



Council Meeting

AGENDA

Tuesday, September 10, 2024

6:00 PM

City Hall

I. CALL TO ORDER

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. August 13, 2024 Council Minutes
 - b. August 13, 2024 Executive Session Minutes
 - c. July 16, 2024 Planning Commission Minutes
 - d. July 23, 2024 Historic Preservation Commission Minutes

II. PUBLIC FORUM

1. Public Presentation(s)
 - a. Georgia Reads Day Proclamation
2. Public Comment(s)

III. BUSINESS ITEMS

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

- [a.](#) Monthly Central Services Report
 - [b.](#) Monthly Code Report
 - [c.](#) Monthly Economic Development Report
 - [d.](#) Monthly Finance Report
 - [e.](#) Monthly Fire Report
 - [f.](#) Monthly Police Report
 - [g.](#) Monthly Solid Waste Report
 - [h.](#) Monthly Streets & Transportation Report
 - [i.](#) Monthly Telecom Report
 - [j.](#) Monthly Water, Sewer, Gas & Electric Report
- 4. Department Requests**
- [a.](#) **Airport:** Tentative Allocation Approval Request
 - [b.](#) **Public Works:** TAP Grant Fee Proposal
 - [c.](#) **Utilities:** Fourth Amendment to Power Purchase Contract
 - [d.](#) **Utilities:** Purchase - Truck with Reel Lift Body
 - [e.](#) **Utilities:** Approval - Water and Sewer Connection Tap Fees
 - [f.](#) **Utilities:** Purchase - (3) Sodium Hypochlorite Storage Tanks

IV. NEW BUSINESS

1. Public Hearing(s)

- [a.](#) Rezone - 1125 North Broad Street
- [b.](#) Rezone - 231 East Marable Street

2. New Business

- [a.](#) Rezone - 1125 North Broad Street
- [b.](#) Rezone - 231 East Marable Street
- [c.](#) Application - Wine Shop - Highland Vine LLC
- [d.](#) 1st Reading - Extension to Residential Developments Moratorium Ordinance
- [e.](#) GMEBS Restated Defined Benefit Retirement Plan Amendment
- [f.](#) Appointments (2) - Planning Commission

- V. **DISTRICT ITEMS**
1. District Items
 2. Mayoral Update
- VI. **ADJOURN**

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Myoshia Crawford	Council Member
	Charles Boyce	Council Member
	Julie Sams	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	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, Matthew McClung, Andrew Dykes, Beth Thompson, Mike McGuire, Brad Callender, Chris Bailey, Kaitlyn Stubbs, Les Russell, Sandy Daniels, Brian Wilson, Amylee Hammond, Alyssa Drewery

Visitors: Michael Reese, Gloria Reese, Dessa Morris, Andrea Gray, Ned Butler, Cynthia Green Garrison, Chuck Ross, John Davenport, Jessica Murphy

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Mr. Kent Pratt gave the invocation.

2. Roll Call

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

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. July 9, 2024 Council Minutes
- b. July 25, 2024 Council Minutes
- c. July 28, 2024 Council Minutes
- d. June 18, 2024 Planning Commission Minutes
- e. June 25, 2024 Historic Preservation Commission Minutes
- f. June 13, 2024 Downtown Development Authority Minutes
- g. June 13, 2024 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

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

Ms. Cynthia Green Garrison, of 925 Stone Creek Court, discussed her concerns about the internet changes made by the City. They did not know the changes were going to happen and could not get anyone on the phone. She discussed not having any phone, television, or internet services.

Mr. Michael Reese and Ms. Gloria Reese, of 913 East Marable Street, discussed their concerns about stormwater runoff. Neighbors from the subdivision behind them fill the drains with yard debris, which causes the water to backup into their yard. The City put in a retention pond in 2014, but that water dumps into their yard also. They are in need of some immediate help.

III. BUSINESS ITEMS**1. City Administrator Update**

City Administrator Logan Propes stated there will be a Referendum for Retail Package Sales on the November ballot. The City, County, and State are working with GMA on a Municipal Option Homestead Exemption; it would allow a new homestead exemption in the Cities. There would be a separate sales tax created to offset the loss in revenue.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the crack and seal has been applied for the Taxiway Project; it has a 28-day cure period prior to striping. The overgrowth and encroaching trees are being cleared at the Airport. Fencing is being installed around the retention pond at the back of the Town Green. The City has been recertified for the Georgia Main Street Program for another three years. Vendor applications for Fall Fest will be closing on August 30.

3. Department Reports

- a. Monthly Central Services Report
- b. Monthly Code Report
- c. Monthly Economic Development Report
- d. Monthly Finance Report
- e. Monthly Fire Report
- f. Monthly Police Report
- g. Monthly Solid Waste Report
- h. Monthly Streets & Transportation Report
- i. Monthly Telecom Report
- j. Monthly Water, Sewer, Gas & Electric Report

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

4. Department Requests**a. Various: Sale of Surplus Items**

Mr. Chris Bailey requested approval to surplus a list of vehicles and equipment from various departments. They have reached their useful life and the maintenance costs far exceed the value of the items.

To surplus the items on GovDeals.

b. Utilities: Bid Award for Raw and Finished Water Main Extensions

City Administrator Logan Propp recommended approval to award the raw and finished water main extensions to JDS, Inc. for the amount of \$7,683,242.42, which will be paid from Utility Bond Funds.

To approve JDS, Inc. for the Water Main Extensions for \$7,683,242.42.

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

IV. NEW BUSINESS

1. Public Hearings

a. Conditional Use – 303 South Broad Street

Mr. Brad Callender presented the application for conditional use of this property to allow a Private School in the existing office building. The property is currently Zoned B-2 and is also located inside the CBD. There would only be two to five students at the school at any given time. The school is classified as a non-traditional education center; the students are homeschool based and spend a maximum of 60% instructional time at the school. The Planning Commission recommended approval of the Conditional Use request as submitted without conditions.

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

Mr. Chuck Ross, with Powell & Edwards, spoke representing the applicant Alpha Omega Preparatory Academy. They have operated out of Covington since 2006 and have approximately 105 students enrolled. It is a non-traditional education center; it is mostly homeschool based. The location will be used as an auxiliary learning center for their Walton County students.

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

b. Conditional Use – 114 South Broad Street

Mr. Brad Callender presented the application for conditional use of this property to allow retail sales of wine. The property is currently Zoned B-2 and is also located inside the CBD. Retail sales of wine and beer are Conditional Uses in the CBD Overlay. The Planning Commission recommended approval of the Conditional Use request as submitted without conditions.

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

Ms. Jessica Murphy, with Highland Vine, LLC, stated their goal is to sale wine and also give customers an opportunity to taste some wines. She understands that a certain percentage of bottles of wine must be sold per the City Ordinance.

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

c. Rezone – 1125 North Broad Street

Mayor Howard questioned whether anyone wanted to speak tonight that would not be able to come back next month.

Mr. Brad Callender stated the applicant has requested to have the item tabled until next month.

City Attorney Paul Rosenthal explained the rezone has been advertised as a public hearing, and there has been a request to table the item. For purposes of complying with the law, this is an opportunity for a public hearing should anyone like to speak either for or against the rezone request.

Ms. Andrea Gray stated she is representing the Rowell Family; they will reserve a full presentation for next meeting. They want more time to make sure that everything is right.

2. New Business

a. Conditional Use – 303 South Broad Street

To approve the Conditional Use to allow a Private School in the B-2 Zoning District.

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

b. Conditional Use – 114 South Broad Street

Council Member Greg Thompson questioned the monitoring of the sales.

City Administrator Logan Propes stated the City has audit procedures in place as part of the licensing procedure.

City Attorney Paul Rosenthal clarified that wine shops were added as part of the alcohol update. Section 6-112 requires 70 percent package sales and no more than 30 percent for retail on-premise consumption. The City can call for an audit at any time; the license holder must provide proof of the documentation of sales or forfeit their license.

To approve the Conditional Use to allow Retail Sales of Wine in the B-2 Zoning District.

*Motion by Dickinson, seconded by Thompson.
Abstaining: Malcom.
Passed.*

c. Rezone – 1125 North Broad Street

To table until September.

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

d. Final Plat – Rivers Edge Phase 1

Mr. Brad Callender presented the request for approval of the Final Plat for Phase 1 of the Rivers Edge Project at 302 Michael Etchison Road to allow for the subdivision of 105 single-family residential lots with open space tracts on private streets. The Final Plat is the first of three phases in the project. Staff recommends approval of the Final Plat without corrections.

To approve the Final Plat, without corrections.

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

e. Resolution – Property Condemnation for Water Line Project
City Attorney Paul Rosenthal explained this item was resolved yesterday.

Removed.

f. Resolution – Franchise Fee

Ms. Beth Thompson explained the Resolution establishes a franchise fee applicable to holders of cable and video franchises issued by the State of Georgia.

To approve the Resolution.

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

V. DISTRICT ITEMS

1. District Items

Council Member Lee Malcom thanked customer service, Mike McGuire, and everyone from the DDA Retreat.

Council Member Tyler Gregory thanked Mike McGuire and apologized to Ms. Green.

Council Member Greg Thompson discussed the citizens being confused about who sets the property tax assessments and how Logan helped him explain the information to everyone on Facebook.

2. Mayoral Update

Mayor John Howard discussed Freedom Bowl, Hurricane Blowout, Premier Football Clubs, and the positive comments from citizens about the Gas Project on Glen Iris.

VI. ADJOURN TO EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

To retain the services of the Milberg law firm of Knoxville, Tennessee and Napoli Shkolnik of New York City, New York along with City Attorney, Rosenthal Wright pursuant to a contingency fee agreement to pursue claims on behalf of the City of Monroe relating to the AFFF Products Liability Litigation MDL currently pending in the US District Court for the District of South Carolina. To authorize the City Administrator to sign any and all documents necessary to carry out the intent of this motion.

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

VII. ADJOURN

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

MAYOR

INTERIM CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Myoshia Crawford	Council Member
	Charles Boyce	Council Member
	Julie Sams	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Paul Rosenthal	City Attorney

Staff Present: Brad Callender

I. Call to Order – John Howard

1. Roll Call

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

II. Real Estate Issue (s)

1. Real Estate Matter

Real Estate matters were discussed, including attorney-client discussions.

III. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

IV. Adjourn to Regular Session

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

MAYOR

INTERIM CITY CLERK

**MONROE PLANNING COMMISSION
MEETING MINUTES—July 16, 2024**

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

Absent: None

Staff: Logan Propes—City Administrator
Brad Callender—City Planner
Laura Wilson—Code Assistant

Visitors: Dessa Morris, Troy Bugar, Dawn Criss, Andrea Gray, Erica Gvertin, Lee Rowell, Royce Bradley, John Argo, Julie Sams, Ryan Fritz, Larry Bradley, Tonya Thomas, Octavia Earl, Jason Sams, Steve Powers. Chuck Ross, John Davenport, Jessica Murphy

Call to Order by Chairman Eckles at 6:00 pm.

Motion to Approve the Agenda with the removal of item #6 –Request for Rezone 415 Pannell Rd R-1 to PID

Motion Parks. Second Camp.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the June 18, 2024 minutes.
Motion to approve

Motion Camp. Second Mathias.
Motion carried

Code Report: None

Old Business: None

New Business:

The First Item of Business is a request for Certificate of Appropriate Case #3245, a request for an addition on an existing commercial building that was previously a single-family house located at 423 E Spring St. Staff recommends approval without conditions. Building owner Octavia Earl spoke in favor of the project.

Chairman Eckles: Anyone here to speak against the application? No

Motion to approve

Motion Mathias. Second Camp.
Motion approved

The Second Item of Business is a request for Certificate of Appropriate Case #3247, a request for a parking lot renovation at 424 E Spring St. The site contains an existing commercial business, the FISH thrift store. The request is to pave the existing unpaved sections of the parking lot on the east side and rear areas of the building. The project was started without permits. Staff recommends approval without conditions. Tom Garrett, the site engineer, spoke in favor of the project.

Chairman Eckles: Anyone here to speak against the application? No

Motion to approve

Motion Parks. Second Mathias.
Motion approved

The Third Item of Business is a request for Certificate of Appropriate Case #3248, a request for a new fast food restaurant with a drive thru at 1001 Pavilion Pkwy. There is an existing access cut off of Pavilion Pkwy that will be shared with the first lot. There is a proposed access driveway around the building with parking in the front and along the sides. A landscape plan is included showing landscaping along Hwy 78 and Pavilion Pkwy. The building is set back far on Pavilion Pkwy—approximately 175 feet. The sign package complies with the sign ordinance. Staff recommends approval with conditions. Developer and property owner John Argo spoke in favor of the project. The architectural materials to build the structure will correspond to those in the shopping center already. When the Monroe Pavilion shopping center was built, the developer did a mass grading of the entire site including all the out lots. Because of this pre-existing compact area in the middle of the lot, the developer shows the building in the middle of the lot.

Chairman Eckles: You are in agreement with the conditions?

Argo: Yes, we have discussed them with Brad

Chairman Eckles: Anyone here to speak against the application? No

Motion to approve with conditions

Motion Mathias. Second Camp.
Motion approved

The Fourth Item of Business is a request for Conditional Use Case #3279, a request for a conditional use for a private school located at 303 S. Broad St. The school proposes to be a tenant inside an existing office building with existing parking. The school will be in the center of the building. Its main purpose is to provide educational services for homebased / homeschooled children. Staff recommends approval without conditions. Attorney Chuck Ross and school director John Davenport spoke in favor of the project. The school has been an existence since 2006 in Covington. Typically, between 2 and 5 students will be on site at one time with five faculty members. It will be a satellite location to aid Walton County students. The school will occupy one of the four suites in the building.

Commissioner Parks: What grade levels will you serve?
Davenport: 6-12

Chairman Eckles: Anyone here to speak against the application? No

Motion to approve

Motion Camp. Second Treadaway.
Motion approved

The Fifth Item of Business is a request for Conditional Use Case #3280, a request for a conditional use for a retail wine shop located at 114 S. Broad St in the existing Broad St Boots store. Staff recommends approval without conditions. Applicant Jessica Murphey spoke in favor of the project.

Commissioner Mathias: Are you just doing wine tastings? No food?

Murphy: No, we will be doing food. It will have a warming kitchen (no range or hood); offer cheese and typical compliments with wine.

Commissioner Camp: You'll have seating?

Murphy: There will be multiple seating for approximately 40 people; banquet seating, bistro tables, as well as a small bar area and living room type seating

Commissioner Parks: Will the win only be available in the store? Not take any cups out?

Murphy: We will follow the city ordinances. Our priority will be selling bottles.

Chairman Eckles: Anyone here to speak against the application? No

Motion to approve

Motion Mathias. Second Camp.
Motion approved

The Sixth Item of Business is a request for Rezone Case #3282, a request for a rezone from B-3 to PRD/PCD at 1125 N. Broad St. Staff recommends approval with conditions. There will be approximately 1000 residential units inside the development along with about half a million square feet of commercial space. There will be 7 access points—four off of Charlotte Rowell Blvd, two from Hwy 11, and 1 as an extension from Pavilion Avenue. There are five character areas for the project. The project is proposed to be developed in phases. Staff recommends approval with conditions. Brain Wright with Town Planning and Urban Design Collaborative spoke in favor of the project. The project is based on vision and principles—place-making, working with nature, mix of uses, varying housing types & sizes, safe & walkable streets, and trails & park spaces

Commissioner Camp: What phase would the project start on?

Wright: Near the pond with multi-family; it is likely the some of the phases will develop concurrently

Commissioner Camp: How many years do you think the built out will be?

Wright: It's unknown; Monroe is a growing location and it is a one of kind project so it is hard to tell.

Commissioner Mathias: I believe the big multifamily complex is in Phase I and I have a fear that if we do not include some of the commercial or single-family at the same time and a recession hits, that is all we are going to get.

Wright: It is part of the phase but not the only thing

Commissioner Mathias: Will different developers be building each phase?

Wright: Right now it is just one owner; the project will need a master developer approach to coordinate different builders; lots could be sold to individual builders or a finished product; phases could happen concurrently

Chairman Eckles: Anyone here to speak against the application? No

Motion to approve with conditions

Motion Camp. Second Mathias.
Motion approved

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Mathias
Meeting adjourned; 6:51 pm

Historic Preservation Commission
Meeting Minutes
Regular Meeting—July 23, 2024

Present: Elizabeth Jones, Jane Camp, Laura Powell, Chuck Bradley

Absent: Marc Hammes

Staff: Brad Callender, Director of Planning & Development
Laura Wilson, Code Admin

Visitors: None

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

Motion to approve agenda as submitted

Motion Powell, Second Camp
Motion carried

Chairman Jones asked if there were any changes or corrections to the June 25, 2024 minutes.
To approve minutes as submitted.

Motion by Powell, Second by Camp
Motion carried

Old Business: None

New Business:

The First Item of New Business: Request for COA #3305, a request for updated signage at 130 S Broad St at the former Sweetberry restaurant. The sign requested is a hanging bracket sign in the shape of a circle with the name of the restaurant—Thai Moringa Sushi. There was no one in the audience to speak for or against the application. This will be the third restaurant for the owners.

Chairman Jones: Any questions from the public? No

Motion to approve as submitted

Motion by Camp, Second by Powell
Motion carried

Motion to adjourn

Motion by Camp, Second by Bradley
Motion carried

Adjourned at 6:07 pm

**PROCLAMATION
CITY OF MONROE, GEORGIA**

GEORGIA READS DAY

WHEREAS, Literacy is not just an education issue but an economic, workforce, and quality of life issue. It is also a predictor of future educational achievement, economic status, and lifelong health and well-being; and

WHEREAS, In 2023, 61% of Georgia rising fourth graders did not read proficiently, and research shows that children who are proficient readers by the end of third grade are four times more likely to graduate from high school than their peers who are not reading on grade level; and

WHEREAS, The General Assembly recognized the importance of literacy skills with the passage of two bills in 2023: SB 211, that created the Georgia Council on Literacy, and HB 538, that requires comprehensive education reforms for reading instruction in the science of reading; and

WHEREAS, Understanding that collaborative efforts and strategic partnerships must be undertaken to effectively address literacy issues, the Georgia Municipal Association (GMA) and its nonprofit organization, Georgia City Solutions, members of the Georgia General Assembly, and football champion now turned children’s author, Malcolm Mitchell, partnered with the Georgia Council on Literacy to launch “Georgia Reads” at the 2024 GMA Annual Convention; and

WHEREAS, Community involvement is essential to literacy improvements and “Georgia Reads” will include recognizing 10 community partnerships that have increased literacy in the past three to five years as Georgia Reads Communities; and

WHEREAS, September 30, 2024, marks a date when all Georgians are encouraged to create awareness about the importance of reading and encourage community partnerships to promote future literacy improvements; and

WHEREAS, Together we can improve Georgia’s economic vitality one book at a time.

NOW, THEREFORE, I, JOHN HOWARD, MAYOR OF THE CITY OF MONROE, do hereby proclaim September 30, 2024 as **MONROE READS DAY** in the City of Monroe, Georgia and encourage all residents, businesses, and community partners to help promote and elevate literacy as a community priority.

In witness thereof, I have hereunto set my hand and caused to be affixed the Great Seal of the City of Monroe, Georgia this 10th day of September 2024.



John S. Howard

John S. Howard, Mayor
City of Monroe, Georgia



**CENTRAL SERVICES, BUILDINGS
& GROUNDS, PARKS, GUTA,
AND AIRPORT
MONTHLY REPORT
SEPTEMBER
2024**

CENTRAL SERVICES

MONTHLY REPORT

SEPTEMBER 2024

	2024 January	2024 February	2024 March	2024 April	2024 May	2024 June	2024 July	2024 August	2023 August	2023 September	2023 October	2023 November	2023 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	7	5	4	7	8	7	9	13	4	7	5	2	7	6.5	85
Vehicle Inspections	0	0	0	0	0	0	1	0	0	0	1	3	0	0.4	5
Equipment Inspections	0	0	0	0	0	0	0	0	0	0	0	3	0	0.2	3
Worksite Inspections	14	10	17	15	2	1	4	1	4	2	0	1	0	5.5	71
Employee Safety Classes	4	11	8	12	9	7	7	7	4	9	7	8	8	7.8	101
Attendance	17	37	53	49	55	35	24	26	22	35	27	40	42	35.5	462
PURCHASING															
P-Card Transactions	442	468	564	614	511	522	494	553	616	458	533	517	381	513.3	6,673
Purchase Orders	106	117	94	114	87	121	101	109	111	87	83	85	107	101.7	1,322
Total Purchases	548	585	658	728	598	643	595	662	727	545	616	602	488	615.0	7,995
Sealed Bids/Proposals	3	3	2	2	2	4	2	4	2	2	4	4	1	2.7	35
INFORMATION TECHNOLOGY															
Workorder Tickets	66	66	43	57	51	52	64	70	68	73	55	58	67	60.8	790
Phishing Fail Percentage	0.4%	2.6%	2.3%	1.9%	0.8%	1.5%	1.5%	2.6%	1.2%	2.2%	1.9%	0.7%	1.0%	1.6%	
MARKETING															
Job Vacancies	4	7	7	6	6	9	10	12	6	4	4	6	7	6.8	88
Social Media Updates	13	15	21	37	32	41	40	38	14	4	13	7	9	21.8	284
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	3,820	2,440	4,320	4,170	2,900	4,150	3,960	2,940	4,440	3,290	2,645	1,920	2,460	3,342.7	43,455.0
Street Sweeper Utilization	42.2%	40.4%	55.1%	59.8%	39.4%	19.1%	20.7%	14.7%	N/A	61.5%	32.8%	48.1%	15.6%	37.4%	449.2%
Crew Acres Mowed	98.6	98.6	98.6	98.6	98.6	102.6	102.6	102.6	105.3	105.3	98.6	98.6	98.6	100.6	1,307.2

PROJECTS & UPDATES

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 June, the grounds and parks crews collected 2,940 pounds of trash and debris while also maintaining approximately 102.6 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.

Visitor Center Project:

Exterior restoration is underway and scheduled to be completed this fall. The building has been cleaned and new grout installed in all granite areas with a base coat of sealant. Exterior windows received new glazing and primer on the frames. The project is in its final phase where it will receive a coat of paint.

PROCUREMENT

Procurement has been working on several projects and solicitations, including the review of the Stormwater Master Plan, Davis Street RFQ, and Airport Lease Agreements.

Engineering Design Services – RFQ – Davis Street, South Madison Ave, Mears Street Sidewalk Improvements:

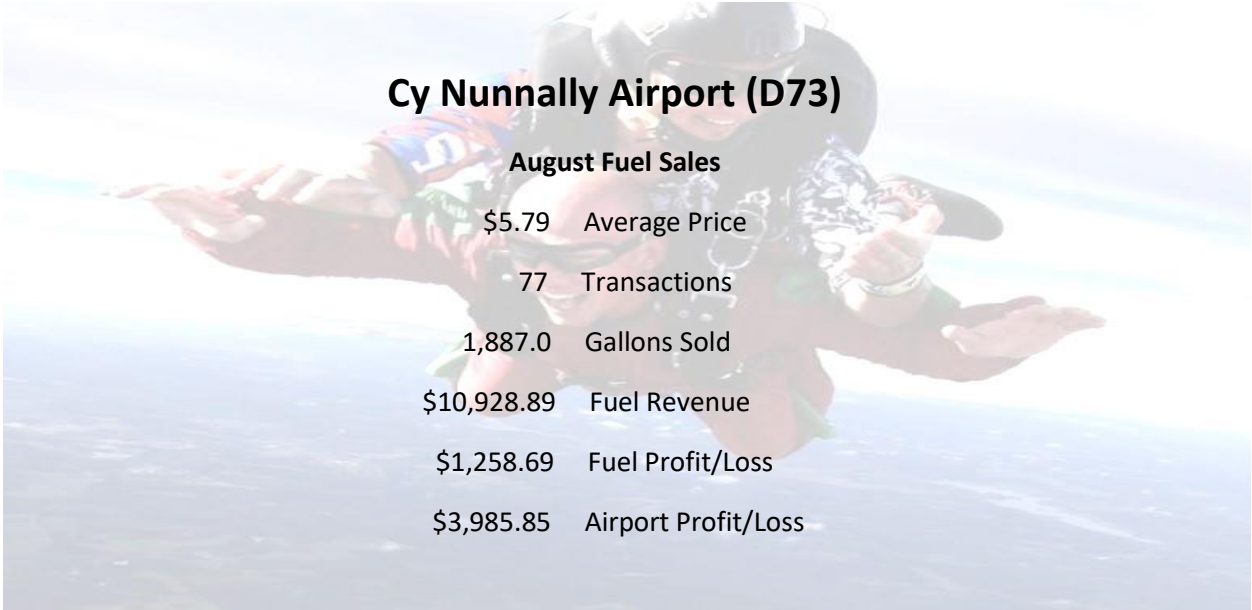
Phase I evaluations have been received and notice of finalist selection has been sent to all finalist. Phase II of the process which includes further technical approach to the proposed projects were received August 18th. Evaluations are being completed currently. Staff will present the finalist in October for your approval.

[Information regarding our current bids and proposals can be found on the City of Monroe website.](#)

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.

AIRPORT



Cy Nunnally Airport (D73)

August Fuel Sales	
\$5.79	Average Price
77	Transactions
1,887.0	Gallons Sold
\$10,928.89	Fuel Revenue
\$1,258.69	Fuel Profit/Loss
\$3,985.85	Airport Profit/Loss

The terminal building is now OPEN! The terminal building is open 24 hours a day, seven days a week for the convenience of pilots using our airport. The new facility includes restrooms, a kitchen, lounge, and flight planning station.

Encroachment mulching along the runway was completed in June. Roughly 3 acres was cleared along the eastern runway, an area identified in the last airport inspection. Construction of the FY24 grant awarded taxiway crack/seal project began late July and is currently 90 percent complete. GDOT and our consultants completed an inspection in August. The contractor will return to install the permanent taxiway markings in September.



AIRPORT

MONTHLY REPORT

SEPTEMBER 2024

	2024 January	2024 February	2024 March	2024 April	2024 May	2024 June	2024 July	2024 August	2023 August	2023 September	2023 October	2023 November	2023 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	
Transactions	20	58	46	67	83	57	60	77	79	103	95	66	67	67.5	878
Gallons Sold	502.7	1,427.9	1,085.0	1,438.5	1,887.8	1,306.7	1,486.1	1,887.0	1,950.0	2,469.3	2,343.3	1,630.8	1,483.0	1607.5	20,898.0
AvGas Revenue	\$2,910.70	\$8,267.54	\$6,282.01	\$8,328.63	\$10,930.35	\$7,565.83	\$8,598.92	\$10,928.89	\$11,290.50	\$14,297.06	\$13,567.71	\$9,442.23	\$8,586.38	\$9,307.44	\$120,996.75
AvGas Profit/Loss	\$430.41	\$1,250.12	\$946.27	\$2,765.30	\$1,256.47	\$865.10	\$980.54	\$1,258.69	\$1,714.26	\$2,174.74	\$2,063.04	\$1,429.88	\$1,298.90	\$1,417.98	\$18,433.72
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$5,000.00	\$5,000.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,323.08	\$56,200.00
Lease Agreements	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,458.34	\$57,958.41
Grounds Maintenance	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$3,535.00	\$535.00	\$4,035.00	\$535.00	\$535.00	\$535.00	\$1,035.00	\$13,455.00
Buildings Maintenance	\$530.00	\$530.00	\$530.00	\$530.00	\$530.00	\$530.00	\$530.00	\$530.00	\$3,112.21	\$1,499.91	\$530.00	\$530.00	\$530.00	\$803.24	\$10,442.12
Equipment Maintenance	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$867.59	\$7,057.16	\$126.90	\$126.90	\$126.90	\$716.97	\$9,320.65
Airport Profit/Loss	\$5,357.57	\$6,177.28	\$5,873.43	\$7,692.46	\$6,183.63	\$5,792.26	\$6,707.70	\$3,985.85	\$3,268.49	(\$4,348.27)	\$6,940.20	\$6,307.04	\$6,176.06	\$5,085.67	\$66,113.70



CODE

DEPARTMENT

MONTHLY REPORT

September

2024

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 July 1, 2024 thru July 31, 2024.

Statistics:

- Total Calls: 491
- Total Minutes: 18:11:45
- Total Minutes/Call: 2:13
- Code Inspections: 74
- Total Permits Written: 60
- Amount collected for permits: \$ 15,230.76
- Check postings for General Ledger: 94

New Alcohol Licenses: 0

New Businesses: 7

- B&B Electrical Contractors LLC – 152 Pine Circle (**Residential**)
- Team Polk Xpress LLC – 113B S Hammond Dr
- Nerd Street LLC DBA Nerd Street Games – 135 S Broad St (**DDA**)
- Monroe Primary Care LLC – 705 Breedlove Dr, Ste 800
- Piedmont Urgent Care by Wellstreet LLC – 850 Pavilion Pkwy
- Pinehurst Logistics LLC – 1304 S Broad St
- Avery James Co LLC DBA Madfit Training – 212 W Spring St (**DDA**)

Closed Businesses: 7

- Breakingforth Inv LLC – 714 Davis St
- 360 Tax Services LLC – 230 N Hammond Dr
- Nells Craft Boutique – 920 Tigers Way (**Residential**)
- Mortan James – 129 N Broad St (**DDA**)
- Ali Anu LLC – 1700 Bold Springs Rd
- Monroe Auto Service Center – 381 Plaza Dr
- Winged Foot Running – 135 S Broad St (**DDA**)

City Marshal June 2024:

- Patrolled city daily.
- Removed 69 signs from road way
- 300 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 2 utility tampering and theft cases.
- 9 citations issued
- Represented City Marshals office in Municipal Court.
- Handled 9 Directed Complaints called in or e-mailed to Code Office
- July 3-7 vacation
- July 10-16 military orders

Historic Preservation Commission August 2024:

- COA—302 W. Highland Ave.—Exterior Changes—Approved

Planning Commission August 2024:

- Rezone—231 E Marable St—P to R-1A—Recommended approval

Code Department Daily Activities:

- Receiving business license payments, affidavits and identification.
- Processing business license renewals
- 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
- Staff training

1-Jul-24	707 Davis St	neighborhood standards	RC	15-Jul-24	closed
1-Jul-24	707 Davis St	tall grass/weeds	RC	15-Jul-24	closed
1-Jul-24	410 Mill St	tall grass/weeds	RC	15-Jul-24	closed
1-Jul-24	1235 Claywheel Cir	neighborhood standards	RC	15-Jul-24	closed
1-Jul-24	1235 Claywheel Cir	tall grass/weeds	RC	15-Jul-24	closed
1-Jul-24	928 Glen Irus Dr	tall grass/weeds	RC	15-Jul-24	closed
1-Jul-24	401 Mears St	neighborhood standards	RC	15-Jul-24	closed
2-Jul-24	105 North Broad St	feather flags	N/A		closed
2-Jul-24	603 Alcovy St	feather flags	N/A		closed
2-Jul-24	321 Reed Way	junk vehicles	RC	16-Jul-24	closed
2-Jul-24	321 Reed Way	tall grass/weeds	RC	16-Jul-24	closed
2-Jul-24	321 Reed Way	vehicles parked on improper surface	RC	16-Jul-24	closed
2-Jul-24	259 Carwood Dr	neighborhood standards	RC	16-Jul-24	closed
2-Jul-24	259 Carwood Dr	vehicles parked on improper surface	RC	16-Jul-24	closed
2-Jul-24	204 G W Carver Dr	neighborhood standards	RC	16-Jul-24	closed
2-Jul-24	Skyview Estates lot 15	neighborhood standards	RC	16-Jul-24	closed
2-Jul-24	Skyview Estates lot 15	tall grass/weeds	RC	16-Jul-24	closed
2-Jul-24	Skyview Estates lot 15	porches and railings	RC	16-Jul-24	closed
2-Jul-24	Skyview Estates lot 14	neighborhood standards	RC	16-Jul-24	closed
2-Jul-24	Skyview Estates lot 14	tall grass/weeds	RC	16-Jul-24	closed
2-Jul-24	1310 South Madison Ave	junk vehicle	RC	16-Jul-24	closed
2-Jul-24	1310 South Madison Ave	vehicle parked on improper surface	RC	16-Jul-24	closed
2-Jul-24	1315 South Madison Ave	junk vehicle	RC	16-Jul-24	closed
2-Jul-24	1315 South Madison Ave	vehicle parked on improper surface	RC	16-Jul-24	closed
	3-7 Jul 2024 Vacation				
8-Jul-24	232A N Hammond Dr	failur to obtain/renew busness licencse	citation		closed
8-Jul-24	230C N Hammond Dr	failur to obtain/renew busness licencse	citation		closed
8-Jul-24	202 West Spring St	failur to obtain/renew busness licencse	citation		closed
8-Jul-24	429 Plaza Dr	court ordered re-inspection	N/A		closed
8-Jul-24	427 Magnolia St	court ordered re-inspection	N/A		closed
8-Jul-24	514 Heritage Ridge Dr	court ordered re-inspection	N/A		closed
8-Jul-24	1207 Mathis St	court ordered re-inspection	N/A		closed
8-Jul-24	105 West Fambrough St	court ordered re-inspection	N/A		closed

8-Jul-24	421 Reed Way	court ordered re-inspection	N/A		closed
8-Jul-24	526 Green St	court ordered re-inspection	N/A		closed
8-Jul-24	2120 West Spring St	court ordered re-inspection	N/A		closed
8-Jul-24	507 Landers St	court ordered re-inspection	N/A		closed
8-Jul-24	508 Roosevelt St	court ordered re-inspection	N/A		closed
8-Jul-24	810 Windsor Dr	court ordered re-inspection	N/A		closed
8-Jul-24	1316 Meadowalk Dr	court ordered re-inspection	N/A		closed
8-Jul-24	Skyview Estates Lot 6	court ordered re-inspection	N/A		closed
9-Jul-24	614 Windsor Dr	neighborhood standards	RC	23-Jul-23	closed
9-Jul-24	125 6th St	tall grass/weeds	RC	23-Jul-23	closed
9-Jul-24	136 6th St	tall grass/weeds	RC	23-Jul-24	closed
9-Jul-24	126 6th St	tall grass/weeds	RC	23-Jul-24	closed
9-Jul-24	707 Buckingham Ct	junk vehicle	RC	23-Jul-24	closed
9-Jul-24	707 Buckingham Ct	tall grass/weeds	RC	23-Jul-24	closed
	10-16 July 2024 Military orders				
17-Jul-24	536B Cook St	meter tampering			open
17-Jul-24	129B Perry St	meter tampering			closed
17-Jul-24	Parcel # M0200115	hazardous trees	citation		closed
17-Jul-24	129A Perry St	neighborhood standards	RC	31-Jul-24	closed
17-Jul-24	129A Perry St	tall grass/weeds	RC	31-Jul-24	closed
17-Jul-24	129B Perry St	neighborhood standards	RC	31-Jul-24	closed
17-Jul-24	129B Perry St	tall grass/weeds	RC	31-Jul-24	closed
17-Jul-24	502 Spruce Ln	tall grass/weeds	RC	31-Jul-24	closed
18-Jul-24	219 Mayfield Dr	neighborhood standards	citation		closed
18-Jul-24	219 Mayfield Dr	tall grass/weeds	citation		closed
18-Jul-24	219 Mayfield Dr	uncultivated vegetation	citation		closed
18-Jul-24	219 Mayfield Dr	exterior doors and frames	citation		closed
18-Jul-24	507 Heritage Ridge Dr	tall grass/weeds	citation		closed
18-Jul-24	522 East Spring St	neighborhood standards	RC	1-Aug-24	closed
18-Jul-24	522 East Spring St	tall grass/weeds	RC	1-Aug-24	closed
18-Jul-24	522 East Spring St	living in RV's	RC	1-Aug-24	closed
18-Jul-24	The "U"	trash can retrieval	N/A		closed
18-Jul-24	315A Alcovy St	trash can retrieval	N/A		closed

19-Jul-24	411 Carwood Dr	neighborhood standards	RC	2-Aug-24	closed
19-Jul-24	935 East Church St	neighborhood standards	RC	2-Aug-24	closed
19-Jul-24	802 East Church St	neighborhood standards	RC	2-Aug-24	closed
19-Jul-24	416 Carwood Dr	neighborhood standards	RC	2-Aug-24	closed
19-Jul-24	320 Walker Dr	neighborhood standards	RC	2-Aug-24	closed
19-Jul-24	400 Walker Dr	tall grass/weeds	RC	2-Aug-24	closed
19-Jul-24	616B Pine Park St	junk vehicle	RC	2-Aug-24	closed
19-Jul-24	616B Pine Park St	vehicle parked on improper surface	RC	2-Aug-24	closed
22-Jul-24	113B Tanglewood Dr	tall grass/weeds	RC	5-Aug-24	open
22-Jul-24	200B Tanglewood Dr	gutters	RC	5-Aug-24	open
22-Jul-24	128A Tanglewood Dr	neighborhood standards	RC	5-Aug-24	open
22-Jul-24	129A Tanglewood Dr	neighborhood standards	RC	5-Aug-24	open
22-Jul-24	205B Tanglewood Dr	tree debris	RC	5-Aug-24	open
22-Jul-24	213B Tanglewood Dr	junk vehicle	RC	5-Aug-24	open
22-Jul-24	213B Tanglewood Dr	vehicle parked on improper surface	RC	5-Aug-24	open
22-Jul-24	232B Tanglewood Dr	neighborhood standards	RC	5-Aug-24	open
23-Jul-24	559 Micahel Cir	junk vehicle	RC	23-Aug-24	open
23-Jul-24	559 Micahel Cir	unclutivated veggitation	RC	23-Aug-24	open
23-Jul-24	559 Micahel Cir	open outdoor storage	RC	23-Aug-24	open
23-Jul-24	559 Micahel Cir	tall grass/weeds	RC	23-Aug-24	open
23-Jul-24	126 4th St	neighborhood standards	RC	6-Aug-24	open
23-Jul-24	126 4th St	tall grass/weeds	RC	6-Aug-24	open
23-Jul-24	1043C Wheelhouse Ln	in ground sewer leak	RC	6-Aug-24	open
23-Jul-24	1017A Wheelhouse Ln	tall grass/weeds	RC	6-Aug-24	open
23-Jul-24	136 6th St	tall grass/weeds	RC	6-Aug-24	open
23-Jul-24	216A Tanglewood Dr	vehicle parked on improper surface X3	RC	6-Aug-24	open
24-Jul-24	828 Overlook Trail	neighborhood standards	RC	7-Aug-24	open
24-Jul-24	828 Overlook Trail	tall grass/weeds	RC	7-Aug-24	open
24-Jul-24	732 Overlook Crest	tall grass/weeds	RC	7-Aug-24	open
24-Jul-24	729 Overlook Crest	vehicle parked on improper surface	RC	7-Aug-24	open
24-Jul-24	706 Overlook Crest	junk vehicle	RC	7-Aug-24	open
24-Jul-24	706 Overlook Crest	vehicle parked on improper surface	RC	7-Aug-24	open
24-Jul-24	222B Tanglewood Dr	neighborhood standards	RC	7-Aug-24	open
24-Jul-24	244B Tanglewood Dr	neighborhood standards	RC	7-Aug-24	open
24-Jul-24	244B Tanglewood Dr	junk vehicle	RC	7-Aug-24	open

25-Jul-24	405 Red Oak Ln	neighborhood standards	RC	8-Aug-24	open
25-Jul-24	640 Oakwood Ln	tall grass/weeds	RC	8-Aug-24	open
25-Jul-24	533 Michael Cir	tall grass/weeds	RC	8-Aug-24	open
25-Jul-24	642 Michael Cir	uncultivated vegetation	RC	8-Aug-24	open
25-Jul-24	642 Michael Cir	tall grass/weeds	RC	8-Aug-24	open
25-Jul-24	651 Michael Cir	tall grass/weeds	RC	8-Aug-24	open
25-Jul-24	660 Michael Cir	tree debris	RC	8-Aug-24	open
25-Jul-24	660 Michael Cir	tall grass/weeds	RC	8-Aug-24	open
26-Jul-24	212 West Spring St	business license renewal	N/A		closed
26-Jul-24	230A North Hammond Dr	business license renewal	N/A		closed
26-Jul-24	723 Cloverdale Dr	tall grass/weeds	RC	9-Aug-24	open
26-Jul-24	711 Cloverdale Dr	tall grass/weeds	RC	9-Aug-24	open
26-Jul-24	608 East Marable St	junk vehicle	RC	9-Aug-24	open
26-Jul-24	608 East Marable St	tall grass/weeds	RC	9-Aug-24	open
26-Jul-24	608 East Marable St	vehicles parked on improper surface	RC	9-Aug-24	open
26-Jul-24	850 Fawnfield Dr	tall grass/weeds	RC	9-Aug-24	open
26-Jul-24	812 Fawnfield Dr	tall grass/weeds	RC	9-Aug-24	open
26-Jul-24	812 Fawnfield Dr	tree debris	RC	9-Aug-24	open
26-Jul-24	502 Chestnut Ln	neighborhood standards	RC	9-Aug-24	open
29-Jul-24	601 East Marable St	court ordered re-inspection	N/A		closed
29-Jul-24	427 North Broad	court ordered re-inspection	N/A		closed
29-Jul-24	315 South Madison Ave	court ordered re-inspection	N/A		closed
29-Jul-24	227 Glen Irus Dr	court ordered re-inspection	N/A		closed
29-Jul-24	443 Bridgeport Pl	neighborhood standards	RC	12-Aug-24	open
29-Jul-24	443 Bridgeport Pl	junk vehicle	RC	12-Aug-24	open
29-Jul-24	443 Bridgeport Pl	vehicle parked on improper surface	RC	12-Aug-24	open
29-Jul-24	538 Bridgeport Pl	neighborhood standards	RC	12-Aug-24	open
29-Jul-24	545 Bridgeport Pl	neighborhood standards	RC	12-Aug-24	open
29-Jul-24	804 South Broad St	tall grass/weeds	RC	12-Aug-24	open
29-Jul-24	229 Bridgeport Ln	tall grass/weeds	RC	12-Aug-24	open
30-Jul-24	601 East Marable St	case file update - photos	N/A		closed
30-Jul-24	325 Turner St	tall grass/weeds	RC	13-Aug-24	open
30-Jul-24	325 Turner St	tree debris	RC	13-Aug-24	open
30-Jul-24	325 Bridgeport Ln	tall grass/weeds	RC	13-Aug-24	open
30-Jul-24	551 Bridgeport Pl	tall grass/weeds	RC	13-Aug-24	open

30-Jul-24	551 Bridgeport Pl	tree debris	RC	13-Aug-24	open
30-Jul-24	317 Turner St	neighborhood standards	RC	13-Aug-24	open
30-Jul-24	317 Turner St	junk vehicle	RC	13-Aug-24	open
30-Jul-24	317 Turner St	vehicles parked on improper surface	RC	13-Aug-24	open
30-Jul-24	824 Hickory Dr	junk vehicle X2	RC	13-Aug-24	open
30-Jul-24	307 Turner St	neighborhood standards	RC	13-Aug-24	open
31-Jul-24	401 Mears St.	neighborhood standards	RC	14-Aug-24	open
31-Jul-24	431 Sweetgum Dr	neighborhood standards	RC	14-Aug-24	open
31-Jul-24	431 Sweetgum Dr	vehicles parked on improper surface	RC	14-Aug-24	open
31-Jul-24	901 Creekside Way	vehicles parked on improper surface	RC	14-Aug-24	open
31-Jul-24	922 Creekside Way	neighborhood standards	RC	14-Aug-24	open
31-Jul-24	922 Creekside Way	junk vehicles	RC	14-Aug-24	open
31-Jul-24	922 Creekside Way	tall grass/weeds	RC	14-Aug-24	open
31-Jul-24	230A North Hammond Dr	failur to obtain/renew busness license	RC	2-Aug-24	open
31-Jul-24	642 Hampton Dr	junk vehicles	RC	14-Aug-24	open
31-Jul-24	642 Hampton Dr	vehicles parked on improper surface	RC	14-Aug-24	open



**ECONOMIC
DEVELOPMENT
DEPARTMENT
MONTHLY REPORT
September
2024**

ITEMS OF INTEREST

I. Downtown Hotel Feasibility Study

a. Preliminary numbers as follows:

2016 Study Numbers

Projected Operating Results Independent Boutique Hotel		
Year	Occupancy	Average Room Rate (1)
2018	45-50%	\$90-95
2019	52-57%	\$95-100
2020	57-62%	\$100-105
2021	57-62%	\$100-105
2022	57-62%	\$105-110

Note: (1) Adjusted for inflation
Source: The Highland Group

2024 Study Numbers

Projected Operating Results Premium Branded Limited Service			
Year	Occupancy	Average Room Rate (1)	RevPar (1)
2027	61%	\$158	\$96
2028	67%	\$165	\$110
2029	69%	\$172	\$118
2030	71%	\$177	\$125
2031	73%	\$182	\$132

Note: (1) Adjusted for inflation
Source: The Highland Group

Notable assumptions made by the study:

- The proposed hotel is of very good quality and developed as a premium branded, limited-service hotel such as one affiliated with Hilton, Marriott or IHG
- The proposed hotel would operate with roughly 86 +/- rooms including approximately 12 percent suites
- The proposed hotel would be developed with necessary amenities including an estimated 1,600 +/- square feet of meeting space divisible by 2
- There are no competitive hotels developed within the market area during the projection period, except a 95-room Springhill Suites in Covington and an 80 room Fairfield Inn Suites in Bethlehem, which are included in our projections as additional supply **(numbers are better even with two new competing properties factored in)**
- Visitation to Monroe from larger demand sources interviewed remains stable or increases
- Progress is made for the continued development of restaurant, retail and residential activity within the City of Monroe

- b. Final study report is currently being compiled and is expected ahead of the previously estimated completion timeframe of late October.

II. Economic Development Facebook Page

- a. Currently at 514 followers (up 8% from 474 at last report).
- b. Two property leases initiated through page in August; at least two additional in negotiation.

III. City and Downtown Business Activity

- a. New business licenses issued for August:

- a. Nana Deb’s Delites – 1435 Creek View Dr (**Residential**)
- b. ImaBoss Luxe Boutique 0 – 230A N Hammond Dr
- c. Adam Rhymer Insurance Agency – 139 N Midland Ave (**DDA**)
- d. DC Cleaning Solution – 639 Mill Stone Bluff
- e. Premium Interstate Transit – 333 Alcovy St, Ste 5
- f. Artemis Wax Monroe LLC DBA European Wax Center – 1030 Pavilion Pkwy
- g. Sumred, LLC DBA Moringa – 130 S Broad St (**DDA**)
- h. Alpha Omega Preparatory Academy – 303 S Broad St (**DDA**)
- i. Pierce RTO of Monroe DBA Buddy’s Home Furnishings – 780 W Spring St
- j. Five Guys Properties LLC DBA Five Guys Burgers & Fries #4135 – 800 Pavilion Pkwy, Ste B
- k. Titan Services – 642 Hampton Dr (**Residential**)
- l. Tripple J Liquidation – 230D N Hammond Dr

- b. Business license deletions for August:

- a. Richards Exquisite Auto Sales – 333 Alcovy St, Ste 7P
- b. The Southern Brewing – 123 N Lumpkin St, Ste C (**DDA**)
- c. 360 Tax Services – 230C N Hammond Dr
- d. Broad Street Boots – 114 S Broad St (**DDA**)
- e. Church Street Wings DBA Smitty’s Wings – 1133 E Church St

City of Monroe Quarterly Vibrancy Report Tracking – FY24

2024	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Total
New Businesses	33	25	19		+77
Closed Businesses	37	24	12		-73

2024 DDA ONLY	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Total
New Businesses	6	9	5		+20
Closed Businesses	8	5	4		-17

IV. T-Mobile Hometown Grant Update

- a. The City of Monroe was not awarded one of the 25 Hometown Grants offered for Q2 2024.
- b. T-Mobile received over 500 applications for consideration.
- c. Applications are evaluated individually against the following criteria:

Community need - Proposed project should fill a demonstrated need in the community. This grant funding is intended for shovel-ready projects, or portions of shovel-ready projects, that would not otherwise be possible to implement through municipal funding. Proposal & letters of support should demonstrate strong community support for the project.

Community impact - Project should connect the community in meaningful and innovative ways.

Partners, engagement, and resources leveraged for the project - Strong applications actively involve local organizations by incorporating them into the planning and execution processes and engaging the community in activating the project site. Letters of support should come from a variety of stakeholders within the community.

Feasibility - You should be able to complete your project within your detailed budget and shovel-ready plan and within 12 months of receiving funding, if selected.

Alignment with T-Mobile's small-town strategy - T-Mobile strives to be a force for good. To read more about T-Mobile's many corporate initiatives and key segments, visit <https://www.t-mobile.com/responsibility>.



Financial Report as of July 2024

Online financial reports are available here
<https://cleargov.com/georgia/walton/city/monroe>

GENERAL FUND SUMMARY

GENERAL FUND REVENUES



TOTAL BUDGETED

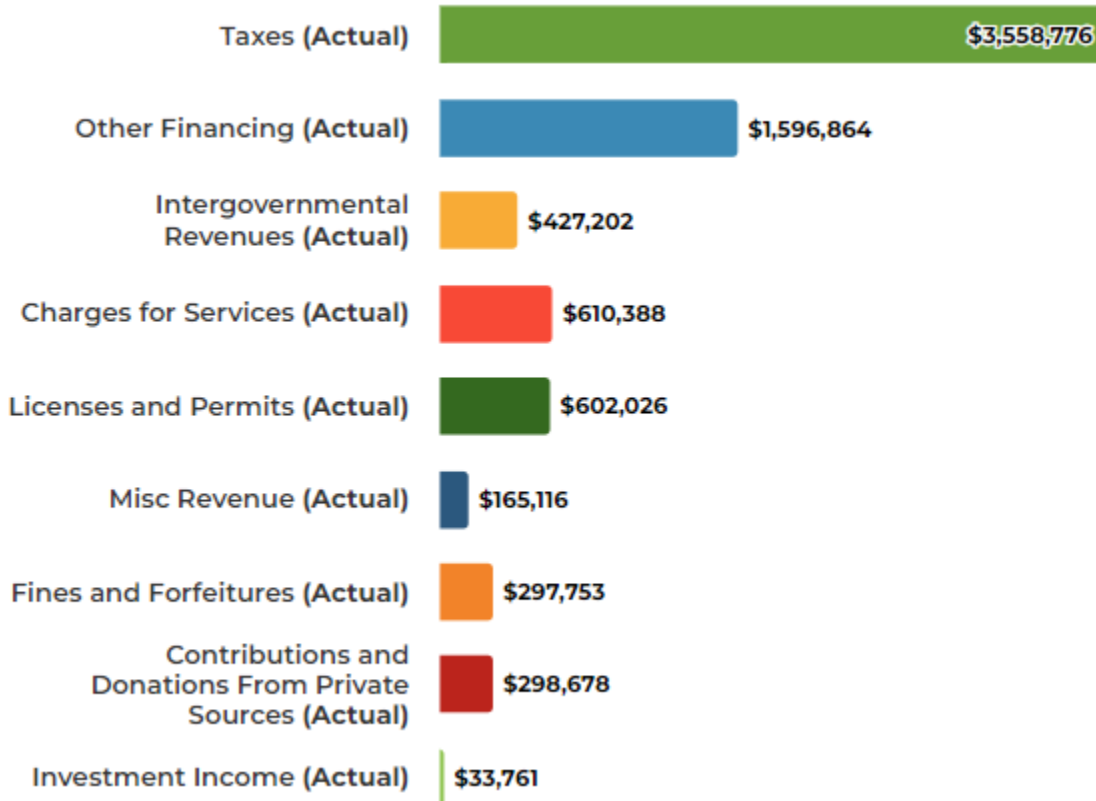
\$17,544,716

COLLECTED TO DATE

(43% of budgeted collected to date)

\$7,590,566

General Fund year-to-date revenues for the month totaled \$7,590,566 which is 43% of total budgeted revenues \$17,544,716 for 2024. 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

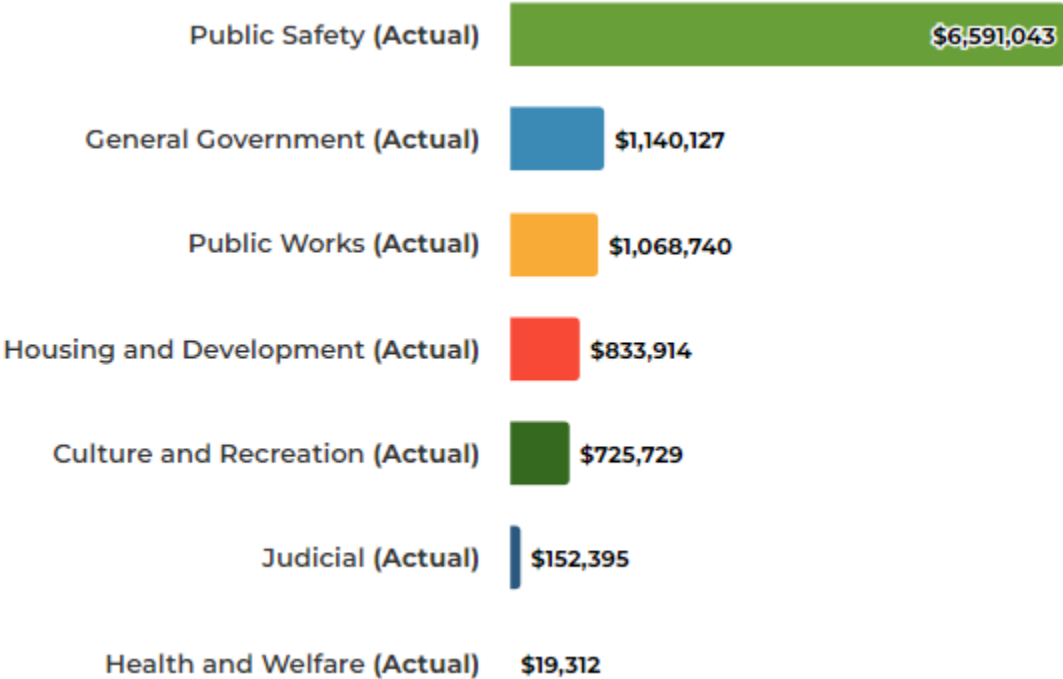
\$17,544,716

EXPENDED TO DATE

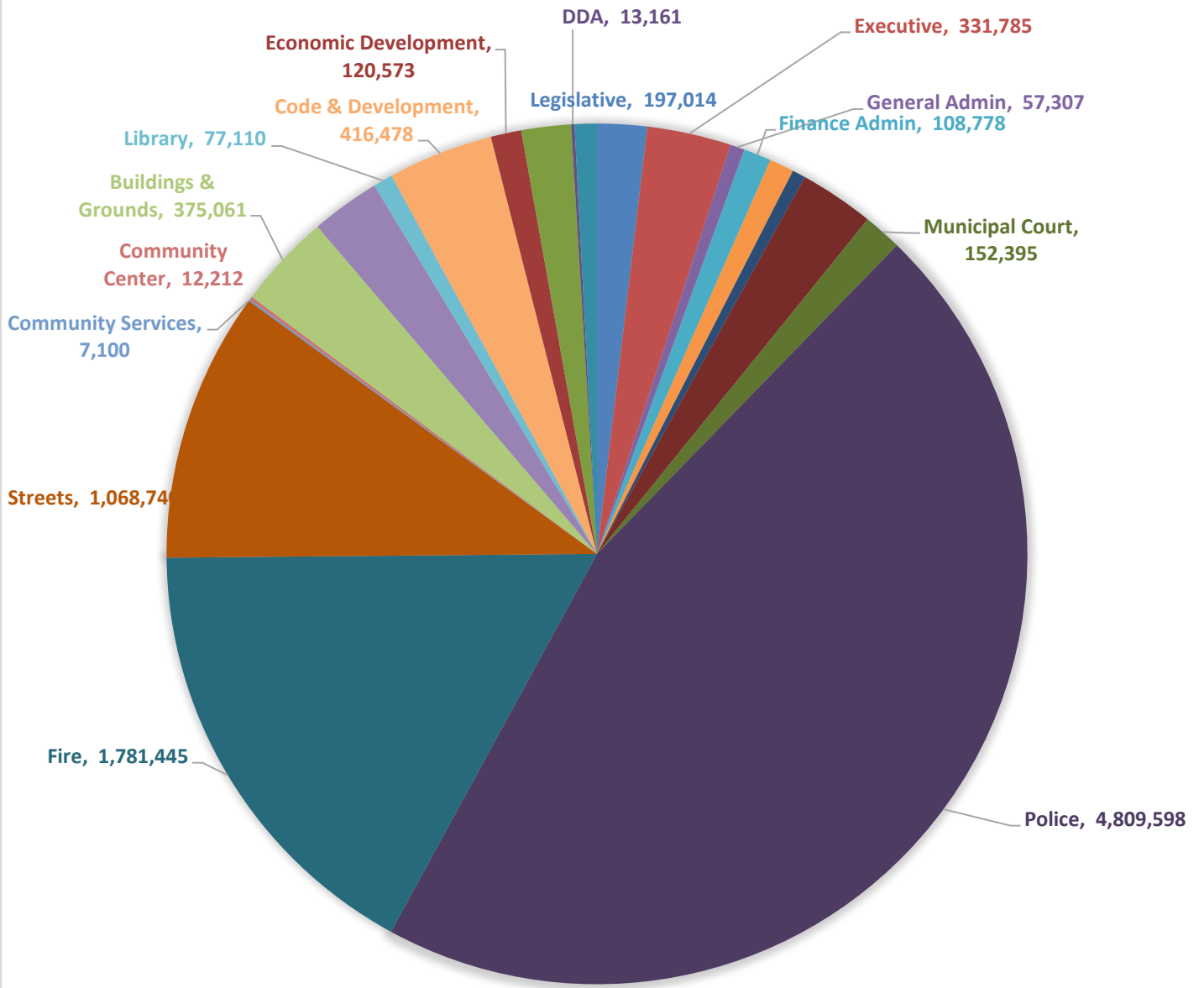
(60% of budgeted used to date)

\$10,531,261

General Fund year-to-date expenses for the month totaled \$10,531,261 which is 60% of total budgeted expenses of \$17,544,716 for 2024.



GENERAL FUND EXPENSE YTD



UTILITY FUND SUMMARY

UTILITY FUND REVENUES



TOTAL BUDGETED

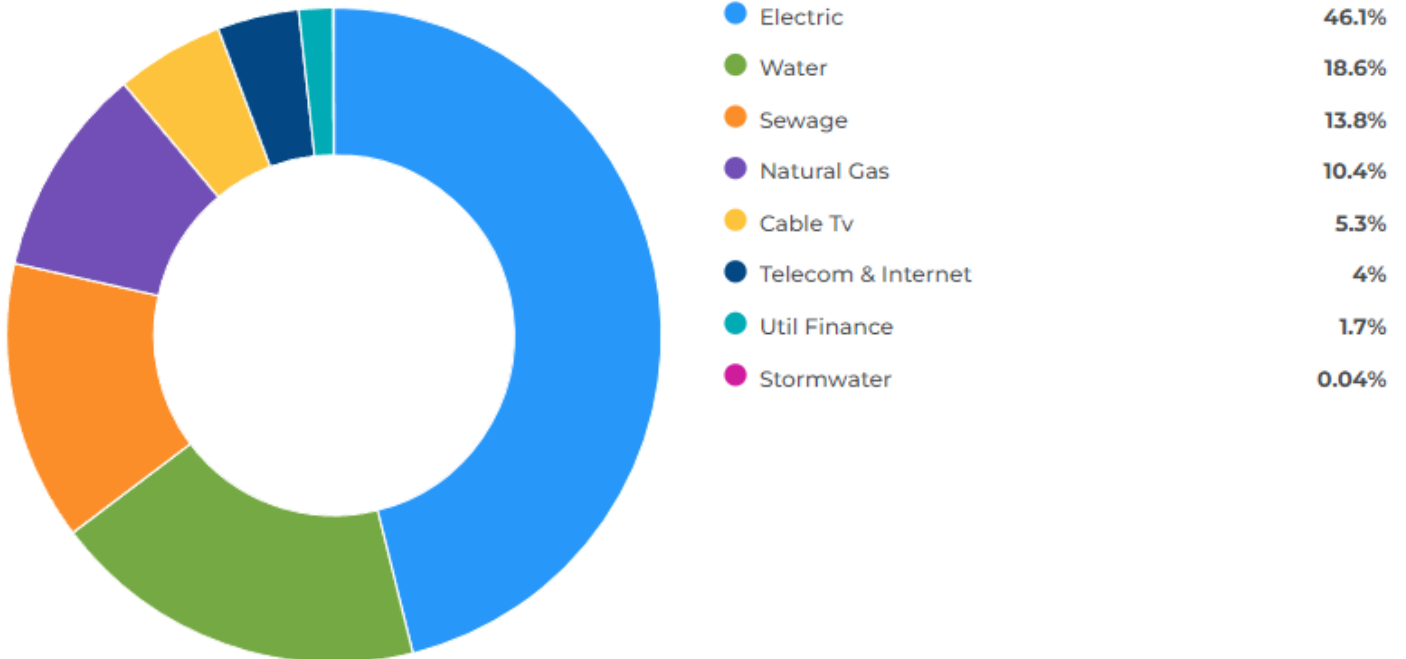
\$46,057,938

COLLECTED TO DATE

(62% of budgeted collected to date)

\$28,588,724

Utility Fund year-to-date operating revenues for the month totaled \$28,355,249 (*excluding capital revenue*). This is 61.5% of total budgeted revenues \$46,057,938 for 2024. Capital revenues total \$233,474.



UTILITY FUND EXPENDITURES



TOTAL BUDGETED

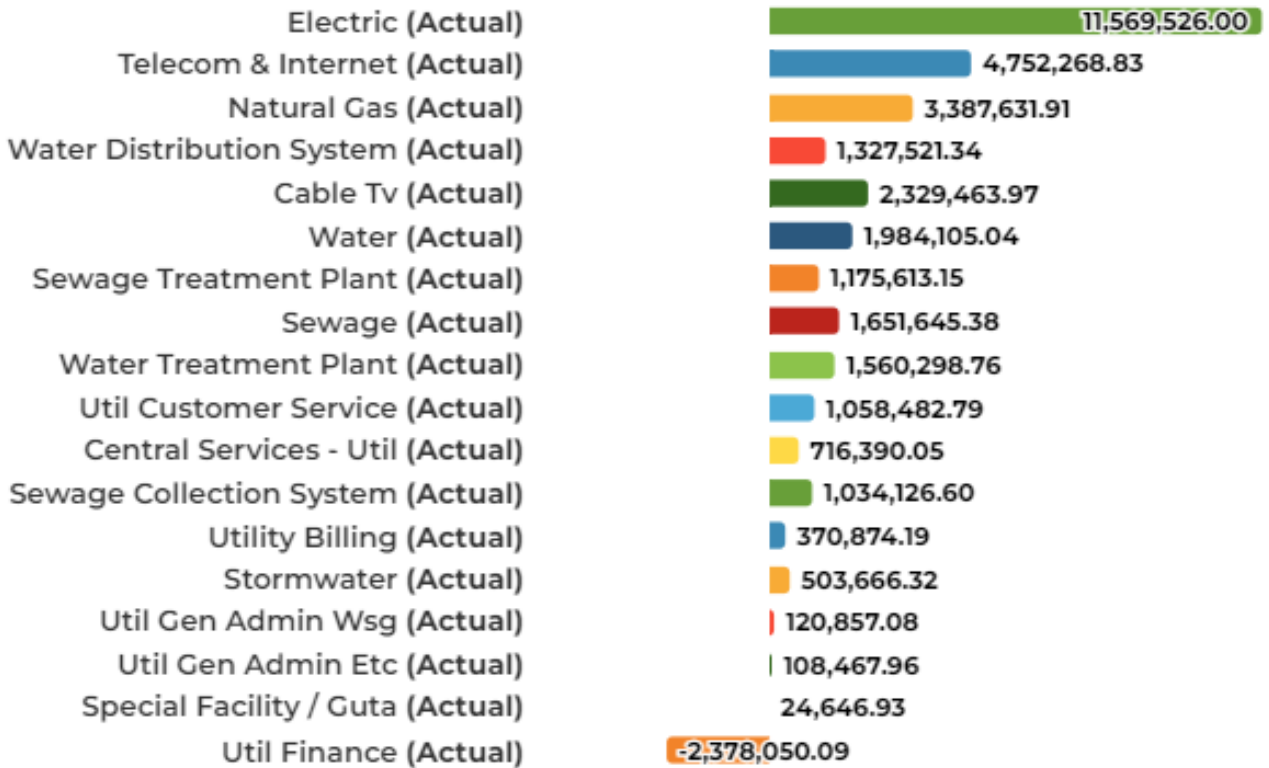
\$46,057,938

EXPENDED TO DATE

(68% of budgeted used to date)

\$31,297,536

Utility Fund year-to-date operating expenses for the month totaled \$26,300,601 (*excluding capital expense*) which is 57% of total budgeted expenses of \$46,057,938 for 2024. Year-to-date capital expenses totaled \$4,996,935 which include Utility Bond expenditures.



SOLID WASTE FUND SUMMARY

SOLID WASTE FUND REVENUES



TOTAL BUDGETED

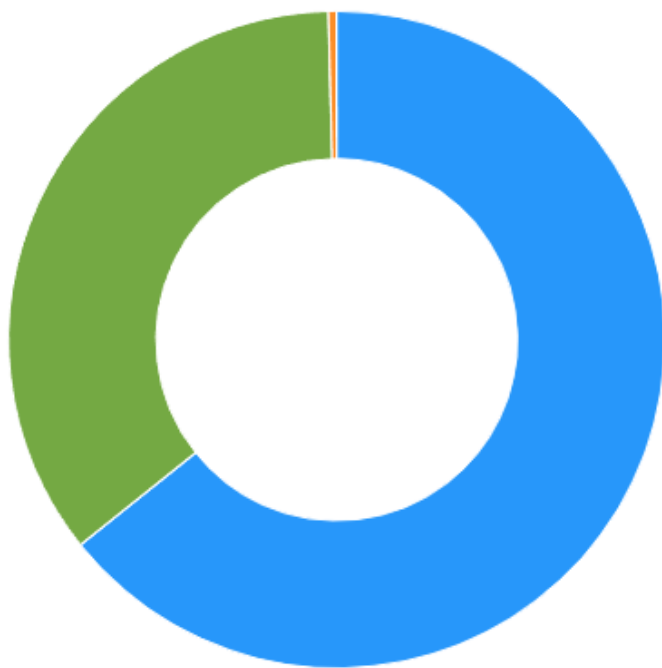
\$7,877,308

COLLECTED TO DATE

(54% of budgeted collected to date)

\$4,228,555

Solid Waste year-to-date revenues for the month totaled \$4,228,555. This is 53% of total budgeted revenues \$7,877,308 for 2024.



● Solid Waste Disposal	64.3%
● Solid Waste Collection	35.3%
● Recyclables Collection	0.4%

SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

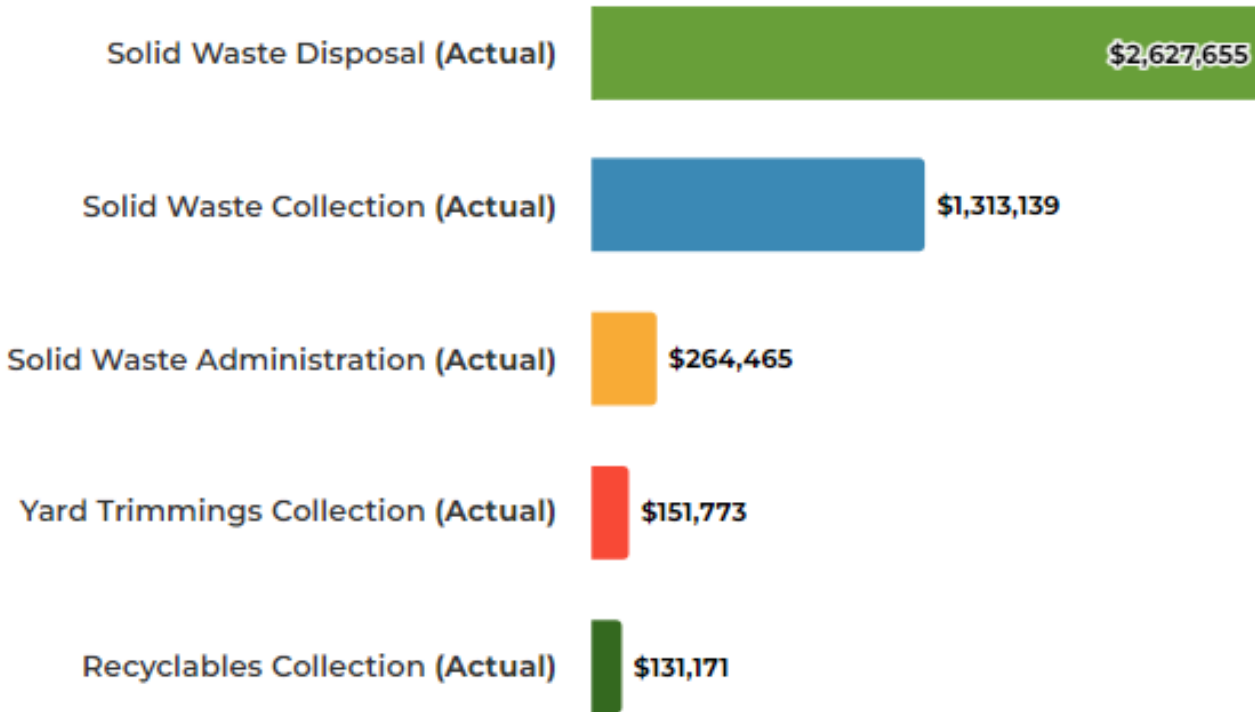
\$7,877,308

EXPENDED TO DATE

(60% of budgeted used to date)

\$4,699,630

Solid Waste year-to-date expenses for the month totaled \$4,325,071 (*excluding capital expense*) which is 55% of total budgeted expenses \$7,877,308. Year-to-date capital expenses totaled \$374,559.



