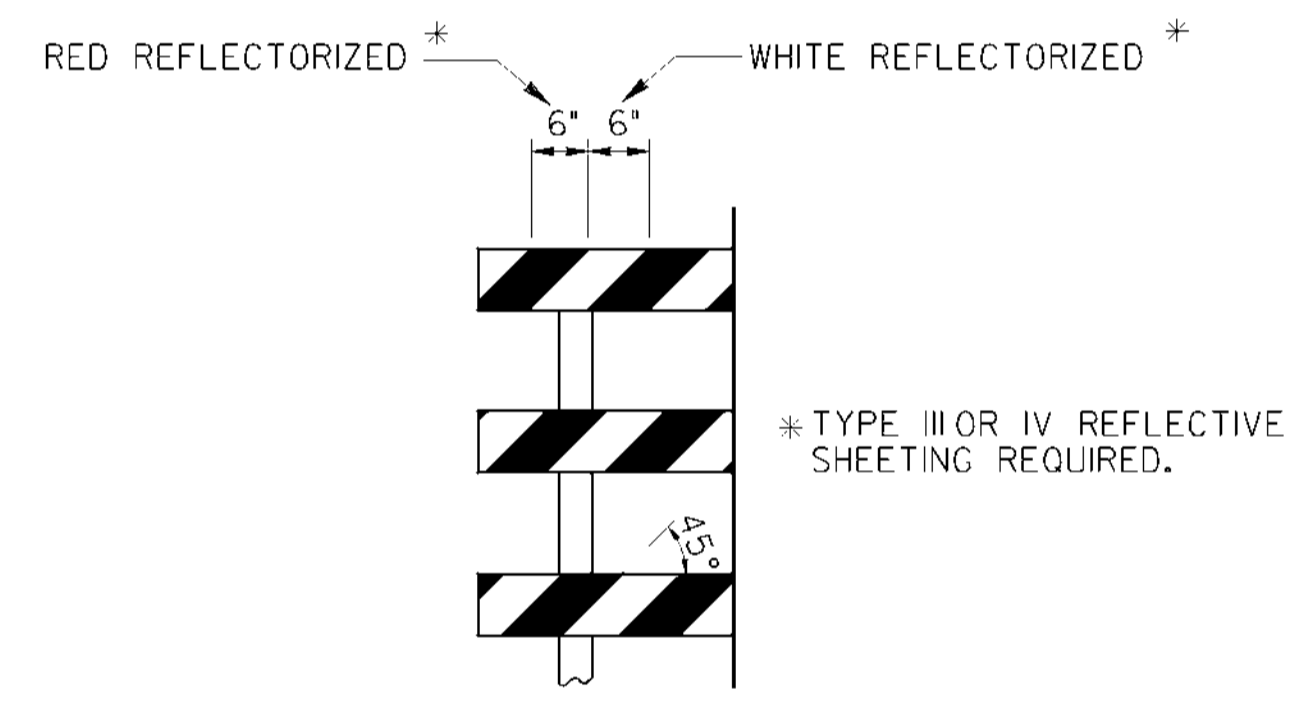
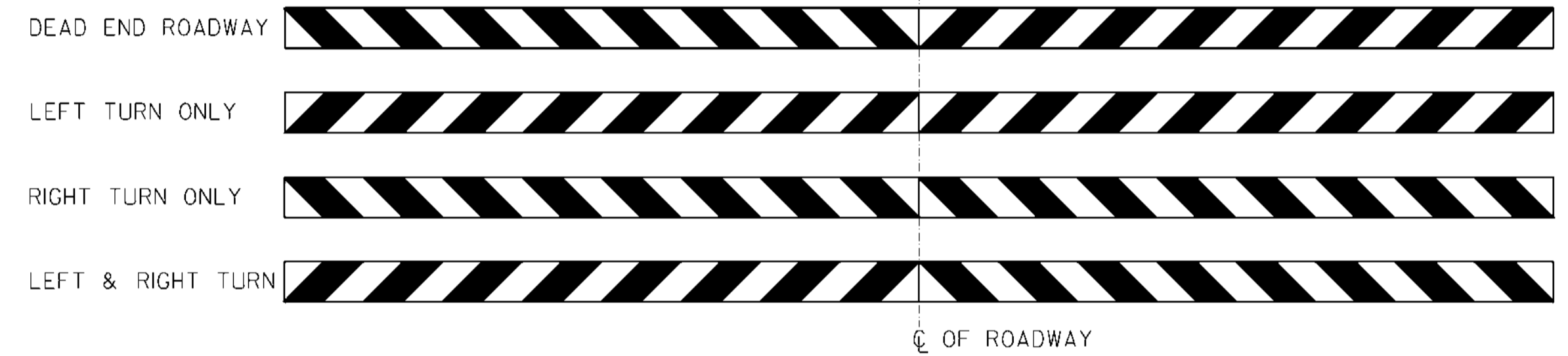
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			



NOTE:
IF A TYPE 'A' BARRICADE POST OCCURS WITHIN ONE FOOT OF PAVEMENT EDGE, USE A TYPE 'C' BARRICADE, SO AS TO PREVENT DAMAGE TO BASE MATERIAL WHICH MIGHT OCCUR BY THE PENETRATION OF A TYPE 'A' POST.

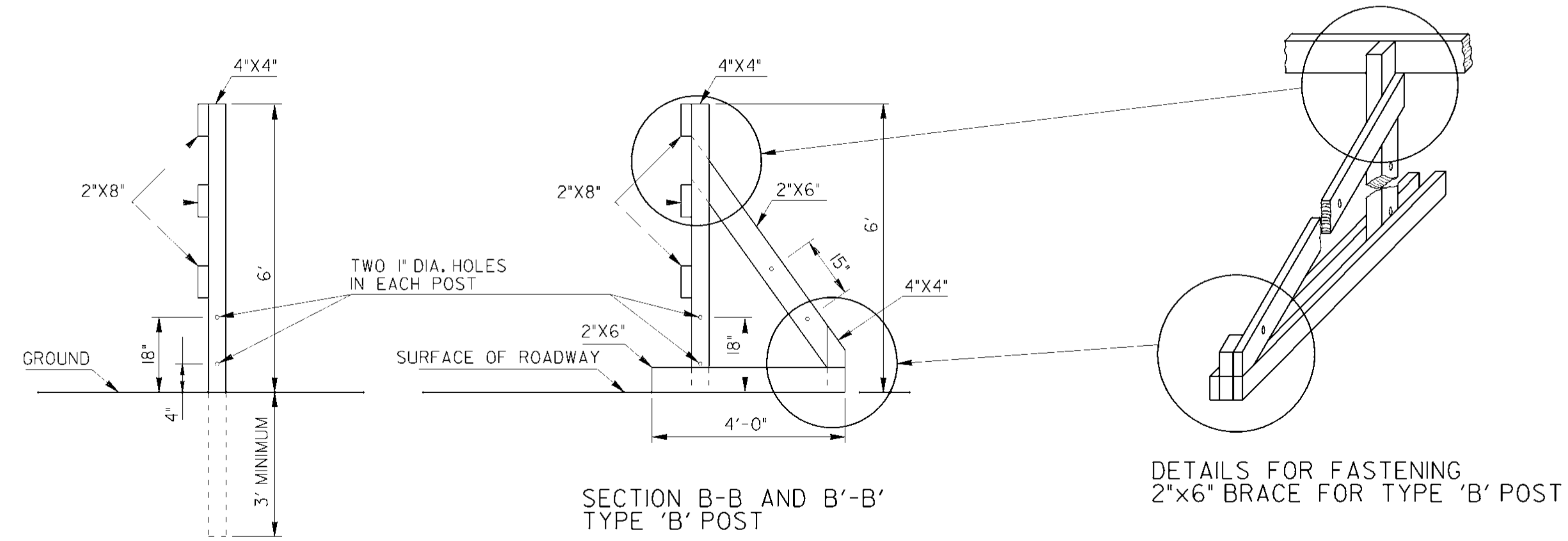
FRONT VIEW

STRIPE ORIENTATION



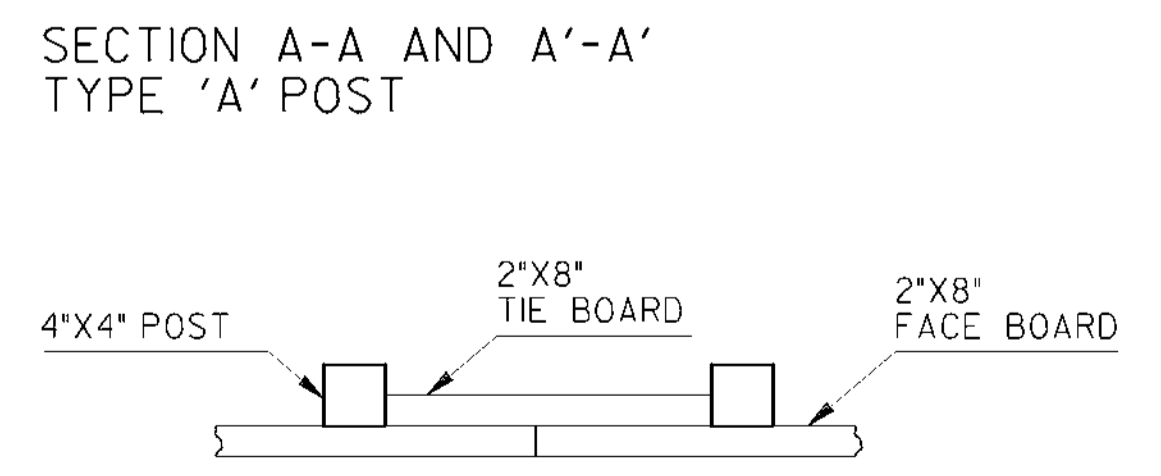
STRIPE DETAIL

- GENERAL NOTES:
1. BARRICADE SHALL BE PAINTED WHITE, EXCEPT AS OTHERWISE SHOWN.
 2. SPECIFICATIONS: GEORGIA STANDARD, CURRENT EDITION, AND SUPPLIMENTS THERETO.
 3. ALL TIMBER SHALL MEET THE REQUIREMENTS OF SECTION 860 AND SHALL BE CCA TREATED PER SECTION 863.
 4. REFLECTIVE SHEETING SHALL BE IN ACCORDANCE WITH SECTION 913.
 5. DIMENSIONS SHOWN FOR TIMBER ARE CONSIDERED TO BE NOMINAL DIMENSIONS.

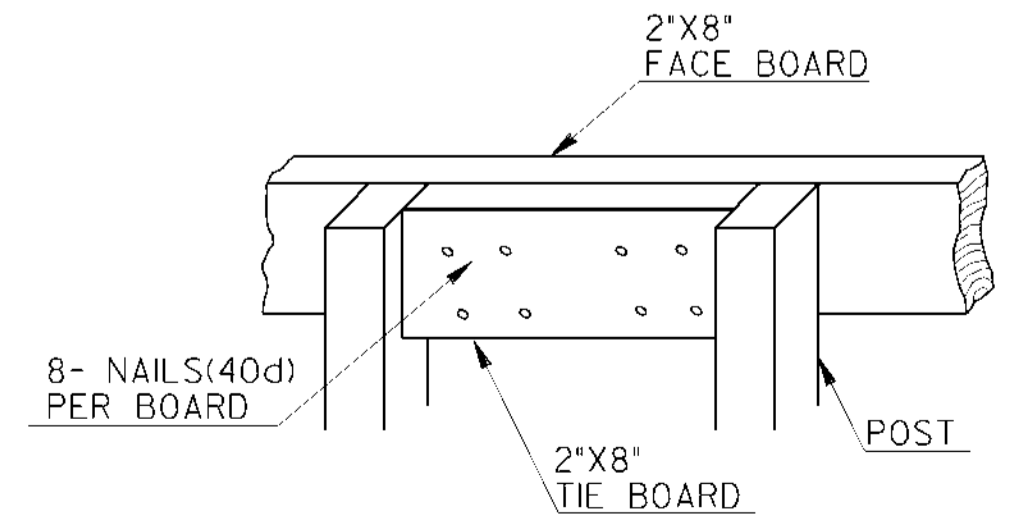


SECTION B-B AND B'-B' TYPE 'B' POST

DETAILS FOR FASTENING 2\"/>



SECTION A-A AND A'-A' TYPE 'A' POST



BACK VIEW

TOP VIEW

DETAIL OF TIE BOARD FOR 10' BARRICADE PANELS
NOTE: TIE BOARDS TO BE FASTENED ON THE BACK OF THE BARRICADE ON THE TOP AND BOTTOM BOARDS WHERE NECESSARY.

3-30-06		2-1-01		DATE		DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA	
REV. REEL SHEETING & ADDED STRIPE ORIENTATION		REFL. SHEETING SPEC.		REVISION		STANDARD PERMANENT TIMBER TYPE BARRICADE	
NO SCALE		REDRAWN		SEPT., 1999		NUMBER 9039	
G.L.O.		BY		DES. 7-58 (SUBMITTED) <i>[Signature]</i> STATE ROAD & AIRPORT DESIGN ENGINEER TRA. <i>[Signature]</i> CHK. (APPROVED) <i>[Signature]</i> CHIEF ENGINEER			



OCCUPATIONAL TAX APPLICATION CITY OF MONROE

PO Box 1249 - Monroe, GA 30655
770-207-4674 - dchambers@monroega.gov

Business Contact Information

Business Name: The Thirsty moose
Ownership Type: Corporation LLC Sole Proprietor Partnership Non-profit
DBA: The Thirsty moose
Physical Location: 132 W. Broad St. Monroe, GA ~~30006~~ 30655
Mailing Address: 2225 Mountain Creek Church Rd., Monroe, GA 30656
Business email: gp.thirstymoose@gmail.com Business Phone: 678-477-3131

Business Owner Contact Information

Owner(s) Name: Giancarlo Podeszwa
Owner's Email: gp.thirstymoose@gmail.com Owner's Phone: 678-477-3131
Emergency Contact: Macy Kellen Phone: 706-207-3070
Property Owner's Name: Cris Rosendahl Phone: 404-392-0390

Reason for Application

New Business Change of Ownership DBA Change Change of Address
 Change of Business Activity

Business Information

Business Description: Restuarant, Bar, entertainment
Residential or Commercial? Is this a home based (office only) business? Commercial
NAICS Code (<https://www.census.gov/naics>): 722511
Start Date: est September 2023 Number of Employees: 8-10 FullTime 8 PartTime 2
Total weekly PartTime hours: 10 /40 = 0.25 (FullTime Equivalent) + 60 (FT) = 60.25 (Total FT)
Federal Tax ID (EIN): 88-0797155 GA State & Use Tax: don't have yet
GA Professional License Number(s): N/A
E-Verify Number: N/A or Exempt? N/A
Gross Receipts: (Estimated from start of business to end of calendar year) \$1 million
OR Number of Practitioners*: N/A

*Under O.C.G.A. 48-13-9(c)1-18 practitioners have the right to pay \$400 per practitioner

Questions

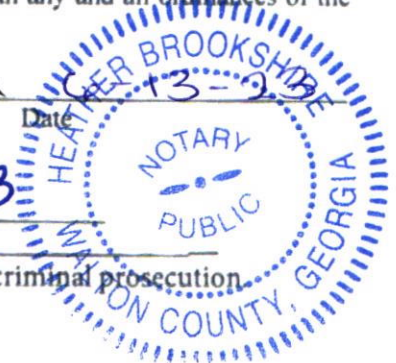
1. Have you ever been convicted of a felony or are you disqualified to receive a license by reason of any matter or thing contained in the laws of this state or city? NO
2. Will a sign be installed on the building or property (permit required)? yes

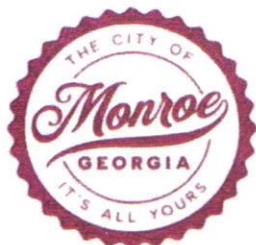
I, Giancarlo Podeszwa, do solemnly swear that the information on this application is true, correct to the best of my knowledge, training, and ability, and that no false or misleading statement is made herein to obtain a business occupational tax certificate. I understand that if I provide false or misleading information in this application I may be subject to criminal prosecution and/or immediate revocation of my business occupational tax certificate issued as a result of this application. I understand that I must comply with any and all ordinances of the City of Monroe.

Giancarlo Podeszwa
Signature _____ Print Name _____
Date _____

Subscribed and sworn before me this 13 day of June, 2023
Notary Public Signature and Seal: Heather Brooker

Any false statement, misrepresentation of fact(s) or omission may be cause for criminal prosecution.
O.C.G.A. 16-10-20





CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE FEES

CONSUMPTION ON PREMISE:

LICENSE FEE:

BEER/WINE	\$1000.00	✓
NON PROFIT PRIVATE CLUB	\$600.00	<u>N/A</u>
PRIVATE CLUB WITH SUNDAY SALES	\$750.00	<u>N/A</u>
		<u>N/A</u>

DISTILLED SPIRITS	\$3000.00	✓
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	<u>N/A</u>
NON PROFIT PRIVATE CLUB WITH SUNDAY SALES	\$750.00	<u>N/A</u>

PACKAGE:

LICENSE FEE:

BEER/WINE	\$2000.00	<u>N/A</u>
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	<u>N/A</u>
GROWLERS	\$2000.00	<u>N/A</u>

ALCOHOL BEVERAGE CATERER:

LICENSE FEE:

ALCOHOL BEVERAGE CATERER BEER AND WINE	\$1000.00	<u>N/A</u>
ALCOHOL BEVERAGE CATERER DISTILLED SPIRITS	\$1000.00	<u>N/A</u>

WHOLESALE DEALERS:

LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY

BEER/WINE

\$1500.00

N/A

DISTILLED SPIRITS

\$2000.00

N/A

PRINCIPAL PLACE OF BUSINESS - NOT IN CITY

\$100.00

N/A

TEMPORARY LICENSE:

LICENSE FEE:

NON PROFIT ORGANIZATIONS

\$25.00 PER DAY

N/A

FOR PROFIT ORGANIZATIONS

\$150.00 PER DAY

N/A

SPECIAL EVENT VENUES

\$300.00

N/A

REGISTRATION

There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.

There is no application fee for wholesale dealers. This administrative / investigative fee applies to new applications only-does not apply to renewals.

1. Full Name of Business The Thirsty Moose LLC

Under what name is the Business to operate? The Thirsty Moose

Is the business a proprietorship, partnership or corporation? Domestic or foreign?

Domestic LLC

2. Address: a) Physical: 132 N. Broad St., Monroe, GA 30655

b) Mailing: 2225 Mountain Creek Church Rd., Monroe, GA, 30656

3. Phone 678-477-3131 Beginning Date of Business in City of Monroe 07-10-2022

4. New Business Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 88-0797155 Georgia Sales Tax Number do not have yet

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes _____ No

Liquor 100 Yards (Church) or 200 Yards (School) Yes _____ No

7. Full name of Applicant Giancarlo Podeszwa

Full Name of Spouse, if Married Macy Kellen Banks

Are you a Citizen of the United States or Alien Lawful Permanent Resident? Citizen

Birthplace Hackettstown, New Jersey

Current Address 2225 Mountain Creek Church Rd. City Monroe St GA Zip 30656

Home Telephone N/A

Number of Years at present address 2 & 1/2 years

Previous address (If living at current address less than 2 yrs).

N/A

Number of years at previous address N/A

8. If new business, date business will begin in Monroe est. September 2023

If transfer or change of ownership, effective date of this change N/A

If transfer or change of ownership, enclose a copy of the sales contract and closing statement.

Previous applicant & D/B/A N/A

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer Giancarlo & Macy Kellen Podeszwa

2225 Mountain Creek Church Rd., Monroe, GA 30656
Giancarlo Macy
owners, 678-477-3131 706-207-3070, self employed

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo

contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

NO

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? NO

12. Do you own the land and building on which this business is to be operated? NO

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages? [] yes or [x] no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

The Thirsty Moose LLC, establishe January of 2022, Monroe, GA. Giancarlo Podeszcza 2225 maintain creek Church Rd., Monroe, GA 30656 owner operator

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

Giancarlo Podeszcza 100% 678-477-3131 2225 maintain creek Church Rd., Monroe, GA 30656

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. N/A

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. N/A

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. no

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain.

no

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) N/A

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business?

NO

22. If a retail grocery business in existence for more than six (6) months:

A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months:

A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Tim Tullent
Name
1581 Tipperary Circle
Address
monroe GA 30656 404-275-5254
City State Zip Telephone

2. Lisa Anderson
Name
1230 Hwy 138
Address
monroe GA 30655 678-283-8166
City State Zip Telephone

3. Mark Hayes
Name
1910 Pannell Rd
Address
monroe GA 30655 770-773-0915
City State Zip Telephone

This the 13th day of June 2023.

Giancarlo Podszus (Signature Applicant)

CEO owner (Title i.e. Partner, General Partner, Manager, Owner, etc.)

Giancarlo Podszus (Print Name)

Or: _____ (Signature of Corporate Officer)

(Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Heather Brookshire

Notary Public: Heather Brookshire

Executed: June 13th, 2023





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/26/2023
Subject: CUP #2516 – 113 N. Broad Street – Retail Wine Store

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

Description:

The applicant on behalf of the property owner at 113 N. Broad Street is petitioning for a Conditional Use approval in order to allow for a retail wine store. The retail sale of wine will be a component of a business that will also sell olive oils, olives, spices, breads, and baked goods. The operation will be located in a 685 square foot space within the Monroe Mercantile Co. building located 113 N. Broad Street.

Background:

Please refer to the attached staff report for complete details regarding this CUP request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use request as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



**Planning
City of Monroe, Georgia**

CONDITIONAL USE STAFF REPORT

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 2516

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Adrienne Vines

PROPERTY OWNER: JEC Development

LOCATION: West side of N. Broad St. and the east side of N. Wayne St. – 113 N. Broad St.

ACREAGE: ±0.29

EXISTING ZONING: B-2 (General Commercial District) & CBD (Central Business District Overlay)

EXISTING LAND USE: Commercial building

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to allow retail sales of wine.

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request as submitted without conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 18, 2023

CITY COUNCIL: August 8, 2023

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow retail sales of wine. Retail sales of wine and beer are Conditional Uses in the B-2 (General Commercial) zoning district and the CBD (Central Business District Overlay). The applicant proposes to include the retail sales of wine with a business that will also sell olive oils, olives, spices, breads, and baked goods. The operation will be located in a 685 square foot loft space within the Monroe Mercantile Co. building located at 113 N. Broad Street. In addition to retail sales, the applicant proposes to include wine tasting as part of the operation.

PROPOSED PROJECT SUMMARY:

- Retail Sales of Wine
 - Existing Building Floor Area – Monroe Mercantile bldg. ±7,500 Sf
 - Retail operation will be located in a ±685 loft space within the building

STAFF ANALYSIS

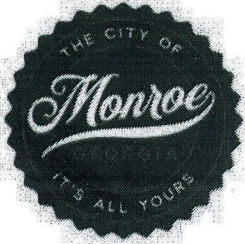
THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The proposed retail sales of wine, included within an existing commercial building in downtown, should not be detrimental to any surrounding commercial buildings or properties.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to retail sales of alcohol and beverages in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is traditional downtown commercial buildings. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Retail sales of wine and beer are only allowed as Conditional Uses within the B-2 (General Commercial District) and CBD (Central Business District Overlay). A rezoning to allow the requested use is not an option for this type of land use.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** Granting the ability for retail sales of wine within the existing commercial building should not be injurious to other properties in the immediate vicinity of the site and should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site is developed as a traditional downtown building with very limited parking along the N. Wayne St. frontage of the site. With the property being located within the CBD, the site is not required to have vehicular access or parking located on the site.
- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing commercial building and will be unaffected by allowing the requested Conditional Use for retail wine sales.
- (8) **The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** The primary uses surrounding the site are commercial and will be unaffected by allowing retail wine sales.

- (9) **The use would not significantly increase congestion, noise, or traffic hazards:** Granting the ability for retail sales of wine within the existing commercial building will have no impact on congestion, noise, and or traffic hazards.
- (10) **Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** Allowing the retail sales of wine should have no impact on adjacent land uses within the downtown area.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use for retail sales of wine as submitted without conditions.



RECEIVED # 2516

CITY OF MONROE

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 113 N BROAD STREET

Parcel #: M0140060 Council Districts: 4 / 8

Zoning: B2 AND CBD OVERLAY Acreage/Square Feet: 0.29 ACRES

Type of Conditional Use Requested: Retail space for Olive Oils and Wines

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: JEC DEVELOPMENT Phone #: (503)927-6321

Address: 127 1/2 N BROAD STREET City: MONROE State: GA Zip: 30655

Applicant (If different than owner): ADRIENNE VINES Phone #: (256)286-3213

Address: 521 EMERALD POINTE TRAIL City: MONROE State: GA Zip: 30655

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)): THE PROPOSED USE OF THIS SPACE INCLUDES RETAIL SPACE OF OF BRANDED SPECIALTY OLIVE OILS,PREPACKAGED FOOD ITEMS, INCLUDING BUT NOT LIMITED TO: OLIVES, SPICES, BREADS AND BAKED GOODS, WINES, AND TOWN SPECIFIC KITCHEN ITEMS. SPACE IS ALSO AVAIIABLE FOR PRIVATE EVENTS. WE INTEND TO OFFER TASTING EXPERIENCES FOR OUR OILS AND WINES, BUT THIS WILL NOT BE A BAR. GLASSES OF WINE WILL NOT BE AVAILABLE TO PURCHASE. THE SHOP WOULD BE OPEN TO THE PUBLIC TUESDAY THROUGH THURSDAY, 11AM TO 5PM AND FRIDAY AND SATURDAY, 10AM TO 6PM. PLEASE SEE ATTACHED FOR ADDITIONAL INFORMATION AND REMAINING ANSWERS.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)): THE PROPOSED LOCATION IS THE LOFT OF THE MERCANTILE BUILDING, WHICH IS OPERATED BY OLIVE BRANCH ANTIQUES. PARKING IS SUBJECT TO CURRENT PARKING RESTRICTIONS: IN PLACE FOR THE SURROUNDING BUSINESSES IN THE AREA.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): THE PROPOSED SPACE IS APPROXIMATELY 685 SQUARE FEET. PICTURES HAVE BEEN INCLUDED TO SHOW THE AREA OF THE EXISTING STRUCTURE THAT WE WILL OCCUPY. PARKING IS SUBJECT TO ALL CURRENT PARKING RESTRICTIONS IN PLACE FOR THE SURROUNDING BUSINESSES IN THE AREA

Select all existing utilities available and/or describe proposed utilities (1425.1(1)(e)):

- City Water Private Well City Sewer Septic Tank Electrical Gas Telecom

REQUIRED SUBMITTAL ITEMS

- Completed Application
- Fee (see Fee Schedule)
- Survey Plat
- Typed Detailed Description of the Request
- Site Plan; Drawn to scale
- Deed
- Proof of all property taxes paid in full
- Other information as required by Code Enforcement

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: *Adrienne Simes* DATE: 6/8/23

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ DATE: _____

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 20_____

NOTARY SIGNATURE: _____

DATE: _____

SEAL:

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1450 of the Zoning Ordinance.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): _____

Select all existing utilities available and/or describe proposed utilities (1425.1(1)(e)):

- City Water
- Private Well
- City Sewer
- Septic Tank
- Electrical
- Gas
- Telecom

REQUIRED SUBMITTAL ITEMS

- Completed Application
- Site Plan; Drawn to scale*
- Fee (see Fee Schedule)
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- Survey Plat *
- Proof of all property taxes paid in full
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SIGNATURE: Adrienne Stines DATE: 6/1/23

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

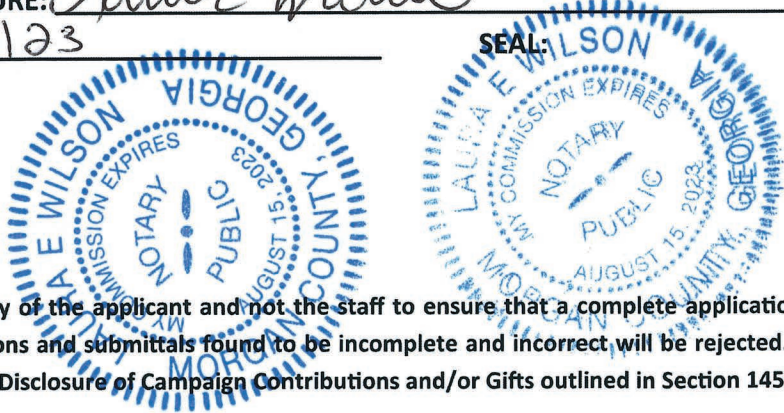
SIGNATURE: [Signature] DATE: 6/7/2023

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 7th DAY OF June, 2023

NOTARY SIGNATURE: [Signature]

DATE: 6/7/23



It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1450 of the Zoning Ordinance.

CONDITIONAL USE INFORMATION

The following is a completion of the nature of proposed use:

In addition to the normal operating hours state on application, the space would be available to book for private tastings after hours. Just as there would not be bar activity during normal hours, after hours wine consumption would be limited to tasting experiences. No glasses of wine would be available for purchase.

Additional liquor licensing would be required for the sale of wine, and we will be seeking a state license as well as a beer/wine license from Monroe that falls under the package store category.

The space is approximately 685 square feet and would support 2 employees and approximately 15 patrons at any given time during normal business hours.

There is no current plumbing in the loft space, and as such all "dishes" used for tastings would be disposable. There will be stand alone portable sinks for handwashing purposes. Public restrooms are available in the building itself.

What we seek to do is franchise with Town Square Olive Oil, located in Covington, GA. An idea of the type of business can be seen on their website: townsquareoliveoil.com, as well as on their Facebook page: Town Square Olive Oil.

Monroe does not currently offer anything like this, and we believe it would be a great addition to our town.





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/26/2023
Subject: Rezone #2517 – 707 S. Madison Ave. – R-2 to PRD to allow for development of a small scale subdivision with 5 single-family residences

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

Description:
 The property owner of 707 S. Madison Ave. is petitioning for a rezone from R-2 to PRD in order to allow for the development of a small scale, incremental style development for 5 single-family residences. An existing single-family dwelling on the property tract will remain on one of the new lots created within the development.

Background:
 Please refer to the attached staff report for complete details regarding this rezoning request.

Recommendation:
 The Planning Commission voted unanimously to recommend approval of the rezone from R-2 to PRD as submitted without conditions.

Attachment(s):
 Staff Report
 Application Documents



**Planning
City of Monroe, Georgia
REZONE STAFF REPORT**

APPLICATION SUMMARY

REZONE CASE #: 2517

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: The Overlook of Monroe, LLC

PROPERTY OWNER: The Overlook of Monroe, LLC

LOCATION: Northeast corner of S. Madison Ave. and Norris St. – 707 S. Madison Ave.

ACREAGE: ±0.59

EXISTING ZONING: R-2 (Multi-Family, High Density Residential District)

EXISTING LAND USE: Single-family dwelling

ACTION REQUESTED: Rezone R-2 to PRD (Planned Residential District)

REQUEST SUMMARY: The owner is petitioning for a rezone in order to develop the property for a small scale planned development.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request as submitted without conditions.

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: July 18, 2023

CITY COUNCIL: August 8, 2023

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone to PRD (Planned Residential District) in order to develop the subject property with a unique infill development project. The subject property currently contains one single-family residence. County tax records indicate the existing residence was constructed in 1920. The existing single-family dwelling will remain in the development on a newly subdivided lot. The applicant proposes to construct 4 new single-family residences on small sized lots. Each lot will be accessed from a private access drive on a common lot in the center of the development.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – Planned Residential Development
 - Site Area – ±0.59 Acres
 - Proposed Lots – 5; smallest lot will be ±2,541 Sf and the largest lot will be ±5,372 Sf

- Dwelling Sizes – new dwellings min. ±1,383 Sf with a max dwelling size of ±1,632 Sf; existing dwelling 1,680 Sf
- Architecture – approved by the Historical Preservation Commission, American bungalow and side stair style design dwellings

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR ZONING MAP AMENDMENT APPLICATION DECISIONS” AS SET FORTH IN SECTION 1421.8 OF THE *CITY OF MONROE ZONING ORDINANCE*.

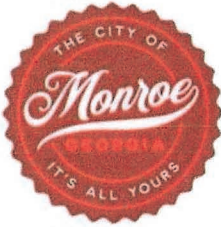
- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The subject property is currently zoned R-2 (Multi-Family, High Density Residential District). The subject property has been zoned R-2 since the City adopted zoning. A single-family residence has been on the property since 1920. Under the current zoning, the property is unable to be subdivided due to the minimum required lot size for an R-2 property. The property is also located within the Monroe and Walton Mills Historic Overlay District (MHDO). MHDO developments require a condominium style of ownership. The developers are proposing to develop this site with fee simple lots requiring development of the site as a planned district to establish unique lot standards.
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PRD (Planned Residential District) to develop the property for 5 single-family detached dwellings. The existing single-family dwelling will remain on one new lot and 4 new single-family dwellings will be constructed on the 4 new lots. Access to the lots will be via private access drive on a common area lot adjacent to each new lot.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located north and east of the site along S. Madison Ave. and Norris St. are zoned R-2 and predominantly contain single-family residences. Property west of the site across S. Madison Ave. is zoned B-2 with a non-residential use. Property south of the site is zoned R-1A and contains Felker Park. The requested rezone to allow for development of the site into 5 single-family lots should not adversely affect any of the adjacent or nearby properties.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The requested rezone to develop the property with 5 single-family residences should not adversely affect any existing infrastructure or City services. The site will be accessed from the existing driveway cut on S. Madison Ave.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is predominantly residential with a limited number of non-residential sites. The future character will be predominantly residential

smaller lot and multi-family focused in this vicinity of the sub-area. The proposed rezone to develop the property for 5 single-family residences meets the intent of the goals of the Comprehensive Plan.

- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** Under the existing R-2 zoning, the property will be limited to only have one single-family residence. The property is not large enough to be subdivided under the current minimum lot size requirements for the R-2 zoning district. The requested PRD zoning will be a unique incremental development opportunity to create infill inside the City.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone to allow for the development of the property for single-family residences.



CITY OF MONROE REZONE APPLICATION

RECEIVED
2517

REZONE LOCATION & DESCRIPTION

Address (or physical location): 707 S. Madison Ave., Monroe, GA 30655

Parcel #(s): M0190107

Acreage/Square Feet: .59 acres Council Districts: 6 / 8

Existing Zoning: R2 Proposed Zoning: PRD

Existing Use: Residential-condo form of ownership

Proposed Use: Residential-fee simple, single-family hoes

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: The Overlook of Monroe, LLC Phone #: 706-424-0999

Address: 1649 Gentry Lane City: Statham State: GA Zip: 30666

Applicant (If different than owner): _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): All abutting properties are zoned R2, and the use is residential.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): The property is in the MHDO historic district. The MHDO guidelines do not provide building guidelines specific to individual lots to build fee-simple, single-family homes. The PRD defines building guidelines for this purpose and will allow for five individually-owned lots rather than one lot shared by all residents.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The existing zonine allows for multi-unit, high-density, residential construction. However, the proposed PRD will provide building guidelines for four additional fee-simple, single-family homes to be built. The existing structure was a duplex and is currently being renovated to be a single-family home.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): The existing structure is vacant as it has been gutted and is being renovated.

Select all existing utilities available and/or describe proposed utilities (1425.1(1)(k)):

- City Water Private Well City Sewer Septic Tank Electrical Gas Telecom

REQUIRED SUBMITTAL ITEMS (1421.4(2))

SELECT THE APPLICABLE ITEMS FOR THE REQUEST

- Completed Application
- Fee (see Fee Schedule)
- Typed Legal Description
- Typed Detailed Description of the Request
- Survey Plat
- Deed
- Proof of all property taxes paid in full
- Site Plan

Drawn to scale, showing the following:

- Proposed Uses/Buildings
- Proposed Improvement Information
- Parking
- Traffic Circulation
- Landscaping/Buffers
- Stormwater/Detention Structures
- Amenities

Commercial & Industrial Rezoning Site Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum Gross Square Footage of Structures
- Minimum Square Footage of Landscaped Area
- Maximum Structure Height
- Minimum Square Footage of Parking & Drives
- Proposed Number of Parking Spaces
- Required Buffers

Residential Rezoning Sites Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum # of Dwelling Units/Lots
- Maximum Structure Height
- Minimum Square Footage of Dwellings
- Minimum Lot Size
- Maximum Lot Coverage
- Maximum Structure Height
- Location of Amenities
- Required Buffers

For Planned Districts, the applicant must submit a pattern book for review before submitting any rezoning application. Any submittal of a rezone application for a Planned District which has not undergone a preliminary review by staff will be considered incomplete. The pattern book and rezoning site plan shall include all of the applicable items listed above as well as any identified by staff during the preliminary review process:

- Pattern Book Review Completed
- Other Items as identified as required by the Code Enforcement Officer

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: *Bruce Hendry* DATE: 6/2/2023

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ DATE: _____

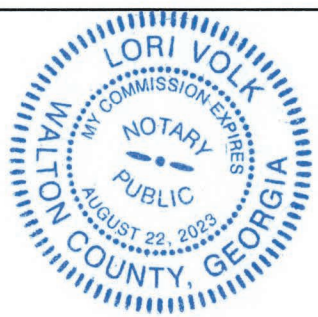
NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 2nd DAY OF June, 2023

NOTARY SIGNATURE: *Lori Volk*

DATE: 6/2/2023

SEAL:



It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1450 of the Zoning Ordinance.

Carson Pointe Pattern Book

Introduction:

Pursuant to section 650.5 (1) of the Zoning Ordinance of the City of Monroe, Georgia (effective July 1, 2014) The Overlook of Monroe, llc hereby submits this Written Report in connection with its application for the rezoning of a proposed Planned Residential District (PRD). In compliance with the requirements of Section 650.5 (1)(a)-(j), this Written Report describes the land uses proposed and the type, nature, size, intent, and characteristics of the proposed PRD.

Pursuant to Section 651 Planned Residential District (PRD) Planned Residential Development is intended to allow greater flexibility in the placement, arrangement, and orientation of residential structures, the subdivision of land, and the grouping of open space and accessory facilities, such as garages and parking.

Project Description:

The proposed Carson Pointe PRD is a development plan sited on the .59 acre corner lot located at 707 S Madison Ave, which is across the street from the Felker Park.

This development is located in the Monroe and Walton Mills Historic District (hereinafter referred to as the “MHDO District”), as defined on the City of Monroe Official Historic District Map, is an area of the City of significant historic value. The protection of the historic, cultural and aesthetic nature of the District is of great importance to the City and its citizens’ general welfare. The historical significance of the District dates back to 1895 when the Monroe Cotton Mills Company was chartered and the area comprising the District was named “Carson.”

Under the Carson Pointe proposal, the development will consist of 5 Single Family Residences in a cluster-type format and will be designed and oriented around open space to encourage a sense of community among the residents while insuring compatibility with existing neighborhoods.

Development Standards and Guidelines:

1. The proposed standards for the development will follow the guidelines of the current MHDO guidelines with regards to setback requirements, density and restrictive covenants.
2. The permitted usage for Carson Pointe development shall be single –family detached dwellings.
3. The 5 homes will be for single family use and will provide a visual appeal while conforming to the current styles and designs of the existing neighborhood and the proposed house plans have already been approved by the Historical Preservation Commission.
4. The maximum permitted density in Carson Pointe (CPPRD) developments shall be ten dwelling units per gross acre.
5. The setbacks are located within the Preliminary Plat and are also located within the Development Controls Section of this proposal.
6. Each dwelling shall have a minimum separation of ten [14] feet provided between all units.
7. All dwellings shall provide a minimum of [10] ten feet setbacks from public right of way.
8. All dwellings within Carson Pointe shall provide a minimum of [10] ten feet setbacks from any adjacent property.
9. Carson Pointe development shall provide one and one-half (1.5) parking spaces per dwelling unit.
10. Carson Pointe development shall be permitted to utilize materials other than concrete and asphalt for driveways and parking areas for on-site parking and ingress and egress that are approved by the Code Enforcement Officer.
11. A legal mechanism plan of Restrictive Covenants is provided for unified control of the development. All land to be held in common ownership and used for common open space purposes shall be protected and cared for in perpetuity by the Homeowners and/or Residents of Carson Pointe development.
12. This development will incorporate a preexisting unit, which shall meet the design standards contained herein and shall be renovated to meet all current building and safety standards.
13. Dwelling unit size: All dwelling units shall be 2 story and shall contain a minimum total square footage of 1,383 and a maximum total square footage of 1,655 and a maximum of 816 square feet for the first floor, excluding porches and decks.

14. The existing dwelling unit in Carson Pointe shall remain at its existing square footage of 1,680 SF.

15. Designs Specifications for Carson Pointe development shall conform to the following minimum design standards:

- (a) All dwelling units must have wood, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl siding shall not be permitted in Carson Pointe development. All lap siding shall exhibit a maximum exposure of five inches.
- (b) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
- (c) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (d) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (e) All yard areas shall be sodded.
- (f) Window styles shall be consistent throughout the Carson Pointe development.
- (g) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (h) All roof overhangs shall be a minimum of 12 inches.
- (i) No chain link fencing of any type shall be permitted in Carson Pointe development.
- (j) All utilities serving the Carson Pointe development and its dwelling units shall be underground.
- (k) Dwelling units constructed on slabs are prohibited.
- (l) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
- (m) All dwelling units shall have pitched roofs with a minimum 6/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited. The maximum building height permitted for dwelling units shall be eighteen (18) feet excluding the pitched roof. The highest point of any pitched roof may not exceed thirty five (35) feet.

- (n) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.

- (o) In order to ensure that Carson Pointe conforms to these requirements and the City’s architectural heritage and to promote a variety of architectural styles and flexibility in building design, Carson Pointe must be reviewed and approved by both the Code Enforcement Officer and the Chairman of the Historic Preservation Commission prior to any permits issuing regarding the construction of the project.

- (p) These homes will be a fee-simple type of ownership where each home owns the land the home sits upon.
Individual ownership of each Lot will provide the homeowner with the ability to have personal creativity within their own space and also allow them personal privacy, while still creating the sense of community within the common areas.

Utilities:

Carson Pointe has retained the services of Alcovy Engineering to design the development and shall be included in the Site Plan with all detailing.
The project will be connected to City water, sewer, etc...

Traffic Impact:

Due to the small size of this 5 home development, traffic will not be affected adversely.

Development Schedule:

The proposed timetable to develop and build homes will be 12 months.


Development Controls:

<u>Lots 1-4</u>	<u>Lot 5 – Existing House</u>
<p>Min. Lot Area: 2,541 Min. Bedrooms: 3 Min. Setback Front: 10 ft. Min. Setback Side: 4 ft Min. Setback Rear: 10 ft. Max. Building Height: 35 ft. Min. Dwelling Size First Floor: 816 sf. Min. Dwelling Width: 24 ft. Min. Dwelling Length: 34 ft. Max. Total Dwelling Size: 1,632 sf. Max. Dwelling Width: 26 ft. Dwelling Length: 46 ft. including porches</p>	<p>Lot Area: 5,372 SF Bedrooms: 3 Setback Front: 15 ft. Setback Side: 10 ft. Setback Rear: 10 Dwelling Height: 26 Dwelling Size First Floor: 1200 sf. Dwelling Size Total 1,680 sf. Dwelling Width: 33 ft. Dwelling Length: 49 ft. including porches</p>

Development Site Plan

ACE
ALCOY ASSOCIATES, LLC
1000 S. HENRY ST., SUITE 100
COLUMBIA, SC 29204
Phone: 770-448-0002
www.alcoy.com

Always Contact the State and/or Local Authorities... ALL RIGHTS RESERVED
This drawing and any graphical representations... are the property of Alcoy Associates, LLC and... shall remain the property of Alcoy Associates, LLC... No part of this drawing may be reproduced... without the written permission of Alcoy Associates, LLC.



REZONE PLAN

PROPOSED CARSON POINTE PLANNED RESIDENTIAL DEVELOPMENT (PRD)

PARCEL: M0180107
LAND LOT: 86
DISTRICT: 9B
707 S MADISON AVE
CITY OF MONROE, LA

DATE: 5/8/2023
SCALE: 1"=20'

OWNER/DEVELOPER/
PRIMARY PERMITTEE
THE OVERLOOK OF MONROE, LLC
P.O. BOX 259
8711 W. BRUCE HENDELEY
BRUCE HENDELEY
705-244-0699
bhusa@theoverlookofmonroe.com

24 HOUR EMERGENCY CONTACT
BRUCE HENDELEY
bhusa@theoverlookofmonroe.com

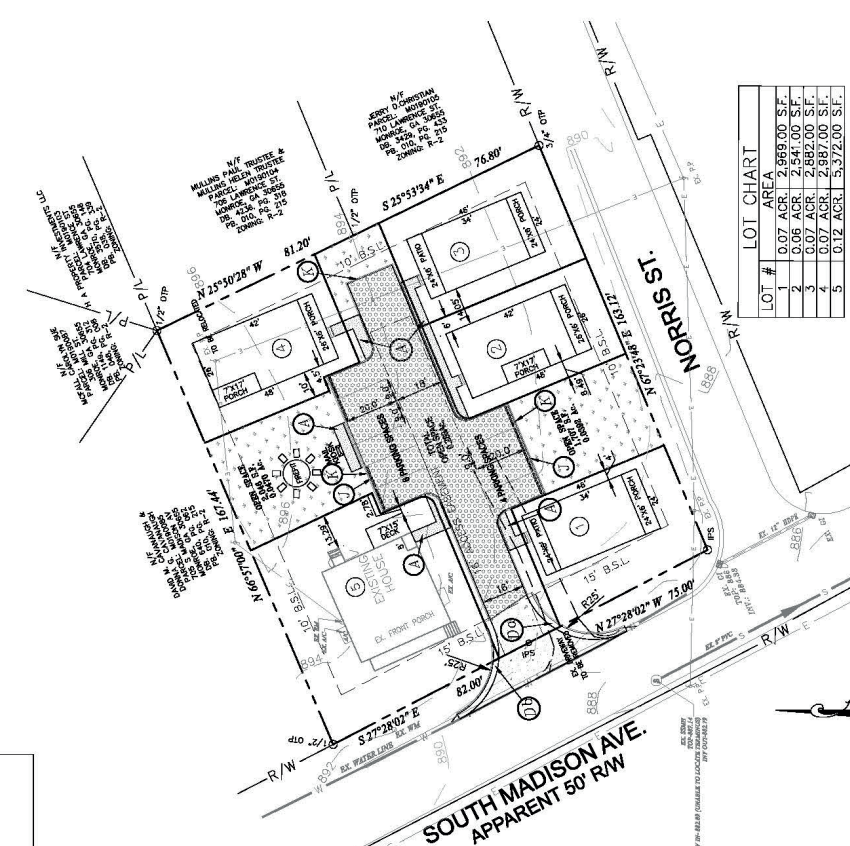
NO.	DATE	DESCRIPTION

JOB No. 21-047
REZONE

EXISTING ZONING: R-2
PROPOSED ZONING: PRD

PAVEMENT LEGEND

- POROUS ASPHALT
- CONCRETE PAVEMENT
- PFA GRAVEL



LOT CHART

LOT #	AREA
1	0.07 ACR. 2,969.00 S.F.
2	0.06 ACR. 2,547.00 S.F.
3	0.07 ACR. 2,987.00 S.F.
5	0.12 ACR. 5,372.00 S.F.

DEVELOPMENT CONTROLS:

LOTS 1-4	LOT 5 - EXISTING HOUSE
Min. Lot Area: 2,541 S.F.	Lot Area: 5,372 S.F.
Min. Backyard: 3	Backyard: 3
Min. Sidewalk Front: 10 ft. Norris St / 15 ft. S. Madison Ave	Sidewalk Front: 15 ft.
Min. Sidewalk Side: 4 ft. / 15 ft. S. Madison Ave	Sidewalk Side: 10 ft.
Min. Building Height: 28	Building Height: 28
Min. Dwelling Size First Floor: 757 sq. ft.	Dwelling Size First Floor: 1,248 sq. ft.
Min. Dwelling Size First Floor: 816 sq. ft.	Dwelling Size Total: 1,738 sq. ft.
Min. Dwelling Width: 24 ft.	Dwelling Width: 37 ft.
Min. Dwelling Length: 48 ft. including porches	Dwelling Length: 48 ft. including porches
Max. Total Dwelling Size: 1,832 sq. ft.	
Max. Dwelling Width: 28 ft.	
Max. Dwelling Length: 48 ft. including porches	

SITE PLAN KEYED NOTES


- 1 AREA SHOWN WITH SHL/ASHP @ 4" AT 2" x 2" O.C.
- 2 4" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- 3 4" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- 4 4" CONCRETE SIDEWALK.
- 5 HAWKING CURB/RAIL STOP
- 6 8" MASON CURB.

LEGEND

- 1 REBAR FINISH WITH CAP STAMPED "ALCOY"
- 2 CONCRETE MOUNTING FOUND
- 3 PROPERTY LINE
- 4 LAND LOT LINE
- 5 MANHOLE
- 6 TRAVEL PROBABLY
- 7 LIGHT POLE
- 8 FENCE LINE
- 9 FENCE LINE
- 10 MUTIL LINE
- 11 GAS LINE
- 12 WELL
- 13 (DISTANCE) = USED OR PAUL CALL
- 14 (POINT) = POINT OF COMMENCEMENT
- 15 (POINT) = POINT OF BEGINNING

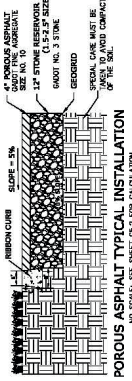
CONCRETE PAVEMENT

NO SCALE

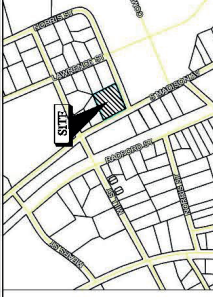


POROUS ASPHALT TYPICAL INSTALLATION

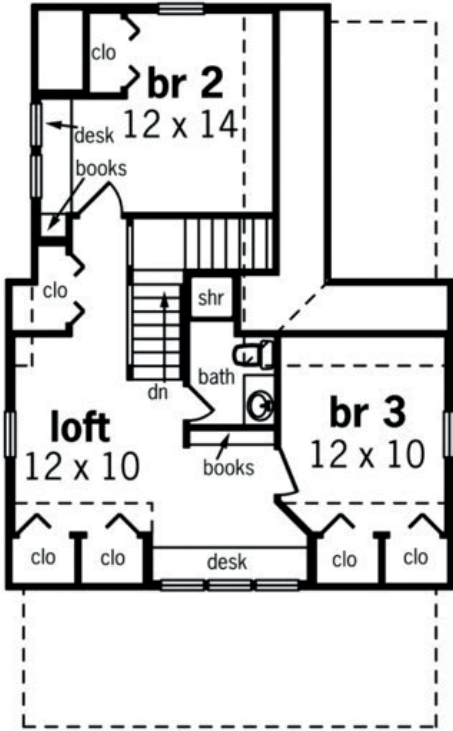
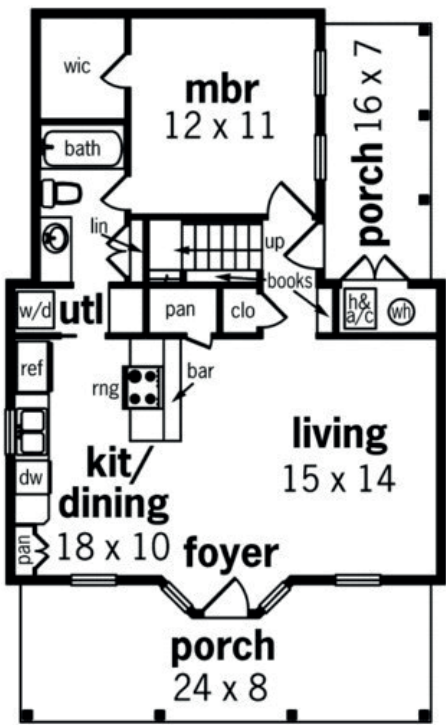
NO SCALE. SEE SHEET 052 FOR CALCULATIONS

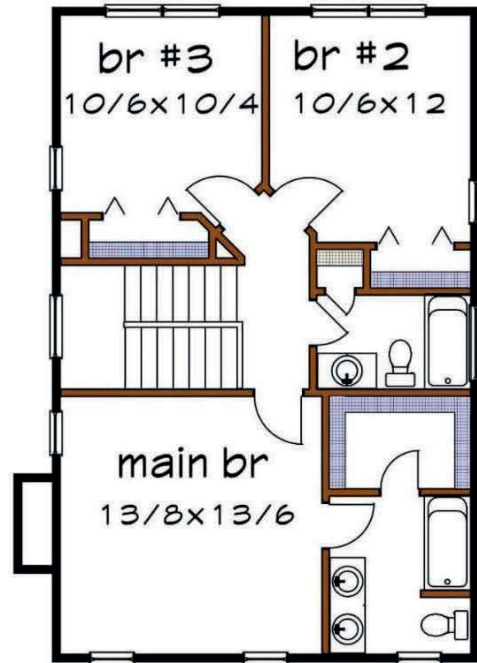


VICINITY MAP
N.T.S.



Plans Approved by Historical Preservation Commission





Creating a Bond of Community



AND Creating Pride of Ownership & Privacy

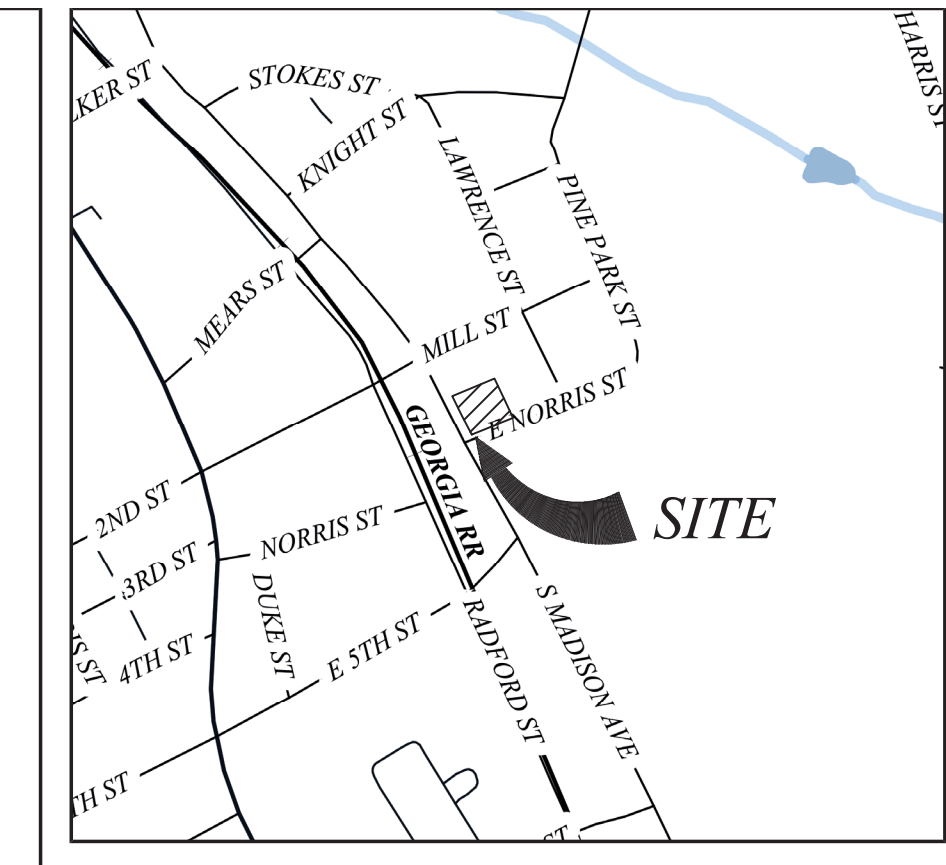


P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

MATT@BASELINEGA.COM



VICINITY MAP
NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM 706-769-6610

- TOTAL PROJECT ACREAGE: 0.60 ACRES
- TAX PARCEL #: M0190107
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- ZONED R2
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN
- VERTICAL DATA BASED ON NAVD88 DATUM; 2' INTERVAL
- THIS IS NOT A BOUNDARY SURVEY

PLAT FOR:
PINEHURST HOMES LLC

MONROE COTTON MILLS
SUBDIVISION
LOT 63 & 64
419th GEORGIA
MILITIA DISTRICT

WALTON COUNTY

PHYSICAL ADDRESS:
707
SOUTH MADISON AVENUE
MONROE, GA 30655

REVISIONS	DATE

DATE
10/13/2022

PROJECT
21-2549S

TOPOGRAPHIC
SURVEY

SHEET
1 OF 1

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610

THIS PLAT IS NOT VALID
OR RECORDABLE UNLESS SAID
SURVEYOR'S SIGNATURE APPEARS IN
ORIGINAL BLUE INK OVER THE
STAMP.

IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
MINIMUM STANDARDS AND
REQUIREMENTS OF GEORGIA LAW.

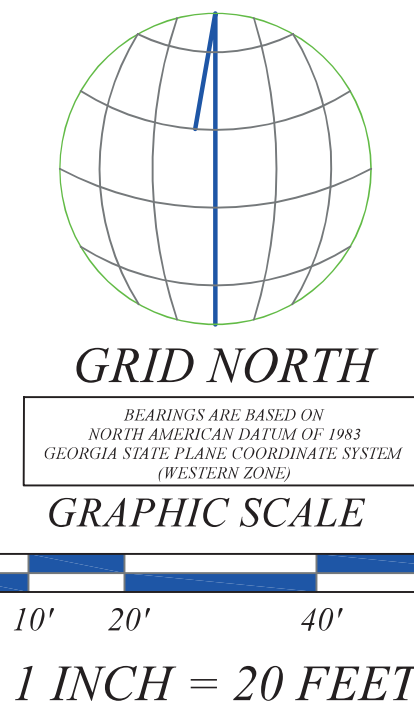


PLAT ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
GM -	GAS METER
CR -	CABLE RISER
RW -	RIGHT OF WAY
C/L -	CENTERLINE
P.O.C. -	POINT OF COMMENCEMENT
P.O.B. -	POINT OF BEGINNING
SSMH -	SANITARY SEWER MANHOLE
WV -	WATER VALVE
WM -	WATER METER
FH -	FIRE HYDRANT
PP -	POWER POLE
N/F -	NOW OR FORMERLY
DB -	DEED BOOK
PG -	PAGE
OHE -	OVERHEAD ELECTRIC
PB -	PLAT BOOK
LL -	LAND LOT
GCB -	GATE CONTROL BOX
TR -	TELEPHONE RISER
DWCB -	DOUBLE WING CATCH BASIN
HW -	HEAD WALL
FES -	FLARED END SECTION
JB -	JUNCTION BOX
DI -	DROP INLET
TRAN -	TRANSFORMER
OTP -	OPEN TOP PIPE
EMH -	ELECTRIC MANHOLE
GEN -	GENERATOR
OCS -	OUTLET CONTROL STRUCTURE
P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
CO -	CLEAN OUT

SYMBOL LEGEND

	CALCULATED POINT
	IRON MARKER FOUND
	1/2" IRON PIN SET
	CONCRETE MONUMENT
	FENCE

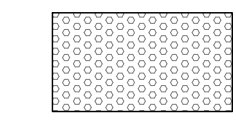
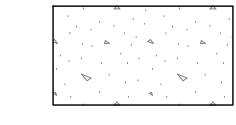



DEVELOPMENT CONTROLS:

LOTS 1 - 4	LOT 5 - EXISTING HOUSE
Min. Lot Area: 2,541 S.F.	Lot Area: 5,372 S.F.
Min. Bedrooms: 3	Bedrooms: 3
Min. Setback Front: 10 ft. Norris St /15 ft. S. Madison Ave.	Setback Front: 15 ft.
Min. Setback Side: 4 ft. /15 ft. S. Madison Ave.	Setback Side: 10 ft.
Min. Setback Rear: 10 ft.	Setback Rear: 10
Max. Building Height: 35 ft.	Dwelling Height: 26
Min. Dwelling Size First Floor: 757 sf.	Dwelling Size First Floor: 1245 sf.
Max. Dwelling Size First Floor: 816 sf	Dwelling Size Total: 1,735 sf.
Min. Dwelling Width: 24 ft.	Dwelling Width: 37 ft.
Min. Dwelling Length: 46 ft. including porches	Dwelling Length: 49 ft. including porches
Min. Dwelling Size: 1,383 sf.	
Max. Total Dwelling Size: 1,632 sf.	
Max. Dwelling Width: 26 ft.	
Max Dwelling Length: 48 ft. including porches	

EXISTING ZONING: R-2
PROPOSED ZONING: PRD

PAVEMENT LEGEND

-  POROUS ASPHALT
-  CONCRETE PAVEMENT
-  6" PEA GRAVEL

TOTAL SITE AREA = 0.60 ACRES
TOTAL DISTURBED AREA = 0.53 ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

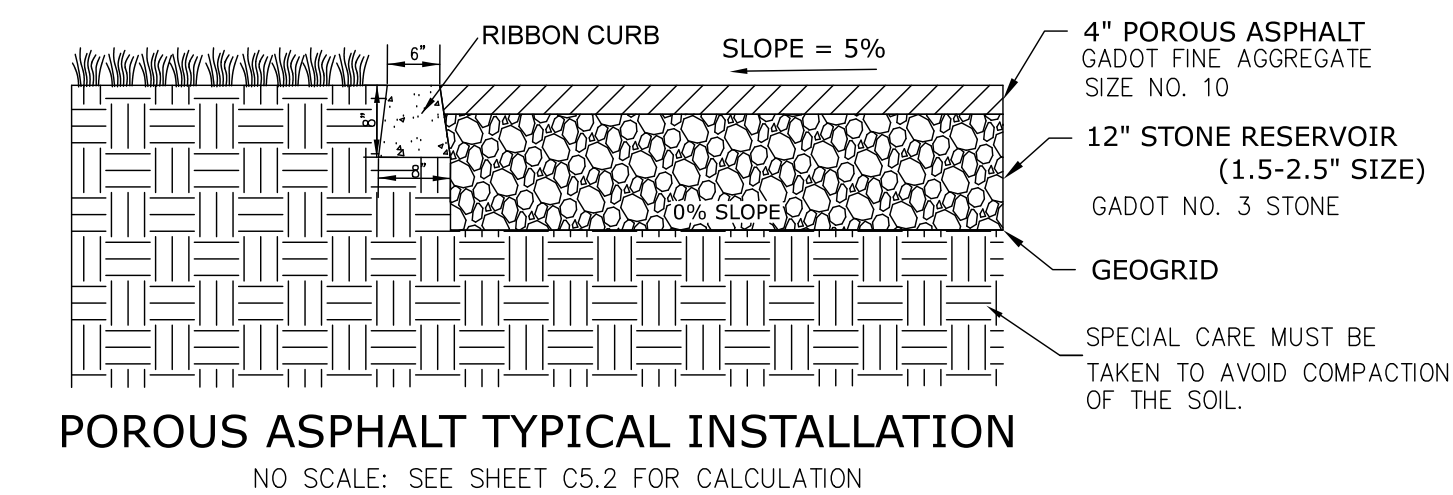
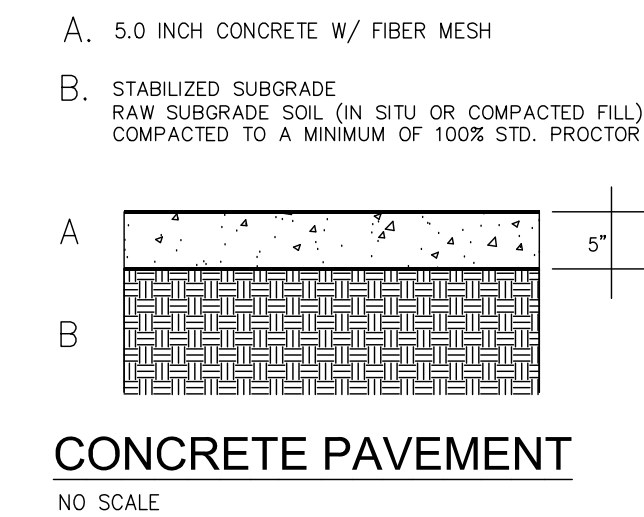
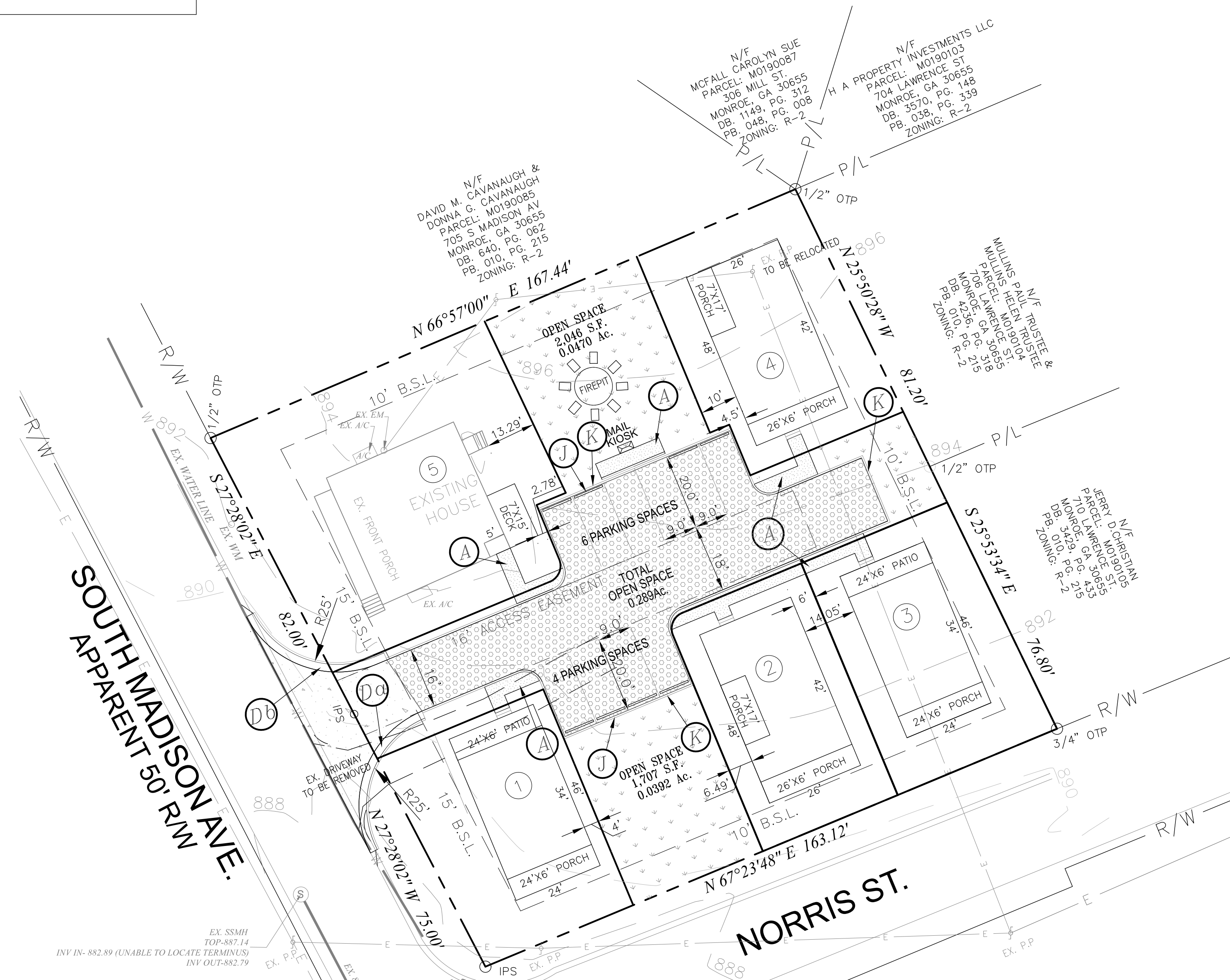
NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA. ACCORDING TO THE F.I.R.M. NO. 13297C0137E DATED 12/08/2016



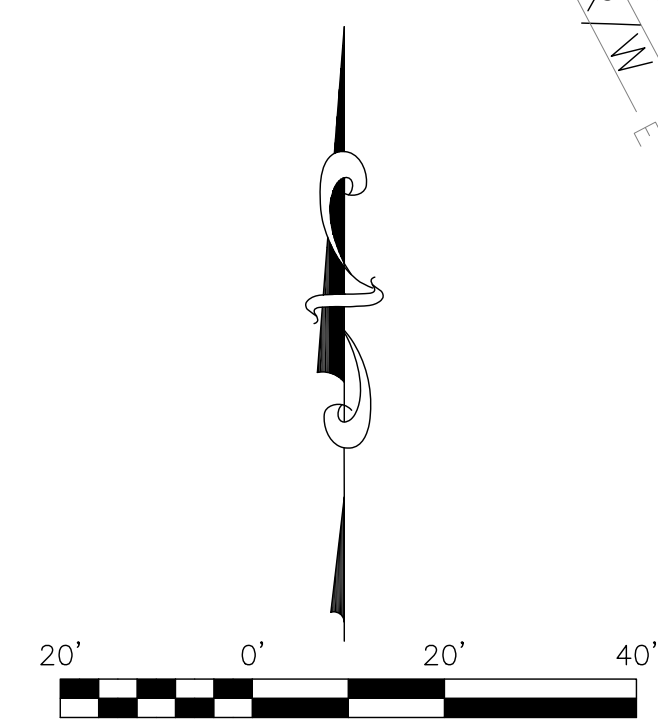
VICINITY MAP
N.T.S.

SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (Db) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (C) 4' CONCRETE SIDEWALK.
- (J) PARKING CURB/WHEEL STOP
- (K) 6" RIBBON CURB.



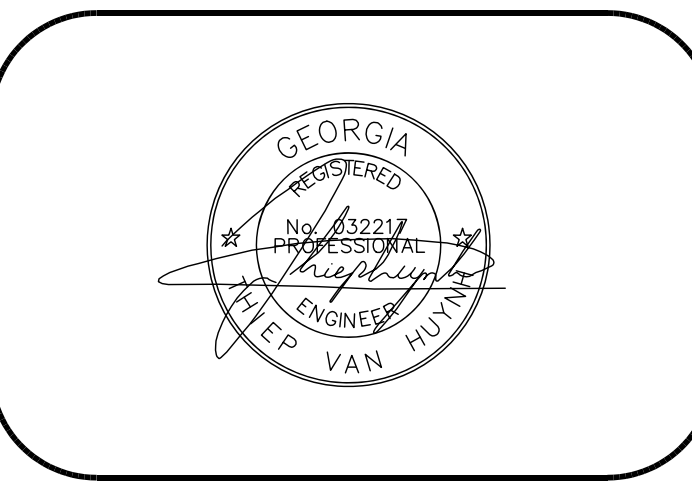
- LEGEND**
- R.B.F. = REBAR FOUND
 - I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
 - C.M.F. = CONCRETE MONUMENT FOUND
 - R/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - L.L.L. = LAND LOT LINE
 - (M) = MANHOLE
 - (D) = DRAIN INLET
 - (H) = FIRE HYDRANT
 - (L) = LIGHT POLE
 - (P) = POWER POLE
 - P- = POWER LINE
 - X- = FENCE LINE
 - W- = WATER LINE
 - G- = GAS LINE
 - (V) = VALVE
 - (W) = WELL
- (DISTANCE) = DEED OR PLAT CALL
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING



LOT CHART		
LOT #	AREA	
1	0.07 ACR.	2,969.00 S.F.
2	0.06 ACR.	2,541.00 S.F.
3	0.07 ACR.	2,882.00 S.F.
4	0.07 ACR.	2,987.00 S.F.
5	0.12 ACR.	5,372.00 S.F.

A.C.E.
 ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, L.L.C.
 P.O.C. TIP HUYNH, P.E.
 485 Edwards Rd.
 Oxford, Georgia 30054
 Phone: 770-466-4002
 tipacell@gmail.com

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REZONE PLAN

PROPOSED CARSON POINTE PLANNED RESIDENTIAL DEVELOPMENT (PRD)

PARCEL: M0190107
 LAND LOT: 66
 DISTRICT: 3rd
 707 S MADISON AVE
 CITY OF MONROE, GA

DATE: 5/8/2023
 SCALE: 1"=20'

OWNER/DEVELOPER/
 PRIMARY PERMITTEE
 THE OVERLOOK OF MONROE, LLC.
 P O BOX 259
 STATHAM, GA 30666
 BRUCE HENDLEY
 706-424-0999
 bruce@hendleyhomesga.com

24 HOUR - EMERGENCY CONTACT
 BRUCE HENDLEY
 706-424-0999
 bruce@hendleyhomesga.com

REVISIONS		
NO.	DATE	DESCRIPTION

JOB No. 21-047
REZONE



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/26/2023
Subject: Preliminary Plat #2149 – Bell Street Subdivision – 502 & 506 E. Church St. – 4 Single-Family IOD Lots

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

Description:

The property owner of 502 and 506 E. Church Street is petitioning for preliminary plat approval in order to allow for the development of 4 single-family lots in the Infill Overlay District.

Background:

Please refer to the attached staff report for complete details regarding this preliminary plat request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the preliminary plat without corrections.

Attachment(s):

- Staff Report
- Preliminary Plat



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

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 2149

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Bell Street Subdivision

DEVELOPER: Mark Willett

PROPERTY OWNER: Together Strong Investments, LLC

DESIGN CONSULTANT: Acre Professional Surveyors

LOCATION: South side of E. Church St. and the east side of Bell St. – 502 and 506 E. Church St.

ACREAGE: ±1.25

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

EXISTING LAND USE: Two single-family residences

ACTION REQUESTED: The owner is requesting Preliminary Plat approval to recombine portions of 3 existing properties and subdivide the reconfigured properties into 4 total lots.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat as submitted.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 18, 2023

CITY COUNCIL: August 8, 2023

PRELIMINARY PLAT SUMMARY

The applicant is requesting approval of a Preliminary Plat for a subdivision of 4 single-family residential lots. 502 and 506 E. Church were administratively recombined and subdivided into 3 lots in 2021. The property owner would now like to subdivide one additional lot from the two properties, which requires a preliminary plat and final plat. The 2 new single-family residential lots will front on Bell Street and all 4 of the lots will meet the standards for the Infill Overlay District.

PROJECT SUMMARY:

- Project Name – Bell Street Subdivision
- Development Type – Single-Family Residential
- Site Area – ±1.25
- Proposed Lots – 4; smallest lot ±9,211 Sf and largest lot ±23,121 Sf
 - 2 lots will front on E. Church Street and 2 lots will front on Bell Street



CITY OF MONROE

RECEIVED
#2149

PRELIMINARY PLAT APPLICATION

Project Name: Bell Street Subdivision

Project Location: Bell Street

Development Type: Single Family

Parcel #: M0170122 & M0170121 Acreage: 1.203 Total Lots or Units: 4

Applicant: Patrick Stewart Phone #: 6782839059

Address: 506 E Church St City: Monroe State: GA Zip: 30655

Property Owner: Together Strong Investments LLC Phone #: 6782839059

Address: 1231 Mcinteer Circle City: Greensboro State: GA Zip: 30642


Developer: Mark Willett Phone #: 7702626352


Address: _____ City: _____ State: _____ Zip: _____

Designer: Acre Professional Surveyors Phone #: 7064314990

Address: _____ City: _____ State: _____ Zip: _____

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

SIGNATURE OF APPLICANT:  DATE: 05/08/2023

SIGNATURE OF OWNER:  DATE: 05/08/2023

FEE: \$30 PER LOT/UNIT; \$150 MINIMUM

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected.



City of Monroe

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

MINOR SUBDIVISION PERMIT

PERMIT #:	2149	DESCRIPTION:	PRELIMINARY PLAT 4 lots
JOB ADDRESS:	502 E CHURCH ST	LOT #:	
PARCEL ID:	M0170121	BLK #:	
SUBDIVISION:		ZONING:	R1
ISSUED TO:	Patrick Stewart	CONTRACTOR:	Patrick Stewart
ADDRESS:	506 E Church St	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	2/22/2023
VALUATION:	\$ 0.00	EXPIRATION:	8/21/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$ 150.00
FEE TOTAL		\$ 150.00
PAYMENTS		\$ -150.00
BALANCE		\$ 0.00


NOTES:

2 Infill lots on Bell St created from two lots on Church St.

NOTICE

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

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



 (APPROVED BY)

2/22/23
 DATE



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

Receipt Number: R00484616

Cashier Name: LAURA WILSON

145

Terminal Number: 34

Receipt Date: 2/22/2023 4:13:33 PM

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 101

Name: Stewart, Patrick \$150.00

Total Balance Due: \$150.00

Amount: \$150.00

Total Payment Received: \$150.00

Change: \$0.00

PRELIMINARY PLAT

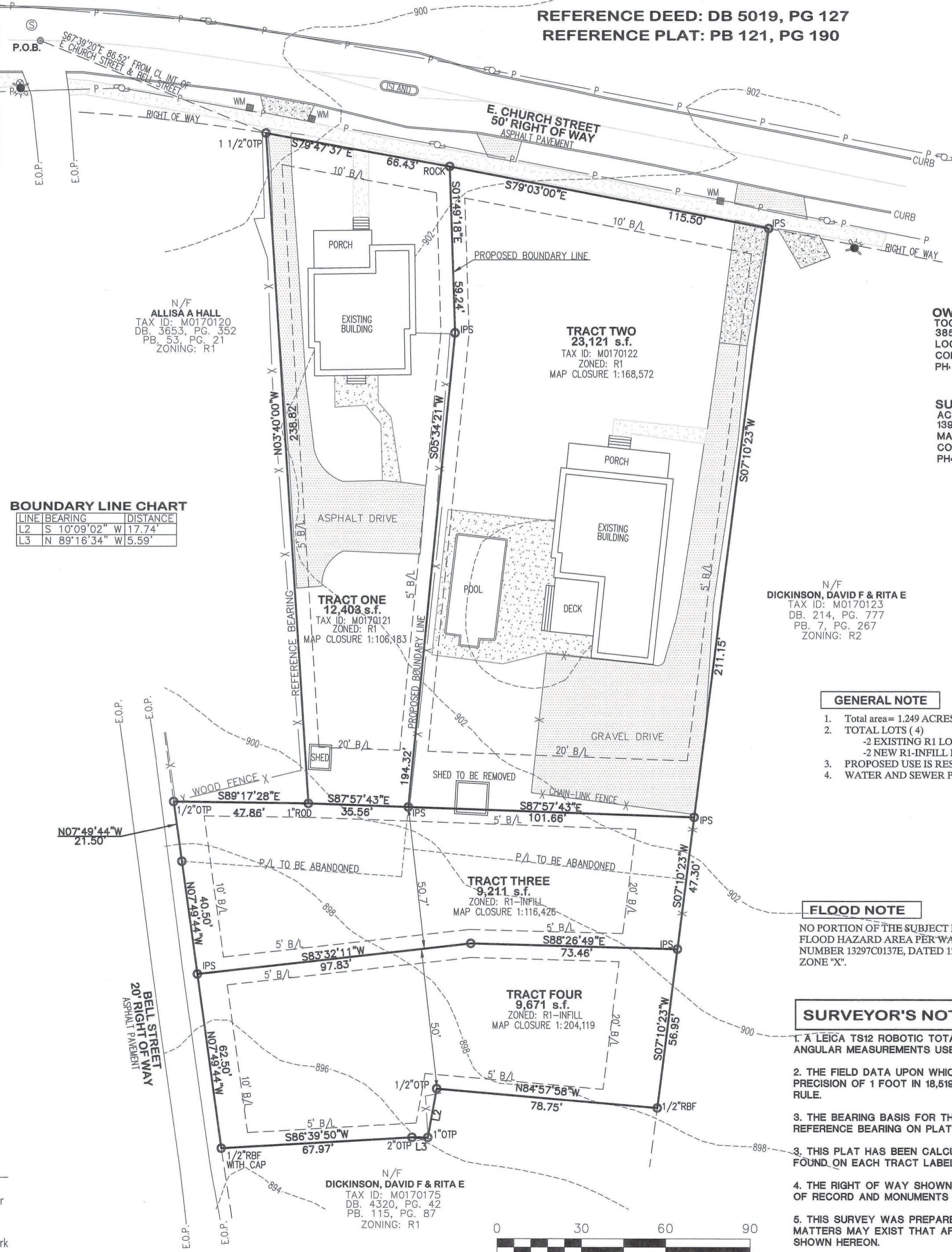
PARENT TAX PARCELS: M0170121 & M0170122

LAND LOT 65 OF THE 3RD LAND DISTRICT, G.M.D. 419

CITY OF MONROE, WALTON COUNTY, GEORGIA

- ### TEXT LEGEND
- C/L= CENTERLINE
 - CG= CURB & GUTTER
 - FB= FEET BOOK
 - RCP= REINFORCED CONCRETE PIPE
 - CMPP= CORRUGATED METAL PIPE
 - SP= SPOT ELEVATION
 - FP= FINISHED FLOOR ELEVATION
 - SE= EDGE OF PAVEMENT
 - REB= REBAR IN SET
 - LD= LAND DISTRICT
 - N/F= NOT DEFORMERLY
 - PL= PLAT BOOK
 - P.O.B.= POINT OF BEGINNING
 - P.O.C.= POINT OF COMMENCEMENT
 - R.O.W.= RIGHT OF WAY
 - DI= DROP INLET
 - WM= WATER METER
 - WV= WATER VALVE
 - FES= FLARED END STRUCTURE
 - SSMH= SANITARY SEWER MANHOLE
 - GW= GUY WIRE

- ### SYMBOL LEGEND
- ⊙ PP = POWER POLE
 - P = OVERHEAD POWER
 - X = FENCE LINE



REFERENCE DEED: DB 5019, PG 127
 REFERENCE PLAT: PB 121, PG 190

OWNER/SUBDIVIDER
 TOGETHER STRONG INVESTMENTS, LLC
 3860 NIKKI, LN
 LOGANVILLE, GA. 30052
 CONTACT: PATRICK STEWART
 PH: 678.283.9059

SURVEYOR
 ACRE GROUP, INC.
 139 W WASHINGTON ST.
 MADISON, GA. 30650
 CONTACT: J. BENNETT
 PH: 706.431.4990

N/F
DICKINSON, DAVID F & RITA E
 TAX ID: M0170123
 DB. 214, PG. 777
 PB. 7, PG. 267
 ZONING: R2

N/F
ALLISA A HALL
 TAX ID: M0170120
 DB. 3653, PG. 352
 PB. 53, PG. 21
 ZONING: R1

BOUNDARY LINE CHART

LINE	BEARING	DISTANCE
L2	S 10°09'02" W	17.74'
L3	N 89°16'34" W	5.59'

GENERAL NOTE

- Total area= 1.249 ACRES
- TOTAL LOTS (4)
 -2 EXISTING R1 LOTS
 -2 NEW R1-INFILL LOTS
- PROPOSED USE IS RESIDENTIAL SINGLE FAMILY
- WATER AND SEWER PROVIDED BY THE CITY OF MONROE

FLOOD NOTE

NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER WALTON COUNTY FEMA FLOOD MAP NUMBER 13297C0137E, DATED 12-08-2016. THE PROPERTY LIES IN A FLOOD ZONE "X".

SURVEYOR'S NOTES

- A LEICA TS12 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 18,519 FEET AND WAS ADJUSTED USING THE COMPASS RULE.
- THE BEARING BASIS FOR THIS PLAT IS BASED ON PLAT BOOK 73 PAGE 31. SEE REFERENCE BEARING ON PLAT.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND THE PRECISION CAN BE FOUND ON EACH TRACT LABEL.
- THE RIGHT OF WAY SHOWN HEREON WAS CALCULATED FROM DEEDS AND PLATS OF RECORD AND MONUMENTS FOUND IN THE FIELD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. MATTERS MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

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

Signature Of Authorized Agent/Owner _____ Date _____

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

Code Enforcement Officer _____ Date _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:

The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Planning Commission. This Preliminary Approval does not constitute approval of a Final Plat.

Dated this _____ day of _____, 20____
 By: _____ Chairman
 By: _____ Secretary

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:

The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Mayor and Council. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval if no Site Development Plans are approved and no Final Plat is recorded. If Site Development Plans are approved within one (1) year from the date of this Certificate of Approval, this Certificate of Approval shall extend to the expiration of Site Development Plans. If no Final Plat is recorded by the expiration of the Site Development Plans, then this Certificate of Approval shall expire and be null and void in its entirety and shall require a new Preliminary Plat Approval by the City of Monroe Mayor and Council.

Dated this _____ day of _____, 20____
 By: _____ Mayor
 By: _____ City Clerk

PRELIMINARY PLAT FOR:

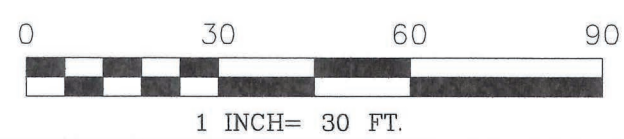
NO.	DATE:	REVISION:

DATE: 7/19/2021 LAND LOT: 65 DISTRICT: 3RD G.M.D.: 419
 CITY: MONROE COUNTY: WALTON SCALE: 1"=30' DRAWN BY: A PALMER
 JOB NUMBER: 21-461 DATE OF FIELD WORK: 7/13/2021



acre
 PROFESSIONAL SURVEYORS
 LAND DEVELOPMENT SURVEYING AND MAPPING

PREPARED BY: A Georgia Land Surveying Firm: LSF# 001105
 ACRE GROUP, INC.
 139 W. WASHINGTON ST. | MADISON | GEORGIA 30650 | 706.431.4990





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/26/2023
Subject: Preliminary Plat #2518 – Brookland Commons – 961 Good Hope Road – 142 Residential Units

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

Description:

The property owner of 961 Good Hope Road is petitioning for preliminary plat approval in order to allow for the development of 142 residential units inside a Planned Residential Development. This preliminary plat represents a renewal of a previously approved Preliminary Plat for this project, originally approved by City Council on July 6, 2021. This preliminary plat is the same in all respects as the previously approved preliminary plat.

Background:

Please refer to the attached staff report for complete details regarding this preliminary plat request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the preliminary plat without corrections.

Attachment(s):

- Staff Report
- Preliminary Plat



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

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 2518

DATE: July 10, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Brookland Commons

DEVELOPER: McKinley Homes US, LLC

PROPERTY OWNER: McKinley Homes US, LLC

DESIGN CONSULTANT: Smith Planning Group

LOCATION: South side of Good Hope Road – 961 Good Hope Road

ACREAGE: ±43.24

EXISTING ZONING: PRD (Planned Residential District)

EXISTING LAND USE: Partially developed with streets, storm water management areas, and development infrastructure

ACTION REQUESTED: The owner is requesting Preliminary Plat approval to renew a previously approved Preliminary Plat for a planned residential development.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat as submitted.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 18, 2023

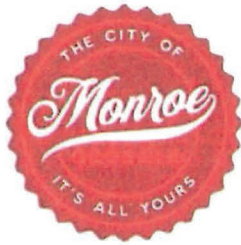
CITY COUNCIL: August 8, 2023

PRELIMINARY PLAT SUMMARY

The applicant is requesting approval of a Preliminary Plat to renew a previously approved Preliminary Plat. The previous Preliminary Plat for the development was approved on July 6, 2021. The previous Preliminary Plat has expired which is the basis for this request. The project consists of 98 single-family detached residential lots and 44 single-family attached townhome lots, for a total of 142 units.

PROJECT SUMMARY:

- Project Name – Brookland Commons
- Development Type – planned residential development with single-family detached dwellings and single-family attached townhomes
- Site Area – ±43.24
- Residential Units – 142; 98 single-family detached and 44 attached single-family townhomes



CITY OF MONROE

RECEIVED
2518

PRELIMINARY PLAT APPLICATION

Project Name: BROOKLAND COMMONS

Project Location: 961 GOOD HOPE RD

Development Type: RESIDENTIAL

Parcel #: M0240154 Acreage: 43.24 Total Lots or Units: 142

Applicant: McKinley Homes US, LLC Phone #: 404-434-5044

Address: 655 Engineering Drive City: Peachtree Corners State: GA Zip: 30092

Property Owner: McKinley Homes US, LLC Phone #: 404-434-5044

Address: 655 Engineering Drive City: Peachtree Corners State: GA Zip: 30092

Developer: McKinley Homes US, LLC Phone #: _____

Address: 655 Engineering Drive City: Peachtree Corners State: GA Zip: 30092

Designer: SMITH PLANNING GROUP Phone #: 706-769-9515

Address: 1022 TWELVE OAKS PL #201 City: WATKINSVILLE State: GA Zip: 30677

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

SIGNATURE OF APPLICANT: *Wilson* DATE: 6.2.23

SIGNATURE OF OWNER: *[Signature]* DATE: 6.2.23

FEE: \$30 PER LOT/UNIT; \$150 MINIMUM

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected.

BROOKLAND COMMONS
MONROE, GEORGIA

PROJECT DATA

- PROJECT PARCEL DATA:
961 GOOD HOPE ROAD
MONROE, GA
TAX PARCEL #M240154
LAND LOT: 102
DISTRICT: 3
- OWNER:
KFB ENTERPRISES INC
P.O. BOX 122
CONYERS, GA 30012
- TOTAL PROJECT ACREAGE: 43.318 AC
- ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)
PROPOSED USE: RESIDENTIAL
- WATER SUPPLY: CITY OF MONROE
SEWERAGE: CITY OF MONROE
SOLID WASTE COLLECTION: CITY OF MONROE
- PROPOSED UTILITIES: ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND
- THIS PROJECT SHALL MEET ALL CITY OF MONROE ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH CITY OF MONROE STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF MONROE ORDINANCES AND REGULATIONS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY BY SMITH PLANNING GROUP DATED 04/12/21.
- SIGNS WILL BE APPLIED FOR UNDER SEPARATE PERMITS.
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH REZONE CASE #RZ-00096-2021.

DEVELOPMENT SUMMARY PRD

RESIDENTIAL

SINGLE-FAMILY DETACHED: 98 UNITS
SINGLE-FAMILY ATTACHED: 44 UNITS
TOTAL RESIDENTIAL UNITS: 142 UNITS

RESIDENTIAL DENSITY
PROPOSED: 3.35 LOTS / ACRE

COMMON OPEN SPACE / PUBLIC USE

OPEN SPACE: +1.972 ACRE (22.4%)
ROAD RIGHT-OF-WAY: +7.784 ACRE (17.9%)

PARKING

EACH SINGLE FAMILY RESIDENCE WILL HAVE A MINIMUM OF 2 OFF-STREET PARKING SPACES. IN ADDITION, RESIDENTIAL STREETS WILL PROVIDE UNMARKED PARALLEL PARKING ON ONE SIDE.

STRIPPED PARALLEL PARKING PROVIDED AROUND THE CENTRAL COMMON SPACE IS APPROXIMATELY 67 SPACES

DEVELOPMENT STANDARDS

DETACHED SINGLE FAMILY:

MAXIMUM LOT COVERAGE: 40%
FRONTAGE (EXCLUDING INSIDE CURVE LOTS): 50 FT
SETBACKS: FRONT: 10 FT
SIDE: 5 FT
REAR: 12 FT
*THE REAR SETBACK ON LOTS THAT BACK UP TO THE PERIMETER WILL BE 24FT.
MAXIMUM BUILDING HEIGHT: 30 FT
MINIMUM LOT SIZE: 5,700 SF

ATTACHED SINGLE FAMILY (TOWNHOUSE):

MAXIMUM LOT COVERAGE: 70%
FRONTAGE (EXCLUDING INSIDE CURVE LOTS): 24 FT
SETBACKS: FRONT: 0 FT
SIDE: 0 FT
REAR: 10 FT
*THE REAR SETBACK ON LOTS THAT BACK UP TO THE PERIMETER WILL BE 24FT.
MAXIMUM BUILDING HEIGHT: 30 FT
MINIMUM LOT SIZE: 2,700 SF

BEARINGS AND DISTANCES ALONG CENTERLINE OF GRUBBY CREEK FROM POINT A TO POINT B

COURSE	BEARING	DISTANCE
L1	S88°37'00"W	47.77
L2	S89°54'45"W	29.66
L3	N79°51'10"W	32.56
L4	N44°17'25"W	51.92
L5	N50°49'45"W	22.77
L6	N87°25'30"W	42.26
L7	N79°58'10"W	51.49
L8	S18°25'45"W	35.56
L9	N62°42'20"W	60.57
L10	N85°14'35"W	33.90
L11	N36°44'15"W	36.36
L12	S80°57'40"W	50.12
L13	S72°51'45"W	42.90
L14	S33°06'55"W	72.01
L15	N74°02'45"W	74.47
L16	S70°26'25"W	32.59
L17	N68°17'15"W	42.47
L18	S89°54'45"W	29.66
L19	S33°32'15"E	62.77
L20	S76°54'45"W	41.49
L21	S50°39'50"W	42.53
L22	N87°25'30"W	42.26
L23	S64°42'20"W	65.92
L24	S09°04'30"E	55.79
L25	S34°29'05"W	59.79
L26	S89°51'45"W	62.69
L27	S44°49'15"W	51.33
L28	S62°27'20"W	29.87
L29	S88°40'10"W	2.74
L30	N87°30'30"W	25.52
L31	S66°41'05"W	24.48
L32	S20°02'15"W	33.61
L33	S59°12'25"W	42.47
L34	S48°26'55"W	29.26

SEALS:



SHEET TITLE:

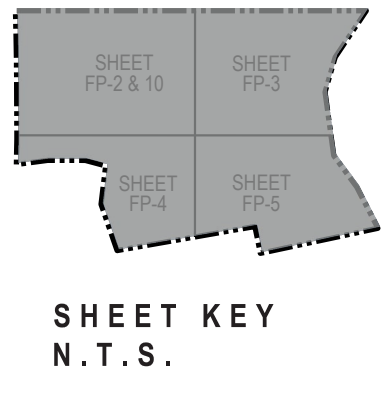
PRELIMINARY PLAT

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

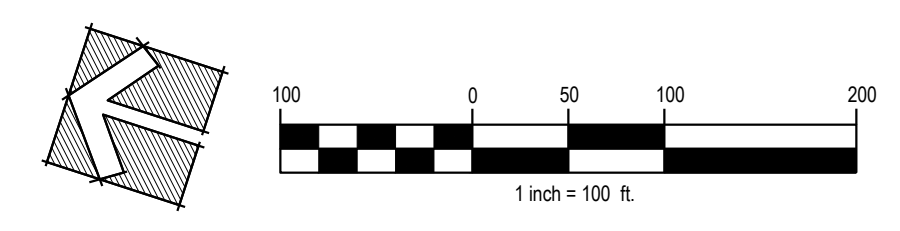
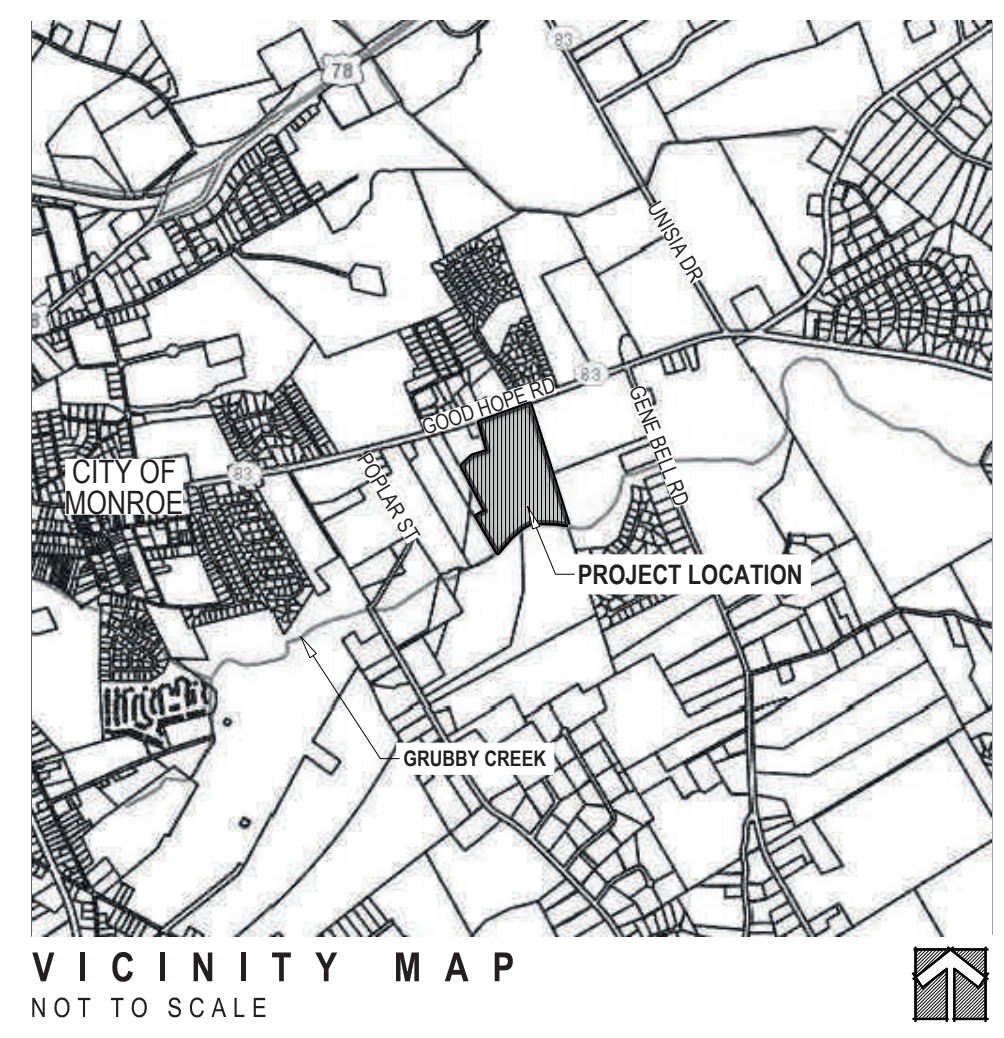
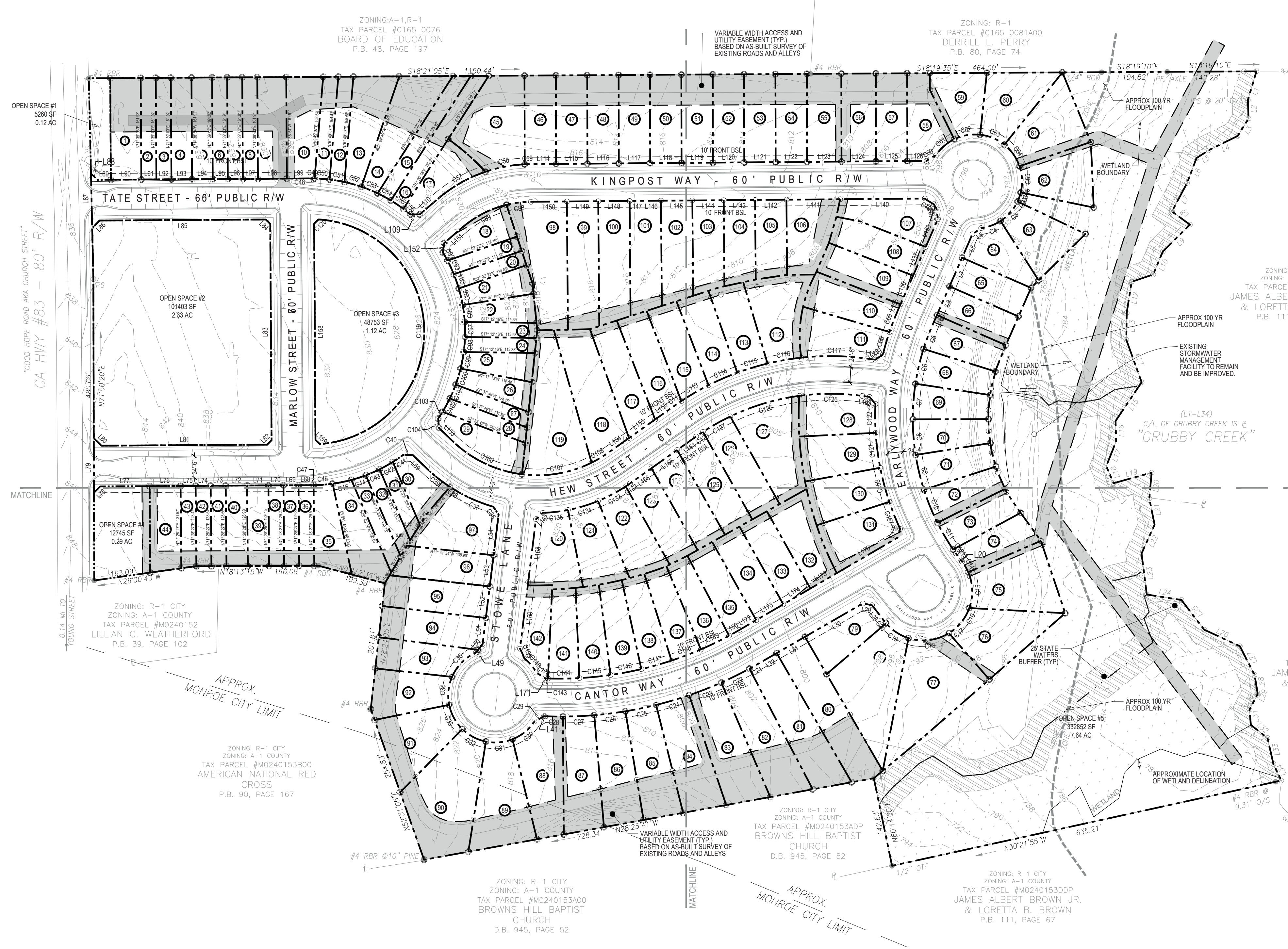
NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

SHEET NO.

PP-1



○ = IPS W/ CAP
⊙ = POINT ONLY



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION:

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE PLANNING COMMISSION. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT.

DATED THIS ____ DAY OF _____, 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL BY THE MAYOR AND COUNCIL:

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND WILL BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL IF NO SITE DEVELOPMENT PLANS ARE APPROVED AND NO FINAL PLAT IS RECORDED. IF SITE DEVELOPMENT PLANS ARE APPROVED WITHIN ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL, THIS CERTIFICATE OF APPROVAL SHALL EXTEND TO THE EXPIRATION OF SITE DEVELOPMENT PLANS. IF NO FINAL PLAT IS RECORDED BY THE EXPIRATION OF THE SITE DEVELOPMENT PLANS, THEN THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID IN ITS ENTIRETY AND SHALL REQUIRE A NEW PRELIMINARY PLAT APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL.

DATED THIS ____ DAY OF _____, 20__

BY: _____ MAYOR

BY: _____ CITY CLERK

AUTHORIZATION STATEMENT:

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

SIGNATURE OF AUTHORIZED AGENT/OWNER _____ DATE _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE.

CODE ENFORCEMENT OFFICER _____ DATE _____

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BROOKLAND COMMONS

MONROE, GEORGIA

SEALS:



SHEET TITLE:

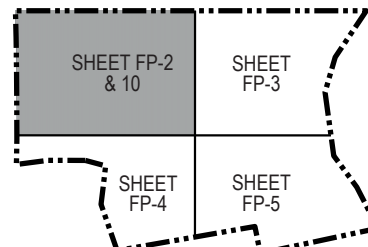
PRELIMINARY PLAT ENLARGEMENT

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

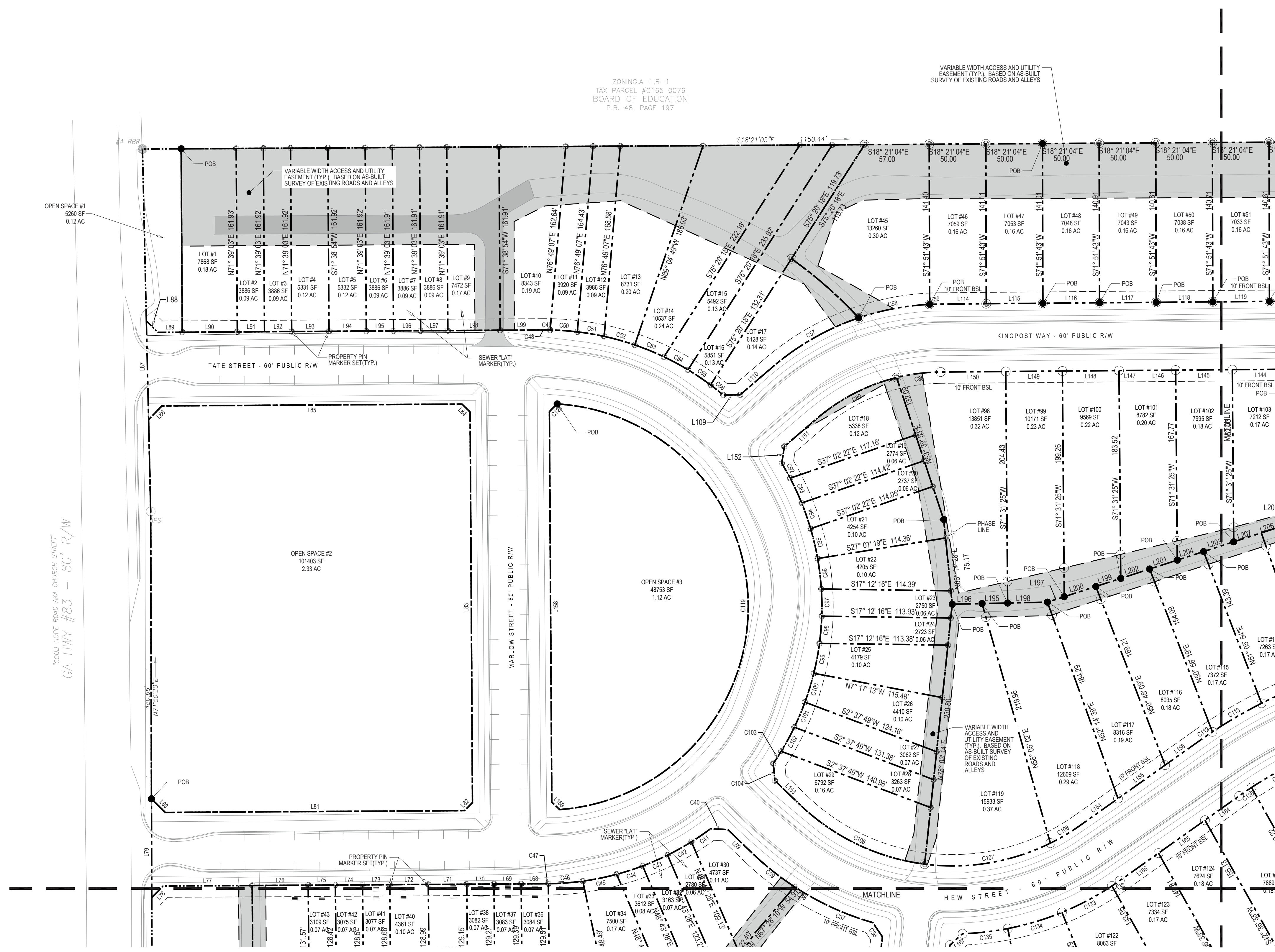
SHEET NO.

PP-2



SHEET KEY - N.T.S.

○ = IPS W/ CAP
⊙ = POINT ONLY



ZONING: A-1, R-1
TAX PARCEL #C165 0076
BOARD OF EDUCATION
P.B. 48, PAGE 197

VARIABLE WIDTH ACCESS AND UTILITY EASEMENT (TYP.) BASED ON AS-BUILT SURVEY OF EXISTING ROADS AND ALLEYS

OPEN SPACE #1
5269 SF
0.12 AC

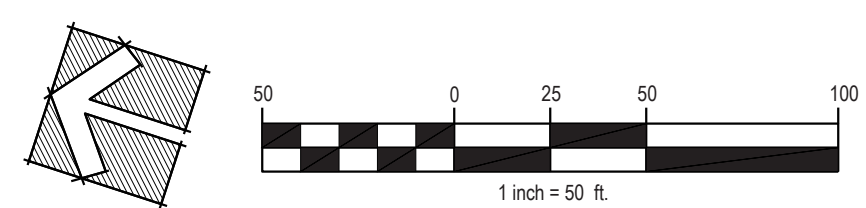
VARIABLE WIDTH ACCESS AND UTILITY EASEMENT (TYP.) BASED ON AS-BUILT SURVEY OF EXISTING ROADS AND ALLEYS

OPEN SPACE #2
101403 SF
2.33 AC

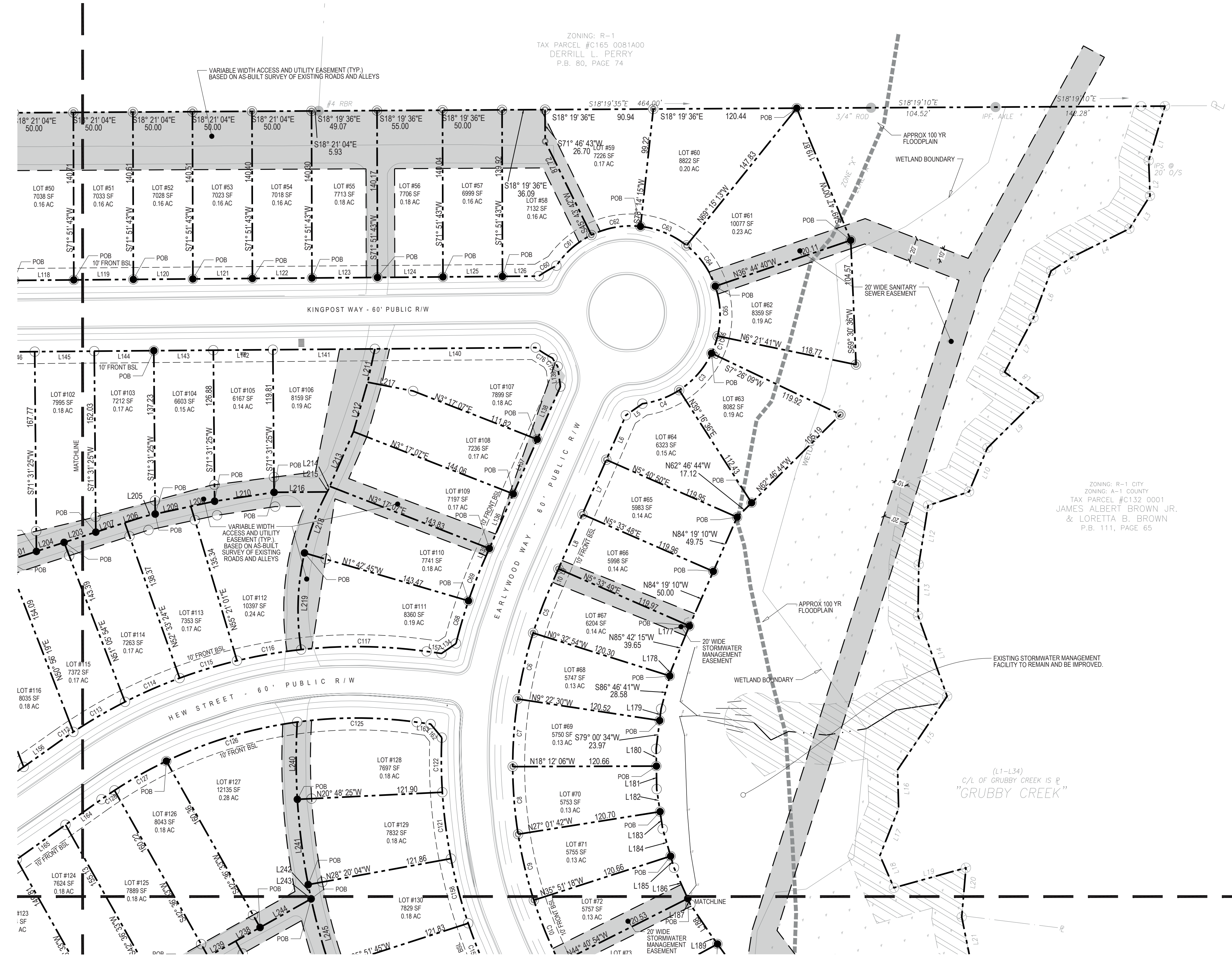
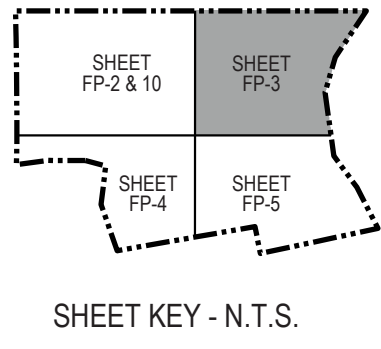
OPEN SPACE #3
48753 SF
1.12 AC

70000 HOPE ROAD AKA CHURCH STREET
GA HWY #83 - 80' R/W

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BROOKLAND COMMONS
 MONROE, GEORGIA



SEALS:



SHEET TITLE:

PRELIMINARY PLAT ENLARGEMENT

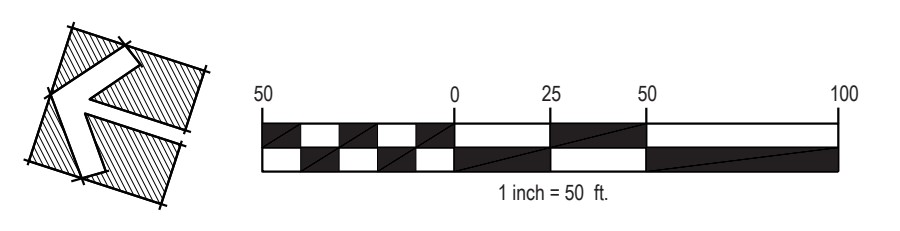
SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

SHEET NO.

PP-3

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BROOKLAND COMMONS
 MONROE, GEORGIA

SEALS:



SHEET TITLE:

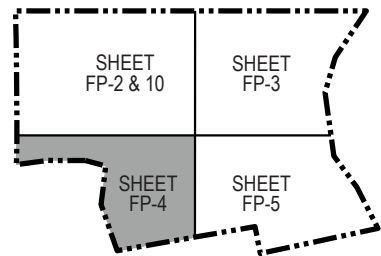
PRELIMINARY PLAT ENLARGEMENT

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

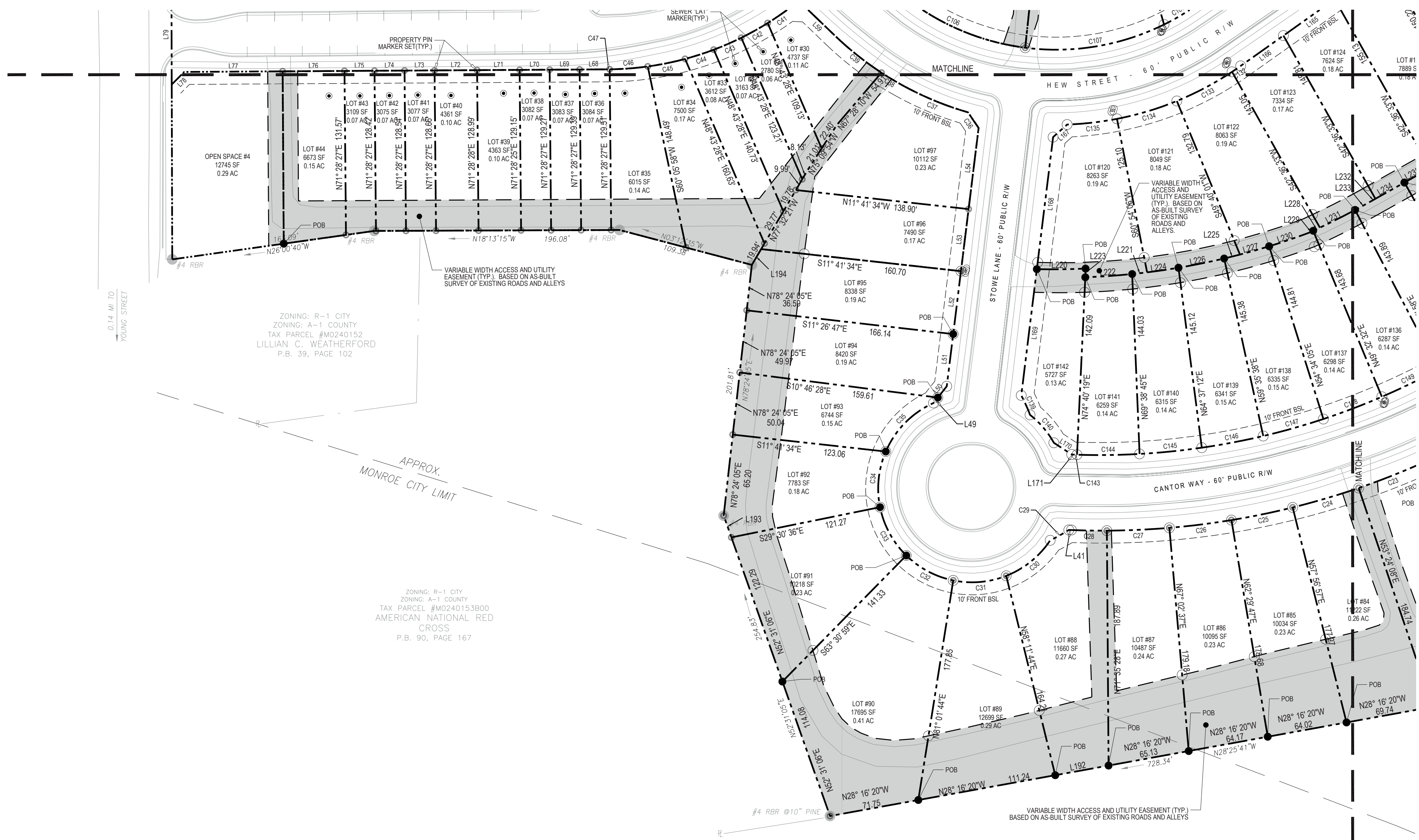
SHEET NO.

PP-4

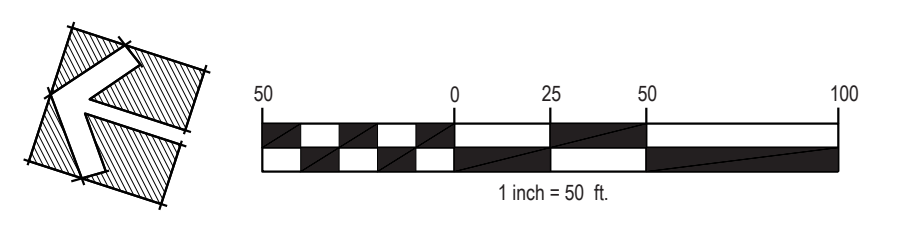


SHEET KEY - N.T.S.

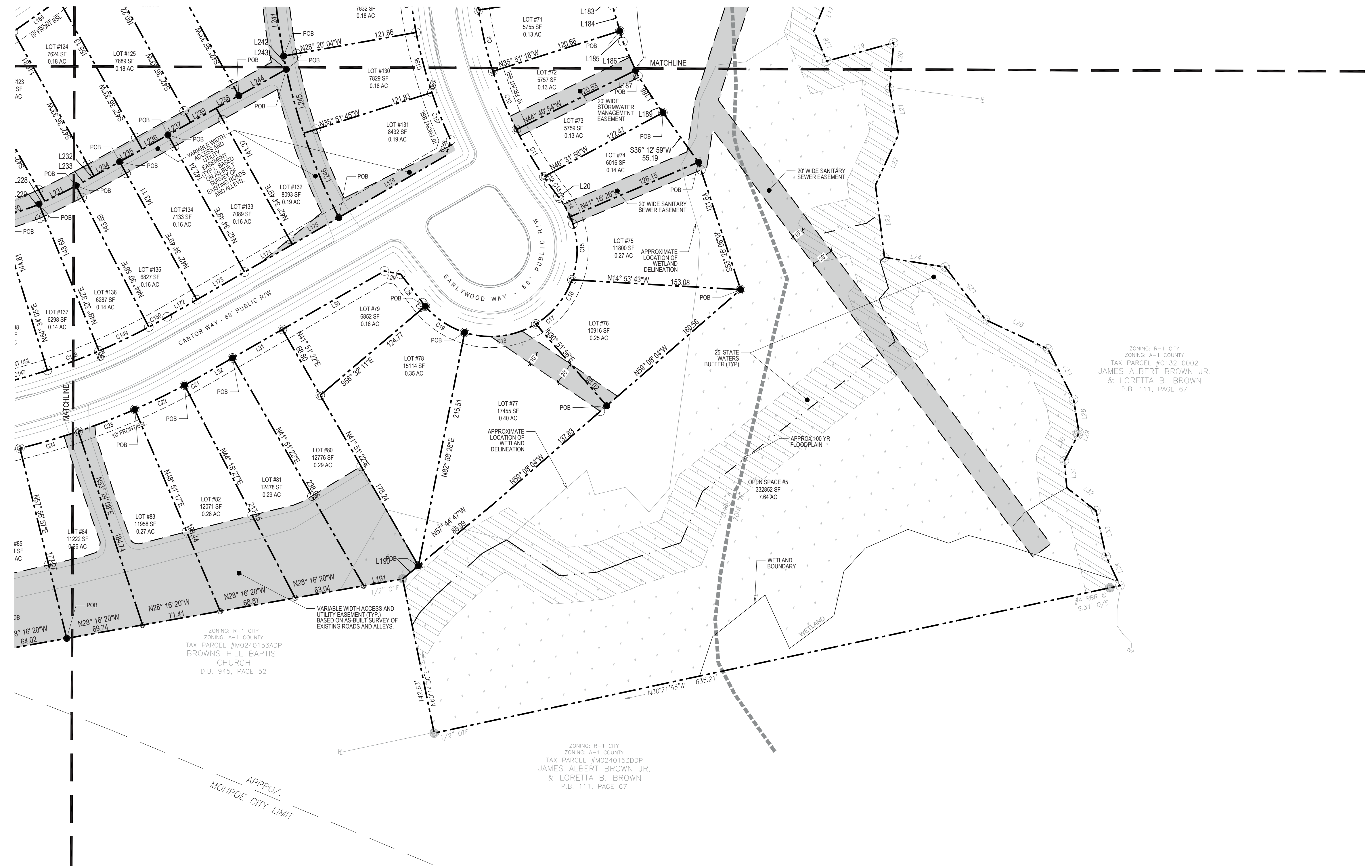
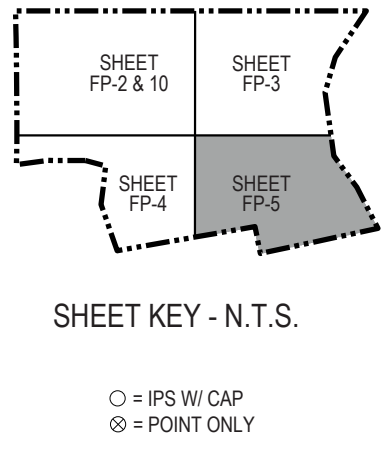
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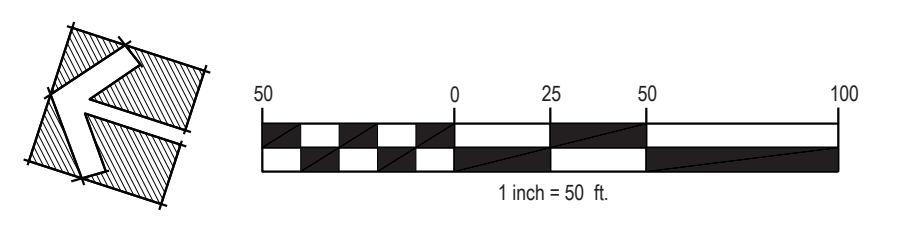


ZONING: R-1 CITY
 ZONING: A-1 COUNTY
 TAX PARCEL #M0240153ADP
 BROWNS HILL BAPTIST
 CHURCH
 D.B. 945, PAGE 52

ZONING: R-1 CITY
 ZONING: A-1 COUNTY
 TAX PARCEL #M0240153DDP
 JAMES ALBERT BROWN JR.
 & LORETTA B. BROWN
 P.B. 111, PAGE 67

ZONING: R-1 CITY
 ZONING: A-1 COUNTY
 TAX PARCEL #C132 0002
 JAMES ALBERT BROWN JR.
 & LORETTA B. BROWN
 P.B. 111, PAGE 67

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SEALS:



SHEET TITLE:

**PRELIMINARY PLAT
 ENLARGEMENT**

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO.	DATE	DESCRIPTION
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SHEET NO.