Cash balances for the City of Monroe at month end totaled **\$56,593,401** including the utility bond funds.
The following table shows the individual account balances for the major funds

GOVERNMENTAL FUND	
General Fund Checking	385,093
Stabilization Fund	385,093
Group Health Insurance Claims (Insurance Trust)	252,824
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,740
SPLOST 2013	103,056
SPLOST 2019	4,720,948
SPECIAL REVENUE FUND	
Hotel/Motel	9,433
DEA Confiscated Assets Fund	63,365
Seized Fund Checking	44,920
Forfeiture Fund Checking	32,474
American Rescue Plan	865,413
ENTERPRISE FUND	
Solid Waste	1,001,196
Solid Waste Capital	671,781
Utility Revenue	1,081,450
CDBG 2022	500
Utility MEAG Short-Term Investment	8,638,851
Utility MEAG Intermediate Extended Investment	8,624,605
Utility MEAG Intermediate Portfolio Investment	4,534,942
Utility Tap Fees	3,249,709
2020 Util Bond Sinking Fund	340,550
2020 Bond Fund	19,316,464
Utility Customer Deposits (Restricted)	679,890
Utility Customer Deposits (Investment)	1,588,103

The total Utility Capital funds available at month end, \$8,182,418 as broken down in the section below:

Utility Capital Improvement Cash Balance	3,932,709
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	3,249,709
Total Current Funds Available	8,182,418

Utility Transfers Out

	Capital	
	Improvement	General Fund
January	\$ 288,503	\$ 203,225
February	\$ 322,165	\$ 228,798
March	\$ 307,048	\$ 218,107
April	\$ 267,500	\$ 189,112
May	\$ 252,762	\$ 180,237
June	\$ 256,082	\$ 183,342
July	\$ 279,367	\$ 204,203
August		
September		
October		
November		
December		
YTD Total	\$ 1,973,427	\$ 1,407,025

SPLOST Budgets

2013 SPLOST	Original Budget	Total Revenue Received Amended Budget	Expenditures	Reimbursements	Balance
Transportation	\$5,785,964	\$5,953,753	\$9,690,611	\$3,839,913	\$103,055
Public Safety	1,200,000	1,210,933	1,230,827	19,894	0
Solid Waste	2,513,544	2,119,133	2,119,132		0
	\$9,499,508	\$9,283,819	\$13,040,570	\$3,859,807	\$103,056

2019 SPLOST	Updated Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	\$9,000,000	\$11,176,782	\$9,583,545	\$2,515,532	\$4,108,768
Parks	8,000,000	4,790,049	6,304,938	2,127,068	612,180
	\$17,000,000	\$15,966,831	\$15,888,483	\$4,642,600	\$4,720,948



General Fund

For Fiscal Period Ending: July 2024

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Dec	Aug- Projected Year End 2024	Final Year End 2023
Revenue							
1500 - GENERAL ADMIN	-	-	-	13,350	6,275	19,625	6,275
1510 - FINANCE ADMIN	15,635,893	15,635,893	692,894	5,704,002	9,652,482	15,356,484	15,566,801
1519 - INTERGOVERNMENTAL	246,000	246,000	103,857	196,071	212,739	408,810	522,217
1565 - WALTON PLAZA	3,473	3,473	289	2,026	1,406	3,432	3,335
2650 - MUNICIPAL COURT	300,000	300,000	42,624	244,408	113,483	357,892	280,912
3200 - POLICE	85,262	85,262	11,293	79,527	326,439	405,966	1,748,189
3500 - FIRE OPERATIONS	28,644	28,644	-	7,799	1,000	8,799	59,270
3510 - FIRE PREVENTION/CRR	25,000	25,000	600	43,877	1,055	44,932	28,230
4200 - STREETS & TRANSPORTATION	200,898	200,898	-	427,290	40,752	468,042	225,145
5530 - COMMUNITY CENTER	55,000	55,000	4,583	32,083	22,955	55,038	49,205
6100 - PARKS	-	-	-	-	21,018	-	23,755
6200 - BLDGS & GROUNDS	-	-	-	-	-	-	17,835
7200 - CODE & DEVELOPMENT	590,000	590,000	24,056	610,726	194,914	805,640	717,827
7520 - ECONOMIC DEVELOPMENT	-	-	-	350	8,150	8,500	9,379
7521 - MAINSTREET	164,500	164,500	7,268	117,601	8,750	126,351	35,000
7563 - AIRPORT	210,100	210,100	18,122	111,455	96,765	208,220	228,347
Revenue Total:	17,544,770	17,544,770	905,587	7,590,566	10,708,183	18,277,731	19,521,722
Expense							
1100 - LEGISLATIVE	284,530	284,530	32,530	197,014	82,941	279,955	260,814
1300 - EXECUTIVE	634,474	634,474	40,810	331,784	194,121	525,905	477,081
1400 - ELECTIONS	-	-	-	-	-	-	23,342
1500 - GENERAL ADMIN	78,984	78,984	6,325	57,307	36,342	93,649	87,904
1510 - FINANCE ADMIN	546,900	546,900	40,038	108,778	324,677	433,455	520,594
1530 - LAW	160,000	160,000	24,691	97,726	73,525	171,251	153,840
1560 - AUDIT	50,000	50,000	-	52,500	1,030	53,530	40,000
1565 - WALTON PLAZA	589,598	589,598	-	295,018	295,781	590,798	591,839
2650 - MUNICIPAL COURT	275,324	275,324	21,305	152,395	111,402	263,797	259,436
3200 - POLICE	7,476,039	7,476,039	639,804	4,809,599	3,379,000	8,188,599	9,433,870
3500 - FIRE OPERATIONS	2,796,871	2,796,871	235,310	1,724,422	1,157,463	2,881,885	2,855,763
3510 - FIRE PREVENTION/CRR	105,933	105,933	7,715	57,024	39,806	96,831	123,846
4200 - STREETS & TRANSPORTATION	1,818,531	1,818,531	133,878	1,068,740	737,488	1,806,228	1,683,954
5500 - COMMUNITY SERVICES	5,800	5,800	-	7,100	-	7,100	11,431
5530 - COMMUNITY CENTER	9,130	9,130	452	12,212	1,837	14,048	12,728
6100 - PARKS	433,234	433,234	47,809	273,558	161,932	435,489	322,167
6200 - BLDGS & GROUNDS	624,374	624,374	51,530	375,062	313,879	688,941	715,899
6500 - LIBRARIES	156,943	156,943	42	77,110	77,330	154,440	159,322
7200 - CODE & DEVELOPMENT	723,678	723,678	57,645	413,003	409,104	822,107	888,132
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,844	4,844	4,844
7520 - ECONOMIC DEVELOPMENT	211,809	211,809	20,936	122,332	231,348	353,680	548,323
7521 - MAINSTREET	265,935	265,935	31,112	197,601	-	-	-
7550 - DOWNTOWN DEVELOPMENT	26,408	26,408	6,348	13,160	15,531	28,691	25,926
7563 - AIRPORT	265,377	265,377	11,192	87,817	102,210	190,028	240,147
Expense Total:	17,544,716	17,544,716	1,409,472	10,531,261	7,751,591	18,085,250	19,441,203
Report Surplus (Deficit):				(2,940,694)		192,481	80,520



Monroe, GA

General Fund Monthly Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024

DEP...	July Budget	July Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	989,035.14	407,208.09	-581,827.05	-58.83%	6,923,245.98	3,558,776.43	-3,364,469.55	-48.60%	11,873,171.00
Total R1: 31 - TAXES:	989,035.14	407,208.09	-581,827.05	-58.83%	6,923,245.98	3,558,776.43	-3,364,469.55	-48.60%	11,873,171.00
R1: 32 - LICENSES & PERMITS									
7200 - CODE & DEVELOPMENT	47,231.10	24,055.95	-23,175.15	-49.07%	330,617.70	602,026.22	271,408.52	82.09%	567,000.00
Total R1: 32 - LICENSES & PERMITS:	47,231.10	24,055.95	-23,175.15	-49.07%	330,617.70	602,026.22	271,408.52	82.09%	567,000.00
R1: 33 - INTERGOVERNMENTAL									
1519 - INTERGOVERNMENTAL	20,491.80	103,857.00	83,365.20	406.82%	143,442.60	196,070.99	52,628.39	36.69%	246,000.00
3200 - POLICE	4,103.52	3,361.60	-741.92	-18.08%	28,724.64	19,892.38	-8,832.26	-30.75%	49,262.00
3500 - FIRE OPERATIONS	2,386.04	0.00	-2,386.04	-100.00%	16,702.28	7,799.00	-8,903.28	-53.31%	28,644.00
4200 - STREETS & TRANSPORTATION	16,734.80	0.00	-16,734.80	-100.00%	117,143.60	200,898.62	83,755.02	71.50%	200,898.00
7200 - CODE & DEVELOPMENT	1,249.50	0.00	-1,249.50	-100.00%	8,746.50	2,191.20	-6,555.30	-74.95%	15,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	0.00%	0.00	350.00	350.00	0.00%	0.00
Total R1: 33 - INTERGOVERNMENTAL:	44,965.66	107,218.60	62,252.94	138.45%	314,759.62	427,202.19	112,442.57	35.72%	539,804.00
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	71,554.70	69,479.77	-2,074.93	-2.90%	500,882.90	511,990.68	11,107.78	2.22%	859,000.00
3200 - POLICE	333.20	535.00	201.80	60.56%	2,332.40	3,494.30	1,161.90	49.82%	4,000.00
3510 - FIRE PREVENTION/CRR	2,082.50	600.00	-1,482.50	-71.19%	14,577.50	43,876.95	29,299.45	200.99%	25,000.00
7200 - CODE & DEVELOPMENT	666.40	0.00	-666.40	-100.00%	4,664.80	6,509.00	1,844.20	39.53%	8,000.00
7521 - MAINSTREET	7,039.15	3,839.35	-3,199.80	-45.46%	49,274.05	43,922.47	-5,351.58	-10.86%	84,500.00
7563 - AIRPORT	83.30	85.00	1.70	2.04%	583.10	595.00	11.90	2.04%	1,000.00
Total R1: 34 - CHARGES FOR SERVICES:	81,759.25	74,539.12	-7,220.13	-8.83%	572,314.75	610,388.40	38,073.65	6.65%	981,500.00
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	24,990.00	42,624.32	17,634.32	70.57%	174,930.00	244,408.24	69,478.24	39.72%	300,000.00
3200 - POLICE	2,665.60	8,587.84	5,922.24	222.17%	18,659.20	53,345.20	34,686.00	185.89%	32,000.00
Total R1: 35 - FINES & FORFEITURES:	27,655.60	51,212.16	23,556.56	85.18%	193,589.20	297,753.44	104,164.24	53.81%	332,000.00
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	1,666.00	3,291.25	1,625.25	97.55%	11,662.00	33,761.45	22,099.45	189.50%	20,000.00
Total R1: 36 - INVESTMENT INCOME:	1,666.00	3,291.25	1,625.25	97.55%	11,662.00	33,761.45	22,099.45	189.50%	20,000.00
R1: 37 - CONTRIBUTIONS & DONATIONS									
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	0.00	225,000.00	225,000.00	0.00%	0.00
7521 - MAINSTREET	6,664.00	3,428.38	-3,235.62	-48.55%	46,648.00	73,678.38	27,030.38	57.95%	80,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	6,664.00	3,428.38	-3,235.62	-48.55%	46,648.00	298,678.38	252,030.38	540.28%	80,000.00

Monthly Budget Report

For Fiscal: 2024 Period Ending: 07/48

DEP...	July Budget	July Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
R1: 38 - MISCELLANEOUS REVENUE									
1500 - GENERAL ADMIN	0.00	0.00	0.00	0.00%	0.00	13,350.00	13,350.00	0.00%	0.00
1510 - FINANCE ADMIN	4,165.00	492.46	-3,672.54	-88.18%	29,155.00	2,609.97	-26,545.03	-91.05%	50,000.00
1565 - WALTON PLAZA	289.30	289.41	0.11	0.04%	2,025.10	2,025.87	0.77	0.04%	3,473.00
3200 - POLICE	0.00	-1,191.64	-1,191.64	0.00%	0.00	2,795.34	2,795.34	0.00%	0.00
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	0.00	1,391.40	1,391.40	0.00%	0.00
5530 - COMMUNITY CENTER	4,581.50	4,583.33	1.83	0.04%	32,070.50	32,083.31	12.81	0.04%	55,000.00
7563 - AIRPORT	17,418.03	18,037.24	619.21	3.55%	121,926.21	110,859.99	-11,066.22	-9.08%	209,100.00
Total R1: 38 - MISCELLANEOUS REVENUE:	26,453.83	22,210.80	-4,243.03	-16.04%	185,176.81	165,115.88	-20,060.93	-10.83%	317,573.00
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	236,044.53	212,422.60	-23,621.93	-10.01%	1,652,311.71	1,596,864.09	-55,447.62	-3.36%	2,833,668.00
Total R1: 39 - OTHER FINANCING SOURCES:	236,044.53	212,422.60	-23,621.93	-10.01%	1,652,311.71	1,596,864.09	-55,447.62	-3.36%	2,833,668.00
Total Revenue:	1,461,475.11	905,586.95	-555,888.16	-38.04%	10,230,325.77	7,590,566.48	-2,639,759.29	-25.80%	17,544,716.00
Expense									
1100 - LEGISLATIVE	23,701.32	32,529.87	-8,828.55	-37.25%	165,909.24	197,013.89	-31,104.65	-18.75%	284,530.00
1300 - EXECUTIVE	52,851.62	40,810.16	12,041.46	22.78%	369,961.34	331,784.63	38,176.71	10.32%	634,474.00
1500 - GENERAL ADMIN	6,579.33	6,324.85	254.48	3.87%	46,055.31	57,306.74	-11,251.43	-24.43%	78,984.00
1510 - FINANCE ADMIN	45,556.73	40,038.18	5,518.55	12.11%	318,897.11	108,777.56	210,119.55	65.89%	546,900.00
1530 - LAW	13,328.00	24,691.23	-11,363.23	-85.26%	93,296.00	97,726.17	-4,430.17	-4.75%	160,000.00
1560 - AUDIT	4,165.00	0.00	4,165.00	100.00%	29,155.00	52,500.00	-23,345.00	-80.07%	50,000.00
1565 - WALTON PLAZA	49,113.51	0.00	49,113.51	100.00%	343,794.57	295,017.77	48,776.80	14.19%	589,598.00
2650 - MUNICIPAL COURT	22,934.45	21,304.78	1,629.67	7.11%	160,541.15	152,395.34	8,145.81	5.07%	275,324.00
3200 - POLICE	622,754.00	639,803.81	-17,049.81	-2.74%	4,359,278.00	4,809,598.33	-450,320.33	-10.33%	7,476,039.00
3500 - FIRE OPERATIONS	232,979.31	235,309.52	-2,330.21	-1.00%	1,630,855.17	1,723,921.06	-93,065.89	-5.71%	2,796,871.00
3510 - FIRE PREVENTION/CRR	8,824.19	7,715.21	1,108.98	12.57%	61,769.33	57,523.81	4,245.52	6.87%	105,933.00
4200 - STREETS & TRANSPORTATION	151,483.61	133,878.21	17,605.40	11.62%	1,060,385.27	1,068,740.41	-8,355.14	-0.79%	1,818,531.00
5500 - COMMUNITY SERVICES	483.14	0.00	483.14	100.00%	3,381.98	7,100.00	-3,718.02	-109.94%	5,800.00
5530 - COMMUNITY CENTER	760.52	451.88	308.64	40.58%	5,323.64	12,211.72	-6,888.08	-129.39%	9,130.00
6100 - PARKS	36,088.35	47,808.98	-11,720.63	-32.48%	252,618.45	273,557.64	-20,939.19	-8.29%	433,234.00
6200 - BLDGS & GROUNDS	52,010.30	51,530.36	479.94	0.92%	364,072.10	375,061.48	-10,989.38	-3.02%	624,374.00
6500 - LIBRARIES	13,073.35	41.94	13,031.41	99.68%	91,513.45	77,110.08	14,403.37	15.74%	156,943.00
7200 - CODE & DEVELOPMENT	60,282.31	57,645.00	2,637.31	4.37%	421,976.17	416,477.90	5,498.27	1.30%	723,678.00
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00%	2,824.50	0.00	2,824.50	100.00%	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	17,643.65	20,936.46	-3,292.81	-18.66%	123,505.55	120,572.50	2,933.05	2.37%	211,809.00
7521 - MAINSTREET	22,152.34	31,111.53	-8,959.19	-40.44%	155,066.38	195,885.56	-40,819.18	-26.32%	265,935.00
7550 - DOWNTOWN DEVELOPMENT	2,199.78	6,347.50	-4,147.72	-188.55%	15,398.46	13,160.72	2,237.74	14.53%	26,408.00
7563 - AIRPORT	22,105.84	11,192.40	10,913.44	49.37%	154,740.88	87,817.62	66,923.26	43.25%	265,377.00
Total Expense:	1,461,474.15	1,409,471.87	52,002.28	3.56%	10,230,319.05	10,531,260.93	-300,941.88	-2.94%	17,544,716.00
Report Total:	0.96	-503,884.92	-503,885.88		6.72	-2,940,694.45	-2,940,701.17		0.00



Monroe, GA

General Fund Income Statement

Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1500 - GENERAL ADMIN	0.00	0.00	0.00	13,350.00	-13,350.00
1510 - FINANCE ADMIN	15,635,839.00	15,635,839.00	692,894.17	5,704,002.62	9,931,836.38
1519 - INTERGOVERNMENTAL	246,000.00	246,000.00	103,857.00	196,070.99	49,929.01
1565 - WALTON PLAZA	3,473.00	3,473.00	289.41	2,025.87	1,447.13
2650 - MUNICIPAL COURT	300,000.00	300,000.00	42,624.32	244,408.24	55,591.76
3200 - POLICE	85,262.00	85,262.00	11,292.80	79,527.22	5,734.78
3500 - FIRE OPERATIONS	28,644.00	28,644.00	0.00	7,799.00	20,845.00
3510 - FIRE PREVENTION/CRR	25,000.00	25,000.00	600.00	43,876.95	-18,876.95
4200 - STREETS & TRANSPORTATION	200,898.00	200,898.00	0.00	427,290.02	-226,392.02
5530 - COMMUNITY CENTER	55,000.00	55,000.00	4,583.33	32,083.31	22,916.69
7200 - CODE & DEVELOPMENT	590,000.00	590,000.00	24,055.95	610,726.42	-20,726.42
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	350.00	-350.00
7521 - MAINSTREET	164,500.00	164,500.00	7,267.73	117,600.85	46,899.15
7563 - AIRPORT	210,100.00	210,100.00	18,122.24	111,454.99	98,645.01
Revenue Total:	17,544,716.00	17,544,716.00	905,586.95	7,590,566.48	9,954,149.52
Expense					
1100 - LEGISLATIVE	284,530.00	284,530.00	32,529.87	197,013.89	87,516.11
1300 - EXECUTIVE	634,474.00	634,474.00	40,810.16	331,784.63	302,689.37
1500 - GENERAL ADMIN	78,984.00	78,984.00	6,324.85	57,306.74	21,677.26
1510 - FINANCE ADMIN	546,900.00	546,900.00	40,038.18	108,777.56	438,122.44
1530 - LAW	160,000.00	160,000.00	24,691.23	97,726.17	62,273.83
1560 - AUDIT	50,000.00	50,000.00	0.00	52,500.00	-2,500.00
1565 - WALTON PLAZA	589,598.00	589,598.00	0.00	295,017.77	294,580.23
2650 - MUNICIPAL COURT	275,324.00	275,324.00	21,304.78	152,395.34	122,928.66
3200 - POLICE	7,476,039.00	7,476,039.00	639,803.81	4,809,598.33	2,666,440.67
3500 - FIRE OPERATIONS	2,796,871.00	2,796,871.00	235,309.52	1,723,921.06	1,072,949.94
3510 - FIRE PREVENTION/CRR	105,933.00	105,933.00	7,715.21	57,523.81	48,409.19
4200 - STREETS & TRANSPORTATION	1,818,531.00	1,818,531.00	133,878.21	1,068,740.41	749,790.59
5500 - COMMUNITY SERVICES	5,800.00	5,800.00	0.00	7,100.00	-1,300.00
5530 - COMMUNITY CENTER	9,130.00	9,130.00	451.88	12,211.72	-3,081.72
6100 - PARKS	433,234.00	433,234.00	47,808.98	273,557.64	159,676.36
6200 - BLDGS & GROUNDS	624,374.00	624,374.00	51,530.36	375,061.48	249,312.52
6500 - LIBRARIES	156,943.00	156,943.00	41.94	77,110.08	79,832.92
7200 - CODE & DEVELOPMENT	723,678.00	723,678.00	57,645.00	416,477.90	307,200.10
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	211,809.00	211,809.00	20,936.46	120,572.50	91,236.50
7521 - MAINSTREET	265,935.00	265,935.00	31,111.53	195,885.56	70,049.44
7550 - DOWNTOWN DEVELOPMENT	26,408.00	26,408.00	6,347.50	13,160.72	13,247.28
7563 - AIRPORT	265,377.00	265,377.00	11,192.40	87,817.62	177,559.38
Expense Total:	17,544,716.00	17,544,716.00	1,409,471.87	10,531,260.93	7,013,455.07
Total Surplus (Deficit):	0.00	0.00	-503,884.92	-2,940,694.45	



Monroe, GA

General Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 07/31/2024

DEP...	2023 July Activity	2024 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2023 YTD Activity	2024 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1500 - GENERAL ADMIN	0.00	0.00	0.00	0.00%	0.00	13,350.00	13,350.00	0.00%
1510 - FINANCE ADMIN	740,128.78	692,894.17	-47,234.61	-6.38%	5,795,479.32	5,704,002.62	-91,476.70	-1.58%
1519 - INTERGOVERNMENTAL	0.00	103,857.00	103,857.00	0.00%	1,392,409.45	196,070.99	-1,196,338.46	-85.92%
1565 - WALTON PLAZA	275.63	289.41	13.78	5.00%	1,929.41	2,025.87	96.46	5.00%
2650 - MUNICIPAL COURT	31,874.75	42,624.32	10,749.57	33.72%	167,428.17	244,408.24	76,980.07	45.98%
3200 - POLICE	3,968.65	11,292.80	7,324.15	184.55%	268,588.11	79,527.22	-189,060.89	-70.39%
3500 - FIRE OPERATIONS	0.00	0.00	0.00	0.00%	54,401.47	7,799.00	-46,602.47	-85.66%
3510 - FIRE PREVENTION/CRR	600.00	600.00	0.00	0.00%	27,175.47	43,876.95	16,701.48	61.46%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	178,925.21	427,290.02	248,364.81	138.81%
5530 - COMMUNITY CENTER	3,750.00	4,583.33	833.33	22.22%	26,250.00	32,083.31	5,833.31	22.22%
6200 - BLDGS & GROUNDS	17,834.60	0.00	-17,834.60	-100.00%	17,834.60	0.00	-17,834.60	-100.00%
7200 - CODE & DEVELOPMENT	42,645.10	24,055.95	-18,589.15	-43.59%	506,269.44	610,726.42	104,456.98	20.63%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	0.00%	1,229.00	350.00	-879.00	-71.52%
7521 - MAINSTREET	0.00	7,267.73	7,267.73	0.00%	26,250.00	117,600.85	91,350.85	348.00%
7563 - AIRPORT	19,676.59	18,122.24	-1,554.35	-7.90%	129,203.16	111,454.99	-17,748.17	-13.74%
Revenue Total:	860,754.10	905,586.95	44,832.85	5.21%	8,593,372.81	7,590,566.48	-1,002,806.33	-11.67%
Expense								
1100 - LEGISLATIVE	25,295.55	32,529.87	-7,234.32	-28.60%	160,774.73	197,013.89	-36,239.16	-22.54%
1300 - EXECUTIVE	44,834.48	40,810.16	4,024.32	8.98%	279,029.00	331,784.63	-52,755.63	-18.91%
1500 - GENERAL ADMIN	5,424.52	6,324.85	-900.33	-16.60%	49,401.16	57,306.74	-7,905.58	-16.00%
1510 - FINANCE ADMIN	-13,936.80	40,038.18	-53,974.98	-387.28%	191,607.44	108,777.56	82,829.88	43.23%
1530 - LAW	160.00	24,691.23	-24,531.23	-15,332.02%	79,226.65	97,726.17	-18,499.52	-23.35%
1560 - AUDIT	0.00	0.00	0.00	0.00%	51,000.00	52,500.00	-1,500.00	-2.94%
1565 - WALTON PLAZA	0.00	0.00	0.00	0.00%	296,058.27	295,017.77	1,040.50	0.35%
2650 - MUNICIPAL COURT	13,807.07	21,304.78	-7,497.71	-54.30%	143,642.42	152,395.34	-8,752.92	-6.09%
3200 - POLICE	679,535.77	639,803.81	39,731.96	5.85%	4,772,400.57	4,809,598.33	-37,197.76	-0.78%
3500 - FIRE OPERATIONS	195,558.47	235,309.52	-39,751.05	-20.33%	1,639,757.60	1,723,921.06	-84,163.46	-5.13%
3510 - FIRE PREVENTION/CRR	6,118.97	7,715.21	-1,596.24	-26.09%	49,844.06	57,523.81	-7,679.75	-15.41%
4200 - STREETS & TRANSPORTATION	112,520.91	133,878.21	-21,357.30	-18.98%	895,133.50	1,068,740.41	-173,606.91	-19.39%
5500 - COMMUNITY SERVICES	5,600.00	0.00	5,600.00	100.00%	11,431.00	7,100.00	4,331.00	37.89%
5530 - COMMUNITY CENTER	310.77	451.88	-141.11	-45.41%	10,891.44	12,211.72	-1,320.28	-12.12%
6100 - PARKS	19,401.61	47,808.98	-28,407.37	-146.42%	149,476.15	273,557.64	-124,081.49	-83.01%
6200 - BLDGS & GROUNDS	57,450.40	51,530.36	5,920.04	10.30%	393,303.60	375,061.48	18,242.12	4.64%
6500 - LIBRARIES	41.94	41.94	0.00	0.00%	81,992.52	77,110.08	4,882.44	5.95%
7200 - CODE & DEVELOPMENT	57,322.18	57,645.00	-322.82	-0.56%	465,903.31	416,477.90	49,425.41	10.61%

General Fund Prior-Year Comparative Income Statement

For the Period Ending 07/31/2

DEP...	2023		2024		July Variance		YTD Variance	
	July Activity	July Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	49,363.94	20,936.46	28,427.48	57.59%	289,858.49	120,572.50	169,285.99	58.40%
7521 - MAINSTREET	0.00	31,111.53	-31,111.53	0.00%	0.00	195,885.56	-195,885.56	0.00%
7550 - DOWNTOWN DEVELOPMENT	90.24	6,347.50	-6,257.26	-6,934.02%	12,974.81	13,160.72	-185.91	-1.43%
7563 - AIRPORT	50,100.68	11,192.40	38,908.28	77.66%	135,438.92	87,817.62	47,621.30	35.16%
Expense Total:	1,309,000.70	1,409,471.87	-100,471.17	-7.68%	10,159,145.64	10,531,260.93	-372,115.29	-3.66%
Total Surplus (Deficit):	-448,246.60	-503,884.92	-55,638.32	-12.41%	-1,565,772.83	-2,940,694.45	-1,374,921.62	-87.81%



Monroe, GA

General Fund Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1500 - GENERAL ADMIN	0.00	0.00	0.00	13,350.00	13,350.00	0.00%
1510 - FINANCE ADMIN	15,635,839.00	15,635,839.00	692,894.17	5,704,002.62	-9,931,836.38	63.52%
1519 - INTERGOVERNMENTAL	246,000.00	246,000.00	103,857.00	196,070.99	-49,929.01	20.30%
1565 - WALTON PLAZA	3,473.00	3,473.00	289.41	2,025.87	-1,447.13	41.67%
2650 - MUNICIPAL COURT	300,000.00	300,000.00	42,624.32	244,408.24	-55,591.76	18.53%
3200 - POLICE	85,262.00	85,262.00	11,292.80	79,527.22	-5,734.78	6.73%
3500 - FIRE OPERATIONS	28,644.00	28,644.00	0.00	7,799.00	-20,845.00	72.77%
3510 - FIRE PREVENTION/CRR	25,000.00	25,000.00	600.00	43,876.95	18,876.95	75.51%
4200 - STREETS & TRANSPORTATION	200,898.00	200,898.00	0.00	427,290.02	226,392.02	112.69%
5530 - COMMUNITY CENTER	55,000.00	55,000.00	4,583.33	32,083.31	-22,916.69	41.67%
7200 - CODE & DEVELOPMENT	590,000.00	590,000.00	24,055.95	610,726.42	20,726.42	3.51%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	350.00	350.00	0.00%
7521 - MAINSTREET	155,500.00	164,500.00	7,267.73	117,600.85	-46,899.15	28.51%
7563 - AIRPORT	210,100.00	210,100.00	18,122.24	111,454.99	-98,645.01	46.95%
Revenue Total:	17,535,716.00	17,544,716.00	905,586.95	7,590,566.48	-9,954,149.52	56.74%
Expense						
1100 - LEGISLATIVE	284,530.00	284,530.00	32,529.87	197,013.89	87,516.11	30.76%
1300 - EXECUTIVE	634,474.00	634,474.00	40,810.16	331,784.63	302,689.37	47.71%
1500 - GENERAL ADMIN	78,984.00	78,984.00	6,324.85	57,306.74	21,677.26	27.45%
1510 - FINANCE ADMIN	546,900.00	546,900.00	40,038.18	108,777.56	438,122.44	80.11%
1530 - LAW	160,000.00	160,000.00	24,691.23	97,726.17	62,273.83	38.92%
1560 - AUDIT	50,000.00	50,000.00	0.00	52,500.00	-2,500.00	-5.00%
1565 - WALTON PLAZA	589,598.00	589,598.00	0.00	295,017.77	294,580.23	49.96%
2650 - MUNICIPAL COURT	275,324.00	275,324.00	21,304.78	152,395.34	122,928.66	44.65%
3200 - POLICE	7,476,039.00	7,476,039.00	639,803.81	4,809,598.33	2,666,440.67	35.67%
3500 - FIRE OPERATIONS	2,796,871.00	2,796,871.00	235,309.52	1,723,921.06	1,072,949.94	38.36%
3510 - FIRE PREVENTION/CRR	105,933.00	105,933.00	7,715.21	57,523.81	48,409.19	45.70%
4200 - STREETS & TRANSPORTATION	1,818,531.00	1,818,531.00	133,878.21	1,068,740.41	749,790.59	41.23%
5500 - COMMUNITY SERVICES	5,800.00	5,800.00	0.00	7,100.00	-1,300.00	-22.41%
5530 - COMMUNITY CENTER	9,130.00	9,130.00	451.88	12,211.72	-3,081.72	-33.75%
6100 - PARKS	433,234.00	433,234.00	47,808.98	273,557.64	159,676.36	36.86%
6200 - BLDGS & GROUNDS	624,374.00	624,374.00	51,530.36	375,061.48	249,312.52	39.93%
6500 - LIBRARIES	156,943.00	156,943.00	41.94	77,110.08	79,832.92	50.87%
7200 - CODE & DEVELOPMENT	723,678.00	723,678.00	57,645.00	416,477.90	307,200.10	42.45%
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	211,809.00	211,809.00	20,936.46	120,572.50	91,236.50	43.07%
7521 - MAINSTREET	265,935.00	265,935.00	31,111.53	195,885.56	70,049.44	26.34%
7550 - DOWNTOWN DEVELOPMENT	26,408.00	26,408.00	6,347.50	13,160.72	13,247.28	50.16%
7563 - AIRPORT	265,377.00	265,377.00	11,192.40	87,817.62	177,559.38	66.91%
Expense Total:	17,544,716.00	17,544,716.00	1,409,471.87	10,531,260.93	7,013,455.07	39.97%
Report Surplus (Deficit):	-9,000.00	0.00	-503,884.92	-2,940,694.45	-2,940,694.45	0.00%



Utilities Fund

For Fiscal Period Ending: July 2024

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Aug-Dec	Projected Year End 2024	Final Year End 2023
Revenue							
4002 - WATER	8,085,138	8,085,138	686,634	4,377,059	3,298,789	7,675,849	7,647,796
4003 - SEWER	6,035,167	6,035,167	441,555	3,230,116	2,205,840	5,435,956	5,145,173
4004 - STORMWATER	15,000	15,000	650	2,727	650	3,377	2,950
4005 - GAS	4,617,132	4,617,132	208,936	3,384,677	1,116,906	4,501,584	4,651,559
4006 - GUTA	35,000	35,000	405	41,554	23,795	65,349	46,354
4008 - ELECTRIC	20,305,167	20,305,167	2,449,859	12,751,634	9,573,854	22,325,488	21,754,115
4009 - TELECOM & INTERNET	4,460,167	4,460,167	386,888	2,693,785	1,906,432	4,600,217	4,438,272
4010 - CABLE TV	2,505,167	2,505,167	186,757	1,361,147	1,026,785	2,387,932	2,636,866
4012 - UTIL FINANCE	-	-	251,342	512,549	52,307	564,856	405,111
4015- CENTRAL SERVICES	-	-	-	-	-	-	-
Revenue Total:	46,057,938	46,057,938	4,613,025	28,355,249	19,205,359	47,560,608	46,728,196
Expense							
4002 - WATER	7,508,091	7,508,091	580,058	4,063,548	2,851,613	6,915,161	6,810,789
4003 - SEWER	5,751,710	5,751,710	448,786	3,078,315	2,028,301	5,106,615	5,127,365
4004 - STORMWATER	502,802	502,802	38,431	315,267	283,146	598,413	583,456
4005 - GAS	5,213,422	5,213,422	307,867	2,988,319	1,184,424	4,172,742	4,555,638
4006 - GUTA	51,750	51,750	3,293	24,647	24,826	49,473	55,988
4007 - GEN ADMIN WSG	213,675	213,675	16,161	120,857	152,643	273,500	310,586
4008 - ELECTRIC	18,377,891	18,377,891	1,718,456	11,149,759	7,084,341	18,234,100	19,407,415
4009 - TELECOM & INTERNET	3,962,481	3,962,481	334,525	2,413,359	1,475,605	3,888,964	3,547,059
4010 - CABLE TV	4,086,423	4,086,423	323,189	2,323,372	1,755,293	4,078,664	4,198,524
4011 - GEN ADMIN ELEC/TELECOM	78,979	78,979	6,358	108,468	160,730	269,198	280,126
4012 - UTIL FINANCE	(2,680,717)	(2,680,717)	(341,521)	(2,378,050)	(1,286,088)	(3,664,138)	(3,474,409)
4013 - UTIL CUST SVC	1,500,428	1,500,428	175,259	1,024,248	791,964	1,816,212	1,667,705
4014 - UTIL BILLING	543,777	543,777	38,351	370,874	265,538	636,412	564,023
4015 - CENTRAL SERVICES	947,226	947,226	95,595	697,619	460,499	1,158,118	1,011,909
CAPITAL	-	-	-	-	-	-	-
Expense Total:	46,057,938	46,057,938	3,744,807	26,300,601	17,232,834	43,533,435	44,646,173
Report Surplus (Deficit):				2,054,649		4,027,174	2,082,023



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Utility Operating Fund Monthly Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024
without Capital

ACTIVIT...	July Budget	July Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4002 - WATER	673,491.99	686,634.08	13,142.09	1.95%	4,714,443.93	4,377,059.36	-337,384.57	-7.16%	8,085,138.00
4003 - SEWER	502,729.41	441,554.69	-61,174.72	-12.17%	3,519,105.87	3,230,116.46	-288,989.41	-8.21%	6,035,167.00
4004 - STORMWATER	1,249.50	650.00	-599.50	-47.98%	8,746.50	2,727.05	-6,019.45	-68.82%	15,000.00
4005 - GAS	384,607.09	208,935.79	-175,671.30	-45.68%	2,692,249.63	3,384,677.33	692,427.70	25.72%	4,617,132.00
4006 - GUTA	2,915.50	405.00	-2,510.50	-86.11%	20,408.50	41,554.48	21,145.98	103.61%	35,000.00
4008 - ELECTRIC	1,691,420.41	2,449,859.16	758,438.75	44.84%	11,839,942.87	12,751,634.05	911,691.18	7.70%	20,305,167.00
4009 - TELECOM & INTERNET	371,531.91	386,888.21	15,356.30	4.13%	2,600,723.37	2,693,784.69	93,061.32	3.58%	4,460,167.00
4010 - CABLE TV	208,680.41	186,756.75	-21,923.66	-10.51%	1,460,762.87	1,361,146.85	-99,616.02	-6.82%	2,505,167.00
4012 - UTIL FINANCE	0.00	251,341.52	251,341.52	0.00%	0.00	512,549.18	512,549.18	0.00%	0.00
Total Revenue:	3,836,626.22	4,613,025.20	776,398.98	20.24%	26,856,383.54	28,355,249.45	1,498,865.91	5.58%	46,057,938.00
Expense									
4002 - WATER	625,423.87	580,058.05	45,365.82	7.25%	4,377,967.09	4,063,548.11	314,418.98	7.18%	7,508,091.29
4003 - SEWER	479,117.28	448,785.53	30,331.75	6.33%	3,353,820.96	3,078,314.56	275,506.40	8.21%	5,751,710.01
4004 - STORMWATER	41,883.39	38,430.70	3,452.69	8.24%	293,183.73	315,267.08	-22,083.35	-7.53%	502,802.00
4005 - GAS	434,278.00	307,867.37	126,410.63	29.11%	3,039,946.00	2,988,319.29	51,626.71	1.70%	5,213,422.60
4006 - GUTA	4,310.76	3,293.05	1,017.71	23.61%	30,175.32	24,646.93	5,528.39	18.32%	51,750.00
4007 - GEN ADMIN WSG	17,799.08	16,160.73	1,638.35	9.20%	124,593.56	120,857.08	3,736.48	3.00%	213,675.00
4008 - ELECTRIC	1,530,878.26	1,718,455.58	-187,577.32	-12.25%	10,716,147.82	11,149,758.79	-433,610.97	-4.05%	18,377,891.00
4009 - TELECOM & INTERNET	330,074.63	334,524.52	-4,449.89	-1.35%	2,310,522.41	2,413,358.85	-102,836.44	-4.45%	3,962,481.00
4010 - CABLE TV	340,398.91	323,189.23	17,209.68	5.06%	2,382,792.37	2,323,371.63	59,420.74	2.49%	4,086,422.10
4011 - GEN ADMIN ELEC/TELECOM	6,578.91	6,357.55	221.36	3.36%	46,052.37	108,467.96	-62,415.59	-135.53%	78,979.00
4012 - UTIL FINANCE	-223,303.75	-341,520.96	118,217.21	-52.94%	-1,563,126.25	-2,378,050.09	814,923.84	-52.13%	-2,680,717.00
4013 - UTIL CUST SVC	124,985.62	175,259.01	-50,273.39	-40.22%	874,899.34	1,024,248.02	-149,348.68	-17.07%	1,500,428.00
4014 - UTIL BILLING	45,296.59	38,350.79	6,945.80	15.33%	317,076.13	370,874.19	-53,798.06	-16.97%	543,777.00
4015 - CENTRAL SERVICES	78,903.87	95,595.49	-16,691.62	-21.15%	552,327.09	697,618.90	-145,291.81	-26.31%	947,226.00
Total Expense:	3,836,625.42	3,744,806.64	91,818.78	2.39%	26,856,377.94	26,300,601.30	555,776.64	2.07%	46,057,938.00
Report Total:	0.80	868,218.56	868,217.76		5.60	2,054,648.15	2,054,642.55		0.00



Monroe, GA

Utility Fund Income Statement

Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	8,085,138.00	8,085,138.00	686,634.08	4,528,884.31	3,556,253.69
4003 - SEWER	6,035,167.00	6,035,167.00	441,554.69	3,311,537.62	2,723,629.38
4004 - STORMWATER	15,000.00	15,000.00	650.00	2,727.05	12,272.95
4005 - GAS	4,617,132.00	4,617,132.00	208,935.79	3,384,677.33	1,232,454.67
4006 - GUTA	35,000.00	35,000.00	405.00	41,554.48	-6,554.48
4008 - ELECTRIC	20,305,167.00	20,305,167.00	2,449,859.16	12,751,862.05	7,553,304.95
4009 - TELECOM & INTERNET	4,460,167.00	4,460,167.00	386,888.21	2,693,784.69	1,766,382.31
4010 - CABLE TV	2,505,167.00	2,505,167.00	186,756.75	1,361,146.85	1,144,020.15
4012 - UTIL FINANCE	0.00	0.00	251,341.52	512,549.18	-512,549.18
Revenue Total:	46,057,938.00	46,057,938.00	4,613,025.20	28,588,723.56	17,469,214.44
Expense					
4002 - WATER	7,508,091.29	7,508,091.29	776,884.55	4,871,925.14	2,636,166.15
4003 - SEWER	5,751,710.01	5,751,710.01	727,780.13	3,861,385.13	1,890,324.88
4004 - STORMWATER	502,802.00	502,802.00	42,031.95	503,666.32	-864.32
4005 - GAS	5,213,421.60	5,213,422.60	347,270.09	3,387,631.91	1,825,790.69
4006 - GUTA	51,750.00	51,750.00	3,293.05	24,646.93	27,103.07
4007 - GEN ADMIN WSG	213,675.00	213,675.00	16,160.73	120,857.08	92,817.92
4008 - ELECTRIC	18,377,891.00	18,377,891.00	1,718,455.58	11,569,526.00	6,808,365.00
4009 - TELECOM & INTERNET	3,962,481.00	3,962,481.00	665,096.86	4,752,268.83	-789,787.83
4010 - CABLE TV	4,086,423.00	4,086,422.10	323,189.23	2,329,463.97	1,756,958.13
4011 - GEN ADMIN ELEC/TELECOM	78,979.00	78,979.00	6,357.55	108,467.96	-29,488.96
4012 - UTIL FINANCE	-2,680,717.00	-2,680,717.00	-341,520.96	-2,378,050.09	-302,666.91
4013 - UTIL CUST SVC	1,500,428.00	1,500,428.00	175,259.01	1,058,482.79	441,945.21
4014 - UTIL BILLING	543,777.00	543,777.00	38,350.79	370,874.19	172,902.81
4015 - CENTRAL SERVICES	947,226.00	947,226.00	98,865.49	716,390.05	230,835.95
Expense Total:	46,057,937.90	46,057,938.00	4,597,474.05	31,297,536.21	14,760,401.79
Total Surplus (Deficit):	0.10	0.00	15,551.15	-2,708,812.65	



Monroe, GA

Utility Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 07/31/2024

ACTIVIT...	2023 July Activity	2024 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2023 YTD Activity	2024 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	647,738.22	686,634.08	38,895.86	6.00%	4,368,697.74	4,528,884.31	160,186.57	3.67%
4003 - SEWER	386,184.46	441,554.69	55,370.23	14.34%	2,939,333.32	3,311,537.62	372,204.30	12.66%
4004 - STORMWATER	0.00	650.00	650.00	0.00%	2,300.00	2,727.05	427.05	18.57%
4005 - GAS	187,268.22	208,935.79	21,667.57	11.57%	3,534,652.51	3,384,677.33	-149,975.18	-4.24%
4006 - GUTA	5,515.00	405.00	-5,110.00	-92.66%	26,435.00	41,554.48	15,119.48	57.19%
4008 - ELECTRIC	1,759,918.71	2,449,859.16	689,940.45	39.20%	12,204,798.15	12,751,862.05	547,063.90	4.48%
4009 - TELECOM & INTERNET	355,316.16	386,888.21	31,572.05	8.89%	2,531,839.79	2,693,784.69	161,944.90	6.40%
4010 - CABLE TV	205,528.85	186,756.75	-18,772.10	-9.13%	1,610,080.75	1,361,146.85	-248,933.90	-15.46%
4012 - UTIL FINANCE	102,722.49	251,341.52	148,619.03	144.68%	352,804.20	512,549.18	159,744.98	45.28%
Revenue Total:	3,650,192.11	4,613,025.20	962,833.09	26.38%	27,570,941.46	28,588,723.56	1,017,782.10	3.69%
Expense								
4002 - WATER	1,027,995.44	776,884.55	251,110.89	24.43%	7,106,480.28	4,871,925.14	2,234,555.14	31.44%
4003 - SEWER	380,888.98	727,780.13	-346,891.15	-91.07%	3,806,872.19	3,861,385.13	-54,512.94	-1.43%
4004 - STORMWATER	65,379.71	42,031.95	23,347.76	35.71%	337,465.13	503,666.32	-166,201.19	-49.25%
4005 - GAS	220,613.96	347,270.09	-126,656.13	-57.41%	3,370,590.41	3,387,631.91	-17,041.50	-0.51%
4006 - GUTA	3,593.81	3,293.05	300.76	8.37%	30,257.30	24,646.93	5,610.37	18.54%
4007 - GEN ADMIN WSG	22,220.13	16,160.73	6,059.40	27.27%	163,987.97	120,857.08	43,130.89	26.30%
4008 - ELECTRIC	1,690,776.09	1,718,455.58	-27,679.49	-1.64%	13,009,080.28	11,569,526.00	1,439,554.28	11.07%
4009 - TELECOM & INTERNET	795,982.71	665,096.86	130,885.85	16.44%	5,686,522.49	4,752,268.83	934,253.66	16.43%
4010 - CABLE TV	313,368.17	323,189.23	-9,821.06	-3.13%	2,456,469.60	2,329,463.97	127,005.63	5.17%
4011 - GEN ADMIN ELEC/TELECOM	16,139.74	6,357.55	9,782.19	60.61%	130,072.11	108,467.96	21,604.15	16.61%
4012 - UTIL FINANCE	-188,637.98	-341,520.96	152,882.98	81.05%	-1,998,214.84	-2,378,050.09	379,835.25	19.01%
4013 - UTIL CUST SVC	133,108.20	175,259.01	-42,150.81	-31.67%	911,116.58	1,058,482.79	-147,366.21	-16.17%
4014 - UTIL BILLING	33,155.52	38,350.79	-5,195.27	-15.67%	333,751.07	370,874.19	-37,123.12	-11.12%
4015 - CENTRAL SERVICES	80,021.27	98,865.49	-18,844.22	-23.55%	580,218.28	716,390.05	-136,171.77	-23.47%
Expense Total:	4,594,605.75	4,597,474.05	-2,868.30	-0.06%	35,924,668.85	31,297,536.21	4,627,132.64	12.88%
Total Surplus (Deficit):	-944,413.64	15,551.15	959,964.79	101.65%	-8,353,727.39	-2,708,812.65	5,644,914.74	67.57%



Monroe, GA

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Utility Operating Fund Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024
without Capital

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	8,085,138.00	8,085,138.00	686,634.08	4,377,059.36	-3,708,078.64	45.86%
4003 - SEWER	6,035,167.00	6,035,167.00	441,554.69	3,230,116.46	-2,805,050.54	46.48%
4004 - STORMWATER	15,000.00	15,000.00	650.00	2,727.05	-12,272.95	81.82%
4005 - GAS	4,617,132.00	4,617,132.00	208,935.79	3,384,677.33	-1,232,454.67	26.69%
4006 - GUTA	35,000.00	35,000.00	405.00	41,554.48	6,554.48	18.73%
4008 - ELECTRIC	20,305,167.00	20,305,167.00	2,449,859.16	12,751,634.05	-7,553,532.95	37.20%
4009 - TELECOM & INTERNET	4,460,167.00	4,460,167.00	386,888.21	2,693,784.69	-1,766,382.31	39.60%
4010 - CABLE TV	2,505,167.00	2,505,167.00	186,756.75	1,361,146.85	-1,144,020.15	45.67%
4012 - UTIL FINANCE	0.00	0.00	251,341.52	512,549.18	512,549.18	0.00%
Revenue Total:	46,057,938.00	46,057,938.00	4,613,025.20	28,355,249.45	-17,702,688.55	38.44%
Expense						
4002 - WATER	7,508,091.29	7,508,091.29	580,058.05	4,063,548.11	3,444,543.18	45.88%
4003 - SEWER	5,751,710.01	5,751,710.01	448,785.53	3,078,314.56	2,673,395.45	46.48%
4004 - STORMWATER	502,802.00	502,802.00	38,430.70	315,267.08	187,534.92	37.30%
4005 - GAS	5,213,421.60	5,213,422.60	307,867.37	2,988,319.29	2,225,103.31	42.68%
4006 - GUTA	51,750.00	51,750.00	3,293.05	24,646.93	27,103.07	52.37%
4007 - GEN ADMIN WSG	213,675.00	213,675.00	16,160.73	120,857.08	92,817.92	43.44%
4008 - ELECTRIC	18,377,891.00	18,377,891.00	1,718,455.58	11,149,758.79	7,228,132.21	39.33%
4009 - TELECOM & INTERNET	3,962,481.00	3,962,481.00	334,524.52	2,413,358.85	1,549,122.15	39.09%
4010 - CABLE TV	4,086,423.00	4,086,422.10	323,189.23	2,323,371.63	1,763,050.47	43.14%
4011 - GEN ADMIN ELEC/TELECOM	78,979.00	78,979.00	6,357.55	108,467.96	-29,488.96	-37.34%
4012 - UTIL FINANCE	-2,680,717.00	-2,680,717.00	-341,520.96	-2,378,050.09	-302,666.91	11.29%
4013 - UTIL CUST SVC	1,500,428.00	1,500,428.00	175,259.01	1,024,248.02	476,179.98	31.74%
4014 - UTIL BILLING	543,777.00	543,777.00	38,350.79	370,874.19	172,902.81	31.80%
4015 - CENTRAL SERVICES	947,226.00	947,226.00	95,595.49	697,618.90	249,607.10	26.35%
Expense Total:	46,057,937.90	46,057,938.00	3,744,806.64	26,300,601.30	19,757,336.70	42.90%
Report Surplus (Deficit):	0.10	0.00	868,218.56	2,054,648.15	2,054,648.15	0.00%



Monroe, GA

Utility Capital Budget Report Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024

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	151,824.95	151,824.95	0.00%
4003 - SEWER	0.00	0.00	0.00	81,421.16	81,421.16	0.00%
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00%
4008 - ELECTRIC	0.00	0.00	0.00	228.00	228.00	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	0.00	0.00	0.00	0.00%
4010 - CABLE TV	0.00	0.00	0.00	0.00	0.00	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00%
Revenue Total:	0.00	0.00	0.00	233,474.11	233,474.11	0.00%
Expense						
4002 - WATER	0.00	0.00	196,826.50	808,377.03	-808,377.03	0.00%
4003 - SEWER	0.00	0.00	278,994.60	783,070.57	-783,070.57	0.00%
4004 - STORMWATER	0.00	0.00	3,601.25	188,399.24	-188,399.24	0.00%
4005 - GAS	0.00	0.00	39,402.72	399,312.62	-399,312.62	0.00%
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00%
4008 - ELECTRIC	0.00	0.00	0.00	419,767.21	-419,767.21	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	330,572.34	2,338,909.98	-2,338,909.98	0.00%
4010 - CABLE TV	0.00	0.00	0.00	6,092.34	-6,092.34	0.00%
4012 - UTIL FINANCE	0.00	0.00	0.00	0.00	0.00	0.00%
4013 - UTIL CUST SVC	0.00	0.00	0.00	34,234.77	-34,234.77	0.00%
4014 - UTIL BILLING	0.00	0.00	0.00	0.00	0.00	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	3,270.00	18,771.15	-18,771.15	0.00%
Expense Total:	0.00	0.00	852,667.41	4,996,934.91	-4,996,934.91	0.00%
Report Surplus (Deficit):	0.00	0.00	-852,667.41	-4,763,460.80	-4,763,460.80	0.00%



Solid Waste Fund

For Fiscal Period Ending: July 2024

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Aug-Dec	Projected Year End 2024	Final Year End 2023
Revenue							
4510- SOLID WASTE ADMINISTRATION	-	-	-	-	-	-	-
4520 - SOLID WASTE COLLECTION	2,782,802	2,782,802	242,304	1,668,765	1,146,284	2,815,049	2,665,760
4530 - SOLID WASTE DISPOSAL	5,062,506	5,062,506	336,858	2,542,678	1,765,471	4,308,149	4,495,778
4540 - RECYCLABLES COLLECTION	32,000	32,000	2,444	17,111	15,584	32,695	34,210
4585- YARD TRIMMINGS COLLECTION	-	-	-	-	-	-	-
Revenue Total:	7,877,308	7,877,308	581,606	4,228,555	2,927,338	7,155,893	7,195,748
Expense							
4510 - SOLID WASTE ADMINISTRATION	575,698	575,698	32,451	253,785	206,717	460,501	421,085
4520 - SOLID WASTE COLLECTION	1,356,552	1,356,552	152,181	949,260	680,439	1,629,699	1,523,126
4530 - SOLID WASTE DISPOSAL	4,572,620	4,572,620	375,402	2,627,655	2,467,048	5,094,703	5,173,156
4540 - RECYCLABLES COLLECTION	255,585	255,585	11,237	131,171	80,289	211,460	184,046
4585 - YARD TRIMMINGS COLLECTION	253,869	253,869	19,818	151,773	163,467	315,240	361,158
9003 - SW - OTHER FINANCING USES	862,984	862,984	29,080	211,428	147,900	359,327	361,307
Expense Total:	7,877,308	7,877,308	620,169	4,325,072	3,745,859	8,070,930	8,023,879
Report Surplus (Deficit):			(38,563)	(96,517)		(915,037)	(828,130)



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Solid Waste Operating Fund Monthly Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024
without Capital

DEP...	July Budget	July Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4520 - SOLID WASTE COLLECTION	231,807.40	242,303.60	10,496.20	4.53%	1,622,651.80	1,668,764.95	46,113.15	2.84%	2,782,802.00
4530 - SOLID WASTE DISPOSAL	421,706.74	336,857.51	-84,849.23	-20.12%	2,951,947.18	2,542,678.21	-409,268.97	-13.86%	5,062,506.00
4540 - RECYCLABLES COLLECTION	2,665.60	2,444.49	-221.11	-8.29%	18,659.20	17,111.43	-1,547.77	-8.29%	32,000.00
Total Revenue:	656,179.74	581,605.60	-74,574.14	-11.36%	4,593,258.18	4,228,554.59	-364,703.59	-7.94%	7,877,308.00
Expense									
4510 - SOLID WASTE ADMINISTRATION	47,955.58	32,451.33	15,504.25	32.33%	335,689.06	253,784.76	81,904.30	24.40%	575,698.00
4520 - SOLID WASTE COLLECTION	113,000.74	152,180.91	-39,180.17	-34.67%	791,005.18	949,259.72	-158,254.54	-20.01%	1,356,552.00
4530 - SOLID WASTE DISPOSAL	380,899.20	375,401.83	5,497.37	1.44%	2,666,294.40	2,627,654.71	38,639.69	1.45%	4,572,620.00
4540 - RECYCLABLES COLLECTION	21,290.18	11,236.74	10,053.44	47.22%	149,031.26	131,170.79	17,860.47	11.98%	255,585.00
4585 - YARD TRIMMINGS COLLECTION	21,147.25	19,817.74	1,329.51	6.29%	148,030.75	151,773.18	-3,742.43	-2.53%	253,869.00
9003 - SW - OTHER FINANCING USES	71,886.56	29,080.28	42,806.28	59.55%	503,205.92	211,427.73	291,778.19	57.98%	862,984.00
Total Expense:	656,179.51	620,168.83	36,010.68	5.49%	4,593,256.57	4,325,070.89	268,185.68	5.84%	7,877,308.00
Report Total:	0.23	-38,563.23	-38,563.46		1.61	-96,516.30	-96,517.91		0.00



Monroe, GA

Solid Waste Fund Income Statement Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	2,782,802.00	2,782,802.00	242,303.60	1,668,764.95	1,114,037.05
4530 - SOLID WASTE DISPOSAL	5,062,506.00	5,062,506.00	336,857.51	2,542,678.21	2,519,827.79
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,444.49	17,111.43	14,888.57
Revenue Total:	7,877,308.00	7,877,308.00	581,605.60	4,228,554.59	3,648,753.41
Expense					
4510 - SOLID WASTE ADMINISTRATION	575,698.00	575,698.00	32,451.33	264,464.76	311,233.24
4520 - SOLID WASTE COLLECTION	1,356,552.00	1,356,552.00	209,527.98	1,313,138.79	43,413.21
4530 - SOLID WASTE DISPOSAL	4,572,620.00	4,572,620.00	375,401.83	2,627,654.71	1,944,965.29
4540 - RECYCLABLES COLLECTION	255,585.00	255,585.00	11,236.74	131,170.79	124,414.21
4585 - YARD TRIMMINGS COLLECTION	253,869.00	253,869.00	19,817.74	151,773.18	102,095.82
9003 - SW - OTHER FINANCING USES	862,984.00	862,984.00	29,080.28	211,427.73	651,556.27
Expense Total:	7,877,308.00	7,877,308.00	677,515.90	4,699,629.96	3,177,678.04
Total Surplus (Deficit):	0.00	0.00	-95,910.30	-471,075.37	



Monroe, GA

Solid Waste Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 07/31/2024

DEP...	2023 July Activity	2024 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2023 YTD Activity	2024 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	224,018.84	242,303.60	18,284.76	8.16%	1,519,476.27	1,668,764.95	149,288.68	9.83%
4530 - SOLID WASTE DISPOSAL	398,117.20	336,857.51	-61,259.69	-15.39%	2,730,307.07	2,542,678.21	-187,628.86	-6.87%
4540 - RECYCLABLES COLLECTION	2,476.39	2,444.49	-31.90	-1.29%	18,626.53	17,111.43	-1,515.10	-8.13%
Revenue Total:	624,612.43	581,605.60	-43,006.83	-6.89%	4,268,409.87	4,228,554.59	-39,855.28	-0.93%
Expense								
4510 - SOLID WASTE ADMINISTRATION	28,561.60	32,451.33	-3,889.73	-13.62%	225,585.63	264,464.76	-38,879.13	-17.23%
4520 - SOLID WASTE COLLECTION	112,355.99	209,527.98	-97,171.99	-86.49%	1,000,301.99	1,313,138.79	-312,836.80	-31.27%
4530 - SOLID WASTE DISPOSAL	440,726.68	375,401.83	65,324.85	14.82%	2,739,749.03	2,627,654.71	112,094.32	4.09%
4540 - RECYCLABLES COLLECTION	9,111.27	11,236.74	-2,125.47	-23.33%	103,757.26	131,170.79	-27,413.53	-26.42%
4585 - YARD TRIMMINGS COLLECTION	24,974.24	19,817.74	5,156.50	20.65%	197,691.48	151,773.18	45,918.30	23.23%
9003 - SW - OTHER FINANCING USES	31,230.62	29,080.28	2,150.34	6.89%	213,407.41	211,427.73	1,979.68	0.93%
Expense Total:	646,960.40	677,515.90	-30,555.50	-4.72%	4,480,492.80	4,699,629.96	-219,137.16	-4.89%
Total Surplus (Deficit):	-22,347.97	-95,910.30	-73,562.33	-329.17%	-212,082.93	-471,075.37	-258,992.44	-122.12%



Monroe, GA

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Solid Waste Operating Fund Budget Report

Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024
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	2,782,802.00	2,782,802.00	242,303.60	1,668,764.95	-1,114,037.05	40.03%
4530 - SOLID WASTE DISPOSAL	5,062,506.00	5,062,506.00	336,857.51	2,542,678.21	-2,519,827.79	49.77%
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,444.49	17,111.43	-14,888.57	46.53%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00%
Revenue Total:	7,877,308.00	7,877,308.00	581,605.60	4,228,554.59	-3,648,753.41	46.32%
Expense						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00%
4510 - SOLID WASTE ADMINISTRATION	575,698.00	575,698.00	32,451.33	253,784.76	321,913.24	55.92%
4520 - SOLID WASTE COLLECTION	1,356,552.00	1,356,552.00	152,180.91	949,259.72	407,292.28	30.02%
4530 - SOLID WASTE DISPOSAL	4,572,620.00	4,572,620.00	375,401.83	2,627,654.71	1,944,965.29	42.54%
4540 - RECYCLABLES COLLECTION	255,585.00	255,585.00	11,236.74	131,170.79	124,414.21	48.68%
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00%
4585 - YARD TRIMMINGS COLLECTION	253,869.00	253,869.00	19,817.74	151,773.18	102,095.82	40.22%
9003 - SW - OTHER FINANCING USES	862,984.00	862,984.00	29,080.28	211,427.73	651,556.27	75.50%
Expense Total:	7,877,308.00	7,877,308.00	620,168.83	4,325,070.89	3,552,237.11	45.09%
Report Surplus (Deficit):	0.00	0.00	-38,563.23	-96,516.30	-96,516.30	0.00%



Monroe, GA

Solid Waste Capital Budget Report

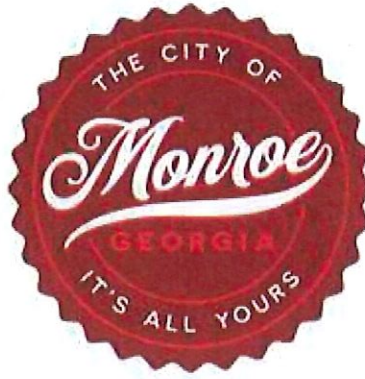
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Group Summary

For Fiscal: 2024 Period Ending: 07/31/2024

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	10,680.00	-10,680.00	0.00%
4520 - SOLID WASTE COLLECTION	0.00	0.00	57,347.07	363,879.07	-363,879.07	0.00%
4530 - SOLID WASTE DISPOSAL	0.00	0.00	0.00	0.00	0.00	0.00%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	0.00	0.00	57,347.07	374,559.07	-374,559.07	0.00%
Report Total:	0.00	0.00	57,347.07	374,559.07	-374,559.07	0.00%

Performance Indicators	Data												
	Jul-24	Jun-24	May-24	Apr-24	Mar-24	Feb-24	Jan-24	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23
Utilities													
Electric Customers	7,027	6,992	7,024	7,003	6,992	6,972	6,972	6,964	6,962	6,950	6,955	6,946	6,931
Natural Gas Customers	4,478	4,467	4,473	4,473	4,479	4,467	4,462	4,441	4,429	4,405	4,407	4,384	4,384
Water Customers	10,955	10,956	10,986	10,931	10,621	10,896	10,903	10,888	10,904	10,888	10,897	10,884	10,855
Wastewater Customers	7,907	7,910	7,920	7,892	7,879	7,840	7,858	7,844	7,846	7,846	7,847	7,843	7,831
Cable TV Customers	1,427	1,446	1,466	1,485	1,500	1,523	1,547	1,566	1,587	1,616	1,656	1,693	1,720
Digital Cable Customers	1,047	106	109	113	117	117	122	125	127	127	133	134	137
Internet Customers	3,366	2,274	3,423	3,433	3,448	3,431	3,427	3,436	3,053	3,144	3,221	3,590	3,679
Residential Phone Customers	642	646	656	666	670	673	679	686	686	692	696	703	704
Commercial Phone Customers	258	260	263	262	270	269	264	266	267	272	272	271	271
Fiber Customers	2,485	2,406	2,328	2,254	2,178	2,097	2,052	2,006	1,952	1,868	1,748	1,609	1,485
Streaming Customers	66	18											
Work Orders Generated													
Utilities													
Connects	248	182	283	306	249	256	252	229	210	277	236	264	204
Cutoff for Non-Payment	68	43	80	74	43	45	48	37	41	72	42	37	26
Electric Work Orders	145	86	111	98	76	98	103	58	75	110	138	128	111
Water Work Orders	81	86	141	149	126	151	137	70	93	169	60	135	104
Natural Gas Work Orders	8	32	33	39	28	23	46	31	39	33	35	34	35
Disconnects	201	142	194	224	188	198	182	179	166	185	186	183	167
Sewer Work Orders	4	-	26	11	15	4	21	5	13	3	6	9	3
Telecomm Work Orders	1,217	250	261	281	255	260	235	210	243	259	325	371	307
Stormwater Work Orders	-	-	-	-	-	-	4	-	-	-	-	-	-
Billing/Collections													
Utilities													
Utility Revenue Billed	\$ 3,882,849	\$ 3,549,808	\$ 3,472,782	\$ 3,618,562	\$ 4,441,688	\$ 4,343,200	\$ 3,847,969	\$ 3,448,145	\$ 3,429,163	\$ 3,851,586	\$ 4,214,066	\$ 3,886,967	\$ 3,600,639
Utility Revenue Collected	\$ 3,627,351	\$ 3,312,583	\$ 3,229,367	\$ 3,513,166	\$ 4,188,675	\$ 4,107,270	\$ 3,616,210	\$ 3,000,764	\$ 3,211,321	\$ 3,603,815	\$ 3,973,501	\$ 3,667,299	\$ 3,375,264
Amount Written Off for Bad Debt	\$ 24,590	\$ 16,675	\$ 17,580	\$ 12,822	\$ 18,950	\$ 19,658	\$ 15,358	\$ 15,467	\$ 25,304	\$ 18,061	\$ 15,197	\$ 16,916	\$ 21,107
Extensions													
Utilities													
Extensions Requested	545	469	564	599	480	538	608	497	548	587	581	381	483
Extensions Pending	37	27	51	27	18	33	7	107	39	148	45	157	-
Extensions Defaulted	25	18	26	39	19	26	22	16	37	22	17	7	30
Extensions Paid per Agreement	510	477	514	548	475	486	579	413	139	461	519	217	481
Percentage of Extensions Paid	95%	96%	95%	93%	96%	95%	96%	97%	93%	96%	97%	98%	94%
Taxes													
Admin Support													
Property Tax Collected	\$ 8,380	\$ 5,520	\$ 21,058	\$ 51,177	\$ 50,418	\$ 66,594	\$ 3,196,293	\$ 3,196,293	\$ 916,997	\$ 216,602	\$ 63,522	\$ 31,698	\$ 41,121
Accounting													
Payroll & Benefits													
Payroll Checks issued	-	-	1	3	1	1	1	-	-	-	-	-	5
Direct Deposit Advices	654	654	654	654	971	666	686	771	781	682	1,005	668	672
General Ledger													
Accounts Payable Checks Issued	327	290	362	286	289	287	423	266	301	266	242	327	271
Accounts Payable Invoices Entered	441	410	472	381	383	378	447	366	390	512	324	434	342
Journal Entries Processed	89	88	75	92	85	87	106	148	80	94	88	94	85
Miscellaneous Receipts	331	213	354	457	504	634	529	624	332	321	288	330	370
Utility Deposit Refunds Processed	36	33	51	23	38	48	43	72	50	47	51	55	54
Local Option Sales Tax	\$ 276,460	\$ 267,710	\$ 256,648	\$ 255,063	\$ 260,270	\$ 232,723	\$ 273,794	\$ 251,963	\$ 250,168	\$ 245,199	\$ 247,614	\$ 282,230	\$ 268,812
Personnel													
Budgeted Positions	276	276	276	276	276	276	276	274	274	274	274	274	274
Filled Positions	258	257	259	257	256	255	254	260	261	263	259	258	257
Vacancies	18	19	17	19	21	21	22	14	13	11	15	16	17
Airport													
Airport													
Airport Fuel Sales - Gallons	1,578	1,436	1,718	1,531	983	1,276	700	1,286	1,459	2,814	2,252	1,122	1,969
Fuel Sales - Revenue	9,137	8,314	9,950	8,865	5,693	7,390	4,053	7,445	8,446	16,296	13,042	6,499	11,401



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING**

September 2024

City of Monroe Fire Dept

Monroe, GA

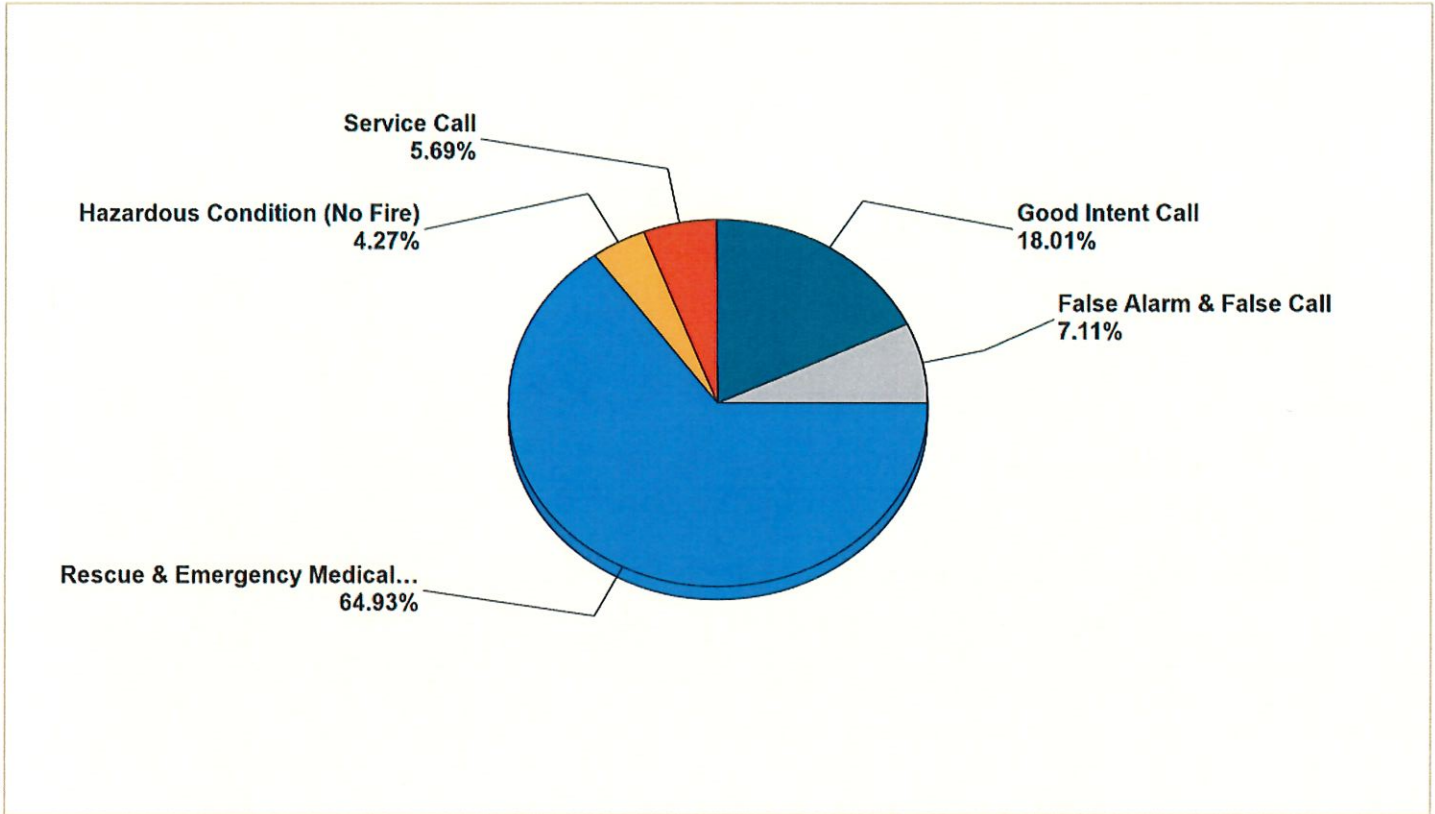
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67

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 07/01/2024 | End Date: 07/31/2024



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Rescue & Emergency Medical Service	137	64.93%
Hazardous Condition (No Fire)	9	4.27%
Service Call	12	5.69%
Good Intent Call	38	18.01%
False Alarm & False Call	15	7.11%
TOTAL	211	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.



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Detailed Breakdown by Incident Type

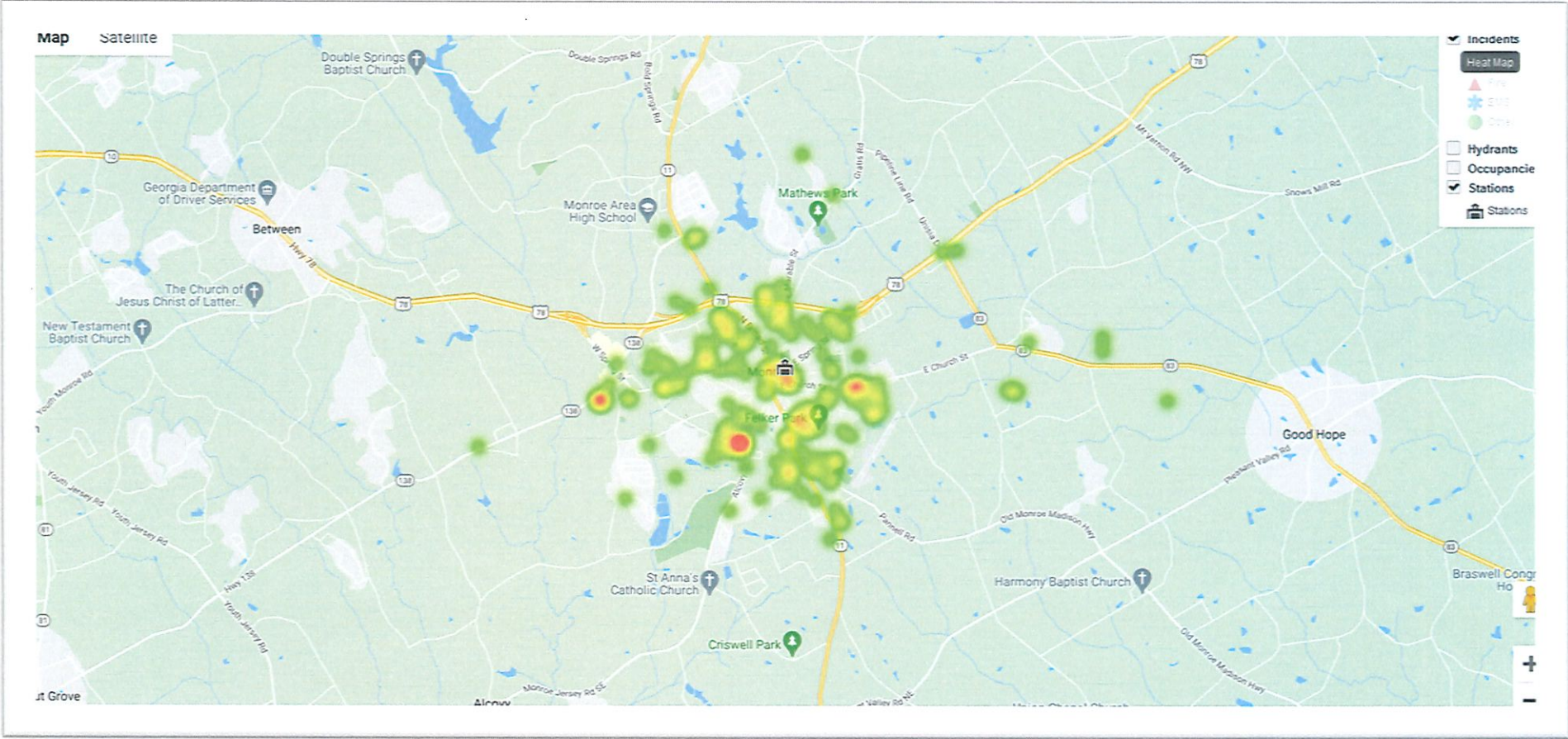
INCIDENT TYPE	# INCIDENTS	% of TOTAL
311 - Medical assist, assist EMS crew	69	32.7%
321 - EMS call, excluding vehicle accident with injury	60	28.44%
322 - Motor vehicle accident with injuries	3	1.42%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.47%
324 - Motor vehicle accident with no injuries.	4	1.9%
400 - Hazardous condition, other	4	1.9%
412 - Gas leak (natural gas or LPG)	1	0.47%
444 - Power line down	2	0.95%
445 - Arcing, shorted electrical equipment	2	0.95%
522 - Water or steam leak	2	0.95%
531 - Smoke or odor removal	1	0.47%
553 - Public service	2	0.95%
554 - Assist invalid	6	2.84%
561 - Unauthorized burning	1	0.47%
611 - Dispatched & cancelled en route	32	15.17%
622 - No incident found on arrival at dispatch address	4	1.9%
651 - Smoke scare, odor of smoke	1	0.47%
671 - HazMat release investigation w/no HazMat	1	0.47%
733 - Smoke detector activation due to malfunction	1	0.47%
735 - Alarm system sounded due to malfunction	6	2.84%
736 - CO detector activation due to malfunction	2	0.95%
743 - Smoke detector activation, no fire - unintentional	2	0.95%
745 - Alarm system activation, no fire - unintentional	4	1.9%
TOTAL INCIDENTS:	211	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



July 2024 Incident Distribution Map



Incident Comparison 2020-2024

July	2020	2021	2022	2023	2024
100 - Fire	3	5	6	4	0
200 - Overpressure Rupture, Explosion, Overheat	1	0	0	0	0
300 - Rescue & EMS	124	118	114	116	137
400 - Hazardous Condition	11	8	20	14	9
500 - Service Call	11	9	14	17	12
600 - Good Intent & Canceled Call	43	62	51	30	38
700 - False Alarm & False Call	7	12	27	21	15
800 - Severe Weather & Natural Disaster	0	0	0	0	0
900 - Special Incident Type	0	0	0	0	0
	200	214	232	202	211

City of Monroe Fire Dept

Monroe, GA

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71

Average Response Time for Agency for Response Mode for Date Range

Response Mode: Lights and Sirens | Start Date: 07/01/2024 | End Date: 07/31/2024

RESPONSE MODE	INCIDENT COUNT	AVERAGE RESPONSE TIME (Dispatch to Arrived)
AGENCY: City of Monroe Fire Dept		
Lights and Sirens	201	0:05:15

Only REVIEWED incidents included. Times shown are in HH:MM:SS (Hour:Minute:Second) format.