PP-5



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BROOKLAND COMMONS MONROE, GEORGIA



PRELIMINARY PLAT PARCEL TABLE

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO. DATE DESCRIPTION 1 06/08/23 REVISED PER COMMENT

SHEET NO. PP-6

Parcel Area Table

Table with 5 columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 25 rows of parcel data.

Parcel Area Table

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R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	15.29	11.68	75.00
C2	0.00	0.00	173.63
C3	41.76	31.90	75.00
C4	33.14	25.32	75.00
C5	39.98	6.19	370.00
C6	57.00	8.83	370.00
C7	57.01	8.83	370.00
C8	57.02	8.83	370.00
C9	57.02	8.83	370.00
C10	57.03	8.83	370.00
C11	49.45	7.66	370.00
C12	7.71	1.19	370.00
C13	14.03	2.17	370.00
C14	19.60	14.40	78.00
C15	58.57	43.02	78.00
C16	27.58	20.26	78.00
C17	25.06	18.41	78.00
C18	66.94	49.17	78.00
C19	43.40	31.88	78.00
C20	3.90	2.87	78.00

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C21	16.72	1.52	630.00
C22	50.01	4.55	630.00
C23	55.01	5.00	630.00
C24	55.01	5.00	630.00
C25	50.01	4.55	630.00
C26	50.01	4.55	630.00
C27	50.01	4.55	630.00
C28	28.36	2.58	630.00
C29	17.06	7.64	127.93
C30	45.94	35.10	75.00
C31	43.12	32.94	75.00
C32	43.08	32.91	75.00
C33	44.63	34.10	75.00
C34	45.42	34.69	75.00
C35	55.71	42.56	75.00
C36	15.08	2.25	384.56
C37	56.90	12.79	255.00
C38	19.50	4.38	255.00
C39	47.48	10.67	255.00
C40	15.12	2.34	369.66

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C41	20.53	4.81	244.49
C42	24.13	5.66	244.49
C43	24.01	5.63	244.49
C44	24.12	5.65	244.49
C45	30.45	7.14	244.49
C46	30.55	7.16	244.49
C47	1.53	0.36	244.49
C48	0.03	0.01	244.49
C49	6.11	1.43	244.49
C50	24.01	5.63	244.49
C51	24.06	5.64	244.49
C52	28.01	6.57	244.49
C53	27.90	6.54	244.49
C54	24.08	5.64	244.49
C55	24.02	5.63	244.49
C56	14.29	3.35	244.49
C57	87.78	21.87	230.00
C58	63.94	15.93	230.00
C59	9.41	2.35	230.00
C60	17.35	7.64	130.14

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C61	39.52	30.19	75.00
C62	42.42	32.41	75.00
C63	42.42	32.41	75.00
C64	42.46	32.44	75.00
C65	42.53	32.49	75.00
C66	0.00	0.00	74.25
C68	37.39	4.98	430.00
C69	37.02	4.93	430.00
C75	8.16	6.23	75.00
C76	16.83	7.64	126.25
C88	39.40	13.28	170.00
C89	79.70	26.86	170.00
C92	15.06	3.53	244.49
C93	24.13	5.66	244.49
C94	24.01	5.63	244.49
C95	27.11	6.35	244.49
C96	27.12	6.36	244.49
C97	24.02	5.63	244.49
C98	24.07	5.64	244.49
C99	26.94	6.31	244.49

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C100	26.67	6.25	244.49
C101	24.03	5.63	244.49
C102	24.24	5.68	244.49
C103	12.86	3.01	244.49
C104	15.12	2.34	369.66
C106	124.53	36.59	195.00
C107	114.13	33.53	195.00
C108	30.94	9.09	195.00
C112	13.49	1.80	430.00
C113	50.20	6.69	430.00
C114	50.05	6.67	430.00
C115	50.37	6.71	430.00
C116	54.73	7.29	430.00
C117	105.57	14.07	430.00
C119	540.01	172.38	179.49
C120	9.63	3.11	177.65
C121	56.26	7.53	428.00
C122	45.91	6.15	428.00
C125	100.71	15.59	370.00
C126	115.18	17.84	370.00

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C127	50.04	7.75	370.00
C128	13.22	2.05	370.00
C132	8.34	1.87	255.00
C133	50.03	11.24	255.00
C134	50.02	11.24	255.00
C135	40.14	9.02	255.00
C139	17.10	7.64	128.21
C140	29.55	22.57	75.00
C143	2.21	0.22	570.00
C144	50.01	5.03	570.00
C145	50.01	5.03	570.00
C146	50.01	5.03	570.00
C147	50.01	5.03	570.00
C148	50.01	5.03	570.00
C149	50.01	5.03	570.00
C150	19.04	1.91	570.00
C156	14.71	1.34	629.54
C157	46.44	6.22	428.00
C158	56.26	7.53	428.00
L5	17.08	N53° 01' 16.42"W	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L6	40.76	N84° 18' 34"W	
L7	50.00	N84° 18' 34"W	
L8	50.00	N84° 18' 34"W	
L9	0.24	N84° 18' 34"W	
L10	17.77	N84° 18' 34"W	
L20	2.13	S34° 19' 43"W	
L28	32.55	N34° 19' 43"E	
L29	15.05	N6° 50' 39"W	
L30	106.54	N48° 01' 01"W	
L31	52.00	N48° 01' 01"W	
L32	33.28	N48° 01' 01"W	
L41	2.05	N15° 43' 08"W	
L49	5.56	S69° 42' 46"E	
L50	11.52	S69° 42' 46"E	
L51	42.05	N79° 01' 17"E	
L52	50.70	N79° 01' 17"E	
L53	50.00	N79° 01' 17"E	
L54	65.40	N79° 01' 17"E	
L59	30.25	N25° 51' 27"E	
L68	22.47	N18° 20' 57"W	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L69	24.00	N18° 20' 57"W	
L70	24.00	N18° 20' 57"W	
L71	34.00	N18° 20' 57"W	
L72	34.00	N18° 20' 57"W	
L73	24.00	N18° 20' 57"W	
L74	24.00	N18° 20' 57"W	
L75	24.00	N18° 20' 57"W	
L76	49.42	N18° 20' 57"W	
L77	78.70	N18° 20' 57"W	
L78	14.17	N63° 15' 19"W	
L79	340.81	N71° 50' 19"E	
L80	12.15	S26° 39' 08"W	
L81	264.16	S18° 20' 52"E	
L82	10.00	S63° 20' 57"E	
L83	344.83	N71° 39' 03"E	
L84	10.00	N26° 39' 03"E	
L85	264.96	N18° 20' 57"W	
L86	11.93	N63° 49' 20"W	
L87	168.17	N70° 42' 17"E	
L88	14.27	S26° 14' 30"W	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L89	21.46	S18° 21' 20"E	
L90	48.59	S18° 21' 20"E	
L91	24.00	S18° 21' 20"E	
L92	24.00	S18° 21' 20"E	
L93	32.93	S18° 21' 20"E	
L94	32.93	S18° 21' 20"E	
L95	24.00	S18° 21' 20"E	
L96	24.00	S18° 21' 20"E	
L97	24.00	S18° 21' 20"E	
L98	46.15	S18° 21' 20"E	
L99	38.06	S18° 21' 20"E	
L109	14.87	S18° 32' 05"E	
L110	38.04	S58° 36' 25"E	
L114	40.59	S18° 27' 59"E	
L115	50.00	S18° 27' 59"E	
L116	50.00	S18° 27' 59"E	
L117	50.00	S18° 27' 59"E	
L118	50.00	S18° 27' 59"E	
L119	50.00	S18° 27' 59"E	
L120	50.00	S18° 27' 59"E	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L121	50.00	S18° 27' 59"E	
L122	50.00	S18° 27' 59"E	
L123	55.00	S18° 27' 59"E	
L124	55.00	S18° 27' 59"E	
L125	50.00	S18° 27' 59"E	
L126	30.35	S18° 27' 59"E	
L134	14.76	S52° 27' 26"E	
L135	10.34	S84° 18' 34"E	
L136	50.04	S84° 18' 34"E	
L137	50.04	S84° 18' 34"E	
L138	48.35	S84° 18' 34"E	
L139	17.08	N64° 24' 09"E	
L140	135.01	N18° 27' 59"W	
L141	85.64	N18° 27' 59"W	
L142	50.00	N18° 27' 59"W	
L143	50.00	N18° 27' 59"W	
L144	50.00	N18° 27' 59"W	
L145	50.00	N18° 27' 59"W	
L146	30.72	N18° 27' 59"W	
L147	19.28	N18° 27' 59"W	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L148	50.00	N18° 27' 59"W	
L149	50.00	N18° 27' 59"W	
L150	57.31	N18° 27' 59"W	
L151	38.04	N58° 36' 25"W	
L152	15.12	S80° 30' 17"W	
L153	30.25	S25° 51' 27"W	
L154	40.65	S53° 21' 25"E	
L155	50.99	S53° 21' 25"E	
L156	37.57	S53° 21' 25"E	
L157	12.68	S10° 12' 45"E	
L158	344.75	S71° 39' 03"W	
L159	9.63	S25° 52' 41"W	
L162	14.71	N32° 32' 03"E	
L163	11.77	N10° 08' 45"W	
L164	37.03	N53° 21' 25"W	
L165	50.27	N53° 21' 25"W	
L166	41.92	N53° 21' 25"W	
L167	15.08	N59° 55' 19"W	
L168	106.41	S79° 01' 10"W	
L169	101.74	S79° 01' 10"W	

R/W Line & Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
L170	17.08	S15° 18' 52"W	
L171	2.00	S15° 58' 26"E	
L172	30.96	S48° 16' 19"E	
L173	50.00	S48° 16' 19"E	
L174	50.00	S48° 16' 19"E	
L175	48.59	S48° 16' 19"E	
L176	112.02	S48° 16' 19"E	

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SEALS:



SHEET TITLE:

PRELIMINARY PLAT
LINE & CURVE
TABLE

SHEET ISSUE: 06/02/2023 PROJECT NO. 21-3042

NO.	DATE	DESCRIPTION
1	06/08/23	REVISED PER COMMENT

SHEET NO.

PP-7



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/26/2023
Subject: Development Regulations 7th Update

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

Description:
 7th Update to the 1999 Development Regulations.

Background:
 Please refer to the attached Development Regulations 7th Update Breakdown for specific amendment descriptions and details.

Recommendation:
 The Planning Commission voted unanimously to recommend approval of this proposed update to the Development Regulations as presented without any changes.

Attachment(s):
 Development Regulations 7th Update Breakdown

Proposed Amendments to the Development Regulations – 7th Update

July 18 – Planning Commission

August 8 – City Council 1st Reading

September 12 – City Council 2nd Reading

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

➤ **Article 4, Section 4.2.4: Amend Development Permit language to extend expiration of valid Development Permits and to clarify when Development Permits expire.**

4.2 LAND DISTURBANCE PERMITS

4.2.4 Development Permit

A Development Permit may not be issued prior to Preliminary Plat approval for subdivisions or approval of Site Development Plans for non-subdivision projects. A Development Permit shall expire ~~twelve (12)~~**eighteen (18)** months after issuance, ~~unless development activity as authorized by the permit is initiated within the twelve (12) month period or if such authorized activities lapse for a period exceeding one (1) month. Provided, however, that the Code Enforcement Officer may approve one (1) extension not to exceed three (3) months within which time development activity must commence or the permit shall expire.~~ Said permit shall be issued to authorize all activities associated with land development process, including clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, sewer systems, storm water drainage facilities, sidewalks, or other structures permanently placed on or in the property except for buildings or other structures requiring the issuance of a building permit. **The Development Permit shall automatically expire if land development activity as authorized by this permit has not commenced within six (6) months from the date of issuance or if there is a lapse in land development activity as authorized by this permit for a period of forty-five (45) consecutive days.** Water system improvements shall be authorized solely by the City of Monroe Water & Gas Department.

AN ORDINANCE TO AMEND THE DEVELOPMENT REGULATIONS FOR THE CITY OF MONROE, GEORGIA

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

ARTICLE I.

The Development Regulations for the City of Monroe, Georgia, officially adopted July 6, 1999, and as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

ARTICLE II.

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

ARTICLE III.

These text amendments of the Development Regulations for the City of Monroe, Georgia shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 8th, day of August, 2023.

SECOND READING AND ADOPTED on this 12th day of September, 2023.

CITY OF MONROE, GEORGIA

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

**Attest: _____ (SEAL)
Beverly Harrison, Interim City Clerk**

EXHIBIT A

The Development Regulations for the City of Monroe, Georgia Text Amendment

Update # 7

- 1. Article 4, Section 4.2.4 – Land Disturbance Permits; Development Permit: Amend Land Disturbance Permit language to extend expiration of valid Development Permits and to clarify when Development Permits expire. Section 4.2.4 to be amended as follows:**

4.2 LAND DISTURBANCE PERMITS

4.2.4 Development Permit

A Development Permit may not be issued prior to Preliminary Plat approval for subdivisions or approval of Site Development Plans for non-subdivision projects. A Development Permit shall expire eighteen (18) months after issuance. Said permit shall be issued to authorize all activities associated with land development process, including clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, sewer systems, storm water drainage facilities, sidewalks, or other structures permanently placed on or in the property except for buildings or other structures requiring the issuance of a building permit. The Development Permit shall automatically expire if land development activity as authorized by this permit has not commenced within six (6) months from the date of issuance or if there is a lapse in land development activity as authorized by this permit for a period of forty-five (45) consecutive days. Water system improvements shall be authorized solely by the City of Monroe Water & Gas Department.



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/26/2023
Subject: Zoning Ordinance Amendment #17

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

Description:
 17th Amendment to the current Zoning Ordinance.

Background:
 Please refer to the attached updated Zoning Ordinance Amendment 17 Breakdown for specific amendment descriptions and details. The purpose for each amendment is included in each breakdown of the proposed amendments.

Recommendation:
 The Planning Commission voted unanimously to recommend approval of all the proposed Zoning Ordinance Amendments as presented at the July Planning Commission meeting without any changes.

Attachment(s):
 Zoning Ordinance Amendment 17 Breakdown

Proposed Amendments to the Zoning Ordinance – 17th Amendment

July 18 – Planning Commission

August 8 – City Council 1st Reading

September 12 – City Council 2nd Reading

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

➤ *Section 520: Proposed amendments to the off-street parking requirements deferred to a future amendment.*

➤ *Section 530: Proposed amendments to the off-street loading and unloading requirements deferred to a future amendment.*

➤ *Section 610: Proposed amendment to Table 4 deferred to a future amendment.*

➤ *Section 620: Modify Commercial Zoning District Land Use Regulations in Section 620.3 – Table 5 to modify and add land uses related to alcohol, brewpubs, breweries, and distilleries as regulated and licenses in the Code of Ordinances; add tattoo parlor as an allowed land use.*

Section 620.3 Commercial Land Use Regulations (P, B-1, B-2, B-3):

Section 620.3 Table 5 - Commercial Zoning District Land Use Regulations

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	DISTRICT				REFERENCE
	P	B1	B2	B3	
Principal Use* (unless noted as an accessory use)					See Section or Note
Alcohol and beverage stores, retail					Code of Ord. – Chap. 6
beer and wine, retail store	X	C	P	P	Code of Ord. – Chap. 6
brewpubs	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
breweries	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
distilleries	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
micro-breweries	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
micro-distilleries	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	Code of Ord. – Chap. 6
Beauty shops, services					
barber, hairdresser, and/or stylist shops	P	P	P	P	
beauty supply, retail	P	P	P	P	
beauty/health spas	X	X	X	X	
manicure establishment	X	X	X	X	
tanning centers	X	X	X	X	
tattoo parlors	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	

➤ *Section 630: Modify Industrial Zoning District Land Use Regulations in Section 630.3 – Table 6 to add land uses related to alcohol, brewpubs, breweries, and distilleries as regulated and licenses in the Code of Ordinances; to remove the general category of Residential from the land use table.*

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

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

LAND USE CATEGORY	DISTRICT	REFERENCE
Principal Use*(unless noted as an accessory use)	M-1	See Section or Note
Alcohol and beverage		Code of Ord. – Chap. 6
beer and wine, retail store	X	Code of Ord. – Chap. 6
brewpubs	X	Code of Ord. – Chap. 6
breweries	P	Code of Ord. – Chap. 6
distilleries	P	Code of Ord. – Chap. 6
micro-breweries	X	Code of Ord. – Chap. 6
micro-distilleries	X	Code of Ord. – Chap. 6
RESIDENTIAL	C	

➤ *Section 643: Proposed amendment to the procedures for the Corridor Design Overlay District deferred to a future amendment.*

➤ *Section 643A.2(1)(c)(vii): Modify the materials permitted on structures in the Corridor Design Overlay District to allow E.I.F.S. siding.*

(vii) Materials. Brick and wood siding are the most common traditional building materials in the City. Brick is the preferred exterior material. Materials having a wood siding appearance, such as hardboard and hardiplank, are compatible substitutions provided that the proposed reveal is similar to that of existing historic examples. Aluminum and vinyl siding are not permitted. This prohibition includes metal building types commonly known as “Butler Buildings”. Stucco, ~~not~~ including E.I.F.S., is acceptable in limited areas (e.g. parapets) or as full exterior surface for architectural styles and forms reflecting City’s historic architecture that traditionally utilized stucco (e.g. religious architecture, Art Modern and Art Deco buildings).

➤ *Section 643: Proposed amendment to the procedures for the Corridor Design Overlay District deferred to a future amendment.*

- *Section 644: Proposed amendment to the parking requirements for developments in the Monroe and Walton Mills Historic Overlay District (MHDO) deferred to a future amendment.*

- *Section 645: Modify the garage requirement in Section 645.5(6) of the Infill Overlay District to match the requirement in Section 910.1.*

645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements.

- (6) No front garage approach is permitted. Rear or side approach garage entry only. All attached and detached garages shall be located a minimum of 20 feet behind the front of the dwelling. Preferred garage access for dwellings is rear or alley loaded. For the purposes of this requirement, the front of the dwelling shall begin at the heated floor area of the front orientation of the dwelling. If the front door is recessed behind any heated floor area of the front orientation of the dwelling, the distance shall be measured from the front door.

- *Section 646: Modify Central Business District Overlay (CBD) Land Use Regulations in Section 646.3 – Table 8 to modify and add land uses related to alcohol, brewpubs, breweries, and distilleries as regulated and licenses in the Code of Ordinances; add tattoo parlor as an allowed land use.*

Section 646.3 Central Business District Overlay (CBD):

Section 646.3 Table 8 - Central Business District Overlay (CBD)
[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Alcohol and beverage stores, retail beer and wine, retail store brewpubs breweries distilleries micro-breweries micro-distilleries	C P X X P P
Beauty shops, services barber, hairdresser, and/or stylist shops beauty supply, retail beauty/health spas manicure establishment tanning centers tattoo parlor	P P P P P P

➤ *Section 820: Amend language for development types and minimum development size for developments required to be rezoned to a Planned District.*

Section 820 Single-Family and Mixed-Use Development.

All new single-family residential and mixed-use developments greater than five (5) units shall be rezoned to a planned district as outlined in Section 650.

(1) The requirement to rezone to a planned district is optional for developments located within the Infill Overlay District (IOD), Central Business District Overlay (CBD) or the Monroe and Walton Mills Historic Overlay District (MHDO), if the rules and restrictions of said districts are met for development.

➤ *Section 1000: Modify the language under the Residential – Accessory Apartment and Accessory Dwelling regulations in Section 1000.8 to grant the ability for all single-family dwellings in the City to be eligible for an accessory dwelling or apartment regardless of the underlying zoning.*

1000.8 Residential – Accessory Apartments and Accessory Dwellings

Accessory Apartments and Accessory Dwelling Units are permitted on any lot containing a single-family residence, regardless of the underlying zoning, in accordance with the following provisions:

- (1) Accessory Apartments. An accessory apartment is permitted provided that:
 - (a) Any property owner seeking to establish an accessory apartment shall apply to register the apartment with the Code Enforcement Officer pursuant to Section 1000.10.
 - (b) The accessory apartment shall have the same ownership as the principal building.
 - (c) One or more accessory apartments may be located in a single principal building, provided that no ground level floor is used for residential purposes.
 - (d) Each accessory apartment shall be limited to between three and eight hundred (300–800) square feet of heated living area; the Code Enforcement Officer may allow increased size in order to efficiently use all of the existing floor area, so long as all other standards of this section are met.
 - (e) Accessory apartments may share an exterior access door and common areas.

- (2) Accessory Dwelling Unit. An accessory dwelling unit is permitted provided that:
 - (a) Any property owner seeking to establish an accessory dwelling unit shall apply to register the unit with the Code Enforcement Officer pursuant to Section 1000.10.
 - (b) The accessory dwelling unit shall have the same ownership as the single-family dwelling.
 - (c) Either the single-family dwelling or the accessory dwelling unit must be occupied by an owner of the property, and does not rent out the owner-occupied dwelling unit.
 - (d) No lot shall have more than one (1) accessory dwelling unit. An accessory dwelling unit precludes a residential business or a bed and breakfast establishment.
 - (e) The accessory dwelling unit shall be limited to between three and eight (300–800) square feet of heated living area. If the accessory unit is located within an existing accessory building, the Code Enforcement Officer may allow increased size in order to efficiently use all of the existing floor area, so long as all other standards of this section are met.
 - (f) Accessory dwelling units located in accessory buildings shall also meet the requirements of Section 1000.1.

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

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

ARTICLE I.

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

ARTICLE II.

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

ARTICLE III.

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

FIRST READING. This 8th day of August, 2023.

SECOND READING AND ADOPTED on this 12th day of September, 2023.

CITY OF MONROE, GEORGIA

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

**Attest: _____ (SEAL)
Beverly Harrison, Interim City Clerk**

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment # 17

- Section 620.3, Table 5 – Commercial Zoning District Land Use Regulations. Modify Table 5 to add the land use Tattoo Parlors under the Beauty Shops, Services category and modify the Alcohol and Beverage category to relabel retail beer and wine stores and add the alcohol land uses brewpubs, breweries, micro-breweries, distilleries, and micro-distilleries as regulated and licensed in the Code of Ordinances. Table 5 as it is currently written outside the changes provided below will remain unchanged. Table 5 to be amended to include and modify the categories as follows:

Section 620.3 Commercial Land Use Regulations (P, B-1, B-2, B-3):

Section 620.3 Table 5 - Commercial Zoning District Land Use Regulations

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	DISTRICT				REFERENCE
	P	B1	B2	B3	See Section or Note
Principal Use* (unless noted as an accessory use)					
Alcohol and beverage					Code of Ord. – Chap. 6
beer and wine, retail store	X	C	P	P	Code of Ord. – Chap. 6
brewpubs	X	X	X	X	Code of Ord. – Chap. 6
breweries	X	X	X	X	Code of Ord. – Chap. 6
distilleries	X	X	X	X	Code of Ord. – Chap. 6
micro-breweries	X	X	X	X	Code of Ord. – Chap. 6
micro-distilleries	X	X	X	X	Code of Ord. – Chap. 6
Beauty shops, services					
barber, hairdresser, and/or stylist shops	P	P	P	P	
beauty supply, retail	P	P	P	P	
beauty/health spas	X	X	X	X	
manicure establishment	X	X	X	X	
tanning centers	X	X	X	X	
tattoo parlors	X	X	X	P	

- Section 630.3, Table 6 – Industrial Zoning District Land Use Regulations. Modify Table 6 to add an Alcohol and Beverage category to add the alcohol land uses of brewpubs, breweries, micro-breweries, distilleries, and micro-distilleries as regulated in the Code of Ordinances and to remove the general category of Residential from the land use table. Table 6 as it is currently written outside the changes provided below will remain unchanged. Table 6 to be amended to include and modify the categories as follows:

(TABLE 6 AMENDMENT ON NEXT PAGE)

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

Section 630.3 Table 6 - Industrial Zoning District Land Use Regulations

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	DISTRICT	REFERENCE
Principal Use*(unless noted as an accessory use)	M-1	See Section or Note
Alcohol and beverage		Code of Ord. – Chap. 6
beer and wine, retail store	X	Code of Ord. – Chap. 6
brewpubs	X	Code of Ord. – Chap. 6
breweries	P	Code of Ord. – Chap. 6
distilleries	P	Code of Ord. – Chap. 6
micro-breweries	X	Code of Ord. – Chap. 6
micro-distilleries	X	Code of Ord. – Chap. 6
RESIDENTIAL	€	

3. Section 643A.2(1)(c)(vii) – Corridor Design Overlay District (CDO), Architecture: Modify the Materials section of the CDO to allow E.I.F.S. siding. Section 643A.2(1)(c)(vii) to be amended as follows:

(vii) Materials. Brick and wood siding are the most common traditional building materials in the City. Brick is the preferred exterior material. Materials having a wood siding appearance, such as hardiboard and hardiplank, are compatible substitutions provided that the proposed reveal is similar to that of existing historic examples. Aluminum and vinyl siding are not permitted. This prohibition includes metal building types commonly known as “Butler Buildings”. Stucco, including E.I.F.S., is acceptable in limited areas (e.g. parapets) or as full exterior surface for architectural styles and forms reflecting City’s historic architecture that traditionally utilized stucco (e.g. religious architecture, Art Modern and Art Deco buildings).

4. Section 645.5(6) – Infill Overlay District (IOD), Site Design Elements: Modify the garage standards to match the single-family residential garage standards outlined in Section 910.1. Section 645.5(6) to be amended as follows:

(6) All attached and detached garages shall be located a minimum of 20 feet behind the front of the dwelling. Preferred garage access for dwellings is rear or alley loaded. For the purposes of this requirement, the front of the dwelling shall begin at the heated floor area of the front orientation of the dwelling. If the front door is recessed behind any heated floor area of the front orientation of the dwelling, the distance shall be measured from the front door.

5. Section 646.3, Table 8 – Central Business District Overlay (CBD): Modify Table 8 to add the land use Tattoo Parlors under the Beauty Shops, Services category and modify the Alcohol and Beverage category to relabel retail beer and wine stores and add the alcohol land uses brewpubs, breweries, micro-breweries, distilleries, and micro-distilleries as

regulated and licensed in the Code of Ordinances. Table 8 as it is currently written outside the changes provided below will remain unchanged. Table 8 to be amended to include and modify the categories as follows:

Section 646.3 Central Business District Overlay (CBD):

Section 646.3 Table 8 - Central Business District Overlay (CBD)

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Alcohol and beverage	
beer and wine, retail store	C
brewpubs	P
breweries	X
distilleries	X
micro-breweries	P
micro-distilleries	P
Beauty shops, services	
barber, hairdresser, and/or stylist shops	P
beauty supply, retail	P
beauty/health spas	P
manicure establishment	P
tanning centers	P
tattoo parlors	P

6. Section 820 – Site Design, Single-Family Residential and Mixed-Use Development: Add language to establish minimum number of lots required to be rezoned to a planned district and add language allowing qualifying development within the Infill Overlay District (IOD) or Monroe and Walton Mills Historic Overlay District (MHDO) to be optional for rezoning to a planned district. Section 820 to be amended as follows:

Section 820 Single-Family and Mixed-Use Development.

All new single-family residential and mixed-use development greater than five (5) units shall be rezoned to a planned district as outlined in Section 650.

- (1) The requirement to rezone to a planned district is optional for developments located within the Infill Overlay District (IOD), Central Business District Overlay (CBD) or the Monroe and Walton Mills Historic Overlay District (MHDO), if the rules and restrictions of said districts are met for development.

- 7. Section 1000.8 – Residential – Accessory Apartments and Accessory Dwellings: Add language to Accessory Apartment and Accessory Dwelling regulations to grant the ability for all single-family dwellings in the City to be eligible for an Accessory Apartment or Accessory Dwelling regardless of the underlying zoning. Section 1000.8 to be amended as follows:

1000.8 Residential – Accessory Apartments and Accessory Dwellings

Accessory Apartments and Accessory Dwelling Units are permitted on any lot containing a single-family residence, regardless of the underlying zoning, in accordance with the following provisions:

- (1) Accessory Apartments. An accessory apartment is permitted provided that:
 - (a) Any property owner seeking to establish an accessory apartment shall apply to register the apartment with the Code Enforcement Officer pursuant to Section 1000.10.
 - (b) The accessory apartment shall have the same ownership as the principal building.
 - (c) One or more accessory apartments may be located in a single principal building, provided that no ground level floor is used for residential purposes.
 - (d) Each accessory apartment shall be limited to between three and eight hundred (300–800) square feet of heated living area; the Code Enforcement Officer may allow increased size in order to efficiently use all of the existing floor area, so long as all other standards of this section are met.
 - (e) Accessory apartments may share an exterior access door and common areas.
- (2) Accessory Dwelling Unit. An accessory dwelling unit is permitted provided that:
 - (a) Any property owner seeking to establish an accessory dwelling unit shall apply to register the unit with the Code Enforcement Officer pursuant to Section 1000.10.
 - (b) The accessory dwelling unit shall have the same ownership as the single-family dwelling.
 - (c) Either the single-family dwelling or the accessory dwelling unit must be occupied by an owner of the property, and does not rent out the owner-occupied dwelling unit.
 - (d) No lot shall have more than one (1) accessory dwelling unit. An accessory dwelling unit precludes a residential business or a bed and breakfast establishment.
 - (e) The accessory dwelling unit shall be limited to between three and eight (300–800) square feet of heated living area. If the accessory unit is located within an existing accessory building, the Code Enforcement Officer may allow increased size in order to efficiently use all of the existing floor area, so long as all other standards of this section are met.
 - (f) Accessory dwelling units located in accessory buildings shall also meet the requirements of Section 1000.1.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF MONROE, GEORGIA, REGARDING THE PERMITTED SALE AND USE OF ALCOHOL INSIDE THE CITY LIMITS

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

ARTICLE I.

The Code of Ordinances of the City of Monroe, is hereby amended by implementing the below text amendments related to the noted sections of the Code of Ordinances as follows:

SEE “EXHIBIT A” ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR THE COMPLETE TEXT AMENDMENT.

Note: Text which is stricken shall be removed from the Code of Ordinances of the City of Monroe. Text which is italicized shall be added to the Code of Ordinances of the City of Monroe.

ARTICLE II.

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

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Georgia.

FIRST READING. This 8th day of August, 2023.

SECOND READING AND ADOPTED on this 12th day of September, 2023.

CITY OF MONROE, GEORGIA

By: _____(SEAL)

John S. Howard, Mayor

Attest: _____(SEAL)

Beverly Harrison, City Clerk

EXHIBIT “A”

Chapter 6 – Alcoholic Beverages

Sec. 6-1. – Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alcohol means ethyl alcohol, hydrated oxide of ethyl, or spirits of wine, from whatever source or by whatever process produced.

Alcoholic beverage means and includes all alcohol, distilled spirits, beer, malt beverage, wine or fortified wine as defined in this section.

Beer or malt beverage means any alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any other product, or any combination of such products in water containing not more than 14 percent alcohol by volume, and including ale, porter, brown, stout, lager, beer, small beer and strong beer. The term "malt beverage" does not include sake, known as Japanese rice wine.

Brewery means a large or industrial scale manufacturer of alcoholic malt beverages for the purpose of wholesale distribution. Such use must be connected to public water and sewer.

Brewpub means any restaurant in which malt beverages are manufactured, subject to the barrel production limitation prescribed in O.C.G.A. § 3-5-36. Barrels of malt beverages sold to licensed wholesale dealers for distribution or to the public for consumption off the premises as authorized by State law shall not be used when determining the total annual gross food and beverage sales as required under this chapter.

Distilled spirits or spirituous liquor means any alcoholic beverage obtained by distillation or containing more than 21 percent alcohol by

volume, including but not limited to, all fortified wines.

Distiller means a manufacturer of distilled spirits.

Distillery means a large or industrial scale manufacturer of alcoholic distilled spirits for the purpose of wholesale distribution. Such use must be connected to public water and sewer.

Eating establishment means any public place, including a place available for rental by the public, selling prepared food for consumption by the public on the premises with a full service kitchen. A full service kitchen will consist of a three-compartment pot sink, a stove or grill permanently installed, and refrigerator, all of which must be approved by the health and fire departments. An eating establishment will be prepared to serve food every hour they are open.

Fortified wine means any alcoholic beverage containing more than 24 percent alcohol by volume made from fruits, berries, or grapes, either by natural fermentation or by natural fermentation with brandy added. Fortified wine includes, but is not limited to, brandy.

Governing authority means the mayor and council of the City of Monroe.

Growler means a reusable, resealable, and professionally sanitized glass jug used to transport malt beverages or wine for off-premises consumption that is not to exceed 64 ounces and is filled with malt beverages or wine from a keg by a licensee, or an employee of a licensee, with a malt beverage and/or wine license for consumption off premises issued by the City of Monroe.

Hotel means any facility, or any portion of a facility, where a room, rooms or lodgings are furnished for value to any person, persons or legal entity, including a hotel, motel, inn, bed and breakfast, lodge, or any other place in which

rooms, lodgings or accommodations are regularly furnished for value. For the purposes of this article, such hotel shall maintain a minimum of four separate and distinct rooms available for hire. Motels and bed and breakfast establishments meeting the qualifications set out in this definition for hotels shall be classified in the same category as hotels.

Indoor commercial recreational establishment means and is limited to an establishment which:

(1) Regularly serves prepared food, with a full service kitchen (a full service kitchen will consist of a three-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the health and fire departments), prepared to serve food every hour they are open and deriving at least 70 percent of its total annual gross sales from the sale of prepared meals or foods and recreation activities; and

(2) Wherein the sale of food and alcoholic beverages is incidental to its primary enterprise and activity on the premises.

The primary activity on the premises of the indoor commercial recreational establishment shall be family-oriented in nature, generally meaning a use which attracts a range of individuals from all age groups. Uses may specifically include, but are not limited to, dinner theatres, bowling centers, and other similar uses. Outdoor commercial recreation is not included, nor shall concession sales of alcoholic beverages be permitted. Bingo parlors, dance halls, nightclubs, taverns, billiard parlors, video arcades, skating arenas, adult entertainment and/or sexually related entertainment activities, and similar uses are specifically excluded from this definition of indoor commercial recreational establishments.

Indoor publicly owned civic and cultural center means and is limited to publicly owned establishments in which:

The sale of food and alcoholic beverages are incidental to its primary enterprise and activity on the premises. Indoor publicly owned civic and cultural centers may include any publicly owned building or facility where events or functions are held for the purpose of recognizing and advancing the civic, cultural, artistic and entertainment interests of the City of Monroe.

License means an authorization granted by the city to operate as a retail consumption dealer, retail package dealer, or wholesale dealer or manufacturer as outlined under this chapter.

Licensee means the individual to whom a license is issued or, in the case of a partnership, corporation or limited liability company, all partners, officers, and directors of the partnership, corporation or limited liability company.

Liter means a metric measurement currently used by the United States.

Manufacturer means any maker, producer, or bottler of an alcoholic beverage. The term "manufacturer" also means in the case of distilled spirits, any person engaged in distilling, rectifying, or blending any distilled spirits; in the case of malt beverage, any brewer.

~~Micro brewery shall mean a manufacturer of malt beverages of up to 15,000 barrels per year for the purpose of wholesale distribution of a majority of its product with incidental sales to the public either for on-site consumption or for package sales carryout not to exceed 288 ounces per person per day. Such use must be connected to public water and sewer. (No restaurant component).~~

Microbrewery means an establishment in which not more than fifteen thousand (15,000) barrels

of beer or malt beverages are manufactured or brewed on the licensed premises in a calendar year and in which such manufactured or brewed beer or malt beverages may be sold for consumption on the premises and consumption off premises, subject to the limitations prescribed in O.C.G.A. § 3-5-24.1. As used in this definition, the term "barrel" shall be defined as set forth in O.C.G.A. § 3-5-1.

~~Micro distillery shall mean a producer of alcoholic distilled spirits of up to 500 barrels per year for the purpose of wholesale distribution with incidental retail sales to the public for on-site consumption. Such use must be connected to public water and sewer. (No restaurant component).~~

Microdistillery means an establishment in which not more than 10,000 barrels of distilled spirits are manufactured on the licensed premises in a calendar year and in which such manufactured distilled spirits may be sold for consumption on the premises and consumption off premises, subject to the limitations prescribed in O.C.G.A. § 3-4-24.2. As used in this definition, the term "barrel" shall be defined as set forth in O.C.G.A. § 3-4-1.

Package means a bottle, can, keg, barrel, or other original consumer container. Retail package alcoholic beverages shall include all alcoholic beverages in their original container, sold at retail to the final consumer, and not for resale.

Person means any individual, firm, partnership, cooperative, nonprofit membership corporation, joint venture, association, company, corporation, agency, syndicate, estate, trust, business trust, receiver, fiduciary, limited liability company or other group or combination acting as a unit, body politic, or political subdivision, whether public, private, or quasipublic.

Retail consumption dealer means any person who sells alcoholic beverages for consumption

on the premises, at retail, only to consumers and not for resale.

Retail package dealer means any person who sells unbroken packages, at retail, only to consumers and not for resale.

Special Events Facility means a facility that meets all of the following criteria:

- (1) Is regularly available for use to public or private groups or persons for a fee;
- (2) Regularly is rented for a fee for special occasions such as weddings, meetings, banquets, catered events, parties or similar gatherings;
- (3) Is located within either the boundaries of the Downtown Development Authority of the City of Monroe, or the City of Monroe's Designated Historic Districts;
- (4) Hosts a minimum of 18 events for a fee per calendar year;
- (5) Consists of a minimum of 1,000 square feet of rentable meeting and/or event space;
- (6) Has adequate and accessible restroom facilities.

Wholesaler or wholesale dealer means any person who sells alcoholic beverages to other wholesale dealers, to retail package dealers, or to retail consumption dealers.

Wine means any alcoholic beverage containing not more than 24 percent alcohol made from fruits, berries, or grapes either by natural fermentation or by natural fermentation with brandy added. Wine includes, but is not limited to, all sparkling wines, champagnes, combinations of such beverages, vermouths, special natural wines, rectified wines, and like products. The term "wine" does not include cooking wine mixed with salt or other ingredients so as to render it unfit for human consumption as a beverage. A liquid shall first

be deemed to be a wine at the point in the manufacturing process when it conforms to the definition of wine contained in this section.

Wine Shop means a retail establishment that specializes primarily in the sale of wine and wine-related products.

Sec. 6-11. – Fees enumerated

License fees applicable to this chapter shall be as follows:

- (1) Retail dealers of distilled spirits to be consumed on the premises, \$3,000.00 per year.
- (2) Retail dealers of beer and wine to be consumed on the premises, \$1,000.00 per year.
- (3) Retail dealers of beer and wine sold in original packages for consumption off the premises, \$2,000.00 per year.
- (4) Wholesale dealers in beer and wine, whose principal place of business is in the city, \$1,500.00 per year.
- (5) Wholesale dealers in distilled spirits whose principal place of business is in the city, \$2,000.00 per year.
- (6) Wholesale dealers in alcoholic beverages whose principal place of business is not in the city, \$100.00 per year.
- (7) Temporary license for nonprofit organizations, \$25.00 per day, ~~maximum ten days per year.~~
- (8) Temporary license for for-profit organizations, \$150.00 per day, ~~maximum ten days per year.~~
- ~~(9) Non profit private club, beer and wine to be consumed on the premises, \$600.00 per year; Sunday sales, \$150.00 per year additional.~~
- (9) Non profit private club, beer and wine to be consumed on the premises, \$1,000.00 per year.*

~~(10) Non profit private club, distilled spirits to be consumed on the premises, \$600.00 per year; Sunday sales, \$150.00 per year additional.~~

(10) Non profit private club, distilled spirits to be consumed on the premises, \$3,000.00 per year.

(11) Hotel/motel "in-room service," \$250.00 per year.

(12) Distilleries or microdistilleries, ~~\$1,500.00~~ \$3,000.00 per year.

(13) Breweries or microbreweries, \$1,000.00 per year.

(14) Brewpubs, \$750.00 per year.

(15) Wine Shops, \$750.00 per year.

~~(156) Beer and wine amenities license, \$100.00 per year.~~

~~(167) Alcoholic beverage caterer beer and wine license, \$1,000.00 per year.~~

~~(178) Alcoholic beverage caterer distilled spirits license, \$1,000.00 per year.~~

(19) Special Events Facility, beer and wine to be consumed on the premises, \$1,000.00 per year.

(20) Special Events Facility, distilled spirits to be consumed on the premises, \$3,000.00 per year.

Sec. 6-17. – Suspension or revocation of license

(a) A license may be suspended or revoked by the code enforcement officer where the licensee furnishes fraudulent or untruthful information in the application for a license and for failure to pay all fees, taxes or other charges imposed under the provisions of this chapter.

(b) Whenever the state shall revoke any permit or license to sell alcoholic beverages, the city license issued hereunder shall thereupon be

automatically revoked. The chief of police, upon notice of this revocation from the code enforcement officer, shall take the necessary steps to see that signs are removed and that all alcoholic beverage sales cease.

(c) Any licensed establishment that is found to be in violation of section 6-38 or 6-41 shall be subject to immediate license revocation.

(d) The code enforcement officer shall revoke the license of any licensee whose license has been suspended two or more times in any consecutive twelve-month period.

(e) The code enforcement officer shall revoke the license for any premises where alcoholic beverages have been sold or distributed during a period of suspension.

(f) The code enforcement officer may suspend or revoke the license of any establishment which does not meet the licensing qualifications set forth in this chapter at any time such knowledge becomes known to him.

(g) An act or omission of a licensee, owner of more than 20 percent interest in the licensed establishment, or employee of the licensee or licensed establishment willingly or knowingly performed which constitutes a violation of federal or state law relating to alcoholic beverages or of any provision of this chapter, will subject the licensee to suspension or revocation of its license in accordance with the provisions of this chapter, when the code enforcement officer determines to his own satisfaction that the act or omission did occur, regardless of whether any criminal prosecution or conviction ensues; provided, however, in the case of an employee, the code enforcement officer must determine that the acts of the employee were known to or under reasonable circumstances should have been known to the licensee, were condoned by the licensee, or where the licensee has not established practices

or procedures to prevent the violation from occurring.

(h) Whenever it can be shown that a licensee under this chapter no longer maintains adequate financial responsibility upon which issuance of the license was conditioned, or whenever the licensee has defaulted in any obligation of any kind whatsoever, lawfully owing to the city, the license shall be revoked.

(i) Wherever this chapter permits the code enforcement officer to suspend any license issued under this chapter but does not mandate the period of such suspension, such discretion shall be exercised within the guidelines of this subsection.

(1) No suspension shall be for a period of time longer than the time remaining on such license.

(2) The following factors shall be considered on any revocation or suspension as set out above:

a. Consistency of penalties mandated by this chapter and those set by the code enforcement officer.

b. Likelihood of deterring future wrongdoing.

c. Impact of the offense on the community.

d. Any mitigating circumstances or remedial or corrective steps taken by the licensee.

e. Any aggravating circumstances or failure by the licensee to take remedial or corrective steps.

(j) In addition to the above, a license may be suspended or revoked by the City Council upon recommendation of the code enforcement officer to suspend or revoke the license of a licensee for good cause. The code enforcement officer may consider the public health, public safety, or public well-being of the City's citizens in making his recommendation to the City Council. Upon receipt of the code enforcement officer's

recommendation, a hearing shall be set in accordance with Section 6-18 below.

Sec. 6-34. – No consumption outside premises

(a) Except as otherwise permitted in this chapter, it is prohibited for customers to leave a licensed premises with open alcoholic beverages, and it is the licensee's responsibility to ensure that no open beverages are sold and carried out. However, nothing in this section shall be construed to prohibit the carrying out of alcoholic beverages for consumption at a publicly owned or privately owned golf course.

(b) Except as otherwise permitted in this chapter, it is prohibited for customers to gather outside an alcoholic beverage establishment and consume alcoholic beverages.

(c) Except as otherwise permitted in this chapter, it is prohibited for the manager or any employee to allow persons to gather outside an alcoholic beverage establishment and consume alcoholic beverages.

(d) Notwithstanding any other contrary provision of law, any eating establishment which is licensed to sell alcoholic beverages for consumption on the premises may permit a patron to remove one unsealed bottle of wine per patron for consumption off premises. ~~if the patron has purchased a meal and consumed a portion of the bottle of wine which has been purchased on the premises with such meal.~~ A partially consumed bottle of wine that is to be removed from the premises must be securely *corked and* resealed by the licensee or its employees before removal from the premises. The partially consumed bottle of wine shall be placed in a bag or other container that is secured in such a manner that it is visibly apparent if the container has been subsequently opened or tampered with, and a dated receipt for the bottle of wine ~~and meal~~ shall be provided by the

licensee and attached to the container. If transported in a motor vehicle, the container with the resealed bottle of wine shall be placed in a locked glove compartment, a locked trunk, or the area behind the last upright seat of a motor vehicle that is not equipped with a trunk.

Sec. 6-36. – Monroe historic downtown entertainment district.

(a) The provisions of this section are intended to set forth certain exceptions and provisions applicable only to licensees whose establishments are located within the Monroe Historic Downtown Entertainment District (as hereinafter defined) holding licenses to sell alcoholic beverages for consumption on the premises. Except as specifically set forth in this section to the contrary, all such licensees remain subject to all other provisions of this chapter.

(b) As used in this chapter, the term "Monroe Historic Downtown Entertainment District" shall be defined as: All that area of public space, streets, sidewalks, open areas, and all parcels and tracts of real property in the area of the city bound as follows: on the North by East Marable Street, on the South by Walker Street, on the West by Wayne Street, and on the East by Madison Avenue, including all parcels and tracts of real property that have road frontage on or touch any of the aforementioned boundary roads, also including all parcels that front on Broad Street between East Marable Street and Walker Street. The code enforcement officer shall maintain an official map of the Monroe Historic Downtown Entertainment District in his office at all times.

(c) Outside consumption of alcoholic beverages by the drink shall be permitted within the Monroe Historic Downtown Entertainment District under the following conditions:

(1) Any licensee who desires to sell alcoholic beverages for outside consumption within the

Monroe Historic Downtown Entertainment District must possess an alcoholic beverage license for on premises consumption in good standing with the City of Monroe and the State of Georgia.

(2) Any establishment licensed to sell alcoholic beverages by the drink for consumption on the premises is authorized to dispense alcoholic beverages in a clear plastic cup with the city's approved logo ~~and name~~ *for such purpose, as approved by the City Administrator* imprinted thereon for consumption outside of the premises. Dispensing beer and/or wine in a can, bottle, or glass container for consumption outside in the designated area(s) is prohibited. Said clear plastic cups shall be purchased from the code enforcement officer or his designee at prices established by the city administrator.

(3) No establishment shall dispense to any person more than one drink at a time for consumption outside of the premises within the Monroe Historic Downtown Entertainment District.

(4) No container in which an alcoholic beverage is dispensed for consumption in the designated area(s) shall exceed ~~20~~ 16 fluid ounces in size.

(5) No alcoholic beverages shall be sold and/or consumed outside and within the Monroe Historic Downtown Entertainment District except within the authorized hours of sale of the establishment where purchased.

(6) Food must be served during any period of time that alcoholic beverages are served. A licensed establishment shall always maintain the correct ratio of food to alcoholic beverage sales.

(d) Outside consumption of alcoholic beverages by the drink by residents living in the Monroe Historic Downtown Entertainment District shall be permitted within the Monroe Historic Downtown Entertainment District under the following conditions:

(1) Residents living in the Monroe Historic Downtown Entertainment District shall be permitted to purchase clear plastic cups with the city's approved logo ~~and name~~ *for such purpose as approved by the City Administrator* imprinted thereon for personal use and outside consumption of alcoholic beverages within the Monroe Historic Downtown Entertainment District.

(2) Said clear plastic cups shall be purchased at prices established by the city administrator.

(3) No resident shall be in possession of more than one drink contained in an approved clear plastic cup at any given time while partaking in outside consumption in the Monroe Historic Downtown Entertainment District.

(4) No resident shall be in possession of a drink contained in an approved clear plastic cup outside of the authorized hours of sale under this chapter within the Monroe Historic Downtown Entertainment District.

(5) All other rules of general applicability of this Section shall apply to residents of the Monroe Historic Downtown Entertainment District using clear plastic cups for personal use.

(e) The following additional regulations shall apply to the Monroe Historic Downtown Entertainment District:

(1) The possession of any open can, bottle, or glass container of alcoholic beverages for outside consumption within the Monroe Historic Downtown Entertainment District is prohibited.

(2) The possession of any container of alcoholic beverages for outside consumption within the Monroe Historic Downtown Entertainment District exceeding ~~20~~ 16 ounces is prohibited.

(f) Nothing in this section shall relieve licensees from complying with all other provisions of this chapter and state law.

Sec. 6-37. – Eligibility for issuance of a temporary special event license.

(a) A temporary license may be issued to any person, firm or corporation, for a period not to exceed three days for any one event for an approved special event. The person, firm or corporation must make application and pay the fee that may be required by this chapter and shall be required to comply with all the general ordinances and regulations for an on-premises consumption establishment with the exception of the full-service kitchen requirement. Said temporary licenses may be applied for and issued to any one person, firm or corporation up to ~~ten~~ *twenty* times per calendar year. The applicant seeking a temporary license must also obtain a state-issued temporary special event permit. Applicants seeking a temporary license need not be licensed as an alcoholic beverage caterer pursuant to Article XI of this chapter.

(b) The special event must meet the following criteria prior to the issuance of a license to sell alcoholic beverages:

(1) The special event must receive approval from the city police department on crowd control and security measures.

(2) The special event must receive approval from the city department of transportation, traffic operations section, on traffic control measures.

(3) The location at which the special event is to take place must be properly zoned and approved by the code enforcement officer.

(4) The premises at which the special event is to take place must be approved by the code enforcement officer.

(c) At least one employee or volunteer of the special event licensee, working the special event in any position dispensing, selling, serving, taking orders or mixing alcoholic beverages

shall be required to obtain a sever certification pursuant to section 6-32 for the special event.

(d) The code enforcement officer or the chief of police or his designee may immediately revoke any temporary license for a special event if it is determined continued alcohol sales may endanger the health, welfare or safety of the public.

(e) As a condition on the issuance of a temporary special event license, the licensee shall indemnify and hold the city harmless from any and all claims, demands or causes of action which may arise from activities associated with the special event.

Sec. 6-81. – Locations where permitted.

No distilled spirits may be sold by the drink for consumption on the premises where sold except:

(1) In eating establishments regularly serving prepared food, with a full service kitchen. A full service kitchen will consist of a three-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the health and fire departments. Such eating establishment ~~will regularly serve food every hour they are open~~ *shall remain open and operationally ready to prepare and serve food during all hours in which the eating establishment is open to the public* and derive at least as much gross receipts annually from the sale of prepared meals or food as it derives from the sale of distilled spirits.

(2) In indoor commercial recreation establishments.

(3) In an indoor publicly owned civic and cultural center deriving at least 70 percent of its total annual gross sales from operational activities other than alcohol sales.

(4) At a publicly or privately owned golf course.

(5) In public stadiums, coliseums or auditoriums.

~~(6) Otherwise as permitted in this chapter (i.e. private clubs, hotel motel in room service, etc.).~~

(6) In private clubs.

(7) In in-room service for hotels and motels.

(8) In special event facilities.

Sec. 6-84. – Hours and days of sale.

(a) Distilled spirits shall not be sold for consumption on the premises except between the hours of 9:00 a.m. until ~~1:55~~ 12:30 a.m. Monday through Saturday.

(b) Distilled spirits shall not be sold for consumption at any time in violation of state law or any local ordinance or regulation or of any special order of the mayor and city council.

(c) The sale of distilled spirits for consumption on the premises is permitted on Sundays from 11:00 a.m. until 12:00 midnight ~~in the following establishments~~ provided a Sunday sales license has been obtained.

~~(1) Any licensed establishment which derives at least 50 percent of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishment where food is served;~~

~~(2) Any licensed establishment which derives at least 50 percent of its total annual gross income from the rental of rooms for overnight lodging;~~

~~(3) Any publicly owned civic and cultural center deriving at least 70 percent of its total annual gross sales operational activities other than alcohol sales; or~~

~~(4) A public stadium, coliseum or auditorium.~~

~~(5) A publicly or privately owned golf course.~~

~~(6) Otherwise as specifically permitted in this chapter.~~

(d) Distilled spirits may be sold for consumption on the premises from 12:00 midnight to ~~1:55~~ 1:30 a.m. on ~~any Monday which is New Year's Day,~~ January 1, *New Year's Day* of any year.

Sec. 6-106. – Type of retail establishment where permitted.

No beer or wine shall be sold for consumption on the premises where sold except:

(1) In eating establishments having a full service kitchen (a full service kitchen will consist of a three-compartment sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the health and fire departments), ~~prepared to serve food every hour they are open~~ that remains open and operationally ready to prepare and serve food during all hours in which the eating establishment is open to the public.

(2) In indoor commercial recreation establishments.

(3) In an indoor publicly owned civic and cultural center deriving at least 70 percent of its total annual gross sales from operational activities other than alcohol sales.

(4) At a publicly or privately owned golf course.

(5) At a public stadium, coliseum or auditorium.

(6) At a business establishment holding an amenities license pursuant to section 6-111.

(7) At a business establishment holding an on premises consumption license subject to and in compliance with the volume/sales ratio requirement of the Monroe Historic Downtown Entertainment District as outlined in section 6-110.

~~(8) Otherwise as permitted in this chapter (i.e. private clubs, hotel-motel in room service, etc.)~~

(8) *In private clubs.*

(9) *In in-room service for hotels and motels.*

(10) *In special event facilities.*

(11) *At Wine Shops.*

Sec. 6-108. – Hours and days of sale.

(a) Beer or wine shall not be sold for consumption on the premises except between the hours of 9:00 a.m. and ~~4:55~~ 12:30 a.m. Monday through Saturday.

(b) No beer or wine shall be sold for consumption at any time in violation of state law or any local ordinance or regulation or of any special order of the mayor and city council.

(c) The sale of beer or wine on the premises is permitted on Sundays from 11:00 a.m. until 12:00 midnight ~~in the following establishments~~ provided a Sunday sales license has been obtained.

~~(1) Any licensed establishment which derives at least 50 percent of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishment where food is served;~~

~~(2) Any licensed establishment which derives at least 50 percent of its total annual gross income from the rental of rooms for overnight lodging;~~

~~(3) Any publicly owned civic and cultural center deriving at least 70 percent of its total annual gross sales from operational activities other than alcohol sales; or~~

~~(4) A public stadium, coliseum or auditorium.~~

~~(5) A publicly or privately owned golf course.~~

~~(6) Otherwise as permitted in this chapter.~~

(d) Beer and/or wine may be sold for consumption on the premises from 12:00 midnight to ~~4:55~~ 1:30 a.m. on ~~any Monday which is New Year's Day~~, January 1, New Year's Day of any year.

Sec. 6-110. – Sales volume ratio for select businesses.

(a) Any business required to pay a business occupation tax that does not otherwise meet the criteria of section 6-106~~(4)~~ and is located in the Monroe Historic Downtown Entertainment District, may obtain an on premises consumption license for malt beverages and wine subject to the following conditions:

(1) The sale of alcoholic beverages shall be clearly incidental to the primary business conducted on the premises.

(2) On premises consumption licensees shall maintain at least 60 percent of their business volume from the sale of other merchandise or services, not including alcoholic beverages.

~~(3) No alcoholic beverages shall be served on Sunday.~~

(b) To qualify for such license, a retail business establishment must be open to the public for business a minimum of 32 hours per week.

Sec 6-112. – Wine Shop.

(a) Notwithstanding any other provision of this chapter to the contrary, the City Council may issue a Wine Shop license to businesses for on premises consumption of malt beverage and wine:

(1) Which meet all other license application requirements set forth in this chapter; and

(2) Which operate primarily as a retail package dealer and earn a minimum of 70 percent of annual gross revenue from package sales of wine.

(b) A wine shop established under this section may:

(1) Sell and serve beer and wine by the drink for consumption on the premises; and

(2) Sell wine and beer by the package.

(c) Nothing in this subsection shall prohibit a wine shop from serving food, provided that it meets all of the requirements for restaurants in this Code and is properly permitted by the City.

(d) Wine Shops shall only be permitted in the Monroe Historic Downtown Entertainment District as defined in Section 6-36.

(e) Wine Shops may not operate on or in locations where fuel, lottery tickets, or tobacco products are sold.

Sec. 6-352. – Sale without a license prohibited.

Any special events facility that wishes to sell alcoholic beverages for consumption on premises shall be required to first obtain an appropriate state license in accordance with the laws and regulations of the State of Georgia, the Department of Revenue of the State of Georgia, as well as a city license pursuant to Articles II and III of this chapter and comply with all other rules and regulations contained herein. Any sale of alcoholic beverages by the Special Events Facility without said licensure is strictly prohibited.

Chapter 62 – Offenses and Miscellaneous Provisions

Sec. 62-12. – Public Intoxication

It shall be unlawful for any person to be and appear in an intoxicated condition in any public place or within the curtilage of any private residence not his own other than by invitation of the owner or lawful occupant, which condition is

made manifest by boisterousness, by indecent condition or act, or by vulgar, profane, loud or unbecoming language.

Sec. 62-13. – Open Container Prohibited

(a) “Open container” defined. The term “open container,” as used in this chapter, means any bottle, can, glass, cup or other vessel which contains an alcoholic beverage not in its original container. The term “open container” shall also mean the original container of an alcoholic beverage and which contains an alcoholic beverage on which the seal has been broken or which is otherwise ready for consumption. Notwithstanding the foregoing, the term “open container” shall not mean any tamper evident container that constitutes an “approved container” as defined in O.C.G.A. § 3-3-11.

(b) “Semipublic parking facility” defined. The term “semipublic parking facility” shall include any privately owned area wherein motor vehicles may be parked by the public in conjunction with any business, enterprise, commercial establishment, office building, church, school, or multiple-family residential building.

(c) It shall be unlawful to possess or drink any alcoholic beverage in or from an open container by any person on the premises, upon which the place of business is conducted and licensed under this chapter, whether the bottle or other container so opened or consumed was bought or obtained at that place of business or elsewhere unless the premises is licensed for consumption on the premises under this chapter, except in accordance with the provisions of Section 6-36 in the entertainment district.

(d) No establishment licensed under Chapter 6 of these Ordinances to sell alcoholic beverages shall allow a person to leave those premises with alcoholic beverages in an open container,

except in accordance with the provisions of Section 6-36 in the entertainment district. The provisions of this section shall not apply to city-sanctioned events.



To: City Council
From: Beth Thompson
Department: Finance
Date: 8/8/2023
Subject: 2023 Tax Levy

Budget Account/Project Name:

Funding Source:

Budget Allocation: \$0.00

Budget Available: \$0.00

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

Description:

Recommend approval of the 2023 millage rate as presented on form PT-38. Execute all necessary documentation for the 2023 tax levy for a total millage rate of 6.467 mills.

Background:

The 2023 net tax digest from Walton County shows an increase of 28.5%. If the millage rate was left unchanged from 2022, this would qualify as a tax increase due to inflationary growth (reassessments) in the digest. Instead, it is recommended by staff to adopt the full rollback rate of 6.467 mills for 2023. This will give the City of Monroe a prospective 12.9% increase coming from new growth in the digest, which translates to approximately \$571,000 more than 2022 at 100% of collections.

The net maintenance & operations millage rate is 6.467 mills, and the bond millage rate is 0.00, giving a total millage rate of 6.467 mills. This is 0.593 mills less than 2022.

The five-year history of the digest with the current year's digest and levy were properly advertised in the City's legal organ on July 30, 2023 as well as the City of Monroe's website. Property taxes will be billed and collected by the Walton County Tax Commissioner's office.

Attachment(s):

- Form PT-32 (rollback form)
- Form PT-38
- Current Levy & Five-Year History of Digest

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2023

COUNTY: **WALTON**

TAXING JURISDICTION: **MONROE**

185

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2022 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2023 DIGEST
REAL	502,962,603	103,370,225	29,045,979	635,378,807
PERSONAL	162,336,949		7,389,827	169,726,776
MOTOR VEHICLES	2,583,620		(94,560)	2,489,060
MOBILE HOMES	1,109,553		7,610	1,117,163
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	6,062		5,283	11,345
GROSS DIGEST	668,998,787		103,370,225	36,354,139
EXEMPTIONS	43,489,292	38,584,994	(44,585,248)	37,489,038
NET DIGEST	625,509,495	64,785,231	80,939,387	771,234,113
	(PYD)	(RVA)	(NAG)	(CYD)

2022 MILLAGE RATE: 7.060

2023 MILLAGE RATE: 6.467

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2022 Net Digest	PYD	625,509,495	
Net Value Added-Reassessment of Existing Real Property	RVA	64,785,231	
Other Net Changes to Taxable Digest	NAG	80,939,387	
2023 Net Digest	CYD	771,234,113	(PYD+RVA+NAG)
2022 Millage Rate	PYM	7.060	PYM
Millage Equivalent of Reassessed Value Added	ME	0.593	(RVA/CYD) * PYM
Rollback Millage Rate for 2023	RR - ROLLBACK RATE	6.467	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2023 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)

Rollback Millage Rate	6.467
2023 Millage Rate	6.467
Percentage Tax Increase	0.00%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

Chairman, Board of Tax Assessors

Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Tax Collector or Tax Commissioner

Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2023 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2022 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2023 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2023 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party

Title

Date

CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2022

<http://www.dor.ga.gov>



Complete this form once the levy is determined, and if zero, report this information in Column 1. Mail a copy to the address below or fax to (404)724-7011 and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Service Division with the millage rates for the distribution of Railroad Equipment Tax and Alternative Ad Valorem Tax.

Georgia Department of Revenue
Local Government Services Division
4125 Welcome All Road
Atlanta, Georgia 30349
Phone: (404) 724-7003

CITY NAME Monroe, Georgia		ADDRESS 215 North Broad Street			CITY, STATE, ZIP Monroe, GA 30655	
FEI # 58-6000626	CITY CLERK Beverly Harrison	PHONE NO. 770-266-5119	FAX 770-267-2319	EMAIL bharrison@monroega.gov		
OFFICE DAYS / HOURS M-F 8am-5pm	ARE TAXES BILLED AND COLLECTED BY THE () CITY OR () COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO. Walton County Tax Commissioner, Derry Boyd					
List below the amount & qualifications for each <u>LOCAL</u> homestead exemption granted by the City and Independent School System.						
CITY			INDEPENDENT SCHOOL			
Exemption Amount	Qualifications		Exemption Amount	Qualifications		
If City and School assessment is other than 40%, enter percentage millage is based on _____%. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.						
CITY DISTRICTS	DISTRICT NO.	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
List Special Districts if different from City District below such as CID's, BID's, or DA's	List District Numbers	Gross Millage for Maintenance & Operations	**Less Rollback for Local Option Sales Tax	Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Bond Millage (If Applicable)	Total Millage Column 3 + Column 4
City Millage Rate		10.891	4.424	6.467	0.000	6.467
Independent School System						0.000
Special Districts						0.000
						0.000
						0.000
						0.000
**Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.						

Name of County(s) in which your city is located:

Walton		
--------	--	--

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2018

Date

Mayor or City Clerk

NOTICE

The City of Monroe does hereby announce that the millage rate will be set at a meeting to be held at City Hall located at 215 N. Broad Street, Monroe, GA on August 8, 2023 at 6:00 P.M. and pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

Beth Thompson, Finance Director
City of Monroe

CURRENT 2023 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

CITY WIDE	2018	2019	2020	2021	2022	2023
Real & Personal	435,676,831	445,203,942	492,435,185	534,469,410	665,299,552	805,105,583
Motor Vehicles	4,686,440	3,885,620	3,217,420	2,698,670	2,583,620	2,489,060
Mobile Homes	765,328	796,580	1,082,670	1,122,087	1,109,553	1,117,163
Timber - 100%	67,463	25,686	117,627	9,983	0	0
Heavy Duty Equipment		0	0	12,494	6,062	11,345
Gross Digest	441,196,062	449,911,828	496,852,902	538,312,644	668,998,787	808,723,151
Less M & O Exemptions	22,627,411	27,839,611	43,995,439	27,522,333	43,489,292	37,489,038
Net M & O Digest	418,568,651	422,072,217	452,857,463	510,790,311	625,509,495	771,234,113
State Forest Land Assistance Grant Value						
Adjusted Net M&O Digest	418,568,651	422,072,217	452,857,463	510,790,311	625,509,495	771,234,113
Gross M&O Millage	9.373	10.265	12.303	12.341	11.707	10.891
Less Rollbacks	4.075	4.444	4.715	4.937	4.647	4.424
Net M&O Millage	5.298	5.821	7.588	7.404	7.060	6.467
Bond Millage	1.979	1.981	0.000	0.000	0.000	0.000
Total Millage Rate	7.277	7.802	7.588	7.404	7.060	6.467
Total City Taxes Levied	\$3,045,924	\$3,293,007	\$3,436,282	\$3,781,891	\$4,416,097	\$4,987,571
Net Taxes \$ Increase	\$105,426	\$247,083	\$143,275	\$345,609	\$634,206	\$571,474
Net Taxes % Increase	3.59%	8.11%	4.35%	10.06%	16.77%	12.94%



To: City Council
From: Logan Propes, City Administrator
Department: Administration
Date: 8-8-2023
Subject: Traffic Pattern Change

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

Staff recommends a public hearing and subsequent approval for the traffic pattern change for Milledge, Colley, and Bell Streets between Davis and E Church Streets as recommended.

Background:

The City of Monroe has previously amended the traffic patterns to make all three streets one way. Now that the majority of homes have been constructed in the area in addition to a great deal of utility work, and on general observation of traffic patterns, it is recommended that the existing traffic patterns be amended to as follows:

- Leaving Milledge one way southbound from Church to Davis.
- Changing Colley back to a Two-way street.
- Changing Bell St. to One-way northbound from Davis to Church.

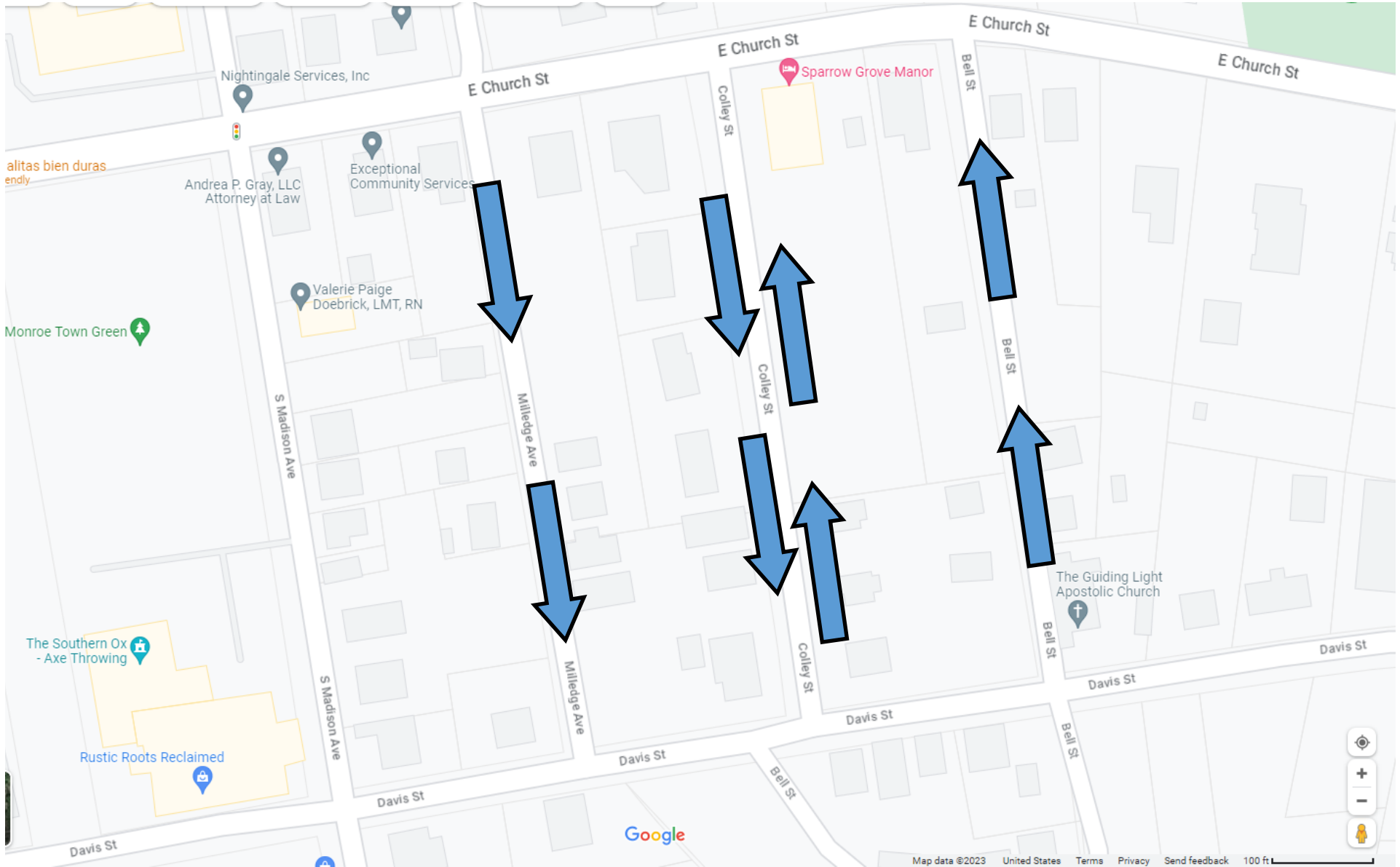
Pavement widths:

- Milledge: 15 feet
- Colley: 20 feet
- Bell: 11 feet

Attachment(s):

Proposed Traffic Pattern Change Exhibit

PROPOSED TRAFFIC PATTERN CHANGE



To: City Council
From: Logan Propes, City Administrator
Department: Administration
Date: 8-8-2023
Subject: Southview Drive Cul-de-sac proposal



Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

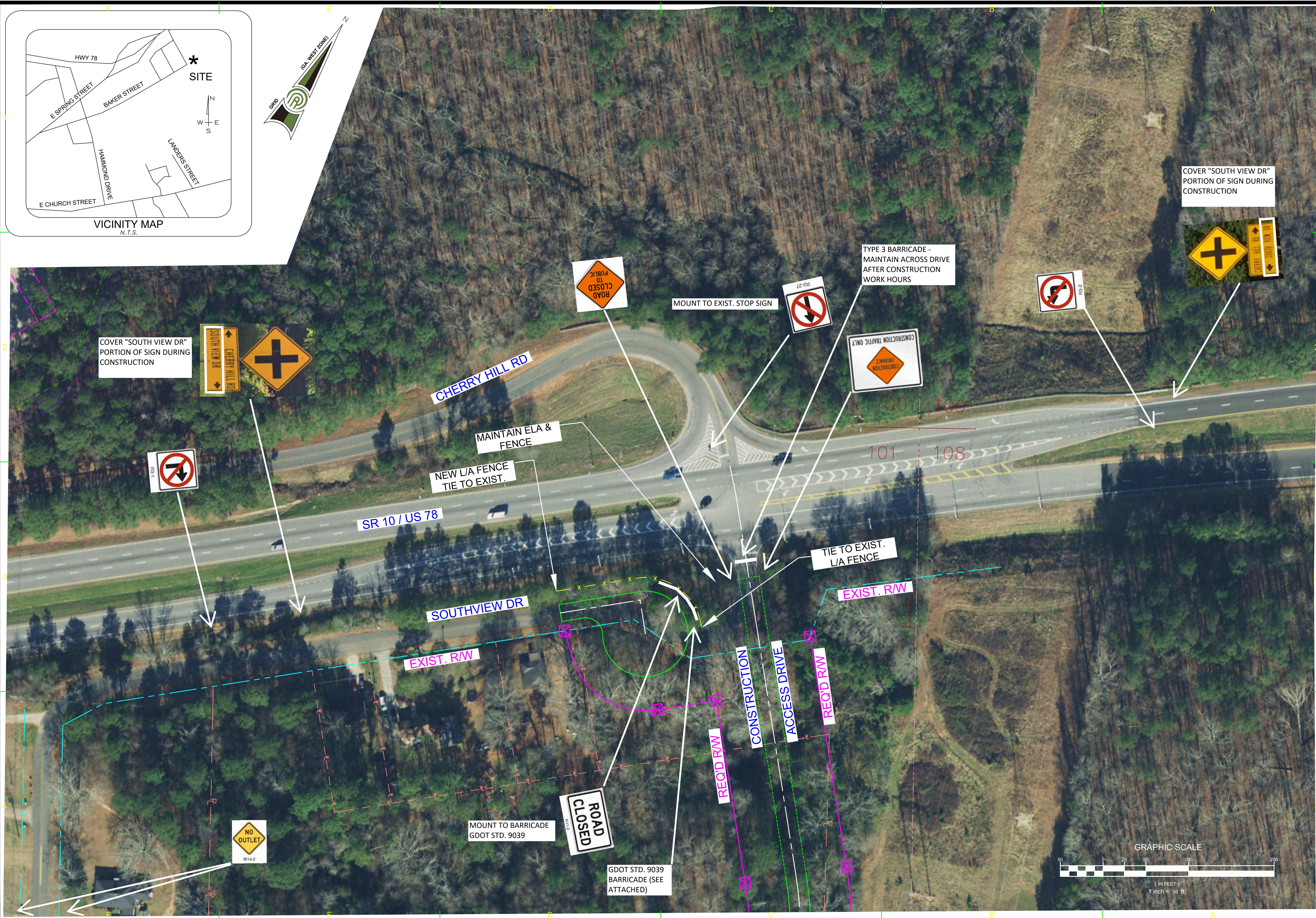
Staff recommends a public hearing and subsequent approval for the closure of direct access of Southview Drive to US 78.

Background:

The City of Monroe is working with Walton County to construct a cul-de-sac to prevent cut through traffic from the new jail/public safety complex through the residential neighborhood. It is recommended that the Council entertain public feedback before entering into agreement with Walton County for the construction and realignment of Southview Drive for a cul-de-sac street termination. The County will pay for this construction as part of its new connector road from the end of Baker Street to US 78

Attachment(s):

New Public Safety Access Rd and Southview Cul-de-sac exhibit



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STAMP

PRECISION
Planning Inc.

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400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PUBLIC SAFETY
COMPLEX
CONSTRUCTION
DRIVE

Land Lot 101, District 3
MONROE, GA 30652

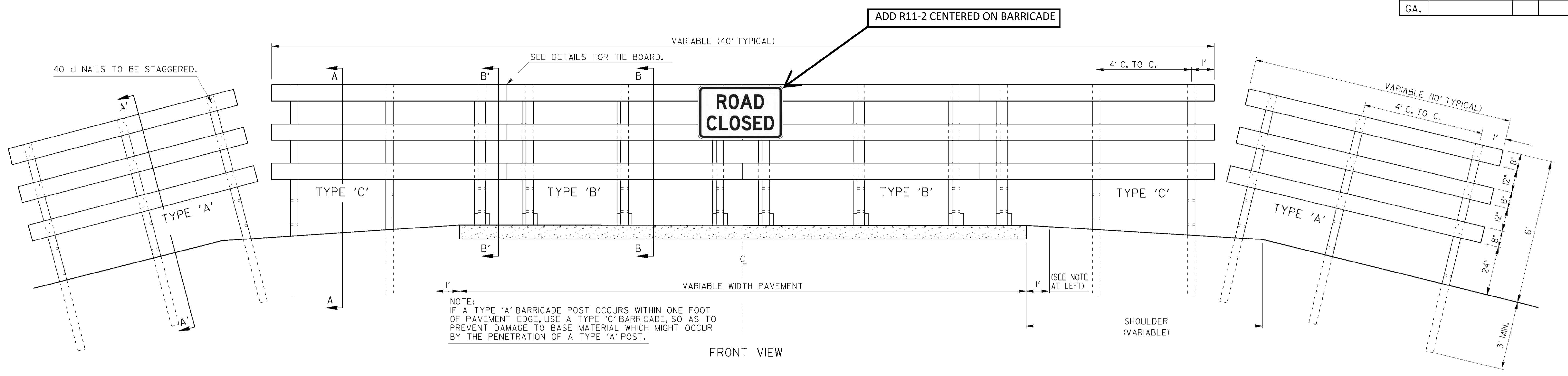
DATE	NO.	DESCRIPTION	SHEET TITLE	
			DESIGN	CHECKED
			XXX	XXX

GDOT PERMIT SIGNAGE PLAN
6/16/23
DATE
T03-170PSC
PPI PROJECT NO.

RELEASE

GDOT-1

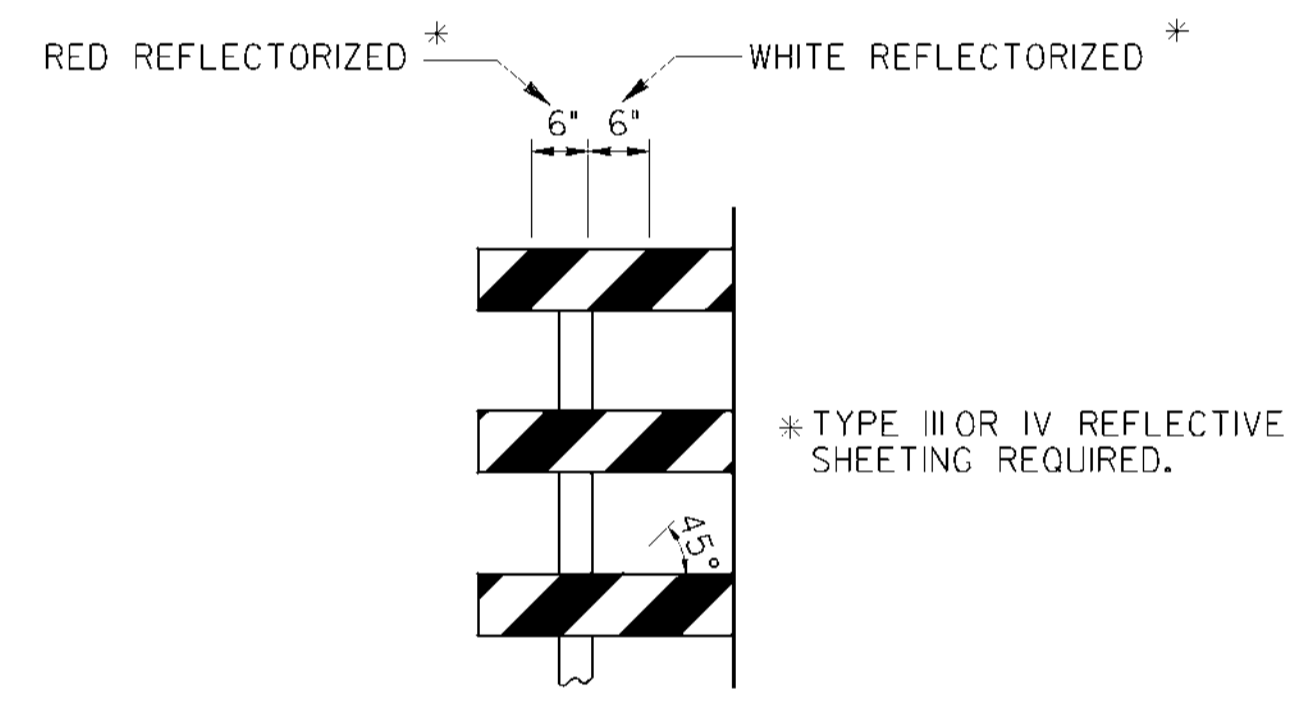
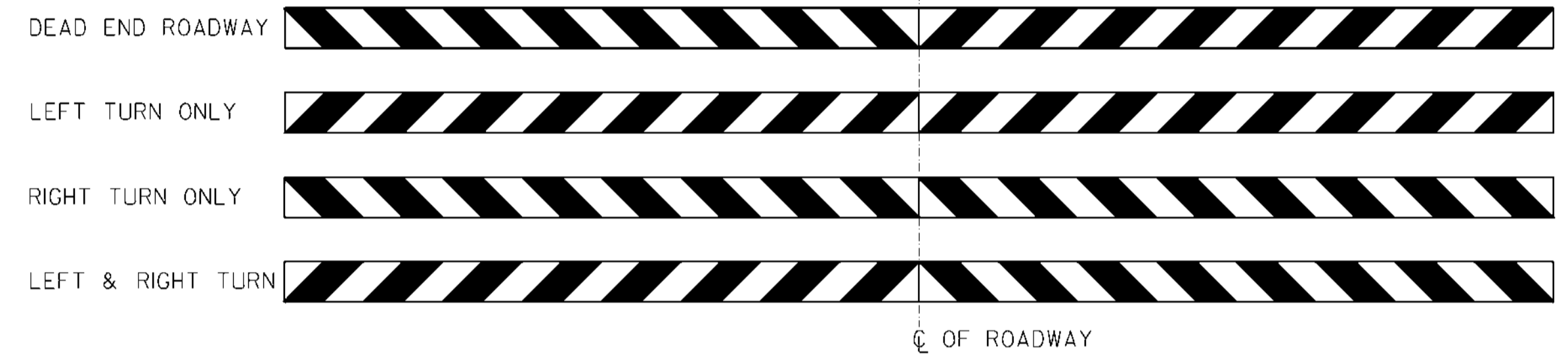
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			



NOTE:
IF A TYPE 'A' BARRICADE POST OCCURS WITHIN ONE FOOT OF PAVEMENT EDGE, USE A TYPE 'C' BARRICADE, SO AS TO PREVENT DAMAGE TO BASE MATERIAL WHICH MIGHT OCCUR BY THE PENETRATION OF A TYPE 'A' POST.

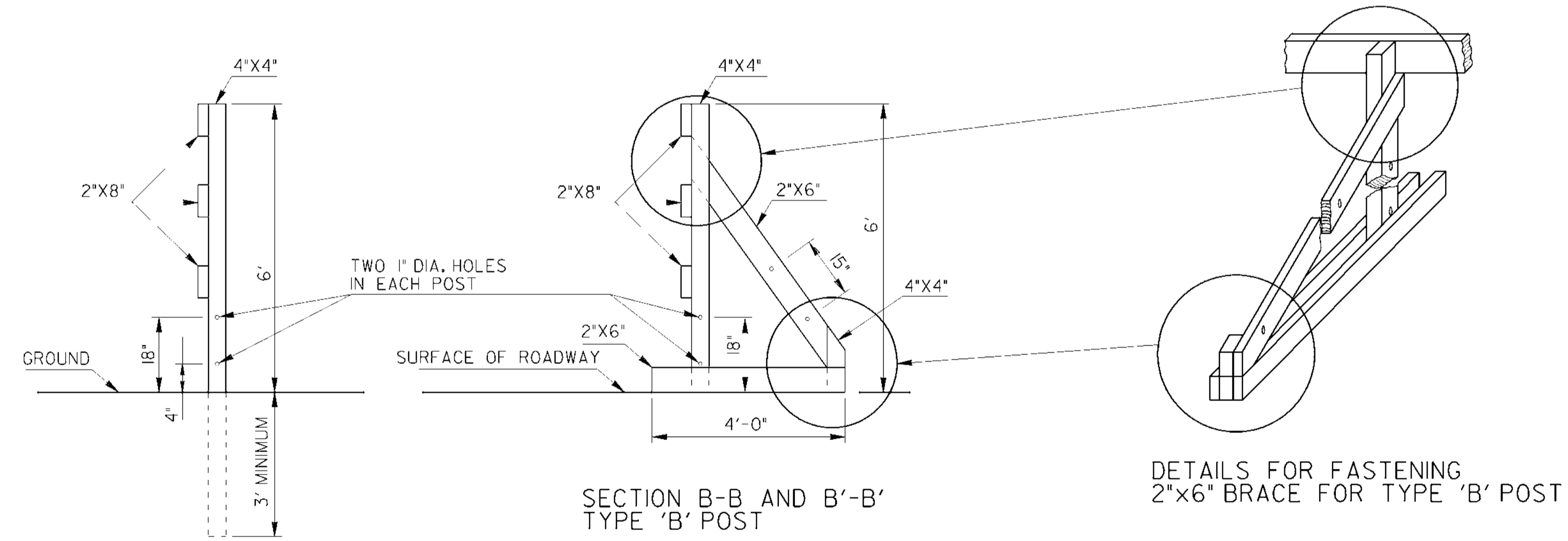
FRONT VIEW

STRIPE ORIENTATION



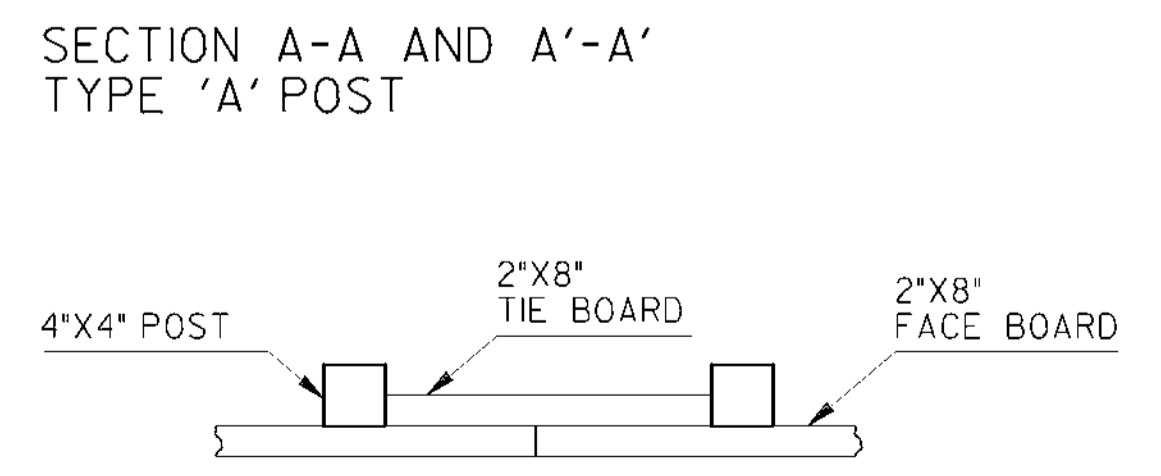
STRIPE DETAIL

- GENERAL NOTES:
1. BARRICADE SHALL BE PAINTED WHITE, EXCEPT AS OTHERWISE SHOWN.
 2. SPECIFICATIONS: GEORGIA STANDARD, CURRENT EDITION, AND SUPPLIMENTS THERETO.
 3. ALL TIMBER SHALL MEET THE REQUIREMENTS OF SECTION 860 AND SHALL BE CCA TREATED PER SECTION 863.
 4. REFLECTIVE SHEETING SHALL BE IN ACCORDANCE WITH SECTION 913.
 5. DIMENSIONS SHOWN FOR TIMBER ARE CONSIDERED TO BE NOMINAL DIMENSIONS.

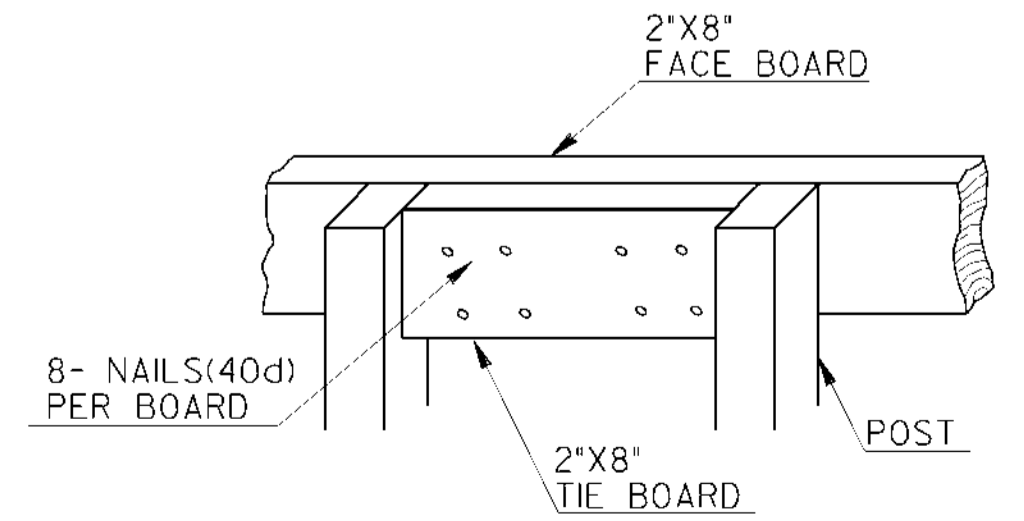


SECTION B-B AND B'-B' TYPE 'B' POST

DETAILS FOR FASTENING 2"x6" BRACE FOR TYPE 'B' POST



SECTION A-A AND A'-A' TYPE 'A' POST



BACK VIEW

TOP VIEW

DETAIL OF TIE BOARD FOR 10' BARRICADE PANELS
NOTE: TIE BOARDS TO BE FASTENED ON THE BACK OF THE BARRICADE ON THE TOP AND BOTTOM BOARDS WHERE NECESSARY.

3-30-06		2-1-01		DATE		DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA	
REV. REFL. SHEETING & ADDED STRIPE ORIENTATION		REFL. SHEETING SPEC.		REVISION		STANDARD PERMANENT TIMBER TYPE BARRICADE	
NO SCALE		REDRAWN		SEPT., 1999		NUMBER 9039	
G.L.O.		BY		DES. 7-58 (SUBMITTED)		STATE ROAD & AIRPORT DESIGN ENGINEER	
				APPROVED: <i>[Signature]</i>		CHIEF ENGINEER	



**CENTRAL SERVICES
MONTHLY REPORT
AUGUST
2023**

CENTRAL SERVICES

	2023 January	2023 February	2023 March	2023 April	2023 May	2023 June	2023 July	2022 July	2022 August	2022 September	2022 October	2022 November	2022 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	5	4	0	3	8	2	2	6	3	1	2	2	3	3.2	41
Vehicle Inspections	0	1	0	0	7	0	0	0	0	1	0	0	8	1.3	17
Equipment Inspections	0	0	0	0	3	2	0	0	0	0	0	0	0	0.4	5
Worksite Inspections	2	0	0	1	0	0	0	2	7	0	1	0	0	1.0	13
Employee Safety Classes	8	7	8	6	6	8	7	7	2	7	6	10	5	6.7	87
Attendance	39	32	45	42	38	21	31							35.4	248
PURCHASING															
P-Card Transactions	534	475	584	523	569	502	479	441	550	459	480	460	451	500.5	6,507
Purchase Orders	100	84	120	112	85	68	71	76	97	112	81	84	74	89.5	1,164
Total Purchases	634	559	704	635	654	570	550	517	647	571	561	544	525	590.1	7,671
Sealed Bids/Proposals	0	0	1	0	3	3	2	1	2	2	2	1	0	1.2	16
INFORMATION TECHNOLOGY															
Workorder Tickets	116	64	92	96	59	74	62	52	56	64	56	84	88	74.1	963
Phishing Fail Percentage	2.4%	2.8%	0.9%	0.8%	1.6%	2.7%	0.1%	1.5%	2.5%	3.8%	1.6%	1.6%	1.3%	1.8%	
MARKETING															
Job Vacancies	11	13	12	9	11	5	5	4	5	9	10	9	9	8.6	112
Social Media Updates	14	24	31	12	21	24	17	10	15	20	21	9	14	17.8	232
GROUNDS & FACILITIES															
Contractor Acres Mowed	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	2,452.9
Trash Collection	8,780	7,540	9,140	6,200	3,040	4,500	3,880	3,820	5,460	3,210	3,380	5,480	8,220	5,588.5	72,650.0
Street Sweeper Utilization	N/A	N/A	N/A	N/A	N/A	N/A	N/A	61.3%	88.0%	87.5%	N/A	N/A	N/A	78.9%	236.8%
Crew Acres Mowed	62.1	62.1	62.1	62.1	73.4	98.6	98.6	98.6	98.6	98.6	98.6	62.1	62.1	79.8	1,037.6

PROJECTS & UPDATES – AUGUST 2023

FACILITIES & GROUNDS MAINTENANCE

Currently the City maintains all rights-of-way, facilities, and parks with a combination of City staff and contractor labor. This has allowed for the most efficient approach to maintaining all areas in a timely manner. During the month of July, the grounds and parks crews collected 3,880 pounds of trash and debris while also maintaining approximately 98.6 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 188.7 acres of rights-of-way and grounds at facilities and parks.

Central Services crews and contractor labor continue to focus weekly on maintaining a beautiful, safe, and inviting downtown, along with surrounding areas.

PROCUREMENT

Procurement has been working on several projects and bids during the month of July, including the review of the 138/78 Waterline easements, Spring Street Gas Main Replacement, and Walton Road Sidewalk Replacement.

INFORMATION TECHNOLOGY

There have many additions and changes to our cybersecurity functions throughout the City per guidelines for our insurance renewals. If you see the message, *CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders*, understand that it is part of our standard text with any emails that may or may not come from an external source to our city email server.

PROJECT TIMELINE UPDATE

Over the course of the past year plus, a timeline of projects has been built by the City of Monroe to easily track progress. The attached timeline provides projects from Central Services, Fire, Police, Water, Sewer, Gas, Stormwater, Streets, Solid Waste, and Parks...all with updates for current activity. The timelines present planned and actual budgets, expenses, companies of performance, status updates, dates of material order, bidding, key milestones, and most importantly...start dates and estimated timelines for completion. This will be updated on a monthly basis to reflect changes and status updates for more continuity throughout the city, as well as track productivity and management of processes.

PARKS PROJECTS & UPDATES – AUGUST 2023



MATHEWS PARK

In an effort to increase safety, entrance and exit signage has been order for Mathews Park to help communicate the safest route in, through and out of the park. The new signage is scheduled for install in August.



The rear parking area of Mathews Park is also being repaired and improved to provide needed additional parking. A combination of City staff and contract labor is being used to pour new concrete curb and gutter to help control stormwater runoff. Asphalt repair and patching, and a new layer of asphalt top coat has been completed on the rear parking lot, now waiting for striping. During July and August, the roadway connecting the front and rear parking areas will receive curbing and new asphalt to complete the parking improvements to Mathews Park.



PILOT PARK



During the 2022 Georgia Recreation & Park Association Conference and Trade Show, city staff had the opportunity to view and experience Pilot Park’s newest piece of play equipment. MOVANT, an innovative electric game that will test your fitness, your agility and your speed. Designed for people of all ages and abilities, it is sure to be a great addition to our park. The install is complete, so I encourage you to come and experience Pilot’s newest play equipment.

AIRPORT PROJECTS & UPDATES – AUGUST 2023

Cy Nunnally Airport (D73)

July Fuel Sales

- \$5.80 Average Price
- 77 Transactions
- 1,956.9 Gallons Sold
- \$10,773.79 Fuel Revenue
- \$1,652.43 Fuel Profit/Loss
- \$6,569.59 Airport Profit/Loss

	2023 January	2023 February	2023 March	2023 April	2023 May	2023 June	2023 July	2022 July	2022 August	2022 September	2022 October	2022 November	2022 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$5.99	\$5.99	\$5.99	\$5.99	\$5.99	\$5.99	\$5.80	\$6.19	\$6.19	\$6.19	\$6.19	\$6.11	\$5.99	\$6.05	
Transactions	57	32	61	42	46	57	77	119	90	94	92	66	35	66.8	868
Gallons Sold	1,163.4	700.8	1,487.3	993.7	1,082.3	1,293.1	1,856.9	2,835.5	2,091.1	1,999.6	1,735.8	1,664.5	915.5	1524.6	19,819.5
AvGas Revenue	\$6,969.04	\$4,197.62	\$8,908.67	\$5,952.50	\$6,483.23	\$7,745.60	\$10,773.79	\$17,551.99	\$12,944.08	\$12,377.56	\$10,744.66	\$10,163.49	\$5,483.68	\$9,253.53	\$120,295.91
AvGas Profit/Loss	\$986.17	\$588.02	\$1,264.77	\$840.11	\$916.37	\$1,097.74	\$1,652.43	\$1,345.13	\$988.05	\$1,523.93	\$1,320.93	\$1,136.22	\$772.78	\$1,110.20	\$14,432.65
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$54,600.00
Lease Agreements	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,404.49	\$57,258.41
Grounds Maintenance	\$535.00	\$535.00	\$2,045.71	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$651.21	\$8,465.71
Buildings Maintenance	\$530.00	\$669.00	\$943.85	\$490.00	\$490.00	\$4,712.40	\$490.00	\$1,180.00	\$1,645.97	\$1,941.71	\$520.83	\$1,829.76	\$480.00	\$1,224.89	\$15,923.52
Equipment Maintenance	\$123.34	\$2,208.69	\$3,084.80	\$113.41	\$113.41	\$6,768.90	\$113.41	\$1,794.86	\$636.00	\$2,770.97	\$2,837.45	\$143.34	\$111.06	\$1,601.51	\$20,819.64
Airport Profit/Loss	\$5,799.40	\$3,176.90	\$1,192.28	\$5,770.76	\$5,847.02	(\$4,849.50)	\$6,569.59	\$3,786.84	\$4,122.65	\$2,227.82	\$3,379.22	\$4,579.69	\$5,598.29	\$3,630.84	\$47,200.96

2023 AIRPORT INSPECTION

In April the Georgia Department of Transportation inspected the airport as required in Official Code of Georgia for compliance and licensing. Inspections are also required by the Federal Aviation Administration’s (FAA) Airport Safety Data Program. Inspectors look at State and FAA standards including approaches, markings, lighting, runway safety areas, etc. Staff received the results from the inspection in June and are working on a plan to address the findings.

DR. KENNETH GRUBBS TERMINAL BUILDING

Substantial completion of the terminal building was May 31. Representatives from GMC Engineering, Georgia Department of Transportation, and City staff completed a final walkthrough with the contractor on July 28. Lettering on the outside of building was completed the following week. Furnishings for the interior are being reviewed by staff for ordering. A grand opening is planned for this fall.



2024-2028 Airport CIP

Staff has been working with the Georgia Department of Transportation and GMC Engineering on the 2024-2028 CIP project list.



CODE

DEPARTMENT

MONTHLY REPORT

AUGUST

2023

The Code Department of the City of Monroe respectfully submits this report to the Mayor and Council. It is the intent of this report to highlight statistics, specific job duties, and any job functions related to the Code Department during the time period of June 1, 2023 thru June 30, 2023.

Statistics:

- Total Calls: 651
- Total Minutes: 26:00:57
- Total Minutes/Call: 2:24
- Code Inspections: 182
- Total Permits Written: 59
- Amount collected for permits: \$ 19,384.89
- Check postings for General Ledger: 138

New Alcohol Licenses: 0

New Businesses: 14

- MHC Mortgage LLC – 210 S Broad St
- Living My Dream Landscaping – 405 Mears St (Residential)
- FBC Mortgage LLC – 210 S Broad St
- Top 1 Auto Sales LLC – 333 Alcovy St 7I
- True Quality Roofing – 1904 Highland Creek Dr (Residential)
- Monroe Pediatrics Inc – 311 Alcovy St
- Tow it all Towing of Monroe – 409 Mayfield Dr
- Singlepoint Services LLC – 1620 S Broad St
- Nrirati LLC DBA Quick Pic – 1100 S Madison Ave (New Owner)
- Allure Nail Bar – 830 Pavilion Pkwy
- South Atlanta Pools and Spas – 500 Great Oaks Dr 9A
- Junction One Technologies – 300 Etten Dr
- M&K Cash for Junk Cars – 522 Walton Rd (Residential)
- Making Dough Monroe LLC DBA Little Caesars – 1982 W Spring St (New Owner)

Closed Businesses: 0

City Marshal June 2023:

- Patrolled city daily.
- Removed 65 signs from road way
- 446 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 0 utility tampering and theft cases.
- 30 citations issued
- Represented City Marshals' office in Municipal Court
- Handled 21 Directed Complaints called in or e-mailed to Code Office
- Placed Planning Commission and Historic Preservation Commission Signs as needed
- Marshal personnel used scheduled vacation during June 2023

Historic Preservation Commission July 2023:

- Request for COA for Exterior Changes—126 W. 5th St.—Approved with conditions

Planning Commission July 2023:

- Request for COA—801 Pavilion Pkwy—Fast Food Restaurant—Approved with conditions
- Conditional Use Permit—Retail Beer/Wine Store—113 N. Broad St.—Recommended approval without conditions
- Rezone—707 S. Madison Ave.—R-2 to PRD—Recommended Approval without conditions
- Preliminary Plat—Bell St. Subdivision—residential w/4 lots; 319 S. Madison Ave—Recommended Approval without conditions
- Preliminary Plat—Brookland Commons—residential w/142 lots; 961 Good Hope Rd—Recommended Approval without conditions
- Zoning Ordinance Amendment #17—Recommended Approval
- Development Regulations Update #7—Recommended Approval

Code Department Daily Activities:

- Receiving business license payments, affidavits and identification.
- Processing paperwork for alcohol licenses and special event permits
- Checking turn-on list from utilities and contacting businesses that have not purchased business licenses
- Checking all businesses for delinquent city and county personal property taxes prior to issuing business licenses
- Updating spread sheets regarding business licenses, number of employees, E-Verify #'s etc.
- Applications for PTVR registrations and renewals
- Following up on golf cart permits that have not been renewed
- Verifying status for non-citizens thru the SAVE program
- Receipting payments for business licenses, building permits, miscellaneous funds
- Learning & implementing new all online process for State issued alcohol permits
- Process cemetery payments for grave openings and lot purchases
- Issuing permits for Building, Electrical, Plumbing and HVAC
- Receiving and preparing Rezones, variances, Conditional Uses, COA's, etc. for Meetings.
- Preparing and mailing letters to adjoining properties for Zoning Changes.
- Scheduling inspections for contractors.
- Preparing agenda items for Planning Commission and Historic Preservation Meetings.
- Scheduling Planning Commission and Historic Preservation meetings and attending
- Taking minutes for Planning & Zoning and Historic Preservation meetings and preparing them
- Taking and recording complaints.
- Researching Zoning Inquiries.
- Preparing all permit reports for County Tax Dept.
- Entering data for inspections being done into Incode software.
- Processing Open Records Requests
- Mail RC notices & citations for the City Marshals

6/1/2023	408 Reed Way	Junk in yard	RC	6/16/2023	Closed
6/1/2023	408 Reed Way	Open Outdoor Storage	RC	6/16/2023	Closed
6/1/2023	408 Reed Way	Uncultivated Vegetation	RC	6/16/2023	Closed
6/1/2023	421 Reed Way	Tall Grass	RC	6/16/2023	Closed
6/1/2023	421 Reed Way	Tree Debris in yard	RC	6/16/2023	Closed
6/2/2023	409 Reed Way	Tall Grass	RC	6/19/2023	Closed
6/5/2023	321 Reed Way	Junk vehicle	RC	6/20/2023	Closed
6/5/2023	321 Reed Way	Junk in yard	RC	6/20/2023	Closed
6/5/2023	321 Reed Way	Veh on improper Surface	RC	6/20/2023	Closed
6/5/2023	321 Reed Way	Trailer Parking	RC	6/20/2023	Closed
6/5/2023	321 Reed Way	Open Outdoor Storage	RC	6/20/2023	Closed
6/5/2023	321 Reed Way	Exterior Surface Treatment	RC	6/20/2023	Closed
6/5/2023	321 Reed Way	Exterior Walls	RC	6/20/2023	Closed
6/6/2023	310 Walker Dr	Junk in yard	RC	6/21/2023	Closed
6/6/2023	310 Walker Dr	Veh on improper Surface	Citation	6/21/2023	Closed
6/6/2023	310 Walker Dr	Tall Grass	Citation	6/21/2023	Closed
6/6/2023	420 Etten Dr	Junk in yard	RC	7/6/2023	Open
6/6/2023	420 Etten Dr	Open Outdoor Storage	RC	7/6/2023	Open
6/6/2023	420 Etten Dr	Accesory Structures	RC	7/6/2023	Open
6/6/2023	420 Etten Dr	Veh on improper Surface	RC	7/6/2023	Open
6/7/2023	435 Red Oak Ct	Junk in yard	RC	6/22/2023	Closed
6/7/2023	435 Red Oak Ct	Open Outdoor Storage	RC	6/22/2023	Closed
6/7/2023	435 Red Oak Ct	Uncultivated Vegetation	RC	6/22/2023	Closed
6/7/2023	435 Red Oak Ct	Tree Debris in yard	RC	6/22/2023	Closed
6/7/2023	435 Red Oak Ct	Tall Grass	RC	6/22/2023	Closed
6/8/2023	217 Reed Way	Junk in yard	RC	6/23/2023	Closed
6/8/2023	217 Reed Way	Veh on improper Surface	RC	6/23/2023	Closed
6/8/2023	217 Reed Way	Parking in front yard	RC	6/23/2023	Closed
6/8/2023	217 Reed Way	Exposed Soil	RC	6/23/2023	Closed
6/8/2023	311 Reed Way	Junk vehicle	RC	23-Jun	Closed
6/8/2023	311 Reed Way	Exposed Soil	RC	6/23/2023	Closed
6/8/2023	311 Reed Way	Veh on improper Surface	RC	6/23/2023	Closed
6/9/2023	306 Reed Way	Junk vehicle	RC	6/26/2023	Closed
6/9/2023	306 Reed Way	Junk in yard	RC	6/26/2023	Closed

6/9/2023	306 Reed Way	Veh on improper Surface	RC	6/26/2023	Closed
6/9/2023	306 Reed Way	Open Outdoor Storage	RC	6/26/2023	Closed
6/12/2023	321 Turner St	Junk in yard	RC	6/27/2023	Closed
6/12/2023	321 Turner St	Tall Grass	RC	6/27/2023	Closed
6/12/2023	321 Turner St	Uncultivated Vegetation	RC	6/27/2023	Closed
6/12/2023	325 Turner St	Junk in yard	RC	6/27/2023	Closed
6/12/2023	325 Turner St	Tall Grass	RC	6/27/2023	Closed
6/12/2023	325 Turner St	Uncultivated Vegetation	RC	6/27/2023	Closed
6/13/2023	615 E Spring St	Sign Permit Required	RC	6/14/2023	Closed
6/13/2023	615 E Spring St	Signs Prohibited	RC	6/14/2023	Closed
6/13/2023	615 E Spring St	Non conforming signs	RC	6/14/2023	Closed
6/13/2023	118 Felker St	Junk in yard	RC	6/28/2023	Closed
6/13/2023	118 Felker St	Open Outdoor Storage	RC	6/28/2023	Closed
6/13/2023	118 Felker St	Parking in front yard	RC	6/28/2023	Closed
6/13/2023	118 Felker St	Veh on improper Surface	RC	6/28/2023	Closed
6/13/2023	118 Felker St	Roof	RC	6/28/2023	Closed
6/14/2023	632 Gatewood Way	Tall Grass	RC	6/29/2023	Closed
6/14/2023	647 Gatewood Way	Tall Grass	RC	6/29/2023	Closed
6/14/2023	647 Gatewood Way	Junk in yard	RC	6/29/2023	Closed
6/14/2023	647 Gatewood Way	Open Outdoor Storage	RC	6/29/2023	Closed
6/16/2023	126 4th St	Junk in yard	RC	7/3/2023	Open
6/16/2023	126 4th St	Tall Grass	RC	7/3/2023	Open
6/16/2023	126 4th St	Uncultivated Vegetation	RC	7/3/2023	Open
6/16/2023	126 4th St	Open Outdoor Storage	RC	7/3/2023	Open
6/16/2023	126 4th St	Parking in prohibited area	RC	7/3/2023	Open
6/20/2023	119 Oak Ridge Dr	Prohibited animals	RC	7/5/2023	Open
6/20/2023	773 Nicholas Ct	Junk in yard	RC	7/5/2023	Open
6/20/2023	773 Nicholas Ct	Open Outdoor Storage	RC	7/5/2023	Open
6/20/2023	773 Nicholas Ct	Prohibited animals	RC	7/5/2023	Open
6/21/2023	124 Oak Ridge Dr	Trailer Parking	RC	7/6/2023	Open
6/21/2023	116 Oak Ridge Dr	Parking in front yard	RC	7/6/2023	Open
6/21/2023	116 Oak Ridge Dr	Veh on improper Surface	RC	7/6/2023	Open
6/21/2023	116 Oak Ridge Dr	Trailer Parking	RC	7/6/2023	Open
6/22/2023	120 W Marable St	Exposed Soil	RC	7/7/2023	Open

6/22/2023	120 W Marable St	Exterior Surface Treatment	RC	7/7/2023	Open
6/22/2023	120 W Marable St	Exterior Walls	RC	7/7/2023	Open
6/23/2023	405 N Broad St	Tree stumps	RC	7/8/2023	Open
6/23/2023	405 N Broad St	Exposed Soil	RC	7/8/2023	Open
6/23/2023	405 N Broad St	Tree Debris in yard	RC	7/8/2023	Open
6/23/2023	405 N Broad St	Uncultivated Vegetation	RC	7/8/2023	Open
6/26/2023	117 W Marable St	Junk vehicle	RC	7/11/2023	Open
6/26/2023	117 W Marable St	Junk in yard	RC	7/11/2023	Open
6/26/2023	117 W Marable St	Open Outdoor Storage	RC	7/11/2023	Open
6/26/2023	117 W Marable St	Veh on improper Surface	RC	7/11/2023	Open
6/27/2023	900 Lopez Ln	Tall Grass	RC	7/12/2023	Open
6/27/2023	119 W Marable St	Junk vehicle	RC	7/12/2023	Open
6/27/2023	119 W Marable St	Junk in yard	RC	7/12/2023	Open
6/27/2023	119 W Marable St	Open Outdoor Storage	RC	7/12/2023	Open
6/27/2023	119 W Marable St	Veh on improper Surface	RC	7/12/2023	Open
6/28/2023	506 Heritage Ridge Dr	Tall Grass	RC	7/13/2023	Open
6/28/2023	514 Heritage Ridge De	Tall Grass	RC	7/13/2023	Open
6/28/2023	514 Heritage Ridge De	Uncultivated Vegetation	RC	7/13/2023	Open
6/28/2023	121 A W Marable St	Junk in yard	RC	7/13/2023	Open
6/28/2023	121 A W Marable St	Uncultivated Vegetation	RC	7/13/2023	Open
6/28/2023	121 A W Marable St	Open Outdoor Storage	RC	7/13/2023	Open
6/28/2023	121 B W Marable St	Junk in yard	RC	7/13/2023	Open
6/28/2023	121 B W Marable St	Uncultivated Vegetation	RC	7/13/2023	Open
6/28/2023	121 B W Marable St	Open Outdoor Storage	RC	7/13/2023	Open
6/29/2023	139 W Marable	Junk in yard	RC	7/14/2023	open
6/29/2023	139 W Marable	Open Outdoor Storage	RC	7/14/2023	open
6/29/2023	131 W Marable	Junk in yard	RC	7/14/2023	open
6/29/2023	131 W Marable	Open Outdoor Storage	RC	7/14/2023	open
6/29/2023	131 W Marable	Tall Grass	RC	7/14/2023	open
6/29/2023	131 W Marable	Exposed Soil	RC	7/14/2023	open
6/29/2023	131 W Marable	Veh on improper Surface	RC	7/14/2023	open
6/30/2023	141 W Marable	Junk in yard	RC	7/15/2023	open
6/30/2023	141 W Marable	Tall Grass	RC	7/15/2023	open
6/30/2023	141 W Marable	Uncultivated Vegetation	RC	7/15/2023	open

1-Jun-23	209A Cherry Hill Rd	neighborhood standards	RC	15-Jun-23	closed
1-Jun-23	209A Cherry Hill Rd	Junk vehicles	RC	15-Jun-23	closed
1-Jun-23	209A Cherry Hill Rd	tall grass/weeds	RC	15-Jun-23	closed
1-Jun-23	209A Cherry Hill Rd	open outdoor storage	RC	15-Jun-23	closed
1-Jun-23	209A Cherry Hill Rd	uncultivated veg	RC	15-Jun-23	closed
6-Jun-23	209B Cherry Hill Rd	neighborhood standards	RC	20-Jun-23	closed
6-Jun-23	209B Cherry Hill Rd	Junk vehicles	RC	20-Jun-23	closed
6-Jun-23	209B Cherry Hill Rd	tall grass/weeds	RC	20-Jun-23	closed
6-Jun-23	209B Cherry Hill Rd	open outdoor storage	RC	20-Jun-23	closed
6-Jun-23	209B Cherry Hill Rd	uncultivated veg	RC	20-Jun-23	closed
7-Jun-23	1050 North Broad St	uncultivated veg	RC	21-Jun-23	closed
7-Jun-23	1050 North Broad St	windows	RC	21-Jun-23	closed
7-Jun-23	336A Tanglewood Dr	neighborhood standards	RC	21-Jun-23	closed
7-Jun-23	336A Tanglewood Dr	Junk vehicles	RC	21-Jun-23	closed
7-Jun-23	336A Tanglewood Dr	vehicle parked on improper surface	RC	21-Jun-23	closed
8-Jun-23	340A Tanglewood Dr	unhealthy/unsanitary	citation		closed
8-Jun-23	340A Tanglewood Dr	water leak under sink-kitchen	citation		closed
8-Jun-23	340B Tanglewood Dr	neighborhood standards	citation		closed
8-Jun-23	340B Tanglewood Dr	gutters	citation		closed
9-Jun-23	129B Tanglewood Dr	neighborhood standards	RC	23-Jun-23	closed
9-Jun-23	129B Tanglewood Dr	vehicle parked on improper surface	RC	23-Jun-23	closed
9-Jun-23	129B Tanglewood Dr	open outdoor storage	RC	23-Jun-23	closed
9-Jun-23	316B Tanglewood Dr	neighborhood standards	RC	23-Jun-23	closed
9-Jun-23	214A Tanglewood Dr	neighborhood standards	RC	23-Jun-23	closed
9-Jun-23	214A Tanglewood Dr	exposed soil	RC	23-Jun-23	closed
9-Jun-23	1006 Windsor Dr	tall grass/weeds	RC	23-Jun-23	closed
10 Jun 2023 to 21 Jun 2023 Vacation					
22-Jun-23	209A Cherry Hill Rd	neighborhood standards	RC	6-Jul-23	open
22-Jun-23	209A Cherry Hill Rd	Junk vehicles	RC	6-Jul-23	open
22-Jun-23	209A Cherry Hill Rd	tall grass/weeds	RC	6-Jul-23	open
22-Jun-23	209A Cherry Hill Rd	open outdoor storage	RC	6-Jul-23	open
22-Jun-23	209A Cherry Hill Rd	uncultivated veg	RC	6-Jul-23	open

23-Jun-23	209B Cherry Hill Rd	neighborhood standards	RC	7-Jul-23	open
23-Jun-23	209B Cherry Hill Rd	Junk vehicles	RC	7-Jul-23	open
23-Jun-23	209B Cherry Hill Rd	tall grass/weeds	RC	7-Jul-23	open
23-Jun-23	209B Cherry Hill Rd	open outdoor storage	RC	7-Jul-23	open
23-Jun-23	209B Cherry Hill Rd	uncultivated veg	RC	7-Jul-23	open
26-Jun-23	503 East Spring St	tall grass/weeds	RC	10-Jul-23	open
26-Jun-23	317 Turner St	neighborhood standards	RC	10-Jul-23	open
26-Jun-23	317 Turner St	Junk vehicles	RC	10-Jul-23	open
26-Jun-23	317 Turner St	vehicles parked on improper surface	RC	10-Jul-23	open
26-Jun-23	430 Edwards St	neighborhood standards	RC	10-Jul-23	open
26-Jun-23	430 Edwards St	Junk vehicles	RC	10-Jul-23	open
27-Jun-23	1006 Windsor Dr	tall grass/weeds	RC	11-Jul-23	open
27-Jun-23	335 Bold Springs Ave	neighborhood standards	RC	11-Jul-23	open
27-Jun-23	335 Bold Springs Ave	Junk vehicles	RC	11-Jul-23	open
27-Jun-23	335 Bold Springs Ave	tall grass/weeds	RC	11-Jul-23	open
27-Jun-23	335 Bold Springs Ave	vehicles parked on improper surface	RC	11-Jul-23	open
27-Jun-23	335 Bold Springs Ave	open outdoor storage	RC	11-Jul-23	open
28-Jun-23	339 Bold Springs Ave	neighborhood standards	RC	12-Jul-23	open
28-Jun-23	339 Bold Springs Ave	Junk vehicles	RC	12-Jul-23	open
28-Jun-23	339 Bold Springs Ave	tall grass/weeds	RC	12-Jul-23	open
28-Jun-23	339 Bold Springs Ave	vehicles parked on improper surface	RC	12-Jul-23	open
28-Jun-23	339 Bold Springs Ave	open outdoor storage	RC	12-Jul-23	open
29-Jun-23	632 Gatewood Way	tall grass/weeds	RC	13-Jul-23	open
29-Jun-23	632 Gatewood Way	uncultivated veg	RC	13-Jul-23	open
29-Jun-23	507 Gatewood Way	commercial vehicle parked in residential	RC	13-Jul-23	open
29-Jun-23	507 Gatewood Way	vehicles parked on improper surface	RC	13-Jul-23	open
29-Jun-23	644 Gatewood Way	tall grass/weeds	RC	13-Jul-23	open
30-Jun-23	664 Gatewood Way	tall grass/weeds	RC	14-Jul-23	open
30-Jun-23	301 Bryant Rd	tall grass/weeds	RC	14-Jul-23	open
30-Jun-23	301 Bryant Rd	uncultivated veg	RC	14-Jul-23	open
30-Jun-23	516 Gatewood Way	tall grass/weeds	RC	14-Jul-23	open
30-Jun-23	516 Gatewood Way	neighborhood standards	RC	14-Jul-23	open

6/1/2023	625 Mill Stone Bluff # A	18-260 Exterior Surface Treatments-Paint	Citation	N/A	Closed
6/1/2023	625 Mill Stone Bluff # A	18-261 Exterior Walls - Rotting Wood Trim	Citation	N/A	Closed
6/1/2023	625 Mill Stone Bluff # A	18-262 Roof - Rotting Wood -Soffits and Fascia	Citation	N/A	Closed
6/1/2023	625 Mill Stone Bluff # B	18-260 Exterior Surface Treatments-Paint	Citation	N/A	Closed
6/1/2023	625 Mill Stone Bluff # B	18-261 Exterior Walls - Rotting Wood Trim	Citation	N/A	Closed
6/1/2023	625 Mill Stone Bluff # B	18-262 Roof - Rotting Wood -Soffits and Fascia	Citation	N/A	Closed
6/2/2023	627 Mill Stone Bluff # A	18-260 Exterior Surface Treatments-Paint	Citation	N/A	Closed
6/2/2023	627 Mill Stone Bluff # A	18-261 Exterior Walls - Rotting Wood Trim	Citation	N/A	Closed
6/2/2023	627 Mill Stone Bluff # A	18-262 Roof - Rotting Wood -Soffits and Fascia	Citation	N/A	Closed
6/2/2023	627 Mill Stone Bluff # B	18-260 Exterior Surface Treatments-Paint	Citation	N/A	Closed
6/2/2023	627 Mill Stone Bluff # B	18-261 Exterior Walls - Rotting Wood Trim	Citation	N/A	Closed
6/2/2023	627 Mill Stone Bluff # B	18-262 Roof - Rotting Wood -Soffits and Fascia	Citation	N/A	Closed
6/2/2023	629 Mill Stone Bluff # A	18-260 Exterior Surface Treatments-Paint	Citation	N/A	Closed
6/2/2023	629 Mill Stone Bluff # A	18-261 Exterior Walls - Rotting Wood Trim	Citation	N/A	Closed
6/2/2023	629 Mill Stone Bluff # A	18-262 Roof - Rotting Wood -Soffits and Fascia	Citation	N/A	Closed
6/5/2023	630 Mill Stone Bluff # A	18-260 Exterior Surface Treatments-Paint	Citation	N/A	Closed
6/5/2023	630 Mill Stone Bluff # A	18-261 Exterior Walls - Rotting Wood Trim	Citation	N/A	Closed
6/5/2023	630 Mill Stone Bluff # B	18-260 Exterior Surface Treatments-Paint	Citation	N/A	Closed
6/5/2023	630 Mill Stone Bluff # B	18-261 Exterior Walls - Rotting Wood Trim	Citation	N/A	Closed
6/5/2023	632 Mill Stone Bluff # A	18-260 Exterior Surface Treatments-Paint	Citation	N/A	Closed
6/5/2023	632 Mill Stone Bluff # A	18-261 Exterior Walls - Rotting Wood Trim	Citation	N/A	Closed
6/5/2023	632 Mill Stone Bluff # B	18-260 Exterior Surface Treatments-Paint	Citation	N/A	Closed
6/5/2023	632 Mill Stone Bluff # B	18-261 Exterior Walls - Rotting Wood Trim	Citation	N/A	Closed
6/5/2023	632 Mill Stone Bluff # B	18-262 Roof - Rotting Wood -Soffits and Fascia	Citation	N/A	Closed
6/6/2023	933 Tigers Way	42-97 Height Permitted - Tall Grass / Weeds	RC	6/12/2023	Closed
6/6/2023	404 East Chruch Street	42-97 Height Permitted - Tall Grass / Weeds	RC	6/12/2023	Closed
6/6/2023	1490 Highway 78	1265 Prohibited Sign -Feathered Flag	RC	6/20/2023	Closed
6/6/2023	1490 Highway 78	1265 Prohibited Sign-Banner	RC	6/20/2023	Closed
6/7/2023	408 East Spring Street	18-256 C Tree Debris	RC	6/21/2023	Closed
6/7/2023	408 East Spring Street	18-255 Open Outdoor Storage - Bricks / Blocks	RC	6/21/2023	Closed
6/7/2023	414 East Spring Street	1265 Prohited Sign - Banner	RC	6/21/2023	Closed
6/7/2023	706 Lawrence Street	610.3 Land Use Regulations (Chickens)	RC	6/21/2023	Closed
6/7/2023	Tall Oaks Drive	1265 Prohibited Sign -Feathered Flag	RC	6/21/2023	Closed
On Vacation 6/9 through 6/19					

6/21/2023	1490 Highway 78	1265 Prohibited Sign-Banner	RC	6/22/2023	Closed
6/23/2023	1490 Highway 78	540.2 Recreational Vehilce - Occupied	RC	6/30/2023	Closed
6/23/2023	629 Mill Stone Bluff # B	18-260 Exterior Surface Treatments-Paint	RC	7/30/2023	Open
6/23/2023	629 Mill Stone Bluff # B	18-261 Exterior Walls - Rotting Wood Trim	RC	7/30/2023	Open
6/23/2023	633 Mill Stone Bluff # A	18-260 Exterior Surface Treatments-Paint	RC	7/30/2023	Open
6/23/2023	633 Mill Stone Bluff # A	18-261 Exterior Walls - Rotting Wood Trim	RC	7/30/2023	Open
6/23/2023	633 Mill Stone Bluff # B	18-260 Exterior Surface Treatments-Paint	RC	7/30/2023	Open
6/23/2023	633 Mill Stone Bluff # B	18-261 Exterior Walls - Rotting Wood Trim	RC	7/30/2023	Open
6/26/2023	635 Mill Stone Bluff # A	18-260 Exterior Surface Treatments-Paint	RC	7/30/2023	Open
6/26/2023	635 Mill Stone Bluff # A	18-261 Exterior Walls - Rotting Wood Trim	RC	7/30/2023	Open
6/26/2023	635 Mill Stone Bluff # B	18-260 Exterior Surface Treatments-Paint	RC	7/30/2023	Open
6/26/2023	635 Mill Stone Bluff # B	18-261 Exterior Walls - Rotting Wood Trim	RC	7/30/2023	Open
6/26/2023	639 Mill Stone Bluff # A	18-260 Exterior Surface Treatments-Paint	RC	7/30/2023	Open
6/26/2023	639 Mill Stone Bluff # A	18-261 Exterior Walls - Rotting Wood Trim	RC	7/30/2023	Open
6/26/2023	639 Mill Stone Bluff # B	18-260 Exterior Surface Treatments-Paint	RC	7/30/2023	Open
6/26/2023	639 Mill Stone Bluff # B	18-261 Exterior Walls - Rotting Wood Trim	RC	7/30/2023	Open
6/26/2023	639 Mill Stone Bluff # A	18-260 Exterior Surface Treatments-Paint	RC	7/30/2023	Open
6/26/2023	639 Mill Stone Bluff # B	18-261 Exterior Walls - Rotting Wood Trim	RC	7/30/2023	Open
6/26/2023	639 Mill Stone Bluff # B	18-264 Windows - Broken / Damaged	RC	7/30/2023	Open
6/27/2023	639 Mill Stone Bluff # A	62-9 Trash Debris	RC	7/15/2023	Open
6/27/2023	639 Mill Stone Bluff # B	62-9 Trash Debris	RC	7/15/2023	Open
6/27/2023	634 Mill Stone Bluff # A	62-9 Trash Debris	RC	7/15/2023	Open
6/27/2023	634 Mill Stone Bluff # B	62-9 Trash Debris	RC	7/15/2023	Open
6/28/2023	1010 Wheel House Lane # A	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open
6/28/2023	1010 Wheel House Lane # B	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open
6/28/2023	1010 Wheel House Lane # C	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open
6/28/2023	1010 Wheel House Lane # D	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open
6/28/2023	1010 Wheel House Lane # E	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open
6/28/2023	1010 Wheel House Lane # F	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open
6/28/2023	1010 Wheel House Lane # G	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open
6/28/2023	1010 Wheel House Lane # H	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open
6/28/2023	1018 Wheel House Lane # A	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open
6/28/2023	1018 Wheel House Lane # B	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open
6/28/2023	1018 Wheel House Lane # C	18-254 Grass / Weeds / Uncultivated Vegetation	RC	7/30/2023	Open

DOWNTOWN DEVELOPMENT/MAIN STREET AUGUST REPORT

- First Friday Concert-Aug 4th– attendance not available at time of report
- Weekly Farmers Market—averaging 2000+ people per week. Senior Bucks the last Saturday of each month (\$5 to first 40 seniors 65 and up)
- Fall Fest Vendor registration now open
- Christmas Parade participant registration now open
- New Business-Sweet berry



UPCOMING EVENTS:

- Georgia Downtown Association Conference-Canton August 21-24th
- September 1st Concert-The Kinchafoonee Cowboys
- September 16th –Dinosaur Day
- October 14th Fall Fest

ONGOING TASKS:

- DCA Main Street Compliance
- Visitors Center open to the public Tues-Saturday 10-5



Financial Report

as of June 2023

Online financial reports are available here
<https://cleargov.com/georgia/walton/city/monroe>

GENERAL FUND SUMMARY

GENERAL FUND REVENUES



TOTAL BUDGETED

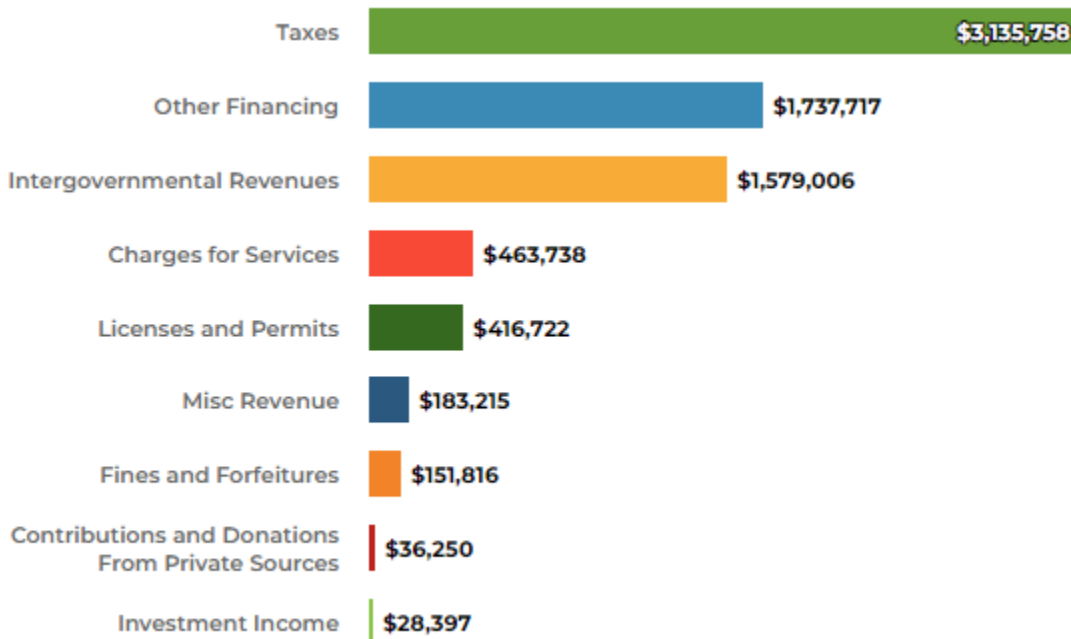
\$19,474,219

COLLECTED TO DATE

(40% of budgeted collected to date)

\$7,732,619

General Fund year-to-date revenues for the month totaled \$7,732,619 which is 40% of total budgeted revenues \$19,474,219 for 2023. Property Tax & Insurance Premium Tax collections make up @ 40% of total General Fund Revenues, which is not collected until the fourth quarter of each year.