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City of Monroe Fire Dept

Monroe, GA

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72

Count of Overlapping Incidents for Date Range

Start Date: 07/01/2024 | End Date: 07/31/2024

# OVERLAPPING	% OVERLAPPING	TOTAL
28	13.27	211

OVERLAPPING INCIDENT DETAILS

ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
7/10/2024					
7/10/2024 10:28:27 PM	7/10/2024 11:30:00 PM	2024-1283	611	Monroe (City of) Headquarters	
7/10/2024 11:21:48 PM	7/10/2024 11:40:46 PM	2024-1284	311	Monroe (City of) Headquarters	
7/16/2024					
7/16/2024 6:18:16 PM	7/16/2024 6:33:44 PM	2024-1327	321	Monroe (City of) Headquarters	
7/16/2024 6:23:01 PM	7/16/2024 6:51:57 PM	2024-1328	321	Monroe (City of) Headquarters	
7/17/2024					
7/17/2024 10:08:05 AM	7/17/2024 10:26:28 AM	2024-1334	321	Monroe (City of) Headquarters	
7/17/2024 10:12:05 AM	7/17/2024 10:24:09 AM	2024-1335	611	Monroe (City of) Headquarters	
7/19/2024					
7/19/2024 6:39:43 PM	7/19/2024 6:51:26 PM	2024-1345	321	Monroe (City of) Headquarters	
7/19/2024 6:41:09 PM	7/19/2024 7:01:52 PM	2024-1346	321	Monroe (City of) Headquarters	
7/20/2024					
7/20/2024 11:26:32 AM	7/20/2024 12:13:25 PM	2024-1348	321	Monroe (City of) Headquarters	
7/20/2024 11:41:37 AM	7/20/2024 12:06:11 PM	2024-1349	671	Monroe (City of) Headquarters	
7/20/2024 11:43:44 AM	7/20/2024 11:48:38 AM	2024-1350	611	Monroe (City of) Headquarters	
7/21/2024					
7/21/2024 1:07:34 PM	7/21/2024 1:28:48 PM	2024-1357	321	Monroe (City of) Headquarters	
7/21/2024 1:25:36 PM	7/21/2024 2:07:46 PM	2024-1358	322	Monroe (City of) Headquarters	
7/24/2024					
7/24/2024 3:56:03 PM	7/24/2024 4:37:39 PM	2024-1377	321	Monroe (City of) Headquarters	
7/24/2024 4:00:00 PM	7/24/2024 4:48:54 PM	2024-1376	553	Monroe (City of) Headquarters	
7/25/2024					
7/25/2024 5:29:58 PM	7/25/2024 5:41:47 PM	2024-1388	321	Monroe (City of) Headquarters	
7/25/2024 5:33:41 PM	7/25/2024 5:41:58 PM	2024-1389	745	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

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ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
7/26/2024					
7/26/2024 9:21:59 PM	7/26/2024 9:40:57 PM	2024-1395	321	Monroe (City of) Headquarters	
7/26/2024 9:24:10 PM	7/26/2024 10:06:59 PM	2024-1396	321	Monroe (City of) Headquarters	
7/27/2024					
7/27/2024 9:30:35 PM	7/27/2024 10:17:09 PM	2024-1400	323	Monroe (City of) Headquarters	
7/27/2024 10:14:35 PM	7/27/2024 10:39:58 PM	2024-1401	321	Monroe (City of) Headquarters	
7/27/2024 10:18:32 PM	7/27/2024 10:45:09 PM	2024-1402	321	Monroe (City of) Headquarters	
7/30/2024					
7/30/2024 11:54:34 AM	7/30/2024 12:08:28 PM	2024-1423	311	Monroe (City of) Headquarters	
7/30/2024 12:00:13 PM	7/30/2024 12:07:18 PM	2024-1424	745	Monroe (City of) Headquarters	
7/30/2024 7:54:00 PM	7/30/2024 8:31:20 PM	2024-1429	311	Monroe (City of) Headquarters	
7/30/2024 8:05:57 PM	7/30/2024 8:31:20 PM	2024-1430	321	Monroe (City of) Headquarters	
7/31/2024					
7/31/2024 10:29:23 AM	7/31/2024 10:52:18 AM	2024-1431	311	Monroe (City of) Headquarters	
7/31/2024 10:32:18 AM	7/31/2024 10:41:24 AM	2024-1432	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.

City of Monroe Fire Dept

Monroe, GA

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Incident Detail for Aid Given and Received for Incident Type Range for Date Range

Incident Type Range: 100 - 911 | StartDate: 07/01/2024 | EndDate: 07/31/2024

INCIDENT DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT
AID TYPE: Automatic aid given				
07/02/2024	2024-1232	832 Hwy 11 HWY	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
07/10/2024	2024-1280	376 mccall way WAY	311 - Medical assist, assist EMS crew	MFD - Monroe (City of) Headquarters
07/22/2024	2024-1363	199 Mccall WAY	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
07/24/2024	2024-1381	1605 Highway 138	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
07/25/2024	2024-1383	1004 Navaho TRL	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
07/29/2024	2024-1417	802 Windfield Way	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
07/29/2024	2024-1420	1296 Magnolia Ridge	321 - EMS call, excluding vehicle accident with injury	MFD - Monroe (City of) Headquarters
07/30/2024	2024-1430	1296 Magnolia RDG	321 - EMS call, excluding vehicle accident with injury	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 3.79%

AID TYPE: Automatic aid received				
07/23/2024	2024-1371	238 Douglas ST	651 - Smoke scare, odor of smoke	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 0.47%

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.



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City of Monroe Fire Dept

Monroe, GA

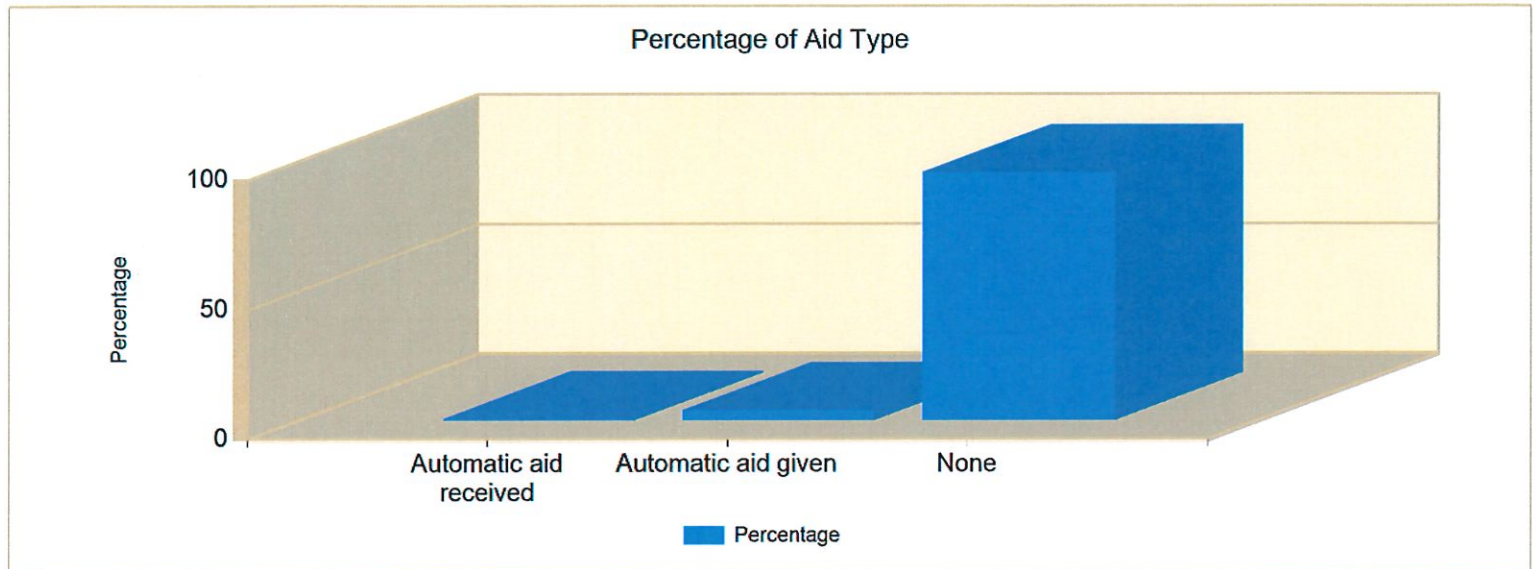
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75

Count of Aid Given and Received for Incidents for Date Range

Start Date: 07/01/2024 | End Date: 07/31/2024



AID TYPE	TOTAL	% of TOTAL
Automatic aid received	1	0.5%
Automatic aid given	8	3.8%
None	202	95.7%

Only REVIEWED incidents included



City of Monroe Fire Dept

Monroe, GA

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76

Detailed Losses For Date Range

Start Date: 07/01/2024 | End Date: 07/31/2024

# 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
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INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
------------	------	------	----------	-----------------------	-----------------------	--------------------	------------	------------	-------

Only Reviewed Incidents included.



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Doc Id: 1324

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POLICE
DEPARTMENT
MONTHLY REPORT
September
2024

Comparison of July 2023 to July 2024 Activity Reports

	<u>2024</u>			<u>2023</u>		
Calls for Service	2,602			2,396		
Area Checks	12,254			9,489		
Training Hours	537			872		
Part A Crimes	74			122		
Part B Crimes	23			46		
Arrest-Adult	49			72		
Juvenile	2			4		

	2024 JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
AGENCY													79
LE CALLS													
WALTON SO	3,546	3,168	3,471	3,433	3,487	3,818	4,151						25,074
WCOS AREA CHECKS	10,251	7,183	6,577	5,739	10,046	8,619	9,629						58,044
MONROE PD	2,234	2,274	2,316	2,313	2,456	2,356	2,602						16,551
MPD AREA CHECKS	11,576	11,632	11,221	11,779	11,380	10,490	12,254						80,332
LOGANVILLE PD	811	881	1,044	989	904	862	756						6,247
LPD AREA CHECKS	1,620	1,636	1,097	951	917	1,224	1,135						8,580
SOCIAL CIRCLE PD	389	376	401	382	454	467	400						2,869
SPD AREA CHECKS	2,203	2,419	2,156	2,083	2,471	1,462	1,671						14,465
TOTALS	32,630	29,569	28,283	27,669	32,115	29,298	32,598						212,162
WALTON EMS	1,624	1,517	1,693	1,506	1,700	1,422	1,479						10,941
WALTON FIRE	508	494	533	500	457	408	447						3,347
MONROE FIRE	247	196	196	193	239	194	216						1,481
LOGANVILLE FIRE	259	234	261	229	227	224	224						1,658
SOC CIRCLE FIRE	64	69	87	63	51	58	72						464
TOTALS	1,078	993	1,077	985	974	884	959	-00	-00	-00	-00	-00	6,950
PHONE CALLS													
ABANDONED	271	239	245	180	215	207							
ADMIN IN	4,661	4,730	5,094	5,403	5,222	5,003							
ADMIN OUT	3,151	2,974	3,471	3,446	3,587	3,255							
911	4,409	4,122	4,651	4,091	4,280	4,312							
TOTAL	12,492	12,065	13,461	13,120	13,304	12,777	-00	-00	-00	-00	-00	-00	77,219

July 2024 Training Hours for Monroe Police Department

GPSTC online training: 130

Conference training: 13

In-service Training: 106

Off Site Training: 288

Total Training Hours: 537



Offense and Arrest Summary Report

Printed On:
08/20/2024

Beginning Date: 07/01/2024

Ending Date: 07/31/2024

Page 1 of 1

Agency: MONROE POLICE DEPARTMENT

Total Offenses 74 Clearance Rate 41.89%
 % change from last year -39.34% Last years rate 49.18%

Total Arrests 51 Hate Crime Offenses 0
 % change from last year -32.89% Law Officers Assaulted 1

Group A Crime Rate per 100,000 Population : 462.33 Summary based reporting 118.71
 Crime Rate per 100,000 Population :

Arrest Rate per 100,000 Population : 318.63

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	2
Robbery	0	0	2
Aggravated Assault	3	2	11
Burglary	3	0	5
Larceny	13	1	17
Motor Vehicle Theft	0	0	2
Arson	0	0	0
Simple Assault	11	7	14
Intimidation	11	4	4
Bribery	0	0	0
Counterfeiting/Forgery	4	1	0
Vandalism	11	4	20
Drug/Narcotic Violations	10	10	19
Drug Equipment Violations	0	0	4
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	6	0	14
Gambling	0	0	0
Kidnapping	0	0	0
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	0	0	1
Sexual Assault w/Object	0	0	0
Fondling	0	0	0
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	0	0	0
Weapons Law Violations	2	2	7
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
Total Group "A"	74	31	122

Crime Against Person

25 - This year
 32 - Last year
 -21.88% - Percent Change

Crime Against Property

37 - This year
 60 - Last year
 -38.33% - Percent Change

Crime Against Society

12 - This year
 30 - Last year
 -60% - Percent Change

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	2
Robbery	0	0	0	0	0
Aggravated Assault	1	0	0	1	4
Burglary	0	0	0	0	0
Larceny	1	0	0	1	2
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	7	1	0	8	8
Intimidation	3	0	0	3	0
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	1
Vandalism	4	0	0	4	5
Drug/Narcotic Violations	11	0	0	11	17
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	2
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	0	0	0	0	0
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	0
Weapons Law Violations	1	1	0	2	3
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	0
Total Group A Arrests	29	2	0	31	44
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	0	0	0	0	2
Disorderly Conduct	4	0	0	4	0
DUI	7	0	0	7	7
Drunkenness	1	0	0	1	0
Family Offenses-nonviolent	0	0	0	0	1
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	0	0	0	0	2
All Other Offenses	8	0	0	8	20
Total Group B Arrests	20	0	0	20	32
Total Arrests	49	2	0	51	76

Population : 16006

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



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	5
ANIMAL COMPLAINT	3
INJURED ANIMAL	2
PROWLER	2
BURGLARY IN PROGRESS	1
BURGLARY REPORT	3
DOMESTIC NON-VIOLENT	26
DOMESTIC VIOLENT	7
WARRANT SERVICE	46
SUBJECT WITH WEAPON	1
SUSPICIOUS PERSON	48
SUSPICIOUS VEHICLE	84
TRAFFIC STOP	4
SUICIDE ATTEMPT	2
SUICIDE THREAT	10
KEYS LOCKED IN VEHICLE	93
ACCIDENT NO INJURIES	67
INJURY BY COMPLAINT	3
10-50 WITH ENTRAPMENTS	1
ACCIDENT WITH INJURIES	5
OFFICER INVOLVED ACCIDENT	1
ACCIDENT UNKNOWN INJURIES	3
ROAD HAZARD	4
DRUNK DRIVER	5
INTOXICATED PERSON	4
HIT AND RUN	5
HIT AND RUN W/ PEDISTRIAN	1
TRANSPORT FOR BUSINESS	18
FUNERAL ESCORT	7
TRANSPORT	13
DISABLED VEHICLE	39
AREA/BLDG CHECK	30
LITTERING/ILLEGAL DUMPING	3
SEXUAL ASSAULT	1
CHASE	4
BANK ALARM	1
BUSINESS ALARM	47
CHURCH ALARM	5
RESIDENTIAL ALARM	19
SCHOOL ALARM	3
SUBJECT IN CUSTODY	1
TRANSPORT TO COURT	1
TRANSPORT TO HOSPITAL	1
TRANSPORT TO JAIL	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
DEMENTED PERSON NON-VIOLENT	3
STOLEN VEHICLE	2
911 HANGUP	33
CONTROL SUBSTANCE PROBLEM	13
AGENCY ASSISTANCE	7
ASSAULT	1
ASSAULT PRIORITY 2	1
ASSAULT LAW ENFORCEMENT ONLY	7
CHILD CUSTODY DISPUTE	6
CIVIL ISSUE/DISPUTE	17
COUNTERFEIT MONEY	1
CRASH DETECTION DEVICE	3
DAMAGE TO PROPERTY	39
DEATH INVESTIGATION	1
DISPUTE NON VIOLENT IN NATURE	45
DISPUTE VIOLENT IN NATURE	1
DISTRUBING THE PEACE	11
ABUSE OF THE ELDERLY	1
EMERGENCY MESSAGE	1
LE ASSIST FOR EMS	7
ENTERING AN AUTO	2
EXPLOSIVES PROBLEM	1
EXTRA PATROL REQUEST	6
ASSIST FIRE DEPARTMENT	1
FIREARMS DISCHARGED	4
FIREWORKS	1
FOLLOW UP TO PREVIOUS CALL	4
FOUND PROPERTY	5
FRAUD	9
HARRASSING PHONE CALLS	1
HARRASSMENT	4
IDENTITY THEFT	1
ILLEGAL PARKING	19
JUVENILE RUNAWAY	1
JUVENILE COMPLAINT	18
JUVENILE PROBLEM -NO COMPLAINT	5
LOST ITEM REPOR	3
LOUD MUSIC COMPLAINT	13
MISSING PERSON	5
MISCELLANEOUS LAW INCIDENT	37
PHONE CALLS/MAIL SCAMS	8
SEARCH WARRANT	1
SHOPLIFTING	1
SIG 3	1
THEFT REPORT	17
THREATS	8
TRAFFIC LIGHT OUT	5
TRAFFIC VIOLATION	1524
TRAILER INSPECTION	5
TREE DOWN	2

<u>Nature of Incident</u>	<u>Total Incidents</u>
TRESPASSING	1
UNKNOWN LAW PROBLEM	9
UNSECURE PREMISES	7
VEHICLE INSPECTION	10
WANTED PERSON	7
WELFARE CHECK	26

Total reported: 2602

Report Includes:

All dates between `00:00:00 07/01/24` and `23:59:59 07/31/24`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
314	LAW ENFORCEMENT UNIT	28
316	LAW ENFORCEMENT UNIT	21
321	LAW ENFORCEMENT UNIT	284
325	LAW ENFORCEMENT UNIT	471
327	LAW ENFORCEMENT UNIT	95
329	LAW ENFORCEMENT UNIT	1
330	LAW ENFORCEMENT UNIT	1
333	LAW ENFORCEMENT UNIT	322
336	LAW ENFORCEMENT UNIT	357
337	LAW ENFORCEMENT UNIT	171
340	LAW ENFORCEMENT UNIT	737
341	LAW ENFORCEMENT UNIT	29
342	LAW ENFORCEMENT UNIT	708
343	LAW ENFORCEMENT UNIT	276
344	LAW ENFORCEMENT UNIT	269
345	LAW ENFORCEMENT UNIT	1
347	LAW ENFORCEMENT UNIT	239
348	LAW ENFORCEMENT UNIT	1
349	LAW ENFORCEMENT UNIT	737
351	LAW ENFORCEMENT UNIT	316
352	LAW ENFORCEMENT UNIT	46
353	LAW ENFORCEMENT UNIT	970
354	LAW ENFORCEMENT UNIT	533
355	LAW ENFORCEMENT UNIT	299
356	LAW ENFORCEMENT UNIT	57
357	LAW ENFORCEMENT UNIT	70
358	LAW ENFORCEMENT UNIT	623
359	LAW ENFORCEMENT UNIT	658
360	LAW ENFORCEMENT UNIT	503
363	LAW ENFORCEMENT UNIT	388
364	LAW ENFORCEMENT UNIT	382
365	LAW ENFORCEMENT UNIT	510
366	LAW ENFORCEMENT UNIT	110
368	LAW ENFORCEMENT UNIT	510
369	LAW ENFORCEMENT UNIT	888
370	LAW ENFORCEMENT UNIT	173
372	LAW ENFORCEMENT UNIT	470
Total Radio Logs:		12254

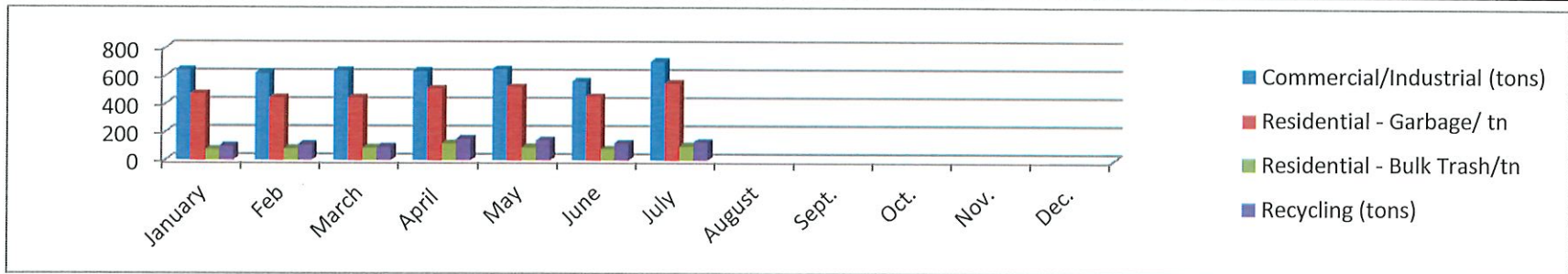
Report Includes:

All dates between `00:00:00 07/01/24` and `23:59:59 07/31/24`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



**SOLID WASTE
DEPARTMENT
MONTHLY REPORT
SEPTEMBER
2024**

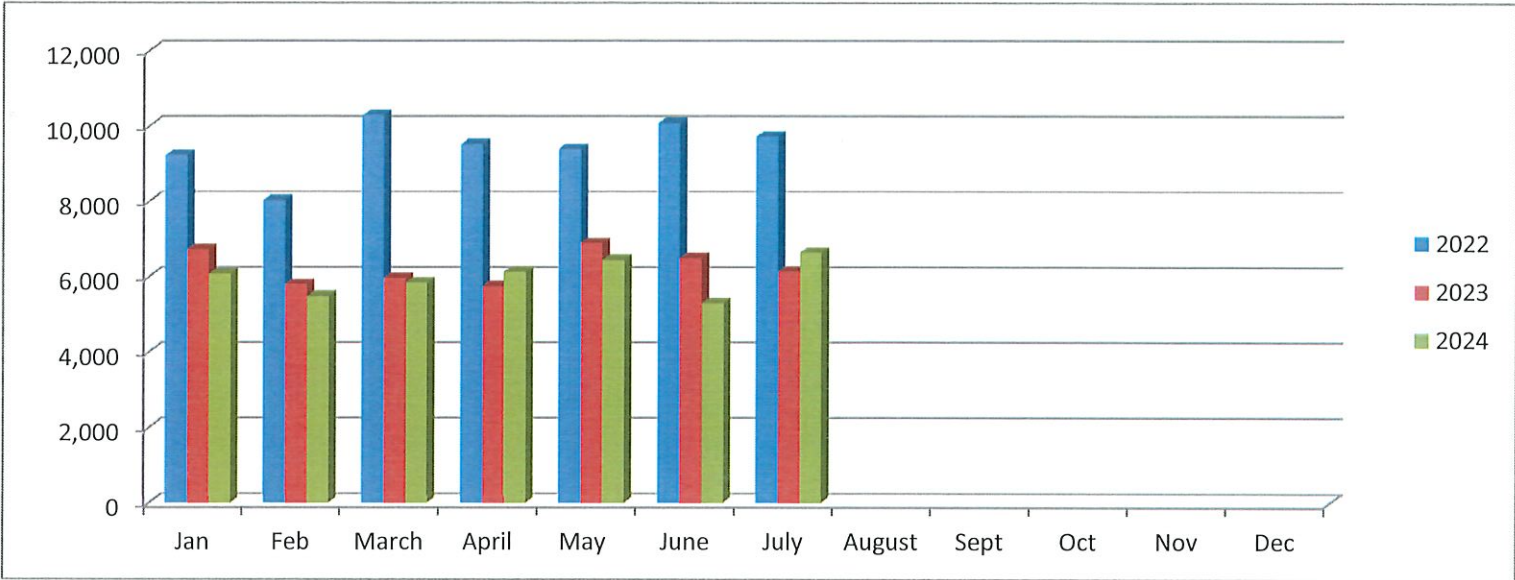
2024	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	645.03	621.92	638.48	637.03	651.08	562.53	703.33					
Residential - Garbage/ tn	474.96	443.92	444.05	512.35	524.02	455.19	551.33					
Residential - Bulk Trash/tn	77.47	85.31	92.23	120.83	95.25	80.87	102.81					
Recycling (tons)	100.90	111.73	97.88	154.98	144.79	122.45	130.97					
Transfer Station (tons)	6,080.25	5,486.15	5,847.25	6,129.36	6,455.48	5,301.83	6,642.59					
Customers (TS)	19	19	21	20	20	19	19					
Sweeper debris (tons)	55.4	70.61	55.54	66.04	45.53	15.07	25.07					
Storm drain debris (tons)	1.22	0.42	4.67	2.22	1.24	0.66	0.39					
2024	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Waste (tons)	30.49	52.49	54.99	93.99	86.74	73.74	58.69					
Recycling - Leaves (tons)	2.95	0.7										
Recycling - Curbside (tons)	28.34	29.21	29.48	35.66	31.23	29.48	46.81					
Recycling - Cardboard (tons)	21.82	13.12	7.45	13.23	21.13	9.41	11.17					
Recycling - Scrap Metal (tons)	9.26	9.45		6.54		4.95	7.1					
Recycling - Scrap tires (tons)	122 (2.52)	62 (1.28)	88 (1.82)	22 (0.45)	98 (2.02)	48 (.99)	133 (2.74)					
Recycling - Glass (tons)	2.11	0.78	1.34	0.8	1.22	0.47	0.88					
Recycling - C & D (tons)												
Recycling - Mattresses	124(3.41)	171(4.70)	102(2.80)	157 (4.31)	89 (2.45)	124 (3.41)	130(3.58)					
95G Garbage carts (each)	52	60	51	57	63	43	48					
65G Recycling Carts (each)	26	35	23	19	15	19	14					
18G Recycling bins (each)	3	3	2	2	6	2	2					
Dumpsters (each)	8	2	4		3	1	1					
Cemetery Permits	3	6	3	2	5	1	1					



**Note: 1,382.93 tons of trash /garbage collected and disposed.
130.97 tons of recycled materials collected, including scrap tires & mattresses.**

**City of Monroe Transfer Station
Customer Inbound Garbage/Trash Tonnage**

Customers	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total:
2022	9,230	8,037	10,290	9526	9395	10,082	9722						66,282.00
2023	6,724	5,801	5,966	5745	6893	6491	6131						43,751.00
2024	6,080	5,486	5,847	6129	6455	5302	6643						41,942.00



Note: 32% decrease in tonnage since July 2022, due to rate increases in 2023 and 2024.

ITEMS OF INTEREST

- I. **Mattress Update:** *130 mattresses were picked up at curbside in July 2024. Billed for only 24 at \$360.00*

- II. **The ASL (Automated Side Loader) Truck Update:**
Effective October 7, 2024 the Two ASL trucks will officially be in full operation. Customers impacted by the change, will be notified within 30 days of the new set out guidelines.

- III. **Curbside Recycling Update:** A 32% increase in customer participation, using the 65 gallon “Blue” cart, since the program started in **March of 2021.**
The “Oops” tags are being implemented, to help educate citizens and reduce the amount of contamination in the cart.
 - Customers who would like to participate, should call our office at: 770-267-6933 to request a cart. **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 415 customers participating. (.88 tons collected in July 2024).
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.

Dps



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
SEPTEMBER
2024**

Public Works Administration

July 2024

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	799	597	688	797	750	559	714						4904
Work orders received	97	104	84	117	112	121	135						770
Work orders completed	90	101	82	114	107	114	128						736
Permits received/approved -		1											
Road closure						2	4						6
Parade													0
Procession													0
Public demonstration													0
Assembly			2	1	6	7							16
Picket													0
Road race			1	1									2

Fleet Maintenance Division

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

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
City Hall													0
Code					1								1
Electric/Cable	2	3		2		4	5						16
Finance													0
Fire	2	4	2	1	4	2							15
Gas/Water/Sewer	7	6	5	6	5	1	2						32
GUTA													0
Meter Readers			2			1	2						5
Motor Pool													0
Police	25	20	5	11	13	21	19						114
Public Works	30	23	34	33	13	6	12						151
TOTAL	66	56	48	53	36	35	40	0	0	0	0	0	334

Street Division

- Sidewalk @Broad & Childers’s Park
- Farmers Market prep
- Got up trees in city limits from storm
- LMIG 2024 Cherry Hill Rd
- City wide utility cuts
- Demo S. Madison Ave. buildings
- Stock pile dirt at Towler Street
- Set up for dinner at fire station
- Trim trees city wide
- Weed eat curbs and sidewalk city wide
- Back to school bash
- Right of way mowing

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Utility Cuts	25	34	28	21	7	6	0						121
Total Tons	10	55.35	30.56	27.5	9.95	8.26	0						141.6

Stormwater

- Ditch Maintenance
-Duke Street
- * Catch basin maintenance/structure repair
-City Wide
- Baker Street
- Storm pipe install new/Catch basin new
-Breedlove Court
- Pipe repair or replace
- * Inspections
-Alcovy Street
-GUTA
-MLK Blvd.
-Vine Street
-Church Street
-Michael Etchison Rd.
-Pavilion Pkwy.
-W. Spring Street
- Pond Maint.

Storm grate cleaning (City wide)

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Grates	60	24	19	17	10	79	10						219
Total Tons	3.7	5.03	2.88	1.68	0.67	3.24	0.39						17.59



**TELECOMMUNICATIONS
DEPARTMENT
MONTHLY REPORT
AUGUST
2024**

Subscriber Report: (As of 09/04/2024)

Subscriber Type	Month of July	Month of August	Change
Adtran Fiber Installations:	2,746	2,898	+152
Registered Cable Modem Devices:	2,456	2,417	-39
Registered WiFi Devices:	882	964	+82
Registered Streaming TV Accounts:	483	526	+43

- Fiber installations currently account for 55% (+2%) of all active installations.
- Registered Cable Modem devices currently account for 45% (-2%) of all active installations.
- Fiber installations continue to grow at a fast rate. August saw a large increase in fiber installations. We continue to add more NEW customers than existing customer conversions.
- Despite Cable Modem counts dropping overall, we are still installing new cable modem services in areas where fiber is not yet available. We hope to see this number continue to drop as new areas come online and are ready for fiber service.
- Streaming TV gained a slight increase in subscribers. Most of the customers who have decided to stay with us for streaming have done so at this point. We anticipate small growth moving forward, but the rapid growth of streaming adoption appeared to peak during the first week of August, when Legacy CATV was shutdown.

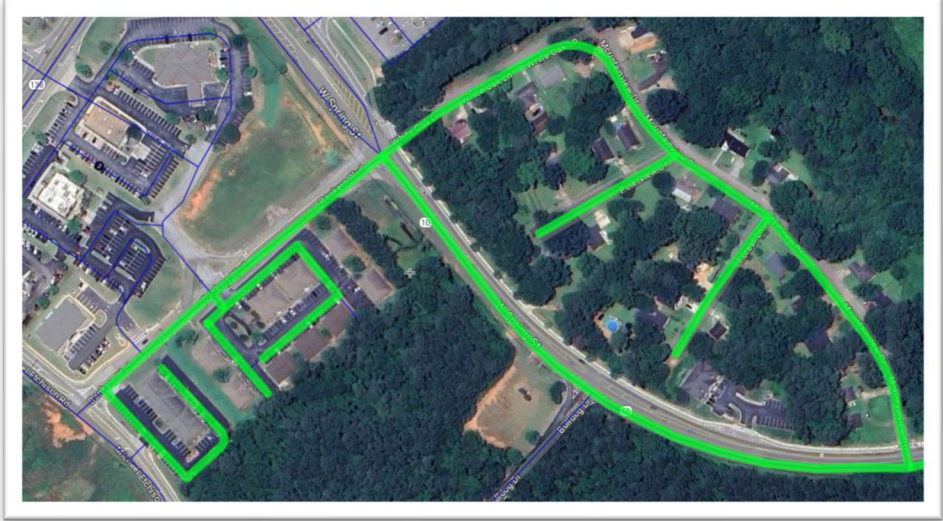
Items of Interest:

New Fiber Areas Ready for Service:

The following streets / areas were completed in the month of August and are now able to service customers with high-speed fiber:

- Bankers Boulevard
- Brookhaven Drive
- Doster Avenue
- Eugene Drive
- Fairview Drive
- Forest Lane
- Helen Drive
- Hwy 138 (partial)
- Jefferson Drive
- Louise Drive
- Mountain View Drive
- Parker Drive
- Parkway Drive
- Pine View Drive
- South Broad Street (partial)
- Robin Lane
- Virginia Court

- Waverly Way
- West Moreland Drive
- West Spring Street (partial)
- White Oak Lane



Area of Bankers Boulevard (and surrounding streets) that are now ready for fiber service.



Area referred to as 'Green Acres' which includes several streets north of Monroe along Hwy 11.

GDOT Bypass Project:

Work is nearing completion for the GDOT Bypass Project, which is located at the intersection of Hwy 83 and Unisia drive. Brandon Brown has been overseeing this project for the past couple of months and things have been moving smoothly as telecommunication services have been migrated to new routes.





City of Monroe telecommunication crews have worked with other utilities and companies to coordinate moving telecommunication infrastructure at the appropriate times as the bypass nears completion.

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 07/2024 | FY 2024



COVER	1
EXECUTIVE SUMMARY	2
OVERVIEW	3
CHART 1: REVENUES, EXPENSES & INCOME SUMMARY	4
REVENUES	5
EXPENSES	6-9
CHART 2: REVENUES & EXPENSE	10
RETAIL SALES & REVENUE	11-14
CHART 3: RETAIL REVENUES	15-17

COMMENTARY & ANALYSIS

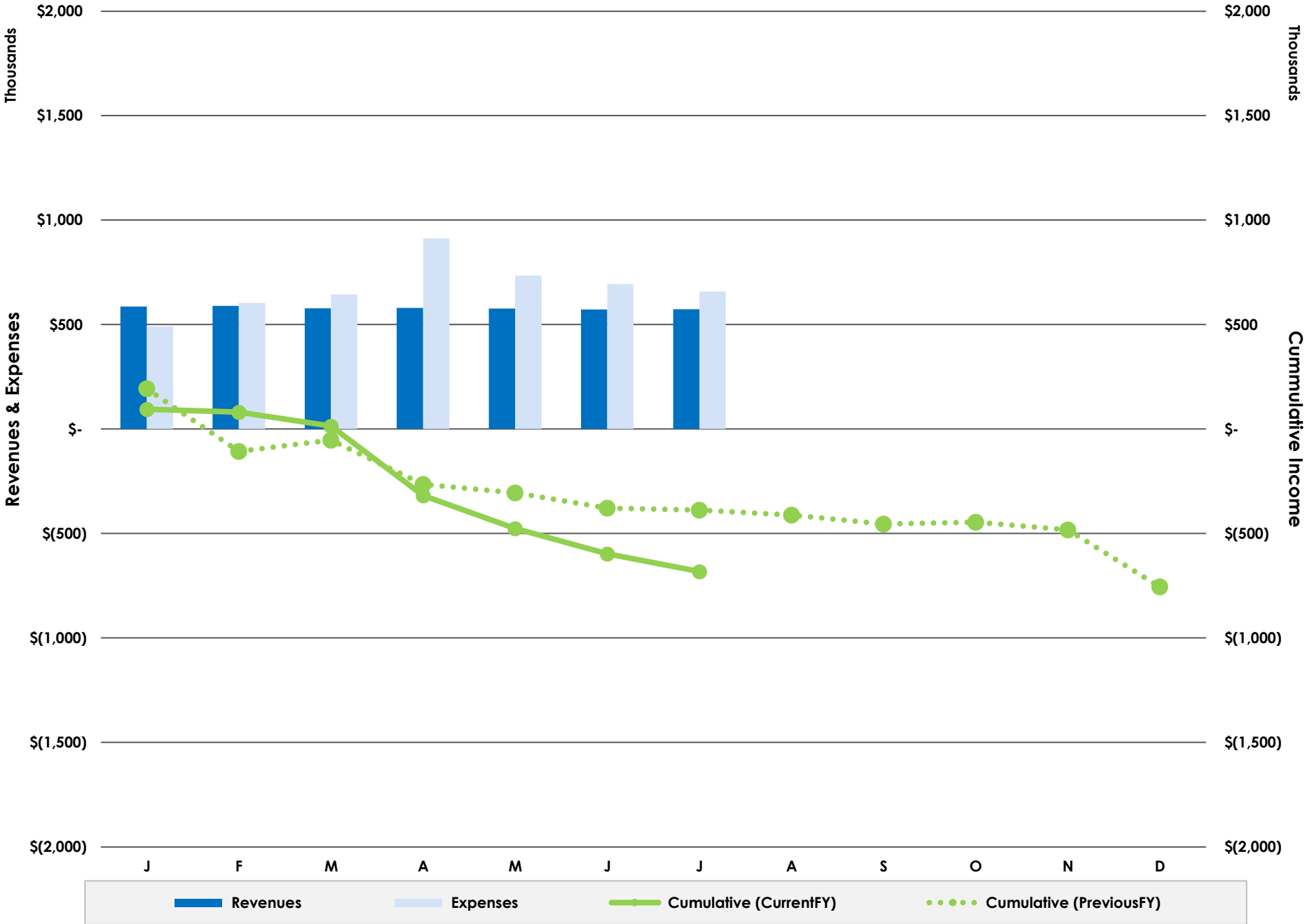
The net operating margin after transfers, FY to date was -16.81%

RECOMMENDATIONS

- *
- *
- *
- *

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
FINANCIALS					
Revenues					
RETAIL SALES	\$ 537,181	\$ 544,890	\$ 3,765,173	\$ 3,864,083	\$ 6,471,361
OTHER REVENUES	27,419	16,131	205,394	212,371	371,705
ADJUSTMENTS	9,045	(176)	84,364	65,416	143,632
Total Revenues	\$ 573,645	\$ 560,845	\$ 4,054,930	\$ 4,141,870	\$ 6,986,698
Expenses					
PERSONNEL	\$ 95,401	\$ 62,772	\$ 695,619	\$ 519,123	\$ 1,088,580
PURCHASED & CONTRACTED SVC	101,062	19,254	281,397	278,237	428,258
PURCHASED PROPERTY SERVICES	2,182	15,517	25,047	104,081	80,045
SUPPLIES	31,063	58,833	299,220	249,921	697,897
COST OF GOODS SOLD	216,981	220,302	1,545,193	1,580,551	2,696,234
DEPR, DEBT SVC & OTHER COSTS	146,108	106,155	1,010,668	968,986	1,649,429
FUND TRANSFERS	64,918	87,995	879,586	829,196	1,395,065
Total Combined Expenses	\$ 657,714	\$ 570,828	\$ 4,736,731	\$ 4,530,096	\$ 8,035,508
Income					
Before Transfer	\$ (19,151)	\$ 78,013	\$ 197,786	\$ 440,971	\$ 346,256
After Transfer	\$ (84,069)	\$ (9,983)	\$ (681,800)	\$ (388,226)	\$ (1,048,810)
Margin					
Before Transfer	-3.34%	13.91%	4.88%	10.65%	4.96%
After Transfer	-14.66%	-1.78%	-16.81%	-9.37%	-15.01%

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2024



	Jul 2024	Jul 2023	FY2024 YTD	FY2023 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	\$ 148,110	\$ 177,312	\$ 1,080,399	\$ 1,316,687	\$ 1,920,300
DVR SERVICE	13,078	17,229	98,915	130,557	180,122
FIBER OPTICS	174,474	113,183	1,125,120	597,280	1,798,176
INTERNET	166,726	201,849	1,213,055	1,576,779	2,145,074
TELEPHONE	34,030	34,330	241,802	234,920	417,297
SET TOP BOX	764	985	5,882	7,860	10,392
Total RETAIL SALES (ACTUAL)	\$ 537,181	\$ 544,890	\$ 3,765,173	\$ 3,864,083	\$ 6,471,361
OTHER REVENUES					
CATV INSTALL/UPGRADE	\$ 25	\$ (400)	\$ 139	\$ (84)	\$ 864
MARKETPLACE ADS	-	-	-	-	-
PHONE FEES	692	796	4,734	6,131	8,972
EQUIPMENT SALES	-	-	-	-	-
MODEM RENTAL	5,057	6,487	37,438	51,307	66,937
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	936	-	4,395	12,616	6,532
ADMIN ALLOCATION	20,710	9,248	158,688	142,451	288,400
OPERATING TRANSFERS IN	-	-	-	-	-
Transfer from CIP	-	-	-	-	-
MISCELLANEOUS	-	-	-	(50)	-
Total OTHER REVENUES ACTUAL	\$ 27,419	\$ 16,131	\$ 205,394	\$ 212,371	\$ 371,705
Adjustment	\$ 9,045	\$ (176)	\$ 84,364	\$ 65,416	\$ 143,632
<i>Note: Adjustment added to match Financials</i>					
TOTAL REVENUES (ACTUAL)	\$ 573,645	\$ 560,845	\$ 4,054,930	\$ 4,141,870	\$ 6,986,698

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	12-MONTH
SUMMARY					
Personnel	\$ 95,401	\$ 62,772	\$ 695,619	\$ 519,123	\$ 1,088,580
Purchased & Contracted Svc	101,062	19,254	281,397	278,237	428,258
Purchased Property Services	2,182	15,517	25,047	104,081	80,045
Supplies	31,063	58,833	299,220	249,921	697,897
Cost of Goods Sold	216,981	220,302	1,545,193	1,580,551	2,696,234
Depr, Debt Svc & Other Costs	146,108	106,155	1,010,668	968,986	1,649,429
Fund Transfers	64,918	87,995	879,586	829,196	1,395,065
TOTAL SUMMARY (ACTUAL)	\$ 657,714	\$ 570,828	\$ 4,736,731	\$ 4,530,096	\$ 8,035,508

TELECOM

Personnel

Salaries	\$ 64,606	\$ 48,494	\$ 451,436	\$ 356,948	\$ 755,697
Regular Salaries	26,569	23,898	191,104	174,150	335,178
Overtime Salaries	1,063	2,050	9,815	11,836	20,508
Seasonal Salaries	-	-	-	-	-
REGULAR SALARIES	35,412	21,788	236,648	159,554	374,550
PT/TEMP	939	-	6,797	-	10,788
OVERTIME SALARIES	623	758	7,072	11,409	14,673
Benefits	30,795	14,278	244,183	162,175	332,884
Util Labor & Bene to Cap	-	-	-	-	-
Group Insurance	6,535	2,283	62,540	49,254	81,819
Social Security	1,700	1,596	12,359	11,400	20,302
Medicare	398	373	2,890	2,666	4,748
GMEBS Retirement	3,763	3,204	26,342	22,380	41,862
GMEBS-RETIREMENT CONTRIBUTION	5,018	3,204	35,123	22,380	50,643
Unemployment Insurance	-	-	-	-	-
Workers Comp Ins.	155	-	345	-	465
WORKERS COMP INS.	186	-	186	-	186
Medical Exams	\$ -	\$ -	\$ -	\$ 48	\$ -
MEDICAL EXAMS	\$ -	\$ -	\$ -	\$ -	\$ 38
EMPLOYEE ASSISTANCE PROGRAM	\$ -	\$ 34	\$ 164	\$ 103	\$ 164
WALTON ATHLETIC MEMBERSHIP	\$ 131	\$ -	\$ 525	\$ 35	\$ 1,023
Emp Assistance Program	\$ -	\$ 41	\$ 123	\$ 123	\$ 123
WALTON ATHLETIC MEMBERSHIP	\$ 98	\$ -	\$ 394	\$ 53	\$ 892
PROFESSIONAL SERVICES	\$ 1,401	\$ -	\$ 1,431	\$ -	\$ 1,431
I/T SVCS - WEB DESIGN, ETC.	\$ -	\$ -	\$ -	\$ 230	\$ 60
GROUP INS	\$ 8,713	\$ 1,902	\$ 83,387	\$ 41,045	\$ 100,767
SOCIAL SECURITY	\$ 2,186	\$ 1,331	\$ 14,893	\$ 10,096	\$ 22,986
MEDICARE	\$ 511	\$ 311	\$ 3,483	\$ 2,361	\$ 5,376
Total Personnel (ACTUAL)	\$ 95,401	\$ 62,772	\$ 695,619	\$ 519,123	\$ 1,088,580

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	-	-	870
Web Design	-	-	-	-	-
Consulting - Technical	-	-	-	-	-
HOLIDAY EVENTS	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Security Systems	-	-	258	258	1,294
Pest Control	-	-	-	-	-
Maintenance	1,928	1,508	15,711	9,806	23,211

MOST RECENT

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	12-MONTH
Equipment Rents/Leases	188	188	1,502	1,502	2,441
Pole Equip. Rents/Leases	-	-	-	-	-
Equipment Rental	83	28	166	90	318
CONSULTING - TECHNICAL	-	-	-	-	164
LAWN CARE & MAINTENANCE	-	-	-	160	96
HOLIDAY EVENTS	-	-	-	-	1,509
SECURITY SYSTEMS	-	-	-	570	-
Outside Maintenance	17,271	-	89,545	68,016	135,060
EQUIPMENT RENTS / LEASES	-	-	-	-	-
POLE EQUIPMENT RENTS / LEASES	-	-	12,736	-	12,736
MAINTENANCE CONTRACTS	53	212	28,704	32,501	32,132
EQUIPMENT RENTAL	138	23	276	75	431
COMMUNICATION SERVICES	2,253	1,926	14,898	16,212	27,499
INTERNET COSTS	-	-	-	-	-
POSTAGE	-	-	-	-	-
MARKETING EXPENSES	-	-	345	-	345
TRAVEL EXPENSE	-	-	255	1,561	973
DUES/FEES	12,773	560	16,074	24,150	20,106
VEHICLE TAG & TITLE FEE	-	-	54	162	57
FCC FEES	4,064	-	29,061	16,087	68,326
GA DEPT OF REV FEES	61,622	-	61,622	-	62,337
TRAINING & EDUCATION -EMPLOYEE	577	60	1,615	3,586	6,295
CONTRACT LABOR	112	14,748	8,577	103,501	32,058
SOFTWARE EXPENSE	-	-	-	-	-
SHIPPING / FREIGHT	-	-	-	-	-
Total Purchased & Contracted Svc (ACTUAL)	\$ 101,062	\$ 19,254	\$ 281,397	\$ 278,237	\$ 428,258
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
R & M CATV Studio - Outside	-	-	-	-	-
Equipment Rep & Maint - Inside	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	320	768	2,481	2,617	4,122
Postage	-	-	58	-	58
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	-
Marketing Expense	-	-	-	-	-
Printing	1,750	-	1,750	-	1,750
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	434	761	434
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	-	-
General Liability Insurance	-	-	-	-	-
CATV Video Production	-	-	-	-	9,775
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	-	-	-	250
Uniform Rental	-	-	-	-	-
Contract Labor	112	14,748	20,323	100,704	61,656
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	-	-
Total Purchased Property Services (ACTUAL)	\$ 2,182	\$ 15,517	\$ 25,047	\$ 104,081	\$ 80,045

TELECOM (Continued)

Supplies					
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
Office Supplies & Expense	-	-	-	-	1,346
Postage	-	-	-	-	-
Auto Parts	-	-	270	525	844
CONSTRUCTION MATERIALS	-	-	-	-	-
Damage Claims - CableTV	-	-	-	-	350
EXPENDABLE FLUIDS	-	-	22	195	22
Tires	-	-	-	1,865	-
Uniform Expense	-	-	-	-	-
Janitorial Supplies	90	154	1,188	1,872	2,425
Computer Equipment	-	-	-	-	115
Equipment Parts	-	67	379	757	2,557
R&M Building - Inside	-	-	-	-	-
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	1,900	1,721	12,216	11,087	213,776
Sys R&M - Inside/Shipping	-	-	650	-	650
COVID-19 EXPENSES	-	-	-	-	-
Utility Cost for Other Funds	-	-	-	-	-
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	1,330	977	8,568	6,761	17,114
Food	144	61	1,040	530	1,774
Small Tools & Minor Equipment	132	256	1,334	1,148	3,376
Small Operating Supplies	434	-	14,411	1,329	15,771
EMPLOYEE RECOGNITION	-	-	-	619	66
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	145	164	4,135	815	8,647
AUTO PARTS	317	256	2,535	825	2,734
CONSTRUCTION MATERIALS	-	106	-	479	-
EXPENDABLE FLUIDS	-	-	-	-	-
SAFETY/MEDICAL SUPPLIES	-	-	-	-	178
UNIFORM EXPENSE	-	60	4,331	3,388	5,610
TIRES	-	-	3,731	-	3,731
JANITORIAL SUPPLIES	-	-	23	-	43
COMPUTER EQUIP NON-CAP	503	1,090	6,186	4,148	12,771
SYS R & M - INSIDE/SHIPPING	-	-	-	-	63
REPAIRS & MAINTENANCE	4,714	33,912	96,122	97,692	180,935
COVID-19 EXPENSES	-	-	-	-	-
UTILITY COSTS	1,971	1,959	12,201	11,691	23,731
FOOD	32	-	118	-	151
SMALL TOOLS & MINOR EQUIPMENT	3,368	4,784	27,267	21,275	42,862
SMALL OPERATING SUPPLIES	1,742	345	21,296	7,842	25,875
DEPRECIATION EXPENSE	9,708	5,598	51,244	35,745	73,635
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 31,063	\$ 58,833	\$ 299,220	\$ 249,921	\$ 697,897
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	18,664	19,069	128,566	129,853	221,906

MOST RECENT

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	12-MONTH
Cost of Sales CATV	150,329	171,543	1,075,005	1,227,554	1,933,930
Cost of Sales Internet	32,073	21,879	242,504	174,169	373,346
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	7,629	7,812	48,314	48,975	88,388
Cost of Sales Streaming	8,285	-	50,804	-	78,665
Cost of Programming CATV	-	-	-	-	-

Total Cost of Goods Sold (ACTUAL)	\$ 216,981	\$ 220,302	\$ 1,545,193	\$ 1,580,551	\$ 2,696,234
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Depr, Debt Svc & Other Costs

Damage Claims - CableTV	\$ -	\$ -	\$ -	\$ -	\$ -
Damage Claims - Telecom	\$ -	\$ 255	\$ -	\$ 28,049	\$ 35,655
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	15,572	15,470	108,799	108,439	170,680
INTEREST EXP - 2020 REV BONDS	43,089	43,089	301,624	301,624	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	95,652	56,064	658,467	591,938	1,026,474
Utility Bad Debt Expense	-	-	-	-	-
AMORT 2020 BOND PREMIUM	(8,723)	(8,723)	(61,064)	(61,064)	(104,681)
Debt Service Interest	-	-	-	-	-
Other Interest Expense	-	-	-	-	-
Construction in Progress	-	-	-	-	-
CAPITAL LEASE	-	-	-	-	1,031
CAPITAL LEASE INTEREST	-	-	-	-	357
LEASE LIABILITY INTEREST	518	-	2,842	-	2,842
Capital Exp - Capital Lease	518	-	2,842	-	4,231
Capital Exp - Equipment	-	-	-	-	-
Total Depr, Debt Svc & Other Costs (ACTUAL)	\$ 146,108	\$ 106,155	\$ 1,010,668	\$ 968,986	\$ 1,649,429

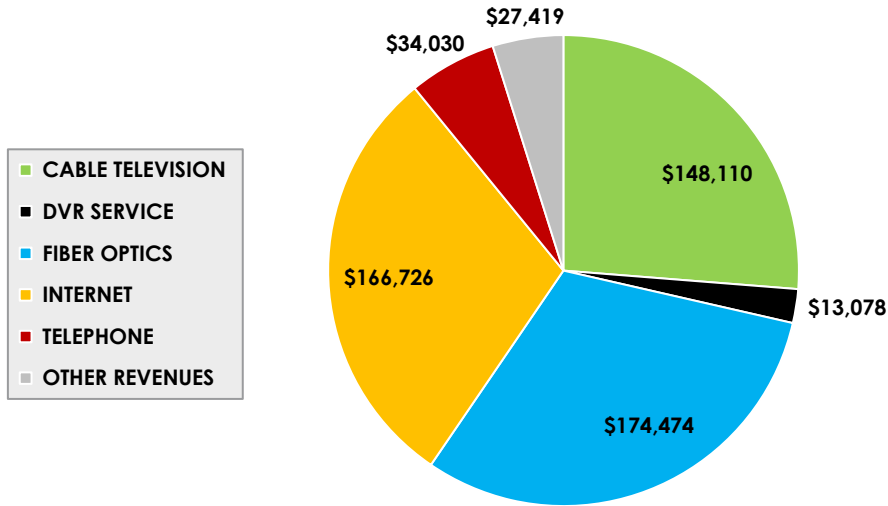
Fund Transfers

Trans Out 5% to Gen Fund - CABLE TV	9,740	11,818	71,433	90,620	121,410
Trans Out 5% to Gen Fund - TELECOM	21,652	20,113	149,686	146,639	247,181
Intergovernmental-Walton County	(62,125)	-	-	-	-
ADMIN ALLOC - ADMIN EXPENSES	95,652	56,064	658,467	591,938	1,026,474
Total Fund Transfers (ACTUAL)	\$ 64,918	\$ 87,995	\$ 879,586	\$ 829,196	\$ 1,395,065

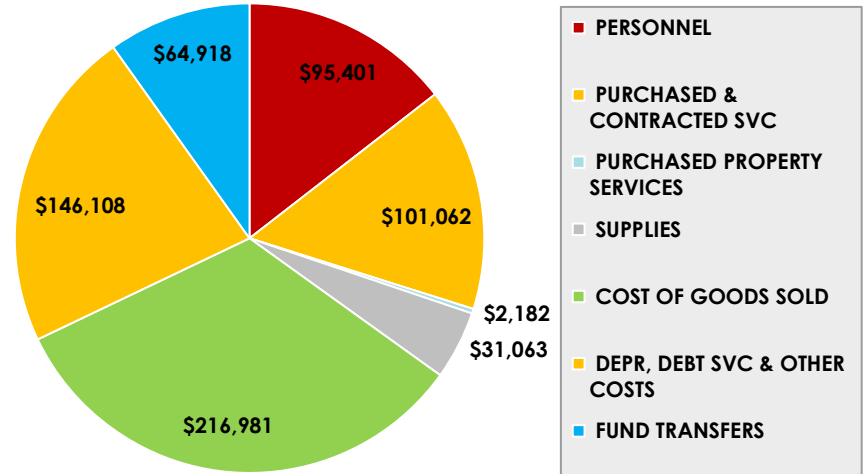
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 657,714	\$ 570,828	\$ 4,736,731	\$ 4,530,096	\$ 8,035,508
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**CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES**

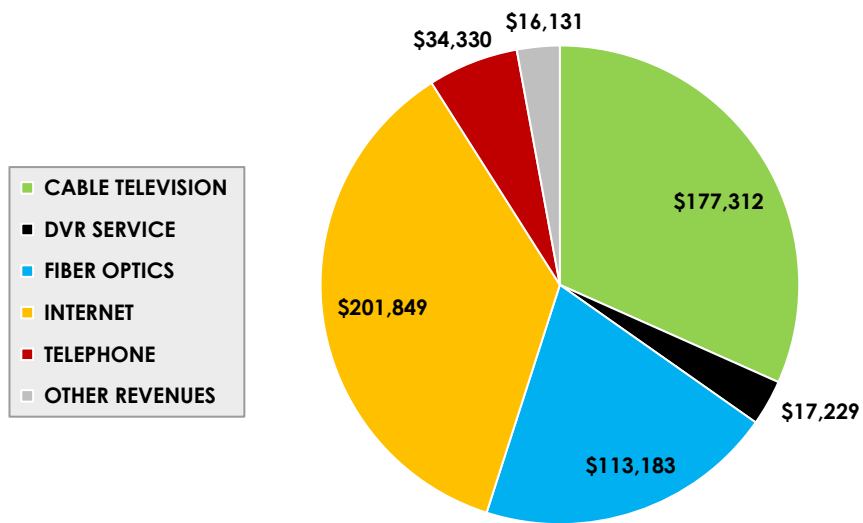
REVENUES [Jul 2024]



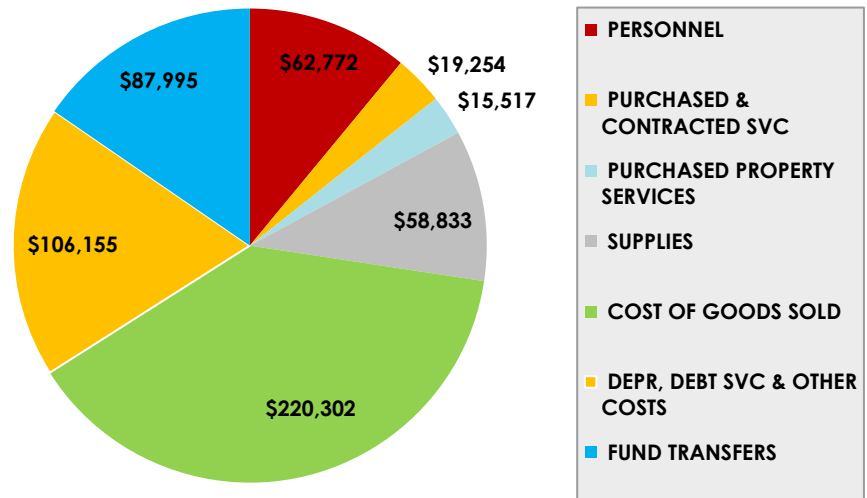
EXPENSES [Jul 2024]



REVENUES [Jul 2023]



EXPENSES [Jul 2023]



	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	1,206	1,436	8,756	10,675	15,537
Revenue (\$)	\$ 137,780	\$ 164,081	\$ 1,003,789	\$ 1,220,937	\$ 1,781,341
Revenue Per Bill (\$)	\$ 114	\$ 114	\$ 115	\$ 114	\$ 115
MINI BASIC					
Number of Bills	217	276	1,607	1,978	2,910
Revenue (\$)	\$ 8,267	\$ 10,520	\$ 61,249	\$ 75,149	\$ 110,759
Revenue Per Bill (\$)	\$ 38	\$ 38	\$ 38	\$ 38	\$ 38
BOSTWICK					
Number of Bills	4	8	31	66	65
Revenue (\$)	\$ 460	\$ 920	\$ 3,573	\$ 7,529	\$ 7,484
Revenue Per Bill (\$)	\$ 115	\$ 115	\$ 115	\$ 114	\$ 115
BULK CATV/MOTEL					
Number of Bills	4	4	28	28	48
Revenue (\$)	\$ 1,310	\$ 1,310	\$ 9,170	\$ 9,170	\$ 15,720
Revenue Per Bill (\$)	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328
SHOWTIME					
Number of Bills	-	3	9	21	24
Revenue (\$)	\$ -	\$ 44	\$ 150	\$ 308	\$ 369
Revenue Per Bill (\$)	\$ -	\$ 15	\$ 17	\$ 15	\$ 15
SHOW/HBO					
Number of Bills	-	1	5	14	10
Revenue (\$)	\$ -	\$ 13	\$ 63	\$ 172	\$ 126
Revenue Per Bill (\$)	\$ -	\$ 13	\$ 13	\$ 12	\$ 13
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
CINEMAX					
Number of Bills	1	2	8	14	18
Revenue (\$)	\$ 15	\$ 29	\$ 115	\$ 205	\$ 261
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 14	\$ 15	\$ 15

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
HBO					
Number of Bills	11	13	83	106	148
Revenue (\$)	\$ 161	\$ 190	\$ 1,213	\$ 1,532	\$ 2,166
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 14	\$ 15
HBO					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
MAX/HBO					
Number of Bills	-	-	-	7	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ 84	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ 12	\$ -
PLAYBOY					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
STARZ					
Number of Bills	8	14	75	112	143
Revenue (\$)	\$ 117	\$ 205	\$ 1,079	\$ 1,601	\$ 2,075
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 14	\$ 14	\$ 15
DVR					
Number of Bills	82	104	618	790	1,110
Revenue (\$)	\$ 9,799	\$ 12,467	\$ 73,663	\$ 94,185	\$ 132,411
Revenue Per Bill (\$)	\$ 119	\$ 120	\$ 119	\$ 119	\$ 119
NON DVR					
Number of Bills	22	33	170	251	324
Revenue (\$)	\$ 2,640	\$ 3,906	\$ 20,352	\$ 29,895	\$ 38,883
Revenue Per Bill (\$)	\$ 120	\$ 118	\$ 120	\$ 119	\$ 120
SET TOP BOX					
Number of Bills	61	83	475	652	843
Revenue (\$)	\$ 764	\$ 985	\$ 5,882	\$ 7,860	\$ 10,392
Revenue Per Bill (\$)	\$ 13	\$ 12	\$ 12	\$ 12	\$ 12

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	39	48	295	355	519
Revenue (\$)	\$ 535	\$ 724	\$ 4,120	\$ 5,401	\$ 7,388
Revenue Per Bill (\$)	\$ 14	\$ 15	\$ 14	\$ 15	\$ 14
ADD'L NON DVR BOX					
Number of Bills	10	13	77	101	142
Revenue (\$)	\$ 104	\$ 132	\$ 781	\$ 1,076	\$ 1,441
Revenue Per Bill (\$)	\$ 10	\$ 10	\$ 10	\$ 11	\$ 10
FIBER					
Number of Bills	2,485	1,485	15,800	6,335	24,983
Revenue (\$)	\$ 174,474	\$ 113,183	\$ 1,125,120	\$ 597,280	\$ 1,798,176
Revenue Per Bill (\$)	\$ 70	\$ 76	\$ 71	\$ 94	\$ 72
INTERNET					
Number of Bills	2,689	3,430	19,824	27,059	35,523
Revenue (\$)	\$ 154,951	\$ 198,073	\$ 1,153,594	\$ 1,555,684	\$ 2,058,941
Revenue Per Bill (\$)	\$ 58	\$ 58	\$ 58	\$ 57	\$ 58
BASIC STREAM					
Number of Bills	7	-	9	-	9
Revenue (\$)	\$ 128	\$ -	\$ 158	\$ -	\$ 158
Revenue Per Bill (\$)	\$ 18	\$ -	\$ 18	\$ -	\$ 18
EXPAND STREAM					
Number of Bills	10	-	13	-	13
Revenue (\$)	\$ 1,277	\$ -	\$ 1,461	\$ -	\$ 1,461
Revenue Per Bill (\$)	\$ 128	\$ -	\$ 112	\$ -	\$ 112
Premium Stream					
Number of Bills	46	-	56	-	56
Revenue (\$)	\$ 1,207	\$ -	\$ 1,413	\$ -	\$ 1,413
Revenue Per Bill (\$)	\$ 26	\$ -	\$ 25	\$ -	\$ 25
Everything Stream					
Number of Bills	3	-	6	-	6
Revenue (\$)	\$ 280	\$ -	\$ 410	\$ -	\$ 410
Revenue Per Bill (\$)	\$ 93	\$ -	\$ 68	\$ -	\$ 68
WIRELESS INTERNET					
Number of Bills	677	249	4,078	1,063	5,956
Revenue (\$)	\$ 8,883	\$ 3,777	\$ 56,018	\$ 21,094	\$ 82,690
Revenue Per Bill (\$)	\$ 13	\$ 15	\$ 14	\$ 20	\$ 14

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
RESIDENTIAL PHONE					
Number of Bills	642	704	4,632	5,004	8,095
Revenue (\$)	\$ 9,710	\$ 8,194	\$ 67,856	\$ 50,325	\$ 114,442
Revenue Per Bill (\$)	\$ 15	\$ 12	\$ 15	\$ 10	\$ 14
COMMERCIAL PHONE					
Number of Bills	258	271	1,846	1,914	3,194
Revenue (\$)	\$ 16,692	\$ 17,788	\$ 118,596	\$ 125,095	\$ 206,461
Revenue Per Bill (\$)	\$ 65	\$ 66	\$ 64	\$ 65	\$ 65
TOTAL REVENUES	\$ 529,553	\$ 536,541	\$ 3,709,823	\$ 3,804,583	\$ 6,374,967

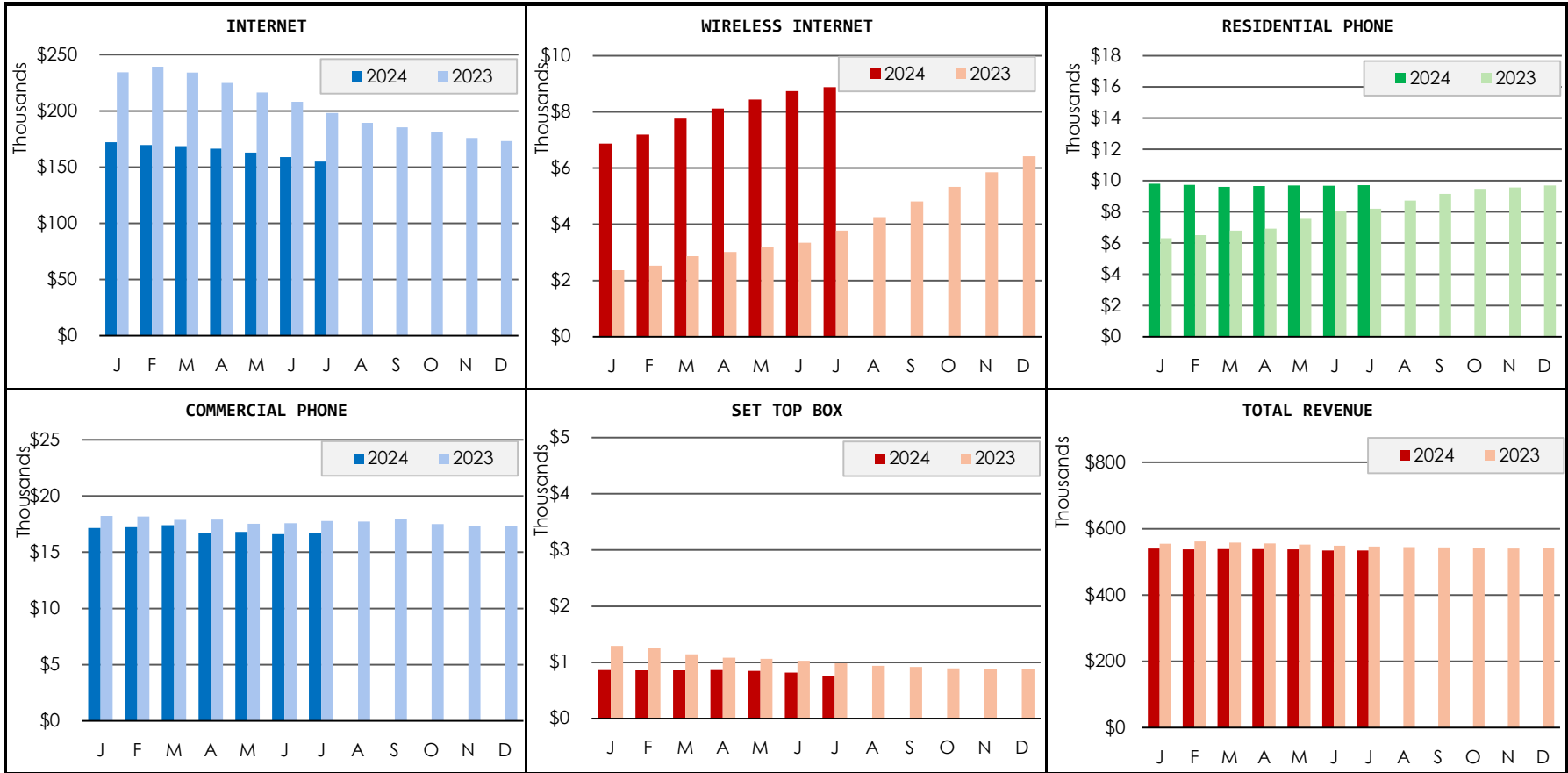
**CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR**

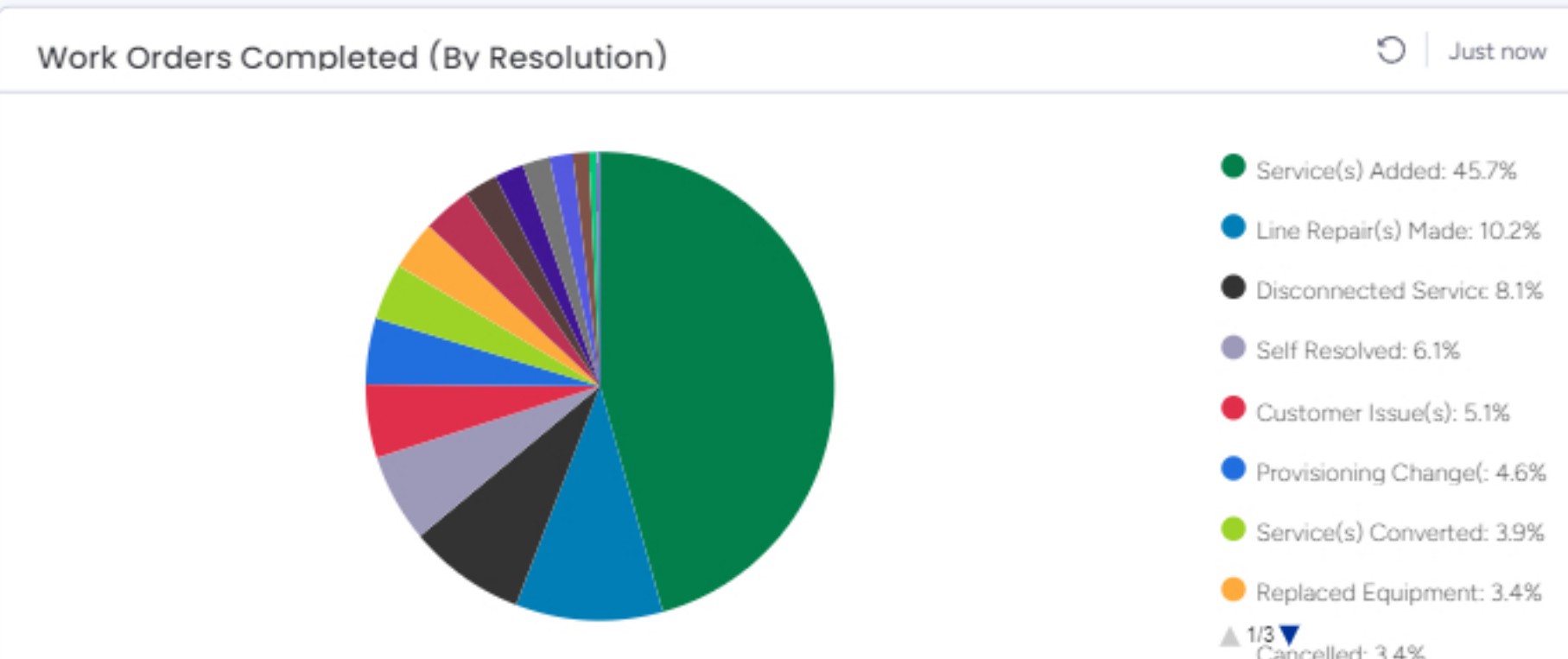
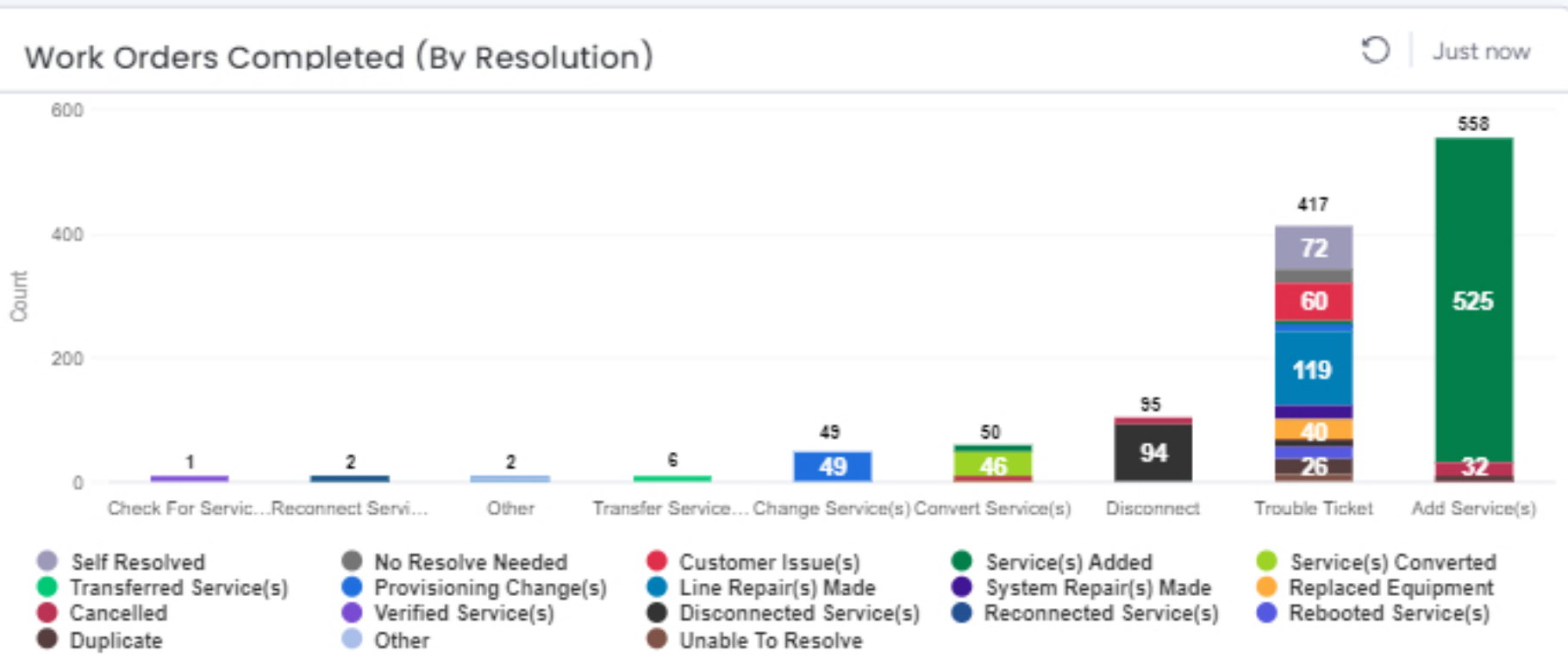
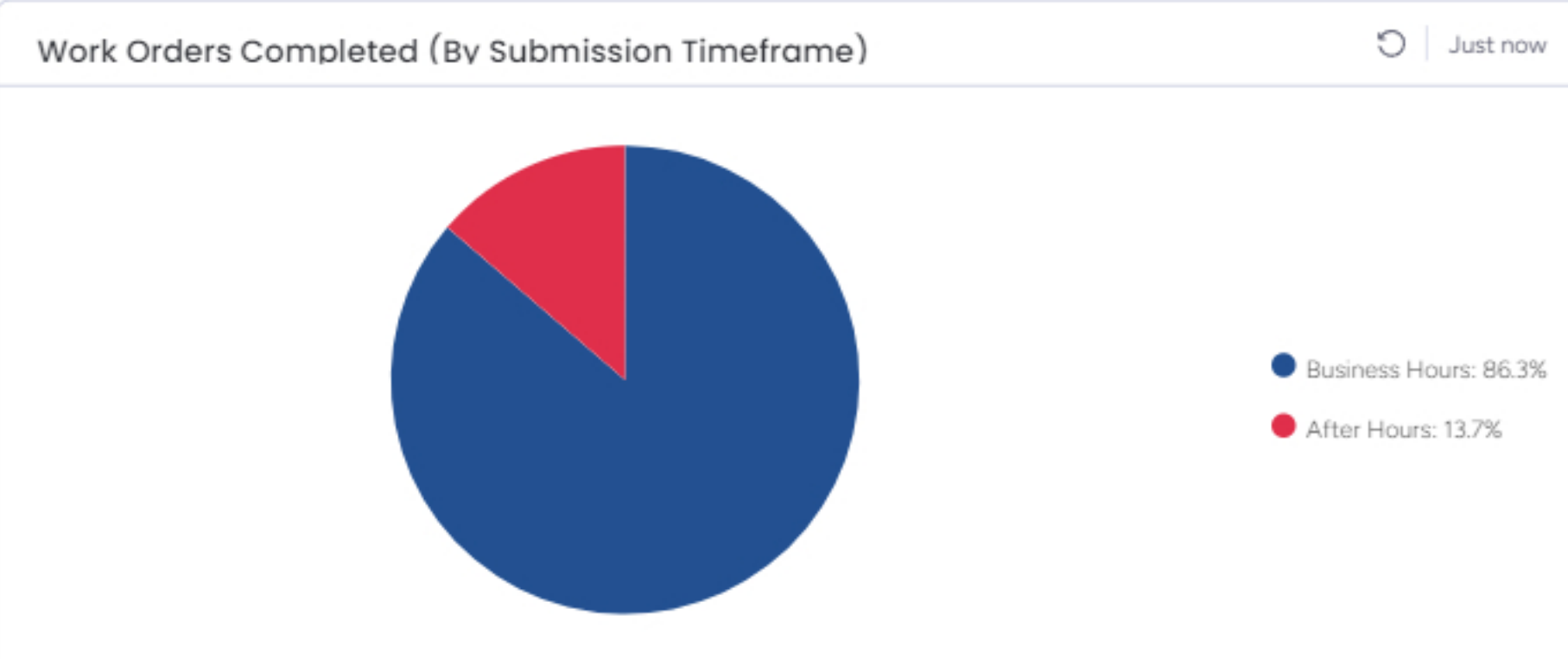
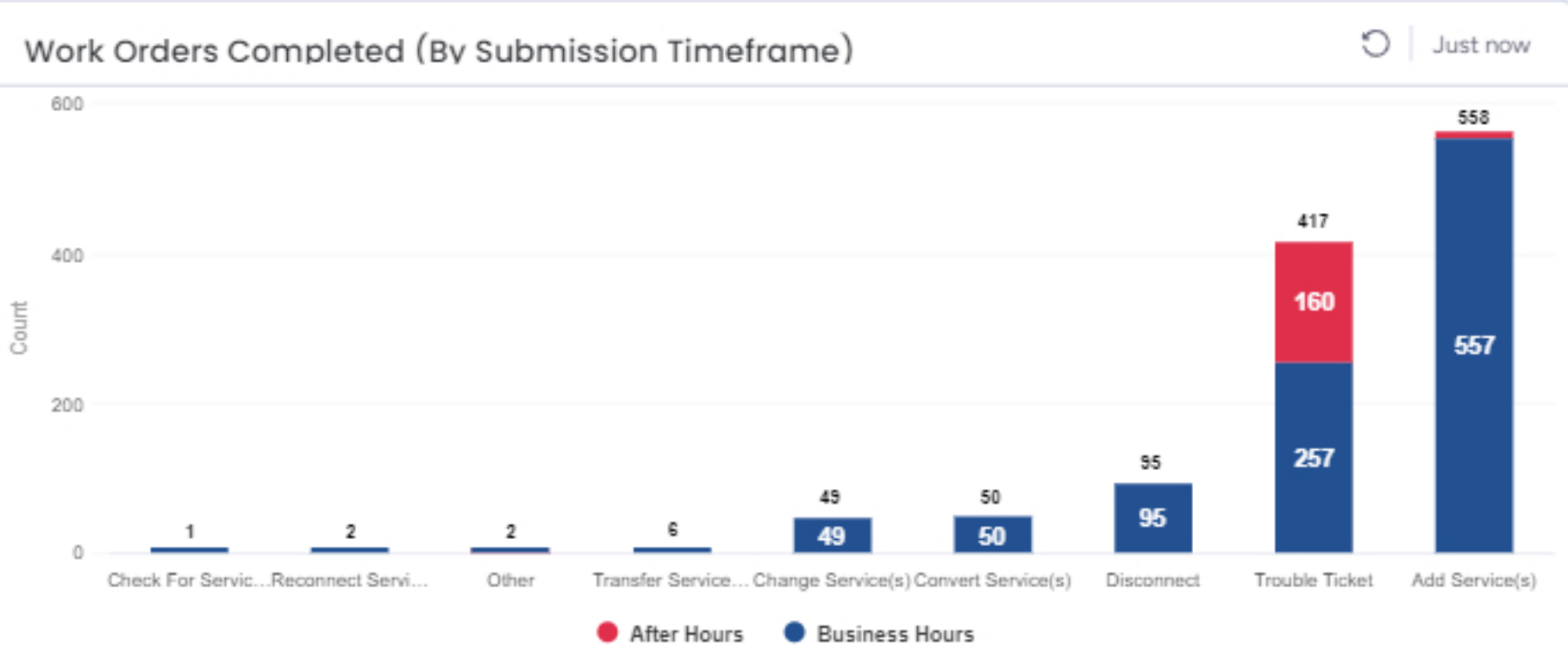
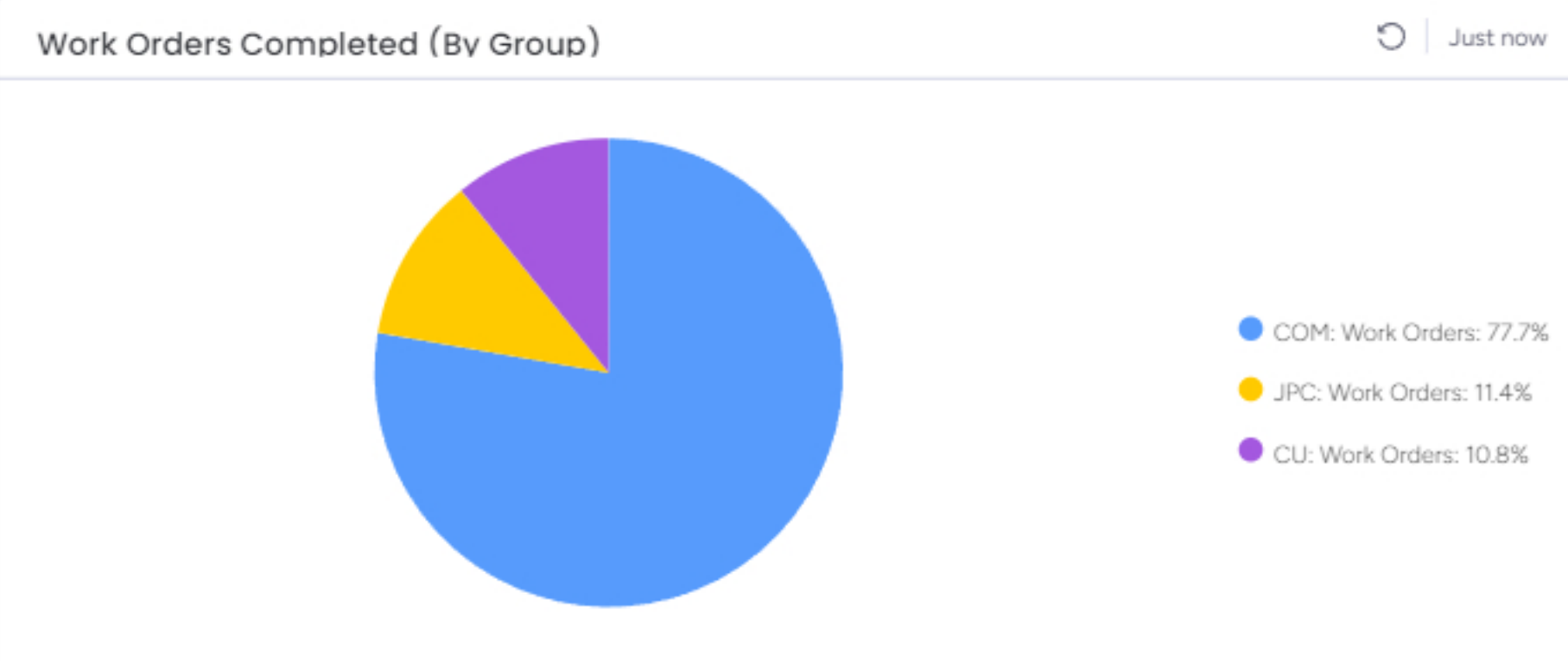
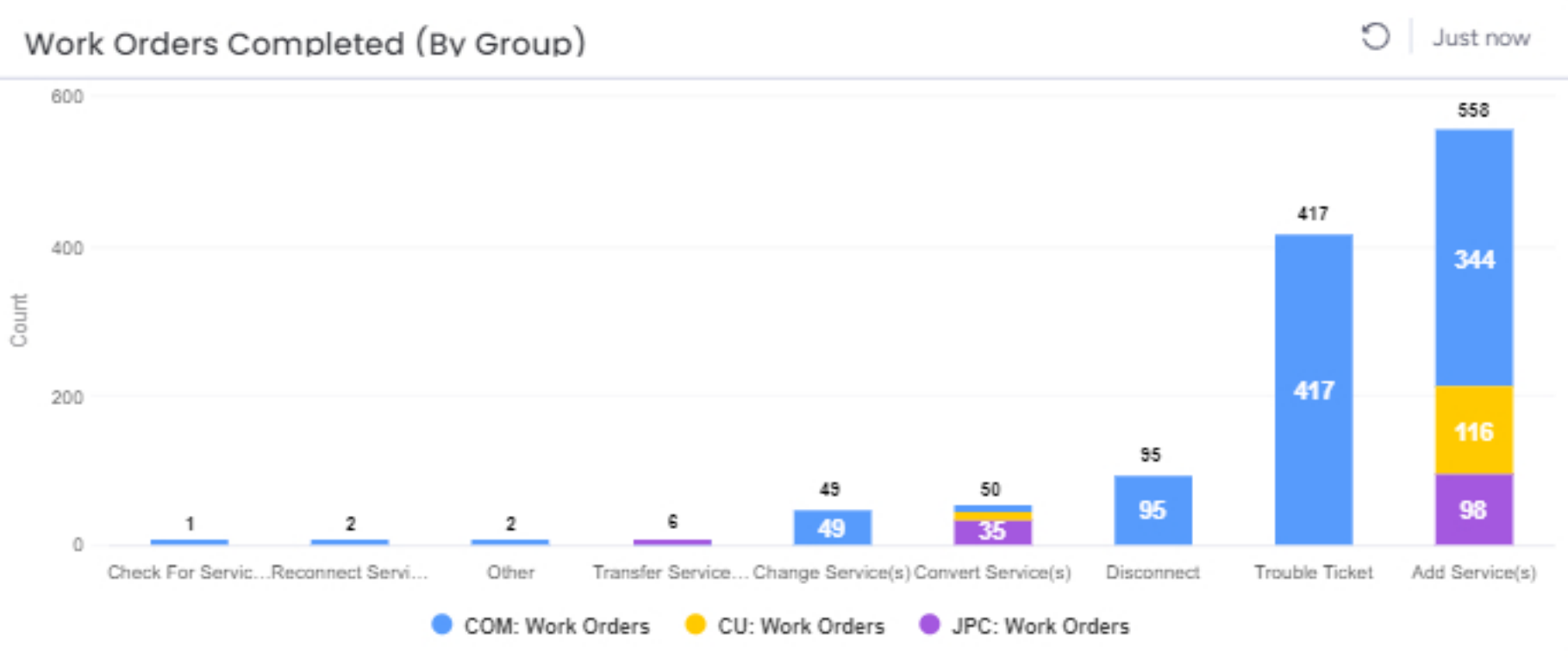
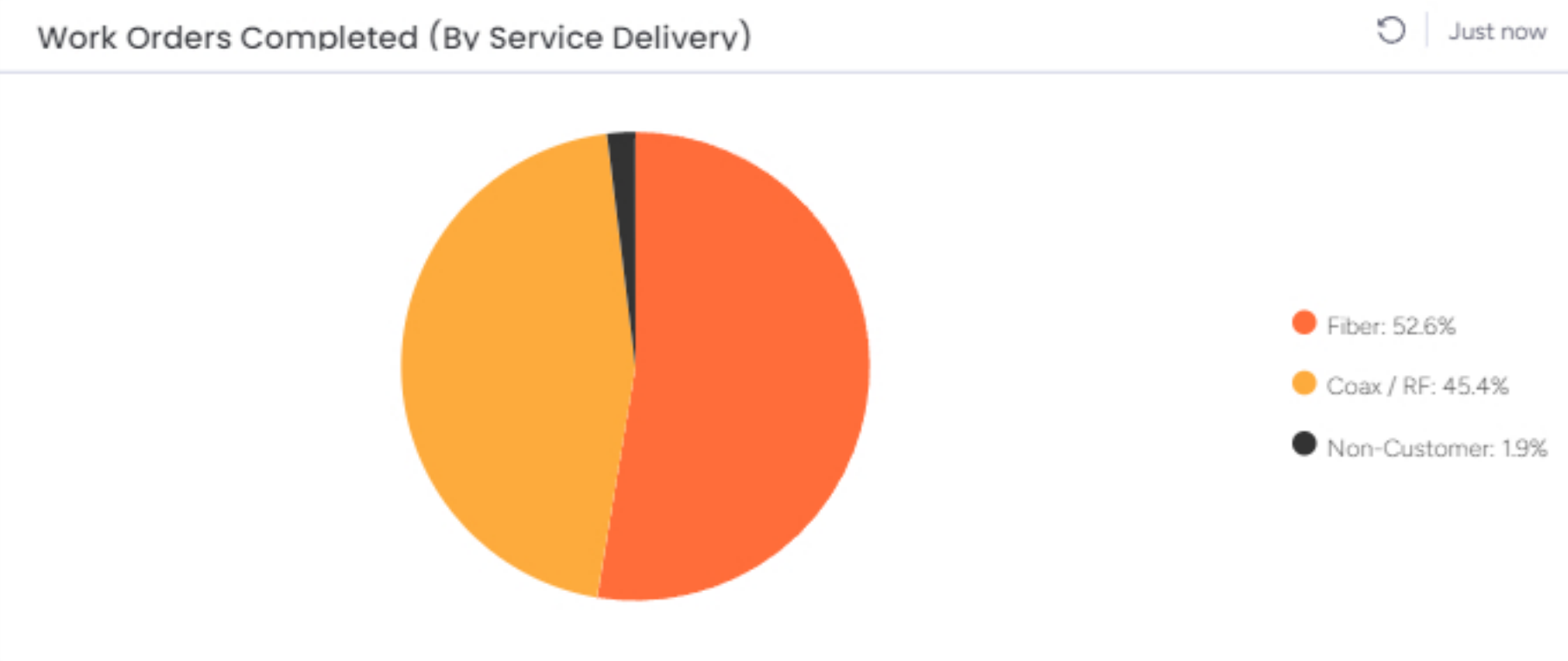
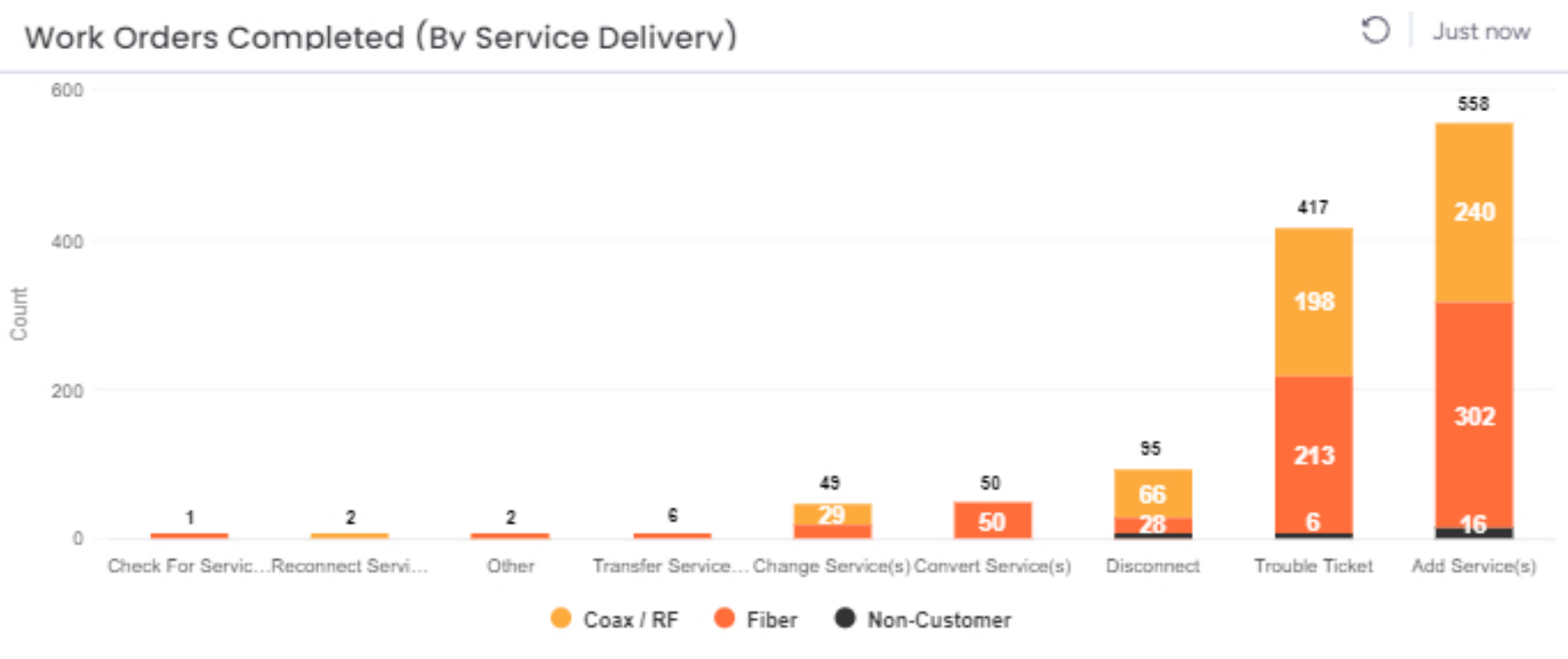
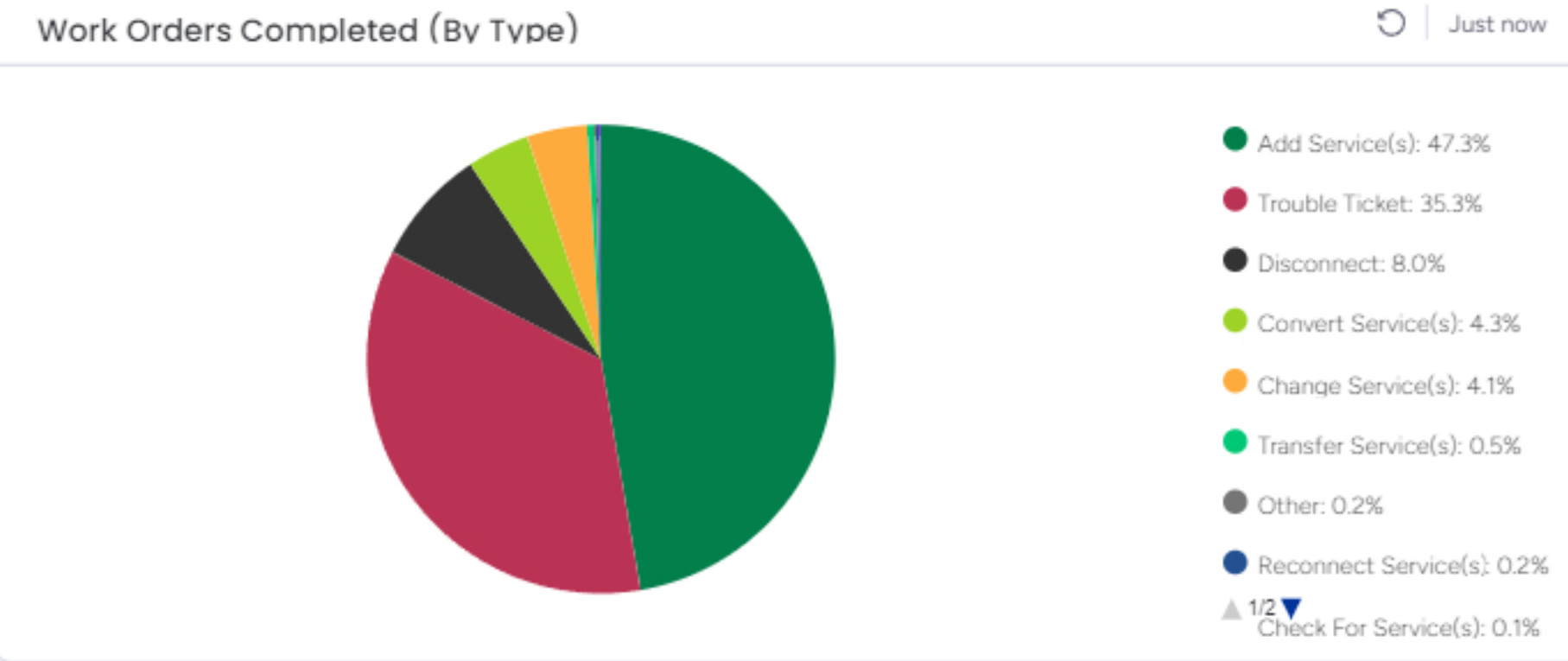
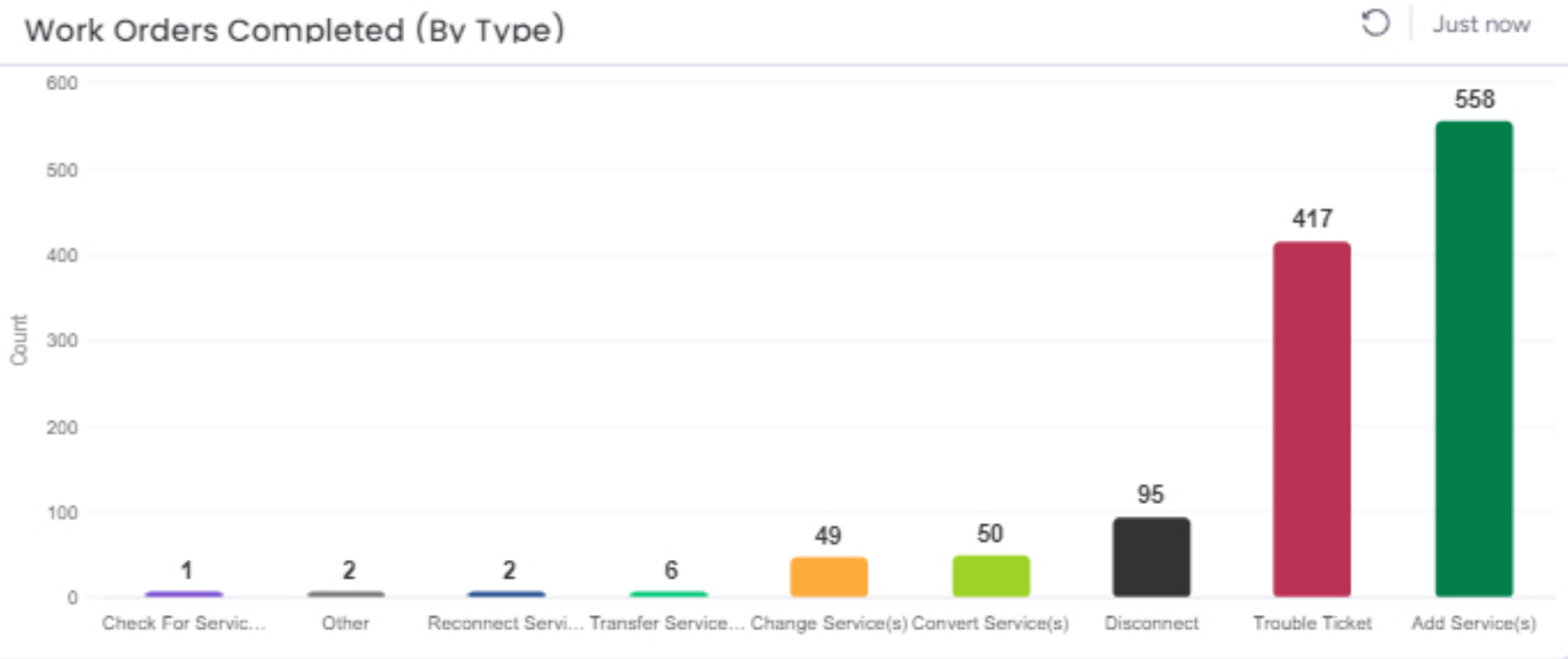


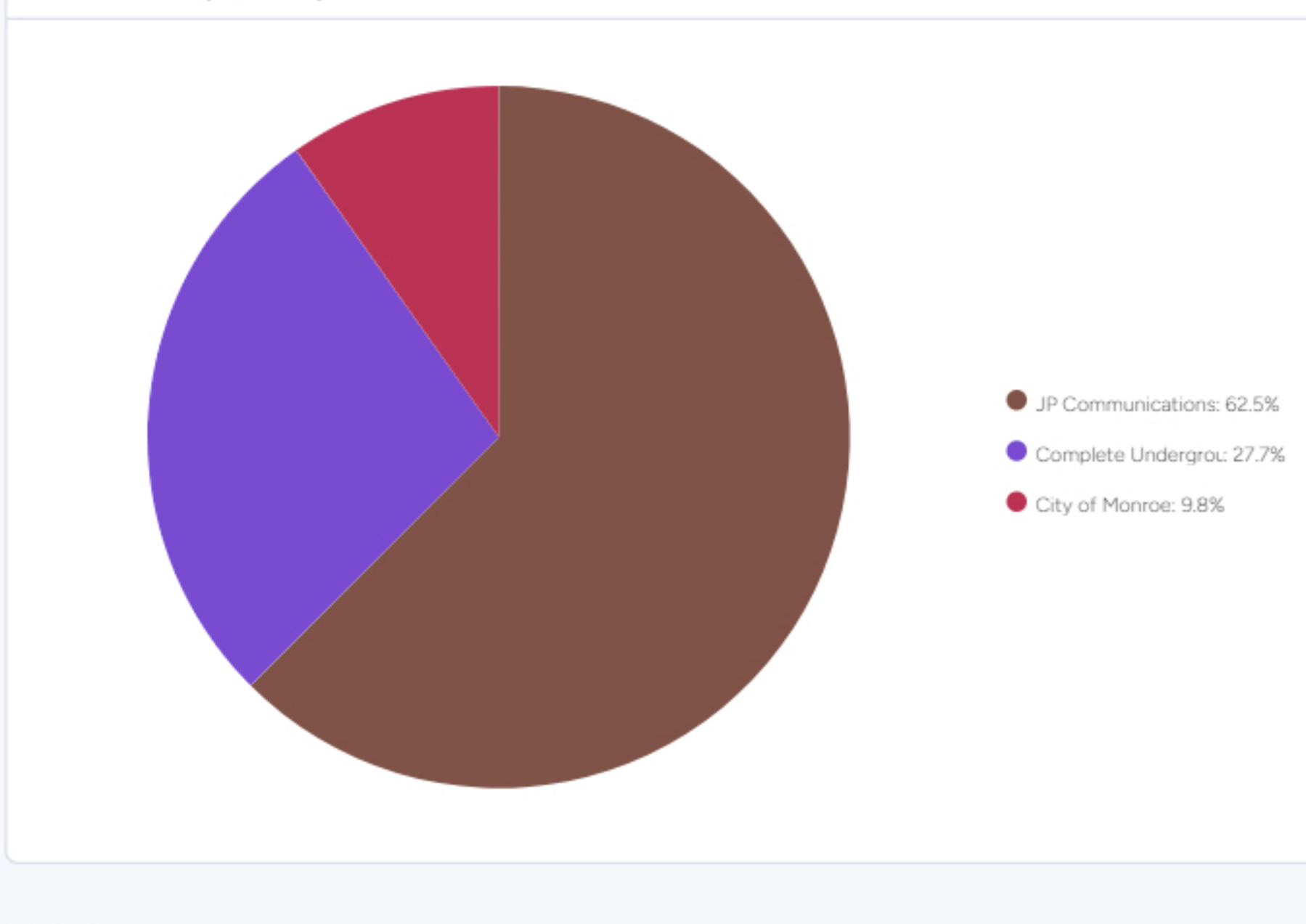
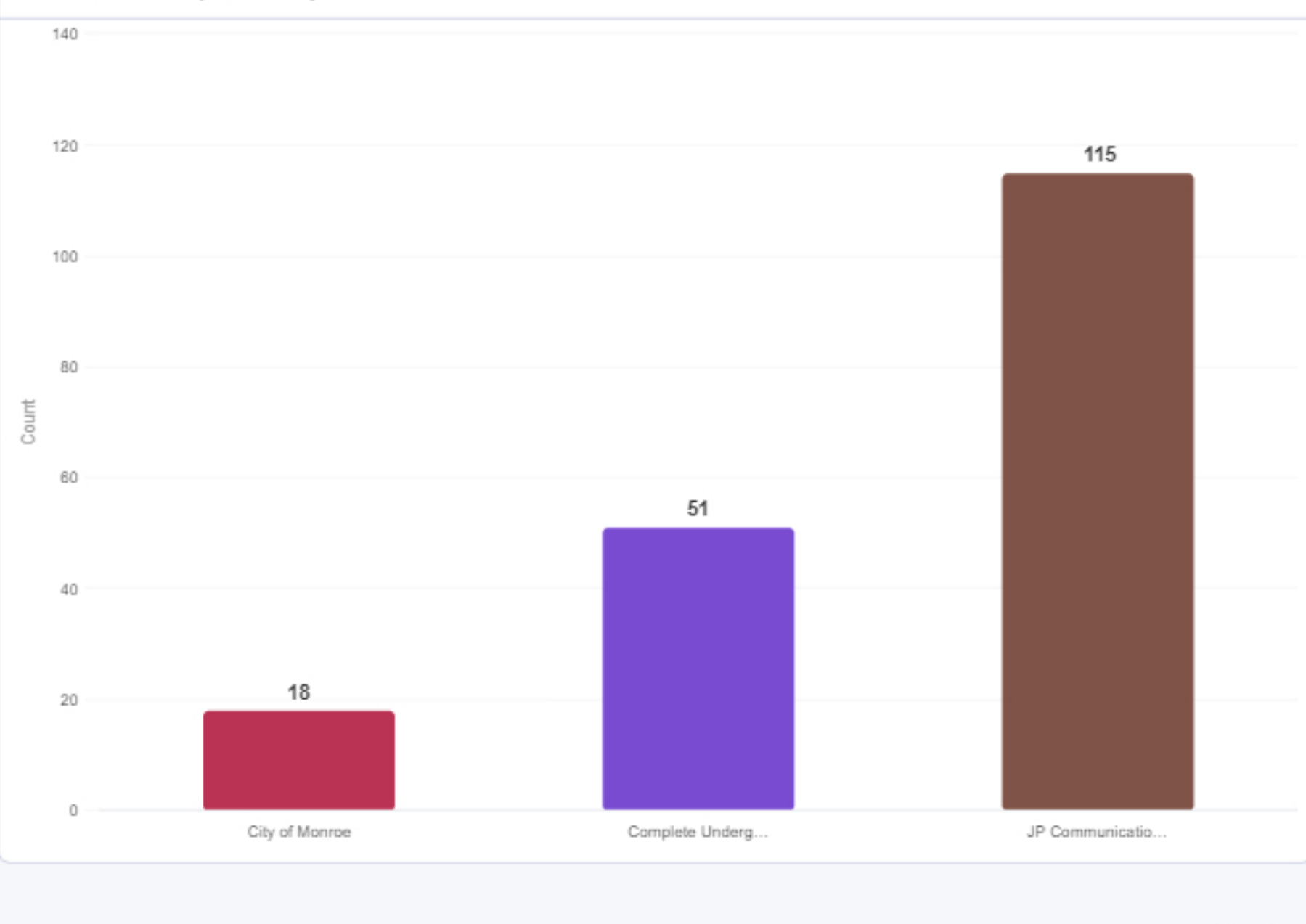
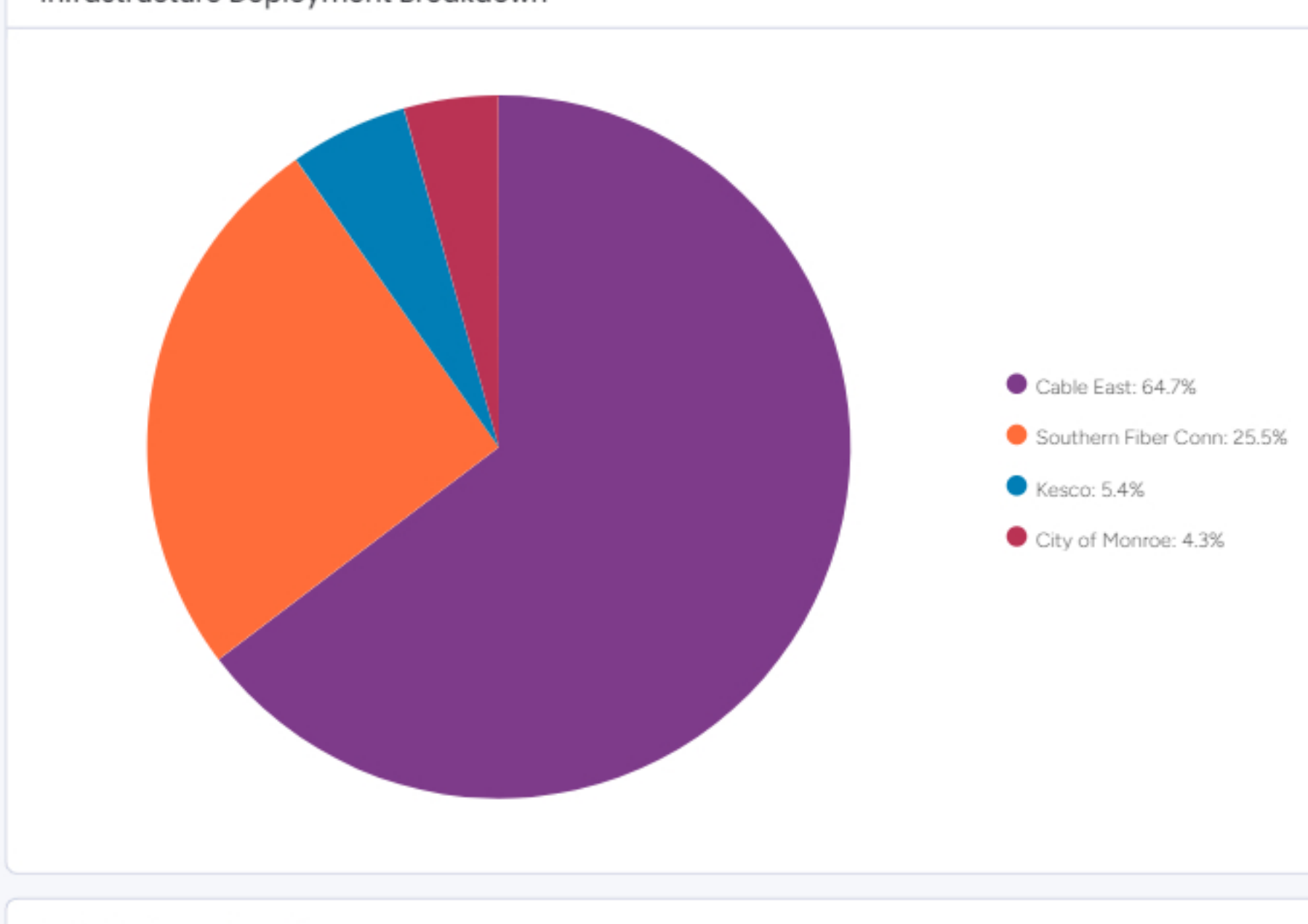
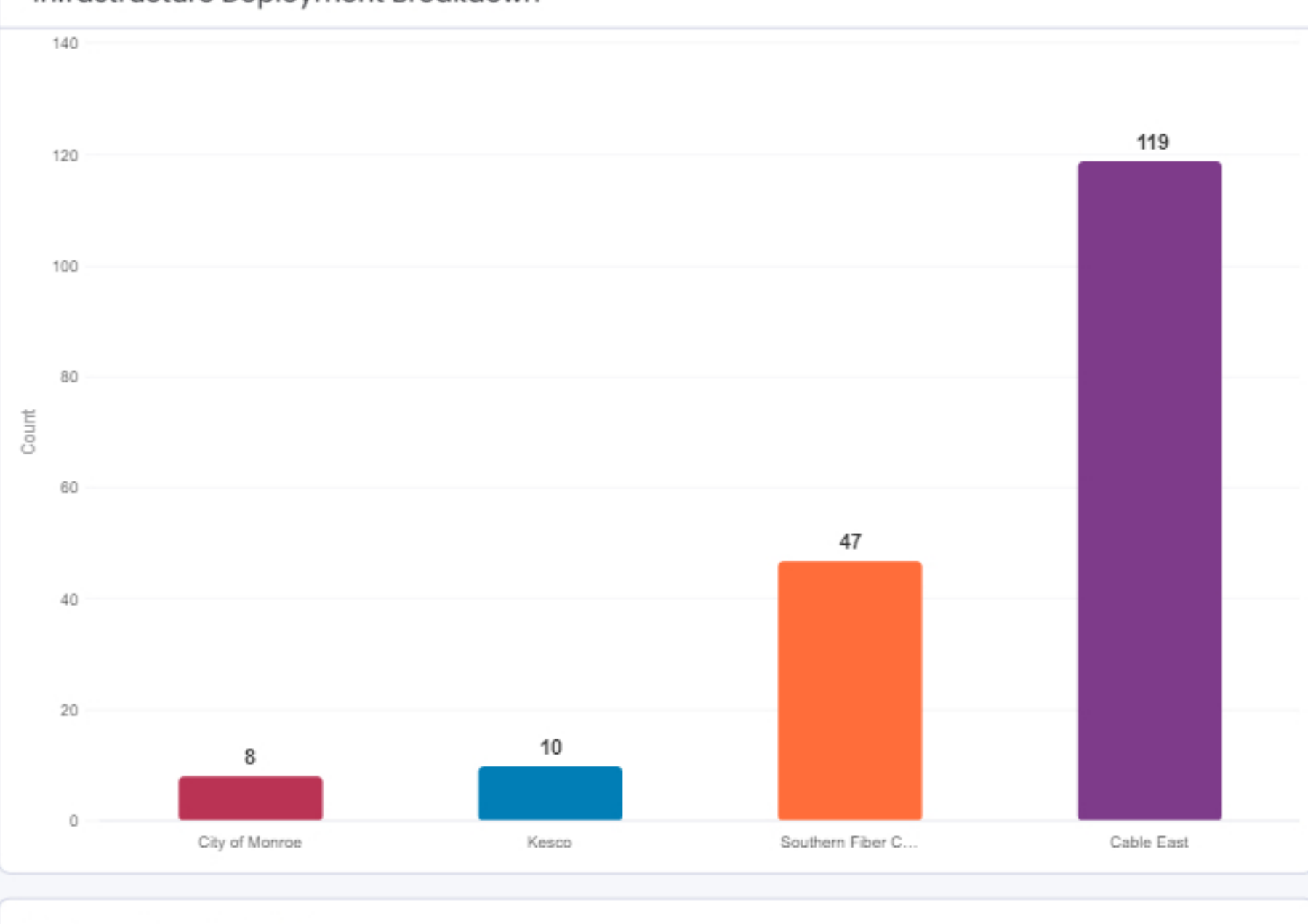
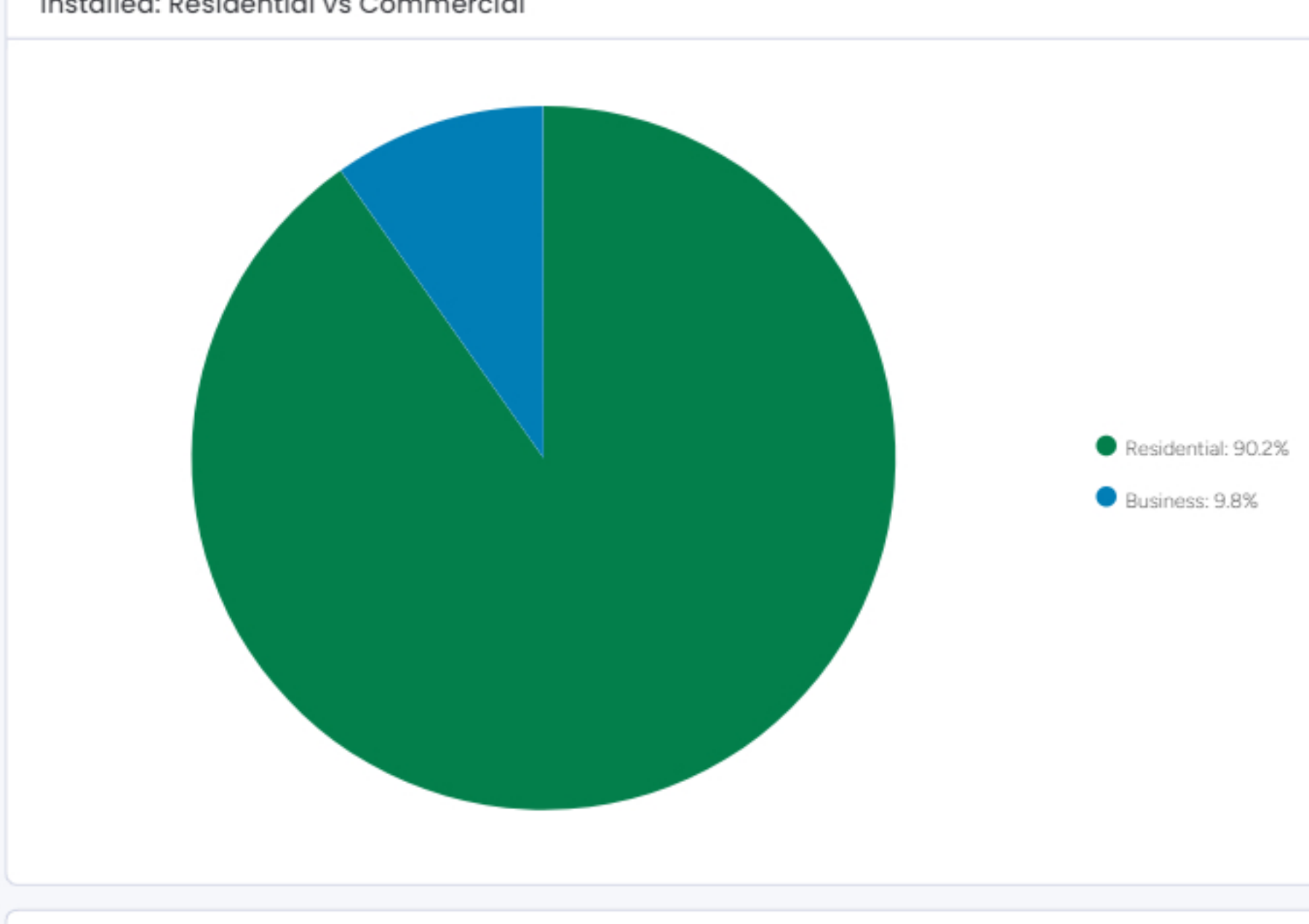
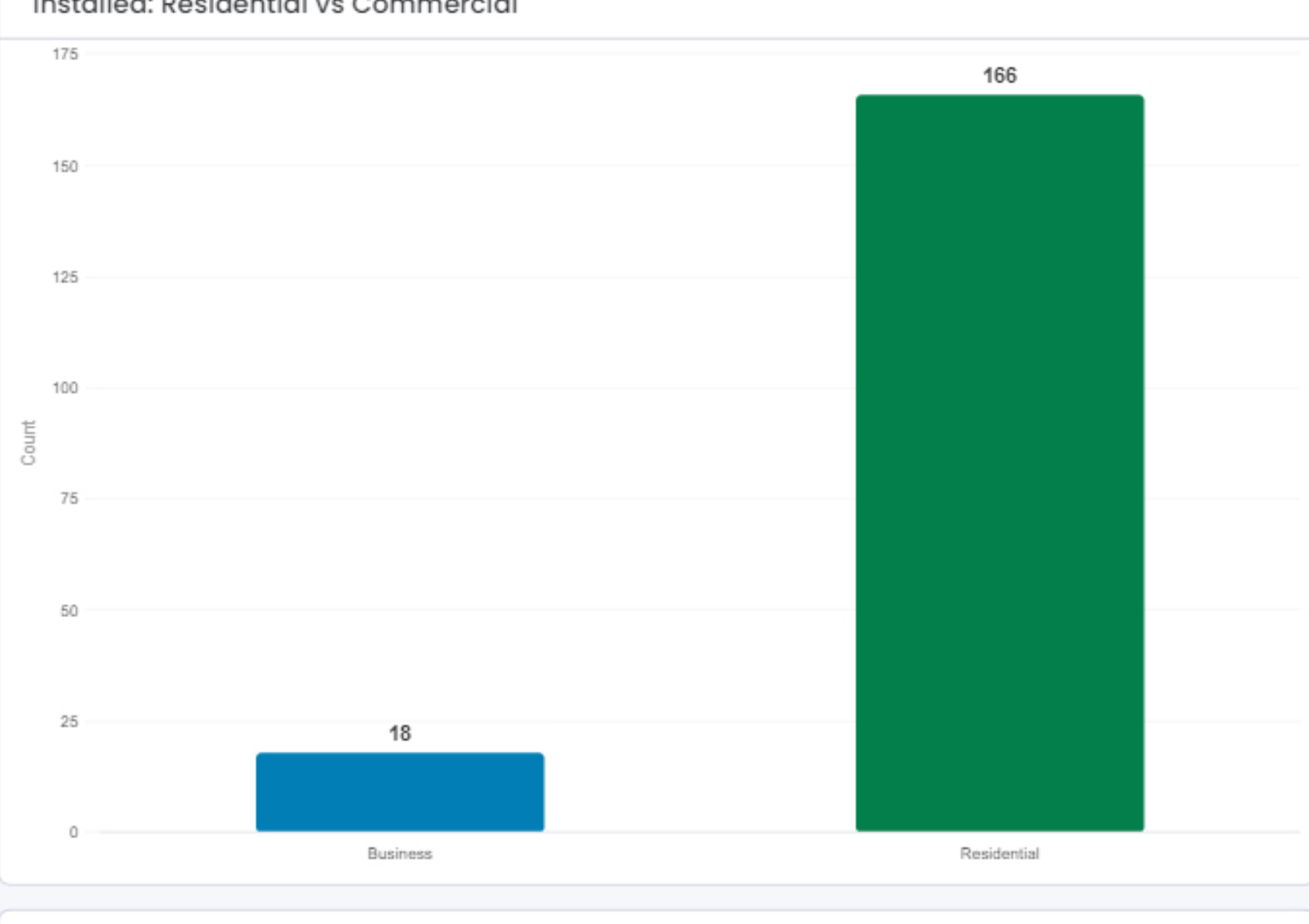
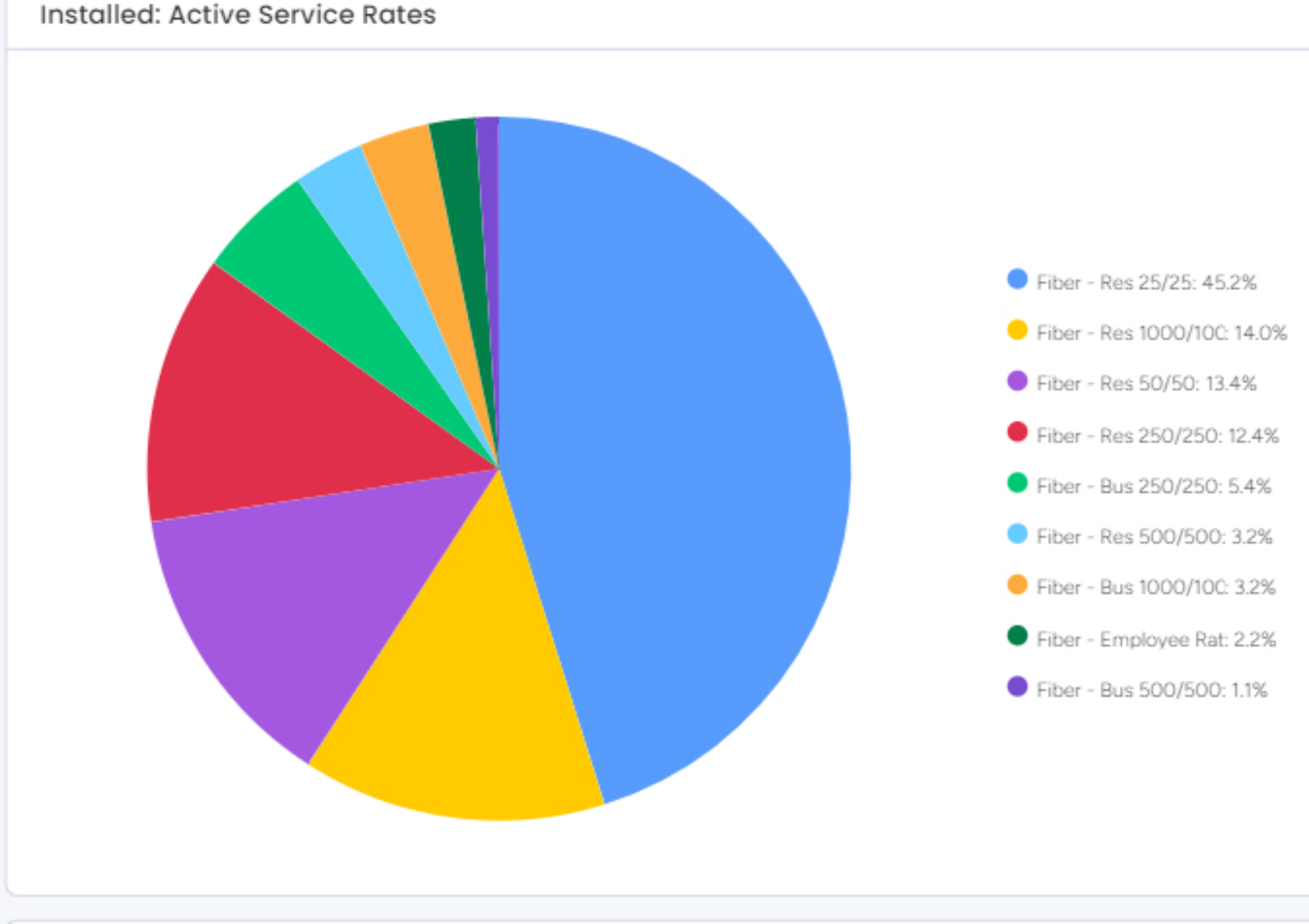
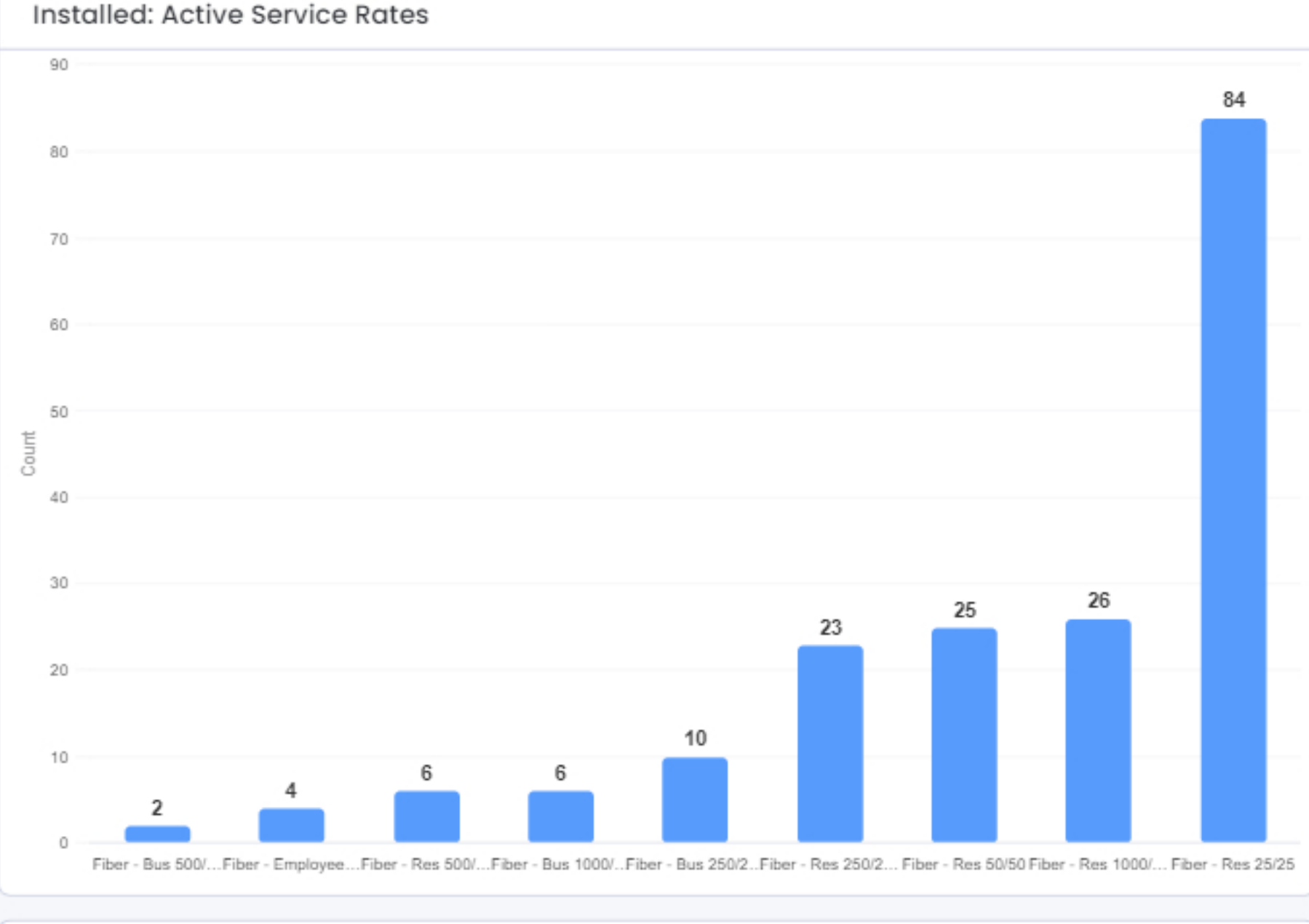
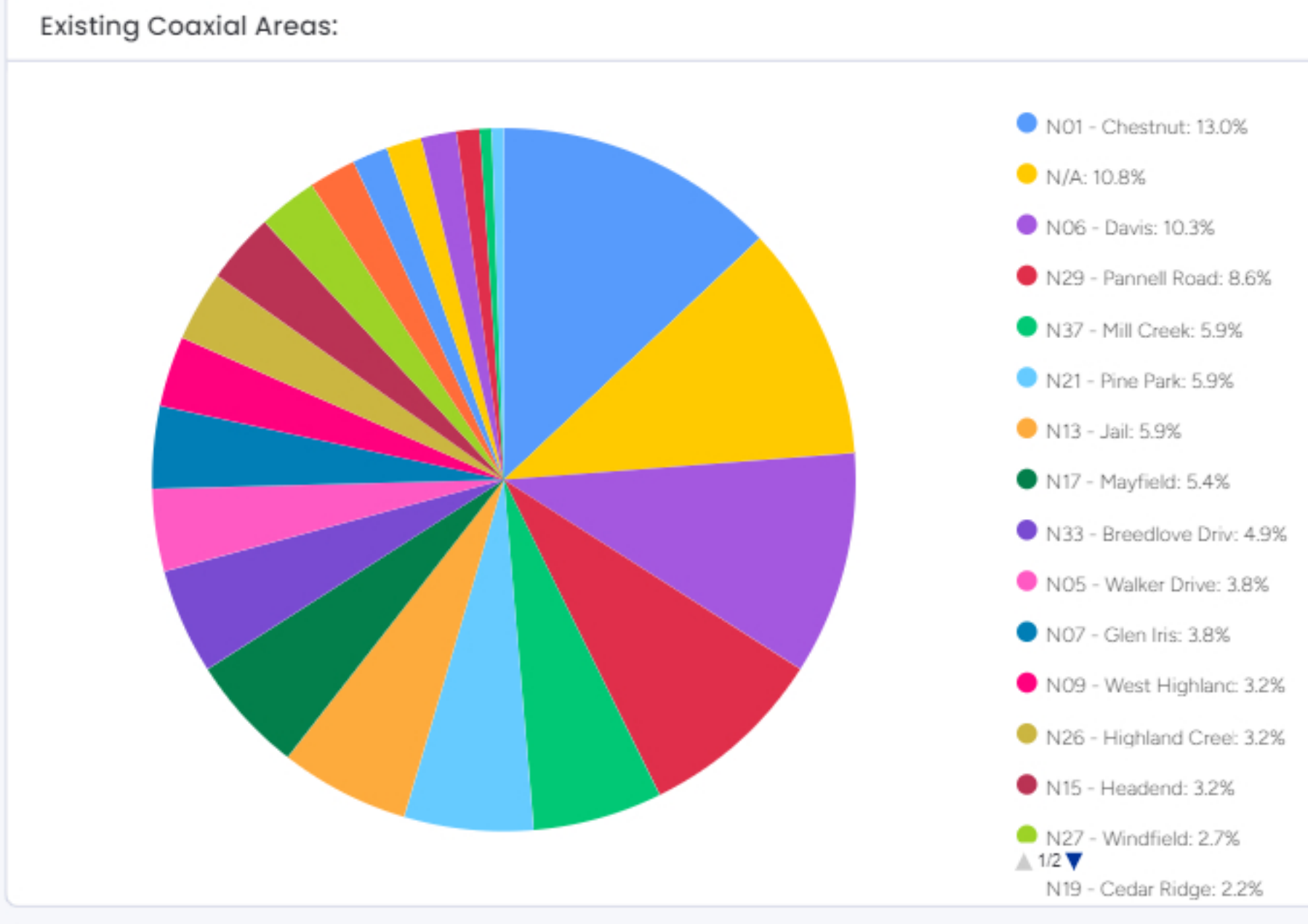
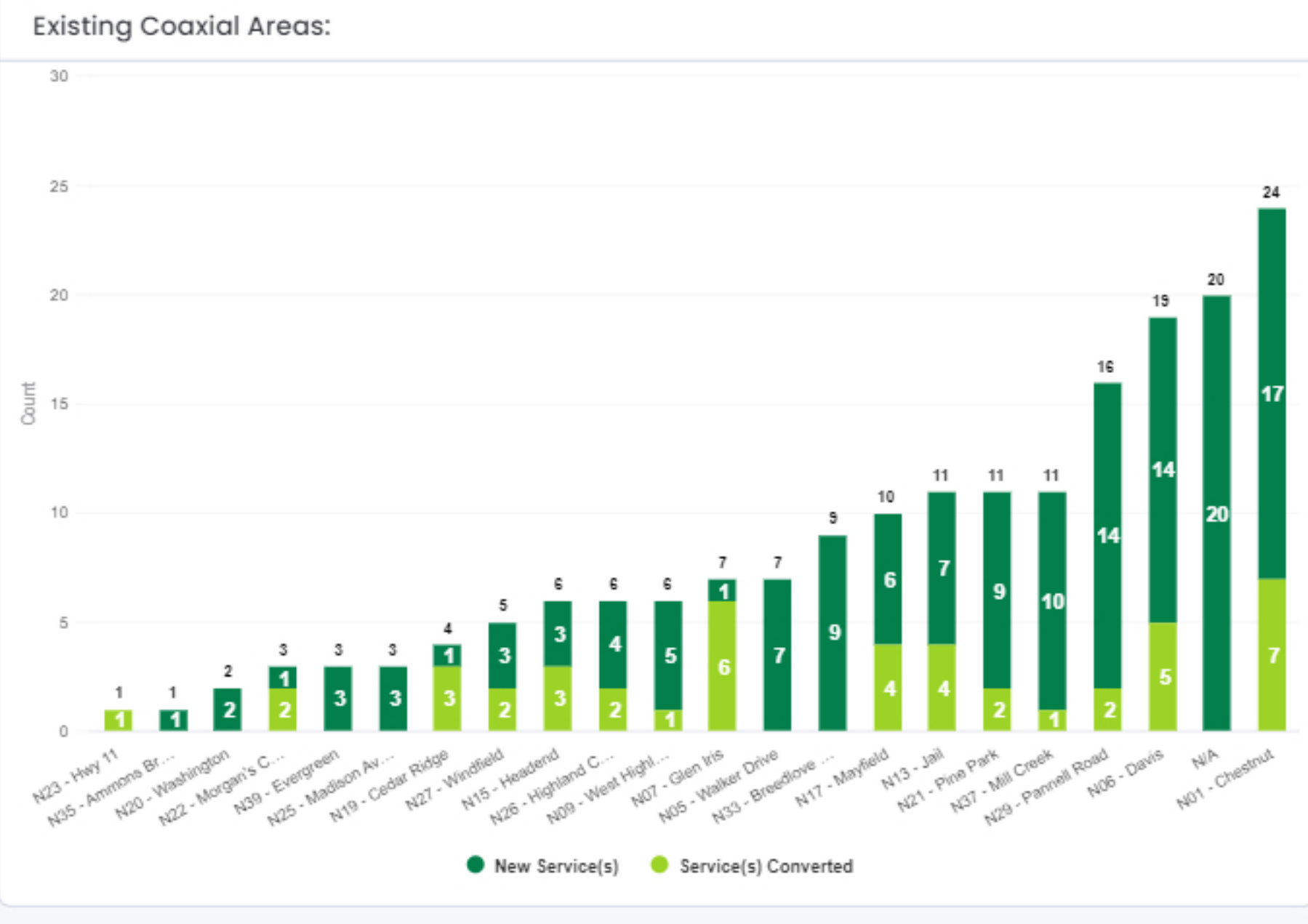
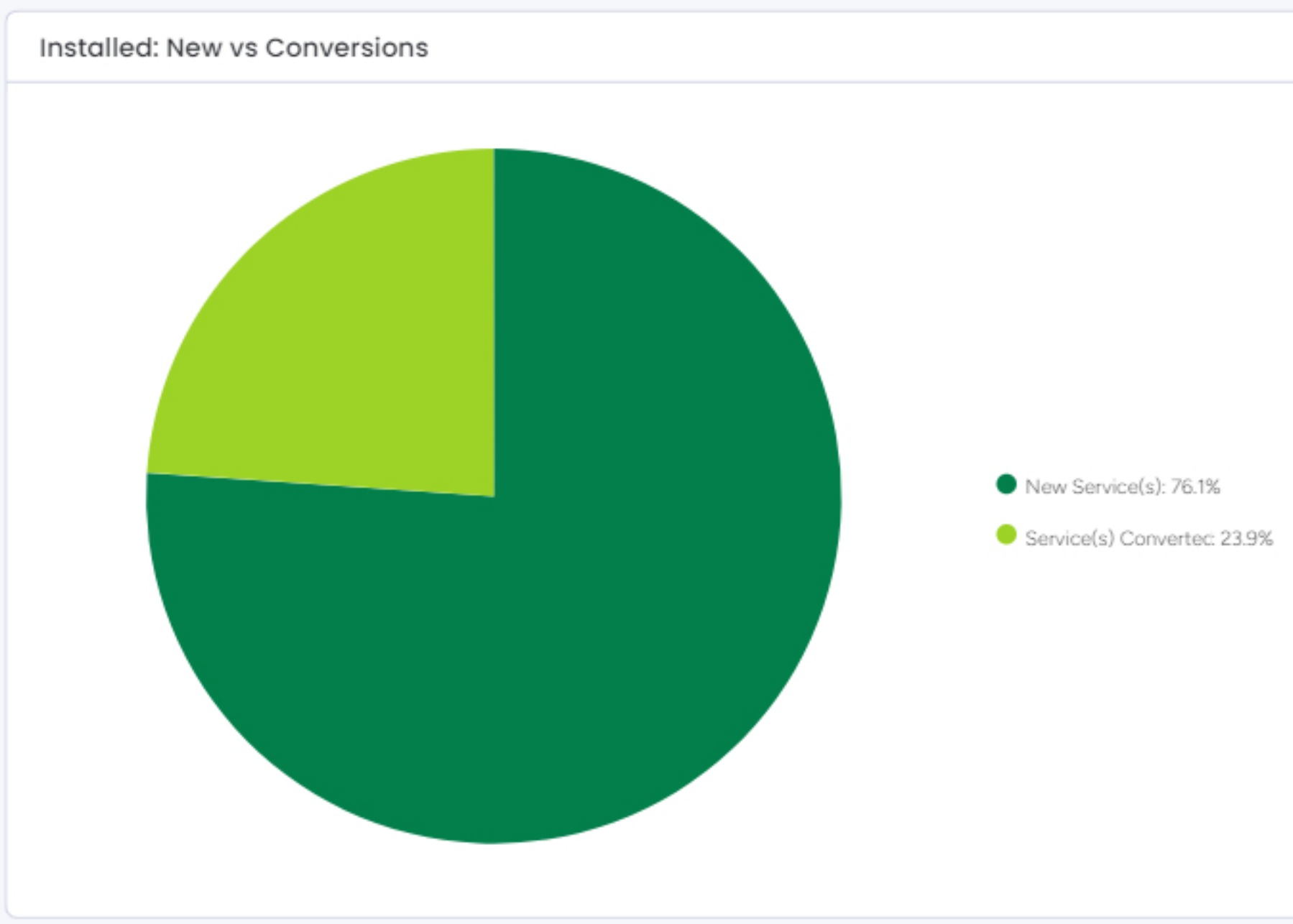
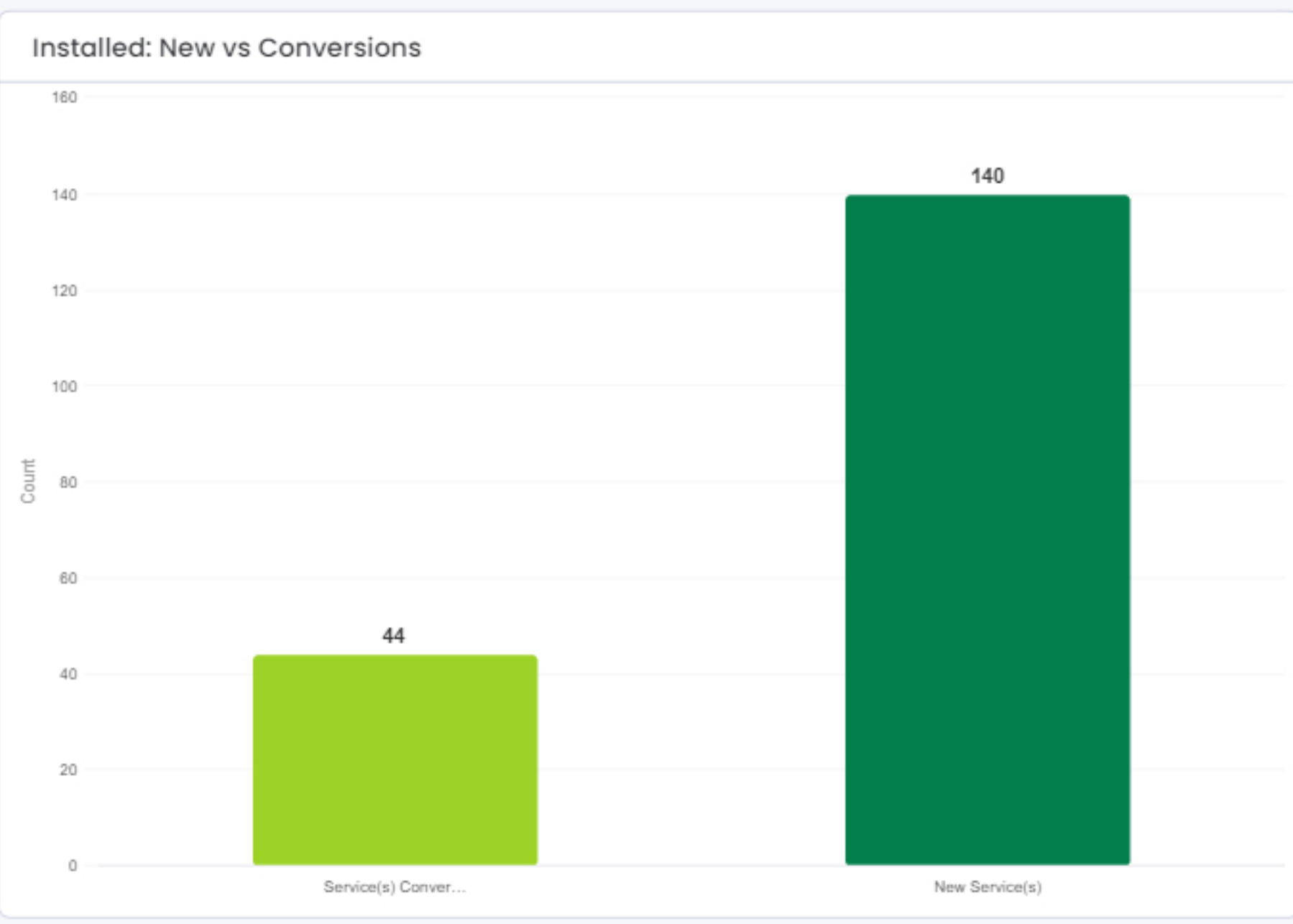
**CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR**