GENERAL FUND EXPENDITURES



TOTAL BUDGETED

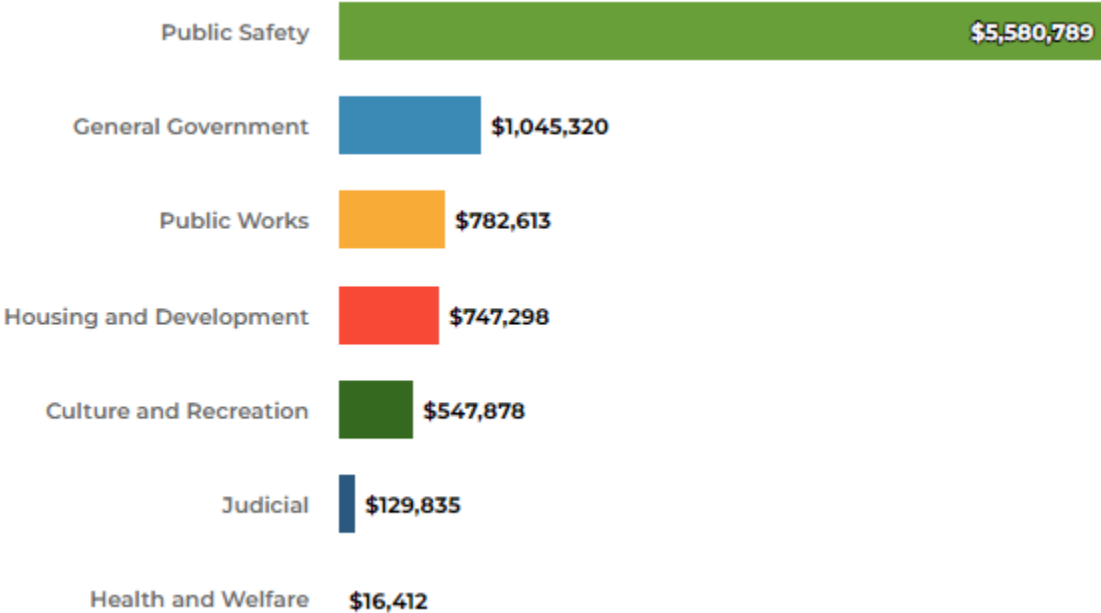
\$19,474,219

EXPENDED TO DATE

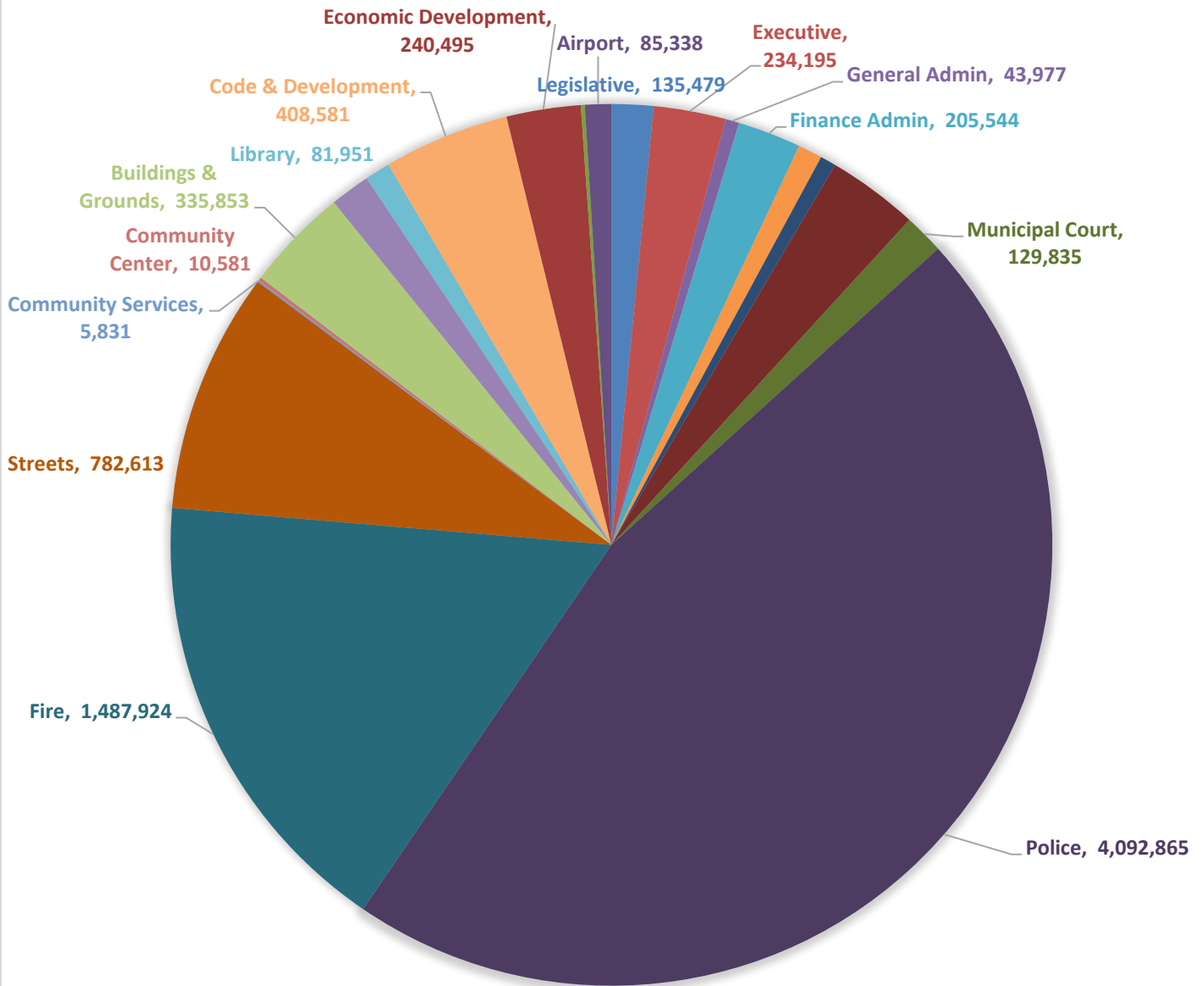
(45% of budgeted used to date)

\$8,850,145

General Fund year-to-date expenses for the month totaled \$8,850,145 which is 45% of total budgeted expenses of \$19,474,219 for 2023.



GENERAL FUND EXPENSE YTD



UTILITY FUND SUMMARY

UTILITY FUND REVENUES



TOTAL BUDGETED

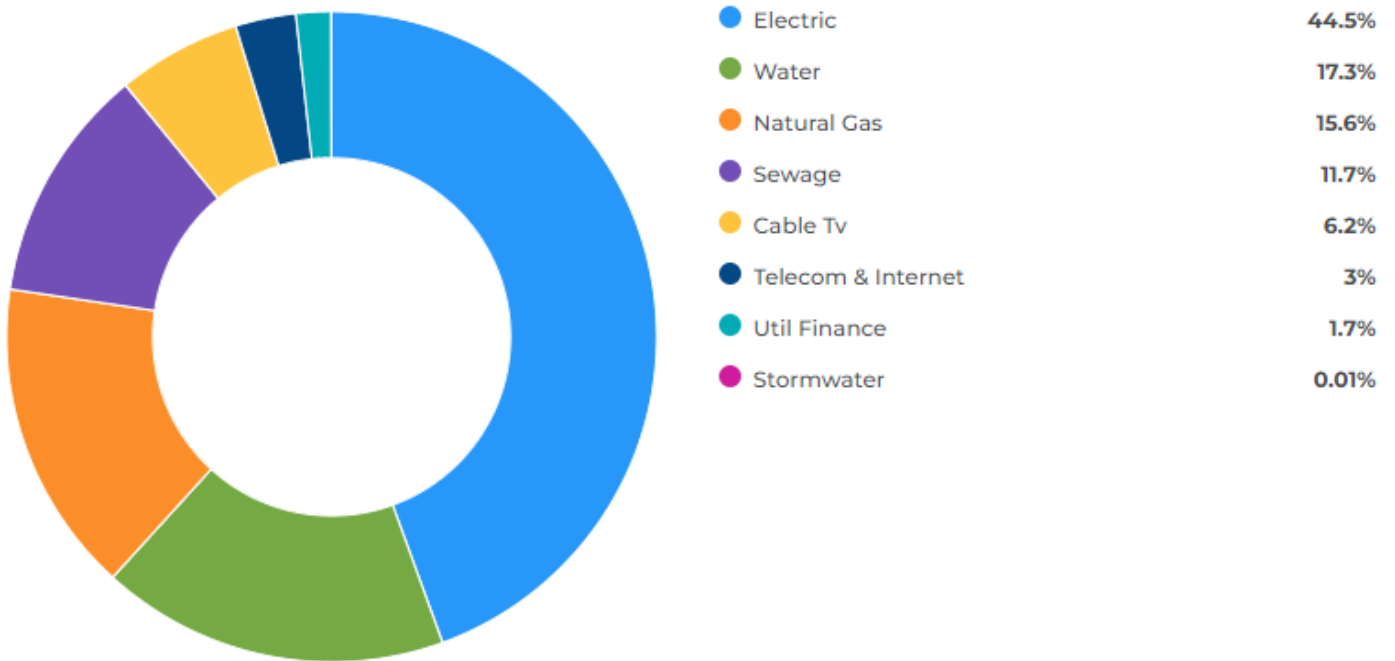
\$46,800,566

COLLECTED TO DATE

(51% of budgeted collected to date)

\$23,920,749

Utility Fund year-to-date operating revenues for the month totaled \$23,876,521 (*excluding capital revenue*). This is 51% of total budgeted revenues \$46,800,566 for 2023. Year-to-date capital revenue totaled \$44,228.



UTILITY FUND EXPENDITURES



TOTAL BUDGETED

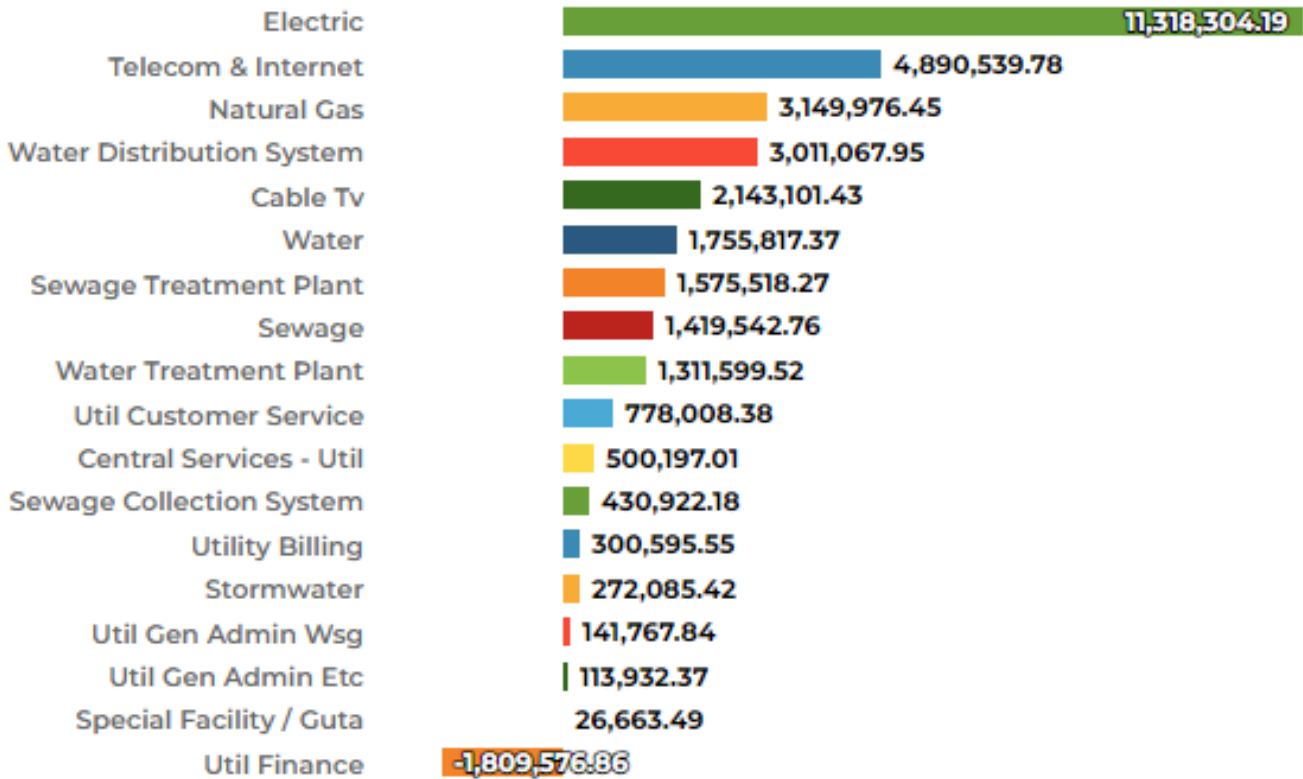
\$46,800,566

EXPENDED TO DATE

(67% of budgeted used to date)

\$31,330,063

Utility Fund year-to-date operating expenses for the month totaled \$24,052,000 (*excluding capital expense*) which is 51% of total budgeted expenses of \$46,800,566 for 2023. Year-to-date capital expense totaled \$7,278,063 which include Utility Bond expenditures.



SOLID WASTE FUND SUMMARY

SOLID WASTE FUND REVENUES



TOTAL BUDGETED

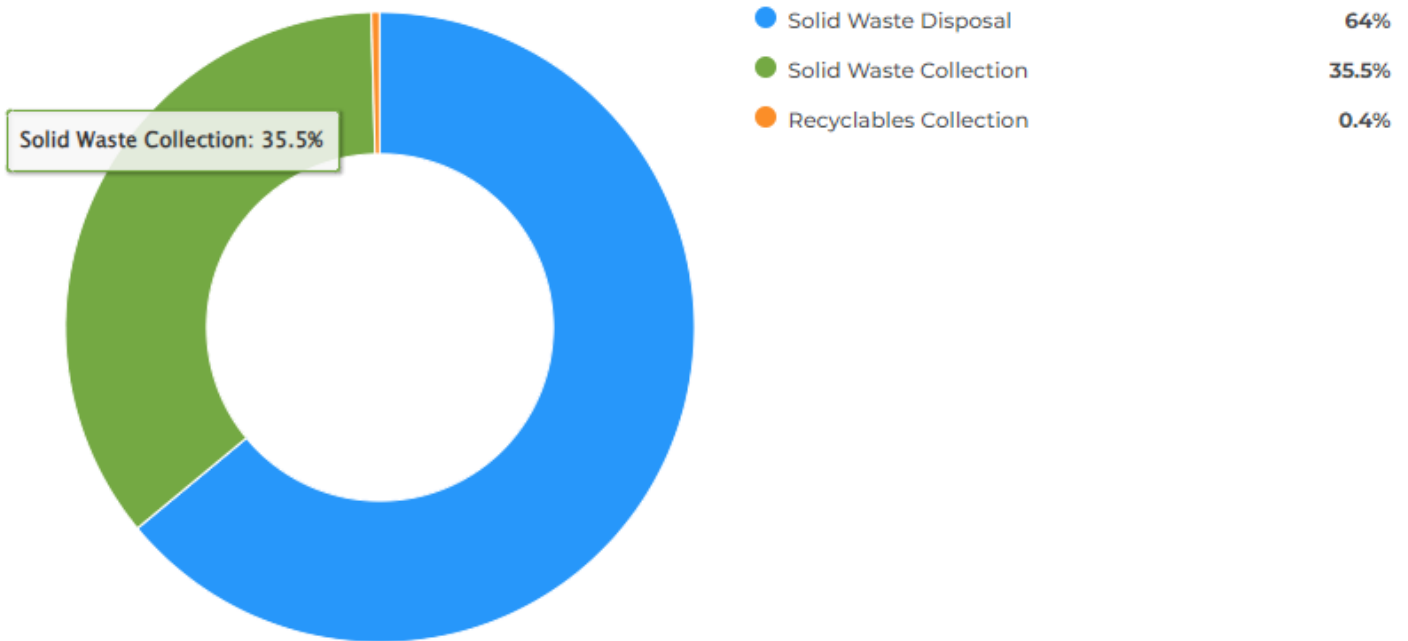
\$8,181,487

COLLECTED TO DATE

(45% of budgeted collected to date)

\$3,643,797

Solid Waste year-to-date revenues for the month totaled \$3,643,797. This is 44% of total budgeted revenues \$8,181,487 for 2023.



SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

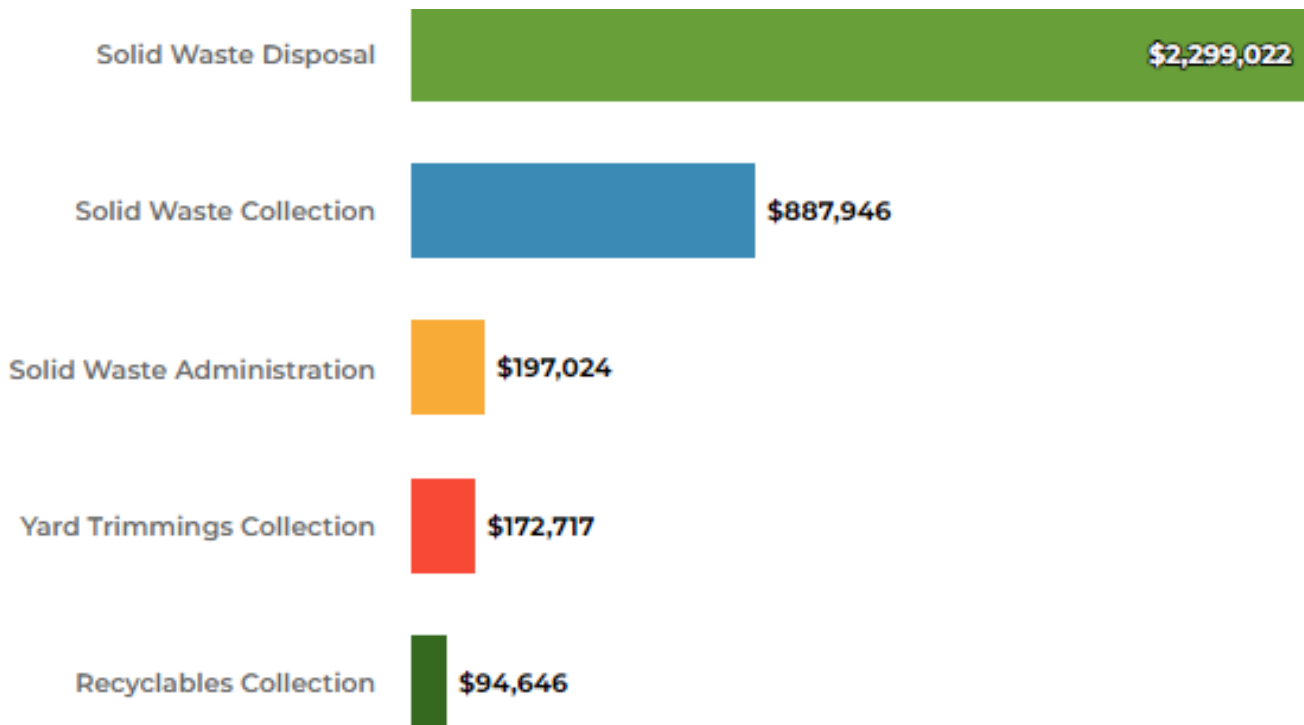
\$8,181,487

EXPENDED TO DATE

(47% of budgeted used to date)

\$3,833,532

Solid Waste year-to-date expenses for the month totaled \$3,633,163 (*excluding capital expense*) which is 44% of total budgeted expenses \$8,181,487. Year-to-date capital expense totaled \$200,369.



Cash balances for the City of Monroe at month end totaled **\$69,689,857** including the utility bond funds.
The following table shows the individual account balances for the major funds

GOVERNMENTAL FUND	
General Fund Checking	795,232.31
Stabilization Fund	1,250,000.00
Group Health Insurance Claims (Insurance Trust)	93,044.21
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,739.99
SPLOST 2013	210,509.54
SPLOST 2019	3,611,976.50
SPECIAL REVENUE FUND	
Hotel/Motel	1,128.93
DEA Confiscated Assets Fund	60,094.81
Confiscated Assets Fund	53,370.04
American Rescue Plan	3,874,087.23
ENTERPRISE FUND	
Solid Waste	895,125.02
Solid Waste Capital	777,851.60
Utility Revenue	559,578.20
Utility MEAG Short-Term Investment	7,478,455.50
Utility MEAG Intermediate Extended Investment	9,420,864.38
Utility MEAG Intermediate Portfolio Investment	3,961,473.97
Utility Capital Improvement	3,729,067.97
Utility Tap Fees	3,421,439.49
2020 Util Bond Sinking Fund	166,082.34
2020 Bond Fund	24,656,513.60
Utility Customer Deposits (Restricted)	679,890.33
Utility Customer Deposits (Investment)	1,585,724.80

The total Utility Capital funds available at month end are \$8,150,507 as broken down in the section below:

Utility Capital Improvement Cash Balance	3,729,068
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	3,421,439
Total Current Funds Available	8,150,507

	<u>Remaining Budget</u> ▼	<u>2023 Budgeted Expense</u> ▼	<u>2023 Actual Expense</u>	<u>Remaining Budget</u>
Totals	8,057,256	5,328,663	1,921,247	12,714,342
Remaining estimated annual Tap Fees	-	888,000	444,000	444,000
Remaining estimated annual CIP transfers-in	-	3,563,957	1,781,978	1,781,978
Estimated Utility Capital Cash Balance EOY	93,251		10,376,486	(2,337,857)

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

Utility Transfers Out

	Capital	
	Improvement	General Fund
January	\$ 318,366	\$ 221,647
February	\$ 327,553	\$ 229,652
March	\$ 294,708	\$ 207,746
April	\$ 255,807	\$ 180,374
May	\$ 255,003	\$ 182,074
June	\$ 251,703	\$ 179,758
July		
August		
September		
October		
November		
December		
YTD Total	\$ 1,703,139	\$ 1,201,250

Utility Capital Funding

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>Remaing Budget</u>	<u>2023 Budgeted Expense</u>	<u>2023 Actual Expense</u>	<u>Remaing Budget</u>
Sewer	Sewer Main Rehab	-	150,000		150,000
Sewer	Infrastructure Repair/Replacement	-	200,000	10,500	189,500
Sewer	CDBG 2022 Construction	92,830	750,000	44,300	798,530
Sewer	Sewer Main Rehab 2022	285,587		14,354	271,233
Sewer	Final Clarifier Clean Out	-	20,000		20,000
Sewer	16 Ton Equipment Trailer	2,000			2,000
Sewer Plant	Pump Station SCADA	242,900			242,900
Sewer Plant	WWTP Infrastructure Repair/Replacement-2022 EQUIP NOT A PROJECT	274,686	23,417	11,079	287,024
Sewer Plant	Wastewater Pump Station Electrical	150,150			150,150
Sewer Plant	Wastewater Pump Station Rehab		485,000		485,000
Water	Fire Hydrant Replacement	165,000			165,000
Water	Replacement of Controls	40,000			40,000
Water	Fire Hydrant Replacement	-	55,000		55,000
Water	Water Meters	169,500			169,500
Water	Fire Hydrant Security	125,000	50,000		175,000
Water	Service Renewals	200,000			200,000
Water	Waterline extensions & pressure improvements	478,201			478,201
Water	Water Meters	-	125,250		125,250
Water	New Construction Water Meters	20,560			20,560
Water	Water Master Plan	30,561			30,561
Water	Water Main Rehab 2022-2023	300,000	150,000		450,000
Water	Water Main Extensions		100,000		100,000
Water	Alcovy River Screen	350,000			350,000
Water	Water Main Extensions	43,000			43,000
Water	equipment trailer		19,500		19,500
Water Plant	Infrastructure Repair/Replacement	558,341	250,000	68,419	739,922
Water Plant	Membrane Filters 2022	2,071	400,000	84,078	317,993
Water Plant	WTP SCADA Upgrade	13,200		6,200	7,000
Water Plant	Jacks Creek Pump Station Clearing & Dredging	165,000		71,309	93,691
Water/Telecom	Loganville Water Line-Fiber	245,000			245,000
Central Svcs	GUTA Improvements		25,000		25,000
Central Svcs	Truck F250 x 1 (lease purchase)		8,953		8,953
Central Svcs	NAS Server Replacement		20,000		20,000
Central Svcs	Utility Branding Imagery	108,985	50,000	1,823	157,162
Central Svcs	Vehicle	43,050			43,050
Central Svcs	Exchange server	64,038			64,038
Central Svcs	Forklift at Warehouse	76,100			76,100
Central Svcs	Zero Turn Mower	12,000			12,000
Central Svcs	City Hall Flooring Replacement		70,000	117,970	-
Central Svcs	North Lumpkin Alleyway Improvements	150,000			150,000
Admin	Executime			5,075	
Admin	Truck F150 x4 (lease purchase) Meter Readers	-	13,800		13,800
Electric	Automated Switching	74,572			74,572
Electric	GIS Program Development	5,817			5,817
Electric	Underground for Town Green	-		48,544	-
Electric	Monroe Pavilion Electric			210	-
Electric	AMI meters/system	344,996			344,996
Electric	Rebuild Highland & S Madison Ave (poles, transformers, wire, etc)	207,236			207,236
Electric	Mill Farm Place on Alcovy			24,898	
Electric	Meadows Farm Subdivision			53,898	-
Electric	Truck F150 x 1 (lease purchase)		5,995		5,995
Electric	Kubota Skid Steer		69,919	73,328	-
Electric	TSE DPT40B Puller		145,616		145,616
Electric	Electric Material Handling Truck		162,770	205,000	-
Electric	System Automation 2023		250,000		250,000
Electric	commercial demand meters	16,144			16,144
Electric	EV charging stations	23,900			23,900
Electric	3 Phase Feeder (Hwy138 - Hospital)	95,000			95,000
Electric	Altec AA55 bucket truck	205,000			205,000
Electric	Three Phase Rebuild	-	125,000	56,827	68,173
Telecom	Truck F150 x 2 (lease purchase)		11,990		11,990
Telecom	Altec 37G		120,000		120,000
Telecom	Fiber to the X services			1,023,437	-
Telecom	Fusion Splicer	38,079			38,079
Telecom	FTTX	-	500,000		500,000
Telecom	Altec 37G vehicles	126,000			126,000
Gas	natural gas master plan	150,000			150,000
Gas	Gas GIS	72,249			72,249
Gas	GIS Program Development	5,817			5,817
Gas	Gas Main Renewal 2023		300,000		300,000
Gas	Main Extension (Monroe Pavilion, etc)	88,705			88,705
Gas	pickup truck	-	8,953		8,953
Gas	Gas Main Renewal 2022	225,934			225,934
Gas	Extensions 2023		200,000		200,000
Gas	Truck Bypass Gas Relocation	150,731			150,731
Gas	Lacy, Davis, Harris & Ash Streets	140,000			140,000
Gas	Gas System Improv-Metering SCADA	18,500			18,500
Stormwater	Brushcutter		12,500		12,500
Stormwater	pickup truck	93,232			93,232

Stormwater	2018 Infrastructure Repair/Replacement	45,510		45,510
Stormwater	Storm/Drain Retention Pond Rehab	370,500	50,000	420,500
Stormwater	Infrastructure / Pipes / Inlets / etc. 2021	133,391		133,391
Stormwater	Infrastructure / Pipes / Inlets / etc. 2023		150,000	150,000
Stormwater	Lateral Repair	8,183		8,183
Stormwater	Improvements	100,000		100,000
Stormwater	North Madison Stormwater Rehab	400,000	250,000	650,000
Stormwater	Stormwater Master Plan	400,000		400,000
Stormwater	Dumptruck	110,000		110,000

Utility 2020 Bond Projects

		Original Budget	Expenditures	Balance
Alcoy Sewer Line Extension	18-022	4,000,000	2,113,771	1,886,229
Loganville Water Transmission Line Extension	18-028	5,580,000	5,580,000	-
Broadband Fiber Extension	18-042, 20-050	12,700,000	6,912,927	5,787,073
Blaine Station Telecom Building	21-022	478,648	633,068	(154,420)
Wastewater Treatment Plant Upgrades	19-012	7,500,000	5,092,348	2,407,652
Raw Water Line Upgrades	20-030	3,520,000	1,517,505	2,002,495
Water Tank Industrial Park & Line Extension	20-039 & 20-040	3,000,000	173,728	2,826,272
East Walton Gas Line Extension	21-001, 21-006	1,000,000	323,895	676,105
Future Water Transmission Line Extensions	21-009	1,700,000	1,601,832	98,168
Future Expansion Projects	21-009	5,771,352		5,771,352
Water Plant System Upgrades	21-031	3,000,000	3,776,367	(776,367)
Water Tank Northside of System		1,750,000		1,750,000
Bond Closing Fees from Bond Proceeds			435,942	(435,942)
		\$50,000,000	\$28,161,382	\$21,838,618

Solid Waste Capital Funding

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>Remaining Budget</u>	<u>2023 Budgeted Expense</u>	<u>2023 Actual Expense</u>	<u>Remaining Budget</u>
Solid Waste	Transfer Station Improvements	28,973	50,000	68,155	10,817
Solid Waste	Guardrails for New Scales	14,000			14,000
Solid Waste	Downtown Dumpster Corrals	150,000			150,000
Solid Waste	Residential Garbage Truck	150,752			150,752
Solid Waste	Commercial Garbage Truck	251,165			251,165
Solid Waste	Pickup Truck	35,000			35,000
Solid Waste	Dodge Ram 1500 Truck		5,700		5,700
Solid Waste	Transfer Station Trailer		75,000		75,000
Solid Waste	Container Delivery Unit		147,000	160,535	-
Totals		629,890	277,700	228,690	692,434
Remaining estimated annual CIP transfers-in		-	432,000	216,000	
Estimated Solid Waste Capital Cash Balance		147,962		716,152	

Solid Waste Capital Improvement Cash Balance 777,852 as of June

SPLOST Budgets

2013 SPLOST	Original Budget	Total Revenue Received		Expenditures	Reimbursements	Balance
		Amended Budget				
Transportation	\$5,785,964	\$5,953,753		\$9,599,116	\$3,839,812	\$194,450
Public Safety	1,200,000	1,210,933		1,214,718	19,845	16,060
Solid Waste	2,513,544	2,119,133		2,119,132		0
	\$9,499,508	\$9,283,819		\$12,932,966	\$3,859,657	\$210,510

2019 SPLOST	Updated Budget	Total Revenue Received		Expenditures	Reimbursements	Balance
Transportation	\$6,139,675	\$8,226,389		\$6,651,177	\$1,719,402	\$3,294,614
Parks	7,194,378	3,525,595		5,255,400	2,029,741	299,937
	\$13,334,053	\$11,751,985		\$11,906,577	\$3,749,143	\$3,594,551



General Fund

For Fiscal Period Ending: June 2023

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Dec	July- Projected Year End 2023	Year End 2022
Revenue							
1510 - FINANCE ADMIN	15,022,894	15,022,894	629,332	5,055,352	10,425,425	15,480,777	15,380,182
1519 - INTERGOVERNMENTAL	2,303,237	2,303,237	1,028,381	1,392,409	1,157,651	2,550,060	1,182,586
1565 - WALTON PLAZA	3,308	3,308	276	1,654	1,654	3,308	3,308
2650 - MUNICIPAL COURT	300,000	300,000	20,009	135,553	125,803	261,356	247,393
3200 - POLICE	434,258	434,258	4,886	264,619	142,541	407,160	217,947
3500 - FIRE OPERATIONS	65,622	65,622	13,793	54,401	1,267	55,668	11,799
3510 - FIRE PREVENTION/CRR	20,000	20,000	2,875	26,575	5,990	32,565	11,495
4200 - STREETS & TRANSPORTATION	225,025	225,025	-	178,925	31,162	210,087	222,160
5530 - COMMUNITY CENTER	48,333	48,333	3,750	22,500	15,000	37,500	42,083
7200 - CODE & DEVELOPMENT	647,100	647,100	51,581	463,624	263,363	726,988	664,830
7520 - ECONOMIC DEVELOPMENT	20,000	20,000	-	1,229	11,524	12,753	19,303
7521 - MAINSTREET	35,000	35,000	8,750	26,250	26,250	52,500	35,000
7563 - AIRPORT	349,442	349,442	18,922	109,527	116,480	226,007	273,571
Revenue Total:	19,474,219	19,474,219	1,782,555	7,732,620	12,324,110	20,056,729	18,311,656
Expense							
1100 - LEGISLATIVE	251,706	251,706	22,367	135,479	144,194	279,674	268,270
1300 - EXECUTIVE	472,190	472,190	40,972	234,195	288,190	522,385	417,653
1400 - ELECTIONS	20,300	20,300	-	-	-	-	-
1500 - GENERAL ADMIN	79,544	79,544	5,817	43,977	73,080	117,056	148,166
1510 - FINANCE ADMIN	506,034	506,034	17,317	205,544	308,470	514,014	464,842
1530 - LAW	160,000	160,000	385	79,067	88,648	167,715	161,531
1560 - AUDIT	40,000	40,000	2,000	51,000	-	51,000	40,000
1565 - WALTON PLAZA	591,850	591,850	27,139	296,058	296,900	592,958	594,127
2650 - MUNICIPAL COURT	254,944	254,944	14,900	129,835	119,399	249,235	234,500
3200 - POLICE	7,408,105	7,408,105	584,141	4,092,865	3,669,394	7,762,259	6,621,127
3500 - FIRE OPERATIONS	2,692,801	2,692,801	237,982	1,444,199	1,427,993	2,872,192	2,652,600
3510 - FIRE PREVENTION/CRR	104,371	104,371	8,250	43,725	55,158	98,883	98,465
4200 - STREETS & TRANSPORTATION	1,834,029	1,834,029	135,583	782,613	805,846	1,588,458	1,503,730
5500 - COMMUNITY SERVICES	12,900	12,900	-	5,831	2,105	7,936	12,036
5530 - COMMUNITY CENTER	6,180	6,180	-	10,581	(8,824)	1,757	6,665
6100 - PARKS	2,460,321	2,460,321	23,398	130,075	-	130,075	-
6200 - BLDGS & GROUNDS	651,665	651,665	54,682	335,853	529,581	865,434	949,039
6500 - LIBRARIES	154,443	154,443	38,602	81,951	65,558	147,508	133,898
7200 - CODE & DEVELOPMENT	898,451	898,451	105,721	408,581	362,698	771,279	711,626
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,683	4,683	4,683
7520 - ECONOMIC DEVELOPMENT	579,026	579,026	44,585	240,495	321,659	562,153	480,217
7550 - DOWNTOWN DEVELOPMENT	25,450	25,450	6,340	12,885	12,887	25,772	25,387
7563 - AIRPORT	265,065	265,065	48,279	85,338	112,542	197,880	252,896
Expense Total:	19,474,219	19,474,219	1,418,459	8,850,145	8,680,160	17,530,305	15,781,458
Report Surplus (Deficit):				(1,117,525)		2,526,424	2,530,198



Monroe, GA

General Fund Monthly Budget Report

Group Summary

229

For Fiscal: 2023 Period Ending: 06/30/2023

DEP...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	930,179.02	399,383.68	-530,795.34	-57.06%	5,581,074.12	3,135,757.71	-2,445,316.41	-43.81%	11,166,615.00
Total R1: 31 - TAXES:	930,179.02	399,383.68	-530,795.34	-57.06%	5,581,074.12	3,135,757.71	-2,445,316.41	-43.81%	11,166,615.00
R1: 32 - LICENSES & PERMITS									
7200 - CODE & DEVELOPMENT	44,448.88	29,962.96	-14,485.92	-32.59%	266,693.28	416,722.42	150,029.14	56.26%	533,600.00
Total R1: 32 - LICENSES & PERMITS:	44,448.88	29,962.96	-14,485.92	-32.59%	266,693.28	416,722.42	150,029.14	56.26%	533,600.00
R1: 33 - INTERGOVERNMENTAL									
1519 - INTERGOVERNMENTAL	191,859.64	1,028,380.95	836,521.31	436.01%	1,151,157.84	1,392,409.45	241,251.61	20.96%	2,303,237.00
3200 - POLICE	166.60	0.00	-166.60	-100.00%	999.60	0.00	-999.60	-100.00%	2,000.00
3500 - FIRE OPERATIONS	1,316.93	0.00	-1,316.93	-100.00%	7,901.58	0.00	-7,901.58	-100.00%	15,809.52
4200 - STREETS & TRANSPORTATION	14,904.45	0.00	-14,904.45	-100.00%	89,426.70	178,925.21	89,498.51	100.08%	178,925.00
7200 - CODE & DEVELOPMENT	1,249.50	0.00	-1,249.50	-100.00%	7,497.00	7,670.94	173.94	2.32%	15,000.00
Total R1: 33 - INTERGOVERNMENTAL:	209,497.12	1,028,380.95	818,883.83	390.88%	1,256,982.72	1,579,005.60	322,022.88	25.62%	2,514,971.52
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	67,473.00	65,221.14	-2,251.86	-3.34%	404,838.00	424,838.26	20,000.26	4.94%	810,000.00
3200 - POLICE	333.20	290.00	-43.20	-12.97%	1,999.20	1,790.42	-208.78	-10.44%	4,000.00
3500 - FIRE OPERATIONS	0.00	3,057.00	3,057.00	0.00%	0.00	3,057.00	3,057.00	0.00%	0.00
3510 - FIRE PREVENTION/CRR	1,666.00	2,875.47	1,209.47	72.60%	9,996.00	26,575.47	16,579.47	165.86%	20,000.00
7200 - CODE & DEVELOPMENT	583.10	600.00	16.90	2.90%	3,498.60	6,642.08	3,143.48	89.85%	7,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	1,666.00	0.00	-1,666.00	-100.00%	9,996.00	325.00	-9,671.00	-96.75%	20,000.00
7563 - AIRPORT	91.63	85.00	-6.63	-7.24%	549.78	510.00	-39.78	-7.24%	1,100.00
Total R1: 34 - CHARGES FOR SERVICES:	71,812.93	72,128.61	315.68	0.44%	430,877.58	463,738.23	32,860.65	7.63%	862,100.00
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	24,990.00	20,008.88	-4,981.12	-19.93%	149,940.00	135,553.42	-14,386.58	-9.59%	300,000.00
3200 - POLICE	2,915.50	2,076.59	-838.91	-28.77%	17,493.00	16,262.79	-1,230.21	-7.03%	35,000.00
Total R1: 35 - FINES & FORFEITURES:	27,905.50	22,085.47	-5,820.03	-20.86%	167,433.00	151,816.21	-15,616.79	-9.33%	335,000.00
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	41.65	3,460.94	3,419.29	8,209.58%	249.90	28,397.10	28,147.20	11,263.39%	500.00
Total R1: 36 - INVESTMENT INCOME:	41.65	3,460.94	3,419.29	8,209.58%	249.90	28,397.10	28,147.20	11,263.39%	500.00
R1: 37 - CONTRIBUTIONS & DONATIONS									
3200 - POLICE	0.00	0.00	0.00	0.00%	0.00	10,000.00	10,000.00	0.00%	0.00
7521 - MAINSTREET	2,915.50	8,750.00	5,834.50	200.12%	17,493.00	26,250.00	8,757.00	50.06%	35,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	2,915.50	8,750.00	5,834.50	200.12%	17,493.00	36,250.00	18,757.00	107.23%	35,000.00

Monthly Budget Report

For Fiscal: 2023 Period Ending: 06/30/23

DEP...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
R1: 38 - MISCELLANEOUS REVENUE									
1510 - FINANCE ADMIN	3,956.75	-53,125.43	-57,082.18	-1,442.65%	23,740.50	8,354.38	-15,386.12	-64.81%	47,500.00
1565 - WALTON PLAZA	275.55	275.63	0.08	0.03%	1,653.30	1,653.78	0.48	0.03%	3,308.00
3200 - POLICE	0.00	440.51	440.51	0.00%	0.00	48,996.92	48,996.92	0.00%	0.00
5530 - COMMUNITY CENTER	4,026.13	3,750.00	-276.13	-6.86%	24,156.78	22,500.00	-1,656.78	-6.86%	48,333.00
7200 - CODE & DEVELOPMENT	0.00	0.00	0.00	0.00%	0.00	11,570.64	11,570.64	0.00%	0.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	0.00%	0.00	904.00	904.00	0.00%	0.00
7563 - AIRPORT	27,066.66	14,834.03	-12,232.63	-45.19%	162,399.96	89,235.18	-73,164.78	-45.05%	324,930.00
Total R1: 38 - MISCELLANEOUS REVENUE:	35,325.09	-33,825.26	-69,150.35	-195.75%	211,950.54	183,214.90	-28,735.64	-13.56%	424,071.00
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	249,756.63	214,391.58	-35,365.05	-14.16%	1,498,539.78	1,458,003.09	-40,536.69	-2.71%	2,998,279.01
3200 - POLICE	32,758.39	2,078.61	-30,679.78	-93.65%	196,550.34	187,569.33	-8,981.01	-4.57%	393,258.00
3500 - FIRE OPERATIONS	4,149.33	10,735.99	6,586.66	158.74%	24,895.98	51,344.47	26,448.49	106.24%	49,812.00
4200 - STREETS & TRANSPORTATION	3,840.13	0.00	-3,840.13	-100.00%	23,040.78	0.00	-23,040.78	-100.00%	46,100.00
7200 - CODE & DEVELOPMENT	7,621.95	21,018.26	13,396.31	175.76%	45,731.70	21,018.26	-24,713.44	-54.04%	91,500.00
7563 - AIRPORT	1,950.21	4,002.83	2,052.62	105.25%	11,701.26	19,781.39	8,080.13	69.05%	23,412.00
Total R1: 39 - OTHER FINANCING SOURCES:	300,076.64	252,227.27	-47,849.37	-15.95%	1,800,459.84	1,737,716.54	-62,743.30	-3.48%	3,602,361.01
Total Revenue:	1,622,202.33	1,782,554.62	160,352.29	9.88%	9,733,213.98	7,732,618.71	-2,000,595.27	-20.55%	19,474,218.53
Expense									
1100 - LEGISLATIVE	20,967.09	22,366.60	-1,399.51	-6.67%	125,802.54	135,479.18	-9,676.64	-7.69%	251,706.00
1300 - EXECUTIVE	39,333.38	40,971.96	-1,638.58	-4.17%	236,000.28	234,194.52	1,805.76	0.77%	472,190.00
1400 - ELECTIONS	1,690.99	0.00	1,690.99	100.00%	10,145.94	0.00	10,145.94	100.00%	20,300.00
1500 - GENERAL ADMIN	6,625.97	5,817.27	808.70	12.21%	39,755.82	43,976.64	-4,220.82	-10.62%	79,544.00
1510 - FINANCE ADMIN	42,152.57	17,316.75	24,835.82	58.92%	252,915.42	205,544.24	47,371.18	18.73%	506,034.00
1530 - LAW	13,328.00	385.40	12,942.60	97.11%	79,968.00	79,066.65	901.35	1.13%	160,000.00
1560 - AUDIT	3,332.00	2,000.00	1,332.00	39.98%	19,992.00	51,000.00	-31,008.00	-155.10%	40,000.00
1565 - WALTON PLAZA	49,301.08	27,139.06	22,162.02	44.95%	295,806.48	296,058.27	-251.79	-0.09%	591,849.81
2650 - MUNICIPAL COURT	21,236.78	14,899.62	6,337.16	29.84%	127,420.68	129,835.35	-2,414.67	-1.90%	254,944.00
3200 - POLICE	617,095.10	584,140.78	32,954.32	5.34%	3,702,570.60	4,092,864.80	-390,294.20	-10.54%	7,408,105.00
3500 - FIRE OPERATIONS	224,310.27	237,982.06	-13,671.79	-6.10%	1,345,861.62	1,444,199.13	-98,337.51	-7.31%	2,692,801.00
3510 - FIRE PREVENTION/CRR	8,694.07	8,249.55	444.52	5.11%	52,164.42	43,725.09	8,439.33	16.18%	104,371.00
4200 - STREETS & TRANSPORTATION	152,774.56	135,582.63	17,191.93	11.25%	916,647.36	782,612.59	134,034.77	14.62%	1,834,029.00
5500 - COMMUNITY SERVICES	1,074.57	0.00	1,074.57	100.00%	6,447.42	5,831.00	616.42	9.56%	12,900.00
5530 - COMMUNITY CENTER	514.78	0.00	514.78	100.00%	3,088.68	10,580.67	-7,491.99	-242.56%	6,180.00
6100 - RECREATION	204,944.72	23,397.63	181,547.09	88.58%	1,229,668.32	130,074.54	1,099,593.78	89.42%	2,460,321.13
6200 - BLDGS & GROUNDS	54,283.65	54,682.36	-398.71	-0.73%	325,701.90	335,853.20	-10,151.30	-3.12%	651,665.00
6500 - LIBRARIES	12,865.06	38,601.91	-25,736.85	-200.05%	77,190.36	81,950.58	-4,760.22	-6.17%	154,442.61
7200 - CODE & DEVELOPMENT	74,840.92	105,720.69	-30,879.77	-41.26%	449,045.52	408,581.13	40,464.39	9.01%	898,451.00
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00%	2,421.00	0.00	2,421.00	100.00%	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	48,232.83	44,585.42	3,647.41	7.56%	289,396.98	240,494.55	48,902.43	16.90%	579,026.00
7550 - DOWNTOWN DEVELOPMENT	2,119.98	6,340.24	-4,220.26	-199.07%	12,719.88	12,884.57	-164.69	-1.29%	25,450.00

Monthly Budget Report

For Fiscal: 2023 Period Ending: 06 231 3

	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
DEP... 7563 - AIRPORT	22,079.85	48,278.75	-26,198.90	-118.66%	132,479.10	85,338.24	47,140.86	35.58%	265,065.00
Total Expense:	1,622,201.72	1,418,458.68	203,743.04	12.56%	9,733,210.32	8,850,144.94	883,065.38	9.07%	19,474,218.55
Report Total:	0.61	364,095.94	364,095.33		3.66	-1,117,526.23	-1,117,529.89		-0.02



Monroe, GA

General Fund Income Statement

Group Summary

For Fiscal: 2023 Period Ending: 06/30/2023

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1510 - FINANCE ADMIN	15,022,894.01	15,022,894.01	629,331.91	5,055,350.54	9,967,543.47
1519 - INTERGOVERNMENTAL	2,303,237.00	2,303,237.00	1,028,380.95	1,392,409.45	910,827.55
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,653.78	1,654.22
2650 - MUNICIPAL COURT	300,000.00	300,000.00	20,008.88	135,553.42	164,446.58
3200 - POLICE	434,258.00	434,258.00	4,885.71	264,619.46	169,638.54
3500 - FIRE OPERATIONS	65,621.52	65,621.52	13,792.99	54,401.47	11,220.05
3510 - FIRE PREVENTION/CRR	20,000.00	20,000.00	2,875.47	26,575.47	-6,575.47
4200 - STREETS & TRANSPORTATION	225,025.00	225,025.00	0.00	178,925.21	46,099.79
5530 - COMMUNITY CENTER	48,333.00	48,333.00	3,750.00	22,500.00	25,833.00
7200 - CODE & DEVELOPMENT	647,100.00	647,100.00	51,581.22	463,624.34	183,475.66
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	0.00	1,229.00	18,771.00
7521 - MAINSTREET	35,000.00	35,000.00	8,750.00	26,250.00	8,750.00
7563 - AIRPORT	349,442.00	349,442.00	18,921.86	109,526.57	239,915.43
Revenue Total:	19,474,218.53	19,474,218.53	1,782,554.62	7,732,618.71	11,741,599.82
Expense					
1100 - LEGISLATIVE	251,706.00	251,706.00	22,366.60	135,479.18	116,226.82
1300 - EXECUTIVE	472,190.00	472,190.00	40,971.96	234,194.52	237,995.48
1400 - ELECTIONS	20,300.00	20,300.00	0.00	0.00	20,300.00
1500 - GENERAL ADMIN	79,544.00	79,544.00	5,817.27	43,976.64	35,567.36
1510 - FINANCE ADMIN	506,034.00	506,034.00	17,316.75	205,544.24	300,489.76
1530 - LAW	160,000.00	160,000.00	385.40	79,066.65	80,933.35
1560 - AUDIT	40,000.00	40,000.00	2,000.00	51,000.00	-11,000.00
1565 - WALTON PLAZA	591,849.81	591,849.81	27,139.06	296,058.27	295,791.54
2650 - MUNICIPAL COURT	254,944.00	254,944.00	14,899.62	129,835.35	125,108.65
3200 - POLICE	7,408,105.00	7,408,105.00	584,140.78	4,092,864.80	3,315,240.20
3500 - FIRE OPERATIONS	2,692,801.00	2,692,801.00	237,982.06	1,444,199.13	1,248,601.87
3510 - FIRE PREVENTION/CRR	104,371.00	104,371.00	8,249.55	43,725.09	60,645.91
4200 - STREETS & TRANSPORTATION	1,834,029.00	1,834,029.00	135,582.63	782,612.59	1,051,416.41
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	0.00	5,831.00	7,069.00
5530 - COMMUNITY CENTER	6,180.00	6,180.00	0.00	10,580.67	-4,400.67
6100 - RECREATION	2,460,321.13	2,460,321.13	23,397.63	130,074.54	2,330,246.59
6200 - BLDGS & GROUNDS	651,665.00	651,665.00	54,682.36	335,853.20	315,811.80
6500 - LIBRARIES	154,442.61	154,442.61	38,601.91	81,950.58	72,492.03
7200 - CODE & DEVELOPMENT	898,451.00	898,451.00	105,720.69	408,581.13	489,869.87
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	579,026.00	579,026.00	44,585.42	240,494.55	338,531.45
7550 - DOWNTOWN DEVELOPMENT	25,450.00	25,450.00	6,340.24	12,884.57	12,565.43
7563 - AIRPORT	265,065.00	265,065.00	48,278.75	85,338.24	179,726.76
Expense Total:	19,474,218.55	19,474,218.55	1,418,458.68	8,850,144.94	10,624,073.61
Total Surplus (Deficit):	-0.02	-0.02	364,095.94	-1,117,526.23	



Monroe, GA

General Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 06/30/2023

DEP...	2022 June Activity	2023 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2022 YTD Activity	2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1510 - FINANCE ADMIN	781,164.68	629,331.91	-151,832.77	-19.44%	4,954,912.42	5,055,350.54	100,438.12	2.03%
1519 - INTERGOVERNMENTAL	12,467.50	1,028,380.95	1,015,913.45	8,148.49%	24,935.00	1,392,409.45	1,367,474.45	5,484.16%
1565 - WALTON PLAZA	275.63	275.63	0.00	0.00%	1,653.78	1,653.78	0.00	0.00%
2650 - MUNICIPAL COURT	11,281.43	20,008.88	8,727.45	77.36%	121,589.81	135,553.42	13,963.61	11.48%
3200 - POLICE	1,905.47	4,885.71	2,980.24	156.40%	75,406.02	264,619.46	189,213.44	250.93%
3500 - FIRE OPERATIONS	0.00	13,792.99	13,792.99	0.00%	10,532.00	54,401.47	43,869.47	416.54%
3510 - FIRE PREVENTION/CRR	2,125.00	2,875.47	750.47	35.32%	5,505.00	26,575.47	21,070.47	382.75%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	190,997.71	178,925.21	-12,072.50	-6.32%
5530 - COMMUNITY CENTER	6,666.67	3,750.00	-2,916.67	-43.75%	27,083.36	22,500.00	-4,583.36	-16.92%
7200 - CODE & DEVELOPMENT	39,440.12	51,581.22	12,141.10	30.78%	401,466.11	463,624.34	62,158.23	15.48%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	0.00%	7,779.00	1,229.00	-6,550.00	-84.20%
7521 - MAINSTREET	0.00	8,750.00	8,750.00	0.00%	8,750.00	26,250.00	17,500.00	200.00%
7563 - AIRPORT	21,646.72	18,921.86	-2,724.86	-12.59%	157,090.97	109,526.57	-47,564.40	-30.28%
Revenue Total:	876,973.22	1,782,554.62	905,581.40	103.26%	5,987,701.18	7,732,618.71	1,744,917.53	29.14%
Expense								
1100 - LEGISLATIVE	27,489.48	22,366.60	5,122.88	18.64%	124,075.77	135,479.18	-11,403.41	-9.19%
1300 - EXECUTIVE	22,260.45	40,971.96	-18,711.51	-84.06%	129,462.68	234,194.52	-104,731.84	-80.90%
1500 - GENERAL ADMIN	11,695.48	5,817.27	5,878.21	50.26%	75,086.46	43,976.64	31,109.82	41.43%
1510 - FINANCE ADMIN	24,923.38	17,316.75	7,606.63	30.52%	156,371.89	205,544.24	-49,172.35	-31.45%
1530 - LAW	50,527.14	385.40	50,141.74	99.24%	50,695.39	79,066.65	-28,371.26	-55.96%
1560 - AUDIT	0.00	2,000.00	-2,000.00	0.00%	40,000.00	51,000.00	-11,000.00	-27.50%
1565 - WALTON PLAZA	27,707.81	27,139.06	568.75	2.05%	297,227.25	296,058.27	1,168.98	0.39%
2650 - MUNICIPAL COURT	32,166.28	14,899.62	17,266.66	53.68%	106,600.67	129,835.35	-23,234.68	-21.80%
3200 - POLICE	527,836.11	584,140.78	-56,304.67	-10.67%	2,951,733.14	4,092,864.80	-1,141,131.66	-38.66%
3500 - FIRE OPERATIONS	210,965.18	237,982.06	-27,016.88	-12.81%	1,224,607.33	1,444,199.13	-219,591.80	-17.93%
3510 - FIRE PREVENTION/CRR	8,178.98	8,249.55	-70.57	-0.86%	43,306.44	43,725.09	-418.65	-0.97%
4200 - STREETS & TRANSPORTATION	125,567.57	135,582.63	-10,015.06	-7.98%	697,884.15	782,612.59	-84,728.44	-12.14%
5500 - COMMUNITY SERVICES	0.00	0.00	0.00	0.00%	9,931.00	5,831.00	4,100.00	41.28%
5530 - COMMUNITY CENTER	13,223.01	0.00	13,223.01	100.00%	15,488.60	10,580.67	4,907.93	31.69%
6100 - RECREATION	0.00	23,397.63	-23,397.63	0.00%	0.00	130,074.54	-130,074.54	0.00%
6200 - BLDGS & GROUNDS	58,229.12	54,682.36	3,546.76	6.09%	419,458.54	335,853.20	83,605.34	19.93%
6500 - LIBRARIES	31,178.26	38,601.91	-7,423.65	-23.81%	68,340.40	81,950.58	-13,610.18	-19.92%
7200 - CODE & DEVELOPMENT	71,514.80	105,720.69	-34,205.89	-47.83%	348,928.22	408,581.13	-59,652.91	-17.10%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	30,189.26	44,585.42	-14,396.16	-47.69%	158,558.42	240,494.55	-81,936.13	-51.68%
7550 - DOWNTOWN DEVELOPMENT	6,250.00	6,340.24	-90.24	-1.44%	12,500.00	12,884.57	-384.57	-3.08%