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









**WATER, SEWER, GAS &
ELECTRIC
MONTHLY REPORT**

**SEPTEMBER
2024**

2024 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					
Gas main install for River Pointe Subdivision	Oct-24	Dec-24	Installing 2" plastic main to 297 lot subdivision @ Cedar Ridge & Double Springs Church	Planning Stage	City
Rivers Edge @ Michael Etchinson Rd Phase 1 -105 lots	Jan-24	Mar-24	Install 18,000 of 2" plastic gas main / joint trench fiber with gas	Completed	City
Design & build of 4" high pressure steel main to feed new jail	Jan-24	Dec-24	Gas main to feed jail and provide additional gas for Piedmont Industrial Park	Out to Bid	GMC
2" & 4" steel main replacement @ W Spring St	Nov-24	Jan-24	Replacing approx. 7,000 of steel gas main along W Spring St from Carwood Dr to Mountain View	Completed	Contractor
4" gas main Install along Hwy 78 - Jim Daws Rd to Piedmont Industrial Park	Jan-24	Mar-24	Gas main extension to deal with pressure drops in the Industrial park	Completed	City
Gas main install for new 10 lot subdivision @ Double Springs Church Rd	May-24	Jun-24	Install 2000' 2" plastic main @ Alcovy Springs	Completed	City
Gas Relocation/GDOT Bypass project	Jan-24	Jun-24	Relocation in various areas of our 2" & 4" gas mains to accommodate new bypass	In Progress	City/Contractor
Hwy 83 Good Hope to Chandler Road main extension	Jan-24	Dec-24	Install 10,500' of 4" plastic gas main	Planning Stage	City
Sewer Collection					
Brentwood Subdivision Pump Station Replacement/Rehab	Sep-24	Dec-24	Replace pumps & controls / upgrade 2" force main to 4"	Planning Stage	City
2022 CDBG	Dec-21	Jul-24	Rehab of 6" sewer mains in Glen Iris, Edwards, Stowers area, out to bid Oct 2023 / Pre-Construction meeting held Jan. 10th / Start date early March 2024	Slow Progress	James Warren & Associates
2024 CDBG	Jan-24	Jan-24	Rehab of sewer & water along Green St, King St, Perry St, Launius Ave, & Carver Place / Crew surveying residents in area (will be a 2025 CDBG application)	In Progress	Carter & Sloope/Hofstadter
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Gravity sewer completed/ pump station contractor scheduled for completion of station May 8th	Completed	Contractor
Sewer Treatment Plant					
Jacks Creek Plant Rehab	Sep-21	Jan-24	Punch list completed, wrapping up final payment/paperwork	Completed	Heavy/Hofstadter
Water Distribution					
Bid opening for 500,000 gallon elevated storage tank	Sep-24	May-25	Bid opening Sept 26th, 2024	Bid Stage	Carter & Sloope
Bid opening for 16" water transmission main to new tank	Sep-24	May-25	Bid opening Sept 26th, 2024	Bid stage	Carter & Sloope
Implementation of EPA's new Lead & Copper Rule	Jul-22	Nov-24	Inventory of all water services to determine presence of lead / both sides of meters	Data Collection	City/120Water
Water Main relocation for Hwy 11 By-pass	Jan-24	Dec-24	Relocate approx. 4,000 of 8" main & 2,500 of 10" main in various areas along bypass	In Progress	City
Water extension to serve YMCA	Mar-24	Mar-24	Installing 10" water main to serve YMCA site	Completed	City
Water Main replacement Hwy 78 / Jacks Creek Landing	Jan-24	Mar-24	Replacing existing 10" main with a 12" main / section of the new 12",16" and water tank project	Completed	City
Water Treatment Plant					
Dredging of Jacks Creek & reservoir @ Birch Street	Aug-24	Oct-24	Dredging our emergency water source at Jacks Creek location on Birch Street	In Progress	City
Install 24" raw water main & 20" finished water main @ CRB	Nov-23	Jul-24	Installed before GDOT starts the Hwy 138 / CR Blvd. on-ramp slated for Dec 2023	Completed	Contractor
24" Raw Water Main / 20" Finished Water Main	Sep-24	Jan-25	Bid awarded, contracts being signed	Awarded to JDS, Inc	Wiedeman & Singleton
1,000,000 gallon clearwell @ WTP location	Jun-21	Feb-24	Completed, final walk-thru on March 1st, 2024	Completed	Wiedeman &
Electric					
Install underground power to new County jail	Aug-24	Sep-24	Installing 3 phase power to jail along with conduit for fiber	In Progress	City
Starting underground replacement in various areas of the City	Sep-24	Dec-24	Replacing old underground power in Camptown Gardens & Southside Park	Planning Stages	City
Pole Change-Outs	Jan-24	Dec-24	Yearly replacements from pole survey	Ongoing	City
Automated Switching	Mar-23	Dec-27	13 switches installed to date, project will continue over the next 5 years	Ongoing	City
3 phase rebuild Towler Street area	Oct-23	Feb-24	Crews continuing work along Towler, completion date estimated in May	Completed	City
Build out power for Huey Magoos	Feb-24	Feb-24	Pulled UG primary, set 3/0 UG transformer	Completed	City
Pole removal @ Southview Dr for future cul-de-sac	Feb-24	Feb-24	Pole changeout, retired 3 spans of underbuild along Southview Dr	Completed	City
Power to YMCA	Apr-24	Apr-24	Temp power & lighting installed, underground conduit installed	Completed	City
GDOT Bypass Relocation	May-24	Jun-24	Relocation of both overhead & underground facilities @ L& P Parkway	Completed	City
GDOT Bypass Relocation	Jun-24	Jul-24	Relocation of both overhead & underground facilities @ Unisia Drive & Church St	Completed	City

WATER / WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 07/2024 | FY 2024



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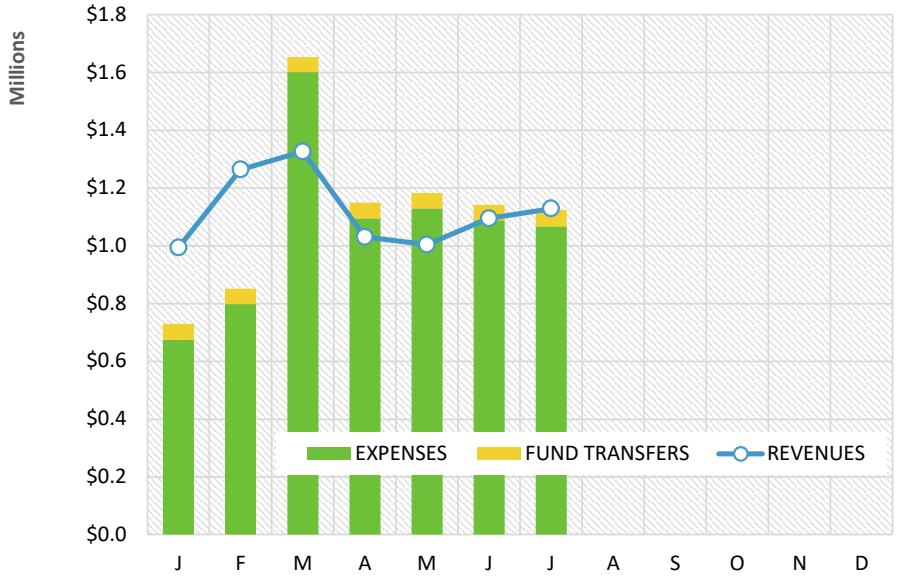
CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	FY 2024	AS BUDGET	FY 2023
REVENUES	\$ 0.994M	\$ 1.264M	\$ 1.327M	\$ 1.031M	\$ 1.004M	\$ 1.095M	\$ 1.129M						\$ 7.843M	\$ 14.137M	\$ 7.308M
PERSONNEL COSTS	\$ 0.253M	\$ 0.276M	\$ 0.339M	\$ 0.256M	\$ 0.278M	\$ 0.255M	\$ 0.250M						\$ 1.908M	\$ 3.215M	\$ 1.776M
CONTRACTED SVC	\$ 0.034M	\$ 0.043M	\$ 0.077M	\$ 0.059M	\$ 0.096M	\$ 0.070M	\$ 0.071M						\$ 0.450M	\$ 1.409M	\$ 0.567M
SUPPLIES	\$ 0.110M	\$ 0.189M	\$ 0.237M	\$ 0.212M	\$ 0.195M	\$ 0.263M	\$ 0.210M						\$ 1.416M	\$ 2.507M	\$ 1.224M
CAPITAL OUTLAY	\$ 0.225M	\$ 0.238M	\$ 0.322M	\$ 0.324M	\$ 0.315M	\$ 0.254M	\$ 0.287M						\$ 1.964M	\$ 2.850M	\$ 1.279M
FUND TRANSFERS	\$ 0.054M	\$ 0.053M	\$ 0.053M	\$ 0.053M	\$ 0.053M	\$ 0.053M	\$ 0.057M						\$ 0.375M	\$ 1.793M	\$ 0.399M
DEPRECIATION	\$ -	\$ -	\$ 0.574M	\$ 0.192M	\$ 0.193M	\$ 0.193M	\$ 0.193M						\$ 1.345M	\$ -	\$ 0.828M
EXPENSES	\$ 0.675M	\$ 0.799M	\$ 1.602M	\$ 1.096M	\$ 1.130M	\$ 1.089M	\$ 1.067M						\$ 7.457M	\$ 11.773M	\$ 6.074M
MARGIN	\$ 0.318M	\$ 0.465M	\$ (0.275M)	\$ (0.065M)	\$ (0.125M)	\$ 0.006M	\$ 0.062M						\$ 0.386M	\$ 2.363M	\$ 1.234M

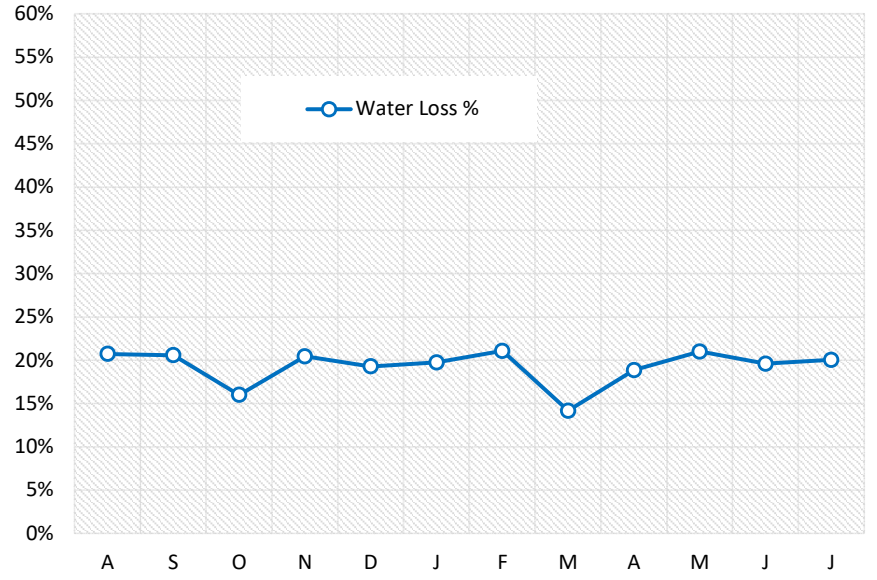
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REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

Jan 2024 Feb 2024 Mar 2024 Apr 2024 May 2024 Jun 2024 Jul 2024 Aug 2024 Sep 2024 Oct 2024 Nov 2024 Dec 2024 YTD

CUSTOMER COUNT - WATER

Residential	9,237	9,230	9,227	9,267	9,314	9,279	9,285	9,263
Commercial	1,009	1,006	1,042	1,012	1,012	1,016	1,008	1,015
Industrial	1	1	1	1	1	1	1	1
Water Authority	1	1	1	1	1	1	1	1
Residential Sprinkler	560	559	555	556	562	563	564	560
Commercial Sprinkler	94	98	94	93	95	95	95	95
Loganville	1	1	1	1	1	1	1	1
Total	10,903	10,896	10,921	10,931	10,986	10,956	10,955	10,935

YOY Δ -4.47% -4.65% -4.49% -4.50% -4.34% -4.71% -4.84%

KGALLONS - WATER

Residential	36,203	36,278	35,933	35,302	36,857	38,817	46,565	265,955
Commercial	12,702	12,678	14,723	13,729	11,320	16,161	17,514	98,827
Industrial	2,047	2,555	3,043	3,423	3,395	3,034	1,892	19,389
Water Authority	-	2	3	20	12	116	7	160
Loganville	32,761	32,688	30,666	33,036	31,923	33,056	33,052	227,180
Total	83,712	84,201	84,368	85,509	83,507	91,184	99,030	611,511

YOY Δ -10.65% -6.45% 1.79% 0.65% -2.50% 2.38% 6.17%

REVENUE - WATER

Residential	\$ 0.319M	\$ 0.317M	\$ 0.317M	\$ 0.310M	\$ 0.322M	\$ 0.336M	\$ 0.397M	\$ 2.317M
Commercial	\$ 0.096M	\$ 0.095M	\$ 0.107M	\$ 0.101M	\$ 0.101M	\$ 0.121M	\$ 0.127M	\$ 0.747M
Industrial	\$ 0.008M	\$ 0.010M	\$ 0.012M	\$ 0.014M	\$ 0.014M	\$ 0.012M	\$ 0.008M	\$ 0.080M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.001M	\$ 0.000M	\$ 0.002M
Loganville	\$ 0.121M	\$ 0.121M	\$ 0.114M	\$ 0.122M	\$ 0.118M	\$ 0.122M	\$ 0.122M	\$ 0.839M
Total	\$ 0.544M	\$ 0.543M	\$ 0.551M	\$ 0.547M	\$ 0.555M	\$ 0.592M	\$ 0.653M	\$ 3.985M

YOY Δ -7.30% -5.93% 3.42% 2.46% 1.11% 1.83% 6.78%

RETAIL SALES REPORT

Jan 2024
Feb 2024
Mar 2024
Apr 2024
May 2024
Jun 2024
Jul 2024
Aug 2024
Sep 2024
Oct 2024
Nov 2024
Dec 2024
YTD

CUSTOMER COUNT - SEWER

Residential	7,014	7,019	7,037	7,049	7,076	7,056	7,059		7,044
Commercial	843	820	841	842	843	853	847		841
Water Authority	1	1	1	1	1	1	1		1
Total	7,858	7,840	7,879	7,892	7,920	7,910	7,907		7,887

YOY Δ 0.99% 0.50% 0.97% 1.06% 0.97% 0.89% 0.97%

KGALLONS - SEWER

Residential	36,203	36,278	35,933	35,302	36,857	38,817	46,565		265,955
Commercial	12,702	12,678	14,723	13,729	11,320	16,161	17,514		98,827
Water Authority	-	2	3	20	12	116	7		160
Total	48,905	48,958	50,659	49,051	48,189	55,094	64,086		364,942

YOY Δ -0.76% -7.02% 7.06% 7.11% -3.71% 1.03% 10.54%

REVENUE - SEWER

Residential	\$ 0.220M	\$ 0.220M	\$ 0.221M	\$ 0.220M	\$ 0.221M	\$ 0.222M	\$ 0.237M		\$ 1.560M
Commercial	\$ 0.128M	\$ 0.129M	\$ 0.139M	\$ 0.138M	\$ 0.130M	\$ 0.151M	\$ 0.149M		\$ 0.964M
Water Authority	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.001M	\$ 0.002M	\$ 0.002M	\$ 0.002M		\$ 0.011M
Total	\$ 0.349M	\$ 0.351M	\$ 0.362M	\$ 0.359M	\$ 0.353M	\$ 0.374M	\$ 0.387M		\$ 2.536M

YOY Δ -5.25% -8.36% 0.88% 2.23% -2.82% -0.08% 4.25%

SALES STATISTICS

[Jan 2024](#)
[Feb 2024](#)
[Mar 2024](#)
[Apr 2024](#)
[May 2024](#)
[Jun 2024](#)
[Jul 2024](#)
[Aug 2024](#)
[Sep 2024](#)
[Oct 2024](#)
[Nov 2024](#)
[Dec 2024](#)
YTD

AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4	4	5	4
Commercial	13	13	14	14	11	16	17	14
Industrial	2,047	2,555	3,043	3,423	3,395	3,034	1,892	2,770
Water Authority	-	2	3	20	12	116	7	23
Loganville	32,761	32,688	30,666	33,036	31,923	33,056	33,052	32,454

AVERAGE \$/CUSTOMER (WATER)

Residential	\$35	\$34	\$34	\$33	\$35	\$36	\$43	\$36
Commercial	\$95	\$94	\$103	\$100	\$100	\$119	\$126	\$105
Industrial	\$8,439	\$10,491	\$12,462	\$13,998	\$13,885	\$12,426	\$7,812	\$11,359
Water Authority	\$169	\$177	\$181	\$250	\$217	\$637	\$197	\$261
Loganville	\$120,903	\$120,659	\$113,843	\$121,830	\$118,079	\$121,899	\$121,885	\$119,871

AVERAGE \$/KGALLON (WATER)

Residential	\$8.81	\$8.73	\$8.83	\$8.78	\$8.73	\$8.64	\$8.53	\$8.72
Commercial	\$7.53	\$7.49	\$7.26	\$7.37	\$8.94	\$7.49	\$7.23	\$7.61
Industrial	\$4.12	\$4.11	\$4.10	\$4.09	\$4.09	\$4.10	\$4.13	\$4.10
Water Authority	\$0.00	\$88.42	\$60.29	\$12.48	\$18.10	\$5.49	\$28.15	\$30.42
Loganville	\$3.69	\$3.69	\$3.71	\$3.69	\$3.70	\$3.69	\$3.69	\$3.69
Average	\$5.1155	\$27.1855	\$20.1186	\$8.1795	\$9.9635	\$6.4315	\$12.0071	\$12.71

AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5	5	5	6	7	5
Commercial	15	15	18	16	13	19	21	17
Water Authority	-	2	3	20	12	116	7	23

AVERAGE \$/CUSTOMER (SEWER)

Residential	\$31	\$31	\$31	\$31	\$31	\$31	\$34	\$32
Commercial	\$151	\$158	\$166	\$164	\$154	\$177	\$176	\$164
Water Authority	\$1,615	\$1,855	\$1,546	\$1,492	\$1,626	\$1,546	\$1,668	\$1,621

AVERAGE \$/KGALLON (SEWER)

Residential	\$6.07	\$6.07	\$6.15	\$6.22	\$6.00	\$5.72	\$5.08	\$5.90
Commercial	\$10.05	\$10.20	\$9.46	\$10.04	\$11.48	\$9.33	\$8.52	\$9.87
Water Authority	\$0.00	\$927.42	\$515.23	\$74.62	\$135.47	\$13.33	\$238.33	\$272.06
Average	\$5.37	\$314.56	\$176.95	\$30.29	\$50.98	\$9.46	\$83.97	\$95.9418

**MOST RECENT
12-MONTH**

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	12-MONTH
SALES REVENUES					
WATER SALES	\$ 651,471	\$ 608,600	\$ 3,968,014	\$ 3,939,747	\$ 6,987,339
STORMWATER PLAN REVIEW FEES	\$ 650	\$ -	\$ 2,727	\$ 2,300	\$ 3,377
SEWER SALES	\$ 384,420	\$ 368,256	\$ 2,515,981	\$ 2,528,457	\$ 4,347,121
SALES REVENUES (ACTUAL)	\$ 1,036,540	\$ 976,856	\$ 6,486,723	\$ 6,470,504	\$ 11,337,836
AS BUDGET	\$ 975,000	\$ 991,667	\$ 6,825,000	\$ 6,941,667	Not Applicable
% ACTUAL TO BUDGET	106.31%	98.51%	95.04%	93.21%	Not Applicable

OTHER REVENUES

WATER

GEFA PRINCIPAL FORGIVENESS	\$ -	\$ -	\$ 26,409	\$ -	\$ -
OP REVENUE	\$ 252	\$ 486	\$ 2,298	\$ 2,180	\$ 428
MISC REVENUE	\$ 5,702	\$ 5,629	\$ 45,950	\$ 34,367	\$ 8,254
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 8,500	\$ 23,775	\$ 175,700	\$ 230,262	\$ 27,750
REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTED CAP - OTHER UTILIT	\$ -	\$ -	\$ 151,825	\$ 19,691	\$ -
ADMIN ALLOC WATER	\$ 20,710	\$ 9,248	\$ 158,688	\$ 142,451	\$ 26,286
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 35,164	\$ 39,139	\$ 560,870	\$ 428,951	\$ 62,718

SEWER

OP REVENUE	\$ 21,925	\$ 5,680	\$ 195,948	\$ 157,815	\$ 5,125
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 14,500	\$ 3,000	\$ 359,500	\$ 110,611	\$ 15,000
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ 31,500
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 20,710	\$ 9,248	\$ 158,688	\$ 142,451	\$ 26,286
OTHER - UTILITY	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTED CAPITAL - SEWAGE	\$ -	\$ -	\$ 81,421	\$ -	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (SEWER)	\$ 57,135	\$ 17,928	\$ 795,556	\$ 410,877	\$ 77,911

OTHER REVENUES (TOTAL)	\$ 92,298	\$ 57,067	\$ 1,356,426	\$ 839,827	\$ 140,629
AS BUDGET	\$ 196,278	\$ 118,089	\$ 1,373,945	\$ 826,622	Not Applicable
% ACTUAL TO BUDGET	47.02%	48.33%	98.72%	101.60%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 1,128,839	\$ 1,033,923	\$ 7,843,149	\$ 7,310,331	\$ 11,478,466
AS BUDGET	\$ 1,171,278	\$ 1,109,756	\$ 8,198,945	\$ 7,768,289	Not Applicable
% ACTUAL TO BUDGET	96.38%	93.17%	95.66%	94.10%	Not Applicable

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	12-MONTH
PERSONNEL	\$ 250,485	\$ 214,995	\$ 1,907,559	\$ 1,776,095	\$ 3,102,839
CONTRACTED SERVICES	\$ 70,883	\$ 57,625	\$ 449,689	\$ 569,778	\$ 799,615
SUPPLIES	\$ 209,856	\$ 154,467	\$ 1,415,836	\$ 1,224,300	\$ 2,463,912
CAPITAL OUTLAY	\$ 286,611	\$ 210,045	\$ 1,963,770	\$ 1,849,022	\$ 3,161,227
FUND TRANSFERS	\$ 56,605	\$ 55,779	\$ 375,361	\$ 399,397	\$ 651,274
DEPRECIATION	\$ 192,834	\$ 205,001	\$ 1,344,915	\$ 1,437,286	\$ 2,167,464
TOTAL	\$ 1,067,274	\$ 897,912	\$ 7,457,130	\$ 7,255,878	\$ 12,346,331

WATER

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 49,696	\$ 52,815	\$ 365,279	\$ 364,463	\$ 633,189
PERSONNEL (ACTUAL)	\$ 70,700	\$ 67,220	\$ 549,099	\$ 519,548	\$ 903,299
AS BUDGET	\$ 73,544	\$ 69,264	\$ 514,806	\$ 484,845	Not Applicable
% ACTUAL TO BUDGET	96.13%	97.05%	106.66%	107.16%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 18,968	\$ 20,372	\$ 120,672	\$ 190,841	\$ 244,637
AS BUDGET	\$ 31,588	\$ 27,788	\$ 221,113	\$ 194,513	Not Applicable
% ACTUAL TO BUDGET	60.05%	73.31%	54.57%	98.11%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 98,873	\$ 66,267	\$ 607,381	\$ 539,663	\$ 1,083,776
AS BUDGET	\$ 88,733	\$ 79,108	\$ 621,133	\$ 553,758	Not Applicable
% ACTUAL TO BUDGET	111.43%	83.77%	97.79%	97.45%	Not Applicable
CAPITAL OUTLAY					
Amortization	\$ (9,408)	\$ (9,408)	\$ (79,240)	\$ (79,240)	\$ (139,665)
Admin Allocation - Water Treatment	\$ 95,652	\$ 56,064	\$ 658,467	\$ 591,938	\$ 1,026,474
Interest Expense	\$ 105,882	\$ 107,185	\$ 744,352	\$ 753,599	\$ 1,279,582
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 192,126	\$ 153,842	\$ 1,323,579	\$ 1,266,296	\$ 2,166,391
AS BUDGET	\$ 93,352	\$ 88,075	\$ 653,461	\$ 616,527	Not Applicable
% ACTUAL TO BUDGET	205.81%	174.67%	202.55%	205.39%	Not Applicable
DEPRECIATION					
DEPRECIATION (ACTUAL)	\$ 101,356	\$ 111,471	\$ 706,847	\$ 782,391	\$ 1,153,873
DEPRECIATION (ACTUAL)	\$ 101,356	\$ 111,471	\$ 706,847	\$ 782,391	\$ 1,153,873
FUND TRANSFERS					
FUND TRANSFERS (ACTUAL)	\$ 34,376	\$ 33,659	\$ 226,616	\$ 240,567	\$ 397,808
AS BUDGET	\$ 90,400	\$ 93,605	\$ 632,798	\$ 655,237	Not Applicable
% ACTUAL TO BUDGET	38.03%	35.96%	35.81%	36.71%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
PERSONNEL (ACTUAL)	\$ 66,791	\$ 51,689	\$ 481,702	\$ 445,229	\$ 763,528
AS BUDGET	\$ 71,164	\$ 68,493	\$ 498,145	\$ 479,452	Not Applicable
% ACTUAL TO BUDGET	93.86%	75.47%	96.70%	92.86%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 9,982	\$ 3,743	\$ 58,186	\$ 36,681	\$ 78,989
AS BUDGET	\$ 17,083	\$ 18,817	\$ 119,583	\$ 131,717	Not Applicable
% ACTUAL TO BUDGET	58.43%	19.89%	48.66%	27.85%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 25,963	\$ 17,373	\$ 263,010	\$ 157,670	\$ 415,737
AS BUDGET	\$ 34,129	\$ 34,521	\$ 238,904	\$ 241,646	Not Applicable
% ACTUAL TO BUDGET	76.07%	50.33%	110.09%	65.25%	Not Applicable
CAPITAL OUTLAY					
CAPITAL OUTLAY (ACTUAL)	\$ -	\$ -	\$ -	\$ -	\$ -
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
TOTAL WATER EXPENSES (ACTUAL)	\$ 619,135	\$ 525,635	\$ 4,337,090	\$ 4,178,887	\$ 7,208,038
AS BUDGET	\$ 499,992	\$ 479,671	\$ 3,499,942	\$ 3,357,694	Not Applicable
% ACTUAL TO BUDGET	123.83%	109.58%	123.92%	124.46%	Not Applicable

Jul 2024 Jul 2023 FY2024 YTD FY2023 YTD 12-MONTH

WASTEWATER

STORMWATER

PERSONNEL

PERSONNEL (ACTUAL)	\$ 27,057	\$ 23,968	\$ 214,673	\$ 193,563	\$ 357,524
AS BUDGET	\$ 30,504	\$ 29,531	\$ 213,530	\$ 206,715	Not Applicable
% ACTUAL TO BUDGET	88.70%	81.16%	100.54%	93.64%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 2,000	\$ 388	\$ 14,463	\$ 51,459	\$ 55,693
AS BUDGET	\$ 5,288	\$ 3,928	\$ 37,013	\$ 27,495	Not Applicable
% ACTUAL TO BUDGET	37.82%	9.87%	39.08%	187.16%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 1,950	\$ 2,363	\$ 37,230	\$ 14,262	\$ 75,973
AS BUDGET	\$ 88,733	\$ 79,108	\$ 621,133	\$ 553,758	Not Applicable
% ACTUAL TO BUDGET	2.20%	2.99%	5.99%	2.58%	Not Applicable

CAPITAL OUTLAY

Amortization	\$ (4,557)	\$ (4,557)	\$ (45,316)	\$ (45,316)	\$ (81,518)
Admin Alloc - Adm Exp	\$ 95,652	\$ 56,064	\$ 658,467	\$ 591,938	\$ 1,026,474
Interest Expense	\$ 3,391	\$ 4,697	\$ 27,041	\$ 36,104	\$ 49,880
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 94,486	\$ 56,204	\$ 640,192	\$ 582,726	\$ 994,836
AS BUDGET	\$ 144,187	\$ 137,476	\$ 1,009,306	\$ 962,334	Not Applicable
% ACTUAL TO BUDGET	65.53%	40.88%	63.43%	60.55%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ 7,424	\$ 6,587	\$ 48,901	\$ 46,107	\$ 75,247
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SEWAGE

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$ 22,230	\$ 22,120	\$ 148,745	\$ 158,830	\$ 253,466
AS BUDGET	\$ 58,993	\$ 59,438	\$ 412,953	\$ 416,069	Not Applicable
% ACTUAL TO BUDGET	37.68%	37.21%	36.02%	38.17%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ 84,054	\$ 86,943	\$ 589,167	\$ 608,788	\$ 938,344
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SEWAGE COLLECTION

PERSONNEL

PERSONNEL (ACTUAL)	\$ 40,889	\$ 34,037	\$ 321,057	\$ 307,007	\$ 519,228
AS BUDGET	\$ 45,694	\$ 43,591	\$ 319,860	\$ 305,139	Not Applicable
% ACTUAL TO BUDGET	89.48%	78.08%	100.37%	100.61%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 10,191	\$ 8,976	\$ 41,496	\$ 48,453	\$ 69,510
AS BUDGET	\$ 11,965	\$ 8,298	\$ 83,752	\$ 58,085	Not Applicable
% ACTUAL TO BUDGET	85.18%	108.18%	49.55%	83.42%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 9,885	\$ 9,312	\$ 57,776	\$ 69,133	\$ 104,352
AS BUDGET	\$ 10,679	\$ 11,421	\$ 74,754	\$ 79,946	Not Applicable
% ACTUAL TO BUDGET	92.57%	81.53%	77.29%	86.47%	Not Applicable

SEWAGE TREATMENT

PERSONNEL

PERSONNEL (ACTUAL)	\$ 45,047	\$ 38,081	\$ 341,028	\$ 310,746	\$ 559,261
AS BUDGET	\$ 46,937	\$ 43,916	\$ 328,560	\$ 307,411	Not Applicable
% ACTUAL TO BUDGET	95.97%	86.71%	103.79%	101.08%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 29,741	\$ 24,146	\$ 214,872	\$ 242,343	\$ 350,786
AS BUDGET	\$ 51,454	\$ 65,504	\$ 360,179	\$ 458,529	Not Applicable
% ACTUAL TO BUDGET	57.80%	36.86%	59.66%	52.85%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 73,185	\$ 59,153	\$ 450,440	\$ 443,572	\$ 784,073
AS BUDGET	\$ 69,521	\$ 67,717	\$ 486,646	\$ 474,017	Not Applicable
% ACTUAL TO BUDGET	105.27%	87.35%	92.56%	93.58%	Not Applicable

TOTAL EXPENSES (ACTUAL)	\$ 448,139	\$ 372,277	\$ 3,120,040	\$ 3,076,991	\$ 5,138,293
AS BUDGET	\$ 563,955	\$ 549,928	\$ 3,947,687	\$ 3,849,498	Not Applicable
% ACTUAL TO BUDGET	79.46%	67.70%	79.03%	79.93%	Not Applicable

NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 07/2024 | FY 2024



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CITY OF MONROE: NATURAL GAS FUND OVERVIEW

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	FY 2024	AS BUDGET	FY 2023
REVENUES	\$ 0.624M	\$ 0.810M	\$ 0.669M	\$ 0.557M	\$ 0.283M	\$ 0.232M	\$ 0.209M						\$ 3.385M	\$ 2.693M	\$ 3.535M
PERSONNEL COSTS	\$ 0.067M	\$ 0.071M	\$ 0.083M	\$ 0.064M	\$ 0.072M	\$ 0.071M	\$ 0.067M						\$ 0.495M	\$ 0.507M	\$ 0.461M
CONTRACTED SVC	\$ 0.007M	\$ 0.031M	\$ 0.017M	\$ 0.012M	\$ 0.012M	\$ 0.018M	\$ 0.008M						\$ 0.105M	\$ 0.156M	\$ 0.081M
SUPPLIES	\$ 0.276M	\$ 0.349M	\$ 0.262M	\$ 0.171M	\$ 0.117M	\$ 0.094M	\$ 0.101M						\$ 1.370M	\$ 1.264M	\$ 1.863M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.092M	\$ 0.113M	\$ 0.224M	\$ 0.176M	\$ 0.160M	\$ 0.121M	\$ 0.132M						\$ 1.019M	\$ 0.976M	\$ 0.971M
EXPENSES	\$ 0.442M	\$ 0.565M	\$ 0.586M	\$ 0.423M	\$ 0.360M	\$ 0.305M	\$ 0.308M						\$ 2.988M	\$ 2.902M	\$ 3.375M
MARGIN	\$ 0.182M	\$ 0.245M	\$ 0.084M	\$ 0.134M	\$ (0.078M)	\$ (0.072M)	\$ (0.099M)						\$ 0.396M	\$ (0.209M)	\$ 0.160M

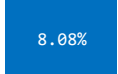
12-MO
PURCHASED
CCF 's



12-MO
RETAIL
CCF 's



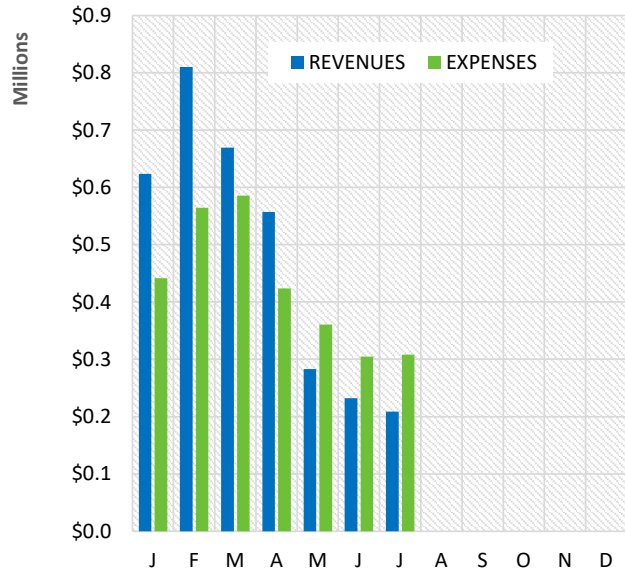
12-MO LINE
LOSS



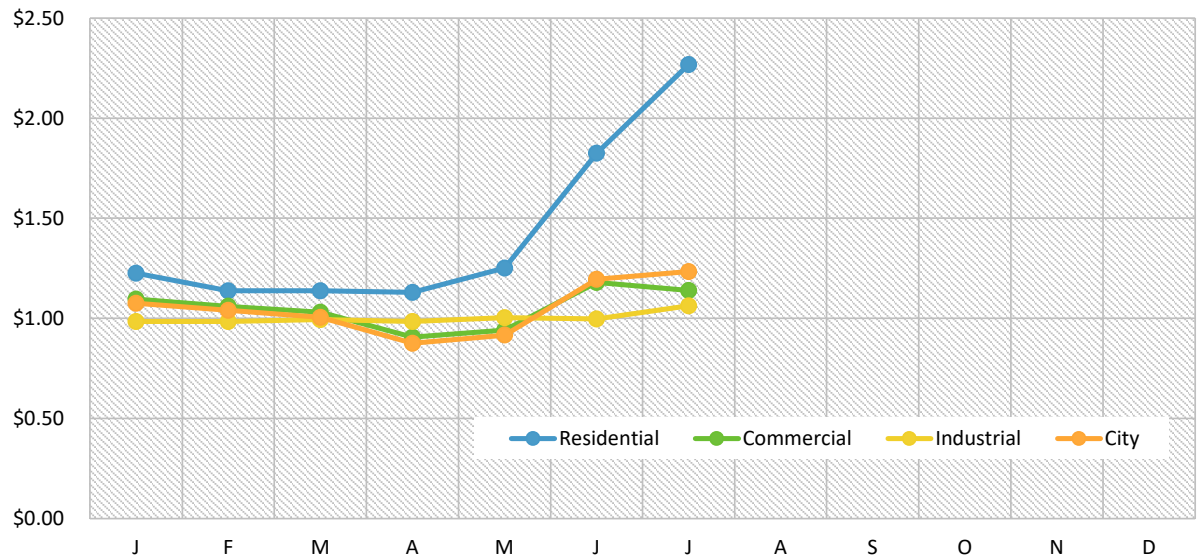
AVERAGE
COST PER
CCF



REVENUES vs. EXPENSES



AVERAGE \$/CCF



RETAIL SALES REPORT

Jan 2024 Feb 2024 Mar 2024 Apr 2024 May 2024 Jun 2024 Jul 2024 Aug 2024 Sep 2024 Oct 2024 Nov 2024 Dec 2024

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CUSTOMER COUNT

Residential	3,839	3,844	3,854	3,848	3,853	3,847	3,859	3,849
Commercial	598	596	598	598	593	593	592	595
Industrial	6	6	6	6	6	6	6	6
City	19	19	19	19	19	19	19	19
Total	4,464	4,467	4,479	4,473	4,473	4,467	4,478	4,472
Year-Over-Year Δ	2.95%	2.43%	2.47%	2.59%	2.50%	1.85%	2.14%	

CCF

Residential	0.276M	0.393M	0.320M	0.192M	0.108M	0.051M	0.036M	1.376M
Commercial	0.191M	0.258M	0.232M	0.153M	0.111M	0.080M	0.078M	1.104M
Industrial	0.023M	0.026M	0.008M	0.025M	0.005M	0.007M	0.001M	0.096M
City	0.009M	0.014M	0.015M	0.008M	0.005M	0.002M	0.002M	0.055M
Total	0.514M	0.710M	0.596M	0.395M	0.242M	0.150M	0.133M	2.739M
Year-Over-Year Δ	0.55%	20.55%	30.32%	26.95%	-2.17%	-9.09%	4.48%	

REVENUE

Residential	\$ 0.339M	\$ 0.447M	\$ 0.364M	\$ 0.217M	\$ 0.135M	\$ 0.093M	\$ 0.082M	\$ 1.677M
Commercial	\$ 0.210M	\$ 0.274M	\$ 0.239M	\$ 0.139M	\$ 0.104M	\$ 0.094M	\$ 0.089M	\$ 1.149M
Industrial	\$ 0.023M	\$ 0.026M	\$ 0.008M	\$ 0.025M	\$ 0.005M	\$ 0.007M	\$ 0.001M	\$ 0.095M
Other	\$ 0.013M	\$ 0.016M	\$ 0.019M	\$ 0.012M	\$ 0.010M	\$ 0.010M	\$ 0.014M	\$ 0.094M
City	\$ 0.010M	\$ 0.015M	\$ 0.015M	\$ 0.007M	\$ 0.004M	\$ 0.003M	\$ 0.002M	\$ 0.056M
Total	\$ 0.595M	\$ 0.778M	\$ 0.645M	\$ 0.399M	\$ 0.259M	\$ 0.206M	\$ 0.188M	\$ 3.070M
Year-Over-Year Δ	-24.61%	-2.82%	5.60%	13.82%	-5.28%	1.35%	7.25%	

SALES STATISTICS

[Jan 2024](#)
[Feb 2024](#)
[Mar 2024](#)
[Apr 2024](#)
[May 2024](#)
[Jun 2024](#)
[Jul 2024](#)
[Aug 2024](#)
[Sep 2024](#)
[Oct 2024](#)
[Nov 2024](#)
[Dec 2024](#)

YTD 131

AVERAGE CCF/CUSTOMER

Residential	72	102	83	50	28	13	9	51
Commercial	320	434	388	256	187	134	132	264
Industrial	3,913	4,377	1,326	4,166	794	1,166	232	2,282
City	487	762	763	424	247	127	83	413

AVERAGE \$/CUSTOMER

Residential	\$88	\$116	\$94	\$56	\$35	\$24	\$21	\$62
Commercial	\$351	\$460	\$400	\$232	\$176	\$159	\$150	\$275
Industrial	\$3,854	\$4,309	\$1,319	\$4,102	\$797	\$1,162	\$247	\$2,256
City	\$524	\$793	\$768	\$371	\$226	\$152	\$102	\$419

AVERAGE \$/CCF

Residential	\$1.2263	\$1.1371	\$1.1385	\$1.1301	\$1.2517	\$1.8261	\$2.2684	\$1.4255
Commercial	\$1.0964	\$1.0603	\$1.0314	\$0.9059	\$0.9406	\$1.1801	\$1.1396	\$1.0506
Industrial	\$0.9849	\$0.9844	\$0.9945	\$0.9846	\$1.0041	\$0.9964	\$1.0625	\$1.0016
City	\$1.0753	\$1.0403	\$1.0057	\$0.8754	\$0.9164	\$1.1952	\$1.2339	\$1.0489
Average	\$1.0957	\$1.0555	\$1.0425	\$0.9740	\$1.0282	\$1.2995	\$1.4261	\$1.1316

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 31,677	\$ 31,695	\$ 325,613	\$ 323,751	\$ 517,390
Demand Storage/Peaking Services	\$ 2,242	\$ 2,243	\$ 15,922	\$ 15,916	\$ 27,360
Supply Charges	\$ 50,369	\$ 32,740	\$ 785,572	\$ 1,142,186	\$ 1,090,007
Gas Authority Supply Charges	\$ 1,599	\$ 1,555	\$ 39,735	\$ 38,591	\$ 52,692
Gas Authority Charges	\$ (12,558)	\$ (16,361)	\$ (100,291)	\$ (69,832)	\$ (180,784)
P.A.C.E	300	300	2,100	2,100	3,600
APGA Annual Dues	-	-	3,755	3,652	3,755
Other	1,147	1,851	27,830	25,579	39,920
TOTAL MGAG BILL	\$ 74,776	\$ 54,022	\$ 1,100,236	\$ 1,481,943	\$ 1,553,940

DELIVERED SUPPLY

Volume CCF	139,090	128,690	2,982,020	2,476,850	3,981,720
Volume Dth (MGAG)	135,000	125,010	2,896,600	2,408,460	3,870,180

*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	0.5539	0.4321	0.3798	0.6153	0.4015
\$/CCF	0.5376	0.4198	0.3690	0.5983	0.3903

MOST RECENT
12-MONTH

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	
SALES REVENUES					
NATURAL GAS SALES	\$ 187,426	\$ 175,323	\$ 3,069,711	\$ 3,205,185	\$ 4,038,261
SALES REVENUES (ACTUAL)	\$ 187,426	\$ 175,323	\$ 3,069,711	\$ 3,205,185	\$ 4,038,261
AS BUDGET	\$ 346,464	\$ 455,024	\$ 2,425,246	\$ 455,024	Not Applicable
% ACTUAL TO BUDGET	54.10%	38.53%	126.57%	704.40%	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	-	400	900	1,650	3,070
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE FIXED ASSETS	-	-	-	-	-
TAP FEES	800	2,297	21,547	40,070	38,331
REIMB DAMAGED PROP - GAS	-	-	-	-	-
ADMIN ALLOC	20,710	9,248	158,688	142,451	288,400
CAPITAL LEASES	-	-	-	-	54,955
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
MGAG REBATE	-	-	133,831	145,297	133,831
OPERATING TRANSFERS IN	-	-	-	-	-
SALE OF ASSETS - GAS	-	-	-	-	-
OTHER REVENUES (ACTUAL)	\$ 21,510	\$ 11,945	\$ 314,966	\$ 329,467	\$ 518,587
AS BUDGET	\$ 38,297	\$ 23,444	\$ 268,081	\$ 164,111	Not Applicable
% ACTUAL TO BUDGET	56.17%	50.95%	117.49%	200.76%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 208,936	\$ 187,268	\$ 3,384,677	\$ 3,534,653	\$ 4,556,848
AS BUDGET	\$ 384,761	\$ 478,468	\$ 2,693,327	\$ 3,349,278	Not Applicable
% ACTUAL TO BUDGET	54.30%	39.14%	125.67%	105.53%	Not Applicable

**MOST RECENT
12-MONTH**

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
PERSONNEL					
Compensation	\$ 44,227	\$ 40,463	\$ 308,501	\$ 303,077	\$ 552,904
Benefits	22,117	13,578	185,595	157,698	272,264
PERSONNEL (ACTUAL)	\$ 66,524	\$ 54,116	\$ 495,042	\$ 461,089	\$ 827,112
AS BUDGET	\$ 72,339	\$ 69,357	\$ 506,373	\$ 485,500	Not Applicable
% ACTUAL TO BUDGET	91.96%	78.02%	97.76%	94.97%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ -	\$ -	\$ -	\$ -	\$ 11,803
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	-	-	-	160	96
Holiday Events	211	-	211	-	431
Security Sys	-	-	-	-	-
Equipment Rep & Maint	1,370	-	10,248	1,381	10,756
Vehicle Rep & Maint Outside	40	485	2,809	2,106	15,547
R&M System - Outside	-	-	14,513	15,734	25,306
R & M Buildings - Outside	480	-	480	2,513	1,248
Maintenance Contracts	315	648	3,409	4,540	9,118
Equip Rent/Lease	2,610	810	11,233	8,418	15,903
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	166	52	332	166	612
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	672	567	4,414	3,706	9,298
Postage	-	-	-	-	-
Adverstising	-	288	-	1,022	313
Mkt Expense	-	-	400	250	1,308
Printing	-	-	-	-	-
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	104	-	1,141	663	1,141
Fees	500	-	1,400	2,232	1,400
Vehicle Tag & Title Fee	-	-	-	-	22
Ga Dept Rev Fee	-	-	-	-	100
Training & Ed	-	175	3,038	4,258	6,638
Gen Liab Ins	-	-	-	-	-
Uniform Rental	-	-	-	922	-
Contract Labor	1,448	1,989	50,876	32,631	60,107
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 7,915	\$ 5,014	\$ 104,504	\$ 80,703	\$ 171,147

MOST RECENT

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	12-MONTH
AS BUDGET	\$ 22,292	\$ 21,996	\$ 156,042	\$ 153,971	Not Applicable
% ACTUAL TO BUDGET	35.51%	22.80%	66.97%	52.41%	Not Applicable
SUPPLIES					
Gas Cost	73,329	51,921	1,186,758	1,716,113	1,083,800
Office Supplies	50	54	202	1,620	1,136
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	-	659	1,225	1,940	1,836
Construction Materials	-	-	-	-	-
Damage Claims	-	-	-	223	7,656
Expendable Fluids	-	-	22	302	22
Tires	-	-	784	-	2,798
Uniform Expense	504	-	5,709	7,252	5,709
Janitorial	50	104	766	1,181	1,600
Computer Equipment	-	-	-	1,171	336
Equipment Parts	-	358	3,510	4,257	8,192
Repair & Maintenance	17,441	7,827	109,464	69,019	181,201
Util Costs - Util Fund	353	380	2,480	2,597	4,338
Covid-19 Expenses	-	-	-	-	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	1,726	1,415	14,019	13,071	34,118
Food	252	179	1,899	1,812	4,227
Sm Tool & Min Equip	852	256	9,792	3,002	10,738
Meters	5,135	7,102	13,193	37,674	21,697
Sm Oper Supplies	1,362	120	20,367	1,892	22,258
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 101,055	\$ 70,375	\$ 1,370,190	\$ 1,863,124	\$ 1,391,663
AS BUDGET	\$ 180,555	\$ 22,958	\$ 1,263,882	\$ 160,708	Not Applicable
% ACTUAL TO BUDGET	55.97%	306.53%	108.41%	1159.32%	Not Applicable

CAPITAL OUTLAY

Amortization Def Chg 2016 Bond	\$ 1,080	\$ 1,080	\$ 3,240	\$ 3,240	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ (692)	\$ (4,843)	\$ (4,843)	\$ (8,302)
Depr Exp	\$ 19,353	\$ 17,905	\$ 135,383	\$ 125,465	\$ 207,730
Capital Lease	\$ -	\$ -	\$ -	\$ -	\$ 5,008

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
Int Exp 2016 Rev Bond	1,092	1,512	8,706	11,624	16,060
Interest Exp - 2020 Rev Bonds	3,417	3,417	23,922	23,922	41,009
Capital Lease Interest	-	-	-	-	1,405
Lease Liability Interest	352	-	2,461	-	2,461
Issuance Costs	-	-	-	-	-
CAPITAL OUTLAY (ACTUAL)	\$ 24,602	\$ 23,223	\$ 168,869	\$ 159,409	\$ 269,690
AS BUDGET	\$ 4,976	\$ 5,394	\$ 34,829	\$ 37,755	Not Applicable
% ACTUAL TO BUDGET	494.45%	430.57%	484.85%	422.22%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 95,652	\$ 56,064	\$ 658,467	\$ 591,938	\$ 1,026,474
Transfer To Gf	12,120	11,823	191,207	214,328	228,603
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 107,772	\$ 67,887	\$ 849,674	\$ 806,266	\$ 1,255,077
AS BUDGET	\$ 134,401	\$ 145,199	\$ 940,805	\$ 1,016,392	Not Applicable
% ACTUAL TO BUDGET	80.19%	46.75%	90.31%	79.33%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 307,867	\$ 220,614	\$ 2,988,279	\$ 3,370,591	\$ 3,914,688
AS BUDGET	\$ 414,562	\$ 264,904	\$ 2,901,931	\$ 1,854,325	Not Applicable
% ACTUAL TO BUDGET	74.26%	83.28%	102.98%	181.77%	Not Applicable

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 07/2024 | FY 2024

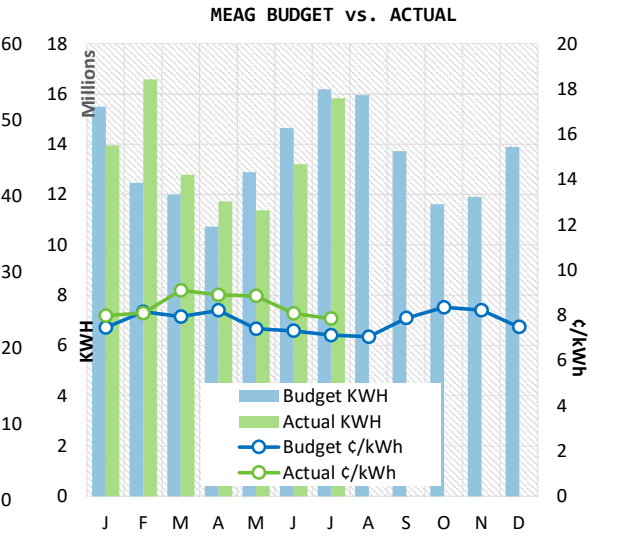
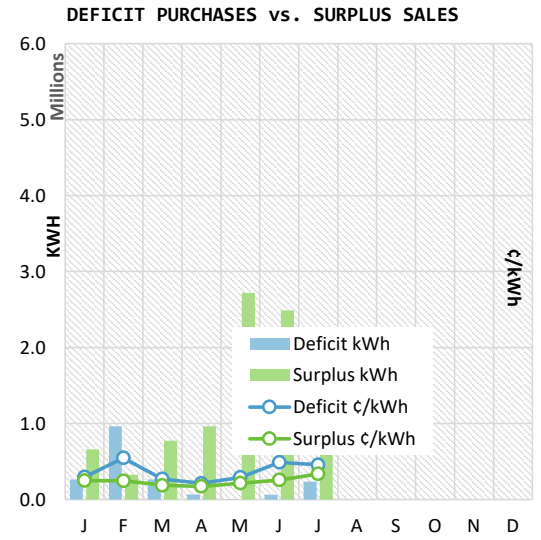
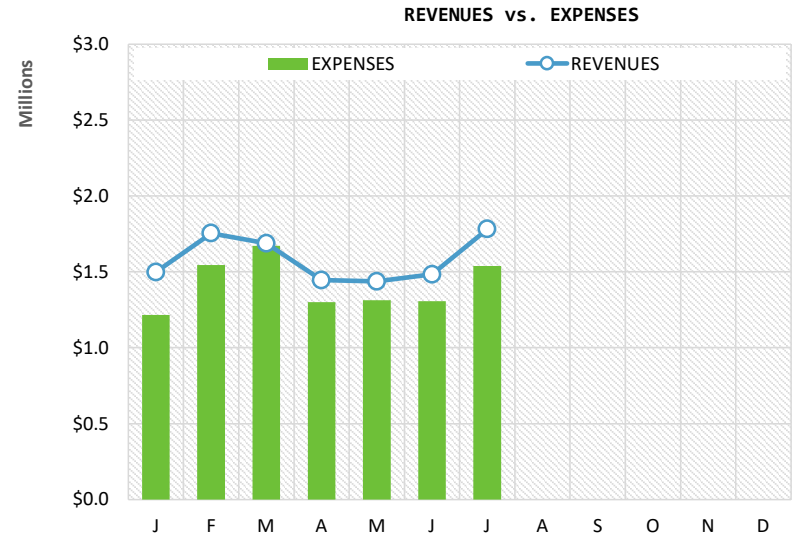


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CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	FY 2024	AS BUDGET	FY 2023
REVENUES	\$ 1.498M	\$ 1.754M	\$ 1.689M	\$ 1.446M	\$ 1.437M	\$ 1.483M	\$ 1.782M						\$ 11.090M	\$ 11.261M	\$ 10.712M
PERSONNEL COSTS	\$ 0.101M	\$ 0.110M	\$ 0.136M	\$ 0.111M	\$ 0.104M	\$ 0.100M	\$ 0.102M						\$ 0.763M	\$ 0.837M	\$ 0.890M
CONTRACTED SVC	\$ 0.042M	\$ 0.061M	\$ 0.081M	\$ 0.042M	\$ 0.089M	\$ 0.052M	\$ 0.092M						\$ 0.459M	\$ 0.505M	\$ 0.425M
SUPPLIES	\$ 1.074M	\$ 1.374M	\$ 1.316M	\$ 1.102M	\$ 1.075M	\$ 1.108M	\$ 1.300M						\$ 8.350M	\$ 7.491M	\$ 9.530M
CAPITAL OUTLAY	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M						\$ 0.002M	\$ -	\$ -
DEPRECIATION	\$ -	\$ -	\$ 0.138M	\$ 0.046M	\$ 0.045M	\$ 0.045M	\$ 0.045M						\$ 0.319M	\$ 0.186M	\$ 0.273M
EXPENSES	\$ 1.217M	\$ 1.546M	\$ 1.671M	\$ 1.301M	\$ 1.313M	\$ 1.306M	\$ 1.540M						\$ 9.894M	\$ 9.019M	\$ 11.118M
FUND TRANSFERS	\$ 0.139M	\$ 0.158M	\$ 0.215M	\$ 0.209M	\$ 0.193M	\$ 0.163M	\$ 0.179M						\$ 1.256M	\$ 1.883M	\$ 1.197M
MARGIN W/O TRANSFERS	\$ 0.281M	\$ 0.209M	\$ 0.018M	\$ 0.145M	\$ 0.124M	\$ 0.177M	\$ 0.242M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.196M	\$ 2.242M	\$ (0.406M)
MARGIN W/ TRANSFER	\$ 0.143M	\$ 0.051M	\$ (0.197M)	\$ (0.065M)	\$ (0.069M)	\$ 0.014M	\$ 0.064M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0.060M)	\$ 0.359M	\$ (1.603M)
PART CONTR/YES/INTEREST	\$ 0.192M	\$ 0.069M	\$ 0.093M	\$ 0.162M	\$ 0.239M	\$ 0.240M	\$ 0.668M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.662M	\$ 1.000M	\$ 1.493M

* Participant Contribution, Year End Settlement and Interest excluded from Revenues



RETAIL SALES REPORT

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Jan 2024
Feb 2024
Mar 2024
Apr 2024
May 2024
Jun 2024
Jul 2024
Aug 2024
Sep 2024
Oct 2024
Nov 2024
Dec 2024
YTD

CUSTOMER COUNT

Residential	5,966	5,962	5,983	5,993	6,016	5,976	5,988	5,983
Commercial	950	954	953	955	953	962	958	955
Industrial	1	1	1	1	1	1	1	1
City	55	55	55	54	54	53	53	54
Total	6,972	6,972	6,992	7,003	7,024	6,992	7,000	6,994
Year-Over-Year Δ	1.48%	1.18%	1.25%	1.26%	1.05%	0.82%	1.00%	

KWH

Residential	6.373M	8.367M	7.442M	5.607M	4.834M	4.750M	6.396M	43.769M
Commercial	5.039M	5.644M	5.848M	5.224M	4.993M	5.610M	6.344M	38.703M
Industrial	0.219M	0.208M	0.257M	0.222M	0.278M	0.254M	0.296M	1.734M
Other	-	-	-	-	-	-	-	-
City	0.508M	0.582M	0.590M	0.537M	0.522M	0.567M	0.555M	3.860M
Total	12.139M	14.801M	14.137M	11.590M	10.627M	11.181M	13.591M	88.066M
Year-Over-Year Δ	-6.76%	5.37%	8.93%	7.23%	-3.44%	1.68%	9.29%	

REVENUE

Residential	\$ 0.701M	\$ 0.890M	\$ 0.802M	\$ 0.627M	\$ 0.627M	\$ 0.617M	\$ 0.843M	\$ 5.108M
Commercial	\$ 0.659M	\$ 0.724M	\$ 0.747M	\$ 0.680M	\$ 0.670M	\$ 0.727M	\$ 0.799M	\$ 5.007M
Industrial	\$ 0.025M	\$ 0.025M	\$ 0.028M	\$ 0.026M	\$ 0.029M	\$ 0.028M	\$ 0.030M	\$ 0.191M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.001M	\$ 0.001M	\$ 0.000M	\$ 0.002M
City	\$ 0.049M	\$ 0.056M	\$ 0.056M	\$ 0.051M	\$ 0.050M	\$ 0.054M	\$ 0.053M	\$ 0.370M
Total	\$ 1.435M	\$ 1.695M	\$ 1.633M	\$ 1.384M	\$ 1.378M	\$ 1.427M	\$ 1.726M	\$ 10.677M
Year-Over-Year Δ	-6.20%	3.56%	6.77%	5.00%	-3.02%	1.13%	9.24%	

SALES STATISTICS

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[Jan 2024](#)
[Feb 2024](#)
[Mar 2024](#)
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[Oct 2024](#)
[Nov 2024](#)
[Dec 2024](#)

YTD

AVERAGE KWH/CUSTOMER

Residential	1,068	1,403	1,244	936	804	795	1,068	1,045
Commercial	5,304	5,916	6,137	5,470	5,239	5,832	6,623	5,789
Industrial	218,971	208,229	256,757	222,125	278,045	253,821	296,330	247,754
City	9,236	10,576	10,725	9,937	9,666	10,706	10,464	10,187

AVERAGE \$/CUSTOMER

Residential	\$118	\$149	\$134	\$105	\$104	\$103	\$141	\$122
Commercial	\$694	\$759	\$783	\$712	\$704	\$755	\$834	\$749
Industrial	\$25,436	\$24,750	\$27,852	\$25,640	\$29,214	\$27,668	\$30,382	\$27,277
City	\$884	\$1,013	\$1,027	\$951	\$925	\$1,025	\$1,002	\$975

AVERAGE \$/KWH

Residential	\$0.1100	\$0.1064	\$0.1078	\$0.1118	\$0.1298	\$0.1299	\$0.1318	\$0.1182
Commercial	\$0.1309	\$0.1283	\$0.1277	\$0.1302	\$0.1343	\$0.1295	\$0.1260	\$0.1295
Industrial	\$0.1162	\$0.1189	\$0.1085	\$0.1154	\$0.1051	\$0.1090	\$0.1025	\$0.1108
City	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0957
Average	\$0.1132	\$0.1123	\$0.1099	\$0.1133	\$0.1162	\$0.1160	\$0.1140	\$0.1136

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	MOST RECENT 12-MONTH
POWER SUPPLY COSTS					
MEAG Project Power	\$ 1,068,577	\$ 976,201	\$ 6,751,317	\$ 6,258,984	\$ 11,655,767
Transmission	113,510	128,375	778,367	850,698	1,405,943
Supplemental	34,070	29,459	239,671	973,274	399,589
SEPA	52,201	50,767	397,666	373,187	676,658
Other Adjustments	(26,656)	890	(191,164)	6,323	(186,714)
TOTAL POWER SUPPLY COSTS	\$ 1,241,704	\$ 1,185,691	\$ 7,975,858	\$ 8,462,466	\$ 13,951,243
AS BUDGET	1,150,884	1,180,554	7,178,347	7,220,475	12,178,684
% ACTUAL TO BUDGET	107.89%	100.44%	111.11%	117.20%	114.55%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	36,509	31,832	36,509	40,520	36,509
Non-Coincident Peak (NCP)	36,509	32,087	40,654	40,520	40,654
CP (BUDGET)	33,253	33,307	33,253	33,307	33,253
NCP (BUDGET)	34,143	33,835	34,143	33,835	34,143

Energy (KWH)

MEAG Energy	15,133,932	12,901,767	90,529,358	80,179,506	157,912,616
Supplemental Purchases (or sales)	(168,895)	(735,090)	(3,724,249)	(1,791,079)	(6,322,264)
SEPA Energy	856,845	1,059,178	8,620,735	9,187,202	13,161,256
Total Energy (KWH)	15,821,882	13,225,856	95,425,844	87,575,630	164,751,608
AS BUDGET	16,174,000	16,094,000	94,371,000	93,988,000	161,139,000
% ACTUAL TO BUDGET	97.82%	82.18%	101.12%	93.18%	102.24%

CP Load Factor	60.19%	57.71%	29.84%	24.67%	51.51%
NCP Load Factor	60.19%	57.25%	26.80%	24.67%	46.26%
% Supplemental	1.06%	5.27%	3.76%	2.00%	3.70%

UNIT COSTS (¢/kWh)

Bulk Power	7.9421	8.7379	8.6990	9.9473	8.6037
Supplemental	20.1724	4.0075	6.4354	54.3401	6.3203
SEPA Energy	6.0923	4.7930	4.6129	4.0620	5.1413
MEAG Total	7.8480	8.9650	8.3582	9.6630	8.4680

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**

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	
SALES REVENUES					
ELECTRIC SALES	\$ 1,725,265	\$ 1,545,121	\$ 10,673,467	\$ 10,178,717	\$ 18,743,575
SALES REVENUES (ACTUAL)	\$ 1,725,265	\$ 1,545,121	\$ 10,673,467	\$ 10,178,717	\$ 18,743,575
AS BUDGET	\$ 1,541,667	\$ 1,641,667	\$ 10,791,667	\$ 11,491,667	Not Applicable
% ACTUAL TO BUDGET	111.91%	94.12%	98.90%	88.57%	Not Applicable

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

OTHER REVENUES

OP REVENUE	34,841	34,907	243,032	244,122	416,408
FEDERAL GRANT	-	-	-	-	-
MISC REVENUE	425	4,071	6,723	121,751	130,989
CONTRIBUTED CAPITAL	-	-	228	24,537	110,133
SALE OF FIXED ASSETS	-	-	-	-	10,000
GAIN UTILITIES ASSETS	-	-	-	-	-
REIMB DAMAGED PROPERTY	-	-	-	-	-
CUST ACCT FEES	-	-	-	-	-
OTHER REV	-	-	-	-	-
ADMIN ALLOC	20,710	9,248	158,688	142,451	288,400
STATE GRANTS	-	-	-	-	-
SALE OF RECYCLED MATERIALS	737	-	7,367	-	8,199
OTHER REVENUES (ACTUAL)	\$ 56,713	\$ 48,225	\$ 416,038	\$ 532,861	\$ 964,129
AS BUDGET	\$ 67,097	\$ 54,444	\$ 469,681	\$ 381,111	Not Applicable
% ACTUAL TO BUDGET	84.52%	88.58%	88.58%	139.82%	Not Applicable

TRANSFER

OPERATING TRANSFERS IN	-	-	-	-	-
TOTAL REVENUES (ACTUAL)	\$ 1,781,978	\$ 1,593,346	\$ 11,089,505	\$ 10,711,578	\$ 19,707,704
AS BUDGET	\$ 1,608,764	\$ 1,696,111	\$ 11,261,347	\$ 11,872,778	Not Applicable
% ACTUAL TO BUDGET	110.77%	93.94%	98.47%	90.22%	Not Applicable

TOTAL EXCLUDED	\$ 667,881	\$ 166,572	\$ 1,662,357	\$ 1,493,220	\$ 2,728,432
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Note on Interest/YES/Participant Contribution: excluded from revenues

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	12-MONTH
PERSONNEL					
Compensation	\$ 72,027	\$ 107,736	\$ 515,689	\$ 670,634	\$ 954,990
Benefits	29,673	21,201	247,318	219,350	362,507
PERSONNEL (ACTUAL)	\$ 101,700	\$ 128,936	\$ 763,007	\$ 889,984	\$ 1,317,497
AS BUDGET	\$ 119,493	\$ 125,077	\$ 836,451	\$ 875,538	Not Applicable
% ACTUAL TO BUDGET	85.11%	103.09%	91.22%	101.65%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ -	\$ -	\$ -	\$ 288	\$ 559
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	2,059
Maintenance Contracts	445	892	23,291	9,027	25,428
Rents/Leases	419	271	2,205	3,152	3,591
Repairs & Maintenance (Outside)	3,727	4,551	46,250	60,079	88,436
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,727	1,575	10,963	12,859	20,337
Postage	-	-	-	26	-
Public Relations	-	-	-	-	-
Mkt Expense	-	-	-	-	-
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	4,333	3,726	7,400	5,699
Vehicle Tag & Title Fee	-	-	22	142	53
Ga Dept Rev Fee	-	-	-	-	824
Fees	-	-	-	-	-
Training & Ed	2,790	495	5,781	2,814	7,916
Contract Labor	83,046	50,412	366,674	328,621	632,366
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 92,154	\$ 62,528	\$ 458,911	\$ 425,127	\$ 787,363
AS BUDGET	\$ 72,113	\$ 69,952	\$ 504,788	\$ 489,665	Not Applicable
% ACTUAL TO BUDGET	127.79%	89.39%	90.91%	86.82%	Not Applicable

SUPPLIES

Office Supplies	50	124	214	1,530	1,201
Furniture <5001	-	-	-	-	-
Postage	-	-	-	-	-
Auto Parts	-	120	1,347	641	2,211
Construction Materials	-	-	-	-	38
Damage Claims	-	-	2,108	159	2,887
Sponsorships/Donations	-	-	-	-	-
Expendable Fluids	-	-	22	302	22
Safety/Medical Supplies	-	-	-	-	-
Tires	-	-	2,717	1,865	6,043

	Jul 2024	Jul 2023	FY2024 YTD	FY2023 YTD	12-MONTH
Uniform Expense	504	-	17,811	16,119	19,227
Janitorial	90	154	1,272	1,872	2,534
Computer Equipment	-	500	49	6,068	2,179
R & M Buildings - Inside	-	-	-	-	-
Util Costs - Util Fund	683	700	12,627	13,270	18,433
Covid-19 Expenses	-	-	-	-	-
Streetlights	-	-	-	-	-
Auto & Truck Fuel	2,663	2,947	16,356	19,727	37,236
Food	144	61	1,374	1,535	7,908
Sm Tool & Min Equip	8,406	5,349	22,284	47,898	35,142
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	2,777	151	23,964	5,474	50,999
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,241,704	1,185,691	7,923,656	8,409,919	12,105,228
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,300,113	\$ 1,279,017	\$ 8,350,326	\$ 9,529,958	\$ 12,219,659
AS BUDGET	\$ 1,070,142	\$ 1,039,146	\$ 7,490,997	\$ 7,274,021	Not Applicable
% ACTUAL TO BUDGET	121.49%	123.08%	111.47%	131.01%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Lease	\$ 259	\$ -	\$ 1,824	\$ -	\$ 3,757
Depr Exp	\$ 45,353	\$ 39,791	\$ 319,474	\$ 272,775	\$ 482,432
CAPITAL OUTLAY (ACTUAL)	\$ 45,612	\$ 39,791	\$ 321,298	\$ 272,775	\$ 486,189
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 95,652	\$ 56,064	\$ 658,467	\$ 591,938	\$ 1,026,474
TRANSFER TO GF	83,225	80,225	597,749	604,601	1,064,999
TRANSFER TO CIP	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 178,877	\$ 136,289	\$ 1,256,216	\$ 1,196,538	\$ 2,091,473
AS BUDGET	\$ 268,993	\$ 274,472	\$ 1,882,951	\$ 1,921,302	Not Applicable
% ACTUAL TO BUDGET	66.50%	49.66%	66.72%	62.28%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,718,456	\$ 1,646,562	\$ 11,149,759	\$ 12,314,382	\$ 16,902,181
AS BUDGET	\$ 1,530,741	\$ 1,508,647	\$ 10,715,186	\$ 10,560,526	Not Applicable
% ACTUAL TO BUDGET	112.26%	109.14%	104.06%	116.61%	Not Applicable



To: City Council
From: Chris Bailey, Assistant City Administrator
Department: Airport
Date: 09/04/24
Subject: FY25 Tentative Allocation (TA) – Cy Nunnally Memorial Airport

Budget Account/Project Name: Runway 3/21 Approach Clearing

Funding Source: Capital Improvement Projects

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: \$48,648.00 **Company of Record:** GDOT

Description:

Staff recommends the approval of the Fiscal Year 2025 Tentative Allocation (TA) grant proposal for the Cy Nunnally Memorial Airport for runway 3/21 approach clearing and land acquisition. This is a 90/10 tentative grant with the city being responsible for approximately 10% of the total costs or approximately \$48,648.

Background:

The City of Monroe is continually required and seeking the improvement of safety aspects of the Cy Nunnally Memorial Airport. This project is a result of the recent multi-year LiDar study performed by the Georgia Department of Transportation (GDOT) for all state airports, thus funding is being provided to maintain state approach requirements for licensing.

Attachment(s):

Tentative Allocation Letter – 1 page



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

August 15, 2024

Via Email

The Honorable John Howard, Mayor
City of Monroe
P. O. Box 1249
Monroe, GA 30655

Dear Mayor Howard:

The Department is pleased to announce a tentative allocation of federal funding assistance and includes AIP and BIL in the amount of \$437,828 to **Runway 3-21 Approach Clearing - Land Acquisition** at the Cy Nunnally Memorial Airport.

Please confirm, by letter, no later than **September 23, 2024**, your intent to proceed with and fund this project in the state's Fiscal Year 2025, which ends June 30, 2025. State and/or federal funding if unconfirmed by this date may be reassigned.

State funding assistance must be formally requested by letter to the Department's Commissioner. See attached sample letter. **These projects will require matching funds from City of Monroe estimated in the amount of \$48,648.** This is a tentative allocation of funds, the actual contract amount will be based on preapproved design, planning and engineering costs and/or competitive bids received to accomplish the project. Any work seeking reimbursement with federal funds must have been reviewed and approved by the Department prior to work commencing to be considered eligible.

As a reminder, projects containing professional services estimated to be over \$100,000 require an independent fee estimate (IFE) be conducted in accordance AC 150/5100-14E - Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects. These services are eligible for reimbursement at 90%.

Nick Sayles has been assigned as your Project Manager to assist in this tentative allocation award, including but not limited to, overall project coordination, federal and state guidance, and project review and scheduling. Please communicate with your project manager each month regarding your project's status and schedule.

As acknowledgement to this tentative allocation award, please provide a confirmation letter. See attached example.

Please contact Nick Sayles, Aviation Project Manager, at (779) 435-4680 if you have any questions. We look forward to the successful completion of this project.

Sincerely,

Leigh Ann Trainer
Digitally signed by Leigh Ann Trainer
DN: c=US, e=ltrainer@dot.ga.gov,
o=GDOT, ou=Division of
Intermodal, CN=Leigh Ann Trainer
Date: 2024.08.15 11:47:32-04'00'

Leigh Ann Trainer, Assistant Director
Division of Intermodal

cc: Jamie Boswell, State Transportation Board
Chris Bailey, Assistant City Administrator

Attachment

To: City Council

From: Logan Propes, City Administrator
Chris Bailey, Assistant City Administrator

Department: Administrative, Public Works

Date: 09/04/24

Subject: TAP Grant Project Fee Proposal – PI 0019857



Budget Account/Project Name: TAP Grant / McDaniel Street

Funding Source: Capital Improvement Projects

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: \$248,614.00 **Company of Record:** Keck & Wood, Inc.

Description:

Staff recommends the approval of the recommendation to approve the fee proposal for the approved Transportation Alternative Program (TAP) Grant (PI 0019857) project of \$248,614 (not to exceed) for surveying, concept design, and process management. This will be for the McDaniel Street streetscape project with awarded grant funding by the Georgia Department of Transportation (GDOT). All procurement guidelines and policies were followed, with approval from GDOT, and Atlas Consulting.

Background:

The City of Monroe is continually seeking the improvement of streetscapes throughout the city to better enhance walkability, and other means of transportation to lessen the stress on our streets and infrastructure. The TAP grant process has been very pivotal in helping to fund this necessary improvement.

Attachment(s):

Fee Proposal Document – 6 pages



August 22, 2024

Logan Propes – City Administrator
City of Monroe

Sent via email: LPropes@monroega.gov

Re: Fee Proposal for McDaniel Street TAP - PI 0019857
City of Monroe, GA

Dear Mr. Propes:

The City of Monroe (the “City”) was recently awarded federal Transportation Alternatives Program (TAP) funds through the Georgia Department of Transportation (GDOT). GDOT partners with the Federal Highway Administration (FHWA) in facilitating and providing an opportunity for local governments to pursue non-traditional transportation related activities such as pedestrian facilities, bicycle facilities, and pedestrian streetscaping projects. TAP improves the quality of life for citizens in communities across the state by providing local governments the means to pursue projects that might not otherwise be possible. The City solicited responsive qualified firms for engineering and design services for the McDaniel Street TAP Project. Keck & Wood, Inc. (the “Engineer”) intends to provide the City with professional engineering services for the design of this project.

Scope of Work

The project will provide sidewalks along McDaniel Street from the Monroe City limits to Childers Park. Our initial scope of services will include survey, concept development, and environmental resource identification. Future additional scope of services will include engineering design / permitting, right-of-way acquisition services, bidding services, and construction administration services. We anticipate all submissions to GDOT will be submitted through GDOT’s TAP program manager ATLAS. We propose the following scope of services:

Phase 1: Surveying

We will prepare a field run topographic survey of the project area described in the RFQ with adjacent parcels to be verified. Topographic mapping and survey will show and include ground identifiable planimetric feature. Delivery will be in OpenRoads to the typical GDOT standards with the understanding that GDOT will not be reviewing the database. Location survey to include:

- Location and sizes of storm sewer systems, manhole, catch basin, drop inlet, curb inlet with rim and invert elevations, if accessible; pipe size; inverts and material, if accessible; headwalls, flared end sections; other drainage structures, if accessible.
- Sanitary sewer systems; manhole rims and inverts, pipe sizes and materials, if accessible.
- Location of valves, meters and other gas main appurtenances, if accessible and surface evident.
- Location of valves, meters, hydrants and other water main appurtenances, if accessible and surface evident.
- Horizontal location of overhead electric lines, telephone lines and appurtenances.
- Location of other underground utilities on or adjacent to the project site, if accessible and surface evident in the field.
- Spot elevations at centerline of road, top and bottom of curb, face of building (where applicable) every 50 feet along the length of the street.
- Property lines, utility easements and rights of way (including roadways and swales within right of way).

- Boundary lines between adjoining properties and identification of owners.
- Exact location of existing striped centerline of street, location, and width of each travel lane every 100' along the length of street.
- Location of existing natural elements and edge of canopy of existing vegetation
- Location of fences, walls, slabs and materials of which they are constructed.
- Location of existing signs.
- Vertical Datum (NAVD 88).
- State Plane Coordinate Datum (NAD 83 GA West Zone).
- Contour interval will be 2 feet.

The following exclusions and/or limitations apply:

- No review, permitting, inspection or recording fees are included in this proposal.
- In the event of boundary conflicts and the need for extra fieldwork to resolve these conflicts or any other boundary ambiguities, we may require additional surveying fees and/or extensions of the time of delivery. In such event, we will notify you immediately of any changes in fees prior to completing the survey.
- This proposal does not include reviewing and addressing comments or additions required by attorneys or title insurance companies beyond or not included in the ALTA/NSPS requirements.
- Only the fieldwork indicated is included in this proposal.
- The determination of overhead utility wire height, voltage or use.
- Proposed centerline staking.
- Proposed easement or right-of-way staking.
- Survey of additional areas outside the limits of work described above.
- Utility depths are not included unless they are specifically mentioned.
- We locate underground utilities solely as an accommodation and our markings/locates shall not be used for excavation. This work does not preclude the owner and/or contractor from their responsibility to contact the 811 Call Center. We accept no liability for ANY underground utilities that are not located or marked by us.

Phase 2: Concept Phase

After the survey is completed, the next step will be to develop a conceptual layout of the project and subsequent approval of a Concept Report by GDOT. The concept phase scope of services includes the following:

1. Concept Phase Project Coordination / Management
2. Kickoff Meeting
3. Site Visit
4. UST/HW Site Assessment Phase I
5. Utility Coordination
6. Prepare Project Conceptual Layout
7. Prepare Typical Sections
8. Prepare Detailed Conceptual Construction Cost Estimate
9. Prepare Preliminary Right of Way Cost Estimate
10. Prepare Preliminary Utility Cost Estimate
11. Prepare Draft Concept Report, and supporting documentation
12. Concept Team Meeting (Virtual)
13. Modify Concept Report & Layout
14. Obtain Concept Report Approval from GDOT

Phase 3: Environmental Resource Identification

The proposed environmental resource identification scope during the concept phase includes the following:

1. Environmental Phase Project Management
 - a. Project Coordination
 - b. TPro and P6 updates (16 months)
 - c. Monthly Status Meetings (virtual) (16 months)
 - d. Kick off and Concept Team Meetings (virtual)
2. Prepare Environmental Survey Boundary
3. Environmental Resource Identification Reports
 - a. Archaeology survey, Phase I Report/ASR Report
 - b. History survey and HRSR Report
 - c. Ecology survey and ERSR
 - d. Ecology ARDRVq
 - e. EDP Site Visit
 - f. Early Coordination Letters for all specialties
4. Incorporate Resource Boundaries into Conceptual Layout

Compensation

Compensation for work performed shall be according to the hourly not to exceed fee noted for each phase of the project. Once per month during the existence of the contract, the Engineer shall submit to the City and invoice for payment based on the actual work performed for the Project though the invoice period. Should additional services be required, we can provide these services according to our latest standard hourly rate schedule or an agreed upon lump sum. Our proposed fees are as follows:

Phase 1: Surveying	\$48,840
Phase 2: Concept Phase	\$62,700
Phase 3: Environmental Resource Identification	\$137,434
Total <u>Hourly Not to Exceed Fee</u>	\$248,614

If you have any questions or need additional information, please call me at (678) 417-4017.

Sincerely,

KECK & WOOD, INC.



Robert Renwick, P.E.
Vice President

Attachments:

1. 2024 Standard Hourly Rate Schedule
2. Fee Estimate
3. Terms & Conditions

ACCEPTED by the CITY OF MONROE

This _____ day of _____, 2024.

By: _____

Title: _____

2024 Standard Rate Schedule

Principal	\$255.00
Senior Engineer 2.....	\$230.00
Senior Engineer 1.....	\$210.00
Engineer 2.....	\$185.00
Engineer 1.....	\$165.00
Staff Professional 2.....	\$150.00
Staff Professional 1.....	\$135.00
Senior Landscape Architect 2	\$205.00
Senior Landscape Architect 1	\$185.00
Landscape Architect 2	\$170.00
Landscape Architect 1	\$155.00
Landscape Professional 2.....	\$145.00
Landscape Professional 1	\$130.00
Senior Planner 2.....	\$205.00
Senior Planner 1	\$185.00
Planner 2.....	\$170.00
Planner 1	\$155.00
Planning Professional 2.....	\$145.00
Planning Professional 1	\$130.00
Technician Manager.....	\$160.00
Senior Field Technician	\$140.00
Field Technician	\$115.00
GIS Technician.....	\$95.00
CAD Technician.....	\$85.00
Staff Designer 2.....	\$85.00
Staff Designer 1	\$75.00
Registered Land Surveyor.....	\$165.00
2-Man Survey Crew	\$165.00
1-Man Survey Crew	\$115.00
Survey Technician 2	\$110.00
Survey Technician 1	\$90.00
Construction Observer.....	\$100.00
2-Man Mapping Crew	\$140.00
1-Man Mapping Crew.....	\$80.00
Clerical/Administrative Staff 2	\$100.00
Clerical/Administrative Staff 1	\$90.00
IT Specialist.....	\$150.00
Office Financial Manager.....	\$120.00
Controller	\$200.00
Human Resources.....	\$200.00
Marketing Director	\$200.00
Proposal Manager.....	\$120.00

Task	Hourly Rate	Principal-In-Charge	Senior Engineer 2	Senior Engineer 1	Staff Professional	Environmenta l Lead	NEPA Analyst	Sr. Historian	Ecology Group Manager	Senior Ecologist	Project Ecologist	Archaeology Principal Investigator	Archaeology Group Manager	Archaeology Technician	GIS Lead	Direct Sub- consultant	Direct Costs	Total
Phase 1: Surveying																		
1001			4															\$920
1002																\$46,500		\$46,500
1003			2		4													\$1,060
Phase 1: Subtotal Manhours		0	6	0	4	0	0	0	0	0	0	0	0	0	0	0	0	10
Phase 1: Subtotal Cost		\$0	\$1,380	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,500	\$0	\$48,480
Phase 2: Concept Phase																		
2001		4	20	16														\$8,980
2002			2	2														\$880
2003			4		4													\$1,520
2004																		\$7,150
2005				2	4													\$1,020
2006				2														\$420
2007			4	4														\$1,760
2008					2													\$300
2009				2	4													\$1,020
2010				4														\$920
2011			2	4	8													\$2,500
2012					4													\$600
2013					8													\$1,680
2014		2	4	16	32													\$9,590
2015				2	4													\$1,020
2016					4													\$600
2017			2	4	8													\$2,500
2018																\$5,000		\$5,000
2019					4													\$840
2020			4	16	32													\$9,080
2021			4	4														\$1,760
2022			2	4	12													\$3,100
2023				2														\$460
Phase 2: Subtotal Manhours		6	54	90	118	0	0	0	0	0	0	0	0	0	0	0	0	268
Phase 2: Subtotal Cost		\$1,530	\$12,420	\$18,900	\$17,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,150	\$0	\$62,700
Phase 3: Environmental Resource Identification																		
3001						86	18	10										\$24,980
3002				4														\$840
3003						2	8											\$1,542
3004						40		267							12	\$123		\$48,805
3005												150	24	224		\$1,597		\$39,676
3006									12	24	120					\$348		\$17,748
3007									8	12								\$2,363
3008			2	2	4													\$1,480
Phase 3: Subtotal Manhours		0	2	6	4	128	26	277	12	32	132	150	24	224	12			1029
Phase 3: Subtotal Cost		\$0	\$460	\$1,260	\$600	\$31,616	\$3,406	\$38,226	\$2,114	\$4,770	\$12,879	\$17,177	\$3,903	\$16,999	\$1,956	\$0	\$2,068	\$137,434
Phase 1-3: Total Manhours																		
Phase 1-3: Total Manhours		6	62	96	126	128	26	277	12	32	132	150	24	224	12			1,307
Phase 1-3: Total Cost		\$1,530	\$14,260	\$20,160	\$18,900	\$31,616	\$3,406	\$38,226	\$2,114	\$4,770	\$12,879	\$17,177	\$3,903	\$16,999	\$1,956	\$58,650	\$2,068	\$248,614

TERMS AND CONDITIONS OF SERVICE

These Terms and Conditions, together with KECK & Wood's Proposal, make up the Agreement between Keck & Wood and you, the Client. *Before countersigning proposal, be sure you read and understand the paragraphs entitled Indemnification and Limitation of Liability, which deal with the allocation of right between you and KECK & WOOD.*

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EFFECTIVE DATE: This Agreement, by and between Keck & Wood, Inc., hereinafter referred to as the Consultant, and the Client identified on the attached proposal, is binding and effective upon acceptance by a currently authorized corporate officer of the Consultant.

SCOPE OF SERVICES: Whereas the Consultant has proposed to perform, and the Client desires to have the Consultant perform, the scope of services described on the attached proposal. Any request or directions from the Client that would require extra work or additional time for performance would result in an increase in KECK & WOOD's costs, including expert witness services and unanticipated meetings, will be the subject of a negotiated amendment or change order. Additional Services are not included as part of the Basic Services in the Proposal and shall be paid for by the Client in addition to the payment for Basic Services, in accordance with KECK & WOOD's prevailing fee schedule, or as agreed to by KECK & WOOD and Client.

AGREEMENT: Now, therefore, in consideration of the premises and the covenants and undertakings hereinafter set forth, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **STANDARD OF CARE:** KECK & WOOD will perform the services with the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services at the same time under the same conditions in the same or similar locality. KECK & WOOD makes no warranty, expressed or implied, as to its professional services rendered under this Agreement. You will promptly notify KECK & WOOD with reasonable specificity or any deficiencies or suspected deficiencies in the services of which you become aware, so that KECK & WOOD may take measures to minimize the consequences of such a deficiency. Failure to notify KECK & WOOD shall relieve us of the cost of remedying the deficiencies above the sum such remedy would have cost had prompt notification been given. The Client acknowledges that the services entail risk or personal injury and property damage (including cross-contamination) that cannot be avoided, even with the exercise of due care. The Client also acknowledges that environmental and geotechnical conditions can vary from those encountered at the time and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of these conditions, despite due professional care. KECK & WOOD therefore cannot guarantee specific results such as the identification of all contamination or other geotechnical or environmental conditions or problems nor their resolution.

2. **BASIS OF PAYMENT:** The Client agrees to compensate the Consultant as provided on the attached proposal. In the event a preliminary estimate of compensation is made, the Consultant will endeavor to accomplish services within that estimate, but the Consultant does not guarantee such estimate unless a specific written statement to that effect is given. Should the Consultant become aware that charges will or have exceeded any preliminary estimate, they will promptly notify the Client who may elect to reduce the scope of services or authorize a continuation of services at increased cost.

3. **PAYMENT AND CREDIT:** Progress or partial payments shall be made by the Client in proportion to services rendered by the Consultant unless specific extension of credit to the Client is provided on the attached proposal. Statements will be issued from time to time by the Consultant, but no more often than at 4-week intervals, and shall be fully payable within 30 days thereafter. Balances which are unpaid for more than 30 days are subject to a finance or service charge plus collection expenses. Unless stated differently on the face(s) hereof service charges shall be 1.5 percent per month, which amounts to 18 percent per year. If in the exclusive judgment of Consultant, the financial condition of the Client at any time does not appear to justify the commencement or continuance of services on the terms specified herein, Consultant may, in addition to all other remedies it may have at law or in equity, make written demand for full or partial payment in advance, suspend its performance until such payment is made and cancel this Agreement if such payment is not received by the Consultant within 30 days after delivery in person or mailing of said demand by Consultant.

4. **OWNERSHIP OF DOCUMENTS:** All documents, including original drawings, plats, estimates, field notes, specifications and other data shall remain the property of the Consultant. Copies of finished documents furnished to the Client are instruments of service for the specific project or initial purpose indicated, and are not intended to be reused for extensions of the project or for additional purposes without written authorization by the Consultant. Reuse of any of the instruments of service of the Consultant by the Client on any extension of the project or for additional purposes shall be at the Client's risk and the Client agrees to defend, indemnify and hold harmless the Consultant from all claims, damages and expenses including attorney's fees arising out of any unauthorized reuse of the Consultant's instruments of service by the Client or by others acting through the Client.

5. **ACCESS:** The Client shall be responsible for providing all rights of access upon public or private property as required by the Consultant to perform authorized services.

6. **ESTIMATES OF CONSTRUCTION COST:** Since the Consultant has no control over construction costs or of the methods by which construction contractors determine prices, or over market conditions, any opinion of the Consultant regarding construction cost are to be made on the basis of his best judgment, but Consultant cannot and does not guarantee that actual construction costs will not vary from estimates provided by the Consultant.

7. **FORCE MAJEURE:** Consultant shall not be liable for failures to perform any obligation under this Agreement where such failure arises from causes beyond Consultant's exclusive control, including (but not limited to) such causes as war; civil commotion; force majeure; acts of a public enemy; sabotage; vandalism; accident; statute; ordinances; embargoes; government regulations; priorities or allocations; interruption or delay in transportation; inadequacy, shortage or failure of supply of materials, equipment, fuel or electrical power; labor controversies (whether at Consultant's office or elsewhere); shut-downs for repairs; natural phenomena; whether such cause exists on the effective day hereof, or arises thereafter, or from compliance with any order or request of the United States Government or any officer, department, agency, instrumentality or committee thereof.

8. **CONSULTANT'S INSURANCE:** The Consultant shall acquire and maintain statutory workmen's compensation insurance coverage, employer's liability, comprehensive general liability insurance coverage of not less than \$1,000,000 limit, and professional liability insurance coverage of not less than \$1,000,000 limit.

9. **AUDIT; ACCESS TO RECORDS:** For Agreements employing cost as a basis of compensation, the Consultant shall maintain books, records, documents and other evidence directly pertinent to the Agreement in accordance with appropriate accounting standards. From time to time, but not more often than once each calendar year, the Client may have his accounting representative verify costs by examination of pertinent documents at the home office of the Consultant. During such audit, the Consultant shall provide suitable facilities for the Client's representative, and that representative shall organize and conduct his audit in a manner which minimizes special effort by the Consultant.

10. **DELEGATION OF DUTIES:** Neither the Client nor the Consultant shall delegate his duties hereunder without the written consent of the other.

11. **INDEMNIFICATION:** In addition, and notwithstanding any other provisions of this Agreement, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless KECK & WOOD, its officers, directors, employees and consultants against all damages, liabilities or costs including reasonable attorneys' fees, arising out of or in any way connect with this Project or the performance by any of the parties above named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligent acts or negligent failure to act by KECK & WOOD.

12. **LIMITATION OF LIABILITY:** In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant to the Client for any and all claims, losses, costs, damages or any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the Consultant to the Client shall not exceed \$100,000, or the Consultants total fees for services rendered on this project, whichever is less. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor KECK & WOOD, their respective officers, directors, partners, employees, contracts or consultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project of to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the Client and KECK & WOOD shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this Project.

13. **RECORDS RETENTION:** Consultant shall maintain on file in legible form, for a period of five years following completion or termination of its services, all Documents, records (including cost records), and design calculations related to Consultant's services or pertinent to Consultant's performance under this Agreement. Upon Client's request, Consultant shall provide a copy of any such item to Client at cost.

14. **MISCELLANEOUS:** This Agreement shall be governed by Georgia law. Any legal action between the Client and KECK & WOOD arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in Gwinnett County, Georgia. All limitations of liability, indemnifications, warranties and representations contained in this Agreement shall survive the completion or termination of this Agreement and shall remain in full force and effect. Any amendment to this Agreement must be in writing signed by both parties. This Agreement supersedes any contract terms, purchase orders or other documents issued by the Client. These Terms and Conditions shall govern over any inconsistent terms in the Proposal. If these Terms and Conditions have been provided to the Client, verbal authorization to commence services constitutes the Client's acceptance of them. The provisions of this Agreement are severable; if any provision is unenforceable, it shall be appropriately limited and given effect to the extent it is enforceable. Neither party to this Agreement shall transfer, sublet or assign any right under or interest in the Agreement without prior written consent of the other party. Headings in these Terms and Conditions are for convenience only and do not form part of the Agreement. Nothing in this Agreement shall be construed to give any right or benefits to third parties. It is intended by the parties to this Agreement that KECK & WOOD's services in connection with the Project shall not subject KECK & WOOD's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Any notice required under this Agreement shall be in writing; addressed as specified in this Agreement and sent by electronic mail; facsimile; registered, certified express or regular US mail.

15. **TERMINATION:** Should this Agreement be terminated prematurely by written mutual agreement or as provided elsewhere herein, the Consultant shall be paid for services performed to the termination date plus 15 percent of the total compensation earned to the time of termination to account for Consultant's rescheduling adjustments and related costs.



To: City Council
From: Logan Propes, City Administrator
Department: Administration
Date: 09/03/2024
Subject: Power Purchase Agreement through MEAG Power (4th Amendment)

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:** MEAG Power

Description:

Staff recommends that Council authorize the 4th Amendment to the Power Purchase Agreement (PPA) as presented by MEAG Power Authority.

Background:

MEAG Power cities look for additional clean power availability particularly in light of uncertain future in the power supply market. In 2021, the City of Monroe participated along with several other participant cities in authorizing the PPA with Pineview Solar LLC. Since then several changes to the project have occurred rendering the project delayed or infeasible with the previous developer. Fast forward to today and there is a new contract with other participants that includes additional contractual and monetary security measures in the agreement. This will be the third Solar Power Purchase Agreement (SPPA) with MEAG for this project under the umbrella of the fourth PPA overall.

Staff has analyzed the data with MEAG Power and has concluded that in order to shore up additional long-term, clean energy into the City’s energy portfolio at a reasonable cost basis; the agreement is the most logical step forward. Also of note, all other parties that were a part of the previous SPPA agreement are also taking part in the third SPPA update.

Attachment(s):

Agreement with Cover Letter from MEAG

FOURTH AMENDMENT TO THE POWER PURCHASE CONTRACT
BETWEEN MUNICIPAL ELECTRIC AUTHORITY OF
GEORGIA AND THE UNDERSIGNED PARTICIPANT

This Fourth Amendment to the Power Purchase Contract (this “**Amendment**”), made and entered into as of _____, 2024, by and between the Municipal Electric Authority of Georgia (the “**Authority**” or “**MEAG Power**”), a public body corporate and politic and a public corporation and an instrumentality of the State of Georgia, created by the provisions of the Municipal Electric Authority Act, Ga. L. 1976, p. 107, as amended (the “**Act**”), and the City of Monroe (the “**City**”), a political subdivision of the State of Georgia.

WITNESSETH:

WHEREAS, the Authority has previously entered into the Power Purchase Contract (“PPC”) made and entered as of August 11, 2021, with the City of Monroe (the “**City**”);

WHEREAS, Section 1.1 of the PPC references as Exhibit A that certain Power Purchase Agreement with Pineview Solar LLC (the “**Company**”) for the output and services of approximately 80 MWac from a photovoltaic solar energy generation facility located in Wilcox County, Georgia (the “**Facility**”) to be constructed, owned, operated, and maintained by the Company (hereinafter the “**SPPA**”);

WHEREAS, the Authority and the City amended the PPC pursuant to that certain First Amendment to the PPC, dated October 20, 2022 by adding Exhibit B to the PPC (incorporating into the PPC Amendment No.1 to the SPPA);

WHEREAS, the Authority and the City further amended the PPC pursuant to that certain Second Amendment to the PPC dated July 31, 2023 by adding Exhibit C to the PPC (incorporating into the PPC Amendment No. 2 to the SPPA);

WHEREAS, the Authority and the City further amended the PPC pursuant to that certain Third Amendment to the PPC dated August 10, 2024 by increasing its Entitlement Share of the Solar project in accordance with the formula stated therein;

WHEREAS, Linea Energy Development Co LLC purchased One Hundred Percent (100%) of the ownership interest in Pineview Solar LLC from Sunbird Holdings I, LLC on or about July 30, 2024;

WHEREAS, as the result of changes that have occurred impacting the solar industry and the change in ownership described above and subject to the approval of each of the Solar Participants, MEAG Power’s Board has authorized MEAG Power’s President and CEO to execute Amendment No. 3 to the SPPA in substantial form;

NOW, THEREFORE, for and in consideration of the premises and mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1.

Section 1.1 of the amended Power Purchase Contract between MEAG Power and the City is hereby amended by adding the exhibit reflecting the changes to the SPPA agreed to by MEAG Power and Company (which is marked as Amendment No. 3 to the SPPA and attached hereto as Exhibit D).

2.

All other provisions of the Power Purchase Contract between MEAG Power and the City shall remain in full force and effect and binding upon the parties hereto.

3.

In witness whereof, MEAG Power has caused this Amendment to be executed in its corporate name by its duly authorized officers and MEAG Power has caused its corporate seal to be hereunto impressed and attested; the City has caused this Amendment to be executed in its

corporate name by its duly authorized officers and its corporate seal to be hereunto impressed and attested, and delivery hereof by MEAG Power to the City is hereby acknowledged, all as of the day and year first above written.

MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA

By: _____
Name: James E. Fuller
Title: President and CEO

ATTEST:

By: _____
Name: _____
Title: _____

(SEAL)

[Solar Participant Signature is on the next page]

CITY OF MONROE

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

EXHIBIT D
AMENDMENT NO. 3 TO THE SPPA

**AMENDMENT NO. 3
TO THE
POWER PURCHASE AGREEMENT
BETWEEN
PINEVIEW SOLAR LLC
AND
MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA**

THIS AMENDMENT NO. 3 (“Amendment”) amends the September 01, 2021 Power Purchase Agreement by and between PINEVIEW SOLAR LLC (“Seller”) and the MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA (“Buyer”), as amended by the (i) November 14, 2022 Amendment No. 1, (ii) October 31, 2022 letter agreement, and (iii) August 7, 2023 Amendment No. 2 (hereinafter referred to as the “Amended PPA”). The effective date of this Amendment is _____, 2024 (“Effective Date”). Seller and Buyer are individually referred to herein as a “Party” and collectively as the “Parties.”

BACKGROUND RECITALS:

A. Pursuant to the Amended PPA, Seller is planning to construct, own, and operate a solar photovoltaic electric generation facility with a Planned Facility Capacity of approximately 80 MWac on a site located in Wilcox County, Georgia;

B. Seller intends to sell and deliver to Buyer the power, output and services of the Facility to provide Supplemental Power to the Solar Participants, and Buyer intends to purchase the same from Seller in accordance with the terms and conditions of the Amended PPA; and

C. Consistent with Section 21 of the Amended PPA, Seller and Buyer agree to further amend the Amended PPA as set forth herein.

NOW, THEREFORE, in consideration of the premises, the mutual promises and agreements contained herein and in the Amended PPA and other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Parties each intending to be legally bound hereby agree as follows:

1. Section 1.1 of the Amended PPA is hereby amended as follows:
 - (a) The following definition is added to Section 1.1 in proper alphabetical order:

“**Base Contract Price**” means \$41.50/MWh, escalated by 0% per annum.
 - (b) The definition of “Construction Credit Support” is deleted in its entirety and replaced with the following:

“**Construction Credit Support**” means a Letter of Credit, Cash Deposit, or Guaranty, or a combination thereof, provided by Seller for the benefit of Buyer in an amount equal to Three Million Dollars (\$3,000,000), provided that if Commercial Operation is not achieved by the Guaranteed Commercial Operation Date, the amount of the Construction Credit Support shall increase to Six Million

Dollars (\$6,000,000) on the Guaranteed Commercial Operation Date and remain at such amount until the date the Subsequent Credit Support Tier I takes effect.

- (c) The definition of “Contract Price” is deleted in its entirety and replaced with the following:

“**Contract Price**” means the Base Contract Price, as adjusted by the Contract Price Adjustment Amount (if applicable).

- (d) The following definition is added to Section 1.1 in proper alphabetical order:

“**Contract Price Adjustment Amount**” means an increase or decrease of the Base Contract Price by the amount of \$.50 per MWh for every \$.01/Wdc more than or less than \$0.232/Wdc (on a pro rata basis), as applicable, that Seller is required to pay for modules for the Facility under an executed module supply agreement or purchase order, it being understood that in the case of any such incremental increase or decrease of the module purchase price that is less than a full \$.01/Wdc, the amount of the increase or decrease to the Base Contract Price by MWh will be proportional (using a proportional amount of the +/- \$.50 per MWh measurement described above) to the incremental increase or decrease to the module purchase price; provided, however, that in no event shall the Contract Price Adjustment Amount exceed the Contract Price Adjustment Cap.

- (e) The following definition is added to Section 1.1 in proper alphabetical order:

“**Contract Price Adjustment Cap**” means the maximum amount by which the Contract Price Adjustment Amount may increase or decrease the Base Contract Price, which maximum amount is \$4.00/MWh (as either an increase or decrease to the Contract Price).

- (f) The following definition is added to Section 1.1 in proper alphabetical order:

“**Contract Price Adjustment Conditions**” means the following conditions to any Contract Price Adjustment Amount taking effect: (i) Amendment No. 3 to this Agreement is executed by the Parties after August 1, 2024; (ii) no later than November 30, 2024, Seller or its affiliate executes a module supply agreement or purchase order for the procurement of modules for the Facility that contains a price for the modules that is more than or less than \$0.232/Wdc; and (iii) Seller delivers to Buyer a written statement or report from an independent third party consultant confirming (A) that Seller or its affiliate received a binding offer from a module supplier to purchase modules at a price of \$0.232/Wdc and such offer was valid through August 1, 2024, (B) the amount of the final realized weighted average cost on a \$/Wdc basis of the modules ultimately purchased by Seller or its affiliate for the Facility, and (C) Seller’s calculation of the Contract Price Adjustment Amount.

- (g) The definition of “Delay Damages” is deleted in its entirety and replaced with the following:

“**Delay Damages**” means the damages payable by Seller, under the circumstances and subject to the limits described in Sections 2.2.1 or 2.2.2, which for any given

day are equal to the product of One Hundred Dollars (\$100) per MWac and the Nameplate Capacity of the Facility required to deliver the Contract Amount.

- (h) The definition of “Guaranteed Commercial Operation Date” is deleted in its entirety and replaced with the following:

“**Guaranteed Commercial Operation Date**” means January 31, 2026, provided that the Guaranteed Commercial Operation Date shall be extended on a day-for-day basis for each day of delay in Seller’s development, permitting, construction, interconnection or completion of the Facility associated with (a) the occurrence of a Force Majeure event, (b) a breach by Buyer of any of its obligations under this Agreement, (c) the occurrence of an Emergency condition, or (d) a delay in the in-service date of the Interconnection Facilities beyond the expected date set forth in the Generation Interconnection Agreement, including as a result of a delay in the completion of any Network Upgrades, provided that such delay is not the result of Seller’s failure to perform its obligations under the Generation Interconnection Agreement.

- (i) The definition of “Outside Guaranteed Commercial Operation Date” is deleted in its entirety and replaced with the following:

“**Outside Commercial Operation Date**” means the date that is one hundred and eighty (180) days after the Guaranteed Commercial Operation Date.

- 2. Section 5.1 of the Amended PPA is deleted in its entirety and replaced with the following:

5.1 Contract Price. Commencing on the Commercial Operation Date and continuing through the Term, Buyer shall pay the Contract Price for all deliveries to Buyer of the Products. The Contract Price includes the consideration to be paid by Buyer to Seller for the Products, and Seller shall not be entitled to any compensation over and above the Contract Price for the Products, except as set forth in Section 4.4.2.

- 3. Section 8 of the Amended PPA is hereby amended by adding the new Section 8.3 at the end thereof:

8.3 Existing Solar Participants. Seller has provided Pre-Construction Credit Support to the existing Solar Participants pursuant to the Amended PPA in the amount of three million dollars (\$3,000,000) to secure performance under the Amended PPA. If an existing Solar Participant elects not to execute this Amendment and Commercial Operation is not achieved by November 1, 2025 such existing Solar Participant shall be entitled to a withdrawal payment from the Pre-Construction Credit Support in an amount equal to such existing Solar Participant’s entitlement share times the sum of \$3 Million.

4. Section 14.1 of the Amended PPA (Definition of Force Majeure) is hereby deleted in its entirety and replaced with the following:

14.1 Definition of Force Majeure. “Force Majeure” or “an event of Force Majeure” means an event that (a) is not within the reasonable control of the Party affected by the event, (b) is not the result of such Party’s negligence or failure to act, and (c) could not be overcome, avoided or mitigated by the affected Party’s use of due diligence under the circumstances. Force Majeure includes, but is not restricted to, events of the following types (but only to the extent that such an event, in consideration of the circumstances, satisfies the tests set forth in the preceding sentence): acts of God; natural disasters; fire; severe weather; storms; lightning; tsunami; peril of the sea; war (declared or undeclared); military or guerilla action; banditry; terrorist activity or a threat of terrorist activity which, under the circumstances, would be considered a precursor to actual terrorist activity; economic sanction or embargo; pandemic, epidemic or quarantine; civil disturbance; sabotage; action, inaction or restraint by court order or public or Governmental Authority and construction delays resulting from compliance with NPDES stormwater permit requirements. Notwithstanding the foregoing, none of the following constitute Force Majeure: (i) Seller’s ability to sell, or Buyer’s ability to purchase, the Products at a more advantageous price than is provided hereunder; (ii)(a) the unavailability, variability or lack of photovoltaic rays or solar insolation, or (b) Facility equipment failures, in each case, except to the extent caused by an independent event of Force Majeure; or (iii) economic hardship, including lack of money.

5. Exhibit 2 (Required Insurance) to the Amended PPA titled “*All-Risk Property Insurance*” is hereby amended by deleting the words “wind storm” appearing therein and replacing them with the words “Named Windstorm and Severe Convective Storm”.

6. Unless otherwise specifically provided in this Amendment, capitalized terms in this Amendment shall have the meaning assigned to such terms in the Amended PPA.

7. This Amendment has been duly authorized, executed and delivered by each Party.

8. Except as amended hereby, the terms and conditions of the Amended PPA shall remain in full force and effect.

9. This Amendment may be executed by facsimile or PDF (electronic copy) and in multiple counterparts, all of which taken together shall have the same force and effect as one and the same original instrument.

10. This Amendment shall be considered for all purposes as prepared through the joint efforts of the Parties and shall not be construed against one Party or the other because of the preparation or other event of negotiation, drafting or execution hereof.

[Signature Page Following]

IN WITNESS WHEREOF, the Parties have duly executed this Amendment as of the Effective Date.

PINEVIEW SOLAR LLC

**MUNICIPAL AUTHORITY OF
GEORGIA**

BY: _____
NAME: _____
TITLE: _____

BY: _____
NAME: _____
TITLE: _____



To: City Council
From: Rodney Middlebrooks
Department: Water, Sewer, Gas & Electric Department
Date: 09/10/2024
Subject: Approval to purchase a Ford F550 with Reel Lift Body

Budget Account/Project Name: Electric Underground Truck Purchase

Funding Source: CIP

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$89,500.00 **Company of Record:** Ring Power Corporation

Description:

Staff recommends the approval to purchase a Ford F550 4x4 Crew Cab with Reel Lift Body from Ring Power in the amount of \$89,500.00

Background: The proposed purchase was originally budgeted as a lease in the 2024 CIP budget as a flatbed truck. We have since started the underground service crew which the truck was to be purchased for, but Ford has not started production of the truck. The recommended truck purchase is a demo unit that includes a reel lift body used to lift and transport wire and assist in installing wire and conduit. The truck has never been titled and has all new factory warranties.

Attachment(s):

Ring Power Quote

Quotation



Ring Power[®]

UTILITY | TRUCK | CRANE

Ring Power Corporation
500 Commerce Parkway
St. Augustine, FL 32092

Preston Wallin
Cell – (404) 661-3081

08/15/2024

Quote Number: 86700069

City of Monroe
215 North Broad St
Monroe, GA 30655
(770) 266-5415

Qty. Description
Ford F550 4x4 Crew Cab with Reel Lift Body

DewEze XRT60 Reel Transport Bed

- Dimensions: 8' x 9'8"
- Weight: 3,150lbs
- Hydraulically Powered Lift
- 5,500lb Lift Capacity
- Max Diameter is 102" or 8' 6"
- Max reel width is 48"
- 10 Gallon Reservoir
- Spinner & Riser Assembly
- 30" Underbody Toolboxes
- Overspin Brake Option with Reel Power
- Steel Plate Landing Pad for Reel
- Rub Rails
- Hydraulic Winder Option
- Dummy Arms Serve as a Side Rail
- Heat-Treated, Polyurethane Based Paint
- Wireless remote

Chassis Components:

- Ford F-550 Crew Cab 60CA 4x4
- 6.7L V8 Diesel
- 10-Spd Automatic
- Transmission PTO Provision
- Front Mono Beam Non-Independent Suspension w/ Anti Roll Bar, HD Shocks
- Rear Rigid Axle Leaf Spring Suspension w/ Anti Roll Bar, HD Shocks
- Vinyl 40/20/40 Seats
- LT225/70SR19.5 GBSW AS front and rear tires
- Trailer Plug RV Style
- 2.5" Trailer Hitch Receiver

Miscellaneous:

- Mud Flaps
- Decals
- Fire Extinguisher

Qty.	Description
	<ul style="list-style-type: none"> • Triangle Set • Seatbelt Cutter • Vehicle Height Sticker • Back Up Alarm • ICC Bumper

Sale Price: \$89,500.00

Delivery Not Included.

Notes:

1. Prices are FOB Atlanta, GA. Customer pick up available. Delivery will be quoted upon request.
2. Quotation valid for 30 days.
3. Prices exclude any applicable taxes or license fees.
4. Terms: Net due upon delivery.
5. Chassis pricing is based upon current model year production availability. Any Federal mandated costs, such as 2010 emission requirements, will be passed on at cost.
6. Availability may vary and is subject to prior sale.
7. Chassis requires clean frame rails, side and top. Relocation of chassis components, to facilitate equipment installation, will be in addition to above quoted price.

Accepted by:

PO Number: _____

Date: _____

Account Manager – Preston Wallin



To: City Council
From: Rodney Middlebrooks
Department: Water, Sewer, Gas & Electric Department
Date: 09/10/2024
Subject: Approval of Water and Sewer Connection/Tap Fee Schedule

Budget Account/Project Name:

Funding Source:

Budget Allocation: \$0.00

Budget Available: \$0.00

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

Description:

Staff recommends the approval of new water and sewer connection/tap fee schedule.

Background: The proposed fee schedule aligns with surrounding providers' fee schedule. Based on recent studies, our current water and sewer Connection/Taps are much lower than surrounding city and county tap fees and system connection fees.

Our current commercial connection fee is less than a residential connection fee. However a commercial account requires more of the City's capacity. Going to an ERU (Equivalent Residential Unit) configuration allows all customers to pay full cost of their service.

An ERU configures customer demand for service in terms of an equivalent number least sized residential demand accounts. One ERU is typically equal to the average daily demand of a 5/8" or 3/4" individually metered residential account.

Attachment(s):

- Water Connection/Tap Fee Schedule
- Sewer Connection/Tap Fee Schedule
- ERU Calculation Worksheet

Water Connection Fee's (Inside City Limits)

Meter Size	Rated Maximum Capacity (gpm)	Meter Equivalent (ERU Value)	Connection Fee (Note 5)	Short Side Service Tap Fee	Long Side Service Tap Fee
5/8"	20	1.0	\$2,300	\$1,839	\$2,804
1"	50	2.5	\$5,750	\$2,153	\$3,135
2"	160	8.0	\$18,400		
4"	500	25.0	\$57,500		
6"	1,000	50.0	\$115,000		
8"	1,600	80.0	\$184,000		

All meters 2" and larger to be installed by others. City would only provide the meter at cost plus connection fee based on meter size.

Water Connection Fee's (Outside City Limits)

Meter Size	Rated Maximum Capacity (gpm)	Meter Equivalent (ERU Value)	Connection Fee (Note 5)	Short Side Service Tap Fee	Long Side Service Tap Fee
5/8"	20	1.0	\$5,250	\$1,839	\$2,804
1"	50	2.5	\$13,125	\$2,153	\$3,135
2"	160	8.0	\$42,000		
4"	500	25.0	\$131,250		
6"	1,000	50.0	\$262,500		
8"	1,600	80.0	\$420,000		

All meters 2" and larger to be installed by others. City would only provide the meter at cost plus connection fee based on meter size.

1. Property owner that's NOT in a residential subdivision would pay the connection fee for requested meter size *PLUS* the tap fee.
2. Before final plat, developers of residential subdivisions would be required to pay all connection fee's per lot based on a 5/8" meter.
3. Connection fees previously paid by residential developers would require builders to pay a \$350 meter fee per lot.
4. Before permitting, commercial developments would be required to pay connection fee per unit based on size of meter.
5. The connection fee covers the customer's share of the costs incurred by the City of Monroe for the construction of the water system infrastructure.

Residential Sewer Fee Schedule (Inside City Limits Only)

Connection Fee (1 ERU = 130 gpd)

(Note 4)

Short Side Service Tap Fee

Long Side Service Tap Fee

\$8,670	\$2,317	\$3,078
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1. Individual property owners should be charged the connection fee *PLUS* the appropriate service tap fee.
2. Before final plat, developers of residential subdivisions would be required to pay all connection fee's per lot based on the residential fee.
3. At time of permitting, the builder would pay a \$50 inspection fee.
4. The connection fee covers the customer's share of the costs incurred by the City of Monroe for the construction of the water system infrastructure.

Commercial Sewer Fee Schedule (Inside City Limits Only)

1 ERU (130 gpd) = \$8,670

***ERU - Equivalent Residential Unit/Connections**

1. All commercial service connection charges will be based off of ERU form multiplied by \$8,670.
2. Before permitting, commercial developments are required to pay all connection fee's per ERU.
3. At time of permitting, the builder would pay a \$50 inspection fee.
4. The connection fee covers the customer's share of the costs incurred by the City of Monroe for the construction of the sewer system infrastructure.

EQUIVALENT RESIDENTIAL UNITS/CONNECTIONS (ERU's) CALCULATION WORKSHEET

Project Name and Address:	Contact Name:	District:	(V)	Calculated by:
	Contact Phone No.:			
Project No.:	Contact E-Mail:			
		Date:		

District: _____

Commercial: _____

Residential: _____

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TOTAL NUMBER OF ERU'S **0.0**

TOTAL NUMBER OF ERU'S **0**

√	Type of Establishment	Units	USAGE BASED		ERU's	AREA BASED		Applicable ERU's	ERU Credits	TOTAL ERU's
			Gallons per Unit	Usage Gals/Day		Square Footage	ERU's			
<input type="checkbox"/>	Apartment Complex: With Master Metering	No. of Apartment Units	0	0	0.0		0.0			0.00
<input type="checkbox"/>	Assembly Hall	No. of Seats	5		0.0		0.0			
<input type="checkbox"/>	Barber Shop/Beauty Parlor/Nail Salon	No. of Chairs No. of Employees	125 20	0 0	0.0		0.0			0.00
<input type="checkbox"/>	Boarding House	No. of Rooms No. of Washing Machines No. of Dishwashers	100 300 300	0 0 0	0.0		0.0			0.00
<input type="checkbox"/>	Bowling Alley	No. of Lanes No. of Employees	75 20	0 0	0.0		0.0			0.00
<input type="checkbox"/>	Carwash	No. of Pumps No. of Stalls	100 500	0 0	0.0		0.0			0.00
<input type="checkbox"/>	Church (w/o Daycare or Kindergarten)	No. of Sanctuary Seats	5	0	0.0		0.0			0.00
<input type="checkbox"/>	Correctional Institute/Prison	No. of Inmates	300	0	0.0		0.0			1.00
<input type="checkbox"/>	Country Club (Recreation Facilities Only)	No. of Members	25	0	0.0		0.0			0.00
<input type="checkbox"/>	Day Care Center (No Meals)	No. of Children	15	0	0.0		0.0			0.00
<input type="checkbox"/>	Dental Office	No. of Chairs No. of Employees	100 20	0 0	0.0		0.0			0.00
<input type="checkbox"/>	Department Store Based on No. of employees & customers	No. of Square Feet No. of Employees/cust.	0.1 25	0 0	0.0		0.0			0.00
<input type="checkbox"/>	Factory Without Showers	No. of Employees	25	0	0.0		0.0			0.00
<input type="checkbox"/>	Factory With Showers	No. of Employees	35	0	0.0		0.0			0.00
<input type="checkbox"/>	Food Service - Restaurant (up to 12 Hrs/Day)	No. of Seats No. of Seats, Paper used No. of Employees No. of Dishwashers	35 20 20 300	0 0 0 0	0.0		0.0			2.00
<input type="checkbox"/>	Food Service - Restaurants (12 to 18 Hrs/Day)	No. of Seats No. of Seats, Paper used No. of Employees No. of Dishwashers	50 35 20 300	0 0 0 0	0.0		0.0			0.00
<input type="checkbox"/>	Food Service - Restaurants (Over 18 Hrs/Day)	No. of Seats No. of Seats, Paper used No. of Employees No. of Dishwashers	75 50 20 300	0 0 0 0	0.0		0.0			0.00

Food Service - Bar & Cocktail Lounge	No. of Seats	<input type="text"/>	30	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0
	No. of Employees	<input type="text"/>	20	0						172
	No. of Dishwashers	<input type="text"/>	300	0						
Food Service - Drive-In Restaurant	No. of Spaces	<input type="text"/>	50	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
	No. of Employees	<input type="text"/>	20	0						
	No. of Dishwashers	<input type="text"/>	300	0						
Food Service - Carry Out Only	No. of Square Feet	<input type="text"/>	0.5	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
	No. of Employees	<input type="text"/>	20	0						
	No. of Dishwashers	<input type="text"/>	300	0						3.00
Funeral Home	No. of Square Feet	<input type="text"/>	0.1	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
	No. of Employees	<input type="text"/>	20	0						
Gas Station - Interstate	No. of Pumps	<input type="text"/>	150	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
Gas Station - Interstate w/Carwash	No. of Pumps	<input type="text"/>	150	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
	No. of Stalls	<input type="text"/>	500	0						
Gas Station - Other Locations	No. of Pumps	<input type="text"/>	100	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
Gas Station - Other Locations w/Carwash	No. of Pumps	<input type="text"/>	100	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
	No. of Stalls	<input type="text"/>	500	0						
Hospital - Inpatient	No. of Beds	<input type="text"/>	300	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
Hospital - Outpatient	No. of Beds	<input type="text"/>	275	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
Hotel	No. of Rooms	<input type="text"/>	100	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
	No. of Washing Machines	<input type="text"/>	300	0						
	No. of Dishwashers	<input type="text"/>	300	0						4.00
Kindergarten (No Meals)	No. of Students	<input type="text"/>	15	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
Laundry - Commercial	No. of Machines	<input type="text"/>	1000	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
Laundry - Coin	No. of Machines	<input type="text"/>	150	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
Lodges	No. of Rooms	<input type="text"/>	100	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
	No. of Washing Machines	<input type="text"/>	300	0						
	No. of Dishwashers	<input type="text"/>	300	0						
Mobile Home Park	No. of Sites	<input type="text"/>	300	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
Motel	No. of Rooms	<input type="text"/>	100	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
	No. of Washing Machines	<input type="text"/>	300	0						
	No. of Dishwashers	<input type="text"/>	300	0						
Nursing Home	No. of Beds	<input type="text"/>	100	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
	No. of Washing Machines	<input type="text"/>	300	0						
	No. of Dishwashers	<input type="text"/>	300	0						5.00
Office	No. of Square Feet	<input type="text"/>	0.1	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
Physicians Office	No. of Exam Rooms	<input type="text"/>	200	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
School - Boarding	No. of Students	<input type="text"/>	100	0	0.0	<input type="text"/>	0.0	<input type="text"/>	<input type="text"/>	0.00
	No. of Washing Machines	<input type="text"/>	300	0						



To: City Council
From: Rodney Middlebrooks
Department: Water, Sewer, Gas & Electric Department
Date: 09/10/2024
Subject: Approval to purchase (3) replacement Sodium Hypochlorite Bulk Storage Tanks

Budget Account/Project Name: Water Plant Rehab

Funding Source: CIP

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$44,986.00 **Company of Record:** The George Seelke Co.

Description:

Staff recommends the approval to purchase 3 replacement sodium hypochlorite chemical tanks for the WTP

Background: The current sodium hypochlorite tanks at the WTP were built in place and have begun to leak. The best option is to purchase (3) three smaller tanks that can fit thru the plant floor access doors. Built-in place tanks the size of our current ones can run as much as \$200,000.00 each. We would be replacing two 5,250 gallon tanks with (3) three 3,650 gallon tanks.

Attachment(s):

- The George Seelke Co. - Quote
- Eco-Tech - Quote
- Augusta Fiberglass - Quote

**THE GEORGE SEELKE CO. PROPOSAL # 082224-C-SII
CITY OF MONROE, GEORGIA WATER TREATMENT PLANT
SNYDER INDUSTRIES POLYETHYLENE STORAGE TANKS
August 22, 2024**

SODIUM HYPOCHLORITE BULK STORAGE TANK OPTIONS:

2 EA 5,500 Gallon Vertical Storage Tanks, 120” diameter, 1.9 S.G., HDLPE, natural

Selling Price, F.O.B. Philippi, WV \$ 16,669.00 each

Shipping for Two (2) Tanks \$ 3,342.00 total

3 EA 3,000 Gallon Vertical Storage Tanks, 90” diameter, 1.9 S.G., HDLPE, natural

Selling Price, F.O.B. Marked Tree, AR \$ 11,645.00 each

Shipping for Three (3) Tank \$ 1,527.00 total

3 EA 3,650 Gallon Vertical Storage Tanks, 102” diameter, 1.9 S.G., HDLPE, natural

Selling Price, F.O.B. Marked Tree, AR \$ 14,399.00 each

Shipping for Three (3) Tank \$ 1,789.00 total

Each Option to Include:

- 1 – 18” Top, Threaded Manway w/15” access opening
- 2 – 6” Threaded Bulkhead Fittings (PVC) w/Viton Gaskets & Flange Adapters (Vent, LI)
- 1 – 4” Double Flange Fitting (PVC) w/Titanium Bolts, Viton Gaskets (Drain)
- 1 – 4” Double Flange Fitting (PVC) w/316 SS Bolts & Viton Gaskets (O-Flow)
- 1 – 2” Threaded Bulkhead Fitting (PVC) w/Viton Gaskets (Fill)
- 1 – 1” Double Flange Fitting (PVC) w/Titanium Bolts & Viton Gaskets (Outlet)
- 1 – Factory Hydrostatic Testing & ASTM D-1998 Documentation
- Protective Plastic Wrap for Shipment

SODIUM HYPOCHLORITE DAY TANK

1 EA 750 Gallon Vertical Storage Tank, 68” diameter, 1.9 S.G, HDLPE, natural

Tank to Include:

- 1 – 18” Top, Threaded Manway w/15” access opening
- 1 – 6” Threaded Bulkhead Fitting (PVC) w/Viton Gaskets & Flange Adapter (LI)
- 1 – 4” Threaded Bulkhead Fitting (PVC) w/Viton Gaskets & Flange Adapter (Vent)
- 3 – 2” Threaded Bulkhead Fittings (PVC) w/Viton Gaskets (O-Flow, Drain & Fill)
- 1 – 1” Threaded Bulkhead Fitting (PVC) w/Viton Gaskets (Outlet)
- 1 – Factory Hydrostatic Testing & ASTM D-1998 Documentation
- Protective Plastic Wrap for Shipment

Selling Price, F.O.B. Chowchilla, CA \$ 3,869.00 each

LTL Shipping for One (1) Tank \$ 787.00 total

THE GEORGE SEELKE CO. PROPOSAL # 082224-C-SII
CITY OF MONROE, GEORGIA WATER TREATMENT PLANT
SNYDER INDUSTRIES POLYETHYLENE STORAGE TANKS
August 22, 2024
Page 2

Delivery: We would expect the tank(s) to ship in 6 weeks after final drawing approval based on current production schedules.

Submittals: Approval drawings could be provided within 1 weeks after receipt of an order and fitting locations based on current engineering schedules.

Shipping: Shipping is shown above and is based on a single truckload shipment of two or three bulk tanks. Day tank shipping would be via LTL.

Warranty: Snyder Industries Standard Three (3) Year Tank Warranty would apply.

Terms: Our Terms of Payment are 25% due at final drawing approval and 75% due Net 30 Days from Date of Shipment.

Taxes: Our price does not include any State and/or Local Sales or Use taxes.

Comments and Clarifications:

1. Our price includes only those items specially listed above. Our price does not include any pumps, valves, level instruments, blind flanges, anchor bolts or any other items not listed above.
2. Please contact Mike Callahan at (770) 513-7330 office, (678) 642-2767 mobile or mjcallahan@bellsouth.net with any questions. Our proposal is valid for thirty days from the proposal date.

August 27, 2024

TO: CITY OF MONROE, GA
 ATTN: STEVEN ERVIN
 QUOTATION BY: HERB TIMMERMAN
 PAGE: 1 of 2

*We are pleased to offer the following quotation for this project. Valve boxes, extension stems, stem guides and tee wrenches are not included unless otherwise noted. MJ accessories and flange joint material are not included. Permanent name plates are by others. This project is **NOT** identified as needing any domestic content certifications. If needed call for additional pricing.*

Description: (3) Round 90" Diameter x 122" Height Tanks

Qty	PART #	Description
		TANK
3	ICT3000X19	VRT TK 1.9SG XLPE 3000GAL 90" DIA. X 122" HGT
		MANWAY
3	MK16	16" LEVER LOCKING MANWAY COVER
		VENT
3	MVPE600	6" POLY MUSHROOM VENT/SS-EPDM
3	MVSS600	6" SS SCREEN / MUSHROOM VENT ASM.
		FILL
3	AFEPV100	1" PVC ANTI-FOAM ELBOW
3	BHPV100	1" PVC BULKHEAD FTG/EPDM
3	FLPVSEE100	1" PVC FILL LINE/SS-EPDM/EPDM
		DRAIN
3	FFPV300	3" PVC FLANGE/SS BOLT-EPDM/EPDM
3	FAPV300	3" PVC FLANGE ADAPTER
3	FEJ300	3" (3 CONV.) TEFLON EXPANSION JOINT/ GALV. LIMIT BOLTS
3	4PCBSSS0625	4PC BOLTS SET / 5/8" X 11 STAINLESS STEEL

Price: \$7,800.00 per tank
 \$23,400 TOTAL

SUBMITTALS – 2-3 WEEKS AFTER ORDER IS ENTERED, IF APPLICABLE
 DELIVERY – 8-10 WEEKS FROM RELEASE

CONTINUED.....



ECO - TECH, INC.

156 Hickory Springs Industrial Drive
Canton, GA 30115

TERMS AND CONDITIONS OF THE QUOTE

DELIVERY: DELIVERY TIMES ARE AN ESTIMATE ONLY AND SUBJECT TO CHANGE.

NOTES: UNLESS SPECIFICALLY NOTED ABOVE, FLANGE JOINT ACCESSORY SETS, MJ ACCESSORY SETS, RESTRAINED JOINT ACCESSORY SETS, EXTENSION STEMS, VALVE BOXES, GROUND LEVEL POSITION INDICATORS, STAINLESS STEEL BOLTING ON VALVES, ENCLOSED NECK EXTENSIONS (EXTENDED BONNETS), STEM GUIDES, FLOOR BOXES, FLOOR STANDS, POSITION INDICATING SWITCHES, SOLENOID VALVES, SPEED CONTROL VALVES, DASHPOTS, AIR/OIL CUSHIONS, BY-PASS PIPING, CONTROL RODS, INSTALLATION, START-UP SERVICES, ARRA CERTIFICATION, TEST REPORTS, AND OTHER ACCESSORIES, ITEMS, SERVICES, CERTIFICATION OR DOCUMENTATION IS **NOT** INCLUDED.

THIS QUOTATION REFLECTS THE MANUFACTURER'S POLICY OF SOURCING RAW MATERIALS IN THE MOST COST EFFECTIVE MANNER. **ANY REQUIREMENTS FOR SPECIFIC U.S. CONTENT SHALL REQUIRE A REVISED QUOTATION.**

ITEM(S) ARE QUOTED PER PROJECT SPECIFICATIONS AND/OR DETAILS. PRICES AND DELIVERIES ARE SUBJECT TO CHANGE IF DIFFERENT FEATURES ARE REQUIRED.

ECO-TECH, INC. DOES NOT WARRANT THE ABOVE DESCRIPTIONS AND / OR TAKE-OFFS. WE HAVE SUBMITTED THIS QUOTATION TO THE BEST OF OUR KNOWLEDGE AND ABILITY, BUT WE WILL NOT BE RESPONSIBLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM AN INCORRECT VALVE TAKE-OFF OR ITEM DESCRIPTION.

THIS QUOTATION IS VALID FOR PRODUCTS USED ON MUNICIPAL WATER AND WASTEWATER SYSTEMS INSIDE ECO-TECH'S SALES TERRITORY. OTHERWISE THIS QUOTE IS INVALID AND WILL BE RETRACTED.

ALL ORDERS SHALL BE SUBJECT TO ECO-TECH'S AND THE MANUFACTURER'S STANDARD TERMS AND CONDITIONS.

***** END OF QUOTE *****

- 1) Tanks must be installed per Assmann tank installation guidelines. Tanks are designed for atmospheric pressure only! Flexible expansion joints need to be used on all sidewall connections! Purchaser to ensure that tanks are installed to comply with local, state and/or federal laws as applicable.
- 2) Freight Is Fob Factory Unless Otherwise Noted. Freight Quotes And Shipments Are Subject To Additional Charges If Delivered To A Gov'T Site, Utility Site, Construction Site, Residential, Redelivered Or Reconsigned Shipments.
- 3) Assmann Corporation Terms & Conditions apply, read online at www.Assmann-usa.com.



Augusta Fiberglass®

ASME Accredited • Fiberglass Industrial Equipment

86 Lake Cynthia Road • Blackville, South Carolina, 29817 • (803) 284-2246 • FX (803) 284-2309 • www.augustafiberglass.com

September 6, 2023

Wiedeman and Singleton
3091 Governors Lake Drive
Norcross, GA, 30071

ATTENTION: PETER JOHNS
E-MAIL: pjj@wiedeman.com

Phone: 678-910-1123



Subject: Quotation/ Budgetary

AFC REF # 93203 Revision #1 (2302-24) SR

AUGUSTA FIBERGLASS® is pleased to furnish this quotation per your request.

DESCRIPTION OF QUOTE:

AFC'S QUOTATION IS CONDITIONED UPON THE ATTACHED AUGUSTA FIBERGLASS COMMERCIAL TERMS AND CONDITIONS.

SCOPE OF WORK:

One (1) FRP Tank, 8'-6" I.D. x 15'-6" Straight Shell Height with Dome Top, Flat Bottom. Cut into (7) pieces and Field Assembled

Fabrication: Hand Lay-up per NBS PS 15-69, Contact Molded per ASTM D 4097-19, Filament Wound per ASTM D 3299-18 and Per ASME RTP-1 Design Only, No Stamp/Certification, Sections 3&4 Only, Level 2 Non-Critical Service

Resin: Augusta Fiberglass has based our proposal on a premium grade vinyl ester resin such as Derakane 411 or equal with a BPO/DMA cure system and a 110 mil corrosion barrier. This resin selection is based on the recommendation of the resin manufacturer. Proper resin selection is critical for the optimum performance of your equipment in the service listed in your inquiry.

Nozzles, etc.:

- 1 – 2" Flanged Nozzle
- 1 – 4" Flush Drain
- 2 – 4" Flanged Nozzles
- 1 – 8" Flanged Nozzle
- 1 – 24" Top Manway with cover. 316 Stainless Steel Bolting and EPDM Gaskets will be provided.



FRP Ladder

2 – Carbon Steel Galvanized Lifting Lugs

6 – Carbon Steel Galvanized Hold Down Lugs

Price (Each).....\$ 221,162.00

Items shown above will be fabricated in Blackville, South Carolina or in Ocean Springs, Mississippi at Augusta Fiberglass' option. ASME RTP-1 vessels fabricated in Ocean Springs, MS will be manufactured by AFC's sister company, B&D Plastics.

Freight is Prepay and add.

ESTIMATED SCHEDULE:

Drawings: 5 – 6 weeks for approval drawings after receipt of mutually agreed upon and fully executed purchase order.

Fabrication: 12 – 14 weeks after customer's release of full fabrication drawings and receipt of raw materials

Fabrication durations stated above to be confirmed upon receipt of approved drawings and release for fabrication. Please call if timing is not acceptable. We will store the completed FRP equipment at our facility for no additional charge for a period of two weeks, after which you will be responsible for a charge of 1 ½% of the purchase order value per month for each FRP equipment which remains in storage. Stored FRP equipment will be invoiced, and payment is required, in accordance with the terms above.

Field Assembly: 3 – 4 weeks for field assembly after shop fabrication.

NOTES:

1. Bolts and Gaskets will be provided for Manways only. All other bolts and gaskets shall be by others.
2. Flush Drains shall have a minimum ID of 4" in lieu of 2".
3. Only AFC standard FRP encapsulated paper nameplate shall be supplied. All other signage shall be by others.
4. Design Conditions:

Temperature	100°F			
Pressure	Atmospheric			
Seismic Zone	Ss: 0.159	S1: 0.082	I: 1	Site Class: D
Wind Zone	99 MPH	I: 1		Exposure: C
Snow Load	5 psf			
Specific Gravity	1.21			
Contents	12.5% Sodium Hypochlorite			

TERMS OF PAYMENT: Net 30 days from date of invoice.

- 25% after first submission of shop drawing to customer for approval
- Balance invoiced as items become ready for shipment
- Augusta Fiberglass charges a fee for cancellation of orders based on the status of the job at the time of cancellation
- Retention fees are to be held at a maximum of 120 days after shipment



A finance charge of 1 ½% per month (18% APR) will be assessed on any balance not paid within 30 days of the invoice date. If it is necessary to place the account into collection proceedings, purchaser shall be responsible for all collection costs including witness's and attorney's fees.

ANY MATERIALS OR FABRICATION NOT LISTED ON OUR QUOTE WILL NOT BE FURNISHED AT THIS PRICE.

PRICE IS F.O.B. POINT OF SHIPMENT

NO TAXES ARE INCLUDED

PRICES WILL BE FIRM FOR 30 DAYS

CONTACT INFORMATION:

Thank you for allowing Augusta Fiberglass to provide you with the attached quotation.

If you have any questions or would like to place an order, please call us at 1-800-527-1572. Ask to speak with someone in the sales department and they will assist you in moving your project forward. We are here from 8:00am – 5:00pm (EST), Monday through Friday.

Thanks again and we look forward to hearing from you.

SR/mrlr1



AUGUSTA FIBERGLASS® TERMS AND CONDITIONS

1. **The prices quoted are expressly conditioned upon the terms and conditions in this document. The terms hereinafter stated supersede all other terms, understandings and customs inconsistent with this document.**
 - A. The prices quoted will be effective for a period of thirty (30) days from the date of this quotation. If Augusta Fiberglass (hereinafter "AFC") receives Purchaser's acceptance after the expiration date, the quoted prices, and such acceptance shall only be binding upon AFC by AFC's written confirmation of such prices.
 - B. Prices for undelivered portions of continuing installment orders are subject to change whenever AFC's costs are affected by Federal or State legislation, changes in costs of raw materials and/or labor rates, together with applicable overhead for such costs.

2. **AFC warrants that the goods provided shall be free of defects in its design (if provided by AFC), material and workmanship for a period of one year from the date of shipment.**

THE WARRANTY SET FORTH ABOVE IS THE EXCLUSIVE REMEDY, THE EXCLUSIVE WARRANTY, AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED BY LAW OR TRADE USAGE, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. AFC IS NOT LIABLE FOR DEFECTS OR DAMAGE DUE TO NEGLIGENCE (OTHER THAN THAT OF THE SELLER), ACCIDENT, ABUSE, IMPROPER INSTALLATION (OTHER THAN BY AFC) IMPROPER OPERATION, OR MAINTENANCE, OR ABNORMAL CONDITIONS.

AFC SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES. AFC'S TOTAL WARRANTY LIABILITY IS LIMITED TO THE REPAIR OR REPLACEMENT OF THE GOODS AT AFC'S DISCRETION. AFC SHALL NOT BE RESPONSIBLE FOR COSTS IN EXCESS OF THE PURCHASE PRICE. THIS WARRANTY SHALL ONLY APPLY TO GOODS LOCATED/USED IN THE CONTINENTAL UNITED STATES.

3. AFC shall not be responsible for errors, or defects in the work on account of plans, designs, specifications or drawings furnished by the Purchaser. AFC's quotation is based upon reliance in the accuracy of data supplied by Purchaser.
4. AFC will not recognize claims or make allowances for replacement of materials or correction of AFC's error unless AFC is given notice in writing of such defect at least 10 days prior to the Purchaser incurring any cost or expense on account thereof.
5. AFC shall not be considered in default in the performance of its obligations hereunder if such performance of its obligations is prevented or delayed by an Act of God, Outbreak of Hostilities, War, Revolution, Civil Commotion, Riot, Epidemic, Wind, Flood, Earthquake, any Law Order, Proclamation, Regulation, or Ordinance of any Government or subdivision of Government, delay in delivery of materials, delay of subcontractors, or any other cause, whether similar or different from those listed, which are beyond the reasonable control of the party affected.
6. All goods shall be subject to normal manufacturing variations of Seller and its raw materials supplies such as are recognized in the reinforced plastics industry.
7. In the event of a dispute arising from the manufacture, sale, delivery, or performance of a purchase order and any amendments or additions thereto issued pursuant to the attached bid and any amendments or additions thereto, jurisdiction and venue for such dispute is exclusively vested in the Court of Common Pleas, Barnwell County, South Carolina, and construed exclusively in accordance with the laws of the State of South Carolina.
8. Quotations and sales are F.O.B. Point of Shipment unless otherwise expressly stipulated.



Augusta Fiberglass has been a world leader in the design, fabrication, and erection of Fiberglass related products since its inception in 1974. We are an industry leader when it comes to quality, precision craftsmanship, and customer service and are one of only nine distinguished **ASME RTP-1 certified fabricators** in the world. Our product and service offerings include:

- **Tanks**
- **Process equipment**
- **Scrubber Vessels**
- **Stacks, Stack liners**
- **Piping and Ductwork**
- **FRP field fabrication**
- **Field Services**

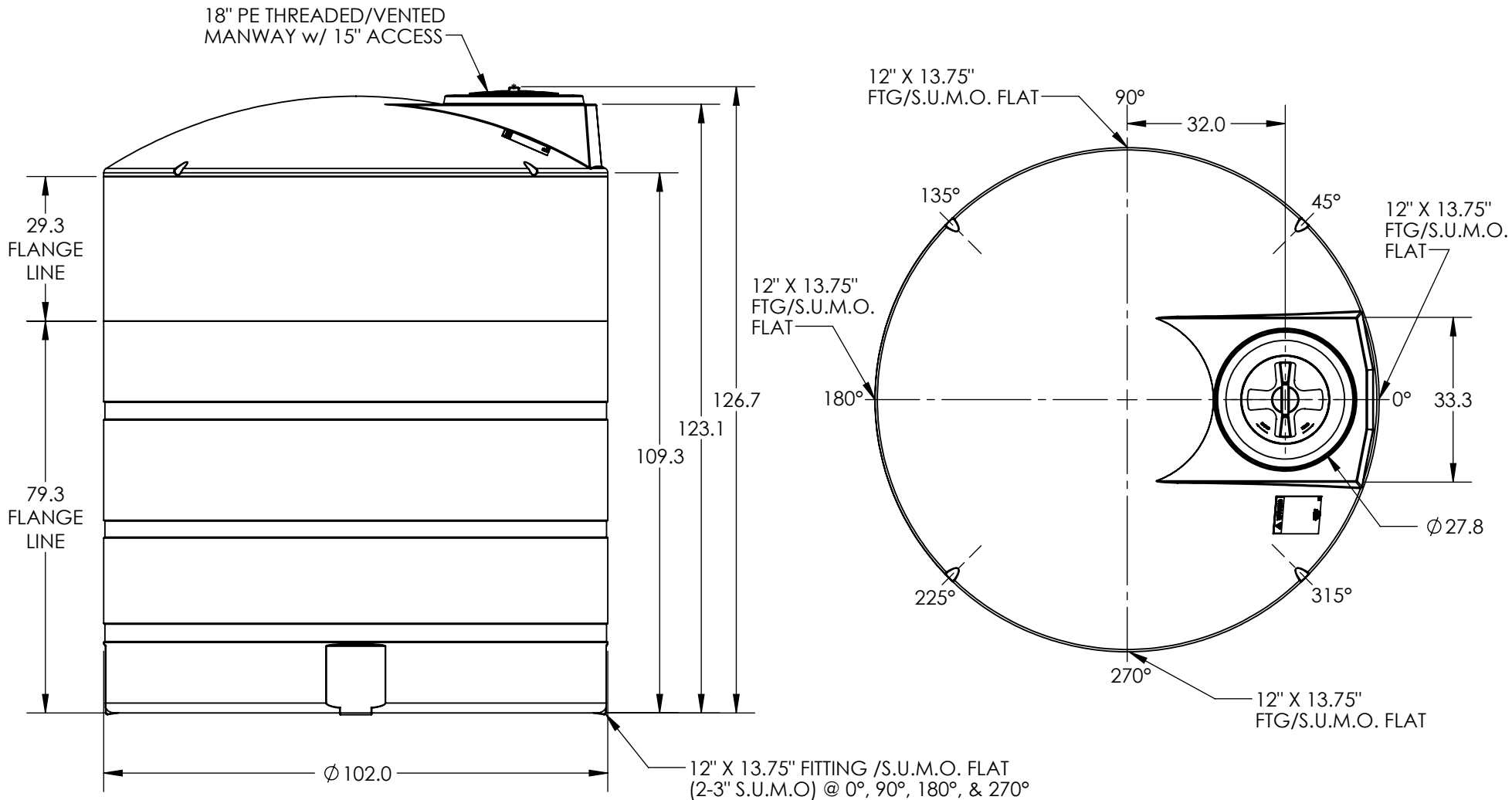
Our production personnel have the capability to fabricate tanks and other fiberglass vessels of virtually any size or shape to meet your project requirements, either at your plant site or shipped from our facility in Blackville, South Carolina. We also have a sister company, **B&D Plastics**, that specializes in **Dual Laminate Fiberglass** equipment like tanks, scrubber vessels, stacks, pipes and ductwork – located in Ocean Springs, MS. To complement our tank portfolio, we offer industrial grade polyethylene day and storage tanks to complete your storage needs.

Augusta Fiberglass is a full service provider with experienced field engineers and trained field technicians ready to support your projects with the following field services:

- **Emergency response service**
- **Field Fabrication or Installations**
- **Scheduled and Unscheduled Shutdowns**
- **Routine Maintenance and General Repairs**
- **Field Modification**



Please visit our web sites at www.augustafiberglass.com and www.bdplastics.com for a complete description of our full line of products and service capabilities. Or contact us directly at 800-527-1572.



***ALL EXTERNAL PIPING MUST BE INDEPENDENTLY SUPPORTED.**
***ONLY BASE FITTINGS TO BE LEFT INSTALLED AT TIME OF SHIPMENT PER SII PROCEDURE.**
***Consult Snyder's Guidelines for Use and Installation prior to delivery.**
 Available on-line at <http://www.snyderindustriestanks.com/Technical>
ALL DIMENSIONS ARE IN INCHES, NOMINAL, & SUBJECT TO CHANGE WITHOUT NOTICE.
ALL DIMENSIONS ON ROTATIONAL MOLDED PARTS ARE SUBJECT TO A ± 3% TOLERANCE.

DO NOT SCALE		DRAWN BY	DATE		TITLE:	REVISION
STATUS:	Released	KB	07/28/2014		ASM TK 3650 VDT X 102	A
© SNYDER INDUSTRIES INC., 2014				4700 Fremont Street Lincoln, NE 68504 (402) 467-5221 www.snyder.net.com	PART NO.	ENG. ID.
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						SHEET 1 OF 1





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 8/7/2024
Subject: REZONE #3282 – P/O 1125 N. Broad Street – Mixed Use Development

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 1125 N. Broad Street is petitioning for a Rezone from B-3 to PRD and PCD in order to develop a mixed use development with a variety of housing, commercial, and natural and civic areas.

Background:

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

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Rezone subject to the following conditions.

1. Prior to Preliminary Plat submittal, the developer shall perform a traffic study for the development. Any and all necessary improvements identified in the traffic study shall be represented on the Preliminary Plat and all subsequent plans and plats.
2. Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe.
3. Existing trees shall be retained and preserved throughout the areas in the development designated as Character Area-1 Natural Area or Open Space. Existing trees shall be retained and preserved in areas designated as Character Area-CV or Civic Area wherever practical retention of the trees are possible.

Attachment(s):

Staff Report
Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 3282

DATE: July 5, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Rowell Family Partnership, LLLP

PROPERTY OWNER: Rowell Family Partnership, LLLP & Still Family Realty, LLC

LOCATION: South and east sides of Charlotte Rowell Blvd. and the west side of N. Broad Street – Portion of property located at 1125 N. Broad Street

COUNCIL DISTRICTS: 2 & 7

ACREAGE: ±105.870

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Inactive dairy farm and undeveloped

ACTION REQUESTED: Rezone B-3 to PRD (Planned Residential District) & PCD (Planned Commercial District)

REQUEST SUMMARY: The owner is petitioning for a rezone in order to develop the property for a mixed use development with a variety of housing, commercial, and natural and civic areas.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request subject to conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 16, 2024

CITY COUNCIL: August 13, 2024

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone from B-3 (Highway Commercial District) to PRD (Planned Residential District) and PCD (Planned Commercial District) in order to develop a mixed use development. The subject property was part of a large annexation into the City in 2001 and was zoned to the B-3 district. The subject property is the former site of a dairy farm. The request is accompanied by a comprehensive pattern book with complete details for the rezone request.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – B-3 to PRD (Planned Residential District) and PCD (Planned Commercial District)
 - The Project will have four (4) character areas within the project. Please refer to page 44 of the project’s pattern book for details on each character area

SITE DATA

Total Acreage	105.87 acres
Total Open Space	34.13 acres
Natural Area	25.52 acres
Civic Space	8.61 acres
Total Impervious Area	71.74 acres

Planned Commercial District	50.7 acres
Planned Residential District	55.2 acres

Total Residential Units	1,062 units
Single Family	335 units
Cottage	18 units
House	143 units
Townhouse	115 units
Live/Work	59 units
Multifamily	727 units
Apartment House	225 units
Medium-Scale Multifamily	139 units
Large-Scale Multifamily	204 units
Mixed Use	159 units

Total Building Coverage	31.2 acres
Cottage	0.3 acres
House	11.4 acres
Townhouse	4.3 acres
Live/Work	3.1 acres
Apartment House	4.4 acres

Building Coverage (continued)	
Medium-Scale Multifamily	1.4 acres
Large-Scale Multifamily	2.5 acres
Mixed Use	3.4 acres
Civic	0.4 acres

Total Gross Residential Square Footage	2,414,157 sf
Single Family	1,441,463 sf
Cottage	11,700 sf
House (Max. 70% coverage)	670,946 sf
Townhouse (Max. 80% coverage)	596,698 sf
Live/Work (residential)	162,119 sf
Multifamily	972,694 sf
Apartment House (Max. 70% coverage)	281,927 sf
Medium-Scale Multifamily	174,055 sf
Large-Scale Multifamily	317,877 sf
Mixed Use (residential)	198,835 sf

Total Gross Commercial Square Footage	541,430 sf
Mixed Use (commercial)	298,252 sf
Office	149,126 sf
Retail	149,126 sf
Live/Work (commercial)	243,178 sf
Office	121,589 sf
Retail	121,589 sf
Total Civic Square Footage	18,112 sf

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 B-3 (Highway Commercial District). The subject property has been zoned B-3 since annexation into the City on October 2, 2001. The property is the former location of a dairy farm and has not been developed since the dairy operations ceased. The basis for this rezone request is to replace the B-3 zoning with a comprehensively planned district rezoning to PRD (Planned Residential District) and PCD (Planned Commercial District) for a mixed use development.

(2) The proposed use and zoning classification of the subject property: The applicant is requesting a rezone to PRD (Planned Residential District) and PCD (Planned Commercial District) to develop the property for a mixed-use, walkable development with a variety of housing types.