General Fund Prior-Year Comparative Income Statement

For the Period Ending 06/30/

DEP...	2022		June Variance		2023		YTD Variance	
	June Activity	June Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
7563 - AIRPORT	7,223.92	48,278.75	-41,054.83	-568.32%	140,353.95	85,338.24	55,015.71	39.20%
Expense Total:	1,287,126.23	1,418,458.68	-131,332.45	-10.20%	7,070,610.30	8,850,144.94	-1,779,534.64	-25.17%
Total Surplus (Deficit):	-410,153.01	364,095.94	774,248.95	188.77%	-1,082,909.12	-1,117,526.23	-34,617.11	-3.20%



Monroe, GA

General Fund Budget Report Group Summary

For Fiscal: 2023 Period Ending: 06/30/2023

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1510 - FINANCE ADMIN	15,022,894.01	15,022,894.01	629,331.91	5,055,350.54	-9,967,543.47	66.35%
1519 - INTERGOVERNMENTAL	2,303,237.00	2,303,237.00	1,028,380.95	1,392,409.45	-910,827.55	39.55%
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,653.78	-1,654.22	50.01%
2650 - MUNICIPAL COURT	300,000.00	300,000.00	20,008.88	135,553.42	-164,446.58	54.82%
3200 - POLICE	434,258.00	434,258.00	4,885.71	264,619.46	-169,638.54	39.06%
3500 - FIRE OPERATIONS	65,621.52	65,621.52	13,792.99	54,401.47	-11,220.05	17.10%
3510 - FIRE PREVENTION/CRR	20,000.00	20,000.00	2,875.47	26,575.47	6,575.47	32.88%
4200 - STREETS & TRANSPORTATION	225,025.00	225,025.00	0.00	178,925.21	-46,099.79	20.49%
5530 - COMMUNITY CENTER	48,333.00	48,333.00	3,750.00	22,500.00	-25,833.00	53.45%
7200 - CODE & DEVELOPMENT	647,100.00	647,100.00	51,581.22	463,624.34	-183,475.66	28.35%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	0.00	1,229.00	-18,771.00	93.86%
7521 - MAINSTREET	35,000.00	35,000.00	8,750.00	26,250.00	-8,750.00	25.00%
7563 - AIRPORT	349,442.00	349,442.00	18,921.86	109,526.57	-239,915.43	68.66%
Revenue Total:	19,474,218.53	19,474,218.53	1,782,554.62	7,732,618.71	-11,741,599.82	60.29%
Expense						
1100 - LEGISLATIVE	251,706.00	251,706.00	22,366.60	135,479.18	116,226.82	46.18%
1300 - EXECUTIVE	472,190.00	472,190.00	40,971.96	234,194.52	237,995.48	50.40%
1400 - ELECTIONS	20,300.00	20,300.00	0.00	0.00	20,300.00	100.00%
1500 - GENERAL ADMIN	79,544.00	79,544.00	5,817.27	43,976.64	35,567.36	44.71%
1510 - FINANCE ADMIN	506,034.00	506,034.00	17,316.75	205,544.24	300,489.76	59.38%
1530 - LAW	160,000.00	160,000.00	385.40	79,066.65	80,933.35	50.58%
1560 - AUDIT	40,000.00	40,000.00	2,000.00	51,000.00	-11,000.00	-27.50%
1565 - WALTON PLAZA	591,849.81	591,849.81	27,139.06	296,058.27	295,791.54	49.98%
2650 - MUNICIPAL COURT	254,944.00	254,944.00	14,899.62	129,835.35	125,108.65	49.07%
3200 - POLICE	7,408,105.00	7,408,105.00	584,140.78	4,092,864.80	3,315,240.20	44.75%
3500 - FIRE OPERATIONS	2,692,801.00	2,692,801.00	237,982.06	1,444,199.13	1,248,601.87	46.37%
3510 - FIRE PREVENTION/CRR	104,371.00	104,371.00	8,249.55	43,725.09	60,645.91	58.11%
4200 - STREETS & TRANSPORTATION	1,834,029.00	1,834,029.00	135,582.63	782,612.59	1,051,416.41	57.33%
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	0.00	5,831.00	7,069.00	54.80%
5530 - COMMUNITY CENTER	6,180.00	6,180.00	0.00	10,580.67	-4,400.67	-71.21%
6100 - RECREATION	2,460,321.13	2,460,321.13	23,397.63	130,074.54	2,330,246.59	94.71%
6200 - BLDGS & GROUNDS	651,665.00	651,665.00	54,682.36	335,853.20	315,811.80	48.46%
6500 - LIBRARIES	154,442.61	154,442.61	38,601.91	81,950.58	72,492.03	46.94%
7200 - CODE & DEVELOPMENT	898,451.00	898,451.00	105,720.69	408,581.13	489,869.87	54.52%
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	579,026.00	579,026.00	44,585.42	240,494.55	338,531.45	58.47%
7550 - DOWNTOWN DEVELOPMENT	25,450.00	25,450.00	6,340.24	12,884.57	12,565.43	49.37%
7563 - AIRPORT	265,065.00	265,065.00	48,278.75	85,338.24	179,726.76	67.80%
Expense Total:	19,474,218.55	19,474,218.55	1,418,458.68	8,850,144.94	10,624,073.61	54.55%
Report Surplus (Deficit):	-0.02	-0.02	364,095.94	-1,117,526.23	-1,117,526.21	31,050.00%



Utilities Fund

For Fiscal Period Ending: June 2023

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Jun-Dec	Projected Year End 2023	Year End 2022
Revenue							
4002 - WATER	8,103,733	8,103,733	617,021	3,701,269	6,046,191	9,747,460	9,713,582
4003 - SEWER	5,213,333	5,213,333	421,132	2,553,149	2,630,501	5,183,650	5,343,417
4004 - STORMWATER	8,000	8,000	450	2,300	-	2,300	6,608
4005 - GAS	5,741,619	5,741,619	224,379	3,347,384	2,263,816	5,611,200	5,836,544
4006 - GUTA	63,880	63,880	1,240	20,920	62,923	83,843	157,163
4008 - ELECTRIC	20,753,333	20,753,333	1,533,796	10,420,342	11,009,921	21,430,264	20,677,315
4009 - TELECOM & INTERNET	4,143,333	4,143,333	355,354	2,176,524	2,090,739	4,267,262	4,069,720
4010 - CABLE TV	2,773,333	2,773,333	211,790	1,404,552	1,453,572	2,858,123	2,985,527
4012 - UTIL FINANCE	-	-	112,780	250,082	133,596	383,677	742,590
4015- CENTRAL SERVICES	-	-	-	-	6,500	6,500	6,500
Revenue Total:	46,800,566	46,800,566	3,477,941	23,876,521	25,697,759	49,574,280	49,538,966
Expense							
4002 - WATER	7,223,733	7,223,733	526,895	3,418,787	3,507,068	6,925,855	6,740,221
4003 - SEWER	5,716,536	5,716,536	436,129	2,667,092	2,546,884	5,213,976	5,113,182
4004 - STORMWATER	483,003	483,003	43,022	272,085	170,495	442,581	366,429
4005 - GAS	6,691,442	6,691,442	259,966	3,150,352	2,568,257	5,718,610	5,614,801
4006 - GUTA	63,930	63,930	4,109	26,663	134,972	161,636	265,091
4007 - GEN ADMIN WSG	257,416	257,416	23,284	141,768	135,500	277,268	253,009
4008 - ELECTRIC	18,114,008	18,114,008	1,473,154	10,667,821	11,085,727	21,753,548	20,327,470
4009 - TELECOM & INTERNET	3,410,627	3,410,627	309,833	1,817,857	1,596,127	3,413,984	3,021,142
4010 - CABLE TV	4,542,960	4,542,960	330,001	2,141,411	2,057,537	4,198,947	4,171,000
4011 - GEN ADMIN ELEC/TELECOM	217,399	217,399	17,427	113,932	111,936	225,868	219,793
4012 - UTIL FINANCE	(2,634,804)	(2,634,804)	(211,887)	(1,942,372)	(1,354,199)	(3,296,571)	(2,852,933)
4013 - UTIL CUST SVC	1,452,640	1,452,640	116,939	778,008	899,093	1,677,101	1,689,047
4014 - UTIL BILLING	507,661	507,661	37,990	300,596	253,484	554,079	511,268
4015 - CENTRAL SERVICES	754,016	754,016	77,335	498,374	606,151	1,104,525	1,228,466
CAPITAL	-	-	-	-	-	-	-
Expense Total:	46,800,566	46,800,566	3,444,197	24,052,375	24,319,033	48,371,409	46,667,986
Report Surplus (Deficit):				(175,854)		1,202,872	2,870,980



Monroe, GA

Utility Fund Monthly Budget Report

Group Summary

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For Fiscal: 2023 Period Ending: 06/30/2023

without Capital

ACTIVIT...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4002 - WATER	675,040.98	617,020.78	-58,020.20	-8.60%	4,050,245.88	3,701,268.52	-348,977.36	-8.62%	8,103,733.33
4003 - SEWER	434,270.66	421,132.31	-13,138.35	-3.03%	2,605,623.96	2,553,148.86	-52,475.10	-2.01%	5,213,333.33
4004 - STORMWATER	666.40	450.00	-216.40	-32.47%	3,998.40	2,300.00	-1,698.40	-42.48%	8,000.00
4005 - GAS	478,276.88	224,378.70	-253,898.18	-53.09%	2,869,661.28	3,347,384.29	477,723.01	16.65%	5,741,619.33
4006 - GUTA	5,321.20	1,240.00	-4,081.20	-76.70%	31,927.20	20,920.00	-11,007.20	-34.48%	63,880.00
4008 - ELECTRIC	1,728,752.66	1,533,795.58	-194,957.08	-11.28%	10,372,515.96	10,420,342.44	47,826.48	0.46%	20,753,333.33
4009 - TELECOM & INTERNET	345,139.66	355,353.66	10,214.00	2.96%	2,070,837.96	2,176,523.63	105,685.67	5.10%	4,143,333.33
4010 - CABLE TV	231,018.66	211,790.05	-19,228.61	-8.32%	1,386,111.96	1,404,551.90	18,439.94	1.33%	2,773,333.33
4012 - UTIL FINANCE	0.00	112,780.20	112,780.20	0.00%	0.00	250,081.71	250,081.71	0.00%	0.00
Total Revenue:	3,898,487.10	3,477,941.28	-420,545.82	-10.79%	23,390,922.60	23,876,521.35	485,598.75	2.08%	46,800,565.98
Expense									
4002 - WATER	601,736.83	526,895.33	-74,841.50	12.44%	3,610,420.98	3,418,786.92	191,634.06	5.31%	7,223,732.95
4003 - SEWER	476,187.27	436,129.35	-40,057.92	8.41%	2,857,123.62	2,667,092.23	190,031.39	6.65%	5,716,535.60
4004 - STORMWATER	40,234.11	43,022.00	2,787.89	-6.93%	241,404.66	272,085.42	-30,680.76	-12.71%	483,003.00
4005 - GAS	557,397.03	259,966.19	-297,430.84	53.36%	3,344,382.18	3,149,976.45	194,405.73	5.81%	6,691,441.89
4006 - GUTA	5,325.35	4,108.51	-1,216.84	22.85%	31,952.10	26,663.49	5,288.61	16.55%	63,930.00
4007 - GEN ADMIN WSG	21,442.70	23,283.63	1,840.93	-8.59%	128,656.20	141,767.84	-13,111.64	-10.19%	257,416.00
4008 - ELECTRIC	1,508,896.82	1,473,153.97	-35,742.85	2.37%	9,053,380.92	10,667,820.61	-1,614,439.69	-17.83%	18,114,008.00
4009 - TELECOM & INTERNET	284,105.16	309,833.34	25,728.18	-9.06%	1,704,630.96	1,817,857.06	-113,226.10	-6.64%	3,410,627.00
4010 - CABLE TV	378,428.50	330,001.40	-48,427.10	12.80%	2,270,571.00	2,141,410.93	129,160.07	5.69%	4,542,960.00
4011 - GEN ADMIN ELEC/TELECOM	18,109.28	17,426.91	-682.37	3.77%	108,655.68	113,932.37	-5,276.69	-4.86%	217,399.00
4012 - UTIL FINANCE	-219,479.21	-211,887.25	-7,591.96	3.46%	-1,316,875.26	-1,942,371.86	625,496.60	-47.50%	-2,634,804.00
4013 - UTIL CUST SVC	121,004.88	116,938.96	-4,065.92	3.36%	726,029.28	778,008.38	-51,979.10	-7.16%	1,452,640.00
4014 - UTIL BILLING	42,288.13	37,989.82	-4,298.31	10.16%	253,728.78	300,595.55	-46,866.77	-18.47%	507,661.00
4015 - CENTRAL SERVICES	62,809.47	77,334.60	-14,525.13	-23.13%	376,856.82	498,374.43	-121,517.61	-32.25%	754,016.00
Total Expense:	3,898,486.32	3,444,196.76	454,289.56	11.65%	23,390,917.92	24,051,999.82	-661,081.90	-2.83%	46,800,566.44
Report Total:	0.78	33,744.52	33,743.74		4.68	-175,478.47	-175,483.15		-0.46



Monroe, GA

Utility Fund Income Statement

Group Summary

For Fiscal: 2023 Period Ending: 06/30/2023

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	8,103,733.33	8,103,733.33	617,020.78	3,720,959.52	4,382,773.81
4003 - SEWER	5,213,333.33	5,213,333.33	421,132.31	2,553,148.86	2,660,184.47
4004 - STORMWATER	8,000.00	8,000.00	450.00	2,300.00	5,700.00
4005 - GAS	5,741,619.33	5,741,619.33	224,378.70	3,347,384.29	2,394,235.04
4006 - GUTA	63,880.00	63,880.00	1,240.00	20,920.00	42,960.00
4008 - ELECTRIC	20,753,333.33	20,753,333.33	1,558,332.58	10,444,879.44	10,308,453.89
4009 - TELECOM & INTERNET	4,143,333.33	4,143,333.33	355,353.66	2,176,523.63	1,966,809.70
4010 - CABLE TV	2,773,333.33	2,773,333.33	211,790.05	1,404,551.90	1,368,781.43
4012 - UTIL FINANCE	0.00	0.00	112,780.20	250,081.71	-250,081.71
Revenue Total:	46,800,565.98	46,800,565.98	3,502,478.28	23,920,749.35	22,879,816.63
Expense					
4002 - WATER	7,223,732.95	7,223,732.95	1,173,674.80	6,078,484.84	1,145,248.11
4003 - SEWER	5,716,535.60	5,716,535.60	453,363.27	3,425,983.21	2,290,552.39
4004 - STORMWATER	483,003.00	483,003.00	43,022.00	272,085.42	210,917.58
4005 - GAS	6,691,441.89	6,691,441.89	259,966.19	3,149,976.45	3,541,465.44
4006 - GUTA	63,930.00	63,930.00	4,108.51	26,663.49	37,266.51
4007 - GEN ADMIN WSG	257,416.00	257,416.00	23,283.63	141,767.84	115,648.16
4008 - ELECTRIC	18,114,008.00	18,114,008.00	1,486,869.06	11,318,304.19	6,795,703.81
4009 - TELECOM & INTERNET	3,410,627.00	3,410,627.00	695,631.63	4,890,539.78	-1,479,912.78
4010 - CABLE TV	4,542,960.00	4,542,960.00	330,001.40	2,143,101.43	2,399,858.57
4011 - GEN ADMIN ELEC/TELECOM	217,399.00	217,399.00	17,426.91	113,932.37	103,466.63
4012 - UTIL FINANCE	-2,634,804.00	-2,634,804.00	-206,812.25	-1,809,576.86	-825,227.14
4013 - UTIL CUST SVC	1,452,640.00	1,452,640.00	116,938.96	778,008.38	674,631.62
4014 - UTIL BILLING	507,661.00	507,661.00	37,989.82	300,595.55	207,065.45
4015 - CENTRAL SERVICES	754,016.00	754,016.00	77,334.60	500,197.01	253,818.99
Expense Total:	46,800,566.44	46,800,566.44	4,512,798.53	31,330,063.10	15,470,503.34
Total Surplus (Deficit):	-0.46	-0.46	-1,010,320.25	-7,409,313.75	



Monroe, GA

Utility Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 06/30/2023

ACTIVIT...	2022 June Activity	2023 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2022 YTD Activity	2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	723,659.68	617,020.78	-106,638.90	-14.74%	3,665,589.40	3,720,959.52	55,370.12	1.51%
4003 - SEWER	431,136.66	421,132.31	-10,004.35	-2.32%	2,712,916.16	2,553,148.86	-159,767.30	-5.89%
4004 - STORMWATER	0.00	450.00	450.00	0.00%	2,780.00	2,300.00	-480.00	-17.27%
4005 - GAS	313,111.46	224,378.70	-88,732.76	-28.34%	3,572,728.14	3,347,384.29	-225,343.85	-6.31%
4006 - GUTA	3,980.00	1,240.00	-2,740.00	-68.84%	94,240.00	20,920.00	-73,320.00	-77.80%
4008 - ELECTRIC	1,478,322.61	1,558,332.58	80,009.97	5.41%	9,642,643.61	10,444,879.44	802,235.83	8.32%
4009 - TELECOM & INTERNET	331,840.25	355,353.66	23,513.41	7.09%	1,978,981.22	2,176,523.63	197,542.41	9.98%
4010 - CABLE TV	244,996.64	211,790.05	-33,206.59	-13.55%	1,531,955.33	1,404,551.90	-127,403.43	-8.32%
4012 - UTIL FINANCE	-127,397.89	112,780.20	240,178.09	188.53%	608,994.32	250,081.71	-358,912.61	-58.94%
Revenue Total:	3,399,649.41	3,502,478.28	102,828.87	3.02%	23,810,828.18	23,920,749.35	109,921.17	0.46%
Expense								
4002 - WATER	619,117.05	1,173,674.80	-554,557.75	-89.57%	4,089,472.98	6,078,484.84	-1,989,011.86	-48.64%
4003 - SEWER	699,232.99	453,363.27	245,869.72	35.16%	3,882,648.64	3,425,983.21	456,665.43	11.76%
4004 - STORMWATER	291,836.23	43,022.00	248,814.23	85.26%	1,101,183.60	272,085.42	829,098.18	75.29%
4005 - GAS	394,912.27	259,966.19	134,946.08	34.17%	3,313,943.46	3,149,976.45	163,967.01	4.95%
4006 - GUTA	21,797.79	4,108.51	17,689.28	81.15%	128,612.50	26,663.49	101,949.01	79.27%
4007 - GEN ADMIN WSG	19,763.64	23,283.63	-3,519.99	-17.81%	117,508.88	141,767.84	-24,258.96	-20.64%
4008 - ELECTRIC	1,598,446.19	1,486,869.06	111,577.13	6.98%	9,606,973.64	11,318,304.19	-1,711,330.55	-17.81%
4009 - TELECOM & INTERNET	759,246.21	695,631.63	63,614.58	8.38%	3,229,715.53	4,890,539.78	-1,660,824.25	-51.42%
4010 - CABLE TV	377,797.69	330,001.40	47,796.29	12.65%	2,086,996.12	2,143,101.43	-56,105.31	-2.69%
4011 - GEN ADMIN ELEC/TELECOM	18,601.97	17,426.91	1,175.06	6.32%	107,857.17	113,932.37	-6,075.20	-5.63%
4012 - UTIL FINANCE	-280,372.74	-206,812.25	-73,560.49	-26.24%	-1,523,206.80	-1,809,576.86	286,370.06	18.80%
4013 - UTIL CUST SVC	130,154.31	116,938.96	13,215.35	10.15%	789,953.94	778,008.38	11,945.56	1.51%
4014 - UTIL BILLING	41,830.27	37,989.82	3,840.45	9.18%	256,425.90	300,595.55	-44,169.65	-17.23%
4015 - CENTRAL SERVICES	130,960.67	77,334.60	53,626.07	40.95%	630,693.30	500,197.01	130,496.29	20.69%
Expense Total:	4,823,324.54	4,512,798.53	310,526.01	6.44%	27,818,778.86	31,330,063.10	-3,511,284.24	-12.62%
Total Surplus (Deficit):	-1,423,675.13	-1,010,320.25	413,354.88	29.03%	-4,007,950.68	-7,409,313.75	-3,401,363.07	-84.87%



Monroe, GA

Utility Fund Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 06/30/2023

without Capital

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	8,103,733.33	8,103,733.33	617,020.78	3,701,268.52	-4,402,464.81	54.33%
4003 - SEWER	5,213,333.33	5,213,333.33	421,132.31	2,553,148.86	-2,660,184.47	51.03%
4004 - STORMWATER	8,000.00	8,000.00	450.00	2,300.00	-5,700.00	71.25%
4005 - GAS	5,741,619.33	5,741,619.33	224,378.70	3,347,384.29	-2,394,235.04	41.70%
4006 - GUTA	63,880.00	63,880.00	1,240.00	20,920.00	-42,960.00	67.25%
4008 - ELECTRIC	20,753,333.33	20,753,333.33	1,533,795.58	10,420,342.44	-10,332,990.89	49.79%
4009 - TELECOM & INTERNET	4,143,333.33	4,143,333.33	355,353.66	2,176,523.63	-1,966,809.70	47.47%
4010 - CABLE TV	2,773,333.33	2,773,333.33	211,790.05	1,404,551.90	-1,368,781.43	49.36%
4012 - UTIL FINANCE	0.00	0.00	112,780.20	250,081.71	250,081.71	0.00%
Revenue Total:	46,800,565.98	46,800,565.98	3,477,941.28	23,876,521.35	-22,924,044.63	48.98%
Expense						
4002 - WATER	7,223,732.95	7,223,732.95	526,895.33	3,418,786.92	3,804,946.03	52.67%
4003 - SEWER	5,716,535.60	5,716,535.60	436,129.35	2,667,092.23	3,049,443.37	53.34%
4004 - STORMWATER	483,003.00	483,003.00	43,022.00	272,085.42	210,917.58	43.67%
4005 - GAS	6,691,441.89	6,691,441.89	259,966.19	3,149,976.45	3,541,465.44	52.93%
4006 - GUTA	63,930.00	63,930.00	4,108.51	26,663.49	37,266.51	58.29%
4007 - GEN ADMIN WSG	257,416.00	257,416.00	23,283.63	141,767.84	115,648.16	44.93%
4008 - ELECTRIC	18,114,008.00	18,114,008.00	1,473,153.97	10,667,820.61	7,446,187.39	41.11%
4009 - TELECOM & INTERNET	3,410,627.00	3,410,627.00	309,833.34	1,817,857.06	1,592,769.94	46.70%
4010 - CABLE TV	4,542,960.00	4,542,960.00	330,001.40	2,141,410.93	2,401,549.07	52.86%
4011 - GEN ADMIN ELEC/TELECOM	217,399.00	217,399.00	17,426.91	113,932.37	103,466.63	47.59%
4012 - UTIL FINANCE	-2,634,804.00	-2,634,804.00	-211,887.25	-1,942,371.86	-692,432.14	26.28%
4013 - UTIL CUST SVC	1,452,640.00	1,452,640.00	116,938.96	778,008.38	674,631.62	46.44%
4014 - UTIL BILLING	507,661.00	507,661.00	37,989.82	300,595.55	207,065.45	40.79%
4015 - CENTRAL SERVICES	754,016.00	754,016.00	77,334.60	498,374.43	255,641.57	33.90%
Expense Total:	46,800,566.44	46,800,566.44	3,444,196.76	24,051,999.82	22,748,566.62	48.61%
Report Surplus (Deficit):	-0.46	-0.46	33,744.52	-175,478.47	-175,478.01	47,393.48%



Monroe, GA

Utility Fund Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 06/30/2023

Capital Revenue & Expense

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	0.00	0.00	0.00	19,691.00	19,691.00	0.00%
4003 - SEWER	0.00	0.00	0.00	0.00	0.00	0.00%
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00%
4008 - ELECTRIC	0.00	0.00	24,537.00	24,537.00	24,537.00	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	0.00	0.00	0.00	0.00%
4010 - CABLE TV	0.00	0.00	0.00	0.00	0.00	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00%
Revenue Total:	0.00	0.00	24,537.00	44,228.00	44,228.00	0.00%
Expense						
4002 - WATER	0.00	0.00	646,779.47	2,659,697.92	-2,659,697.92	0.00%
4003 - SEWER	0.00	0.00	17,233.92	758,890.98	-758,890.98	0.00%
4004 - STORMWATER	0.00	0.00	0.00	0.00	0.00	0.00%
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00%
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00%
4008 - ELECTRIC	0.00	0.00	13,715.09	650,483.58	-650,483.58	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	385,798.29	3,072,682.72	-3,072,682.72	0.00%
4010 - CABLE TV	0.00	0.00	0.00	1,690.50	-1,690.50	0.00%
4012 - UTIL FINANCE	0.00	0.00	5,075.00	132,795.00	-132,795.00	0.00%
4013 - UTIL CUST SVC	0.00	0.00	0.00	0.00	0.00	0.00%
4014 - UTIL BILLING	0.00	0.00	0.00	0.00	0.00	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	0.00	1,822.58	-1,822.58	0.00%
Expense Total:	0.00	0.00	1,068,601.77	7,278,063.28	-7,278,063.28	0.00%
Report Surplus (Deficit):	0.00	0.00	-1,044,064.77	-7,233,835.28	-7,233,835.28	0.00%



Solid Waste Fund

For Fiscal Period Ending: June 2023

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed July-Dec	Projected Year End 2023	Year End 2022
Revenue							
4510- SOLID WASTE ADMINISTRATION	-	-	-	-	2,943	2,943	2,943
4520 - SOLID WASTE COLLECTION	2,500,000	2,500,000	222,965	1,295,457	1,504,434	2,799,891	2,726,699
4530 - SOLID WASTE DISPOSAL	5,649,487	5,649,487	421,135	2,332,190	2,254,216	4,586,406	4,455,632
4540 - RECYCLABLES COLLECTION	32,000	32,000	2,251	16,150	18,514	34,665	37,405
4585- YARD TRIMMINGS COLLECTION	-	-	-	-	3,619	3,619	3,619
Revenue Total:	8,181,487	8,181,487	646,351	3,643,797	3,780,783	7,424,580	7,226,296
Expense							
4510 - SOLID WASTE ADMINISTRATION	416,904	416,904	29,618	185,807	270,877	456,685	424,344
4520 - SOLID WASTE COLLECTION	1,313,435	1,313,435	130,660	727,411	973,320	1,700,731	1,546,493
4530 - SOLID WASTE DISPOSAL	5,106,887	5,106,887	439,054	2,270,405	3,062,903	5,333,308	4,577,790
4540 - RECYCLABLES COLLECTION	237,741	237,741	8,226	94,646	81,908	176,554	135,875
4585 - YARD TRIMMINGS COLLECTION	301,676	301,676	25,051	172,717	198,319	371,036	316,791
9003 - SW - OTHER FINANCING USES	804,844	804,844	32,318	182,177	240,559	422,736	418,187
Expense Total:	8,181,487	8,181,487	664,928	3,633,163	4,827,887	8,461,050	7,419,479
Report Surplus (Deficit):				10,634		(1,036,470)	(193,183)



Monroe, GA

Solid Waste Fund Monthly Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 06/30/2023
without Capital

DEP...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4520 - SOLID WASTE COLLECTION	208,250.00	222,964.80	14,714.80	7.07%	1,249,500.00	1,295,457.43	45,957.43	3.68%	2,500,000.00
4530 - SOLID WASTE DISPOSAL	470,602.26	421,135.23	-49,467.03	-10.51%	2,823,613.56	2,332,189.87	-491,423.69	-17.40%	5,649,487.00
4540 - RECYCLABLES COLLECTION	2,665.60	2,250.79	-414.81	-15.56%	15,993.60	16,150.14	156.54	0.98%	32,000.00
Total Revenue:	681,517.86	646,350.82	-35,167.04	-5.16%	4,089,107.16	3,643,797.44	-445,309.72	-10.89%	8,181,487.00
Expense									
4510 - SOLID WASTE ADMINISTRATION	34,728.06	29,618.13	5,109.93	14.71%	208,368.36	185,807.26	22,561.10	10.83%	416,904.00
4520 - SOLID WASTE COLLECTION	109,409.09	130,660.46	-21,251.37	-19.42%	656,454.54	727,411.00	-70,956.46	-10.81%	1,313,435.00
4530 - SOLID WASTE DISPOSAL	425,403.64	439,053.92	-13,650.28	-3.21%	2,552,421.84	2,270,404.99	282,016.85	11.05%	5,106,887.00
4540 - RECYCLABLES COLLECTION	19,803.76	8,226.09	11,577.67	58.46%	118,822.56	94,645.99	24,176.57	20.35%	237,741.00
4585 - YARD TRIMMINGS COLLECTION	25,129.58	25,051.43	78.15	0.31%	150,777.48	172,717.24	-21,939.76	-14.55%	301,676.00
9003 - SW - OTHER FINANCING USES	67,043.50	32,317.54	34,725.96	51.80%	402,261.00	182,176.79	220,084.21	54.71%	804,844.11
Total Expense:	681,517.63	664,927.57	16,590.06	2.43%	4,089,105.78	3,633,163.27	455,942.51	11.15%	8,181,487.11
Report Total:	0.23	-18,576.75	-18,576.98		1.38	10,634.17	10,632.79		-0.11



Monroe, GA

Solid Waste Fund Income Statement Group Summary

For Fiscal: 2023 Period Ending: 06/30/2023

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	2,500,000.00	2,500,000.00	222,964.80	1,295,457.43	1,204,542.57
4530 - SOLID WASTE DISPOSAL	5,649,487.00	5,649,487.00	421,135.23	2,332,189.87	3,317,297.13
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,250.79	16,150.14	15,849.86
Revenue Total:	8,181,487.00	8,181,487.00	646,350.82	3,643,797.44	4,537,689.56
Expense					
4510 - SOLID WASTE ADMINISTRATION	416,904.00	416,904.00	29,618.13	197,024.03	219,879.97
4520 - SOLID WASTE COLLECTION	1,313,435.00	1,313,435.00	130,660.46	887,946.00	425,489.00
4530 - SOLID WASTE DISPOSAL	5,106,887.00	5,106,887.00	439,053.92	2,299,022.35	2,807,864.65
4540 - RECYCLABLES COLLECTION	237,741.00	237,741.00	8,226.09	94,645.99	143,095.01
4585 - YARD TRIMMINGS COLLECTION	301,676.00	301,676.00	25,051.43	172,717.24	128,958.76
9003 - SW - OTHER FINANCING USES	804,844.11	804,844.11	32,317.54	182,176.79	622,667.32
Expense Total:	8,181,487.11	8,181,487.11	664,927.57	3,833,532.40	4,347,954.71
Total Surplus (Deficit):	-0.11	-0.11	-18,576.75	-189,734.96	



Monroe, GA

Solid Waste Fund Prior-Year Comparative Income Statement

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Group Summary

For the Period Ending 06/30/2023

DEP...	2022 June Activity	2023 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2022 YTD Activity	2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	206,128.47	222,964.80	16,836.33	8.17%	1,222,264.77	1,295,457.43	73,192.66	5.99%
4530 - SOLID WASTE DISPOSAL	368,368.80	421,135.23	52,766.43	14.32%	2,201,415.50	2,332,189.87	130,774.37	5.94%
4540 - RECYCLABLES COLLECTION	2,148.71	2,250.79	102.08	4.75%	18,890.42	16,150.14	-2,740.28	-14.51%
Revenue Total:	576,645.98	646,350.82	69,704.84	12.09%	3,442,570.69	3,643,797.44	201,226.75	5.85%
Expense								
4510 - SOLID WASTE ADMINISTRATION	39,101.92	29,618.13	9,483.79	24.25%	189,759.10	197,024.03	-7,264.93	-3.83%
4520 - SOLID WASTE COLLECTION	117,407.21	130,660.46	-13,253.25	-11.29%	668,576.33	887,946.00	-219,369.67	-32.81%
4530 - SOLID WASTE DISPOSAL	386,422.50	439,053.92	-52,631.42	-13.62%	1,960,935.72	2,299,022.35	-338,086.63	-17.24%
4540 - RECYCLABLES COLLECTION	11,578.22	8,226.09	3,352.13	28.95%	60,566.99	94,645.99	-34,079.00	-56.27%
4585 - YARD TRIMMINGS COLLECTION	28,710.51	25,051.43	3,659.08	12.74%	148,919.51	172,717.24	-23,797.73	-15.98%
9003 - SW - OTHER FINANCING USES	34,598.82	32,317.54	2,281.28	6.59%	206,554.36	182,176.79	24,377.57	11.80%
Expense Total:	617,819.18	664,927.57	-47,108.39	-7.62%	3,235,312.01	3,833,532.40	-598,220.39	-18.49%
Total Surplus (Deficit):	-41,173.20	-18,576.75	22,596.45	54.88%	207,258.68	-189,734.96	-396,993.64	-191.55%



Monroe, GA

Solid Waste Fund Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 06/30/2023
without Capital

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00%
4520 - SOLID WASTE COLLECTION	2,500,000.00	2,500,000.00	222,964.80	1,295,457.43	-1,204,542.57	48.18%
4530 - SOLID WASTE DISPOSAL	5,649,487.00	5,649,487.00	421,135.23	2,332,189.87	-3,317,297.13	58.72%
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,250.79	16,150.14	-15,849.86	49.53%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00%
Revenue Total:	8,181,487.00	8,181,487.00	646,350.82	3,643,797.44	-4,537,689.56	55.46%
Expense						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00%
4510 - SOLID WASTE ADMINISTRATION	416,904.00	416,904.00	29,618.13	185,807.26	231,096.74	55.43%
4520 - SOLID WASTE COLLECTION	1,313,435.00	1,313,435.00	130,660.46	727,411.00	586,024.00	44.62%
4530 - SOLID WASTE DISPOSAL	5,106,887.00	5,106,887.00	439,053.92	2,270,404.99	2,836,482.01	55.54%
4540 - RECYCLABLES COLLECTION	237,741.00	237,741.00	8,226.09	94,645.99	143,095.01	60.19%
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00%
4585 - YARD TRIMMINGS COLLECTION	301,676.00	301,676.00	25,051.43	172,717.24	128,958.76	42.75%
9003 - SW - OTHER FINANCING USES	804,844.11	804,844.11	32,317.54	182,176.79	622,667.32	77.36%
Expense Total:	8,181,487.11	8,181,487.11	664,927.57	3,633,163.27	4,548,323.84	55.59%
Report Surplus (Deficit):	-0.11	-0.11	-18,576.75	10,634.17	10,634.28	67,527.27%



Monroe, GA

Solid Waste Fund Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 06/30/2023

Capital Expense

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	11,216.77	-11,216.77	0.00%
4520 - SOLID WASTE COLLECTION	0.00	0.00	0.00	160,535.00	-160,535.00	0.00%
4530 - SOLID WASTE DISPOSAL	0.00	0.00	0.00	28,617.36	-28,617.36	0.00%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	0.00	0.00	0.00	200,369.13	-200,369.13	0.00%
Report Total:	0.00	0.00	0.00	200,369.13	-200,369.13	0.00%

Performance Indicators	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Nov-22	Oct-22	Sep-22	Aug-22	Jul-22	Jun-22
Utilities													
Electric Customers	6,935	6,951	6,916	6,906	6,891	6,870	6,856	6,864	6,834	6,841	6,830	6,802	6,801
Natural Gas Customers	4,386	4,364	4,360	4,371	4,361	4,336	4,319	4,311	4,292	4,279	4,270	4,261	4,230
Water Customers	10,846	10,836	10,798	10,787	10,775	10,762	10,764	10,750	10,734	10,730	10,714	10,686	10,648
Wastewater Customers	7,840	7,844	7,809	7,803	7,801	7,781	7,785	7,796	7,766	7,780	7,763	7,727	7,726
Cable TV Customers	1,756	1,794	1,818	1,855	1,879	1,897	1,924	1,948	1,967	1,980	1,995	2,023	2,039
Digital Cable Customers	140	145	151	155	155	158	162	161	164	168	170	170	170
Internet Customers	3,854	3,961	3,902	4,161	4,212	4,204	4,081	4,172	4,202	4,208	4,180	4,160	4,148
Residential Phone Customers	711	712	718	717	722	720	723	727	735	737	737	733	733
Commercial Phone Customers	270	267	269	277	278	282	279	280	282	288	286	285	283
Fiber Customers	1,290	1,072	852	699	506	431	425	407	367	335	319	310	310
WIFI Router Customers													
Work Orders Generated													
Utilities													
Connects	273	244	224	271	246	218	200	224	263	265	272	239	304
Cutoff for Non-Payment	72	51	64	55	80	34	43	41	54	88	75	60	54
Electric Work Orders	94	92	116	109	123	95	84	67	75	95	123	74	137
Water Work Orders	142	92	123	129	104	174	140	110	127	154	125	116	152
Natural Gas Work Orders	39	23	41	42	34	82	33	33	59	40	53	34	40
Disconnects	186	170	153	188	155	168	144	171	181	175	192	164	184
Sewer Work Orders	4	22	12	17	12	22	11	12	16	11	18	15	20
Telecomm Work Orders	398	488	380	349	309	215	151	187	247	212	266	196	183
Stormwater Work Orders	-	-	-	-	-	-	-	-	-	-	-	-	2
Billing/Collections													
Utilities													
Utility Revenue Billed	\$ 3,480,362	\$ 3,488,266	\$ 3,545,702	\$ 3,990,438	\$ 4,331,581	\$ 4,151,912	\$ 3,593,995	\$ 3,568,577	\$ 3,906,987	\$ 4,181,752	\$ 4,384,941	\$ 4,033,365	\$ 3,723,681
Utility Revenue Collected	\$ 3,281,825	\$ 3,259,853	\$ 3,442,600	\$ 3,757,994	\$ 4,154,607	\$ 3,941,822	\$ 769,288	\$ 3,360,930	\$ 3,700,133	\$ 3,978,175	\$ 4,155,844	\$ 3,837,452	\$ 3,512,742
Amount Written Off for Bad Debt	\$ 30	\$ 32,202	\$ 14,392	\$ 21,439	\$ 19,085	\$ 24,256	\$ 33,840	\$ 19,918	\$ 22,001	\$ 12,510	\$ 17,405	\$ 28,662	\$ 35,440
Extensions													
Utilities													
Extensions Requested	533	523	458	605	549	347	481	575	582	595	603	565	559
Extensions Pending	-	-	1	3	3	-	2	119	179	38	130	36	38
Extensions Defaulted	22	28	23	29	28	13	29	28	24	43	14	24	26
Extensions Paid per Agreement	509	496	434	577	518	334	569	605	417	642	492	543	479
Percentage of Extensions Paid	1	1	1	1	1	1	1	1	1	1	1	1	1
Taxes													
Admin Support													
Property Tax Collected	\$ 5,420	\$ 7,287	\$ 18,530	\$ 48,956	\$ 82,529	\$ 115,393	\$ 3,343,182	\$ 420,999	\$ 269,552	\$ 4,094	\$ 4,580	\$ 3,752	\$ 2,757
Accounting													
Payroll & Benefits													
Payroll Checks issued	-	-	1	3	-	-	-	1	-	-	-	-	-
Direct Deposit Advices	666	675	718	974	645	350	713	738	655	988	651	656	676
General Ledger													
Accounts Payable Checks Issued	292	324	281	382	246	273	292	308	296	283	338	264	335
Accounts Payable Invoices Entered	374	444	405	511	309	342	363	402	400	366	421	344	451
Journal Entries Processed	110	110	108	116	105	115	138	88	87	97	97	96	65
Miscellaneous Receipts	375	514	554	615	693	586	441	328	406	311	424	396	445
Utility Deposit Refunds Processed	48	27	39	55	34	35	49	40	31	25	22	40	39
Local Option Sales Tax	\$ 260,312	\$ 247,289	\$ 268,717	\$ 228,351	\$ 262,653	\$ 322,547	\$ 286,290	\$ 303,917	\$ 312,157	\$ 315,857	\$ 315,011	\$ 307,128	\$ 309,486
Special Local Option Sales Tax - 2019		329,019	309,967	337,897	287,912	289,814	345,837	308,134	328,634	336,613	298,360	280,683	273,659
Payroll & Benefits													

Performance Indicators	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Nov-22	Oct-22	Sep-22	Aug-22	Jul-22	Jun-22
Filled Positions	259	258	258	252	252	254	254	251	252	254	253	253	254
Vacancies	15	16	16	22	22	20	9	12	11	9	10	10	9
Unfunded Positions	5	5	5	5	5	5	38	38	38	38	38	38	38
Airport													
Airport													
Airport Fuel Sales - Gallons	1,114	1,187	1,061	1,449	654	1,240	911	1,590	1,778	2,124	2,354	2,495	2,344
Fuel Sales - Revenue	6,674	7,107	6,356	8,677	3,915	7,427	5,459	9,719	11,004	13,149	14,574	1,544	14,507



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING**

August 2023

City of Monroe Fire Dept

Monroe, GA

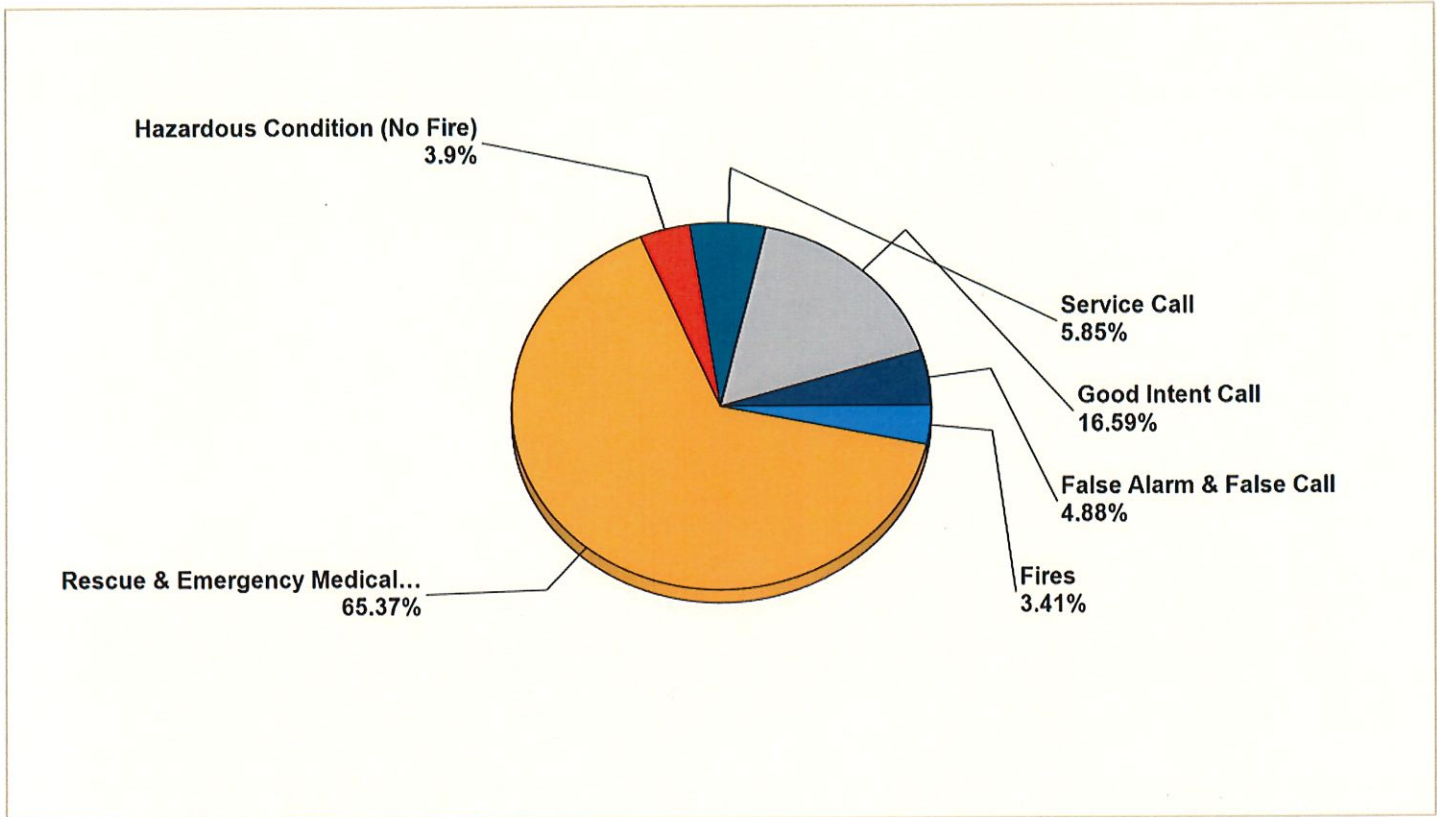
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251

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 06/01/2023 | End Date: 06/30/2023



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	7	3.41%
Rescue & Emergency Medical Service	134	65.37%
Hazardous Condition (No Fire)	8	3.9%
Service Call	12	5.85%
Good Intent Call	34	16.59%
False Alarm & False Call	10	4.88%
TOTAL	205	100%

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



Detailed Breakdown by Incident Type

252

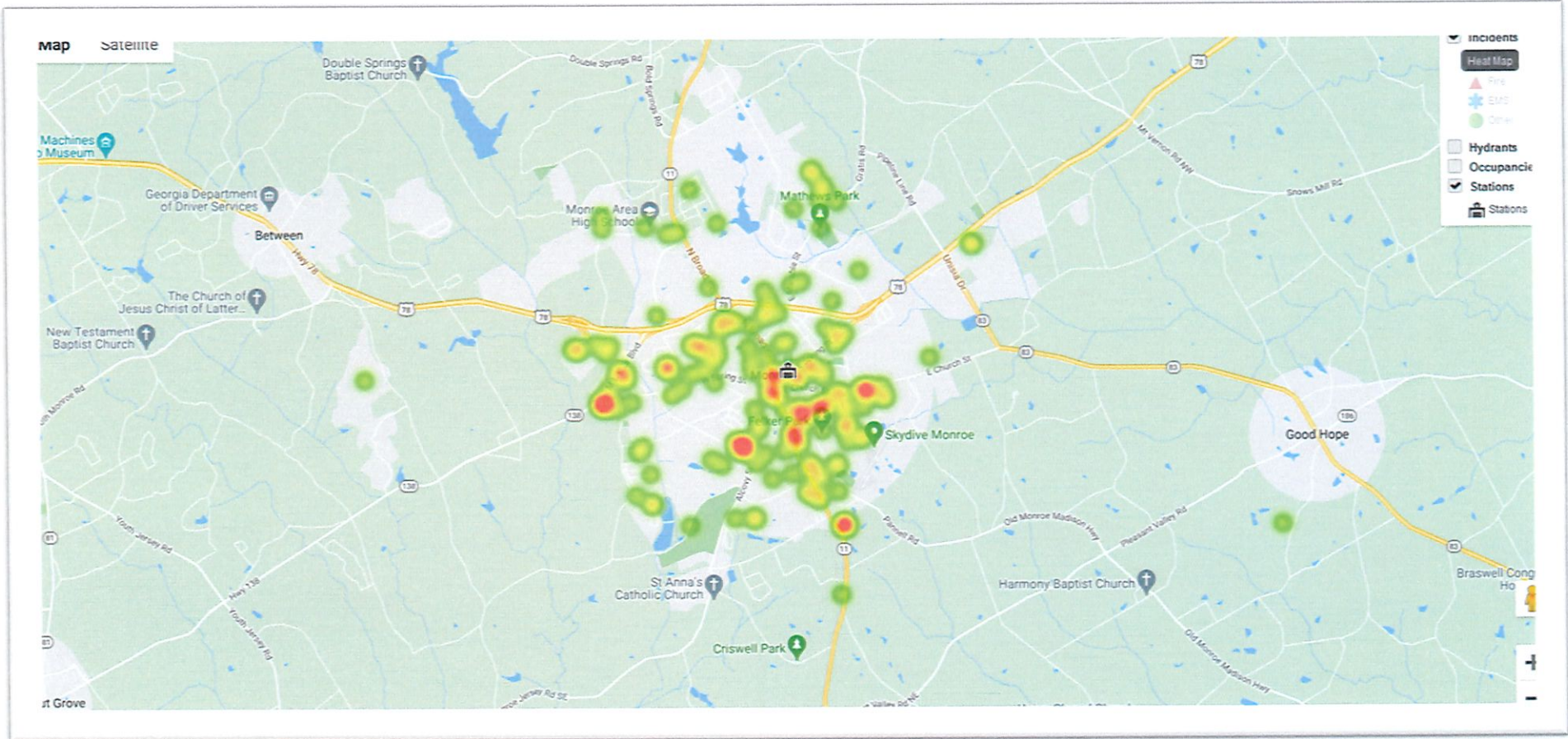
INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	3	1.46%
138 - Off-road vehicle or heavy equipment fire	1	0.49%
142 - Brush or brush-and-grass mixture fire	1	0.49%
151 - Outside rubbish, trash or waste fire	1	0.49%
154 - Dumpster or other outside trash receptacle fire	1	0.49%
311 - Medical assist, assist EMS crew	92	44.88%
321 - EMS call, excluding vehicle accident with injury	36	17.56%
322 - Motor vehicle accident with injuries	5	2.44%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.49%
400 - Hazardous condition, other	1	0.49%
412 - Gas leak (natural gas or LPG)	4	1.95%
422 - Chemical spill or leak	1	0.49%
444 - Power line down	1	0.49%
445 - Arcing, shorted electrical equipment	1	0.49%
510 - Person in distress, other	1	0.49%
512 - Ring or jewelry removal	1	0.49%
541 - Animal problem	1	0.49%
553 - Public service	1	0.49%
554 - Assist invalid	6	2.93%
561 - Unauthorized burning	2	0.98%
600 - Good intent call, other	1	0.49%
611 - Dispatched & cancelled en route	30	14.63%
651 - Smoke scare, odor of smoke	2	0.98%
671 - HazMat release investigation w/no HazMat	1	0.49%
733 - Smoke detector activation due to malfunction	2	0.98%
735 - Alarm system sounded due to malfunction	2	0.98%
743 - Smoke detector activation, no fire - unintentional	4	1.95%
745 - Alarm system activation, no fire - unintentional	2	0.98%
TOTAL INCIDENTS:	205	100%

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



City of Monroe Fire Dept

Monroe, GA



June 2023 Incident Distribution Map

City of Monroe Fire Dept

Monroe, GA



Incident Comparison 2018-2023

June	2018	2019	2020	2021	2022	2023
100 - Fire	8	3	3	3	7	7
200 - Overpressure Rupture, Explosion, Overheat	0	0	0	0	0	0
300 - Rescue & EMS	136	150	88	130	121	134
400 - Hazardous Condition	8	5	6	4	8	8
500 - Service Call	12	8	16	15	10	12
600 - Good Intent & Canceled Call	51	51	52	63	55	34
700 - False Alarm & False Call	14	11	6	14	20	10
800 - Severe Weather & Natural Disaster	3	0	0	0	0	0
900 - Special Incident Type	0	0	0	0	0	0
	232	228	171	229	221	205

City of Monroe Fire Dept

Monroe, GA

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255

Average Response Time for Agency for Response Mode for Date Range

Response Mode: Lights and Sirens | Start Date: 06/01/2023 | End Date: 06/30/2023

RESPONSE MODE	INCIDENT COUNT	AVERAGE RESPONSE TIME (Dispatch to Arrived)
AGENCY: City of Monroe Fire Dept		
Lights and Sirens	207	0:05:36

Only REVIEWED incidents included. Times shown are in HH:MM:SS (Hour:Minute:Second) format.



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Doc Id: 34
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City of Monroe Fire Dept

Monroe, GA

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256

Count of Overlapping Incidents for Date Range

Start Date: 06/01/2023 | End Date: 06/30/2023

# OVERLAPPING	% OVERLAPPING	TOTAL
40	19.51	205

OVERLAPPING INCIDENT DETAILS					
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
6/1/2023					
6/1/2023 12:05:28 PM	6/1/2023 12:21:28 PM	2023-0989	321	Monroe (City of) Headquarters	
6/1/2023 12:12:42 PM	6/1/2023 12:26:40 PM	2023-0990	321	Monroe (City of) Headquarters	
6/2/2023					
6/2/2023 1:19:58 AM	6/2/2023 1:52:46 AM	2023-0994	311	Monroe (City of) Headquarters	
6/2/2023 1:20:08 AM	6/2/2023 1:37:13 AM	2023-0993	311	Monroe (City of) Headquarters	
6/2/2023 5:24:27 PM	6/2/2023 5:48:11 PM	2023-1000	322	Monroe (City of) Headquarters	
6/2/2023 5:31:09 PM	6/2/2023 5:42:53 PM	2023-1001	554	Monroe (City of) Headquarters	
6/3/2023					
6/3/2023 9:52:50 PM	6/3/2023 10:16:26 PM	2023-1007	311	Monroe (City of) Headquarters	
6/3/2023 10:07:46 PM	6/3/2023 10:26:12 PM	2023-1008	733	Monroe (City of) Headquarters	
6/6/2023					
6/6/2023 9:37:15 AM	6/6/2023 10:17:53 AM	2023-1028	311	Monroe (City of) Headquarters	
6/6/2023 10:09:26 AM	6/6/2023 10:43:53 AM	2023-1029	138	Monroe (City of) Headquarters	
6/8/2023					
6/8/2023 3:35:56 AM	6/8/2023 3:52:55 AM	2023-1046	321	Monroe (City of) Headquarters	
6/8/2023 3:36:16 AM	6/8/2023 3:59:40 AM	2023-1045	311	Monroe (City of) Headquarters	
6/9/2023					
6/9/2023 10:23:44 AM	6/9/2023 10:41:09 AM	2023-1055	311	Monroe (City of) Headquarters	
6/9/2023 10:32:48 AM	6/9/2023 10:46:43 AM	2023-1056	321	Monroe (City of) Headquarters	
6/9/2023 7:34:21 PM	6/9/2023 7:50:07 PM	2023-1059	311	Monroe (City of) Headquarters	
6/9/2023 7:49:24 PM	6/9/2023 8:34:55 PM	2023-1060	512	Monroe (City of) Headquarters	
6/13/2023					
6/13/2023 7:47:52 PM	6/13/2023 8:02:21 PM	2023-1086	311	Monroe (City of) Headquarters	

Percentage of incidents overlapping from total incidents in month, year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



OVERLAPPING INCIDENT DETAILS

257

ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
6/13/2023 7:51:41 PM	6/13/2023 8:08:11 PM	2023-1087	311	Monroe (City of) Headquarters	
6/18/2023					
6/18/2023 10:45:41 AM	6/18/2023 11:06:07 AM	2023-1106	311	Monroe (City of) Headquarters	
6/18/2023 10:55:32 AM	6/18/2023 11:07:04 AM	2023-1107	743	Monroe (City of) Headquarters	
6/18/2023 10:01:30 PM	6/19/2023 12:47:29 AM	2023-1111	142	Monroe (City of) Headquarters	
6/18/2023 10:58:04 PM	6/18/2023 11:02:28 PM	2023-1112	611	Monroe (City of) Headquarters	
6/19/2023					
6/19/2023 11:53:29 AM	6/19/2023 12:06:45 PM	2023-1113	321	Monroe (City of) Headquarters	
6/19/2023 11:53:29 AM	6/19/2023 12:06:45 PM	2023-1114	400	Monroe (City of) Headquarters	
6/21/2023					
6/21/2023 10:47:02 AM	6/21/2023 11:13:16 AM	2023-1125	311	Monroe (City of) Headquarters	
6/21/2023 10:51:56 AM	6/21/2023 11:09:55 AM	2023-1126	321	Monroe (City of) Headquarters	
6/21/2023 6:59:45 PM	6/21/2023 7:29:10 PM	2023-1129	735	Monroe (City of) Headquarters	
6/21/2023 7:23:35 PM	6/21/2023 7:46:04 PM	2023-1130	311	Monroe (City of) Headquarters	
6/23/2023					
6/23/2023 8:21:19 PM	6/23/2023 8:39:31 PM	2023-1137	321	Monroe (City of) Headquarters	
6/23/2023 8:23:47 PM	6/23/2023 8:53:31 PM	2023-1139	445	Monroe (City of) Headquarters	
6/23/2023 8:28:14 PM	6/23/2023 8:49:12 PM	2023-1138	321	Monroe (City of) Headquarters	
6/24/2023					
6/24/2023 8:22:44 PM	6/24/2023 8:43:50 PM	2023-1147	311	Monroe (City of) Headquarters	
6/24/2023 8:43:06 PM	6/24/2023 9:11:38 PM	2023-1148	321	Monroe (City of) Headquarters	
6/24/2023 9:08:27 PM	6/24/2023 9:13:01 PM	2023-1149	611	Monroe (City of) Headquarters	
6/26/2023					
6/26/2023 11:22:49 AM	6/26/2023 11:55:24 AM	2023-1154	323	Monroe (City of) Headquarters	
6/26/2023 11:33:09 AM	6/26/2023 11:55:24 AM	2023-1155	321	Monroe (City of) Headquarters	
6/26/2023 11:46:48 AM	6/26/2023 11:59:55 AM	2023-1156	554	Monroe (City of) Headquarters	
6/29/2023					
6/29/2023 1:31:21 PM	6/29/2023 1:58:42 PM	2023-1181	321	Monroe (City of) Headquarters	
6/29/2023 1:35:32 PM	6/29/2023 1:52:23 PM	2023-1182	600	Monroe (City of) Headquarters	
6/29/2023 1:37:30 PM	6/29/2023 1:44:40 PM	2023-1183	611	Monroe (City of) Headquarters	

Percentage of incidents overlapping from total incidents in month, year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



City of Monroe Fire Dept

Monroe, GA

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258

Incident Detail for Aid Given and Received for Incident Type Range for Date Range

Incident Type Range: 100 - 911 | StartDate: 06/01/2023 | EndDate: 06/30/2023

INCIDENT DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT
AID TYPE: Automatic aid given				
06/06/2023	2023-1035	1953 Atha Woods Dr	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
06/08/2023	2023-1052	605 QUAIL CT	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
06/14/2023	2023-1089	225 Eugene DR	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
06/16/2023	2023-1096	2730 Lamar Poss RD	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 1.95%

AID TYPE: Automatic aid received				
06/03/2023	2023-1006	500 Great Oaks DR	651 - Smoke scare, odor of smoke	MFD - Monroe (City of) Headquarters
06/12/2023	2023-1079	1013 W Spring ST	111 - Building fire	MFD - Monroe (City of) Headquarters
06/23/2023	2023-1139	423 Ash ST	445 - Arcing, shorted electrical equipment	MFD - Monroe (City of) Headquarters
06/29/2023	2023-1182	501 Pine Park ST	600 - Good intent call, other	MFD - Monroe (City of) Headquarters
06/29/2023	2023-1183	208 Cherry Hill RD	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 2.44%

AID TYPE: Mutual aid given				
06/06/2023	2023-1029	L&P Parkway	138 - Off-road vehicle or heavy equipment fire	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 0.49%

AID TYPE: Mutual aid received				
06/02/2023	2023-0999	857 Fawnfield DR	111 - Building fire	MFD - Monroe (City of) Headquarters
06/18/2023	2023-1111	991 E Marable ST	142 - Brush or brush-and-grass mixture fire	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 0.98%

Displays all incidents with aid given or received, and excludes incidents with neither. Percentages calculated from total number of incidents for parameters provided. Only REVIEWED incidents included.



City of Monroe Fire Dept

Monroe, GA

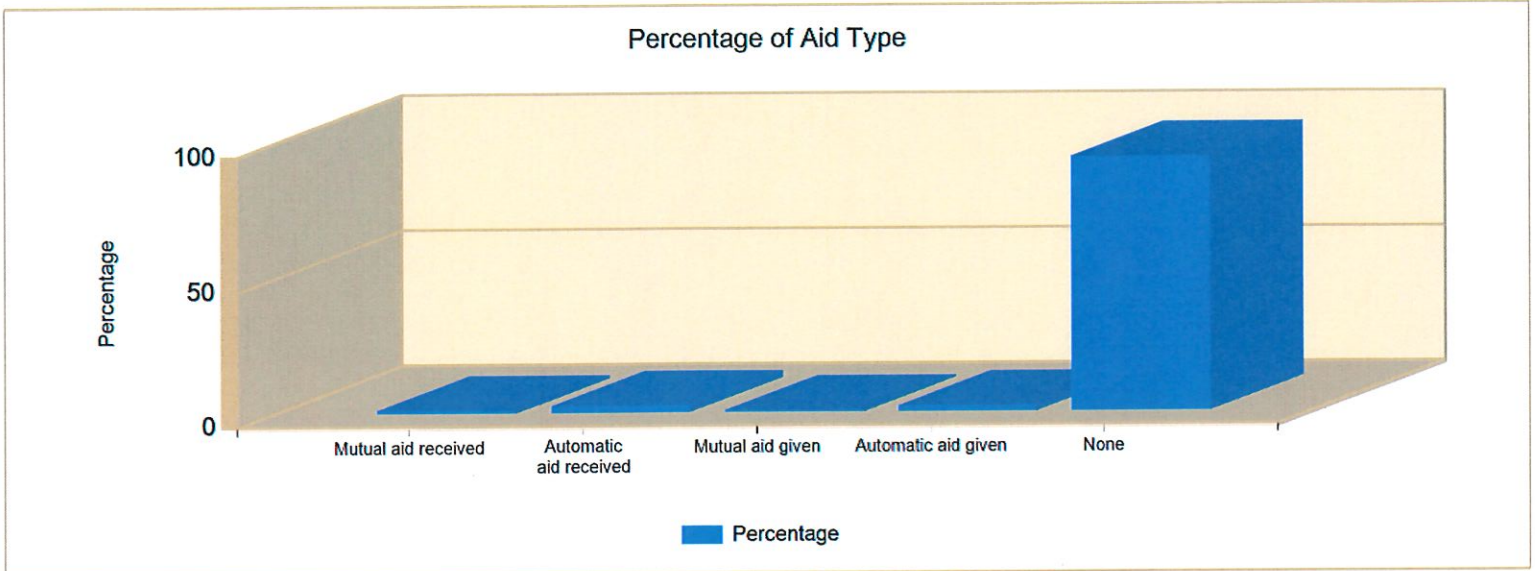
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259

Count of Aid Given and Received for Incidents for Date Range

Start Date: 06/01/2023 | End Date: 06/30/2023



AID TYPE	TOTAL	% of TOTAL
Mutual aid received	2	1.0%
Automatic aid received	5	2.4%
Mutual aid given	1	0.5%
Automatic aid given	4	2.0%
None	193	94.1%

Only REVIEWED incidents included



City of Monroe Fire Dept

Monroe, GA

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260

Detailed Losses For Date Range

Start Date: 06/01/2023 | End Date: 06/30/2023

# INCIDENTS	TOTAL PRE-INCIDENT PROP. VAL.	TOTAL PRE-INCIDENT CONT. VAL.	TOTAL PRE-INCIDENT VAL.	AVG. VAL.	TOTAL PROP. LOSS	TOTAL CONT. LOSS	TOTAL LOSSES	AVERAGE LOSS
3	\$733,121.00	\$353,958.00	\$1,087,079.00	\$362,359.00	\$109,052.00	\$41,825.00	\$150,877.00	\$50,292.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2023-0999	06/02/2023	111 - Building fire	857 Fawnfield DR Monroe	\$334,776.00	\$154,736.00	\$489,512.00	\$105,069.00	\$39,784.00	\$144,853.00
2023-1079	06/12/2023	111 - Building fire	1013 W Spring ST Monroe	\$398,345.00	\$199,172.00	\$597,517.00	\$3,983.00	\$1,991.00	\$5,974.00
2023-1136	06/23/2023	111 - Building fire	425 E Washington ST Monroe	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00

Only Reviewed Incidents included.





POLICE

DEPARTMENT

MONTHLY REPORT

August

2023

Comparison of June 2022 to June 2023 Activity Reports

	2023			2022		
Calls for Service	2,183			1,963		
Area Checks	10,589			9,740		
Calls to MPD						
Court Cases	212			147		
Training Hours	*1,771			215		
Part A Crimes	45			41		
Part B Crimes	70			58		
Arrest-Adult	67			71		
Juvenile	1			6		
C/S Trash Pick Up						
Tires						

* Note: 3 officers graduated from Police Academy in June 2023 (1,224 hours)

2023 AGENCY	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TO
													263
LE CALLS													
WALTON SO	3,958	3,456	3,588	3,038	3,508	2,931							20,479
WCSO AREA CHECKS	8,835	7,423	8,747	7,488	7,602	6,760							46,855
MONROE PD	2,179	2,124	2,192	1,935	2,284	2,183							12,897
MPD AREA CHECKS	11,053	10,541	12,123	9,621	10,159	10,589							64,086
LOGANVILLE PD	971	789	884	1,014	935	875							5,468
LPD AREA CHECKS	15	13	24	1,061	768	500							2,381
SOCIAL CIRCLE PD	300	249	229	353	384	345							1,860
SPD AREA CHECKS	2,446	2,588	2,204	1,459	1,805	2,021							12,523
LAW TOTALS	29,757	27,183	29,991	25,969	27,445	26,204							166,549
WALTON EMS	1,843	1,539	1,594	1,507	1,663	1,563							9,709
FIRE DEPTS													
WALTON FIRE	492	426	461	399	424	423							2,625
MONROE FIRE	246	186	189	196	193	209							1,219
LOGANVILLE FIRE	213	214	206	223	226	201							1,283
SOC CIRCLE FIRE	65	61	64	44	66	66							366
FIRE TOTALS	1,016	887	920	862	909	899							5,493
PHONE CALLS													
ABANDONED	321	245	466	321	338								1,691
ADMIN IN	4,768	4,350	4,947	4,823	5,051								23,939
ADMIN OUT	3,051	2,620	3,178	2,849	3,167								14,865
911	5,012	4,632	5,337	4,898	5,334								25,213
TOTAL	13,152	11,847	13,928	12,891	13,890								65,708

	June 2022	June 2023
Citations issued:	290	219
Adjudicated/ Closed cases:	147	212
Fines collected per month:	\$24,542.00	\$21,224.50
Year to date collected:	\$227,895.25	\$208,470.83

June 2023 Training Hours for Monroe Police Department

GPSTC online training: 146

Conference training: 0

In-service Training: 210

Off Site Training: 1,415

Total Training Hours: 1,771



Offense and Arrest Summary Report

Printed On:
07/11/2023

Beginning Date: 06/01/2023

Ending Date: 06/30/2023

Page 1 of 1

Agency: MONROE POLICE DEPARTMENT

Total Offenses	115	Clearance Rate	53.91%
% change from last year	16.16%	Last years rate	46.46%
Total Arrests	68	Hate Crime Offenses	0
% change from last year	-11.69%	Law Officers Assaulted	0
Group A Crime Rate per 100,000 Population :	816.12	Summary based reporting Crime Rate per 100,000 Population :	198.71
Arrest Rate per 100,000 Population :	482.58		

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	0
Negligent Manslaughter	0	0	0	0	0
Justifiable Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	0
Aggravated Assault	1	0	0	1	3
Burglary	0	0	0	0	0
Larceny	8	0	0	8	7
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	11	1	0	12	6
Intimidation	0	0	0	0	0
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0
Vandalism	1	0	0	1	1
Drug/Narcotic Violations	23	0	0	23	22
Drug Equipment Violations	0	0	0	0	0
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	1	0	0	1	0
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	1	0	0	1	1
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	0
Weapons Law Violations	2	0	0	2	0
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	1
Total Group A Arrests	48	1	0	49	41
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	2	0	0	2	0
Disorderly Conduct	2	0	0	2	7
DUI	3	0	0	3	7
Drunkenness	2	0	0	2	0
Family Offenses-nonviolent	0	0	0	0	0
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	1	0	0	1	5
All Other Offenses	9	0	0	9	17
Total Group B Arrests	19	0	0	19	36
Total Arrests	67	1	0	68	77

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	0
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Aggravated Assault	6	3	4
Burglary	2	0	4
Larceny	20	7	19
Motor Vehicle Theft	0	0	1
Arson	0	0	0
Simple Assault	17	12	13
Intimidation	4	0	3
Bribery	0	0	0
Counterfeiting/Forgery	0	0	0
Vandalism	11	1	13
Drug/Narcotic Violations	23	19	19
Drug Equipment Violations	9	8	5
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	10	1	9
Gambling	0	0	0
Kidnapping	2	2	1
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	0	0	1
Sexual Assault w/Object	0	0	0
Fondling	3	1	2
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	0	0	1
Weapons Law Violations	8	8	3
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	1
Total Group "A"	115	62	99

Crime Against Person

32 - This year
24 - Last year
33.33% - Percent Change

Crime Against Property

43 - This year
47 - Last year
-8.51% - Percent Change

Crime Against Society

40 - This year
28 - Last year
42.86% - Percent Change

Population : 14091

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



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
310	LAW ENFORCEMENT UNIT	2
314	LAW ENFORCEMENT UNIT	8
316	LAW ENFORCEMENT UNIT	2
321	LAW ENFORCEMENT UNIT	250
325	LAW ENFORCEMENT UNIT	709
327	LAW ENFORCEMENT UNIT	88
329	LAW ENFORCEMENT UNIT	1
333	LAW ENFORCEMENT UNIT	261
335	LAW ENFORCEMENT UNIT	1
336	LAW ENFORCEMENT UNIT	291
337	LAW ENFORCEMENT UNIT	136
341	LAW ENFORCEMENT UNIT	408
342	LAW ENFORCEMENT UNIT	116
343	LAW ENFORCEMENT UNIT	232
344	LAW ENFORCEMENT UNIT	286
346	LAW ENFORCEMENT UNIT	601
349	LAW ENFORCEMENT UNIT	1042
351	LAW ENFORCEMENT UNIT	612
352	LAW ENFORCEMENT UNIT	70
353	LAW ENFORCEMENT UNIT	657
354	LAW ENFORCEMENT UNIT	266
356	LAW ENFORCEMENT UNIT	54
358	LAW ENFORCEMENT UNIT	369
359	LAW ENFORCEMENT UNIT	665
360	LAW ENFORCEMENT UNIT	586
361	LAW ENFORCEMENT UNIT	181
363	LAW ENFORCEMENT UNIT	507
364	LAW ENFORCEMENT UNIT	694
365	LAW ENFORCEMENT UNIT	531
369	LAW ENFORCEMENT UNIT	738
370	LAW ENFORCEMENT UNIT	225
Total Radio Logs:		10589

Report Includes:

All dates between `00:00:00 06/01/23` and `23:59:59 06/30/23`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	3
ANIMAL COMPLAINT	7
INJURED ANIMAL	1
PROWLER	5
BURGLARY IN PROGRESS	2
BURGLARY REPORT	3
DOMESTIC NON-VIOLENT	35
DOMESTIC VIOLENT	4
WARRANT SERVICE	30
SUBJECT WITH WEAPON	1
SUSPICIOUS PERSON	68
SUSPICIOUS VEHICLE	101
TRAFFIC STOP	1
SUICIDE ATTEMPT	2
SUICIDE THREAT	6
KEYS LOCKED IN VEHICLE	95
SPEEDING AUTO	5
ACCIDENT NO INJURIES	60
INJURY BY COMPLAINT	1
ACCIDENT WITH A DEER	3
ACCIDENT WITH INJURIES	2
OFFICER INVOLVED ACCIDENT	1
PERSON STRUCK WITH AUTO	1
ACCIDENT UNKNOWN INJURIES	3
ROAD HAZARD	3
DRUNK DRIVER	1
INTOXICATED PERSON	3
HIT AND RUN	10
DIRECT TRAFFIC	3
FUNERAL ESCORT	4
TRANSPORT	7
DISABLED VEHICLE	26
AREA/BLDG CHECK	64
LITTERING/ILLEGAL DUMPING	3
CHILD ABUSE	2
RAPE	1
SEXUAL ASSAULT	6
CHASE	2
BUSINESS ALARM	44
CHURCH ALARM	1
RESIDENTIAL ALARM	21
SCHOOL ALARM	2
SUBJECT IN CUSTODY	2
TRANSPORT TO COURT	2

<u>Nature of Incident</u>	<u>Total Incidents</u>
TRANSPORT TO HOSPITAL	1
DEMENTED PERSON NON-VIOLENT	9
STOLEN VEHICLE	2
911 HANGUP	57
CONTROL SUBSTANCE PROBLEM	22
AGENCY ASSISTANCE	8
ASSAULT LAW ENFORCEMENT ONLY	1
CHILD CUSTODY DISPUTE	6
CIVIL ISSUE/DISPUTE	15
DAMAGE TO PROPERTY	27
DISPUTE NON VIOLENT IN NATURE	65
DISPUTE VIOLENT IN NATURE	1
DISTRUBING THE PEACE	8
DISORDERLY CONDUCT	1
EMERGENCY MESSAGE	2
LE ASSIST FOR EMS	19
ENTERING AN AUTO	6
EXTRA PATROL REQUEST	6
ASSIST FIRE DEPARTMENT	6
FIREARMS DISCHARGED	14
FOLLOW UP TO PREVIOUS CALL	2
FOUND PROPERTY	4
FRAUD	10
GUNSHOT WOUND PRIORITY 1	1
HARRASSING PHONE CALLS	1
HARRASSMENT	8
IDENTITY THEFT	1
ILLEGAL PARKING	37
JUVENILE RUNAWAY	4
JUVENILE COMPLAINT	7
JUVENILE PROBLEM -NO COMPLAINT	7
LOITERING	3
LOST ITEM REPOR	3
LOUD MUSIC COMPLAINT	16
MISSING PERSON	4
MISCELLANEOUS LAW INCIDENT	51
ROAD RAGE	4
PHONE CALLS/MAIL SCAMS	4
SHOPLIFTING	4
THEFT REPORT	21
THREATS	7
TRAFFIC LIGHT OUT	3
TRAFFIC VIOLATION	984
TRAILER INSPECTION	9
TREE DOWN	2
TRESPASSING	5
UNCONSCIOUS PRIORTY 1	1
UNKNOWN PRIORTY 1	2
UNKNOWN LAW PROBLEM	2
UNSECURE PREMISES	4

<u>Nature of Incident</u>	<u>Total Incidents</u>
VEHICLE INSPECTION	10
WANTED PERSON	8
WELFARE CHECK	31

Total reported: 2183

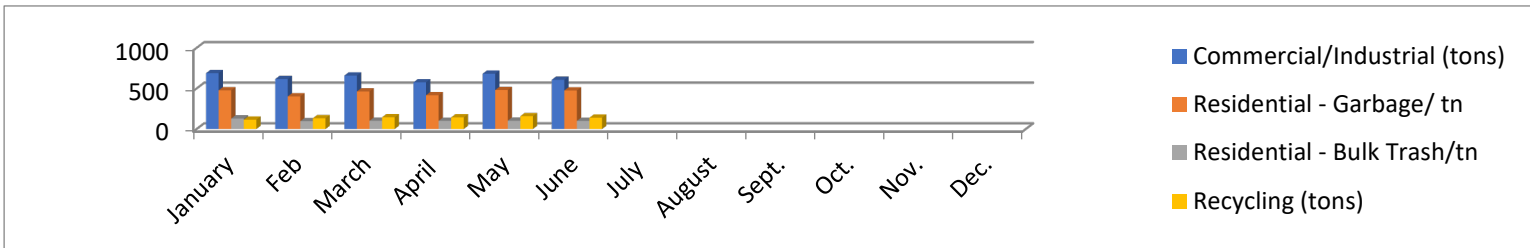
Report Includes:

All dates between `00:00:00 06/01/23` and `23:59:59 06/30/23`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



**SOLID WASTE
DEPARTMENT
MONTHLY REPORT
AUGUST
2023**

2023	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	687.88	615.16	657.73	574.65	680.6	605.96						
Residential - Garbage/ tn	476.78	402	462.85	415.88	480.01	474.65						
Residential - Bulk Trash/tn	128.88	96.67	101.63	100.56	102.21	100.15						
Recycling (tons)	114.89	133.00	145.19	143.67	158.46	140.03						
Transfer Station (tons)	6,723.63	5,801.08	5,965.72	5,744.80	6,892.55	6,490.95						
Customers (TS)	19	18	18	19	19	19						
Sweeper debris (tons)	47.84	23.06	3.95									
Storm drain debris (tons)	0.4	0.52		6.86	0.42							
2023	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Waste (tons)	65.81	72.04	78.62	88.69	89.27	78.02						
Recycling - Leaves (tons)			2.43									
Recycling - Curbside (tons)	42.48	27.44	34.19	31.59	34.51	40.91						
Recycling - Cardboard (tons)	3.82	9.4	19.16	14.55	19.05	14.16						
Recycling - Scrap Metal (tons)	0.98	20.53	0.93	2.29	9.39	1.79						
Recycling - Scrap tires (tons)		71 (1.46)	158 (3.26)	80 (1.65)	53 (1.09)							
Recycling - Glass (tons)	1.8	2.13	1.43	1.41	1.77	3						
Recycling - C & D (tons)												
Recycling - Mattresses			240 (6.6)	127 (3.49)	123 (3.38)	78 (2.15)						
95G Garbage carts (each)	38	62	57	102	115	35						
65G Recycling Carts (each)	24	25	21	29	32	24						
18G Recycling bins (each)	8	3	1	3	1	3						
Dumpsters (each)	2			9	11	5						
Cemetery Permits	2	2	5	3	4	2						



**Note: 1,180.76 tons of trash /garbage collected and disposed.
140.03 tons of recycled materials collected, including scrap tires & mattresses.**

ITEMS OF INTEREST

- I. Project Update- Transfer Station Improvements:
 - Repair French drains in front of the building. **Complete! (June 17, 2023)**
 - Repair concrete tipping floor, outside the building. **Complete!**

- II. Transfer Station tonnage report: Deposited 6,490.95 tons in June 2023. A decrease of 3,590.63 tons compared to June 2022. **10,081.58 tons at (36%).**
Six months total: 37,619 tons in 2023, down from 56,530 tons in 2022 at 33%

- III. Curbside Recycling Update: 18% increase in customer participation, using the 65 gallon “Blue” cart!
The “Oops” tags are being implemented, to help educate citizens and reduce the amount of contamination in the cart.
 - Customers who did not receive a cart or would like to participate, should call our office at: 770-267-6933 to make their request. **Service reminder: All acceptable items should be loose inside the cart and not in plastic bags! Oversized cardboard broken down, bundled, and set out next to the cart, for separate collection!**

- IV. Curbside Glass Collection Update: Currently have 397 customers participating. (3 tons collected in June 2023).
Reminder: Please rinse the glass containers and remove all caps or lids. Also, Items cannot be mixed with other recycling materials! A separate vehicle will collect the glass.

- V. Solid Waste Website: The information is being updated, to improve our customer service and to help educate citizens on service guidelines. **We encourage all our citizens to please visit!**

- VI. Mattress Update: Effective January 3, 2023 we are no longer accepting mattresses and box springs in the curbside collection program, due to MSW landfill restrictions! **Note: We are currently cleaning up mattresses set out at the curb, to avoid an unsightly pile up! Once they are all removed, any mattresses set out, may be charged for pickup! Walton Co. Recycling Center at 2051 Leroy Anderson Rd. is now accepting mattresses for a \$10.00 fee.**

- VII. Collection Route Change: Effective March 6, 2023 some customers on the Monday collection route have changed to Tuesday pickup! This includes all curbside services. Please see attached list of streets, impacted by the change.

- VIII. **The new 9cy Rear Loader truck arrived on Friday, July 28, 2023.**

Dps

STREET NAME:	NEW PICK UP DAY:	ASL Truck Route:
Amber Trail	Tuesday	Yes
Clearview Dr.	Tuesday	No
Crestview Dr.	Tuesday	No
Eagle Court	Tuesday	Yes
Greenwood Dr.	Tuesday	No
Hannah Lane	Tuesday	Yes
Heritage Ridge Ct.	Tuesday	Yes
Heritage Ridge Dr.	Tuesday	Yes
Heritage Trace	Tuesday	Yes
Hillside Dr.	Tuesday	No
Holly Hill Rd.	Tuesday	No
Kay Lane	Tuesday	No
Michael Circle	Tuesday	Yes
Overlook Crest	Tuesday	Yes
Overlook Trail	Tuesday	Yes
Pine Circle	Tuesday	No
Pinecrest Dr.	Tuesday	No
Plantation Dr.	Tuesday	No
Ridgeview Ct.	Tuesday	Yes
Selman Dr.	Tuesday	No
Springdale Dr.	Tuesday	No
Thompson Ridge Ct.	Tuesday	Yes
Thompson Ridge Dr.	Tuesday	Yes
Wellington Dr.	Tuesday	Yes
Wellington Lane	Tuesday	Yes
Westridge Ave.	Tuesday	No
Woodland Rd.	Tuesday	No



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
AUGUST
2023**

Public Works Administration

June 2023

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	738	680	668	457	747	810							4100
Work orders received	86	76	101	94	149	102							608
Work orders completed	85	74	101	93	147	67							567
Permits received/approved -													
Road closure			1		5								6
Parade													0
Procession													0
Public demonstration													0
Assembly			2	1		8							11
Picket													0
Road race				1									1

Fleet Maintenance Division

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

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
City Hall													0
Code													0
Electric/Cable	3	5	2		2	4							16
Finance													0
Fire		6	5	5	7	4							27
Gas/Water/Sewer	11	4	8	6	7	9							45
GUTA					1								1
Meter Readers	2	1		2	2	1							8
Motor Pool													0
Police	22	13	24	16	17	21							113
Public Works	29	33	32	27	43	39							203
TOTAL	67	62	71	56	79	78	0	0	0	0	0	0	413



TELECOM
DEPARTMENT
MONTHLY REPORT

AUGUST
2023

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2023 | FY 2023



COVER	1
EXECUTIVE SUMMARY	2
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RETAIL SALES & REVENUE	11-13
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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was -10.56%

RECOMMENDATIONS

- *
- *
- *
- *

**MOST RECENT
12-MONTH**

FINANCIALS

Revenues

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
RETAIL SALES	\$ 547,438	\$ 558,006	\$ 3,319,193	\$ 3,368,107	\$ 6,658,211
OTHER REVENUES	19,662	19,558	196,290	143,110	379,621
ADJUSTMENTS	44	(728)	65,592	(280)	149,051
Total Revenues	\$ 567,143	\$ 576,837	\$ 3,581,075	\$ 3,510,937	\$ 7,186,882

Expenses

PERSONNEL	\$ 67,868	\$ 73,604	\$ 456,351	\$ 417,916	\$ 841,639
PURCHASED & CONTRACTED SVC	59,659	18,774	258,983	90,081	451,605
PURCHASED PROPERTY SERVICES	22,803	319	88,565	8,762	128,643
SUPPLIES	26,184	46,029	191,088	178,833	459,840
COST OF GOODS SOLD	226,371	238,871	1,360,248	1,391,331	2,805,591
DEPR, DEBT SVC & OTHER COSTS	141,254	133,212	862,831	728,899	1,556,441
FUND TRANSFERS	95,695	126,496	741,201	683,471	1,416,597
Total Combined Expenses	\$ 639,835	\$ 637,305	\$ 3,959,268	\$ 3,499,292	\$ 7,660,356

Income

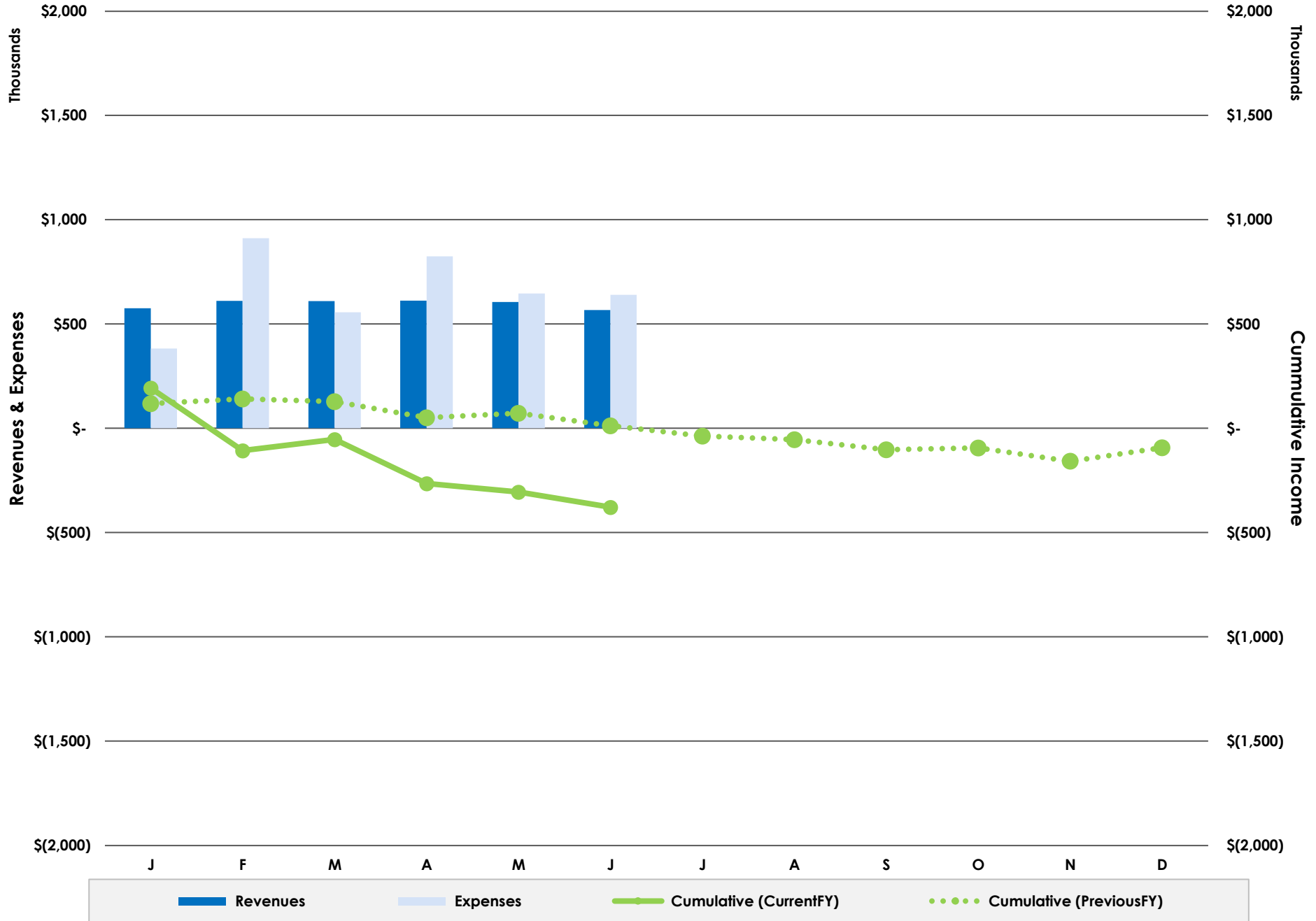
Before Transfer	\$ 23,004	\$ 66,028	\$ 363,008	\$ 695,116	\$ 943,123
After Transfer	\$ (72,691)	\$ (60,468)	\$ (378,193)	\$ 11,645	\$ (473,474)

Margin

Before Transfer	4.06%	11.45%	10.14%	19.80%	13.12%
After Transfer	-12.82%	-10.48%	-10.56%	0.33%	-6.59%

Note on Energy Loss: Loss is the difference between *Energy Purchased* and *Retail Sales*. *Energy Purchased* is reported on a calendar month basis by MEAG and SEPA. *Retail Sales* is reported on billing cycle that may not adhere to calendar month. Due to this timing difference, we suggest using Most Recent 12-Month Loss as a better indicator of loss.

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2023



	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
RETAIL SALES					
<i>Note on Telecom Sales: Detail break-down for individual rate class is shown in TELECOM: RETAIL SALES section.</i>					
CABLE TELEVISION	\$ 181,363	\$ 211,769	\$ 1,139,375	\$ 1,312,241	\$ 2,360,390
DVR SERVICE	17,662	21,057	113,327	127,048	237,102
FIBER OPTICS	101,773	58,658	484,097	341,056	854,345
INTERNET	211,581	231,468	1,374,929	1,378,751	2,790,355
TELEPHONE	34,031	33,664	200,589	200,419	401,075
SET TOP BOX	1,027	1,391	6,875	8,592	14,944
Total RETAIL SALES (ACTUAL)	\$ 547,438	\$ 558,006	\$ 3,319,193	\$ 3,368,107	\$ 6,658,211
OTHER REVENUES					
CATV INSTALL/UPGRADE	\$ 225	\$ (108)	\$ 316	\$ 3,347	\$ 2,115
MARKETPLACE ADS	-	-	-	-	-
PHONE FEES	777	672	5,336	4,392	10,717
EQUIPMENT SALES	-	-	-	-	-
MODEM RENTAL	6,830	8,019	44,820	48,063	92,777
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	488	1,226	12,616	22,864	20,529
ADMIN ALLOCATION	11,342	9,751	133,202	64,458	249,290
OPERATING TRANSFERS IN	-	-	-	-	4,662
Transfer from CIP	-	-	-	-	-
MISCELLANEOUS	-	-	-	(15)	(469)
Total OTHER REVENUES ACTUAL	\$ 19,662	\$ 19,558	\$ 196,290	\$ 143,110	\$ 379,621
Adjustment	\$ 44	\$ (728)	\$ 65,592	\$ (280)	\$ 149,051
<i>Note: Adjustment added to match Financials</i>					
TOTAL REVENUES (ACTUAL)	\$ 567,143	\$ 576,837	\$ 3,581,075	\$ 3,510,937	\$ 7,186,882

MOST RECENT
12-MONTH

SUMMARY

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	12-MONTH
Personnel	\$ 67,868	\$ 73,604	\$ 456,351	\$ 417,916	\$ 841,639
Purchased & Contracted Svc	59,659	18,774	258,983	90,081	451,605
Purchased Property Services	22,803	319	88,565	8,762	128,643
Supplies	26,184	46,029	191,088	178,833	459,840
Cost of Goods Sold	226,371	238,871	1,360,248	1,391,331	2,805,591
Depr, Debt Svc & Other Costs	141,254	133,212	862,831	728,899	1,556,441
Fund Transfers	95,695	126,496	741,201	683,471	1,416,597
TOTAL SUMMARY (ACTUAL)	\$ 639,835	\$ 637,305	\$ 3,959,268	\$ 3,499,292	\$ 7,660,356

TELECOM

Personnel

Salaries	\$ 44,614	\$ 46,465	\$ 308,454	\$ 286,049	\$ 571,880
Benefits	23,254	27,138	147,897	131,866	269,759
Total Personnel (ACTUAL)	\$ 67,868	\$ 73,604	\$ 456,351	\$ 417,916	\$ 841,639

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	-	-	754
Web Design	-	-	-	-	-
Consulting - Technical	-	-	-	-	-
HOLIDAY EVENTS	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Security Systems	-	-	258	833	1,294
Pest Control	-	-	-	-	-
Maintenance	1,125	4,249	8,299	7,192	18,873
Equipment Rents/Leases	188	188	1,314	1,314	2,441
Pole Equip. Rents/Leases	-	-	-	-	-
Equipment Rental	-	14	62	71	174
CONSULTING - TECHNICAL	-	-	-	-	-
LAWN CARE & MAINTENANCE	32	32	160	96	288
HOLIDAY EVENTS	-	-	-	-	135
SECURITY SYSTEMS	-	-	570	-	570
Outside Maintenance	14,327	2,478	68,016	9,361	78,196
EQUIPMENT RENTS / LEASES	-	-	-	-	-
POLE EQUIPMENT RENTS / LEASES	-	-	-	-	4,772
MAINTENANCE CONTRACTS	1,312	99	32,289	16,075	64,342
EQUIPMENT RENTAL	-	10	52	48	126
COMMUNICATION SERVICES	1,958	2,996	14,286	11,782	31,063
INTERNET COSTS	-	-	-	2,120	99
POSTAGE	-	-	-	-	45
TRAVEL EXPENSE	946	1,310	1,561	1,620	1,822
DUES/FEES	11,587	-	23,590	6,859	35,360
VEHICLE TAG & TITLE FEE	-	-	162	-	162
FCC FEES	2,965	3,498	16,087	20,243	32,204
GA DEPT OF REV FEES	-	-	-	-	-
TRAINING & EDUCATION -EMPLOYEE	2,986	3,900	3,526	6,093	9,152
CONTRACT LABOR	22,233	-	88,753	6,373	169,732
SOFTWARE EXPENSE	-	-	-	-	-
SHIPPING / FREIGHT	-	-	-	-	-
Total Purchased & Contracted Svc (ACTUAL)	\$ 59,659	\$ 18,774	\$ 258,983	\$ 90,081	\$ 451,605

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	-	-
Repair & Maintenance (Inside)	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	570	319	1,848	1,596	3,795
Postage	-	-	-	-	1,300
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	-
Marketing Expense	-	-	-	-	-
					878
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	761	792	761
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	-	-
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	-	-	-	-
Uniform Rental	-	-	-	-	-
Contract Labor	22,233	-	85,956	6,373	119,909
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	-	-
Total Purchased Property Services (ACTUAL) \$	22,803 \$	319 \$	88,565 \$	8,762 \$	128,643

TELECOM (Continued)

Supplies

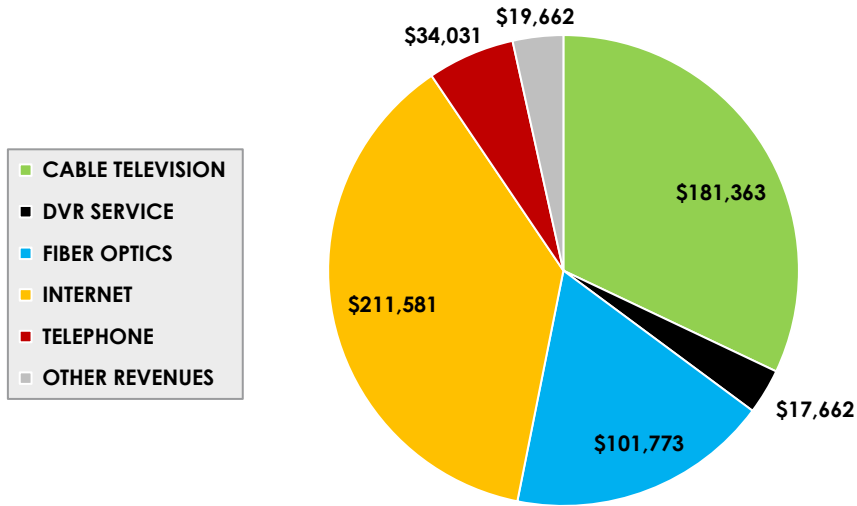
	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	12-MONTH
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	-	-	-	258
Postage	-	-	-	-	-
Auto Parts	-	1,472	525	5,232	4,249
CONSTRUCTION MATERIALS	-	-	-	-	-
Damage Claims	-	-	-	-	-
EXPENDABLE FLUIDS	195	-	195	244	377
Tires	-	265	1,865	265	4,167
Uniform Expense	-	-	-	2,557	200
Janitorial Supplies	263	339	1,718	1,556	3,690
Equipment Parts	-	153	690	273	1,427
R&M Building - Inside	-	-	-	-	-
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	862	1,662	9,366	17,432	61,380
Sys R&M - Inside/Shipping	-	-	-	-	-
COVID-19 EXPENSES	-	-	-	-	-
Utility Costs	3,070	9,967	17,342	22,596	36,866
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	1,079	1,404	5,784	6,520	16,189
Food	52	49	469	470	1,130
Small Tools & Minor Equipment	220	198	891	533	1,699
Small Operating Supplies	330	17	1,329	1,504	4,018
EMPLOYEE RECOGNITION	191	-	619	-	619
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	224	52	651	152	1,216
AUTO PARTS	569	72	569	72	719
CONSTRUCTION MATERIALS	-	-	373	-	373
EXPENDABLE FLUIDS	-	-	-	-	15
UNIFORM EXPENSE	110	1,840	3,328	2,628	6,047
JANITORIAL SUPPLIES	-	-	-	-	315
COMPUTER EQUIP NON-CAP	-	-	3,058	2,451	7,583
EQUIPMENT PARTS	-	131	8,885	1,538	14,139
REPAIRS & MAINTENANCE	9,212	13,372	63,781	56,028	143,676
COVID-19 EXPENSES	-	-	-	-	-
UTILITY COSTS	1,949	1,821	9,732	9,130	23,009
AUTO & TRUCK FUEL	1,079	1,631	5,784	6,747	16,327
SMALL TOOLS & MINOR EQUIPMENT	879	5,425	16,491	11,563	45,004
SMALL OPERATING SUPPLIES	302	2,681	7,497	8,474	17,353
DEPRECIATION EXPENSE	5,598	3,478	30,148	20,870	47,539
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 26,184	\$ 46,029	\$ 191,088	\$ 178,833	\$ 459,840

MOST RECENT
12-MONTH

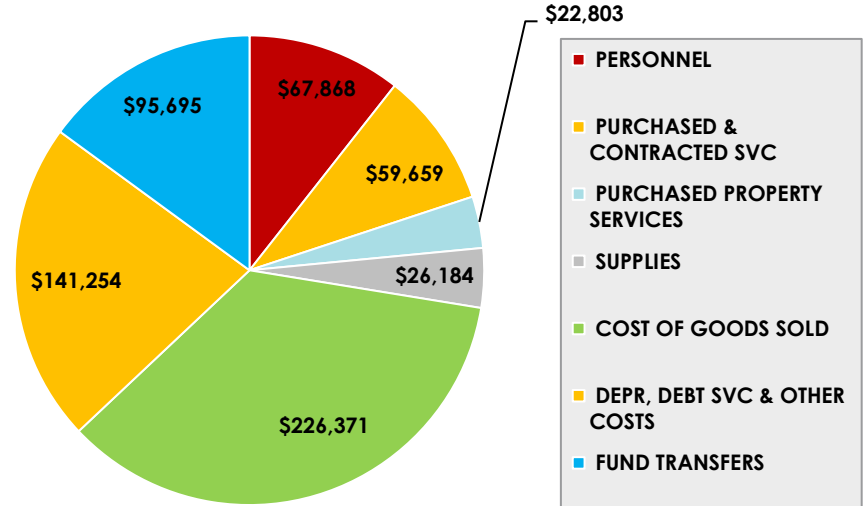
	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	18,598	15,940	110,784	97,343	215,979
Cost of Sales CATV	175,528	193,948	1,056,011	1,141,584	2,221,562
Cost of Sales Internet	24,435	20,771	152,290	102,991	277,776
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	7,810	8,213	41,163	49,413	90,275
Cost of Programming CATV	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	\$ 226,371	\$ 238,871	\$ 1,360,248	\$ 1,391,331	\$ 2,805,591
Depr, Debt Svc & Other Costs					
Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Damage Claims	\$ 27,794	\$ -	\$ 27,794	\$ -	\$ 27,794
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	15,470	15,662	92,969	93,974	171,064
INTEREST EXP - 2020 REV BONDS	43,089	43,089	258,535	258,535	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	63,624	83,184	535,874	428,730	945,195
Utility Bad Debt Expense	-	-	-	-	-
Revenue Bond Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
Interest Expenses (Bond)	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Capital Exp-Software	-	-	-	-	-
Capital Exp - Equipment	-	-	-	-	-
Total Depr, Debt Svc & Other Costs (ACTUAL)	\$ 141,254	\$ 133,212	\$ 862,831	\$ 728,899	\$ 1,556,441
Fund Transfers					
Trans Out 5% to Gen Fund - CABLE TV	12,079	17,883	78,802	107,508	184,804
Trans Out 5% to Gen Fund - TELECOM	19,991	25,429	126,525	147,232	286,598
ADMIN ALLOC - ADMIN EXPENSES	63,624	83,184	535,874	428,730	945,195
Total Fund Transfers (ACTUAL)	\$ 95,695	\$ 126,496	\$ 741,201	\$ 683,471	\$ 1,416,597
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 639,835	\$ 637,305	\$ 3,959,268	\$ 3,499,292	\$ 7,660,356

**CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES**

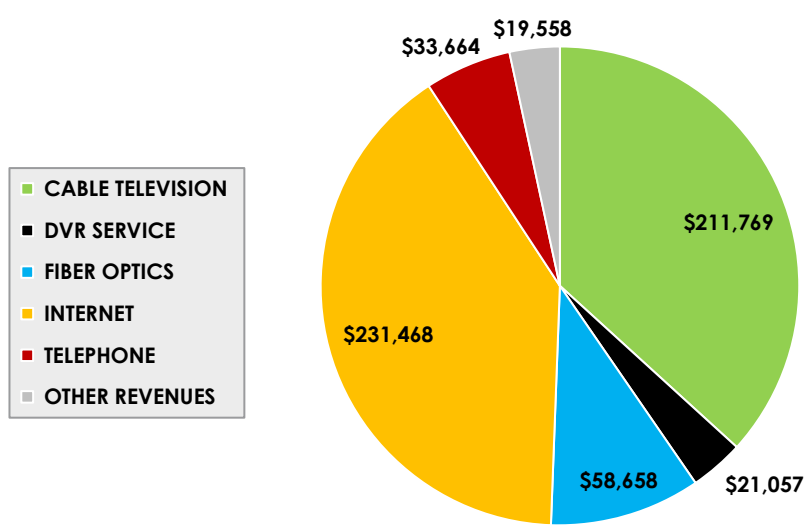
REVENUES [Jun 2023]



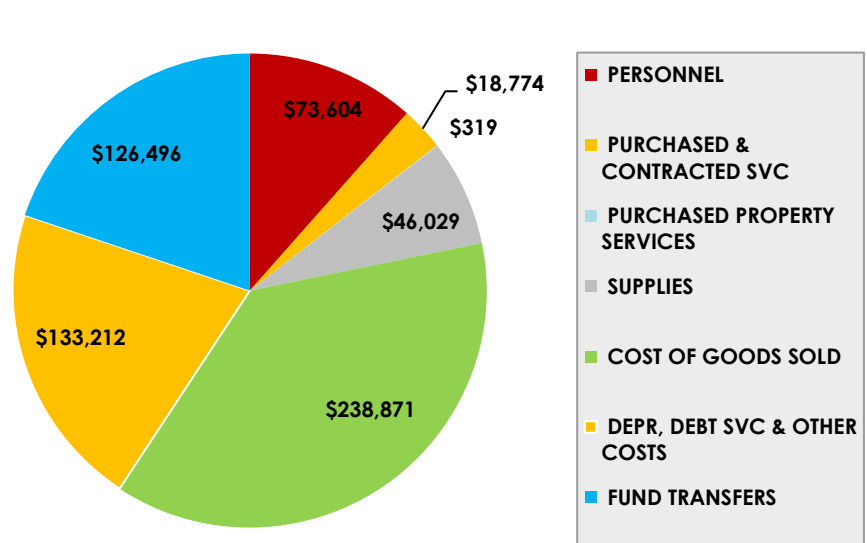
EXPENSES [Jun 2023]



REVENUES [Jun 2022]



EXPENSES [Jun 2022]



	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	1,471	1,729	9,239	10,753	19,209
Revenue (\$)	\$ 168,122	\$ 197,252	\$ 1,056,857	\$ 1,224,897	\$ 2,191,623
Revenue Per Bill (\$)	\$ 114	\$ 114	\$ 114	\$ 114	\$ 114
MINI BASIC					
Number of Bills	277	299	1,702	1,810	3,507
Revenue (\$)	\$ 10,530	\$ 11,242	\$ 64,629	\$ 67,142	\$ 131,896
Revenue Per Bill (\$)	\$ 38	\$ 38	\$ 38	\$ 37	\$ 38
BOSTWICK					
Number of Bills	8	11	58	66	120
Revenue (\$)	\$ 920	\$ 1,265	\$ 6,609	\$ 7,590	\$ 13,693
Revenue Per Bill (\$)	\$ 115	\$ 115	\$ 114	\$ 115	\$ 114
BULK CATV/MOTEL					
Number of Bills	4	4	24	24	48
Revenue (\$)	\$ 1,310	\$ 1,310	\$ 7,860	\$ 7,860	\$ 15,720
Revenue Per Bill (\$)	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328
SHOWTIME					
Number of Bills	3	3	18	24	36
Revenue (\$)	\$ 44	\$ 44	\$ 264	\$ 290	\$ 527
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 12	\$ 15
SHOW/HBO					
Number of Bills	1	4	13	30	37
Revenue (\$)	\$ 13	\$ 50	\$ 159	\$ 374	\$ 452
Revenue Per Bill (\$)	\$ 13	\$ 13	\$ 12	\$ 12	\$ 12
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
CINEMAX					
Number of Bills	2	2	12	12	24
Revenue (\$)	\$ 29	\$ 29	\$ 176	\$ 176	\$ 352
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15

**MOST RECENT
12-MONTH**

Jun 2023

Jun 2022

FY2023 YTD

FY2022 YTD

HBO

Number of Bills		13		19		93		128		195
Revenue (\$)	\$	190	\$	270	\$	1,341	\$	1,836	\$	2,829
Revenue Per Bill (\$)	\$	15	\$	14	\$	14	\$	14	\$	15

MAX/HBO

Number of Bills		-		4		7		35		25
Revenue (\$)	\$	-	\$	43	\$	84	\$	411	\$	301
Revenue Per Bill (\$)	\$	-	\$	11	\$	12	\$	12	\$	12

PLAYBOY

Number of Bills		-		-		-		-		-
Revenue (\$)	\$	-	\$	-	\$	-	\$	-	\$	-
Revenue Per Bill (\$)	\$	-	\$	-	\$	-	\$	-	\$	-

STARZ

Number of Bills		14		18		98		116		209
Revenue (\$)	\$	205	\$	264	\$	1,396	\$	1,665	\$	2,999
Revenue Per Bill (\$)	\$	15	\$	15	\$	14	\$	14	\$	14

DVR

Number of Bills		106		127		686		768		1,430
Revenue (\$)	\$	12,688	\$	14,873	\$	81,718	\$	90,658	\$	169,947
Revenue Per Bill (\$)	\$	120	\$	117	\$	119	\$	118	\$	119

NON DVR

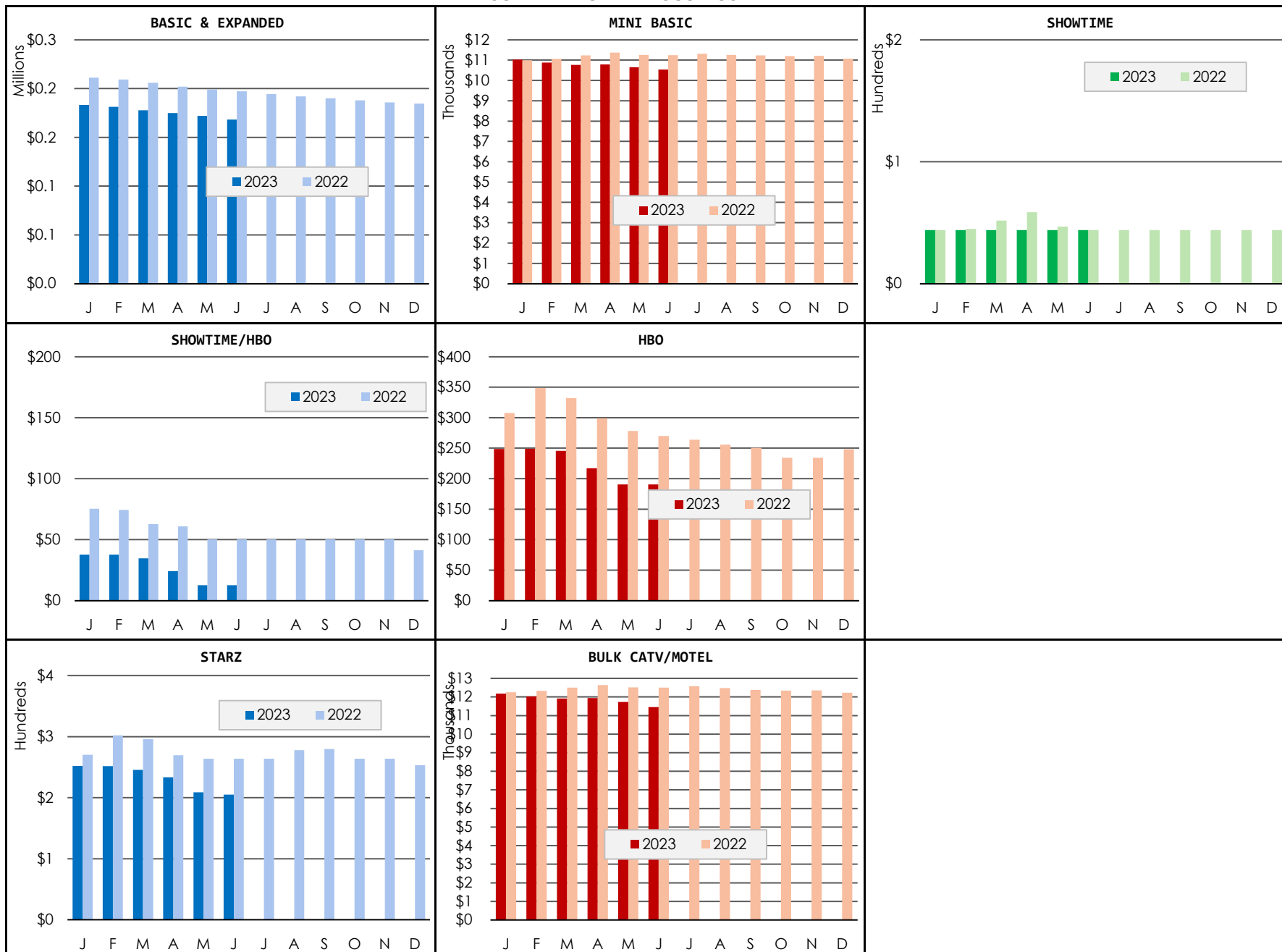
Number of Bills		34		43		218		259		469
Revenue (\$)	\$	4,076	\$	5,180	\$	25,989	\$	30,445	\$	55,457
Revenue Per Bill (\$)	\$	120	\$	120	\$	119	\$	118	\$	118

SET TOP BOX

Number of Bills		87		115		569		708		1,230
Revenue (\$)	\$	1,027	\$	1,391	\$	6,875	\$	8,592	\$	14,944
Revenue Per Bill (\$)	\$	12	\$	12	\$	12	\$	12	\$	12

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	49	58	307	324	648
Revenue (\$)	\$ 746	\$ 774	\$ 4,677	\$ 4,575	\$ 9,662
Revenue Per Bill (\$)	\$ 15	\$ 13	\$ 15	\$ 14	\$ 15
ADD'L NON DVR BOX					
Number of Bills	14	21	88	126	198
Revenue (\$)	\$ 152	\$ 231	\$ 944	\$ 1,371	\$ 2,035
Revenue Per Bill (\$)	\$ 11	\$ 11	\$ 11	\$ 11	\$ 10
FIBER					
Number of Bills	1,290	310	4,850	1,676	7,013
Revenue (\$)	\$ 101,773	\$ 58,658	\$ 484,097	\$ 341,056	\$ 854,345
Revenue Per Bill (\$)	\$ 79	\$ 189	\$ 100	\$ 203	\$ 122
INTERNET					
Number of Bills	3,639	4,121	23,629	24,632	48,491
Revenue (\$)	\$ 208,235	\$ 229,610	\$ 1,357,611	\$ 1,366,367	\$ 2,761,689
Revenue Per Bill (\$)	\$ 57	\$ 56	\$ 57	\$ 55	\$ 57
WIRELESS INTERNET					
Number of Bills	215	27	814	181	1,000
Revenue (\$)	\$ 3,346	\$ 1,859	\$ 17,318	\$ 12,384	\$ 28,666
Revenue Per Bill (\$)	\$ 16	\$ 69	\$ 21	\$ 68	\$ 29
RESIDENTIAL PHONE					
Number of Bills	711	733	4,300	4,447	8,692
Revenue (\$)	\$ 8,041	\$ 6,538	\$ 42,131	\$ 37,704	\$ 81,774
Revenue Per Bill (\$)	\$ 11	\$ 9	\$ 10	\$ 8	\$ 9
COMMERCIAL PHONE					
Number of Bills	270	283	1,643	1,708	3,343
Revenue (\$)	\$ 17,588	\$ 18,392	\$ 107,307	\$ 109,763	\$ 215,956
Revenue Per Bill (\$)	\$ 65	\$ 65	\$ 65	\$ 64	\$ 65
TOTAL REVENUES	\$ 539,035	\$ 549,273	\$ 3,268,042	\$ 3,315,156	\$ 6,554,866

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



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

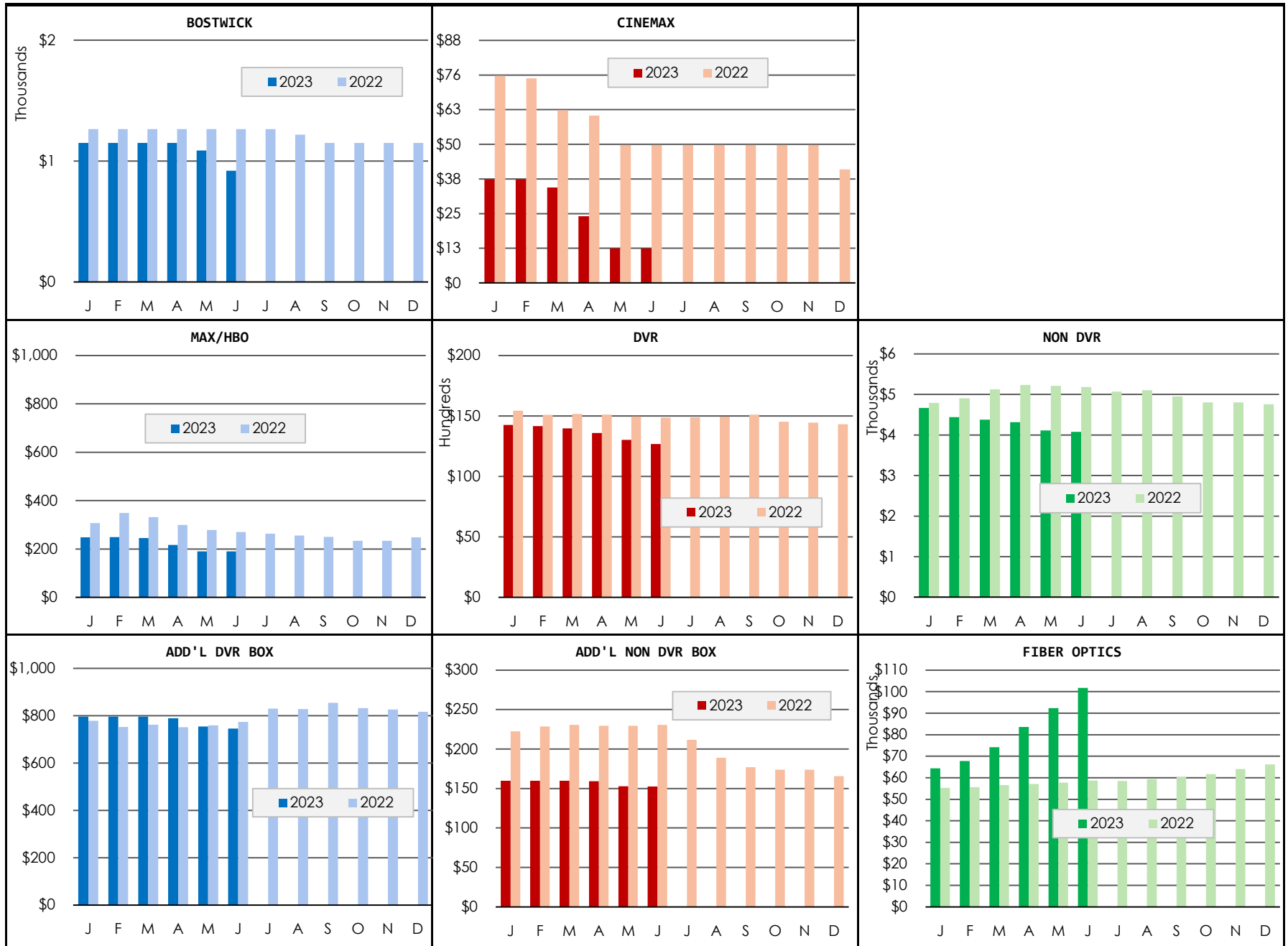
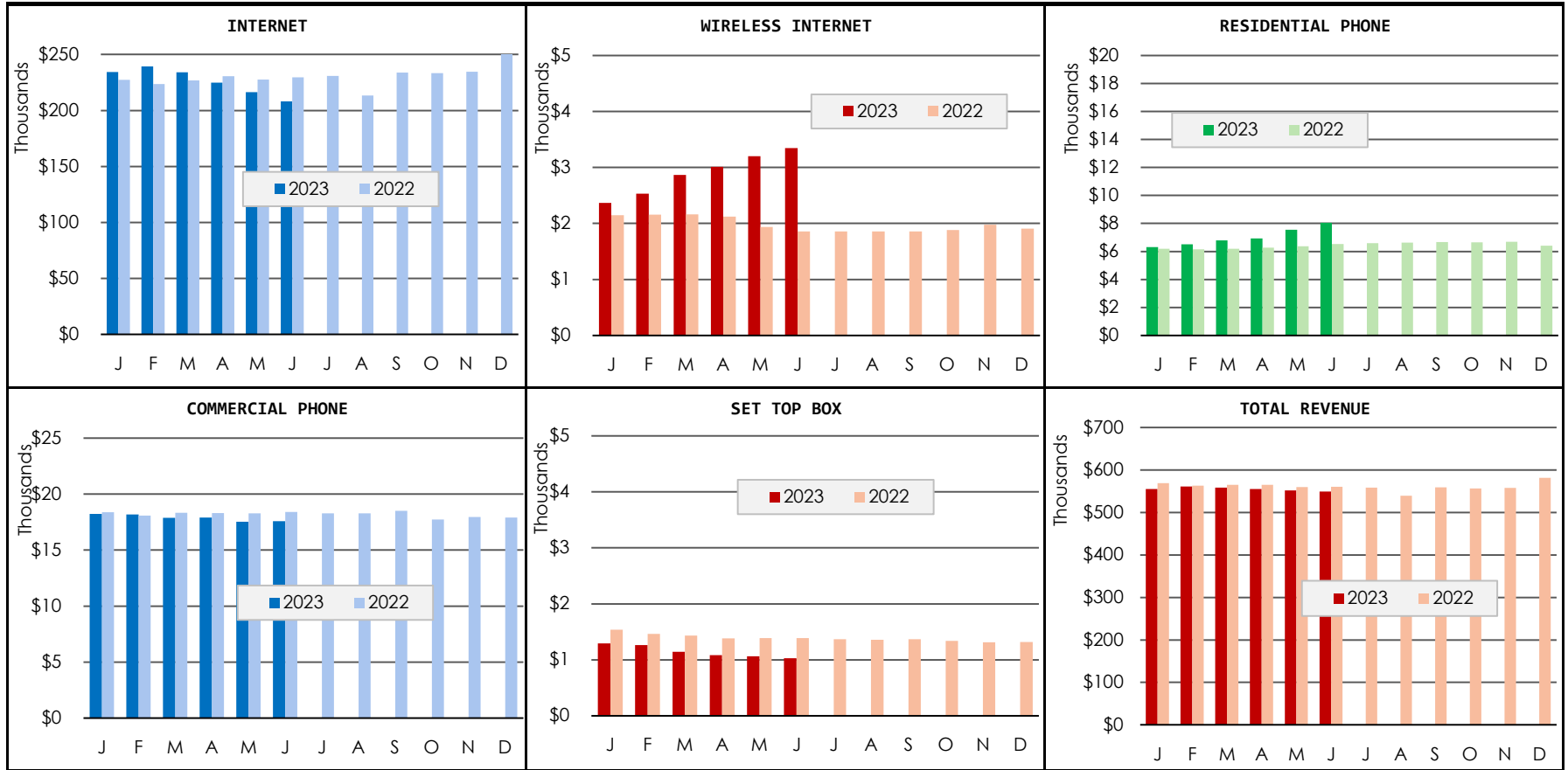


CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR





**WATER, SEWER, GAS &
ELECTRIC
MONTHLY REPORT**

**AUGUST
2023**

2023 Project List

	<i>Estimated Start Date</i>	<i>Estimated Completion Date</i>	<i>Notes</i>	<i>Progress</i>	<i>Contractor or City</i>
Natural Gas					
2" & 4" steel main replacement @ W Spring St	Jul-23	Sep-23	Replacing approx 7,000 of steel gas main along W Spring St from Carwood Dr to Mountain View	Bid Awarded	Contractor
Hwy 83 Good Hope to Chandler Road main extension	Jun-22	Dec-22	Install 10,500' of 4" plastic gas main	Planning Stage	City
Victory Drive Gas Renewal	Jan-22	Dec-22	Replace 1500' of 2" steel with 2" plastic	Planning Stage	City
Brookland Commons gas install	Feb-23	Mar-23	Install 6,500' of 2" plastic gas main	Completed	City
Charlotte Rowell Blvd/Drake Drive gas extension	Feb-23	Mar-23	Install 4,000 of 4" plastic main	Completed	City
Harris & Lacy Streets Gas Renewal	Jan-22	Dec-22	Replace 2000' of 2" steel with 2" plastic	Planning Stage	Contractor
Sewer Collection					
2022 CDBG	21-Dec	Dec-21	Rehab of 6" sewer mains in Glen Iris area, design completed out to bid soon	Awarded	Carter & Sloope
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Gravity sewer installed and completed/waiting on pump station contractor to complete station	Completed	Contractor
Sewer Treatment Plant					
Jacks Creek Plant Rehab	Sep-21	Sep-22	Completion estimated Aug 15th	95% Complete	Heavy/Hofstadter
Water Distribution					
Implementation of EPA's new Lead & Copper Rule	22-Jul	Dec-22	Inventory of all water services to determine presence of lead	Data Collection	City/120Water
24" Raw Water Main / 20" Finished Water Main	Jan-21	Jan-22	EPD approval 7/26/21 / GDOT, Georgia Power, Transco permits submitted	Obtaining easements	Wiedeman & Singleton
S. Broad St main extension Mears St to John's Supermarket	May-21	Jun-21	Main installed from Mears Street to Walker Street	Completed	City
Water Treatment Plant					
Install 24" raw water main & 20" finished water main	22-Nov	Jan-23	Installed before GDOT starts the Hwy 138/CR Blbd on-ramp slated for Dec 2022	Completed	Contractor
500,000 gal elevated water tank @ Piedmont Industrial Park	Jul-21	Jan-25	Engineering in progress	Design Phase	Carter & Sloope Wiedeman & Singleton
1,000,000 gallon clearwell @ WTP location	Jun-21	Oct-22	Concrete work complete, stripping forms, disinfection to take place next week	Work Begun	Singleton
Electric					
Pole Change-Outs	Jan-23	Dec-23	N Madison Ave, GW Carver	Ongoing	City
Automated Switching	Mar-23	Dec-23	South Madison Ave & North Broad switching in operation. Programming other locations	Ongoing	City
Tree Trimming	Jan-23	Dec-23	Pine Crest, Crestview Dr, Pine Circle, Holly Hill, McDaniel St, Selman, Jackson St, Breedlove Dr	Monthly	Contractor
Power to WWTP Rehab	May-23	Jun-23	Joint use poles set for power to WWTP to EMC, overhead ran and transfer switching tested	Completed	City
Cherry Hill Rd/Old Oxford building	Jun-23	Jul-23	Pole Change-Outs @ Cherry Hill Rd and bank rebuild for old Oxford building	Completed	City
TownGreen light install	Jul-23	Jul-23	Installed lights on TownGreen site	Completed	City
Belle Meade Replacement	Jul-23	Jul-23	Electric crew finished cutover of new electric service to Belle Meade	Completed	City
Hwy 11 N Storage Buildings	Jul-23	Jul-23	Electric service installed to development	Completed	City