(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 north of the site across Charlotte Rowell Blvd. are zoned B-3 and PCD. The B-3 zoned properties are all undeveloped with the PCD property as the site of the YMCA currently under construction. Properties east of the site are zoned with a mixture of B-3, B-2, R-2, and R-1A with land uses ranging from two-family dwellings to fast food restaurants to indoor mini-storage warehouses. Properties south of the site are zoned with a mixture of B-2, B-3, M-1, and PCD with land uses ranging from car washes to planned commercial shopping centers. Properties west of the site across Charlotte Rowell Blvd. are zoned B-3 and are undeveloped.

The requested PRD and PCD zoning will introduce a robust, walkable development to an area of the City that is primarily auto-centric. If developed to the plans and standards outlined in the pattern book submitted with this request, the project will be an asset and a cornerstone of sustainable development in this portion of the City and the surrounding area.

(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 submitted pattern book includes road network diagrams showing seven (7) access points to the development from Charlotte Rowell Blvd., N. Broad Street, and an extension of Pavilion Avenue from the south. There will be four (4) accesses off Charlotte Rowell Blvd., two (2) accesses off N. Broad Street, and one (1) access point from an extension of Pavilion Avenue to the south. A round-about is proposed at the intersection with Double Springs Church Road Connector at one of the primary entrances to the site. The road network diagram illustrates an interconnected, gridded street network within the development. Initial estimates provided by the applicant indicate as many as 18,448 external trips could be generated by the development. This number represents trips entering and exiting the site. A formal traffic study has not been performed for the development. Charlotte Rowell Blvd. and N.

Broad Street should be adequate to serve the proposed development. A condition has been added to the end of this report requiring a traffic study be performed prior to preliminary plat submittal. Improvements identified in the traffic study will need to be implemented as result of the recommended condition.

At the time of this report, sanitary sewer is currently unavailable for the residential portion of the development. A moratorium is currently in effect that prohibits the submission of a preliminary plat for any development containing single-family residential dwellings. Infrastructure for water, electric, natural gas, and telecommunications are capable of supporting the development. Additional City services should be adequate to serve the proposed development.

- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Northwest Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Northwest Sub-Area is predominantly undeveloped with new commercial development between Charlotte Rowell Blvd. and N. Broad Street on the north side of US Hwy 78. The future character of this sub-area will be predominantly single-family residential with focused areas of higher density mixed use. The proposed rezone to develop the property for a mixed use development 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:** The current B-3 zoning will only provide commercial uses intended to be oriented for highways. The proposed PRD and PCD zoning provides an opportunity to develop the property in a manner that is more sustainable than conventional commercial development by mixing uses in a walkable, interconnected development.

FURTHER ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REVIEW” OF PLANNED DEVELOPMENT DISTRICTS AS SET FORTH IN SECTION 650.2(3) OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) Whether the zoning proposal demonstrates a clear and balanced benefit to the community as well as to the applicant that warrants the use of flexible zoning in lieu of the existing standards:** The proposal demonstrates a very clear and balanced benefit to the community as a mixed use, walkable, interconnected development. As a mixed use, urban style development, the project is an excellent representation of the goals of Placemaking. The core principals behind Placemaking include creating public spaces, streets, neighborhoods and urban centers that create sense of place and identity.
- (2) Whether the zoning proposal will result in higher overall quality of community development than if developed utilizing the existing classification:** The existing B-3 zoning classification would permit conventional style commercial development that would be auto-centric. As previously stated, the proposed planned residential and commercial development will result in a walkable, mixed use, interconnected development that will be an asset to the City of Monroe.
- (3) Whether the applicant proposes a compatible mixture of uses on the same property and even in the same buildings:** The proposed development plan and project pattern book illustrates a robust and complex mixed use development that will include a variety of housing types, mix of

residential and non-residential uses, in a walkable development. The proposed development is representative a of an ideal mixed use development. The only exception is the proposed large scale multi-family buildings on the southern portion of the development. The proposed buildings for the large scale multi-family appear to be large, stacked conventional style buildings with a high number of units per building. In keeping with the intent to provide a variety of housing types and sizes in the development, staff would prefer these buildings to resemble the medium scale multi-family and apartment houses also proposed for the development.

(4) Whether the proposed exceptions and variances from existing development standards will achieve the itemized creative design goals and can be offset as necessary by mitigating conditions or amenities: The proposed development is an excellent example of compliance with all of the Design Standards and Criteria for Planned Development Districts outlined in Section 655 of the Zoning Ordinance. The standards for Section 655 include all of the following:

1. *Parking facilities in the front lot is highly discouraged and should be utilized only in rare circumstances. When front lot parking is utilized it should be limited and appropriately screened from public right of ways with landscaping strips including evergreen screens and berms where appropriate.*
2. *Vast expanses of asphalt/concrete parking lots visible from the public right of ways are not favorable and should be avoided. Parking should be concentrated in the side lots and rear lot. Parking areas should be interspersed with appropriate landscaping islands, buffers and strips.*
3. *Walkability of all parcels should be a priority in planning and design.*
4. *Interconnectivity of all parcels and uses should be a priority in planning and design.*
5. *Building setbacks should be in conformity with the surrounding areas and take into consideration the traditional and historic building and development patterns of the City. Deep front setbacks are discouraged in all areas and strictly prohibited in key historic areas of the downtown core. Zero lot line setbacks are encouraged throughout the appropriate areas of the City core.*
6. *Street trees along with appropriate approved landscape plans must be considered in planning and design.*
7. *All Planned Development Districts should utilize sidewalk lined streets in all areas, with sidewalks on both side of the streets, except where not feasible due to topography limitations. Sidewalks should generally be a minimum of 5 feet in width and placed a minimum of two feet from the back of curb of the road with a landscaped planter strip located between.*
8. *All Planned Development Districts should utilize common lighting fixtures and hardscape materials such as benches, planters and trash receptacles, consistent with prevailing fixtures and materials recommended by the Code Enforcement Officer.*
9. *Mixed form of residential dwelling units is highly encouraged. Attached and detached single family units along with multi-family units can coexist harmoniously in close proximity.*
10. *Retail, professional, commercial, civic and residential uses are encouraged, with proper planning, to coexist harmoniously in close proximity, including developments built around the general concepts of "Live-Work-Play" and "Walkable Communities."*
11. *Traditional Neighborhood Development designs and criteria are encouraged in Planned Residential Developments, including the use of rear alley drives.*
12. *Front facing garages, cul-de-sacs and residential developments not well interconnected to existing city streets are to be avoided in Planned Residential Developments.*
13. *Vinyl siding and metal sided "butler building" style construction should not be allowed in any Planned Development District. Building materials should consist of brick, wood and masonry products that promote the traditional and historic design standards that are predominant in the core of the City.*

As the submitted Pattern Book demonstrates, the proposed development meets each and every one of the criteria outlined in Section 655.

STAFF RECOMMENDATION

The plan for the requested project represents an ideal mixed use, walkable neighborhood. If developed to the standards outlined in the pattern book, the project will be an asset to the City of Monroe and an example for surrounding communities pursuing smarter, sustainable development patterns.

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 for the requested PRD (Planned Residential District) and PCD (Planned Commercial District) rezoning to develop mixed use development subject to the following conditions:

1. Prior to Preliminary Plat submittal, the developer shall perform a traffic study for the development. Any and all necessary improvements identified in the traffic study shall be represented on the Preliminary Plat and all subsequent plans and plats.
2. Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe.
3. Existing trees shall be retained and preserved throughout the areas in the development designated as Character Area-1 Natural Area or Open Space. Existing trees shall be retained and preserved in areas designated as Character Area-CV or Civic Area wherever practical retention of the trees are possible.



CITY OF MONROE

REZONE APPLICATION

REZONE LOCATION & DESCRIPTION

Address (or physical location): 1125 N Broad Street, Monroe GA 30655

Parcel #(s): M0050045

Acreage/Square Feet: 105.870 Council Districts: 2 / 7

Existing Zoning: B3. Proposed Zoning: PRD/PCD

Existing Use: vacant

Proposed Use: mixed use to include a variety of housing, commercial, office, natural areas and civic areas

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Rowell Family Partnership, LLLP & Still Family Realty, LLC Phone #: 770-318-6153

Address: PO Box 1936 city: Monroe State: GA zip: 30655

Applicant (If different than owner): Rowell Family Partnership, LLLP Phone #: 770-318-6153

Address: PO Box 1936 city: Monroe State: GA zip: 30655

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): The property is currently zoned B3 and is a part of a 300+ acre tract zoned the same.
 Abutting properties to the south are zoned PCD and B3 and include the Monroe Pavillion shopping center.

Abutting properties to the west and north are B3 and abutting properties to the east and across Hwy 11 are primarily B3 and include Bojangles and vacant property.

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 Breedlove Farm development is a master planned community with a mix of housing types, commercial, office, natural areas and civic space. The intent of the PCD/PRD zoning is to implement quality urban design principles to create a cornerstone development in Monroe which pays tribute to Monroe's history while welcoming its future.

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 zoning would allow for a mix of the same uses proposed for the PRD/PCD but without the unified design and planning framework and without the ability to create a unique sense of place or a mixed-use, walkable neighborhood through higher density development. The property is currently vacant.

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 property was formerly part of the Breedlove Dairy Farm operations but has been vacant at least since it was purchased by the Applicant in 1999.

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: [Signature] DATE: 5/24/24

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: 5/20/2024

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 20th DAY OF May, 2024

NOTARY SIGNATURE: [Signature]

DATE: 5/20/2024

SEAL:



EDWARD J. KORCHNAK
Commission # HH 338427
Expires December 5, 2026

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.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 5-24-24 Tax Map and Parcel Number(s): a portion of M0050045

PROPERTY ADDRESS: 105 acres of 1125 N. Broad Street
Monroe, Georgia 30655

PROPERTY OWNER and APPLICANT Rowell Family Partnership, LLLP
PO Box 1936
Monroe, GA 30655

Check one of the following:

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

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

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

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

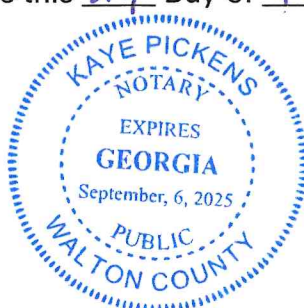
Rowell Family Partnership, LLLP

 JK

BY:

Sworn to and subscribed before me this 24 Day of May 2024

 Kaye Pickens
NOTARY PUBLIC



AGENT AUTHORIZATION

Date: 5-24-24 Tax Map and Parcel Number(s): a portion of M0050045

PROPERTY ADDRESS: 105 acres of 1125 N Broad Street
Monroe, Georgia 30655

PROPERTY OWNERS: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 30655, and
Still Family Realty, LLC
10111 Windward Way
Jacksonville, FL 32556

APPLICANT: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 20655

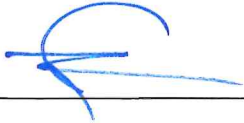
ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone 105 acres from B3/R1 to PCD

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

[signatures on following pages]

Owner: Rowell Family Partnership, LLLP



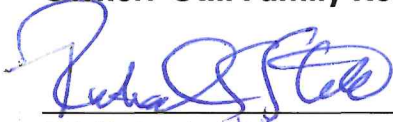
BY:

Sworn to and subscribed before me this 24 Day of May 2024


NOTARY PUBLIC



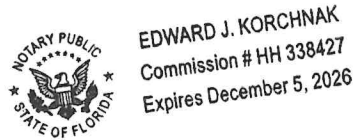
Owner: Still Family Realty, LLC



BY: Robert Still

Sworn to and subscribed before me this 20th Day of May 2024


NOTARY PUBLIC



ATTORNEY/AGENT

Andrea Gray
BY: Andrea Gray

Sworn to and subscribed before me this 23 Day of May 2024

Kaye Pickens
NOTARY PUBLIC



APPLICANT: ROWELL FAMILY PARTNERSHIP, LLLP

[Signature]
BY:

Sworn to and subscribed before me this 24 Day of May 2024

Kaye Pickens
NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 5-24-24 Tax Map and Parcel Number(s): a portion of M0050045

PROPERTY ADDRESS: 105 acres of 1125 N. Broad Street
Monroe, Georgia 30655

PROPERTY OWNERS: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 30655, and
Still Family Realty, LLC
10111 Windward Way
Jacksonville, FL 32556

Check one of the following:

755

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

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

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

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

Still Family Realty, LLC

[Signature]

BY:

Sworn to and subscribed before me this 24th Day of May 2024

[Signature]

NOTARY PUBLIC



EDWARD J. KORCHNAK
Commission # HH 338427
Expires December 5, 2026



City of Monroe

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

REZONE PERMIT

PERMIT #:	3282	DESCRIPTION:	REZONE FROM B-3 TO PRD/PCD
JOB ADDRESS:	1125 N BROAD ST	LOT #:	
PARCEL ID:	M0050045	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	ROWELL FAMILY PARTNERSHIP LLLP	CONTRACTOR:	ROWELL FAMILY PARTNERSHIP LLLP
ADDRESS:	779 ROWE RD	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	7/05/2024
VALUATION:	\$ 0.00	EXPIRATION:	1/01/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-08	REZONE TO PLANNED DISTRICT	\$ 600.00
FEE TOTAL		\$ 600.00
PAYMENTS		\$- 600.00
BALANCE		\$ 0.00

NOTES:

The Planning Commission will hear and make recommendation on this request for a Rezone from B-3 to PRD (Planned Residential District) and PCD (Planned Commercial District) of ±105.87 acres at 1125 N. Broad St. on July 16, 2024 at 6:00pm. The Monroe City Council will hear and make a decision on this request on August 13, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



(APPROVED BY)

7/12/24
DATE



Andrea P. Gray LLC

Attorney at Law

June 13, 2024

Mr. Brad Callender
Planning and Zoning Director
City of Monroe, Georgia
215 N Broad Street
Monroe, GA 30655

Re: Applicant: Rowell Family Partnership, LLLP
Owners: Rowell Family Partnership, LLLP and Still Family Realty, LLC
Request to Rezone property from B3 to PRD/PCD
Tax Parcel: M0050045
Addresses: 1125 N Broad Street, Monroe, Georgia 30655
Total acreage: 105.87 acres

Dear Mr. Callender:

My client, the Rowell Family Partnership, LLLP (the “Applicant”), is pleased to present Breedlove Farm, a true mixed-use development master planned to incorporate quality urban planning and design inspired by community input. Breedlove Farm will be located on 105.87 acres currently owned by the Applicant and Still Family Realty, LLC (“Owners”), and is situated northwest of Monroe’s downtown and bordered by Charlotte Rowell Blvd to the west and north, Hwy 11 to the east and the Monroe Pavilion development to the south (the “Property”). This mixed-use development will include multiple housing types, retail, office, commercial, natural areas, and civic areas. These uses are thoughtfully integrated in the master plan to create a unique sense of place for residents and visitors that ties the historic nostalgia of the Breedlove Farm, once an operational cattle farm, to an urban development designed to meet the current demands of the City.

Applicant commissioned Town Planning & Urban Design Collaborative, LLC (“TPUDC”) to conduct community collaboration efforts, shape the vision for the development, and create a master plan to include a conceptual site plan and detailed development and architectural standards. TPUDC commenced its efforts by hosting a five-day public engagement and design workshop at the Wayfarer Music Hall titled “Breedlove Farm- Master Plan Charrette” in March 2024. Through a series of workshops, topic specific discussions, and open studio hours, TPUDC gathered community input which formed the basis for the master plan’s core design principles. The common



themes expressed included a desire for a mix of housing types, sizes and prices, live/work opportunities, a walkable development, quality multifamily housing, preservation of natural features and the farm silo, green space, street connectivity with golf cart paths, encouraging locally owned businesses, and options for senior and young professional housing. Using this input, TPUDC developed a master plan which incorporates four Character Areas: CA - 1 Natural Area, CA-3 Neighborhood Area, CA-4 Neighborhood Center, and CA-CV Civic Area. Each Area has specific development standards that define development patterns within the master plan such as permitted location of uses, building types, civic space types and thoroughfare types, etc. Character Areas will be developed in phases based on utility capacity, namely sewer, and market demands.

The Applicant is seeking to rezone the Property from B3 to PCD/PRD. It is asking the City to approve the conceptual master plan as defined by the Character Areas and the development and architectural design standards. Once these land use standards are in place, future development of the site must be consistent with the standards and the City’s planning staff will review detailed site plans for consistency therewith before any vertical construction may begin.

A complete copy of the application materials and detailed pattern book are included herewith. If you have any questions or would like to discuss this further, please do not hesitate to contact me.

Sincerely



Andrea P. Gray
Attorney for Rowell Family Partnership, LLLP



LEGAL DESCRIPTION
TAX PARCEL M0050045

All that Tract or Parcel of land, lying and being located in Land Lots 40, 41 and 42 of the 3rd Land District, in the City of Monroe, Walton County, Georgia, containing 105.870 Acres, more or less and being more particularly described as follows:

BEGINNING at a concrete monument found at the southwestern most mitered right of way intersection of the southernmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard) and the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street); thence proceed along the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street), the following: South 29 degrees 06 minutes 46 seconds East for a distance of 292.68 feet to a point; thence South 31 degrees 10 minutes 23 seconds East for a distance of 219.40 feet to a 1/2" rebar found; thence departing said right of way, proceed the following: South 58 degrees 45 minutes 41 seconds West for a distance of 499.90 feet to a 1/2" rebar set at a 1" disturbed open top found; thence South 31 degrees 15 minutes 02 seconds East for a distance of 280.00 feet to a 1/2" rebar set at a 1/2" disturbed rebar found; thence South 89 degrees 44 minutes 02 seconds East for a distance of 269.74 feet to a point; thence South 89 degrees 44 minutes 02 seconds East for a distance of 26.44 feet to a 1/2" rebar set at a 3/4" disturbed rebar found; thence South 87 degrees 32 minutes 02 seconds East for a distance of 28.57 feet to a point; thence South 87 degrees 32 minutes 02 seconds East for a distance of 269.00 feet to a 1/2" rebar found capped "HMB" on the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street); thence proceed along the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street), South 31 degrees 30 minutes 55 seconds East for a distance of 237.27 feet to a 1" open top found; thence departing said right of way, proceed the following: thence South 61 degrees 02 minutes 47 seconds West for a distance of 294.97 feet to an axle found; thence South 30 degrees 53 minutes 46 seconds West for a distance of 611.13 feet to a rebar found capped "GAPLS2921"; thence South 29 degrees 22 minutes 41 seconds East for a distance of 212.62 feet to a rebar found capped "GAPLS2921"; thence South 60 degrees 35 minutes 54 seconds West for a distance of 283.50 feet to a 1/2" rebar found; thence South 31 degrees 29 minutes 47 seconds East for a distance of 105.24 feet to a 1" open top found; thence South 38 degrees 27 minutes 52 seconds East for a distance of 102.00 feet to an axle found; thence South 31 degrees 31 minutes 41 seconds East for a distance of 192.89 feet to a 1/2" open top found; thence South 30 degrees 25 minutes 53 seconds East for a distance of 36.87 feet to a rebar found capped "CES0902"; thence South 54 degrees 13 minutes 04 seconds West for a distance of 525.43 feet to a rebar found capped "CES0902"; thence North 35 degrees 45 minutes 00 seconds West for a distance of 274.87 feet to a rebar found capped "CES0902"; thence South 54 degrees 13 minutes 23 seconds West for a distance of 852.80 feet to a rebar found capped "CES0902"; thence South 24 degrees 10 minutes 38 seconds East for a distance of 198.99 feet to a

rebar found capped "CES0902"; thence South 76 degrees 12 minutes 09 seconds West for a distance of 206.14 feet to a rebar found capped "CES0902"; thence North 78 degrees 03 minutes 06 seconds West for a distance of 322.34 feet to a rebar found capped "CES0902"; thence South 48 degrees 27 minutes 43 seconds West for a distance of 71.19 feet to a rebar found capped "CES0902" on the easternmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard); thence proceed along the easternmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard), the following: thence North 07 degrees 46 minutes 21 seconds West for a distance of 36.99 feet to a concrete monument found; thence South 82 degrees 00 minutes 00 seconds West for a distance of 46.39 feet to a concrete monument found; thence North 07 degrees 03 minutes 50 seconds West for a distance of 231.71 feet to a concrete monument found; thence North 31 degrees 29 minutes 40 seconds West for a distance of 68.70 feet to a concrete monument found; thence North 03 degrees 41 minutes 08 seconds West for a distance of 160.51 feet to a concrete monument found; thence North 09 degrees 19 minutes 22 seconds West for a distance of 195.02 feet to a concrete monument found; thence North 01 degrees 57 minutes 36 seconds West for a distance of 146.72 feet to a concrete monument found; thence North 01 degrees 31 minutes 06 seconds East for a distance of 96.74 feet to a concrete monument found; thence North 05 degrees 11 minutes 37 seconds East for a distance of 242.02 feet to a concrete monument found; thence North 03 degrees 13 minutes 37 seconds East for a distance of 98.97 feet to a concrete monument found; thence North 23 degrees 47 minutes 44 seconds East for a distance of 99.28 feet to a point; thence North 13 degrees 42 minutes 42 seconds East for a distance of 705.00 feet to a point; thence North 24 degrees 40 minutes 43 seconds East for a distance of 131.79 feet to a point; thence North 01 degrees 08 minutes 25 seconds East for a distance of 107.65 feet to a point; thence North 31 degrees 21 minutes 34 seconds East for a distance of 48.06 feet to a point; thence with a curve turning to the right with an arc length of 283.92 feet, a radius of 1285.00 feet, a chord bearing of North 29 degrees 09 minutes 44 seconds East and a chord length of 283.34 feet to a concrete monument found; thence North 33 degrees 03 minutes 34 seconds East for a distance of 133.32 feet to a concrete monument found; thence North 42 degrees 05 minutes 08 seconds East for a distance of 106.15 feet to a concrete monument found; thence North 48 degrees 48 minutes 16 seconds East for a distance of 121.51 feet to a concrete monument found; thence North 56 degrees 03 minutes 03 seconds East for a distance of 213.34 feet to a point; thence North 62 degrees 51 minutes 55 seconds East for a distance of 248.78 feet to a point; thence North 59 degrees 22 minutes 51 seconds East for a distance of 207.34 feet to a concrete monument found; thence North 63 degrees 39 minutes 26 seconds East for a distance of 139.65 feet to a point; thence North 63 degrees 37 minutes 48 seconds East for a distance of 252.89 feet to a concrete monument found; thence South 78 degrees 11 minutes 04 seconds East for a distance of 94.35 feet to a concrete monument found and back to the **TRUE POINT OF BEGINNING**.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 105.870 Acres, more or less.

THE PURPOSE OF THIS PLAN IS A BOUNDARY RETRACEMENT AND FINAL SUBDIVISION PLAN ON AN EXISTING TRACT KNOWN AS TAX MAP PARCEL MONROE, WALTON COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DB 1116, PG 108, AFORESAID COUNTY. THE CURRENT OWNER AS PER THE INDICATED TAX RECORDS IS ROWELL FAMILY PARTNERSHIP AND STILL FAMILY REALTY, LLC.

ZONING NOTES:

THE CURRENT ZONING CLASSIFICATION IS B-3, HIGHWAY COMMERCIAL DISTRICT.

SOURCE OF ZONING INFORMATION: CITY OF MONROE ZONING ORDINANCE ADOPTED JUNE 10, 2014, EFFECTIVE JULY 1, 2014 <https://www.monroega.com>

SECTION 700.2, TABLE 11 - COMMERCIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS

- A. MINIMUM LOT AREA.....NONE
- B. MAXIMUM LOT COVERAGE.....80%
- C. MINIMUM LOT WIDTH.....100 FEET
- D. MINIMUM LOT FRONTAGE.....100 FEET
- E. FRONT YARD BUILDING SETBACK.....35 FEET
- F. SIDE YARD BUILDING SETBACK.....15 FEET
- G. REAR YARD SETBACK.....20 FEET
- H. MAXIMUM BUILDING HEIGHT.....35 FEET
- I. MINIMUM BUILDING GROUND FLOOR AREA.....2,000 SF.

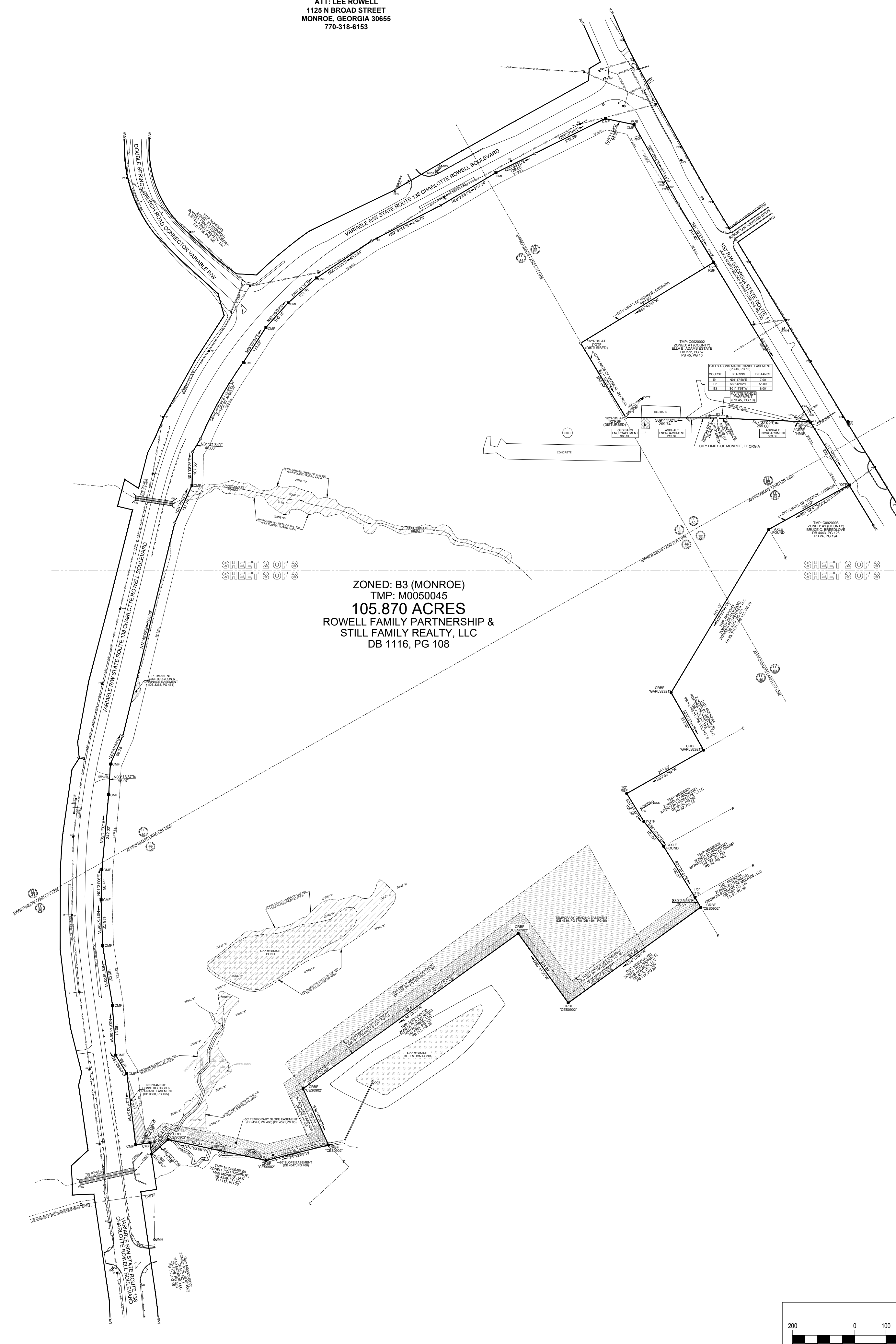
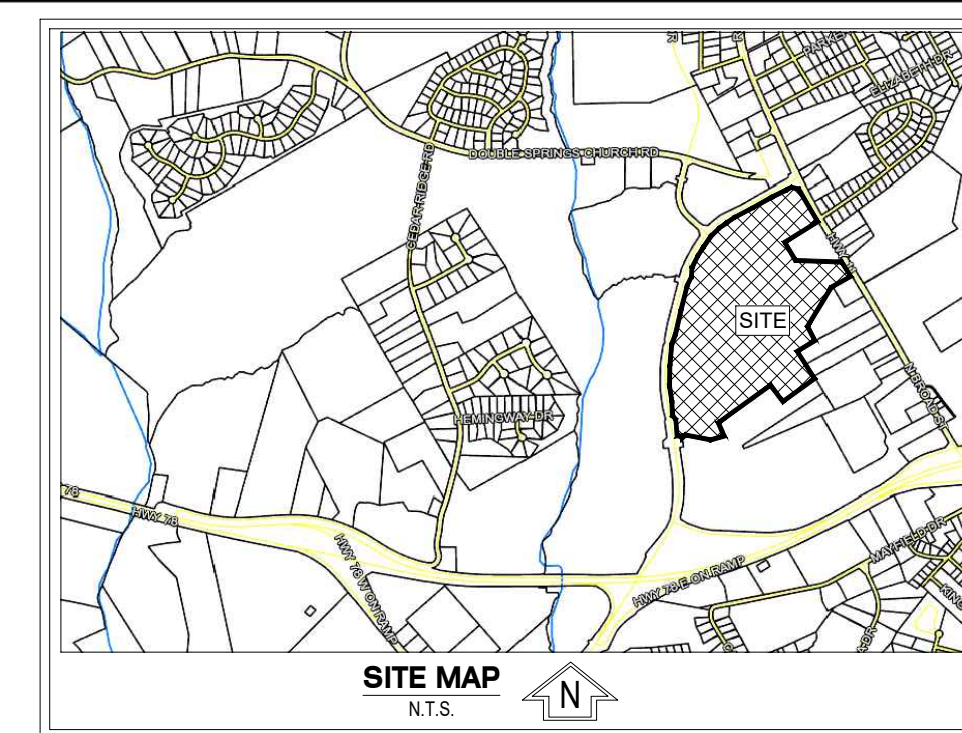
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATION

As required by subsection (c) of O.C.G.A. Section 15-6-47, this plan has been prepared by a land surveyor. This plan has been approved by all applicable local jurisdictions that require prior approval for recording this type of plan or more of the applicable local jurisdictions do not require approval of this type of plan. For any applicable local jurisdiction that requires approval of this type of plan, the names of the individuals signing or approving this plan, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plan, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or endorsements or resolutions numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plan as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plan complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-47.

GEORGIA PROFESSIONAL LAND SURVEYOR
No. 2629
G. BRIAN SLATE, GA. RLS 2629
07/25/2023
DATE

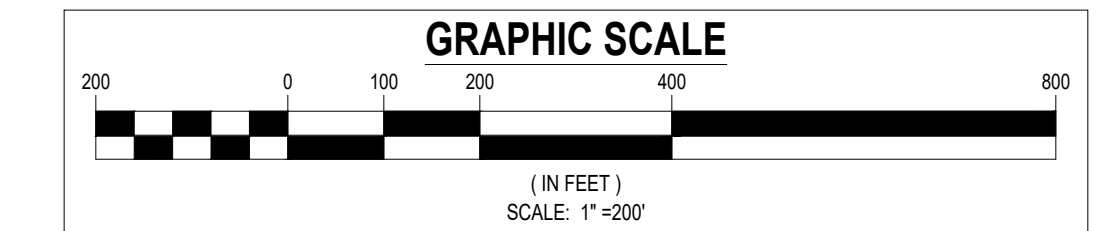
AUTHORIZED THE SURVEY & OWNER/AGENT
ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
ATT: LEE ROWELL
1125 N BROAD STREET
MONROE, GEORGIA 30655
770-318-6153



LEGEND	
■	CONCRETE MONUMENT FOUND
●	COMPUTED POINT
○	IRON PIN SET (1/2" REBAR)
●	IRON PIN FOUND
■	IRRIGATION CONTROL VALVE
■	HOODED GRATE INLET
■	FLARED END STRUCTURE
▲	HEAD WALL
■	SINGLE WING CATCH BASIN
◆	FIRE HYDRANT
□	TELEPHONE JUNCTION BOX
○	TELEPHONE PEDESTAL
○	GAS MARKER
■	ELECTRIC BOX
●	LP LIGHT POLE
●	POWER POLE
+	GUY ANCHOR WIRE
—	SIGN
○	SANITARY SEWER MAN HOLE
○	DRAINAGE MANHOLE
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O/S	OFF SET
OCS	OUTLET CONTROL STRUCTURE
OTF	OPEN TOP FOUND
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PG	PAGE
POB	POINT OF BEGINNING
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PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
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RW	RIGHT OF WAY
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S/D	SUBDIVISION
SF	SQUARE FEET
SS	SANITARY SEWER
SMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
TMP	TAX MAP PARCEL
WM	WATER METER
WV	WATER VALVE

SURVEY NOTES:

- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGGS SOLUTIONS. THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD83).
- THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED AND PLAT REFERENCES WERE OBTAINED BY GEORGIA CIVIL, INC. AND ARE NOT GUARANTEED AS TO ACCURACY NOR COMPLETENESS.
- ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.
- STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" AND IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13297C030F, EFFECTIVE DATE: 12/15/2002 AND INSURANCE RATE MAP NO. 13297C038E, EFFECTIVE DATE: 12/08/2016. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
- THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THE TERM "CERTIFICATION" AS USED IN RULE 1904-1902 AND 011 RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-208 AND (1), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING THE ABOVE-GROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE THAT MAY NOT BE SHOWN.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT A 95% CONFIDENCE LEVEL AND HAS NOT BEEN ADJUSTED. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE CLOSED WITHIN ONE FOOT IN 500,000 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CAROLAN BRYCE GPS UNIT (MAGNOCZ 100-11) IN THE PREPARATION OF THIS PLAN. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A POSITIONAL TOLERANCE OF FIELD MEASUREMENTS WERE COMPLETED ON 07/25/2023.
- THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
- IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
- THIS PLAN HAS BEEN COMPLETED FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAN BY THIRD PARTIES.
- NO EVIDENCE WAS FOUND OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- NO EVIDENCE WAS FOUND OF THE SUBJECT PROPERTY HAVING EXISTING GROUNDWATER RECHARGE AREA.
- THIS PROPERTY SHALL BE SERVED BY MUNICIPAL WATER AND SEWERAGE DISPOSAL SYSTEMS.
- THE SURVEYOR HAS NO KNOWLEDGE OF THIS PROPERTY BEING SUBJECT TO PROTECTED RIVER CORRIDORS.
- THE SURVEYOR HAS NO KNOWLEDGE OF THIS PROPERTY BEING SUBJECT TO WATER SUPPLY WATERSHED AREAS.
- ALL EASEMENTS, RIGHT OF WAYS, WATER COURSES, DRAINAGE AREAS, DITCHES, DISTINCTIVE NATURAL FEATURES AND EXISTING BUILDINGS OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON. OTHER MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
- THE PROPOSED USE OF THE SUBDIVISION IS TO BE ANNOUNCED.
- NO EVIDENCE WAS OBSERVED OF EXISTING TANKS OR DRAINAGE FIELDS ON THE SUBJECT PROPERTY.
- THE SURVEYOR IS UNAWARE OF ANY IMPENDING RIGHT OF WAY CHANGES IN CONNECTION WITH THE SUBJECT PROPERTY.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS APPROXIMATELY 105.870 ACRES.
- THERE IS A 25 FOOT STREAM BUFFER ALONG ALL STATE WATERS. THIS BUFFER MAY BE INCREASED BASED ON STREAM DELINEATION AND IDENTIFICATION PER DEVELOPMENT REGULATIONS.
- THIS PROPERTY IS SUBJECT TO ALL BUFFERS AND SETBACK REQUIREMENTS PER DEVELOPMENT REGULATIONS.



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LAND SURVEYING

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P.O. Box 896 | Madison, GA 30650
P: 706.342.1104 | C: 706.201.0996
www.georgiacivil.com

GEORGIA PROFESSIONAL LAND SURVEYOR
No. 2629
G. BRIAN SLATE

SURVEYED BY:
G. BRIAN SLATE, RLS#2629
C: 706-201-0996
bslate@georgiacivil.com

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, AS AMENDED BY HB1004 (2017).
CERTIFICATE OF AUTHORIZATION LSF0010055

ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
105.870 ACRES
IN LAND LOTS 40, 41 & 42 OF THE 3rd LAND DISTRICT
IN THE CITY OF MONROE, WALTON COUNTY, GEORGIA

SURVEY FOR:

CREW CHIEF: TJ
SURVEYED: 07/25/2023
PROJECT #: 21RMS001
DRAWING DATE: 07/25/2023
DRAWN BY: GBS
CHECKED BY: GBS

REVISIONS
DATE: DESCRIPTION:

SCALE: 1"=200'
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BOUNDARY RETRACEMENT SURVEY

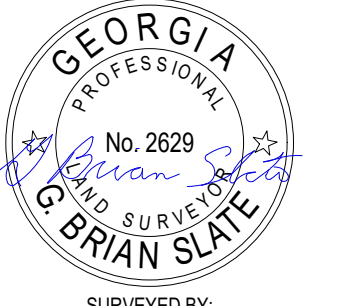
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SHEET 1 OF 3



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SURVEYED BY:
G. BRIAN SLATE, RL52629
C: 706-201-0996
bslate@georgiacivil.com

"THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-87, AS AMENDED BY HB1004 (2016)." CERTIFICATE OF AUTHORIZATION LSF001055

ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
105.870 ACRES
IN LAND LOTS 40, 41 & 42 OF THE 3rd LAND DISTRICT
IN THE CITY OF MONROE, WALTON COUNTY, GEORGIA

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SURVEYED: 07/25/2023
PROJECT #: 21RMS001
DRAWING DATE: 07/25/2023
DRAWN BY: GBS
CHECKED BY: GBS

REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=100'

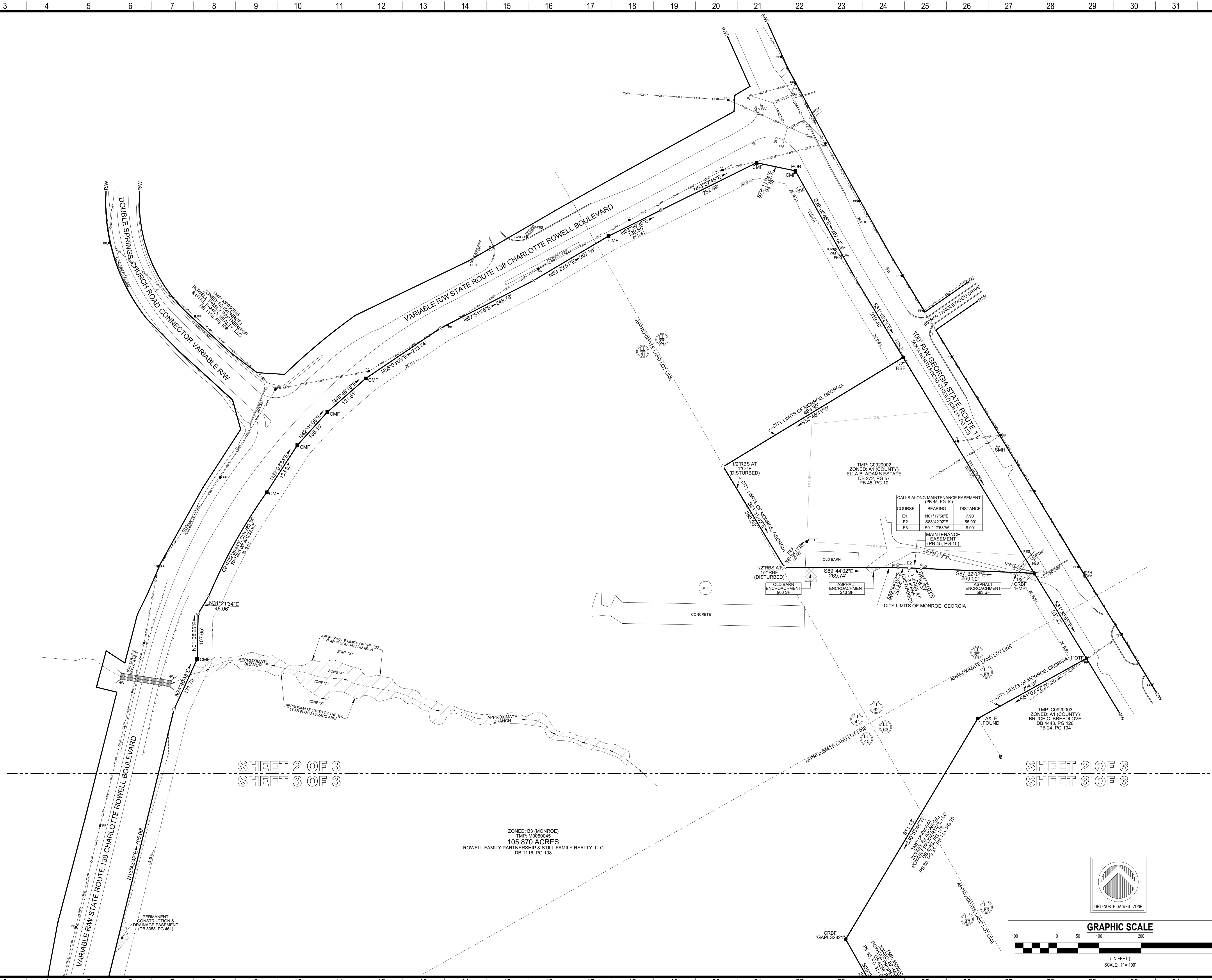
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Sheet Title

BOUNDARY
RETRACEMENT
SURVEY

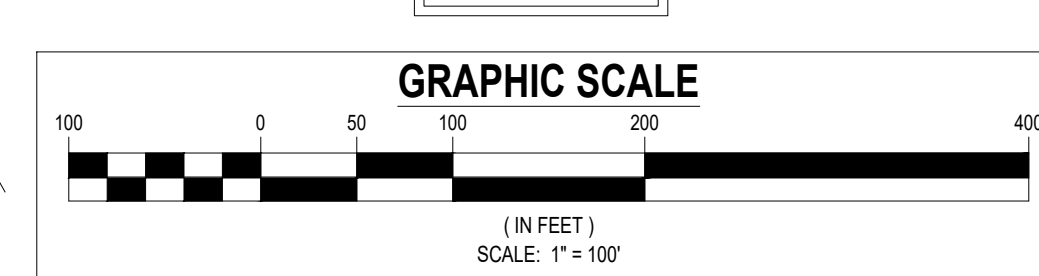
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SHEET 2 OF 3



SHEET 2 OF 3
SHEET 3 OF 3

SHEET 2 OF 3
SHEET 3 OF 3



ZONED: B3 (MONROE)
TMP: M0050045
105.870 ACRES
ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
DB 1116, PG 108

LEGEND	
■	CONCRETE MONUMENT FOUND
⊙	COMPUTED POINT
○	IRON PIN SET (1/2" REBAR)
●	IRON PIN FOUND
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—	GUY ANCHOR/WIRE
—	SIGN
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CERTIFICATE OF AUTHORIZATION LSF001055
Project Information

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ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
105.870 ACRES
IN LAND LOTS 40, 41 & 42 OF THE 3rd LAND DISTRICT
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CREW CHIEF: TJ
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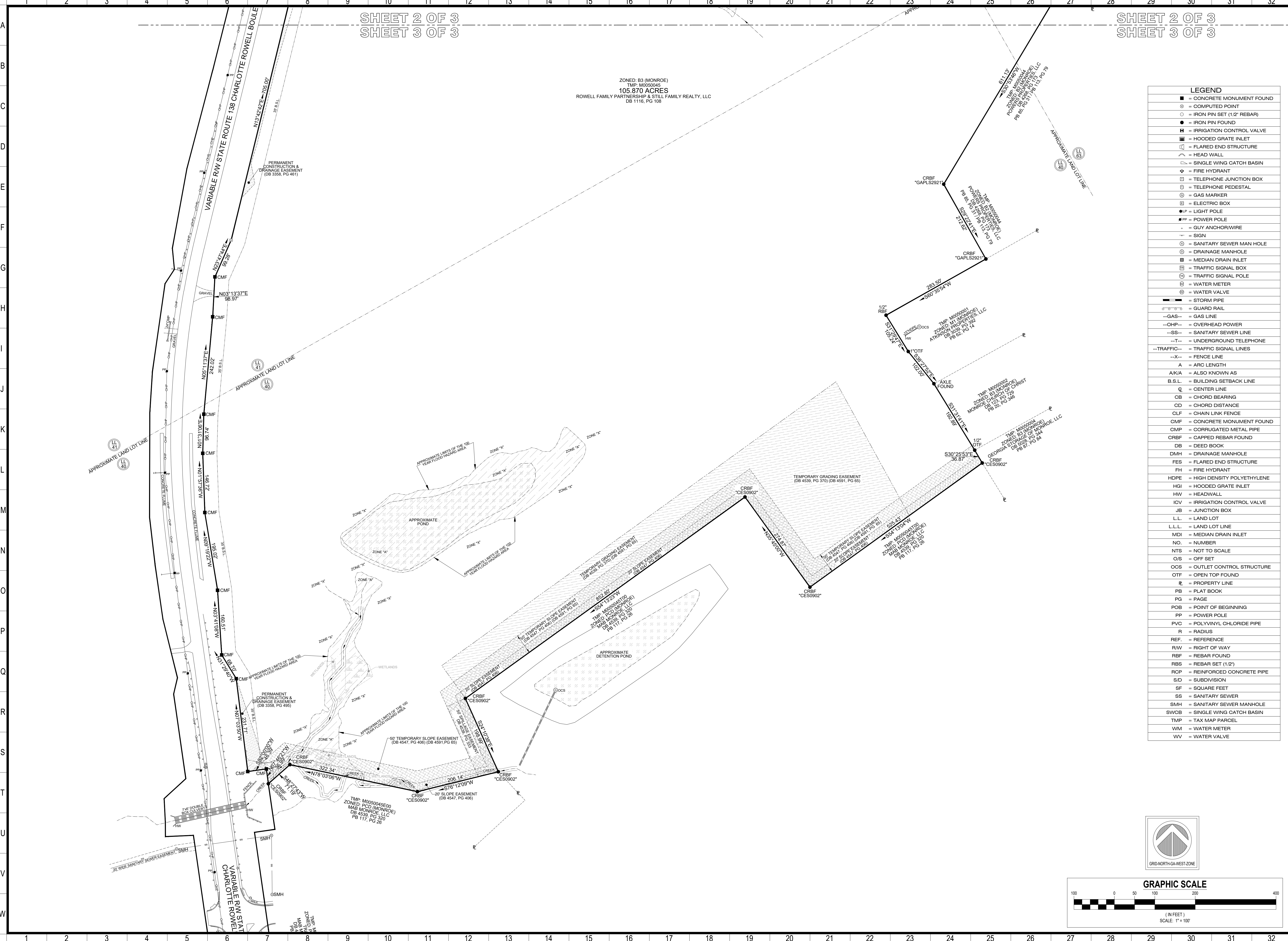
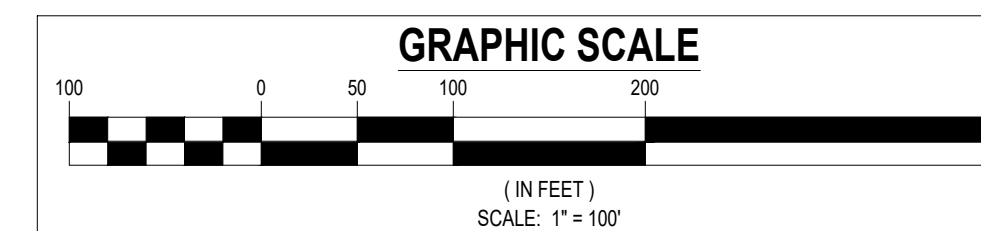
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REVISIONS	
DATE:	DESCRIPTION:

SCALE: 1"=100'
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BOUNDARY
RETRACEMENT
SURVEY

Sheet Number





Andrea P. Gray LLC

Attorney at Law

May 30, 2024

Notice of Preservation of Constitutional Objections

Re: Applicant: Rowell Family Partnership, LLLP
Owner: Rowell Family Partnership, LLLP and Still Family Realty, LLC
Property: 1125 N. Broad Street, Monroe GA 30655
Request to PCD/PRD

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant’s assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the following:

The current zoning of the Property restricts said property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant’s property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant’s investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the council would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the City of Monroe, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.





Planning
City of Monroe, Georgia
ROWELL-STILL – PRD & PCD REZONE
DROPBOX LINK

TO ACCESS THE PATTERN BOOK DOCUMENTS FOR CASE #3282, ROWELL FAMILY PARTNERSHIP, LLLP & STILL FAMILY REALTY, LLC, B-3 TO PRD & PCD, PLEASE SELECT THE FOLLOWING LINK:

<https://www.dropbox.com/scl/fo/vi0xf8zpvrqga6l871ycx/AJUQMAsuS7LZ7aJPIUPCgBE?rlkey=wmuvpj6w6jiqk2p8ox06u2q8a&st=we6wus0h&dl=0>



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 9/4/2024
Subject: REZONE #3308 – 231 E. Marable Street – R-1A Rezone

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 231 E. Marable Street is petitioning for a Rezone from P to R-1A in order to allow for potential development of two (2) single-family residential lots in the Infill Overlay District.

Background:

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

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Rezone as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 3308

DATE: August 14, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Douglas Segars CPA, LLC

PROPERTY OWNER: Douglas Segars CPA, LLC

LOCATION: North side of E. Marable Street – 231 E. Marable Street

ACREAGE: ±0.721

EXISTING ZONING: P (Professional/Office/Institutional District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone P to R-1A (Medium Lot Residential District)

REQUEST SUMMARY: The owner is petitioning for a rezone in order to allow for a potential subdivision of the property into two lots in the Infill Overlay District (IOD) for two single-family dwellings.

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: August 20, 2024

CITY COUNCIL: September 10, 2024

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone to R-1A (Medium Lot Residential District) in order to allow for the potential subdivision of the property in the Infill Overlay District (IOD) for two single-family dwellings. The property is currently vacant and undeveloped.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – Potential to subdivide into two (2) R-1A single-family residential lots in the Infill Overlay District
 - Site Area – ±0.721 Acres

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 P (Professional/Office/Institutional District). The property was rezoned from R-2 to P by the City Council on October 7, 2003. The property was never developed after being rezoned to P. Under the current P zoning, the property is unable to be subdivided for single-family residential lots within the Infill Overlay District (IOD).
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to R-1A (Medium Lot Residential District) in order to allow a potential subdivision of the property into two Infill Overlay District (IOD) lots for two single-family residences. Single-family residences are permitted uses in the R-1A zoning district and the IOD. The lots subdivided on the property will need to conform to the minimum IOD dimensional requirements.
- (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, east, and west of this site are zoned R-2. Properties south of the site along E. Marable St. are zoned R-1A. Surrounding land uses are predominantly single-family residences with multi-family north of the site and the City’s water plant west of the site. The requested rezone to allow for subdividing the property into two IOD 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 with the potential to subdivide the property into two IOD lots for single-family residences should not adversely affect any existing infrastructure or City services.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the West Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the West Sub-Area is a mixture of commercial and residential. The future character will be predominantly residential smaller lot and multi-family focused in this vicinity of the sub-area. The proposed rezone with the intent to subdivide the property into two IOD lots for new 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 P zoning, the subject property cannot be subdivided into individual single-family lots under the provisions of the Infill Overlay District. The requested R-1A zoning is necessary in order to subdivide the property into individual lots under the provisions allowed in the Infill Overlay District.

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 potential development of two single-family dwellings on lots within the Infill Overlay District.



City of Monroe

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

PLANNING & ZONING REZONE PERMIT

PERMIT #:	3308	DESCRIPTION:	REZONE FROM P TO R-1A
JOB ADDRESS:	231 E MARABLE ST	LOT #:	
PARCEL ID:	M0120168	BLK #:	
SUBDIVISION:		ZONING:	P
ISSUED TO:	DOUGLAS SEGARS CPA, LLC	CONTRACTOR:	DOUGLAS SEGARS CPA, LLC
ADDRESS:	254 N BROAD STREET	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:	770-483-6136 BUSINESS	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	7/17/2024
VALUATION:	\$ 0.00	EXPIRATION:	1/13/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

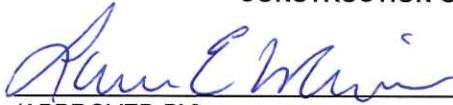
FEE CODE	DESCRIPTION	AMOUNT
PZ-01	REZONE REQUEST TO R-1/R-1A	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$ -300.00
BALANCE		\$ 0.00

NOTES: The Planning Commission will hear and make recommendation on this request for a Rezone from P to R-1A at 231 E MARABLE Street on AUGUST 20, 2024 at 6:00pm. The Monroe City Council will hear and make a decision on this request on SEPTEMBER 10, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



 (APPROVED BY)

7/17/24
 DATE

RECEIVED #3308



CITY OF MONROE

REZONE APPLICATION

REZONE LOCATION & DESCRIPTION

Address (or physical location): 231 E MARABLE ST, MONROE, GA 30655

Parcel #(s): M0120168

Acreage/Square Feet: .721 ACRES Council Districts: 3 / 7

Existing Zoning: P Proposed Zoning: R-1A

Existing Use: VACANT AND UNDEVELOPED

Proposed Use: SINGLE FAMILY RESIDENTIAL

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: DOUGLAS SEGARS CPA, LLC Phone #: 7708262982

Address: 254 N BROAD ST STE A City: MONROE State: GA Zip: 30655

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)): CURRENT ZONING P, ALL ABUTTING PROPERTIES ZONE R2.

PROPERTY ON RIGHT SIDE IS PERSONAL CARE HOME. ALL SURROUNDING PROPERTIES ARE 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)): REZONE TO R-1A WITH POTENTIAL TO SUBDIVED FOR 2 R-1A INFILL LOTS

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)): PROPERTY IS CURRENTLY A VACANT LOT

CURRENT ZONING ALLOWS FOR PROFESSIONAL OFFICES OR SINGLE FAMILY HOME. PROPOSED

ZONING WOULD ALLOW LOT TO POTENTIALLY BE SPLIT AND THE CONSTRUCTIONS OF 2

RESIDENCES.

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)): PROPERTY HAS BEEN VACANT FOR YEARS

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: [Handwritten Signature] DATE: 6/12/14

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.

REZONE REQUEST

231 E MARABLE ST, MONROE, GA 30655

Request to rezone the above property from P - Professional to R-1A Residential. The reason for the request is in order that the property may potentially be split to 2 infill lots as allowed under R-1A. This would allow for the potential construction of 2 single family residences.

All surrounding properties up and down both sides of E Marable are residential. This rezone would allow for the potential construction of 2 additional family houses within the city of Monroe. Residential housing would be more conducive to the surrounding area than the construction of a Professional office.

BK:118 PG:53-53
 Filed and Recorded
 May-05-2020 08:21 AM
 DOC# 2020 - 000130
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA
 Participant ID: 4708715137

THIS BLOCK RESERVED FOR
 THE CLERK OF THE SUPERIOR COURT

REFERENCE:
 P.B. 116, PG. 114

NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER CITY OF MONROE FLOOD MAP PANEL NO. 13297C0137E, DATED 12/08/16.
2. THIS PROPERTY IS LOCATED IN THE CITY OF MONROE.
3. THE SITE ADDRESS IS 231 E. MARABLE ST., MONROE, GA.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. MATTERS OF TITLE ARE EXCEPTED.

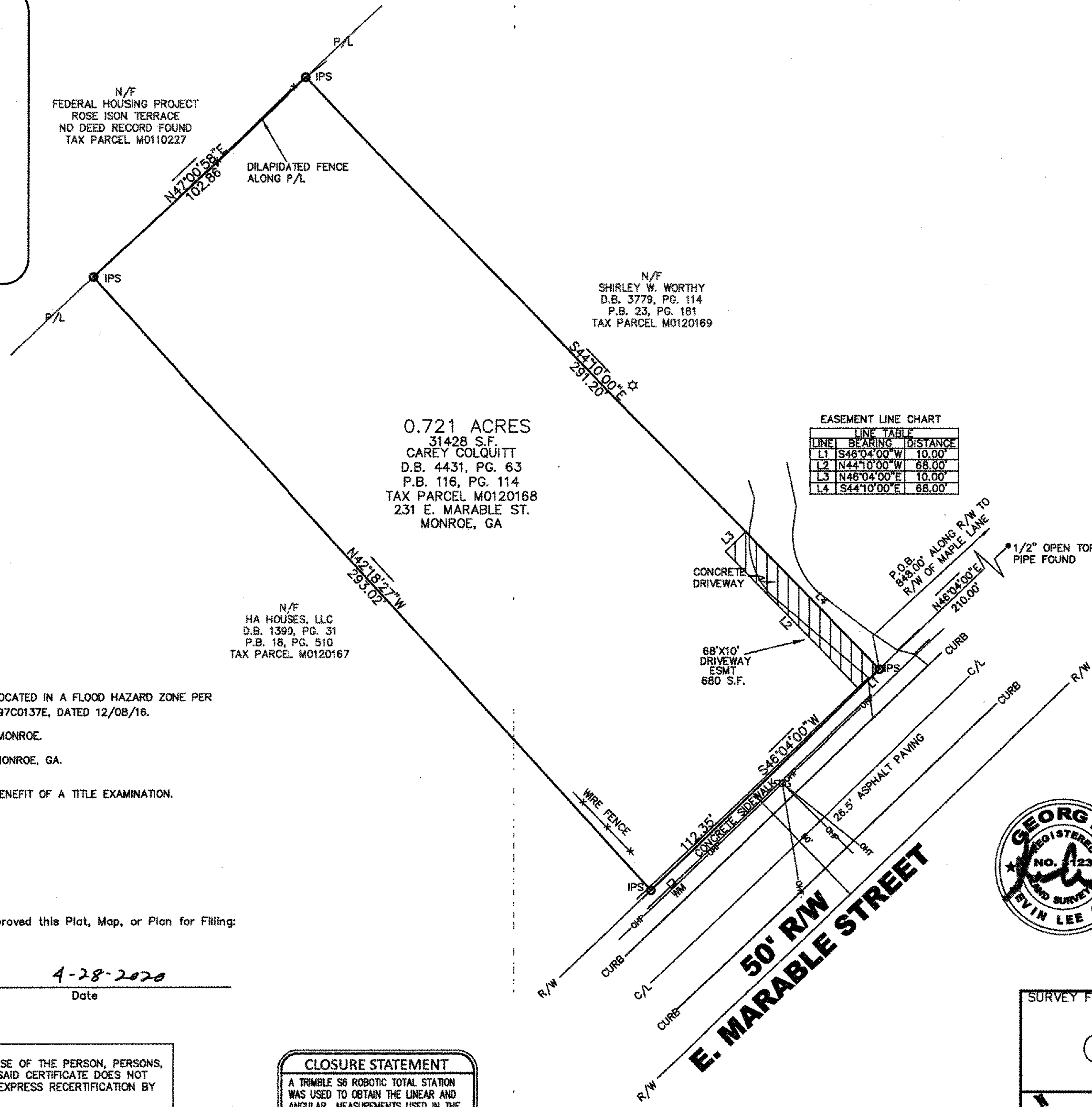
The Following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:

[Signature] 4-28-2020
 City of Monroe Code Department Date

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

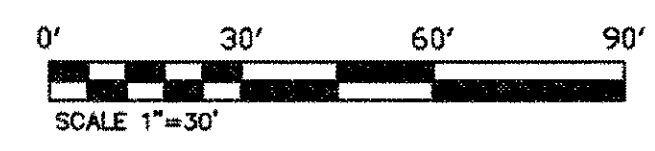
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

CLOSURE STATEMENT
 A TRIMBLE S6 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 ONE FOOT IN 52,631 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

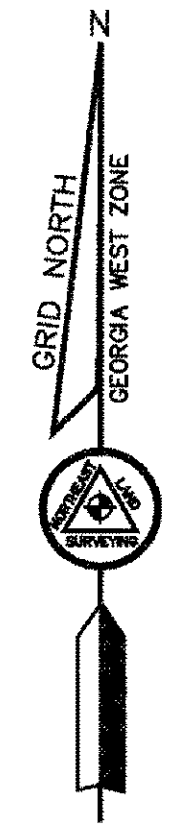


EASEMENT LINE CHART

LINE	BEARING	DISTANCE
L1	S46°04'00\"W	10.00'
L2	N44°10'00\"W	68.00'
L3	N46°04'00\"E	10.00'
L4	S44°10'00\"E	68.00'



NO.	DATE:	REVISION:



LEGEND

B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CMF=	CONCRETE MONUMENT FOUND
CMF=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D.B.=	DEED BOOK
DIP=	DUCTILE IRON PIPE
EE=	EASEMENT CASEMENT
ELEV=	ELEVATION
EP=	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL=	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F=	NDV OR FORMERLY
NTS=	NOT TO SCALE
OTF=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P.B.=	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
POL=	POINT ON LINE
RF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
WI=	WEIR INLET
HW=	HEADWALL
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
SW=	SWALE
OP=	OVERHEAD POWER LINE
UP=	UNDERGROUND POWER
OT=	OVERHEAD TELEPHONE LINE
UT=	UNDERGROUND TELEPHONE LINE
G=	GAS LINE
CTV=	CABLE T.V. LINE
UCTV=	UNDERGROUND CABLE T.V. LINE
S=	SANITARY SEWER LINE
W=	WATER LINE
F=	FENCE
FL=	FLOOD LINE
T=	TREE
UTP=	UNDERGROUND TELEPHONE PEDESTAL

SURVEYORS CERTIFICATION
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-87.
[Signature]
 KEVIN LEE CANN GA. R.L.S. #9123



SURVEY FOR:
CAREY COLQUITT

A GEORGIA LAND SURVEYING FIRM #1240
 P.O. BOX 384
 BRASELTON, GEORGIA 30517
 PHONE: (878) 776-7494

NORTHEAST LAND SURVEYING

DATE: 03/17/2020	LAND LOT: 64	DISTRICT: 3RD
COUNTY: WALTON	SCALE: 1"=30'	Sheet No.
DRAWN BY: CDN	CHECKED BY: KLC	
JOB NUMBER: 18010A	DATE OF FIELD WORK: 03/17/2020	



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 8/7/2024
Subject: REZONE #3282 – P/O 1125 N. Broad Street – Mixed Use Development

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 1125 N. Broad Street is petitioning for a Rezone from B-3 to PRD and PCD in order to develop a mixed use development with a variety of housing, commercial, and natural and civic areas.

Background:

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

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Rezone subject to the following conditions.

1. Prior to Preliminary Plat submittal, the developer shall perform a traffic study for the development. Any and all necessary improvements identified in the traffic study shall be represented on the Preliminary Plat and all subsequent plans and plats.
2. Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe.
3. Existing trees shall be retained and preserved throughout the areas in the development designated as Character Area-1 Natural Area or Open Space. Existing trees shall be retained and preserved in areas designated as Character Area-CV or Civic Area wherever practical retention of the trees are possible.

Attachment(s):

Staff Report
Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 3282

DATE: July 5, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Rowell Family Partnership, LLLP

PROPERTY OWNER: Rowell Family Partnership, LLLP & Still Family Realty, LLC

LOCATION: South and east sides of Charlotte Rowell Blvd. and the west side of N. Broad Street – Portion of property located at 1125 N. Broad Street

COUNCIL DISTRICTS: 2 & 7

ACREAGE: ±105.870

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Inactive dairy farm and undeveloped

ACTION REQUESTED: Rezone B-3 to PRD (Planned Residential District) & PCD (Planned Commercial District)

REQUEST SUMMARY: The owner is petitioning for a rezone in order to develop the property for a mixed use development with a variety of housing, commercial, and natural and civic areas.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request subject to conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 16, 2024

CITY COUNCIL: August 13, 2024

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone from B-3 (Highway Commercial District) to PRD (Planned Residential District) and PCD (Planned Commercial District) in order to develop a mixed use development. The subject property was part of a large annexation into the City in 2001 and was zoned to the B-3 district. The subject property is the former site of a dairy farm. The request is accompanied by a comprehensive pattern book with complete details for the rezone request.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – B-3 to PRD (Planned Residential District) and PCD (Planned Commercial District)
 - The Project will have four (4) character areas within the project. Please refer to page 44 of the project’s pattern book for details on each character area

SITE DATA

Total Acreage	105.87 acres
Total Open Space	34.13 acres
Natural Area	25.52 acres
Civic Space	8.61 acres
Total Impervious Area	71.74 acres

Planned Commercial District	50.7 acres
Planned Residential District	55.2 acres

Total Residential Units	1,062 units
Single Family	335 units
Cottage	18 units
House	143 units
Townhouse	115 units
Live/Work	59 units
Multifamily	727 units
Apartment House	225 units
Medium-Scale Multifamily	139 units
Large-Scale Multifamily	204 units
Mixed Use	159 units

Total Building Coverage	31.2 acres
Cottage	0.3 acres
House	11.4 acres
Townhouse	4.3 acres
Live/Work	3.1 acres
Apartment House	4.4 acres

Building Coverage (continued)	
Medium-Scale Multifamily	1.4 acres
Large-Scale Multifamily	2.5 acres
Mixed Use	3.4 acres
Civic	0.4 acres

Total Gross Residential Square Footage	2,414,157 sf
Single Family	1,441,463 sf
Cottage	11,700 sf
House (Max. 70% coverage)	670,946 sf
Townhouse (Max. 80% coverage)	596,698 sf
Live/Work (residential)	162,119 sf
Multifamily	972,694 sf
Apartment House (Max. 70% coverage)	281,927 sf
Medium-Scale Multifamily	174,055 sf
Large-Scale Multifamily	317,877 sf
Mixed Use (residential)	198,835 sf

Total Gross Commercial Square Footage	541,430 sf
Mixed Use (commercial)	298,252 sf
Office	149,126 sf
Retail	149,126 sf
Live/Work (commercial)	243,178 sf
Office	121,589 sf
Retail	121,589 sf
Total Civic Square Footage	18,112 sf

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 B-3 (Highway Commercial District). The subject property has been zoned B-3 since annexation into the City on October 2, 2001. The property is the former location of a dairy farm and has not been developed since the dairy operations ceased. The basis for this rezone request is to replace the B-3 zoning with a comprehensively planned district rezoning to PRD (Planned Residential District) and PCD (Planned Commercial District) for a mixed use development.

(2) The proposed use and zoning classification of the subject property: The applicant is requesting a rezone to PRD (Planned Residential District) and PCD (Planned Commercial District) to develop the property for a mixed-use, walkable development with a variety of housing types.

(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 north of the site across Charlotte Rowell Blvd. are zoned B-3 and PCD. The B-3 zoned properties are all undeveloped with the PCD property as the site of the YMCA currently under construction. Properties east of the site are zoned with a mixture of B-3, B-2, R-2, and R-1A with land uses ranging from two-family dwellings to fast food restaurants to indoor mini-storage warehouses. Properties south of the site are zoned with a mixture of B-2, B-3, M-1, and PCD with land uses ranging from car washes to planned commercial shopping centers. Properties west of the site across Charlotte Rowell Blvd. are zoned B-3 and are undeveloped.

The requested PRD and PCD zoning will introduce a robust, walkable development to an area of the City that is primarily auto-centric. If developed to the plans and standards outlined in the pattern book submitted with this request, the project will be an asset and a cornerstone of sustainable development in this portion of the City and the surrounding area.

(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 submitted pattern book includes road network diagrams showing seven (7) access points to the development from Charlotte Rowell Blvd., N. Broad Street, and an extension of Pavilion Avenue from the south. There will be four (4) accesses off Charlotte Rowell Blvd., two (2) accesses off N. Broad Street, and one (1) access point from an extension of Pavilion Avenue to the south. A round-about is proposed at the intersection with Double Springs Church Road Connector at one of the primary entrances to the site. The road network diagram illustrates an interconnected, gridded street network within the development. Initial estimates provided by the applicant indicate as many as 18,448 external trips could be generated by the development. This number represents trips entering and exiting the site. A formal traffic study has not been performed for the development. Charlotte Rowell Blvd. and N.

Broad Street should be adequate to serve the proposed development. A condition has been added to the end of this report requiring a traffic study be performed prior to preliminary plat submittal. Improvements identified in the traffic study will need to be implemented as result of the recommended condition.

At the time of this report, sanitary sewer is currently unavailable for the residential portion of the development. A moratorium is currently in effect that prohibits the submission of a preliminary plat for any development containing single-family residential dwellings. Infrastructure for water, electric, natural gas, and telecommunications are capable of supporting the development. Additional City services should be adequate to serve the proposed development.

(5) Whether the zoning proposal is consistent with the Comprehensive Plan: The subject property is located in the Northwest Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Northwest Sub-Area is predominantly undeveloped with new commercial development between Charlotte Rowell Blvd. and N. Broad Street on the north side of US Hwy 78. The future character of this sub-area will be predominantly single-family residential with focused areas of higher density mixed use. The proposed rezone to develop the property for a mixed use development 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: The current B-3 zoning will only provide commercial uses intended to be oriented for highways. The proposed PRD and PCD zoning provides an opportunity to develop the property in a manner that is more sustainable than conventional commercial development by mixing uses in a walkable, interconnected development.

FURTHER ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REVIEW” OF PLANNED DEVELOPMENT DISTRICTS AS SET FORTH IN SECTION 650.2(3) OF THE *CITY OF MONROE ZONING ORDINANCE*.

(1) Whether the zoning proposal demonstrates a clear and balanced benefit to the community as well as to the applicant that warrants the use of flexible zoning in lieu of the existing standards: The proposal demonstrates a very clear and balanced benefit to the community as a mixed use, walkable, interconnected development. As a mixed use, urban style development, the project is an excellent representation of the goals of Placemaking. The core principals behind Placemaking include creating public spaces, streets, neighborhoods and urban centers that create sense of place and identity.

(2) Whether the zoning proposal will result in higher overall quality of community development than if developed utilizing the existing classification: The existing B-3 zoning classification would permit conventional style commercial development that would be auto-centric. As previously stated, the proposed planned residential and commercial development will result in a walkable, mixed use, interconnected development that will be an asset to the City of Monroe.

(3) Whether the applicant proposes a compatible mixture of uses on the same property and even in the same buildings: The proposed development plan and project pattern book illustrates a robust and complex mixed use development that will include a variety of housing types, mix of

residential and non-residential uses, in a walkable development. The proposed development is representative of an ideal mixed use development. The only exception is the proposed large scale multi-family buildings on the southern portion of the development. The proposed buildings for the large scale multi-family appear to be large, stacked conventional style buildings with a high number of units per building. In keeping with the intent to provide a variety of housing types and sizes in the development, staff would prefer these buildings to resemble the medium scale multi-family and apartment houses also proposed for the development.

(4) Whether the proposed exceptions and variances from existing development standards will achieve the itemized creative design goals and can be offset as necessary by mitigating conditions or amenities: The proposed development is an excellent example of compliance with all of the Design Standards and Criteria for Planned Development Districts outlined in Section 655 of the Zoning Ordinance. The standards for Section 655 include all of the following:

1. *Parking facilities in the front lot is highly discouraged and should be utilized only in rare circumstances. When front lot parking is utilized it should be limited and appropriately screened from public right of ways with landscaping strips including evergreen screens and berms where appropriate.*
2. *Vast expanses of asphalt/concrete parking lots visible from the public right of ways are not favorable and should be avoided. Parking should be concentrated in the side lots and rear lot. Parking areas should be interspersed with appropriate landscaping islands, buffers and strips.*
3. *Walkability of all parcels should be a priority in planning and design.*
4. *Interconnectivity of all parcels and uses should be a priority in planning and design.*
5. *Building setbacks should be in conformity with the surrounding areas and take into consideration the traditional and historic building and development patterns of the City. Deep front setbacks are discouraged in all areas and strictly prohibited in key historic areas of the downtown core. Zero lot line setbacks are encouraged throughout the appropriate areas of the City core.*
6. *Street trees along with appropriate approved landscape plans must be considered in planning and design.*
7. *All Planned Development Districts should utilize sidewalk lined streets in all areas, with sidewalks on both side of the streets, except where not feasible due to topography limitations. Sidewalks should generally be a minimum of 5 feet in width and placed a minimum of two feet from the back of curb of the road with a landscaped planter strip located between.*
8. *All Planned Development Districts should utilize common lighting fixtures and hardscape materials such as benches, planters and trash receptacles, consistent with prevailing fixtures and materials recommended by the Code Enforcement Officer.*
9. *Mixed form of residential dwelling units is highly encouraged. Attached and detached single family units along with multi-family units can coexist harmoniously in close proximity.*
10. *Retail, professional, commercial, civic and residential uses are encouraged, with proper planning, to coexist harmoniously in close proximity, including developments built around the general concepts of "Live-Work-Play" and "Walkable Communities."*
11. *Traditional Neighborhood Development designs and criteria are encouraged in Planned Residential Developments, including the use of rear alley drives.*
12. *Front facing garages, cul-de-sacs and residential developments not well interconnected to existing city streets are to be avoided in Planned Residential Developments.*
13. *Vinyl siding and metal sided "butler building" style construction should not be allowed in any Planned Development District. Building materials should consist of brick, wood and masonry products that promote the traditional and historic design standards that are predominant in the core of the City.*

As the submitted Pattern Book demonstrates, the proposed development meets each and every one of the criteria outlined in Section 655.

STAFF RECOMMENDATION

The plan for the requested project represents an ideal mixed use, walkable neighborhood. If developed to the standards outlined in the pattern book, the project will be an asset to the City of Monroe and an example for surrounding communities pursuing smarter, sustainable development patterns.