WATER/WASTEWATER: MONTHLY DIRECTOR'S REPORT

0

REPORTING PERIOD: 06/2023 | FY 2023



COVER	1
OVERVIEW	2
SALES REPORT	3-4
SALES STATISTICS	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	FY 2023	AS BUDGET	FY 2022
REVENUES	\$ 1.016M	\$ 1.088M	\$ 1.034M	\$ 1.088M	\$ 1.011M	\$ 1.039M							\$ 6.276M	\$ 13.317M	\$ 6.370M
PERSONNEL COSTS	\$ 0.230M	\$ 0.272M	\$ 0.331M	\$ 0.232M	\$ 0.259M	\$ 0.238M							\$ 1.561M	\$ 3.059M	\$ 1.403M
CONTRACTED SVC	\$ 0.039M	\$ 0.099M	\$ 0.093M	\$ 0.066M	\$ 0.113M	\$ 0.101M							\$ 0.512M	\$ 1.492M	\$ 0.291M
SUPPLIES	\$ 0.098M	\$ 0.198M	\$ 0.194M	\$ 0.196M	\$ 0.195M	\$ 0.189M							\$ 1.070M	\$ 2.395M	\$ 1.007M
CAPITAL OUTLAY	\$ 0.115M	\$ 0.503M	\$ 0.116M	\$ 0.442M	\$ 0.244M	\$ 0.218M							\$ 1.639M	\$ 2.707M	\$ 0.879M
FUND TRANSFERS	\$ 0.074M	\$ 0.056M	\$ 0.056M	\$ 0.052M	\$ 0.052M	\$ 0.053M							\$ 0.344M	\$ 1.837M	\$ 0.393M
DEPRECIATION	\$ 0.205M	\$ 0.205M	\$ 0.205M	\$ 0.205M	\$ 0.205M	\$ 0.206M							\$ 1.232M	\$ -	\$ 0.564M
EXPENSES	\$ 0.760M	\$ 1.333M	\$ 0.996M	\$ 1.193M	\$ 1.069M	\$ 1.006M							\$ 6.358M	\$ 11.489M	\$ 4.538M
MARGIN	\$ 0.256M	\$ (0.245M)	\$ 0.038M	\$ (0.105M)	\$ (0.057M)	\$ 0.033M							\$ (0.082M)	\$ 1.828M	\$ 1.832M

300

12-MO PROCESSED KGAL



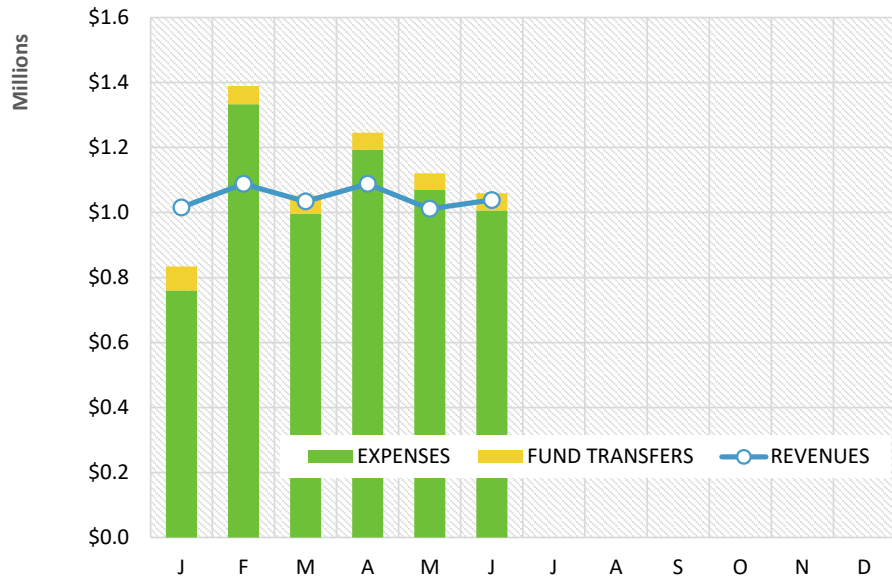
12-MO RETAIL KGAL



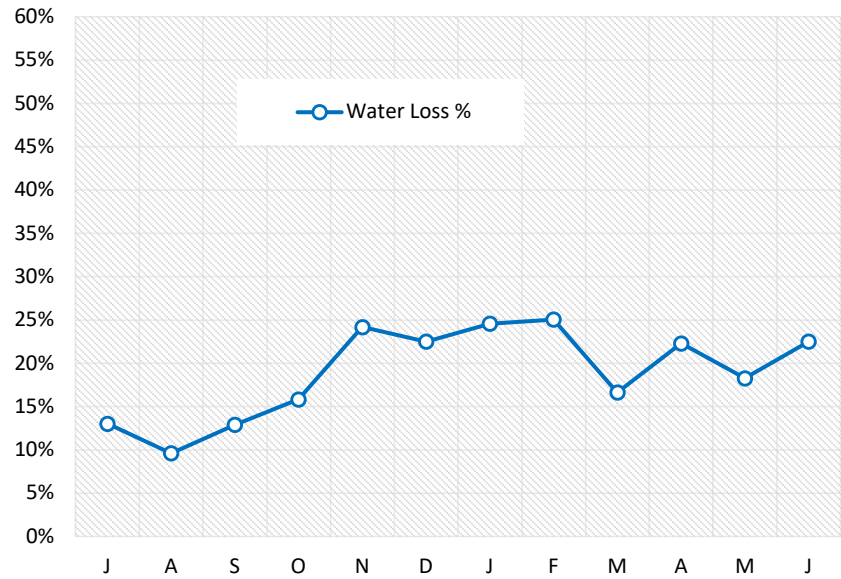
ROLLING 12-MO LINE LOSS

18.85%

REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

[Jan 2023](#) [Feb 2023](#) [Mar 2023](#) [Apr 2023](#) [May 2023](#) [Jun 2023](#) [Jul 2023](#) [Aug 2023](#) [Sep 2023](#) [Oct 2023](#) [Nov 2023](#) [Dec 2023](#)

CUSTOMER COUNT - WATER

Residential	9,123	9,127	9,139	9,152	9,189	9,194
Commercial	985	383,487	998	995	996	997
Industrial	1		1	1	1	1
Water Authority	1	1	1	1	1	1
Residential Sprinkler	559	560	555	556	556	559
Commercial Sprinkler	92	92	92	92	92	93
Loganville	1	1	1	1	1	1
Total	10,762	483,279	10,787	10,798	10,836	10,846
YOY Δ	-3.50%	4222.71%	-3.54%	-3.56%	-3.68%	-3.97%

KGALLONS - WATER

Residential	36,704	38,478	34,500	33,876	35,897	39,327
Commercial	12,520	14,162	12,809	11,917	14,136	15,172
Industrial	2,404	2,560	2,486	2,354	2,343	2,886
Water Authority	55	16	9	2	11	34
Loganville	42,010	34,795	33,077	36,811	33,256	31,644
Total	93,693	90,011	82,881	84,960	85,644	89,063
YOY Δ	20.67%	4.19%	0.43%	2.49%	-3.45%	-12.43%

REVENUE - WATER

Residential	\$ 0.320M	\$ 0.334M	\$ 0.304M	\$ 0.299M	\$ 0.313M	\$ 0.341M
Commercial	\$ 0.104M	\$ 0.105M	\$ 0.096M	\$ 0.091M	\$ 0.104M	\$ 0.111M
Industrial	\$ 0.010M	\$ 0.011M	\$ 0.010M	\$ 0.010M	\$ 0.010M	\$ 0.012M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
Loganville	\$ 0.152M	\$ 0.128M	\$ 0.122M	\$ 0.135M	\$ 0.123M	\$ 0.117M
Total	\$ 0.587M	\$ 0.577M	\$ 0.532M	\$ 0.534M	\$ 0.549M	\$ 0.581M
YOY Δ	15.07%	8.37%	1.05%	1.06%	-0.68%	-8.50%

RETAIL SALES REPORT

[Jan 2023](#)
[Feb 2023](#)
[Mar 2023](#)
[Apr 2023](#)
[May 2023](#)
[Jun 2023](#)
[Jul 2023](#)
[Aug 2023](#)
[Sep 2023](#)
[Oct 2023](#)
[Nov 2023](#)
[Dec 2023](#)

Residential	6,959	6,968	6,968	6,978	7,012	7,008
Commercial	821	832	834	830	831	831
Water Authority	1	1	1	1	1	1
Total	7,781	7,801	7,803	7,809	7,844	7,840

YOY Δ -2.58% 1.55% 1.35% 1.49% 1.76% 1.48%

KGALLONS - SEWER

Residential	36,704	38,478	34,500	33,876	35,897	39,327
Commercial	12,520	14,162	12,809	11,917	14,136	15,172
Water Authority	55	16	9	2	11	34
Total	49,279	52,656	47,318	45,795	50,044	54,533

YOY Δ 7.11% 16.22% 1.80% -2.36% 2.83% -8.71%

REVENUE - SEWER

Residential	\$ 0.224M	\$ 0.228M	\$ 0.216M	\$ 0.216M	\$ 0.218M	\$ 0.223M
Commercial	\$ 0.142M	\$ 0.154M	\$ 0.141M	\$ 0.134M	\$ 0.144M	\$ 0.150M
Water Authority	\$ 0.002M	\$ 0.002M	\$ 0.001M	\$ 0.002M	\$ 0.002M	\$ 0.002M
Total	\$ 0.368M	\$ 0.383M	\$ 0.359M	\$ 0.351M	\$ 0.363M	\$ 0.375M

YOY Δ 6.99% 12.15% 2.49% -1.59% 0.39% -0.71%

SALES STATISTICS

Jan 2023
Feb 2023
Mar 2023
Apr 2023
May 2023
Jun 2023
Jul 2023
Aug 2023
Sep 2023
Oct 2023
Nov 2023
Dec 2023
YTD

AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4	4	4
Commercial	13	0	13	12	14	15	11
Industrial	2,404	0	2,486	2,354	2,343	2,886	2,079
Water Authority	55	16	9	2	11	34	21
Loganville	42,010	34,795	33,077	36,811	33,256	31,644	30,228

AVERAGE \$/CUSTOMER (WATER)

Residential	\$35	\$37	\$33	\$33	\$34	\$37	\$35
Commercial	\$106	\$0	\$96	\$91	\$104	\$111	\$85
Industrial	\$9,881	\$0	\$10,212	\$9,679	\$9,634	\$11,828	\$8,539
Water Authority	\$391	\$233	\$205	\$177	\$213	\$306	\$254
Loganville	\$152,072	\$127,761	\$121,971	\$134,554	\$122,574	\$117,141	\$129,346

AVERAGE \$/KGALLON (WATER)

Residential	\$8.73	\$8.68	\$8.81	\$8.82	\$8.72	\$8.67	\$8.74
Commercial	\$8.31	\$7.40	\$7.49	\$7.63	\$7.33	\$7.31	\$7.58
Industrial	\$4.11	\$4.11	\$4.11	\$4.11	\$4.11	\$4.10	\$4.11
Water Authority	\$7.11	\$14.59	\$22.79	\$88.42	\$19.38	\$9.00	\$26.88
Loganville	\$3.62	\$3.67	\$3.69	\$3.66	\$3.69	\$3.70	\$11.83
Average	\$7.0643	\$8.6940	\$10.8010	\$27.2448	\$9.8839	\$7.2683	\$11.83

AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	6	5	5	5	6	5
Commercial	15	17	15	14	17	18	16
Water Authority	55	16	9	2	11	34	21

AVERAGE \$/CUSTOMER (SEWER)

Residential	\$32	\$33	\$31	\$31	\$31	\$32	\$32
Commercial	\$173	\$185	\$169	\$161	\$173	\$181	\$174
Water Authority	\$2,281	\$1,599	\$1,407	\$1,546	\$1,578	\$1,850	\$1,710

AVERAGE \$/KGALLON (SEWER)

Residential	\$6.10	\$5.92	\$6.27	\$6.36	\$6.06	\$5.67	\$6.06
Commercial	\$11.36	\$10.89	\$11.00	\$11.24	\$10.16	\$9.89	\$10.76
Water Authority	\$41.48	\$99.94	\$156.35	\$772.85	\$143.43	\$54.40	\$211.41
Average	\$19.65	\$38.91	\$57.87	\$263.48	\$53.22	\$23.32	\$76.0749

MOST RECENT
12-MONTH

Jun 2023 Jun 2022 FY2023 YTD FY2022 YTD

SALES REVENUES

WATER SALES	\$ 578,780	\$ 631,449	\$ 3,331,147	\$ 3,287,349	\$ 7,309,517
STORMWATER PLAN REVIEW FEES	\$ 450	\$ -	\$ 2,300	\$ -	\$ 2,300
SEWER SALES	\$ 369,166	\$ 369,186	\$ 2,160,201	\$ 2,106,442	\$ 4,378,101
SALES REVENUES (ACTUAL)	\$ 948,396	\$ 1,000,635	\$ 5,493,648	\$ 5,393,791	\$ 11,689,918
AS BUDGET	\$ 991,667	\$ 916,667	\$ 5,950,000	\$ 5,500,000	Not Applicable
% ACTUAL TO BUDGET	95.64%	109.16%	92.33%	98.07%	Not Applicable

OTHER REVENUES

WATER

GEFA PRINCIPAL FORGIVENESS	\$ -	\$ -	\$ -	\$ -	\$ -
OP REVENUE	\$ 244	\$ 321	\$ 1,694	\$ 1,577	\$ 64
MISC REVENUE	\$ 367	\$ 5,589	\$ 28,738	\$ 37,781	\$ 6,800
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 26,288	\$ 76,550	\$ 206,487	\$ 266,150	\$ 73,625
REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ 19,691	\$ -	\$ -
ADMIN ALLOC WATER	\$ 11,342	\$ 9,751	\$ 133,202	\$ 64,458	\$ 10,625
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 38,241	\$ 92,211	\$ 389,812	\$ 369,966	\$ 91,114

SEWER

OP REVENUE	\$ 30,125	\$ 5,200	\$ 152,135	\$ 120,280	\$ 10,225
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 10,500	\$ 47,000	\$ 107,611	\$ 421,650	\$ 15,500
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 11,342	\$ 9,751	\$ 133,202	\$ 64,458	\$ 10,625
OTHER - UTILITY	\$ -	\$ -	\$ -	\$ 86	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (SEWER)	\$ 51,967	\$ 61,951	\$ 392,948	\$ 606,474	\$ 36,350

OTHER REVENUES (TOTAL)	\$ 90,207	\$ 154,161	\$ 782,761	\$ 976,440	\$ 127,463
AS BUDGET	\$ 118,089	\$ 162,847	\$ 708,533	\$ 977,083	Not Applicable
% ACTUAL TO BUDGET	76.39%	94.67%	110.48%	99.93%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 1,038,603	\$ 1,154,796	\$ 6,276,408	\$ 6,370,231	\$ 11,817,381
AS BUDGET	\$ 1,109,756	\$ 1,079,514	\$ 6,658,533	\$ 6,477,083	Not Applicable
% ACTUAL TO BUDGET	93.59%	106.97%	94.26%	98.35%	Not Applicable

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	12-MONTH
PERSONNEL	\$ 237,785	\$ 251,164	\$ 1,561,100	\$ 1,404,063	\$ 3,029,486
CONTRACTED SERVICES	\$ 101,267	\$ 66,065	\$ 512,153	\$ 293,191	\$ 1,052,819
SUPPLIES	\$ 189,221	\$ 196,561	\$ 1,069,833	\$ 1,007,272	\$ 2,338,551
CAPITAL OUTLAY	\$ 218,470	\$ 260,159	\$ 1,638,977	\$ 1,375,644	\$ 3,061,767
FUND TRANSFERS	\$ 53,257	\$ 71,165	\$ 343,618	\$ 393,353	\$ 860,975
DEPRECIATION	\$ 206,047	\$ 175,210	\$ 1,232,285	\$ 966,255	\$ 2,110,328
TOTAL	\$ 1,006,047	\$ 1,020,323	\$ 6,357,966	\$ 5,439,778	\$ 12,453,927

WATER

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 47,207	\$ 45,680	\$ 311,648	\$ 267,182	\$ 603,219
PERSONNEL (ACTUAL)	\$ 69,274	\$ 72,743	\$ 452,328	\$ 397,495	\$ 871,275
AS BUDGET	\$ 69,264	\$ 64,455	\$ 415,581	\$ 386,730	Not Applicable
% ACTUAL TO BUDGET	100.02%	112.86%	108.84%	102.78%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 21,991	\$ 15,256	\$ 170,469	\$ 62,146	\$ 395,189
AS BUDGET	\$ 27,788	\$ 26,263	\$ 166,725	\$ 157,575	Not Applicable
% ACTUAL TO BUDGET	79.14%	58.09%	102.25%	39.44%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 87,171	\$ 111,519	\$ 473,397	\$ 415,618	\$ 1,064,173
AS BUDGET	\$ 79,108	\$ 63,192	\$ 474,650	\$ 379,150	Not Applicable
% ACTUAL TO BUDGET	110.19%	176.48%	99.74%	109.62%	Not Applicable

CAPITAL OUTLAY

Amortization	\$ (12,754)	\$ (12,754)	\$ (69,833)	\$ (69,833)	\$ (139,665)
Admin Allocation - Water Treatment	\$ 63,624	\$ 83,184	\$ 535,874	\$ 428,730	\$ 945,195
Interest Expense	\$ 107,190	\$ 108,480	\$ 646,413	\$ 654,078	\$ 1,325,934
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 158,060	\$ 178,910	\$ 1,112,455	\$ 1,012,976	\$ 2,131,464
AS BUDGET	\$ 88,075	\$ 88,847	\$ 528,451	\$ 533,083	Not Applicable
% ACTUAL TO BUDGET	179.46%	201.37%	210.51%	190.02%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ 112,411	\$ 91,666	\$ 670,920	\$ 545,999	\$ 1,128,740
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FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$ 31,866	\$ 42,688	\$ 206,908	\$ 231,820	\$ 538,241
AS BUDGET	\$ 93,605	\$ 92,662	\$ 561,632	\$ 555,975	Not Applicable
% ACTUAL TO BUDGET	34.04%	46.07%	36.84%	41.70%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
PERSONNEL (ACTUAL)	\$ 59,259	\$ 63,976	\$ 393,540	\$ 361,038	\$ 827,602
AS BUDGET	\$ 68,493	\$ 67,198	\$ 410,959	\$ 403,186	Not Applicable
% ACTUAL TO BUDGET	86.52%	95.21%	95.76%	89.55%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 10,738	\$ 22,856	\$ 32,938	\$ 57,116	\$ 57,687
AS BUDGET	\$ 18,817	\$ 15,963	\$ 112,900	\$ 95,775	Not Applicable
% ACTUAL TO BUDGET	57.07%	143.19%	29.17%	59.64%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 15,202	\$ 33,392	\$ 140,297	\$ 160,182	\$ 304,126
AS BUDGET	\$ 34,521	\$ 32,229	\$ 207,125	\$ 193,375	Not Applicable
% ACTUAL TO BUDGET	44.04%	103.61%	67.74%	82.83%	Not Applicable

CAPITAL OUTLAY

Construction In Progress [Water Dist]	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle [Water Dist]	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment [Water Dist]	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ -	\$ -	\$ -	\$ -	\$ -
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable

TOTAL WATER EXPENSES (ACTUAL)	\$ 565,973	\$ 633,007	\$ 3,653,252	\$ 3,244,390	\$ 7,318,496
AS BUDGET	\$ 479,671	\$ 450,808	\$ 2,878,023	\$ 2,704,848	Not Applicable
% ACTUAL TO BUDGET	117.99%	140.42%	126.94%	119.95%	Not Applicable

Jun 2023 Jun 2022 FY2023 YTD FY2022 YTD 12-MONTH

WASTEWATER

STORMWATER

PERSONNEL

PERSONNEL (ACTUAL)	\$ 27,360	\$ 24,155	\$ 169,595	\$ 126,134	\$ 281,937
AS BUDGET	\$ 29,531	\$ 23,246	\$ 177,185	\$ 139,475	Not Applicable
% ACTUAL TO BUDGET	92.65%	103.91%	95.72%	90.44%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 6,521	\$ 1,640	\$ 51,072	\$ 13,261	\$ 55,891
AS BUDGET	\$ 3,928	\$ 2,679	\$ 23,567	\$ 16,075	Not Applicable
% ACTUAL TO BUDGET	166.02%	61.21%	216.71%	82.50%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 2,554	\$ 4,829	\$ 11,900	\$ 25,630	\$ 31,540
AS BUDGET	\$ 79,108	\$ 63,192	\$ 474,650	\$ 379,150	Not Applicable
% ACTUAL TO BUDGET	3.23%	7.64%	2.51%	6.76%	Not Applicable

CAPITAL OUTLAY

Amortization	\$ (7,911)	\$ (7,911)	\$ (40,759)	\$ (32,848)	\$ (81,518)
Admin Alloc - Adm Exp	\$ 63,624	\$ 83,184	\$ 535,874	\$ 356,516	\$ 945,195
Interest Expense	\$ 4,697	\$ 5,975	\$ 31,407	\$ 39,000	\$ 66,627
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 60,410	\$ 81,248	\$ 526,522	\$ 362,667	\$ 930,304
AS BUDGET	\$ 137,476	\$ 136,994	\$ 824,857	\$ 821,962	Not Applicable
% ACTUAL TO BUDGET	43.94%	59.31%	63.83%	44.12%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ 6,587	\$ 3,061	\$ 39,520	\$ 18,115	\$ 54,824
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SEWAGE

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$ 21,391	\$ 28,477	\$ 136,710	\$ 161,532	\$ 322,734
AS BUDGET	\$ 59,438	\$ 67,875	\$ 356,630	\$ 407,250	Not Applicable
% ACTUAL TO BUDGET	35.99%	41.96%	38.33%	39.66%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ 87,049	\$ 80,484	\$ 521,845	\$ 402,142	\$ 926,764
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SEWAGE COLLECTION

PERSONNEL

PERSONNEL (ACTUAL)	\$ 39,672	\$ 45,040	\$ 272,970	\$ 266,358	\$ 530,479
AS BUDGET	\$ 43,591	\$ 42,920	\$ 261,548	\$ 257,522	Not Applicable
% ACTUAL TO BUDGET	91.01%	104.94%	104.37%	103.43%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 4,588	\$ 3,729	\$ 39,477	\$ 35,173	\$ 95,235
AS BUDGET	\$ 8,298	\$ 8,396	\$ 49,788	\$ 50,375	Not Applicable
% ACTUAL TO BUDGET	55.29%	44.41%	79.29%	69.82%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 9,591	\$ 7,324	\$ 59,821	\$ 48,721	\$ 128,628
AS BUDGET	\$ 11,421	\$ 10,804	\$ 68,525	\$ 64,825	Not Applicable
% ACTUAL TO BUDGET	83.98%	67.79%	87.30%	75.16%	Not Applicable

SEWAGE TREATMENT

PERSONNEL

PERSONNEL (ACTUAL)	\$ 42,220	\$ 45,250	\$ 272,666	\$ 253,038	\$ 518,193
AS BUDGET	\$ 43,916	\$ 42,740	\$ 263,495	\$ 256,440	Not Applicable
% ACTUAL TO BUDGET	96.14%	105.87%	103.48%	98.67%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 57,429	\$ 22,584	\$ 218,197	\$ 125,496	\$ 448,818
AS BUDGET	\$ 65,504	\$ 61,038	\$ 393,025	\$ 366,225	Not Applicable
% ACTUAL TO BUDGET	87.67%	37.00%	55.52%	34.27%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 74,701	\$ 39,496	\$ 384,419	\$ 357,121	\$ 810,084
AS BUDGET	\$ 67,717	\$ 63,104	\$ 406,300	\$ 378,625	Not Applicable
% ACTUAL TO BUDGET	110.31%	62.59%	94.61%	94.32%	Not Applicable

TOTAL EXPENSES (ACTUAL)	\$ 440,074	\$ 387,316	\$ 2,704,714	\$ 2,195,388	\$ 5,135,431
AS BUDGET	\$ 549,928	\$ 522,987	\$ 3,299,570	\$ 3,137,923	Not Applicable
% ACTUAL TO BUDGET	80.02%	74.06%	81.97%	69.96%	Not Applicable

NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2023 | FY 2023



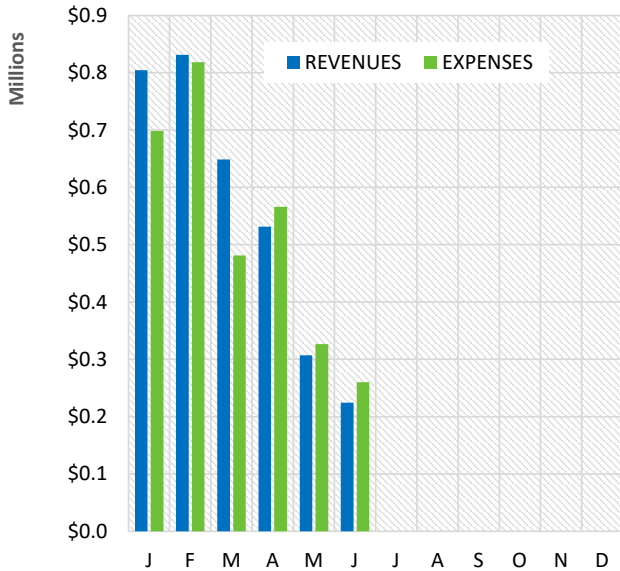
COVER	1
OVERVIEW	2
SALES REPORT	3
SALES STATISTICS	4
POWER SUPPLY	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-9

CITY OF MONROE: NATURAL GAS FUND OVERVIEW

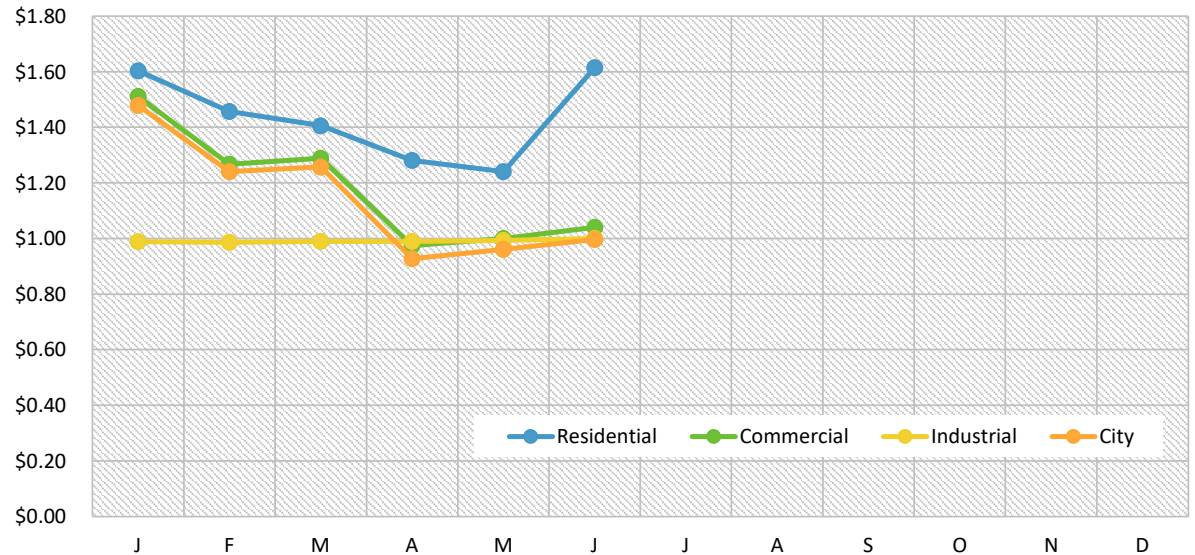
	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	FY 2023	AS BUDGET	FY 2022
REVENUES	\$ 0.805M	\$ 0.831M	\$ 0.649M	\$ 0.532M	\$ 0.307M	\$ 0.224M							\$ 3.347M	\$ 2.871M	\$ 3.573M
PERSONNEL COSTS	\$ 0.063M	\$ 0.074M	\$ 0.085M	\$ 0.055M	\$ 0.068M	\$ 0.062M							\$ 0.407M	\$ 0.416M	\$ 0.392M
CONTRACTED SVC	\$ 0.006M	\$ 0.020M	\$ 0.012M	\$ 0.015M	\$ 0.019M	\$ 0.006M							\$ 0.076M	\$ 0.132M	\$ 0.123M
SUPPLIES	\$ 0.560M	\$ 0.451M	\$ 0.303M	\$ 0.266M	\$ 0.121M	\$ 0.091M							\$ 1.793M	\$ 1.778M	\$ 1.666M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.069M	\$ 0.274M	\$ 0.081M	\$ 0.230M	\$ 0.119M	\$ 0.102M							\$ 0.875M	\$ 0.883M	\$ 0.811M
EXPENSES	\$ 0.698M	\$ 0.819M	\$ 0.481M	\$ 0.566M	\$ 0.326M	\$ 0.260M							\$ 3.150M	\$ 3.209M	\$ 2.992M
MARGIN	\$ 0.106M	\$ 0.012M	\$ 0.168M	\$ (0.034M)	\$ (0.019M)	\$ (0.036M)							\$ 0.197M	\$ (0.338M)	\$ 0.581M



REVENUES vs. EXPENSES



AVERAGE \$/CCF



RETAIL SALES REPORT

[Jan 2023](#)
[Feb 2023](#)
[Mar 2023](#)
[Apr 2023](#)
[May 2023](#)
[Jun 2023](#)
[Jul 2023](#)
[Aug 2023](#)
[Sep 2023](#)
[Oct 2023](#)
[Nov 2023](#)
[Dec 2023](#)

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CUSTOMER COUNT

Residential	3,727	3,747	3,754	3,748	3,753	3,776
Commercial	580	586	589	584	583	582
Industrial	7	6	6	6	6	6
City	20	20	20	20	20	20
Total	4,336	4,361	4,371	4,360	4,364	4,386
Year-Over-Year Δ	3.98%	4.08%	4.15%	3.74%	3.27%	3.37%

CCF

Residential	0.284M	0.326M	0.235M	0.165M	0.121M	0.061M
Commercial	0.187M	0.217M	0.182M	0.113M	0.098M	0.081M
Industrial	0.015M	0.019M	0.012M	0.013M	0.009M	0.006M
City	0.013M	0.015M	0.012M	0.007M	0.005M	0.004M
Total	0.512M	0.589M	0.457M	0.311M	0.248M	0.165M
Year-Over-Year Δ	22.46%	16.20%	-26.54%	-15.74%	-8.89%	10.29%

REVENUE

Residential	\$ 0.455M	\$ 0.475M	\$ 0.331M	\$ 0.211M	\$ 0.150M	\$ 0.099M
Commercial	\$ 0.283M	\$ 0.275M	\$ 0.235M	\$ 0.110M	\$ 0.098M	\$ 0.084M
Industrial	\$ 0.015M	\$ 0.019M	\$ 0.012M	\$ 0.012M	\$ 0.009M	\$ 0.006M
Other	\$ 0.016M	\$ 0.013M	\$ 0.017M	\$ 0.010M	\$ 0.011M	\$ 0.010M
City	\$ 0.020M	\$ 0.018M	\$ 0.015M	\$ 0.007M	\$ 0.005M	\$ 0.004M
Total	\$ 0.789M	\$ 0.800M	\$ 0.610M	\$ 0.351M	\$ 0.273M	\$ 0.203M
Year-Over-Year Δ	44.53%	8.94%	-26.02%	-32.02%	-37.88%	-30.92%

SALES STATISTICS

[Jan 2023](#)
[Feb 2023](#)
[Mar 2023](#)
[Apr 2023](#)
[May 2023](#)
[Jun 2023](#)
[Jul 2023](#)
[Aug 2023](#)
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[Oct 2023](#)
[Nov 2023](#)
[Dec 2023](#)

YTD 310

AVERAGE CCF/CUSTOMER

Residential	76	87	63	44	32	16	53
Commercial	323	371	309	194	168	139	251
Industrial	2,174	3,178	2,045	2,087	1,480	942	1,984
City	673	735	614	359	253	202	473

AVERAGE \$/CUSTOMER

Residential	\$122	\$127	\$88	\$56	\$40	\$26	\$77
Commercial	\$488	\$470	\$398	\$189	\$168	\$145	\$310
Industrial	\$2,150	\$3,134	\$2,023	\$2,065	\$1,469	\$942	\$1,964
City	\$995	\$912	\$771	\$333	\$243	\$202	\$576

AVERAGE \$/CCF

Residential	\$1.6031	\$1.4567	\$1.4058	\$1.2804	\$1.2401	\$1.6144	\$1.4334
Commercial	\$1.5113	\$1.2671	\$1.2892	\$0.9745	\$0.9995	\$1.0406	\$1.1804
Industrial	\$0.9889	\$0.9860	\$0.9894	\$0.9892	\$0.9930	\$1.0003	\$0.9911
City	\$1.4787	\$1.2403	\$1.2573	\$0.9269	\$0.9603	\$0.9960	\$1.1433
Average	\$1.3955	\$1.2376	\$1.2354	\$1.0427	\$1.0482	\$1.1628	\$1.1870

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 35,713	\$ 35,696	\$ 292,056	\$ 291,594	\$ 515,418
Demand Storage/Peaking Services	\$ 2,318	\$ 2,383	\$ 13,673	\$ 13,333	\$ 27,742
Supply Charges	\$ 36,354	\$ 98,716	\$ 1,109,446	\$ 1,247,156	\$ 1,960,661
Gas Authority Supply Charges	\$ 2,073	\$ 2,003	\$ 37,036	\$ 35,690	\$ 53,008
Gas Authority Charges	\$ (17,472)	\$ (1,599)	\$ (53,471)	\$ (60,591)	\$ (75,764)
P.A.C.E	300	300	1,800	1,800	3,600
APGA Annual Dues	-	-	3,652	3,528	3,652
Other	1,581	2,400	23,729	18,569	34,582
TOTAL MGAG BILL	\$ 60,867	\$ 139,899	\$ 1,427,921	\$ 1,551,080	\$ 2,522,899

DELIVERED SUPPLY

Volume CCF	161,360	133,930	2,348,160	2,357,230	3,419,990
Volume Dth (MGAG)	157,150	130,670	2,283,450	2,317,580	3,326,860

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

UNIT COSTS					
\$/Dth	0.3873	1.0706	0.6253	0.6693	0.7583
\$/CCF	0.3772	1.0446	0.6081	0.6580	0.7377

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
SALES REVENUES					
NATURAL GAS SALES	\$ 203,781	\$ 294,426	\$ 3,029,862	\$ 3,356,591	\$ 4,900,087
SALES REVENUES (ACTUAL)	\$ 203,781	\$ 294,426	\$ 3,029,862	\$ 3,356,591	\$ 4,900,087
AS BUDGET	\$ 455,024	\$ 334,348	\$ 2,730,143	\$ 334,348	Not Applicable
% ACTUAL TO BUDGET	44.78%	88.06%	110.98%	1003.92%	Not Applicable

Note on Natural Gas Sales: Detail break-down for individual rate class is shown in NATURAL GAS RETAIL SALES section.

OTHER REVENUES					
OP REVENUE	-	-	-	-	-
MISC REVENUE	-	500	1,250	1,353	3,236
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE FIXED ASSETS	-	-	-	-	-
TAP FEES	9,256	8,435	37,773	50,831	63,308
REIMB DAMAGED PROP - GAS	-	-	-	-	-
ADMIN ALLOC	11,342	9,751	133,202	64,458	249,290
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
MGAG REBATE	-	-	145,297	99,495	145,297
OPERATING TRANSFERS IN	-	-	-	-	249,725
SALE OF ASSETS - GAS	-	-	-	-	257
OTHER REVENUES (ACTUAL)	\$ 20,598	\$ 18,685	\$ 317,522	\$ 216,137	\$ 711,114
AS BUDGET	\$ 23,444	\$ 23,694	\$ 140,667	\$ 142,167	Not Applicable
% ACTUAL TO BUDGET	87.86%	78.86%	225.73%	152.03%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 224,379	\$ 313,111	\$ 3,347,384	\$ 3,572,728	\$ 5,611,200
AS BUDGET	\$ 478,468	\$ 358,042	\$ 2,870,810	\$ 2,148,253	Not Applicable
% ACTUAL TO BUDGET	46.90%	87.45%	116.60%	166.31%	Not Applicable

**MOST RECENT
12-MONTH**

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	
PERSONNEL					
Compensation	\$ 39,384	\$ 40,859	\$ 262,614	\$ 261,918	\$ 498,214
Benefits	22,763	26,485	144,120	129,251	267,275
PERSONNEL (ACTUAL)	\$ 62,147	\$ 67,586	\$ 406,973	\$ 391,918	\$ 766,236
AS BUDGET	\$ 69,357	\$ 62,156	\$ 416,143	\$ 372,935	Not Applicable
% ACTUAL TO BUDGET	89.60%	108.74%	97.80%	105.09%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ -	\$ -	\$ -	\$ -	\$ 15,787
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	32	32	160	96	288
Holiday Events	-	-	-	-	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	-	-	1,381	8,343	4,399
Vehicle Rep & Maint Outside	387	100	1,621	1,371	2,682
R&M System - Outside	-	650	15,734	19,218	26,702
R & M Buildings - Outside	-	-	2,513	349	2,939
Maintenance Contracts	251	251	3,892	2,926	10,067
Equip Rent/Lease	810	810	7,609	10,345	14,168
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	-	24	114	119	300
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	585	641	3,139	3,082	6,742
Postage	-	-	-	-	-
Adverstising	180	-	734	30	1,688
Mkt Expense	250	1,650	250	1,650	543
Printing	-	-	-	-	450
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	663	255	3,555
Fees	382	-	2,232	-	2,602
Vehicle Tag & Title Fee	-	42	-	42	-
Ga Dept Rev Fee	-	-	-	-	-
Training & Ed	895	527	4,083	1,761	11,223
Gen Liab Ins	-	-	-	-	-
Uniform Rental	-	-	922	-	922
Contract Labor	1,770	2,461	30,642	73,518	6,726
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 5,541	\$ 7,187	\$ 75,689	\$ 123,106	\$ 111,784
AS BUDGET	\$ 21,996	\$ 20,079	\$ 131,975	\$ 120,475	Not Applicable
% ACTUAL TO BUDGET	25.19%	35.79%	57.35%	102.18%	Not Applicable

**MOST RECENT
12-MONTH**

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
SUPPLIES					
Gas Cost	58,986	137,199	1,664,191	1,527,221	3,021,209
Office Supplies	411	-	1,566	251	2,655
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	128	240	1,281	2,120	2,579
Construction Materials	-	-	-	-	82
Damage Claims	-	-	223	-	323
Expendable Fluids	195	-	302	28	367
Tires	-	254	-	534	421
Uniform Expense	1,529	123	7,252	4,304	10,853
Janitorial	166	229	1,077	1,212	2,721
Computer Equipment	-	-	1,171	3,819	1,171
Equipment Parts	-	355	3,899	12,830	10,263
Repair & Maintenance	15,874	31,481	61,192	81,641	140,581
Util Costs - Util Fund	371	355	2,217	2,169	4,297
Covid-19 Expenses	-	-	-	-	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	2,337	3,559	11,656	15,923	35,953
Food	184	86	1,634	976	3,105
Sm Tool & Min Equip	315	371	2,746	6,025	9,971
Meters	9,500	-	30,572	1,742	47,164
Sm Oper Supplies	567	239	1,772	5,272	6,901
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 90,562	\$ 174,492	\$ 1,792,749	\$ 1,666,069	\$ 3,300,615
AS BUDGET	\$ 296,343	\$ 16,500	\$ 1,778,059	\$ 99,000	Not Applicable
% ACTUAL TO BUDGET	30.56%	1057.52%	100.83%	1682.90%	Not Applicable

CAPITAL OUTLAY

Amortization Def Chg 2016 Bond	\$ -	\$ -	\$ 2,160	\$ 2,160	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ (692)	\$ (4,151)	\$ (4,151)	\$ (8,302)
Depr Exp	\$ 17,927	\$ 17,380	\$ 107,561	\$ 102,768	\$ 193,975
Int Exp 2016 Rev Bond	1,512	1,924	10,112	12,557	21,452
Interest Exp - 2020 Rev Bonds	3,417	3,417	20,504	20,504	41,009
Issuance Costs	-	-	-	-	-
CAPITAL OUTLAY (ACTUAL)	\$ 22,165	\$ 22,029	\$ 136,186	\$ 133,838	\$ 252,453
AS BUDGET	\$ 1,976	\$ 2,385	\$ 11,857	\$ 14,312	Not Applicable
% ACTUAL TO BUDGET	1121.63%	923.56%	1148.61%	935.18%	Not Applicable

**MOST RECENT
12-MONTH**

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 63,624	\$ 83,184	\$ 535,874	\$ 428,730	\$ 945,195
Transfer To Gf	15,926	34,141	202,505	264,705	332,682
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 79,551	\$ 117,326	\$ 738,379	\$ 693,435	\$ 1,277,877
AS BUDGET	\$ 145,199	\$ 132,048	\$ 871,193	\$ 792,290	Not Applicable
% ACTUAL TO BUDGET	54.79%	88.85%	84.75%	87.52%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 259,966	\$ 388,619	\$ 3,149,977	\$ 3,008,366	\$ 5,708,966
AS BUDGET	\$ 534,871	\$ 233,169	\$ 3,209,225	\$ 1,399,012	Not Applicable
% ACTUAL TO BUDGET	48.60%	166.67%	98.15%	215.04%	Not Applicable

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2023 | FY 2023

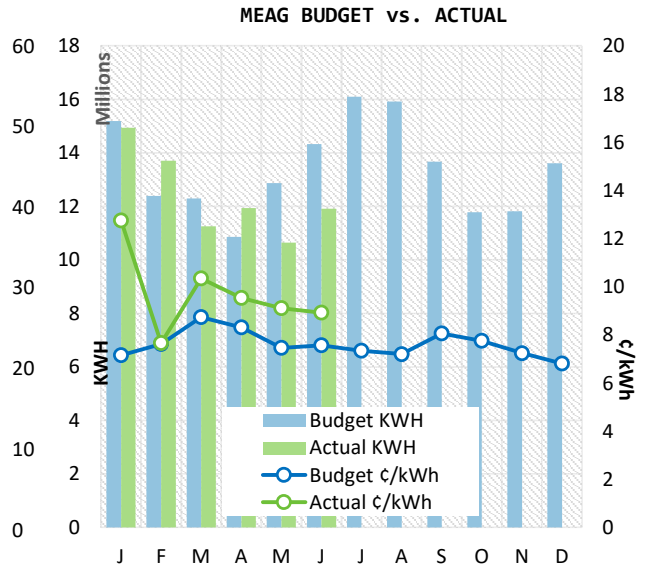
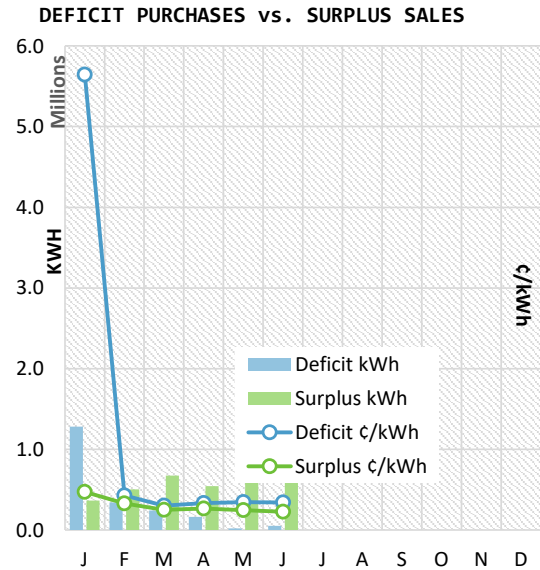
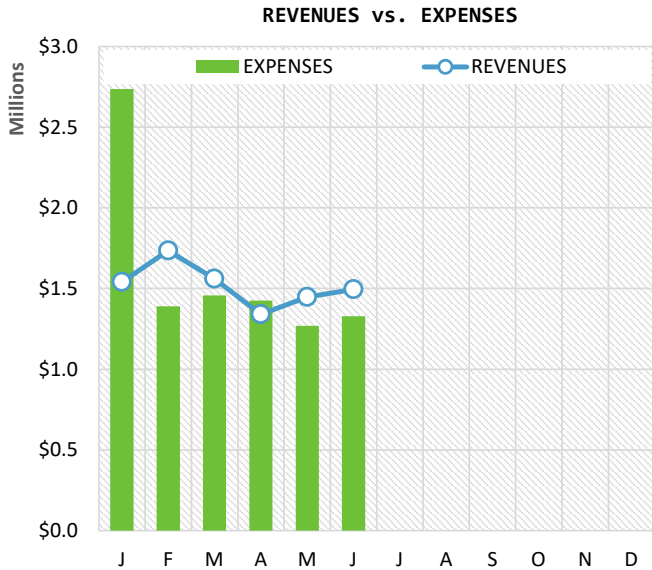


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CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	FY 2023	AS BUDGET	FY 2022
REVENUES	\$ 1.540M	\$ 1.735M	\$ 1.560M	\$ 1.341M	\$ 1.448M	\$ 1.495M							\$ 9.118M	\$ 10.177M	\$ 8.969M
PERSONNEL COSTS	\$ 0.114M	\$ 0.148M	\$ 0.152M	\$ 0.108M	\$ 0.122M	\$ 0.117M							\$ 0.761M	\$ 0.752M	\$ 0.695M
CONTRACTED SVC	\$ 0.038M	\$ 0.076M	\$ 0.065M	\$ 0.050M	\$ 0.080M	\$ 0.053M							\$ 0.363M	\$ 0.420M	\$ 0.402M
SUPPLIES	\$ 2.583M	\$ 1.090M	\$ 1.201M	\$ 1.230M	\$ 1.027M	\$ 1.119M							\$ 8.251M	\$ 6.235M	\$ 6.779M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ -
DEPRECIATION	\$ -	\$ 0.076M	\$ 0.039M	\$ 0.039M	\$ 0.040M	\$ 0.040M							\$ 0.233M	\$ 0.116M	\$ 0.212M
EXPENSES	\$ 2.736M	\$ 1.390M	\$ 1.458M	\$ 1.426M	\$ 1.269M	\$ 1.329M							\$ 9.608M	\$ 7.523M	\$ 8.087M
FUND TRANSFERS	\$ 0.108M	\$ 0.293M	\$ 0.106M	\$ 0.259M	\$ 0.151M	\$ 0.144M							\$ 1.060M	\$ 1.647M	\$ 1.074M
MARGIN W/O TRANSFERS	\$ (1.196M)	\$ 0.345M	\$ 0.103M	\$ (0.086M)	\$ 0.179M	\$ 0.166M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0.489M)	\$ 2.654M	\$ 0.882M
MARGIN W/ TRANSFER	\$ (1.303M)	\$ 0.052M	\$ (0.003M)	\$ (0.345M)	\$ 0.028M	\$ 0.021M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1.550M)	\$ 1.007M	\$ (0.192M)
PART CONTR/MEAG YES/INTI	\$ 0.289M	\$ 0.013M	\$ 0.480M	\$ 0.395M	\$ 0.086M	\$ 0.064M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.327M	\$ 0.400M	\$ 0.621M

* Participant Contribution, Year End Settlement and Interest excluded from Revenues



RETAIL SALES REPORT

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CUSTOMER COUNT

Residential	5,896	5,908	5,922	5,938	5,969	5,952
Commercial	922	931	932	926	929	929
Industrial	1	1	1	1	1	1
City	51	51	51	51	52	53
Total	6,870	6,891	6,906	6,916	6,951	6,935
Year-Over-Year Δ	1.85%	1.80%	2.01%	1.86%	2.25%	1.97%

KWH

Residential	6.702M	7.569M	6.513M	5.204M	4.912M	4.674M
Commercial	5.343M	5.471M	5.441M	4.707M	5.152M	5.367M
Industrial	0.223M	0.234M	0.291M	0.242M	0.253M	0.258M
Other	-	-	-	-	-	-
City	0.545M	0.567M	0.527M	0.449M	0.481M	0.490M
Total	12.813M	13.840M	12.772M	10.602M	10.799M	10.790M
Year-Over-Year Δ	8.03%	6.98%	-11.25%	-10.70%	0.55%	-5.07%

REVENUE

Residential	\$ 0.731M	\$ 0.814M	\$ 0.713M	\$ 0.589M	\$ 0.639M	\$ 0.607M
Commercial	\$ 0.685M	\$ 0.707M	\$ 0.701M	\$ 0.624M	\$ 0.673M	\$ 0.694M
Industrial	\$ 0.026M	\$ 0.027M	\$ 0.030M	\$ 0.027M	\$ 0.028M	\$ 0.028M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
City	\$ 0.052M	\$ 0.054M	\$ 0.050M	\$ 0.043M	\$ 0.046M	\$ 0.047M
Total	\$ 1.495M	\$ 1.602M	\$ 1.495M	\$ 1.283M	\$ 1.386M	\$ 1.376M
Year-Over-Year Δ	5.88%	5.71%	-9.92%	-9.33%	-1.03%	-5.53%

SALES STATISTICS

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YTD 319

AVERAGE KWH/CUSTOMER

Residential	1,137	1,281	1,100	876	823	785	1,000
Commercial	5,795	5,876	5,838	5,083	5,546	5,777	5,653
Industrial	223,258	233,859	291,101	242,214	253,446	258,002	250,313
City	10,692	11,115	10,326	8,801	9,254	9,253	9,907

AVERAGE \$/CUSTOMER

Residential	\$124	\$138	\$120	\$99	\$107	\$102	\$115
Commercial	\$743	\$760	\$752	\$674	\$724	\$747	\$733
Industrial	\$25,891	\$26,567	\$30,232	\$27,099	\$27,826	\$28,113	\$27,621
City	\$1,024	\$1,065	\$989	\$842	\$886	\$886	\$949

AVERAGE \$/KWH

Residential	\$0.1091	\$0.1075	\$0.1095	\$0.1132	\$0.1301	\$0.1298	\$0.1165
Commercial	\$0.1283	\$0.1293	\$0.1288	\$0.1327	\$0.1306	\$0.1293	\$0.1298
Industrial	\$0.1160	\$0.1136	\$0.1039	\$0.1119	\$0.1098	\$0.1090	\$0.1107
City	\$0.0958	\$0.0958	\$0.0958	\$0.0957	\$0.0957	\$0.0957	\$0.0957
Average	\$0.1123	\$0.1115	\$0.1095	\$0.1134	\$0.1165	\$0.1159	\$0.1132

MOST RECENT
12-MONTH

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
POWER SUPPLY COSTS					
MEAG Project Power	\$ 875,684	\$ 891,493	\$ 5,282,783	\$ 5,208,943	\$ 10,981,208
Transmission	125,191	101,065	722,323	630,376	1,336,500
Supplemental	4,245	73,168	943,815	277,237	1,429,378
SEPA	54,533	52,017	322,420	320,422	701,330
Other Adjustments	890	936	5,433	5,871	11,334
TOTAL POWER SUPPLY COSTS	\$ 1,060,543	\$ 1,118,679	\$ 7,276,774	\$ 6,442,850	\$ 14,459,749
AS BUDGET	1,082,259	896,406	6,039,921	5,093,706	11,181,722
% ACTUAL TO BUDGET	97.99%	124.80%	120.48%	126.49%	129.32%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	26,689	30,644	40,520	30,644	40,520
Non-Coincident Peak (NCP)	27,275	30,644	40,520	30,644	40,520
CP (BUDGET)	32,101	32,075	32,438	33,343	33,000
NCP (BUDGET)	32,670	33,026	32,774	33,705	33,683

Energy (KWH)

MEAG Energy	11,999,652	11,860,290	67,277,739	68,075,228	144,500,308
Supplemental Purchases (or sales)	(1,535,958)	126,875	(1,055,989)	145,693	(660,839)
SEPA Energy	1,439,621	1,059,079	8,128,024	7,688,341	13,558,673
Total Energy (KWH)	11,903,316	13,046,244	74,349,774	75,909,262	157,398,142
AS BUDGET	14,325,000	13,585,000	77,894,000	70,247,000	154,044,000
% ACTUAL TO BUDGET	83.09%	96.03%	95.45%	108.06%	102.18%

CP Load Factor	61.94%	59.13%	20.95%	28.28%	44.34%
NCP Load Factor	60.61%	59.13%	20.95%	28.28%	44.34%
% Supplemental	11.43%	0.97%	1.40%	0.19%	0.42%

UNIT COSTS (¢/kWh)

Bulk Power	9.3310	8.7043	10.1694	8.6787	9.2613
Supplemental	0.2764	57.6695	89.3773	190.2885	216.2972
SEPA Energy	3.7880	4.9115	3.9668	4.1676	5.1726
MEAG Total	8.9096	8.5747	9.7872	8.4876	9.1867

Note on Supplemental Unit Cost: Unit cost is based on the aggregated hourly energy and the associated market price for which the energy was purchased or sold.

**MOST RECENT
12-MONTH**

Jun 2023

Jun 2022

FY2023 YTD

FY2022 YTD

SALES REVENUES

ELECTRIC SALES	\$ 1,375,804	\$ 1,422,188	\$ 8,633,597	\$ 8,651,894	\$ 18,691,776
SALES REVENUES (ACTUAL)	\$ 1,375,804	\$ 1,422,188	\$ 8,633,597	\$ 8,651,894	\$ 18,691,776
AS BUDGET	\$ 1,641,667	\$ 1,625,000	\$ 9,850,000	\$ 9,750,000	Not Applicable
% ACTUAL TO BUDGET	83.81%	87.52%	87.65%	88.74%	Not Applicable

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

OTHER REVENUES

OP REVENUE	34,866	34,359	209,216	206,596	416,212
FEDERAL GRANT	-	-	-	-	-
MISC REVENUE	48,010	2,550	117,680	46,395	224,433
CONTRIBUTED CAPITAL	24,537	-	24,537	-	24,537
SALE OF FIXED ASSETS	-	-	-	-	-
GAIN UTILITIES ASSETS	-	-	-	-	-
REIMB DAMAGED PROPERTY	-	-	-	-	-
CUST ACCT FEES	-	-	-	-	-
OTHER REV	-	-	-	-	-
ADMIN ALLOC	11,342	9,751	133,202	64,458	249,290
STATE GRANTS	-	-	-	-	-
SALE OF RECYCLED MATERIALS	-	-	-	-	16,950
OTHER REVENUES (ACTUAL)	\$ 118,754	\$ 46,660	\$ 484,635	\$ 317,448	\$ 931,422
AS BUDGET	\$ 54,444	\$ 53,195	\$ 326,667	\$ 319,168	Not Applicable
% ACTUAL TO BUDGET	218.12%	87.72%	148.36%	99.46%	Not Applicable

TRANSFER

OPERATING TRANSFERS IN	-	-	-	-	17,963
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TOTAL REVENUES (ACTUAL)	\$ 1,494,558	\$ 1,468,848	\$ 9,118,232	\$ 8,969,343	\$ 19,641,161
AS BUDGET	\$ 1,696,111	\$ 1,678,195	\$ 10,176,667	\$ 10,069,168	Not Applicable
% ACTUAL TO BUDGET	88.12%	87.53%	89.60%	89.08%	Not Applicable

MEAG YES/PART CONTR/INTEREST

PARTICIPANT CONT	\$ 100,000	\$ 100,000	\$ 600,000	\$ 379,659	\$ 1,420,341
MEAG REBATE	\$ -	\$ -	213,892	711,447	213,892
INTEREST REVENUES - UTILITY	\$ (36,225)	\$ (90,525)	512,755	(470,056)	205,656
TOTAL EXCLUDED	\$ 63,775	\$ 9,475	\$ 1,326,648	\$ 621,051	\$ 1,839,890

Note on Interest/YES/Participant Contribution: excluded from revenues

**MOST RECENT
12-MONTH**

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	
PERSONNEL					
Compensation	\$ 85,503	\$ 83,690	\$ 562,898	\$ 486,758	\$ 1,052,609
Benefits	31,205	43,244	198,149	207,795	398,234
PERSONNEL (ACTUAL)	\$ 116,708	\$ 126,934	\$ 761,047	\$ 694,553	\$ 1,450,843
AS BUDGET	\$ 125,077	\$ 125,707	\$ 750,462	\$ 754,245	Not Applicable
% ACTUAL TO BUDGET	93.31%	100.98%	101.41%	92.09%	Not Applicable
CONTRACTED SERVICES					
Consulting	\$ -	\$ -	\$ 288	\$ -	\$ 30,348
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	8,122
Maintenance Contracts	315	315	8,135	6,553	11,009
Rents/Leases	188	237	2,881	22,997	4,379
Repairs & Maintenance (Outside)	1,467	1,610	55,528	26,116	103,257
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,584	2,375	11,284	9,948	22,224
Postage	26	-	26	-	26
Public Relations	-	-	-	-	4
Mkt Expense	-	-	-	-	4,362
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	739	-	3,067	836	4,974
Vehicle Tag & Title Fee	-	-	142	-	142
Ga Dept Rev Fee	-	-	-	-	-
Fees	-	-	-	-	-
Training & Ed	-	363	2,319	614	11,267
Contract Labor	49,028	53,215	278,209	333,870	634,854
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 53,378	\$ 58,146	\$ 362,599	\$ 401,735	\$ 835,816
AS BUDGET	\$ 69,952	\$ 52,838	\$ 419,713	\$ 317,025	Not Applicable
% ACTUAL TO BUDGET	76.31%	110.05%	86.39%	126.72%	Not Applicable

	Jun 2023	Jun 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
SUPPLIES					
Office Supplies	321	164	1,406	1,283	2,293
Furniture <5001	-	1,674	-	1,674	-
Postage	-	-	-	-	-
Auto Parts	521	(35)	521	755	1,981
Construction Materials	-	-	-	-	33
Damage Claims	-	-	159	-	159
Sponsorships/Donations	-	-	-	750	-
Expendable Fluids	195	-	302	41	349
Safety/Medical Supplies	-	-	-	4,485	-
Tires	-	1,887	1,865	10,819	2,297
Uniform Expense	2,006	2,176	16,119	14,440	18,100
Janitorial	263	339	1,718	1,637	4,049
Computer Equipment	345	-	5,568	-	5,628
R & M Buildings - Inside	-	-	-	-	-
Util Costs - Util Fund	1,093	549	12,570	11,317	17,102
Covid-19 Expenses	-	-	-	-	-
Streetlights	-	-	-	-	-
Auto & Truck Fuel	3,291	3,609	16,780	16,126	42,637
Food	52	49	1,473	802	8,753
Sm Tool & Min Equip	17,969	4,268	42,549	12,488	51,525
Meters	-	-	-	-	6,789
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	601	2,190	5,323	7,971	12,777
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,060,543	1,118,679	7,224,228	6,390,847	13,436,514
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,118,733	\$ 1,148,271	\$ 8,250,940	\$ 6,785,632	\$ 14,841,605
AS BUDGET	\$ 1,039,146	\$ 1,028,188	\$ 6,234,875	\$ 6,169,125	Not Applicable
% ACTUAL TO BUDGET	107.66%	111.68%	132.34%	109.99%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Depr Exp	\$ 39,890	\$ 35,293	\$ 232,984	\$ 211,758	\$ 411,064
CAPITAL OUTLAY (ACTUAL)	\$ 39,890	\$ 35,293	\$ 232,984	\$ 211,758	\$ 411,064
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 63,624	\$ 83,184	\$ 535,874	\$ 428,731	\$ 945,195
TRANSFER TO GF	80,820	106,334	524,375	645,358	1,331,689
TRANSFER TO CIP	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 144,445	\$ 189,518	\$ 1,060,249	\$ 1,074,089	\$ 2,276,884
AS BUDGET	\$ 274,472	\$ 313,677	\$ 1,646,830	\$ 1,882,062	Not Applicable
% ACTUAL TO BUDGET	52.63%	60.42%	64.38%	57.07%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,473,154	\$ 1,558,162	\$ 10,667,821	\$ 9,167,767	\$ 19,816,213
AS BUDGET	\$ 1,508,647	\$ 1,520,409	\$ 9,051,879	\$ 9,122,456	Not Applicable
% ACTUAL TO BUDGET	97.65%	102.48%	117.85%	100.50%	Not Applicable