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 for the requested PRD (Planned Residential District) and PCD (Planned Commercial District) rezoning to develop mixed use development subject to the following conditions:

1. Prior to Preliminary Plat submittal, the developer shall perform a traffic study for the development. Any and all necessary improvements identified in the traffic study shall be represented on the Preliminary Plat and all subsequent plans and plats.
2. Prior to Preliminary Plat submittal, the developer shall enter into a fully executed development agreement with the City of Monroe.
3. Existing trees shall be retained and preserved throughout the areas in the development designated as Character Area-1 Natural Area or Open Space. Existing trees shall be retained and preserved in areas designated as Character Area-CV or Civic Area wherever practical retention of the trees are possible.



CITY OF MONROE

REZONE APPLICATION

REZONE LOCATION & DESCRIPTION

Address (or physical location): 1125 N Broad Street, Monroe GA 30655

Parcel #(s): M0050045

Acreage/Square Feet: 105.870 Council Districts: 2 / 7

Existing Zoning: B3. Proposed Zoning: PRD/PCD

Existing Use: vacant

Proposed Use: mixed use to include a variety of housing, commercial, office, natural areas and civic areas

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Rowell Family Partnership, LLLP & Still Family Realty, LLC Phone #: 770-318-6153

Address: PO Box 1936 city: Monroe State: GA zip: 30655

Applicant (if different than owner): Rowell Family Partnership, LLLP Phone #: 770-318-6153

Address: PO Box 1936 city: Monroe State: GA zip: 30655

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): The property is currently zoned B3 and is a part of a 300+ acre tract zoned the same.
 Abutting properties to the south are zoned PCD and B3 and include the Monroe Pavillion shopping center.

Abutting properties to the west and north are B3 and abutting properties to the east and across Hwy 11 are primarily B3 and include Bojangles and vacant property.

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 Breedlove Farm development is a master planned community with a mix of housing types, commercial, office, natural areas and civic space. The intent of the PCD/PRD zoning is to implement quality urban design principles to create a cornerstone development in Monroe which pays tribute to Monroe's history while welcoming its future.

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 zoning would allow for a mix of the same uses proposed for the PRD/PCD but without the unified design and planning framework and without the ability to create a unique sense of place or a mixed-use, walkable neighborhood through higher density development. The property is currently vacant.

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 property was formerly part of the Breedlove Dairy Farm operations but has been vacant at least since it was purchased by the Applicant in 1999.

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: [Signature] DATE: 5/24/24

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: 5/20/2024

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 20th DAY OF May, 2024

NOTARY SIGNATURE: [Signature]

DATE: 5/20/2024

SEAL:



EDWARD J. KORCHNAK
Commission # HH 338427
Expires December 5, 2026

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.

AGENT AUTHORIZATION

Date: 5-24-24 Tax Map and Parcel Number(s): a portion of M0050045

PROPERTY ADDRESS: 105 acres of 1125 N Broad Street
Monroe, Georgia 30655

PROPERTY OWNERS: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 30655, and
Still Family Realty, LLC
10111 Windward Way
Jacksonville, FL 32556

APPLICANT: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 20655

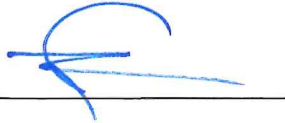
ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone 105 acres from B3/R1 to PCD

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

[signatures on following pages]

Owner: Rowell Family Partnership, LLLP



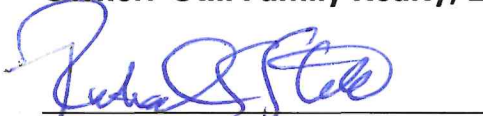
BY:

Sworn to and subscribed before me this 24 Day of May 2024


NOTARY PUBLIC



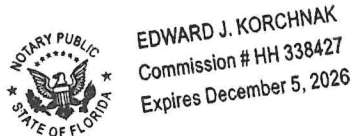
Owner: Still Family Realty, LLC



BY: Robert Still

Sworn to and subscribed before me this 20th Day of May 2024


NOTARY PUBLIC



ATTORNEY/AGENT

Andrea Gray
BY: Andrea Gray

Sworn to and subscribed before me this 23 Day of May 2024

Kaye Pickens
NOTARY PUBLIC



APPLICANT: ROWELL FAMILY PARTNERSHIP, LLLP

[Signature]
BY:

Sworn to and subscribed before me this 24 Day of May 2024

Kaye Pickens
NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: 5-24-24 Tax Map and Parcel Number(s): a portion of M0050045

PROPERTY ADDRESS: 105 acres of 1125 N. Broad Street
Monroe, Georgia 30655

PROPERTY OWNERS: Rowell Family Partnership, LLLP
P.O. Box 1936
Monroe, GA 30655, and
Still Family Realty, LLC
10111 Windward Way
Jacksonville, FL 32556

Check one of the following:

755

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

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

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

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

Still Family Realty, LLC

[Signature]
BY:

Sworn to and subscribed before me this 24th Day of May 2024

[Signature]
NOTARY PUBLIC



EDWARD J. KORCHNAK
Commission # HH 338427
Expires December 5, 2026



City of Monroe

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

REZONE PERMIT

PERMIT #:	3282	DESCRIPTION:	REZONE FROM B-3 TO PRD/PCD
JOB ADDRESS:	1125 N BROAD ST	LOT #:	
PARCEL ID:	M0050045	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	ROWELL FAMILY PARTNERSHIP LLLP	CONTRACTOR:	ROWELL FAMILY PARTNERSHIP LLLP
ADDRESS:	779 ROWE RD	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	7/05/2024
VALUATION:	\$ 0.00	EXPIRATION:	1/01/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-08	REZONE TO PLANNED DISTRICT	\$ 600.00
FEE TOTAL		\$ 600.00
PAYMENTS		\$- 600.00
BALANCE		\$ 0.00

NOTES:

The Planning Commission will hear and make recommendation on this request for a Rezone from B-3 to PRD (Planned Residential District) and PCD (Planned Commercial District) of ±105.87 acres at 1125 N. Broad St. on July 16, 2024 at 6:00pm. The Monroe City Council will hear and make a decision on this request on August 13, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


 (APPROVED BY)

7/12/24
 DATE



Andrea P. Gray LLC

Attorney at Law

June 13, 2024

Mr. Brad Callender
Planning and Zoning Director
City of Monroe, Georgia
215 N Broad Street
Monroe, GA 30655

Re: Applicant: Rowell Family Partnership, LLLP
Owners: Rowell Family Partnership, LLLP and Still Family Realty, LLC
Request to Rezone property from B3 to PRD/PCD
Tax Parcel: M0050045
Addresses: 1125 N Broad Street, Monroe, Georgia 30655
Total acreage: 105.87 acres

Dear Mr. Callender:

My client, the Rowell Family Partnership, LLLP (the “Applicant”), is pleased to present Breedlove Farm, a true mixed-use development master planned to incorporate quality urban planning and design inspired by community input. Breedlove Farm will be located on 105.87 acres currently owned by the Applicant and Still Family Realty, LLC (“Owners”), and is situated northwest of Monroe’s downtown and bordered by Charlotte Rowell Blvd to the west and north, Hwy 11 to the east and the Monroe Pavilion development to the south (the “Property”). This mixed-use development will include multiple housing types, retail, office, commercial, natural areas, and civic areas. These uses are thoughtfully integrated in the master plan to create a unique sense of place for residents and visitors that ties the historic nostalgia of the Breedlove Farm, once an operational cattle farm, to an urban development designed to meet the current demands of the City.

Applicant commissioned Town Planning & Urban Design Collaborative, LLC (“TPUDC”) to conduct community collaboration efforts, shape the vision for the development, and create a master plan to include a conceptual site plan and detailed development and architectural standards. TPUDC commenced its efforts by hosting a five-day public engagement and design workshop at the Wayfarer Music Hall titled “Breedlove Farm- Master Plan Charrette” in March 2024. Through a series of workshops, topic specific discussions, and open studio hours, TPUDC gathered community input which formed the basis for the master plan’s core design principles. The common



themes expressed included a desire for a mix of housing types, sizes and prices, live/work opportunities, a walkable development, quality multifamily housing, preservation of natural features and the farm silo, green space, street connectivity with golf cart paths, encouraging locally owned businesses, and options for senior and young professional housing. Using this input, TPUDC developed a master plan which incorporates four Character Areas: CA - 1 Natural Area, CA-3 Neighborhood Area, CA-4 Neighborhood Center, and CA-CV Civic Area. Each Area has specific development standards that define development patterns within the master plan such as permitted location of uses, building types, civic space types and thoroughfare types, etc. Character Areas will be developed in phases based on utility capacity, namely sewer, and market demands.

The Applicant is seeking to rezone the Property from B3 to PCD/PRD. It is asking the City to approve the conceptual master plan as defined by the Character Areas and the development and architectural design standards. Once these land use standards are in place, future development of the site must be consistent with the standards and the City’s planning staff will review detailed site plans for consistency therewith before any vertical construction may begin.

A complete copy of the application materials and detailed pattern book are included herewith. If you have any questions or would like to discuss this further, please do not hesitate to contact me.

Sincerely



Andrea P. Gray
Attorney for Rowell Family Partnership, LLLP



LEGAL DESCRIPTION
TAX PARCEL M0050045

All that Tract or Parcel of land, lying and being located in Land Lots 40, 41 and 42 of the 3rd Land District, in the City of Monroe, Walton County, Georgia, containing 105.870 Acres, more or less and being more particularly described as follows:

BEGINNING at a concrete monument found at the southwestern most mitered right of way intersection of the southernmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard) and the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street); thence proceed along the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street), the following: South 29 degrees 06 minutes 46 seconds East for a distance of 292.68 feet to a point; thence South 31 degrees 10 minutes 23 seconds East for a distance of 219.40 feet to a 1/2" rebar found; thence departing said right of way, proceed the following: South 58 degrees 45 minutes 41 seconds West for a distance of 499.90 feet to a 1/2" rebar set at a 1" disturbed open top found; thence South 31 degrees 15 minutes 02 seconds East for a distance of 280.00 feet to a 1/2" rebar set at a 1/2" disturbed rebar found; thence South 89 degrees 44 minutes 02 seconds East for a distance of 269.74 feet to a point; thence South 89 degrees 44 minutes 02 seconds East for a distance of 26.44 feet to a 1/2" rebar set at a 3/4" disturbed rebar found; thence South 87 degrees 32 minutes 02 seconds East for a distance of 28.57 feet to a point; thence South 87 degrees 32 minutes 02 seconds East for a distance of 269.00 feet to a 1/2" rebar found capped "HMB" on the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street); thence proceed along the westernmost 100 foot right of way of Georgia State Route 11 (also known as North Broad Street), South 31 degrees 30 minutes 55 seconds East for a distance of 237.27 feet to a 1" open top found; thence departing said right of way, proceed the following: thence South 61 degrees 02 minutes 47 seconds West for a distance of 294.97 feet to an axle found; thence South 30 degrees 53 minutes 46 seconds West for a distance of 611.13 feet to a rebar found capped "GAPLS2921"; thence South 29 degrees 22 minutes 41 seconds East for a distance of 212.62 feet to a rebar found capped "GAPLS2921"; thence South 60 degrees 35 minutes 54 seconds West for a distance of 283.50 feet to a 1/2" rebar found; thence South 31 degrees 29 minutes 47 seconds East for a distance of 105.24 feet to a 1" open top found; thence South 38 degrees 27 minutes 52 seconds East for a distance of 102.00 feet to an axle found; thence South 31 degrees 31 minutes 41 seconds East for a distance of 192.89 feet to a 1/2" open top found; thence South 30 degrees 25 minutes 53 seconds East for a distance of 36.87 feet to a rebar found capped "CES0902"; thence South 54 degrees 13 minutes 04 seconds West for a distance of 525.43 feet to a rebar found capped "CES0902"; thence North 35 degrees 45 minutes 00 seconds West for a distance of 274.87 feet to a rebar found capped "CES0902"; thence South 54 degrees 13 minutes 23 seconds West for a distance of 852.80 feet to a rebar found capped "CES0902"; thence South 24 degrees 10 minutes 38 seconds East for a distance of 198.99 feet to a

rebar found capped "CES0902"; thence South 76 degrees 12 minutes 09 seconds West for a distance of 206.14 feet to a rebar found capped "CES0902"; thence North 78 degrees 03 minutes 06 seconds West for a distance of 322.34 feet to a rebar found capped "CES0902"; thence South 48 degrees 27 minutes 43 seconds West for a distance of 71.19 feet to a rebar found capped "CES0902" on the easternmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard); thence proceed along the easternmost variable right of way of Georgia State Route 138 (also known as Charlotte Rowell Boulevard), the following: thence North 07 degrees 46 minutes 21 seconds West for a distance of 36.99 feet to a concrete monument found; thence South 82 degrees 00 minutes 00 seconds West for a distance of 46.39 feet to a concrete monument found; thence North 07 degrees 03 minutes 50 seconds West for a distance of 231.71 feet to a concrete monument found; thence North 31 degrees 29 minutes 40 seconds West for a distance of 68.70 feet to a concrete monument found; thence North 03 degrees 41 minutes 08 seconds West for a distance of 160.51 feet to a concrete monument found; thence North 09 degrees 19 minutes 22 seconds West for a distance of 195.02 feet to a concrete monument found; thence North 01 degrees 57 minutes 36 seconds West for a distance of 146.72 feet to a concrete monument found; thence North 01 degrees 31 minutes 06 seconds East for a distance of 96.74 feet to a concrete monument found; thence North 05 degrees 11 minutes 37 seconds East for a distance of 242.02 feet to a concrete monument found; thence North 03 degrees 13 minutes 37 seconds East for a distance of 98.97 feet to a concrete monument found; thence North 23 degrees 47 minutes 44 seconds East for a distance of 99.28 feet to a point; thence North 13 degrees 42 minutes 42 seconds East for a distance of 705.00 feet to a point; thence North 24 degrees 40 minutes 43 seconds East for a distance of 131.79 feet to a point; thence North 01 degrees 08 minutes 25 seconds East for a distance of 107.65 feet to a point; thence North 31 degrees 21 minutes 34 seconds East for a distance of 48.06 feet to a point; thence with a curve turning to the right with an arc length of 283.92 feet, a radius of 1285.00 feet, a chord bearing of North 29 degrees 09 minutes 44 seconds East and a chord length of 283.34 feet to a concrete monument found; thence North 33 degrees 03 minutes 34 seconds East for a distance of 133.32 feet to a concrete monument found; thence North 42 degrees 05 minutes 08 seconds East for a distance of 106.15 feet to a concrete monument found; thence North 48 degrees 48 minutes 16 seconds East for a distance of 121.51 feet to a concrete monument found; thence North 56 degrees 03 minutes 03 seconds East for a distance of 213.34 feet to a point; thence North 62 degrees 51 minutes 55 seconds East for a distance of 248.78 feet to a point; thence North 59 degrees 22 minutes 51 seconds East for a distance of 207.34 feet to a concrete monument found; thence North 63 degrees 39 minutes 26 seconds East for a distance of 139.65 feet to a point; thence North 63 degrees 37 minutes 48 seconds East for a distance of 252.89 feet to a concrete monument found; thence South 78 degrees 11 minutes 04 seconds East for a distance of 94.35 feet to a concrete monument found and back to the **TRUE POINT OF BEGINNING**.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 105.870 Acres, more or less.

THE PURPOSE OF THIS PLAT IS A BOUNDARY RETRACEMENT AND FINAL SUBDIVISION PLAT ON AN EXISTING TRACT KNOWN AS TAX MAP PARCEL MONROE, WALTON COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DB 1116, PG 108, AFORESAID COUNTY. THE CURRENT OWNER AS PER THE INDICATED TAX RECORDS IS ROWELL FAMILY PARTNERSHIP AND STILL FAMILY REALTY, LLC.

ZONING NOTES:

THE CURRENT ZONING CLASSIFICATION IS B-3, HIGHWAY COMMERCIAL DISTRICT.

SOURCE OF ZONING INFORMATION:
CITY OF MONROE ZONING ORDINANCE
ADOPTED JUNE 10, 2014, EFFECTIVE JULY 1, 2014
<https://www.monroega.com>

SECTION 700.2, TABLE 11 - COMMERCIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS

- A. MINIMUM LOT AREA.....NONE
- B. MAXIMUM LOT COVERAGE.....80%
- C. MINIMUM LOT WIDTH.....100 FEET
- D. MINIMUM LOT FRONTAGE.....100 FEET
- E. FRONT YARD BUILDING SETBACK.....35 FEET
- F. SIDE YARD BUILDING SETBACK.....15 FEET
- G. REAR YARD SETBACK.....20 FEET
- H. MAXIMUM BUILDING HEIGHT.....35 FEET
- I. MINIMUM BUILDING GROUND FLOOR AREA.....2,000 SF.

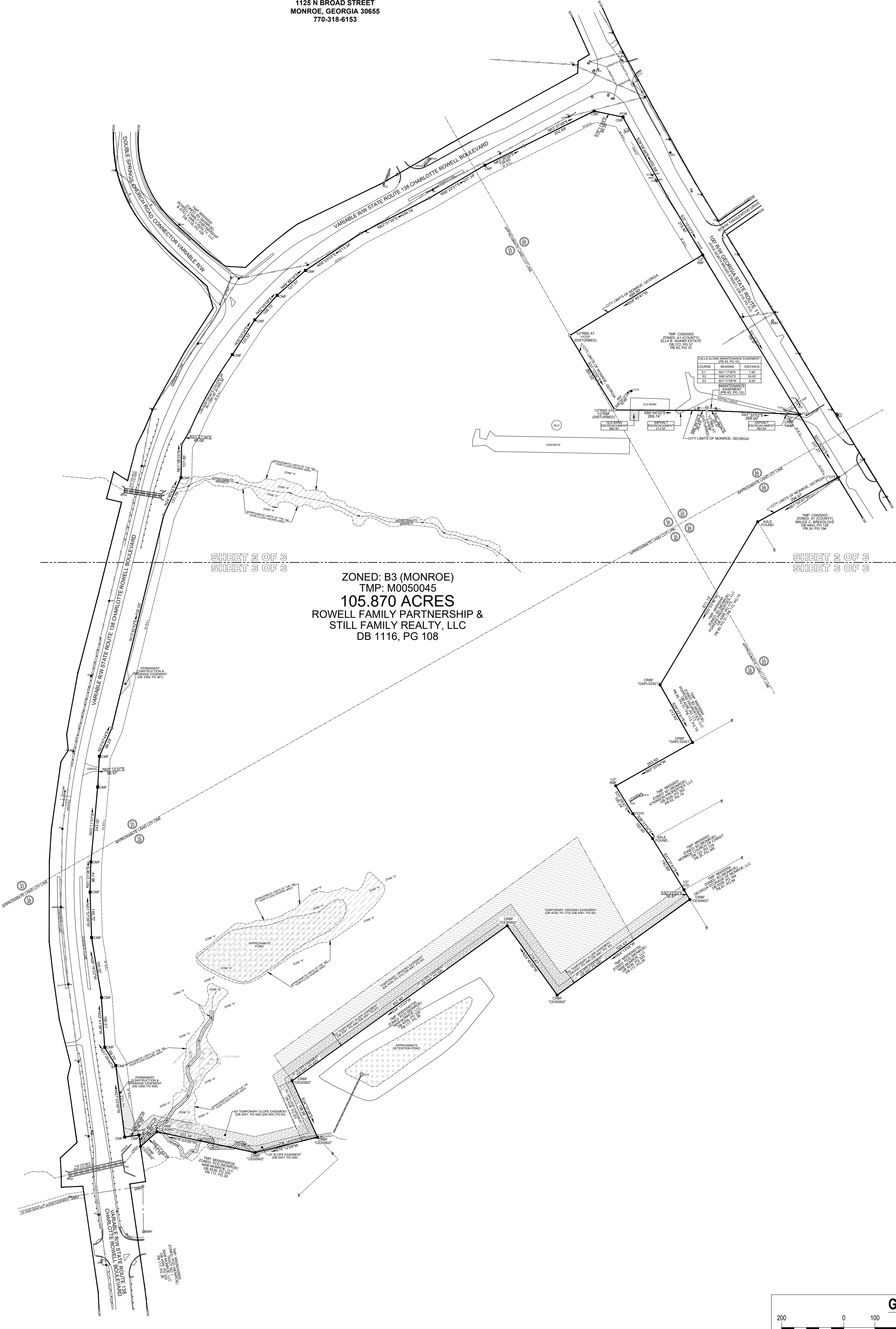
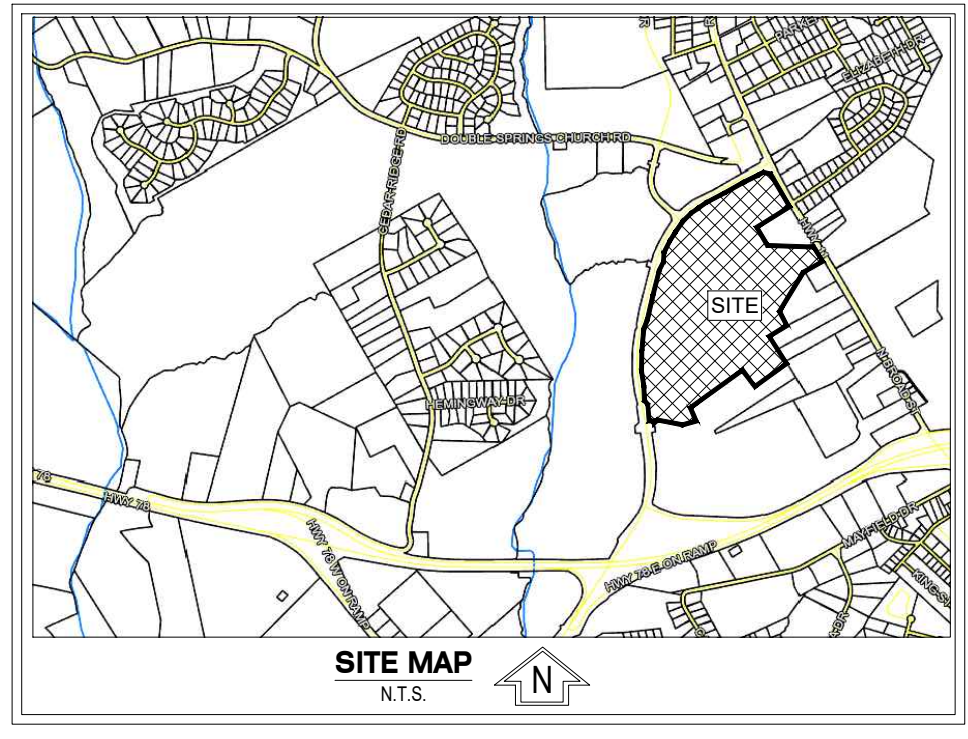
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATION

As required by subsection (c) of O.C.G.A. Section 15-6-47, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require approval for recording this type of plat or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or endorsements or resolutions numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-47.

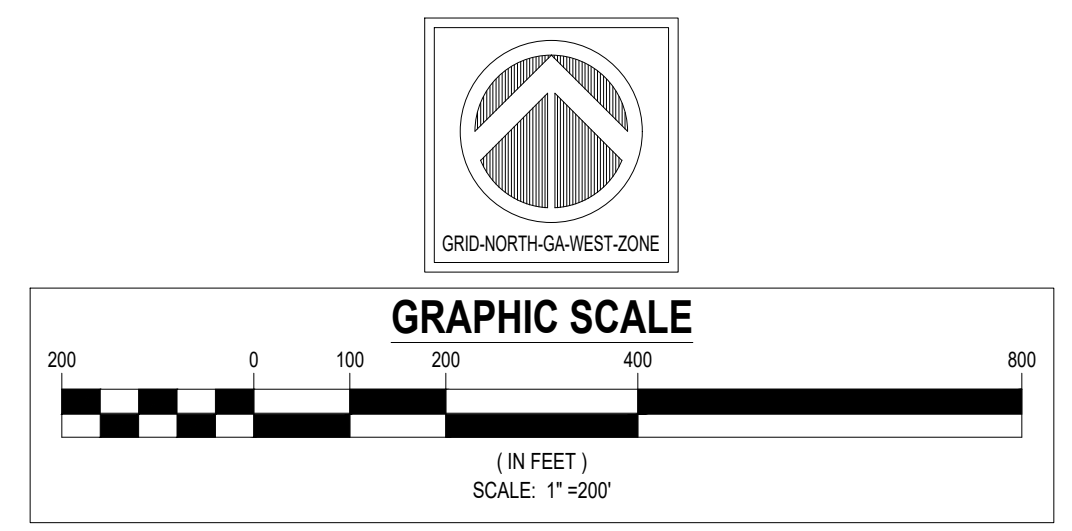
GEORGIA PROFESSIONAL LAND SURVEYOR
No. 2629
G. BRIAN SLATE, GA. RLS 2629
07/25/2023
DATE

AUTHORIZED THE SURVEY & OWNER/AGENT
ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
ATT: LEE ROWELL
1125 N BROAD STREET
MONROE, GEORGIA 30655
770-318-6153



- LEGEND**
- = CONCRETE MONUMENT FOUND
 - ⊙ = COMPUTED POINT
 - = IRON PIN SET (1/2" REBAR)
 - = IRON PIN FOUND
 - ⊠ = IRRIGATION CONTROL VALVE
 - ▩ = HOODED GRATE INLET
 - ⌒ = FLARED END STRUCTURE
 - = HEAD WALL
 - = SINGLE WING CATCH BASIN
 - ⊕ = FIRE HYDRANT
 - ⊞ = TELEPHONE JUNCTION BOX
 - ⊟ = TELEPHONE PEDESTAL
 - ⊠ = GAS MARKER
 - ⊡ = ELECTRIC BOX
 - ⊢ = LIGHT POLE
 - ⊣ = POWER POLE
 - = GUY ANCHOR WIRE
 - = SIGN
 - ⊙ = SANITARY SEWER MAN HOLE
 - ⊚ = DRAINAGE MANHOLE
 - ▩ = MEDIAN DRAIN INLET
 - ⊞ = TRAFFIC SIGNAL BOX
 - ⊟ = TRAFFIC SIGNAL POLE
 - ⊠ = WATER METER
 - ⊡ = WATER VALVE
 - = STORM PIPE
 - = GUARD RAIL
 - = GAS LINE
 - = OVERHEAD POWER
 - = SANITARY SEWER LINE
 - = UNDERGROUND TELEPHONE
 - = TRAFFIC SIGNAL LINES
 - = FENCE LINE
 - A = ARC LENGTH
 - A/K/A = ALSO KNOWN AS
 - B.S.L. = BUILDING SETBACK LINE
 - ⊙ = CENTER LINE
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - CLF = CHAIN LINK FENCE
 - CMF = CONCRETE MONUMENT FOUND
 - CMP = CORRUGATED METAL PIPE
 - CRBF = CAPPED REBAR FOUND
 - DB = DEED BOOK
 - DMH = DRAINAGE MANHOLE
 - FES = FLARED END STRUCTURE
 - FH = FIRE HYDRANT
 - HDPE = HIGH DENSITY POLYETHYLENE
 - HGI = HOODED GRATE INLET
 - HW = HEADWALL
 - ICV = IRRIGATION CONTROL VALVE
 - JB = JUNCTION BOX
 - LL = LAND LOT
 - LL.L. = LAND LOT LINE
 - MDI = MEDIAN DRAIN INLET
 - NO. = NUMBER
 - NTS = NOT TO SCALE
 - O/S = OFF SET
 - OCS = OUTLET CONTROL STRUCTURE
 - OTF = OPEN TOP FOUND
 - ⊞ = PROPERTY LINE
 - PB = PLAT BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - PP = POWER POLE
 - PVC = POLYVINYL CHLORIDE PIPE
 - R = RADIUS
 - REF. = REFERENCE
 - RW = RIGHT OF WAY
 - RBF = REBAR FOUND
 - RBS = REBAR SET (1/2")
 - RCP = REINFORCED CONCRETE PIPE
 - S/D = SUBDIVISION
 - SF = SQUARE FEET
 - SS = SANITARY SEWER
 - SMH = SANITARY SEWER MANHOLE
 - SWCB = SINGLE WING CATCH BASIN
 - TMP = TAX MAP PARCEL
 - WM = WATER METER
 - WV = WATER VALVE

- SURVEY NOTES:**
- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGGS SOLUTIONS. THE HORIZONTAL DATUM IS GEORGIA STATE PLATE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
 - THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED AND PLAT REFERENCES WERE OBTAINED BY GEORGIA CIVIL, INC. AND ARE NOT GUARANTEED AS TO ACCURACY NOR COMPLETENESS.
 - ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.
 - STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
 - A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" AND IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13297C030F, EFFECTIVE DATE: 12/15/2002 AND INSURANCE RATE MAP NO. 13297C038E, EFFECTIVE DATE: 12/08/2016. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
 - THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THE TERM "CERTIFICATION" AS USED IN RULE 1904-1902 AND 01V AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-26) AND (1), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING THE ABOVE-GROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE THAT MAY NOT BE SHOWN.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT A 95% CONFIDENCE LEVEL AND HAS NOT BEEN ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE CLOSED WITHIN ONE FOOT IN 500,000 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CAROLAN BROTHERS UNIT (MFG#032 160 11) IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF FIELD MEASUREMENTS WERE COMPLETED ON 07/25/2023.
 - THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
 - IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
 - THIS PLAT HAS BEEN COMPLETED FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 - NO EVIDENCE WAS FOUND OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
 - NO EVIDENCE WAS FOUND OF THE SUBJECT PROPERTY HAVING EXISTING GROUNDWATER RECHARGE AREA.
 - THIS PROPERTY SHALL BE SERVED BY MUNICIPAL WATER AND SEWERAGE DISPOSAL SYSTEMS.
 - THE SURVEYOR HAS NO KNOWLEDGE OF THIS PROPERTY BEING SUBJECT TO PROTECTED RIVER CORRIDORS.
 - THE SURVEYOR HAS NO KNOWLEDGE OF THIS PROPERTY BEING SUBJECT TO WATER SUPPLY WATERSHED AREAS.
 - ALL EASEMENTS, RIGHT OF WAYS, WATER COURSES, DRAINAGE AREAS, DITCHES, DISTINCTIVE NATURAL FEATURES AND EXISTING BUILDINGS OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON. OTHER MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
 - THE PROPOSED USE OF THE SUBDIVISION IS TO BE ANNOUNCED.
 - NO EVIDENCE WAS OBSERVED OF EXISTING TANKS OR DRAINAGE FIELDS ON THE SUBJECT PROPERTY.
 - THE SURVEYOR IS UNAWARE OF ANY IMPENDING RIGHT OF WAY CHANGES IN CONNECTION WITH THE SUBJECT PROPERTY.
 - THE TOTAL AREA OF THE SUBJECT PROPERTY IS APPROXIMATELY 105.870 ACRES.
 - THERE IS A 25 FOOT STRIP BUFFER ALONG ALL STATE WATERS. THIS BUFFER MAY BE INCREASED BASED ON STREAM DELINEATION AND IDENTIFICATION PER DEVELOPMENT REGULATIONS.
 - THIS PROPERTY IS SUBJECT TO ALL BUFFERS AND SETBACK REQUIREMENTS PER DEVELOPMENT REGULATIONS.



gc
georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

311 North Main Street, Unit C, Suite 101
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104 | C: 706.201.0996
www.georgiacivil.com

GEORGIA PROFESSIONAL LAND SURVEYOR
No. 2629
G. BRIAN SLATE
SURVEYED BY:
G. BRIAN SLATE, RLS#2629
C: 706-201-0996
bslate@georgiacivil.com

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67, AS AMENDED BY HB1004 (2017).
CERTIFICATE OF AUTHORIZATION LSF0010055

ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
105.870 ACRES
IN LAND LOTS 40, 41 & 42 OF THE 3rd LAND DISTRICT
IN THE CITY OF MONROE, WALTON COUNTY, GEORGIA

CREW CHIEF: TJ
SURVEYED: 07/25/2023
PROJECT #: 21RMS001
DRAWING DATE: 07/25/2023
DRAWN BY: GBS
CHECKED BY: GBS

REVISIONS

DATE:	DESCRIPTION:

SCALE: 1"=200'
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BOUNDARY RETRACEMENT SURVEY

Sheet Number

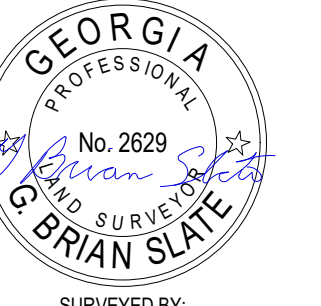
SHEET 1 OF 3

GEORGIA PROFESSIONAL LAND SURVEYOR, RLS#2629



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SURVEYED BY:
G. BRIAN SLATE, RL52229
C: 706-201-0996
bslate@georgiacivil.com

"THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-87, AS AMENDED BY HB1004 (2017)."
CERTIFICATE OF AUTHORIZATION LSF001055

ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
105.870 ACRES
IN LAND LOTS 40, 41 & 42 OF THE 3rd LAND DISTRICT
IN THE CITY OF MONROE, WALTON COUNTY, GEORGIA

CREW CHIEF: TJ
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REVISIONS	
DATE	DESCRIPTION

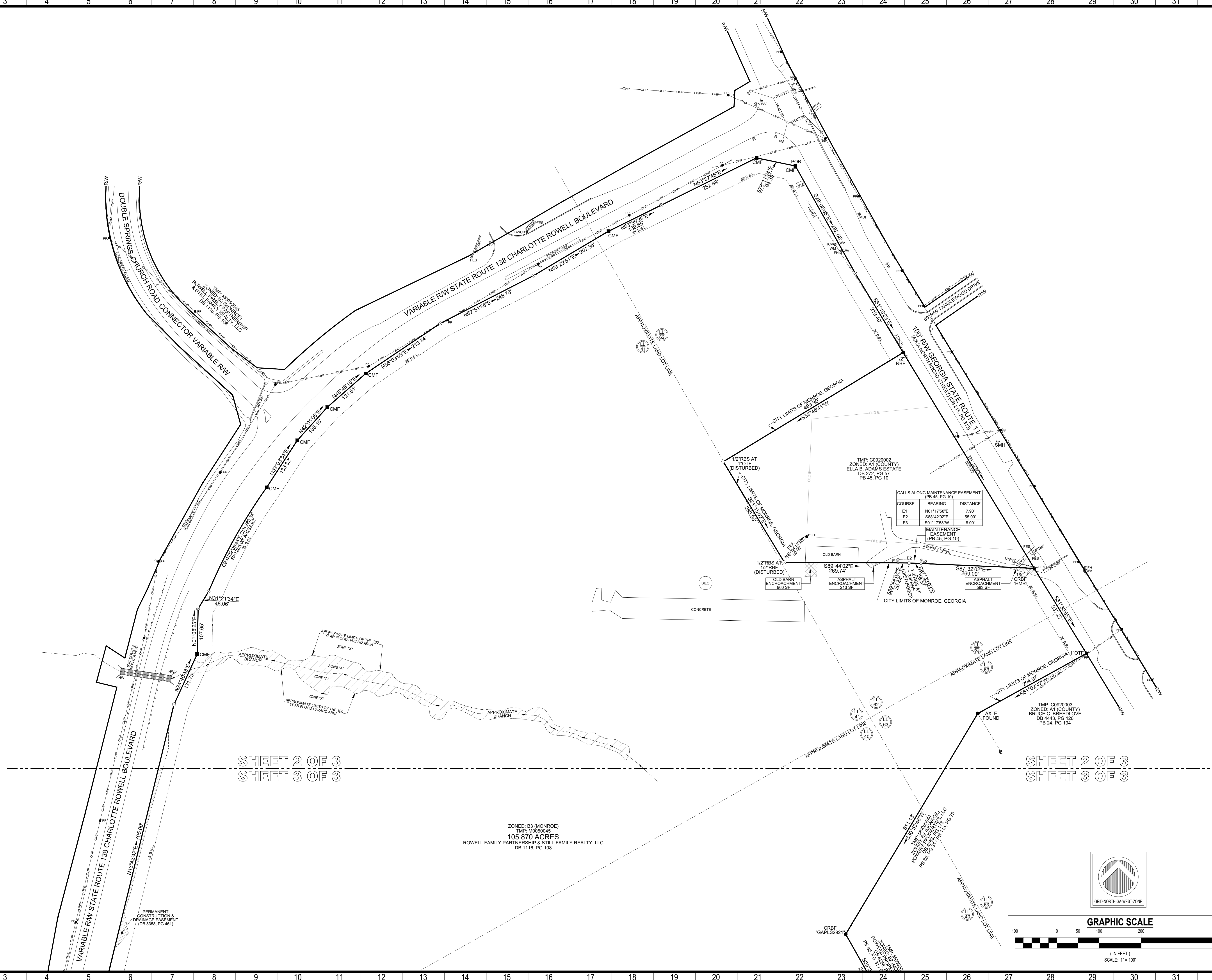
SCALE: 1"=100'

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BOUNDARY RETRACEMENT SURVEY

Sheet Number

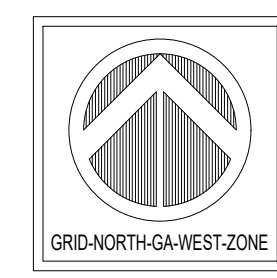
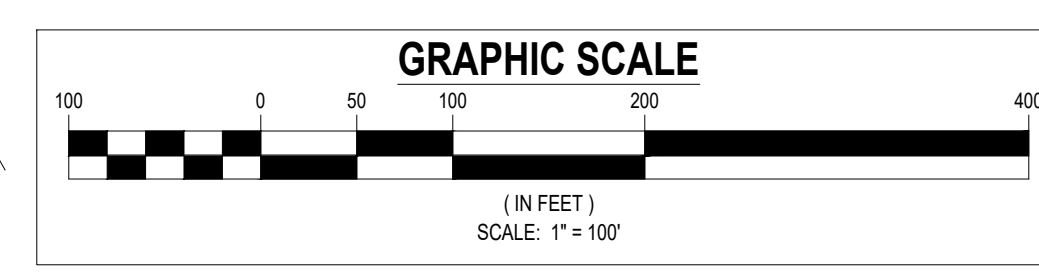
SHEET 2 OF 3



SHEET 2 OF 3
SHEET 3 OF 3

SHEET 2 OF 3
SHEET 3 OF 3

ZONED: B3 (MONROE)
TMP: MD050045
105.870 ACRES
ROWELL FAMILY PARTNERSHIP & STILL FAMILY REALTY, LLC
DB 1116, PG 108





Andrea P. Gray LLC

Attorney at Law

May 30, 2024

Notice of Preservation of Constitutional Objections

Re: Applicant: Rowell Family Partnership, LLLP
Owner: Rowell Family Partnership, LLLP and Still Family Realty, LLC
Property: 1125 N. Broad Street, Monroe GA 30655
Request to PCD/PRD

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant’s assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the following:

The current zoning of the Property restricts said property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant’s property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant’s investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the council would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the City of Monroe, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.





Planning
City of Monroe, Georgia
ROWELL-STILL – PRD & PCD REZONE
DROPBOX LINK

TO ACCESS THE PATTERN BOOK DOCUMENTS FOR CASE #3282, ROWELL FAMILY PARTNERSHIP, LLLP & STILL FAMILY REALTY, LLC, B-3 TO PRD & PCD, PLEASE SELECT THE FOLLOWING LINK:

<https://www.dropbox.com/scl/fo/vi0xf8zpvrqga6l871ycx/AJUQMAsuS7LZ7aJPIUPCgBE?rlkey=wmuvpj6w6jiqk2p8ox06u2q8a&st=we6wus0h&dl=0>



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 9/4/2024
Subject: REZONE #3308 – 231 E. Marable Street – R-1A Rezone

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 231 E. Marable Street is petitioning for a Rezone from P to R-1A in order to allow for potential development of two (2) single-family residential lots in the Infill Overlay District.

Background:

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

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Rezone as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 3308

DATE: August 14, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Douglas Segars CPA, LLC

PROPERTY OWNER: Douglas Segars CPA, LLC

LOCATION: North side of E. Marable Street – 231 E. Marable Street

ACREAGE: ±0.721

EXISTING ZONING: P (Professional/Office/Institutional District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone P to R-1A (Medium Lot Residential District)

REQUEST SUMMARY: The owner is petitioning for a rezone in order to allow for a potential subdivision of the property into two lots in the Infill Overlay District (IOD) for two single-family dwellings.

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: August 20, 2024

CITY COUNCIL: September 10, 2024

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone to R-1A (Medium Lot Residential District) in order to allow for the potential subdivision of the property in the Infill Overlay District (IOD) for two single-family dwellings. The property is currently vacant and undeveloped.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – Potential to subdivide into two (2) R-1A single-family residential lots in the Infill Overlay District
 - Site Area – ±0.721 Acres

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 P (Professional/Office/Institutional District). The property was rezoned from R-2 to P by the City Council on October 7, 2003. The property was never developed after being rezoned to P. Under the current P zoning, the property is unable to be subdivided for single-family residential lots within the Infill Overlay District (IOD).
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to R-1A (Medium Lot Residential District) in order to allow a potential subdivision of the property into two Infill Overlay District (IOD) lots for two single-family residences. Single-family residences are permitted uses in the R-1A zoning district and the IOD. The lots subdivided on the property will need to conform to the minimum IOD dimensional requirements.
- (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, east, and west of this site are zoned R-2. Properties south of the site along E. Marable St. are zoned R-1A. Surrounding land uses are predominantly single-family residences with multi-family north of the site and the City’s water plant west of the site. The requested rezone to allow for subdividing the property into two IOD 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 with the potential to subdivide the property into two IOD lots for single-family residences should not adversely affect any existing infrastructure or City services.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the West Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the West Sub-Area is a mixture of commercial and residential. The future character will be predominantly residential smaller lot and multi-family focused in this vicinity of the sub-area. The proposed rezone with the intent to subdivide the property into two IOD lots for new 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 P zoning, the subject property cannot be subdivided into individual single-family lots under the provisions of the Infill Overlay District. The requested R-1A zoning is necessary in order to subdivide the property into individual lots under the provisions allowed in the Infill Overlay District.

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 potential development of two single-family dwellings on lots within the Infill Overlay District.



City of Monroe

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

PLANNING & ZONING REZONE PERMIT

PERMIT #:	3308	DESCRIPTION:	REZONE FROM P TO R-1A
JOB ADDRESS:	231 E MARABLE ST	LOT #:	
PARCEL ID:	M0120168	BLK #:	
SUBDIVISION:		ZONING:	P
ISSUED TO:	DOUGLAS SEGARS CPA, LLC	CONTRACTOR:	DOUGLAS SEGARS CPA, LLC
ADDRESS:	254 N BROAD STREET	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:	770-483-6136 BUSINESS	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	7/17/2024
VALUATION:	\$ 0.00	EXPIRATION:	1/13/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

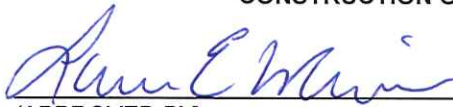
FEE CODE	DESCRIPTION	AMOUNT
PZ-01	REZONE REQUEST TO R-1/R-1A	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$ -300.00
BALANCE		\$ 0.00

NOTES: The Planning Commission will hear and make recommendation on this request for a Rezone from P to R-1A at 231 E MARABLE Street on AUGUST 20, 2024 at 6:00pm. The Monroe City Council will hear and make a decision on this request on SEPTEMBER 10, 2024 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



 (APPROVED BY)

7/17/24
 DATE

RECEIVED #3308

251



CITY OF MONROE

REZONE APPLICATION

REZONE LOCATION & DESCRIPTION

Address (or physical location): 231 E MARABLE ST, MONROE, GA 30655

Parcel #(s): M0120168

Acreage/Square Feet: .721 ACRES Council Districts: 3 / 7

Existing Zoning: P Proposed Zoning: R-1A

Existing Use: VACANT AND UNDEVELOPED

Proposed Use: SINGLE FAMILY RESIDENTIAL

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: DOUGLAS SEGARS CPA, LLC Phone #: 7708262982

Address: 254 N BROAD ST STE A City: MONROE State: GA Zip: 30655

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)): CURRENT ZONING P, ALL ABUTTING PROPERTIES ZONE R2.

PROPERTY ON RIGHT SIDE IS PERSONAL CARE HOME. ALL SURROUNDING PROPERTIES ARE 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)): REZONE TO R-1A WITH POTENTIAL TO SUBDIVED FOR

2 R-1A INFILL LOTS

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)): PROPERTY IS CURRENTLY A VACANT LOT

CURRENT ZONING ALLOWS FOR PROFESSIONAL OFFICES OR SINGLE FAMILY HOME. PROPOSED

ZONING WOULD ALLOW LOT TO POTENTIALLY BE SPLIT AND THE CONSTRUCTIONS OF 2

RESIDENCES.

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)): PROPERTY HAS BEEN VACANT FOR YEARS

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: [Handwritten Signature] DATE: 6/12/11

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.

REZONE REQUEST
231 E MARABLE ST, MONROE, GA 30655

Request to rezone the above property from P - Professional to R-1A Residential. The reason for the request is in order that the property may potentially be split to 2 infill lots as allowed under R-1A. This would allow for the potential construction of 2 single family residences.

All surrounding properties up and down both sides of E Marable are residential. This rezone would allow for the potential construction of 2 additional family houses within the city of Monroe. Residential housing would be more conducive to the surrounding area than the construction of a Professional office.

BK:118 PG:53-53
 Filed and Recorded
 May-05-2020 08:21 AM
 DOC# 2020 - 000130
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA
 Participant ID: 4708715137

THIS BLOCK RESERVED FOR
 THE CLERK OF THE SUPERIOR COURT

REFERENCE:
 P.B. 116, PG. 114

NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER CITY OF MONROE FLOOD MAP PANEL NO. 13297C0137E, DATED 12/08/16.
2. THIS PROPERTY IS LOCATED IN THE CITY OF MONROE.
3. THE SITE ADDRESS IS 231 E. MARABLE ST., MONROE, GA.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. MATTERS OF TITLE ARE EXCEPTED.

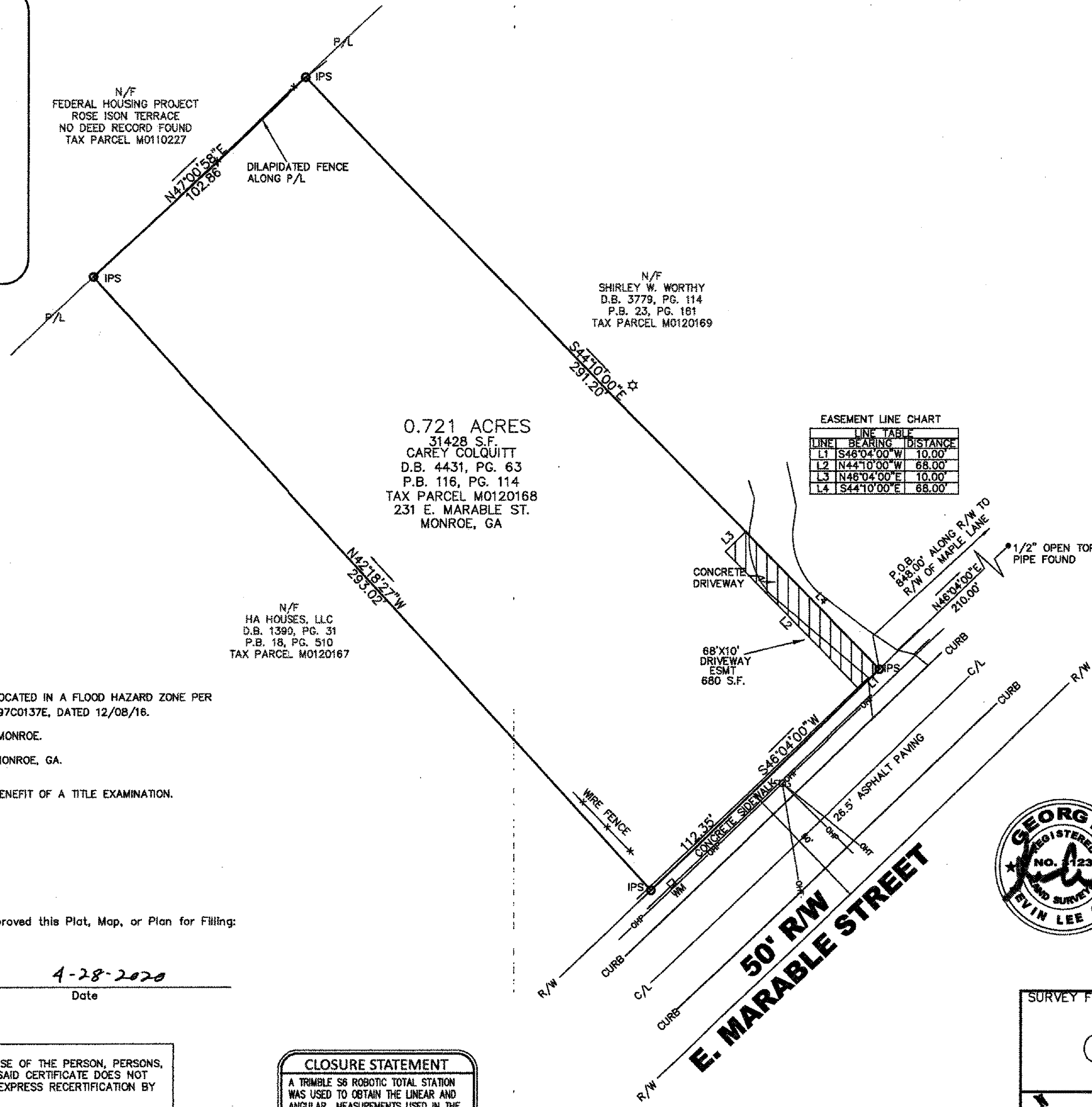
The Following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:

[Signature] 4-28-2020
 City of Monroe Code Department Date

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

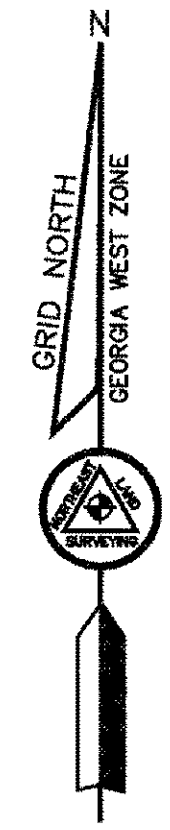
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

CLOSURE STATEMENT
 A TRIMBLE S6 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 ONE FOOT IN 52,631 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.



EASEMENT LINE CHART

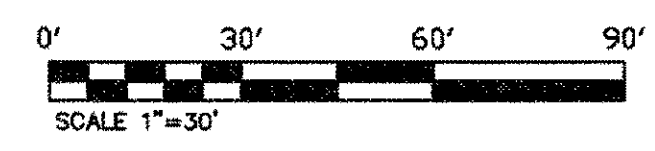
LINE	BEARING	DISTANCE
L1	S46°04'00\"	10.00'
L2	N44°10'00\"	68.00'
L3	N46°04'00\"	10.00'
L4	S44°10'00\"	68.00'



LEGEND

B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CMF=	CONCRETE MONUMENT FOUND
CMF=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D.B=	DEED BOOK
DIP=	DUCTILE IRON PIPE
DE=	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP=	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IFP=	IRON PIN FOUND
IPS=	IRON PIN SET
LL=	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F=	NDV OR FORMERLY
N/S=	NOT TO SCALE
OTF=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P.B.=	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
P.O.L.=	POINT ON LINE
RF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
WI=	WEIR INLET
HW=	HEADWALL
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
SW=	SWALE
OH=	OVERHEAD POWER LINE
UE=	UNDERGROUND POWER
OT=	OVERHEAD TELEPHONE LINE
UT=	UNDERGROUND TELEPHONE LINE
G=	GAS LINE
CTV=	CABLE T.V. LINE
UCTV=	UNDERGROUND CABLE T.V. LINE
S=	SANITARY SEWER LINE
W=	WATER LINE
F=	FENCE
FL=	FLOOD LINE
T=	TREE
UTP=	UNDERGROUND TELEPHONE PEDESTAL

SURVEYORS CERTIFICATION
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-87.
[Signature]
 KAREN LEE CANN GA. R.L.S. #9123



NO.	DATE:	REVISION:	DATE: 03/17/2020	LAND LOT: 64	DISTRICT: 3RD
			COUNTY: WALTON	SCALE: 1"=30'	Sheet No.
			DRAWN BY: CDN	CHECKED BY: KLC	
			JOB NUMBER: 18010A	DATE OF FIELD WORK: 03/17/2020	

SURVEY FOR:
CAREY COLQUITT

A GEORGIA LAND SURVEYING FIRM #1240
 P.O. BOX 384
 BRASELTON, GEORGIA 30517
 PHONE: (878) 776-7494



OCCUPATIONAL TAX APPLICATION
CITY OF MONROE
PO Box 1249 - Monroe, GA 30655
770-207-4674 – hbrookshire@monroega.gov

RECEIVED
AUG 14 2024
BY:.....

Business Contact Information

Business Name: HIGHLAND VINE LLC
DBA: _____
Physical Location: 114 S. BROAD ST
Inside DDA (Downtown Development Authority) Boundary? Y or N
Mailing Address: 304 PINE CIRCLE
Email: JAVERYMURPHY@GMAIL.COM
Business Phone: 731-697-3961

Ownership Type (select only one)

- Corporation
- LLC
- Sole Proprietor
- Partnership
- Non-profit

Business Owner Contact Information

Owner(s) Name: JESSICA MURPHY
Owner's Email: SAME AS ABOVE Owner's Phone: SAME
Local / Emergency Contact: SAME Phone: _____
Property Owner's Name: SAME Phone: _____

Business Information

Business Description: WINE SHOP
Residential or Commercial? COMMERCIAL
NAICS Code (https://www.census.gov/naics): 445320
Start Date (N/A if a renewal): NOV 2024
Federal Tax ID (EIN): 99-3295765
GA State & Use Tax: _____
GA Professional State License Number(s): _____
Exempt from E-Verify?: _____
If no, list E-Verify Number _____

Reason for Application (select one)

- New Business
- Change of Ownership
- DBA Change
- Change of Address
- Change of Business Activity
- Short Term Rental
- Renewal

Gross Receipts^: (Estimated from start of business to end of calendar year) _____
^If renewing, provide Gross Receipts for 2023 (If applying before January 1st, provide an estimate) _____
OR Number of Practitioners*: _____

*Under O.C.G.A. 48-13-9(c)1-18 practitioners have the right to pay \$400 per practitioner and practitioners are defined as Lawyers; Physicians; Osteopaths; Podiatrists; Dentists; Optometrists; Psychologists; Veterinarians; Landscape Architects; Land Surveyors; Practitioners of Physiotherapy; Public Accountants; Embalmers; Funeral Directors; Civil, Mechanical, Hydraulic, or Electrical Engineers; Architects; Marriage and Family Counselors; Social Works, and Professional Counselors.

IF applying as a Non-Profit: Under O.C.G.A. § 48-13-13, nonprofit organizations are exempt from any occupation tax, regulatory fee, or administrative fee. If applying for an occupation tax certificate as a nonprofit, please provide proof of nonprofit status.

Number of Employees

1. Number of Full-Time Employees: 3
2. Total Weekly Part-Time Hours**: 3

**On average how many hours do ALL the part-time employees work in one week?

Full-Time Equivalent

- A. Answer from #1 _____
- B. Answer from #2 divided by 40 _____
- C. Add lines A and B: _____

Questions

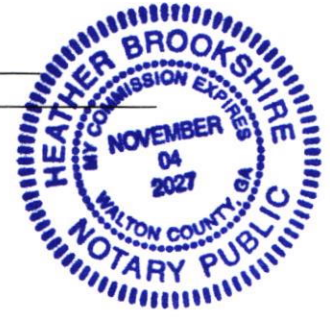
- 1. In the past five years have you been convicted of, or pled guilty or nolo contendere to any sexual offense as set out in O.C.G.A. § 16-6-1 et seq., or to any offense involving the lottery, illegal possession or sale of narcotics or alcoholic beverages or possession or receiving of stolen property? NO
- 2. For Commercial Businesses, will a sign be installed on the building or property? (permit required) YES

I, Jessica Murphy, 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.

Signature [Handwritten Signature] Print Name Jessica Murphy Date 8/14/24

Subscribed and sworn before me this 14 day of August, 2024
 Notary Public Signature and Seal: Heather Brookshire

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

Please print or type application and answer all questions!

Do not leave any sections blank. If it does not apply mark sections N/A

ALCOHOLIC BEVERAGE LICENSE TYPES & FEES—CHECK ALL LICENSE TYPES YOU ARE APPLYING FOR

Consumption On Premise Licenses

- Beer & Wine:

- Restaurant Beer & Wine: Fee \$1,000.00
- Non-profit Private Club Beer & Wine: Fee \$1,000.00
- Special Event Facility Beer & Wine: Fee \$1,000.00

- Distilled Spirits:

- Restaurant Distilled Spirits: Fee \$3,000.00
- Non-profit Private Club Distilled Spirits: Fee \$3,000.00
- Special Event Facility Distilled Spirits: Fee \$3,000.00

Package Licenses

- Beer / Wine: Fee \$2,000.00
- Hotel / Motel In-Room Service: Fee \$250.00
- Growlers: Fee \$2,000.00
- Brew-Pub: Fee \$750.00
- Wine Shop: Fee \$750.00

Manufacturer Licenses

- Distilleries or Micro-Distilleries: Fee \$3,000.00
- Brewery or Micro-Breweries: Fee \$1,000.00

Alcohol Beverage Caterer

- Alcohol Beverage Caterer Beer / Wine: Fee \$1,000.00
- Alcohol Beverage Caterer Distilled Spirits: Fee \$1,000.00

Wholesale Dealers

_____ Principal Place of Business in City Beer / Wine: Fee \$1,500.00

_____ Principal Place of Business in City Distilled Spirits: Fee \$2,000.00

Other Fees

_____ Annual registration for Special Event Facility: Fee \$300.00

First-time Application Administrative: Fee \$250.00

Total Fees Submitted: \$ 1,000.00

NOTE: FOR NEW APPLICATIONS ONLY THERE IS A \$250.00 NON-REFUNDABLE ADMINISTRATIVE FEE FOR ALL LICENSES EXCEPT A BEER/WINE AMENITIES LICENSE FOR WHICH THE FEE IS \$200.00; ADMINISTRATIVE FEES NOT APPLY TO RENEWALS

Application Information:

1. Full Name of Business: HIGHLAND VINE LLC

DBA: _____

Is the business is a proprietorship, partnership, or corporation? Domestic or Foreign? LLC

2. Address: A) Physical: 114 S BROAD ST

B) Mailing: 304 PINE CIR

3. Phone: 731-697-3961 Beginning Date of Business in City of Monroe NOV 2024

4. New Business _____ Existing Business Purchase

***IF change in ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 99-3295765 GA Sales Tax Number _____

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

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

Beer and Wine 100 Yards Yes _____ No

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

7. Full name of Applicant JESSICA AVERY MURPHY

Full Name of Spouse, if Married _____

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

Birthplace UNION CITY, TN

Current Address 304 PINE CIR City MONROE St GA Zip 30655

Home Telephone 731-697-3961

Number of Years at present address 1

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

3325 PIEDMONT ROME UNIT 1607 ATL GA 30305

Number of years at previous address 13

8. If new business, date business will begin in Monroe NOV 2024

If transfer or change of ownership, effective date of this change _____

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

Previous applicant & D/B/A _____

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

JESSICA MURPHY

SAME AS ABOVE

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? _____

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

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

HIGHLAND VINE LLC
304 PINE CIR MONROE GA 30655
GA, 4/16/24
JESSICA MURPHY, 304 PINE CIR

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.

JESSICA MURPHY 100%

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. _____

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

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

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. PAUL RINER
 Name
12960 BUCKSPORT DR ROSWELL GA 30075
 Address
540-664-6005
 City State Zip Telephone

2. ALICIA BAILEY
 Name
1474 BRANCH DR TUCKER GA 3
 Address
770-722-3504
 City State Zip Telephone

3. EBRU ERCAN
 Name
519 HARGROVE LN DECATUR GA 30030
 Address
404-993-1633
 City State Zip Telephone

This the _____ day of _____ 20____.

[Signature] (Signature Applicant)
OWNER, MANAGER (Title i.e. Partner, General Partner, Manager, Owner, etc.)
JESSICA MURPHY (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: 8-14-24



CITY OF MONROE

REGISTERED AGENT INFORMATION FORM

I, Jessica Murphy, do hereby consent to serve as the Registered Agent for the licensee, owners, officers, and/or directors of and to perform all obligations of such agency under the Alcoholic Beverage Ordinance of the City of Monroe, Georgia. I understand the basic purpose is to have and continuously maintain a Registered Agent upon, which any process, notice, or demand required or permitted by law or under said ordinance to be served upon the licensee or owner may be served upon the licensee or owner. I understand that the Registered Agent must be a citizen of the United States of at least 21 years of age and a resident of the City of Monroe. I further certify that I will notify the City of Monroe of any changes affecting my status and/or position with this company.

Name of Business/Company HIGHLAND VINE LLC

Signature of Agent [Handwritten Signature]

Type or Print Name of Agent JESSICA MURPHY

Type of Print Agent's Home Address 304 PINE CIR MONROE GA 30655

Type or Print City, State, and Zip Code _____

Type or Print Area Code and Telephone Number 731-697-3961

Type or Print Date Moved into the Above Address 6/8/2023

Type or Print Driver's License Number 061283649

Type or Print Date of Birth 7/16/81

Subscribed and sworn to me

This 14 day of August, 2024.

Heather Brookshire
(Clerk/Notary Public)

Heather Brookshire
(Signature of Named Individual)

My Commission expires: _____



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE, GEORGIA, TO EXTEND THE TEMPORARY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR PRELIMINARY PLAT APPROVAL FOR RESIDENTIAL DEVELOPMENTS OUTSIDE THE CITY CORE AND TO FURTHER INCLUDE A MORATORIUM ON THE ACCEPTANCE OF SITE DEVELOPMENT PLANS FOR MULTI-FAMILY AND TOWNHOME PROJECTS

WHEREAS, the City of Monroe, Georgia (the “City”) has been vested with substantial power to regulate the use of property within the City for the purposes of maintaining the health, morals, safety, security, peace and general welfare of the City; and,

WHEREAS, pursuant to O.C.G.A. § 36-35-3, the City has the legislative power to adopt reasonable resolutions, ordinances, or regulations relating to property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, local governments may impose temporary moratoria on zoning decisions, building permits, and other development approvals for the purpose of city planning and implementation of new city regulations and ordinances (See City of Roswell v. Outdoor Sys., Inc., 274 Ga. 130 (2001); and,

WHEREAS, on March 2, 2021, after review of the 2020 Municipal Water Systems Annual Report, the City passed a resolution to preserve the City’s sewer system capacity and limit future connection to the City’s sanitary sewer wastewater system to only those users located within the City’s limits; and,

WHEREAS, on December 7, 2021, the City imposed a temporary moratorium on the acceptance of preliminary plat applications for residential property until the City could review and approve an updated comprehensive plan for the City (the “2021 Moratorium”); and,

WHEREAS, on June 14, 2022, the City adopted the 2022 Comprehensive Plan Update; and,

WHEREAS, also on June 14, 2022, after the adoption of the 2022 Comprehensive Plan Update, the City extended the 2021 Moratorium until December 31, 2022, to permit the City additional time to implement certain aspects of the 2022 Comprehensive Plan, and to avoid and prevent negative impacts on the City’s finite resources, including but not limited to the City’s water delivery infrastructure system and the City’s sanitary sewer infrastructure system; and,

WHEREAS, on December 13, 2022, the City extended the 2021 Moratorium again until June 30, 2023, due to certain water and sewer capacity concerns; and,

WHEREAS, on April 11, 2023, the City rescinded the 2021 Moratorium and any extension thereof; and,

WHEREAS, since the City rescinded the 2021 Moratorium, numerous residential and commercial developments have been approved by the City; and,

WHEREAS, since the rescission of the 2021 Moratorium, the number of residential and commercial developments approved by the City have been more than anticipated; and,

WHEREAS, the 2022 Comprehensive Plan estimates that the City’s population will increase from 14,925 (population size as of April 2022) to 21,688 by the year 2030; and,

WHEREAS, said population increase will increase the sanitary sewer flow demand by an estimated Six Hundred Seventy-Nine Thousand gallons per day (679,000.00 GPD); and,

WHEREAS, the Mayor and City Council have employed consultants for the purpose of reviewing the City’s current wastewater treatment capacity; and,

WHEREAS, initial reports from the City’s consultants state that additional wastewater treatment capacity is needed at this time to permit continued broad residential and commercial development; and,

WHEREAS, the Mayor and City Council, together with the City’s consultants and City staff, are working on a plan to increase the City’s wastewater treatment capacity; and,

WHEREAS, the continued development of residential and commercial real estate in the City since the rescission of the 2021 Moratorium has placed a strain on the City’s finite resources, including, most notably, its sanitary sewer infrastructure system; and,

WHEREAS, the City processes its sanitary sewer waste product at the Jack’s Creek Waste Water Treatment Plant (“JCWWTP”); and,

WHEREAS, JCWWTP has a permitted maximum capacity of 3.4 million gallons per day of wastewater treatment at its current permit level with the Georgia Environmental Protection Division (“GAEPD”); and,

WHEREAS, the GAEPD requires the City to submit its Municipal Water Systems Delegation of Review Annual Report (See Exhibit “A” attached hereto for a copy of the 2023 report) (hereinafter referred to as the “Annual Report”) each year; and,

WHEREAS, as of January 29, 2024, if all projects shown by the Annual Report and prior reports were completed and connected to the City’s sanitary sewer system, the City would currently need an additional One Million Six Hundred Sixty-One Thousand Four Hundred Forty-Six gallons per day (1,661,446 GPD) of sanitary sewer wastewater treatment capacity over and above its current 3.4 million gallons per day capacity to meet the peak demand requirements; and,

WHEREAS, the City is aware that certain other additional projects not shown on the Annual Report are currently under construction and are expected to come online in the next twelve (12) months and those projects will increase the deficit shown by the Annual Report even further; and,

WHEREAS, once JCWWTP reaches or exceeds daily flow of seventy-five percent (75%) of its permitted capacity, GAEPD guidelines require the City to submit plans to increase sanitary sewer capacity including but not limited to a (a) Design Average Daily Flow Plan, (b) Design Maximum Daily Flow Plan, (c) Design Peak Hourly Flow Plan, and (d) Design Peak Instantaneous Flow Plan; and,

WHEREAS, from March 2023 to January 2024, an 11-month period, JCWWTP exceeded its daily seventy-five percent (75%) capacity limit on eighty-four (84) different days; and,

WHEREAS, the City has already begun the process of submitting these necessary plans to GAEPD through its wastewater consultants; and,

WHEREAS, the City recently completed certain needed improvements to JCWWTP to improve its reliability though these improvements did not increase daily capacity in any way; and,

WHEREAS, the improvements to the JCWWTP began in 2022 and were finalized on or about December 2023; and,

WHEREAS, the City is currently working to redesign and reengineer JCWWTP to increase the wastewater treatment capacity of JCWWTP; and,

WHEREAS, in light of the most recent residential and commercial developments approved by the City, the City's wastewater treatment capacity is unable to keep up with continued unfettered real estate development within the City; and,

WHEREAS, the Mayor and City Council, as a part of its planning, building, zoning and growth management efforts have been in review of the City's 2022 Comprehensive Plan Update and zoning ordinances, and have studied the City's estimates and projections regarding the anticipated type of residential development and growth patterns both inside and outside the Central Business District, the Downtown Development boundaries, the LCI Study Area boundaries, and the Urban Redevelopment Agency boundaries, said areas being more particularly shown on Exhibit "B" attached hereto (collectively, hereinafter referred to as the "City Core"); and,

WHEREAS, the Central Business District of the City provides for economic growth and wellbeing for the City and the City Core; and,

WHEREAS, the Downtown Development Authority boundaries of the City provide for commercial and residential infill growth for the City and the City Core; and,

WHEREAS, the LCI Study Area of the City provides for infill, walkability, and sustainability for the City and the City Core; and,

WHEREAS, the Urban Redevelopment Agency boundaries of the City provide for redevelopment, mixed housing, and revitalization for the City and the City Core; and,

WHEREAS, the Mayor and City Council understand that continued residential development outside the City Core without additional wastewater treatment capacity will cause further resource strain on the City and may affect the general wellbeing and health of the citizens of the City; and,

WHEREAS, continued residential development outside the City Core will likely require more of the City’s finite resources than would similarly situated residential developments located within the City Core; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests that have been already established with property owners and applicants as a result of pending applications for preliminary plat approval, site development plans approval, or final plat approval of residential developments outside the City Core as of the date of this Ordinance; and,

WHEREAS, the Mayor and City Council believe that additional preliminary plat approvals of currently non-existing applications for residential developments located outside the City Core involving the addition of ten (10) or more residential units connected to the JCWWTP at this time (hereinafter being referred to as “Residential Major Projects”) will create additional and excessive resource strain on the City’s sanitary sewer system; and,

WHEREAS, Residential Major Projects outside the City Core will impact the City’s resources and the City’s services, such as water, sewer, and public safety at a disproportionate level as compared to other forms and zonings of residential development located within the City Core; and,

WHEREAS, certain multifamily residential developments inside the City will also likely require more of the City’s finite resources than would similarly situated single family residential developments located within the City; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests that have been already established with property owners and applicants as a result of pending applications for site development plans and approval of certain multifamily residential developments inside the City as of the date of this Ordinance; and,

WHEREAS, the Mayor and City Council also believe that additional site development plans of currently non-existing applications for residential developments involving Multi-Family (as defined under Article II, Section 210, No. 56, of the City’s Zoning Ordinance) and Townhouse or Townhome (as defined under Article II, Section 210, Subsection Nos. 58 & 168, of the City’s

Zoning Ordinance) projects (collectively, hereinafter referred to as “Multi-Family and Townhouse Projects”) will further create additional and excessive resource strain on the City’s sanitary sewer system; and,

WHEREAS, Multi-Family and Townhouse Projects in the City impact the City’s resources and the City’s services, such as water, sewer, and public safety at a disproportionate level as compared to other forms and zonings of residential development located within the City; and,

WHEREAS, the Mayor and City Council are concerned about the health and well-being of the citizens of the City that could be negatively impacted by continued uncontrolled residential development inside and outside the City Core; and,

WHEREAS, the Mayor and City Council, together with City Staff, continue to implement changes consistent with the 2022 Comprehensive Plan Update; and,`

WHEREAS, in light of the 2022 Comprehensive Plan Update, the Mayor and City Council, together with City staff, are currently working to revise and amend the zoning ordinance for the City to promote the best interests of the City and its citizens; and,

WHEREAS, the Mayor and City Council hold a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City, and in particular the promotion of health and general welfare of the City’s citizens; and,

WHEREAS, the Mayor and City Council hold a strong belief in maintaining the public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of land and other resources, enhancing and protecting the economic well-being of the community, facilitating adequate provisions of public services, and preserving resources of the City; and,

WHEREAS, the Mayor and City Council hold a strong belief in developing a cohesive, coherent policy regarding residential land use in the City, and intend to promote community development through stable, balanced growth for the prosperity of the City as a whole; and,

WHEREAS, the Mayor and City Council have determined it is in the best interests of the City for the protection of the health and public safety that there be implemented a temporary moratorium on the submission and acceptance of applications for preliminary plat approval for any Residential Major Projects located outside the City Core, as well as any applications for site development plans for Multi-Family and Townhouse Projects located inside the City, for a sufficient and reasonable time to allow for an in-depth review, redesign and reengineering of the City’s wastewater management treatment capacity at JCWWTP and continued implementation of the 2022 Comprehensive Plan Update; and,

WHEREAS, a temporary moratorium on the acceptance of applications for preliminary plat approval for Residential Major Projects located outside the City Core, as well as applications for site development plans for any Multi-Family and Townhouse Projects located inside the City is a proper police power while the above-referenced studies and plan updates by the City and City staff are performed.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and City Council of Monroe do hereby declare and adopt a moratorium on the submission and acceptance of applications for preliminary plat approval for Residential Major Projects located outside the City Core, as well as applications for site development plans for any Multi-Family and Townhouse projects located inside the City as follows:

1. The preamble of this Ordinance shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
2. No applications for preliminary plat approval shall be accepted by City staff for Residential Major Projects located outside the City Core from this date forward through and including February 28, 2025; and,
3. No applications for site development plans shall be accepted by City staff for Multi-Family or Townhouse Projects from this date forward through and including February 28, 2025; and,
4. No applications for preliminary plat approval shall be accepted by City staff for multiple residential projects containing nine (9) or fewer dwelling units, located outside the City Core, which in the opinion of City staff based on the congruency, proximity, the intended development of the property, and other determining factors reasonably resembles a Residential Major Project in form; and,
5. This moratorium shall have no impact on applications for preliminary plat approval, site development plans approval or final plat approval for Residential Major Projects located outside the City Core that have previously been submitted to City staff and are pending approval by the City at the time of the adoption of this Ordinance; and,
6. This moratorium shall have no impact on applications for site development plan approval for Multi-Family or Townhouse Projects that have previously been submitted to City staff and are pending approval by the City at the time of the adoption of this Ordinance; and,
7. During the term of this moratorium, the City staff shall work with the City’s wastewater management consultants to present a plan to increase the City’s wastewater treatment capacity consistent with the 2022 Comprehensive Plan Update, and shall study the current mix of housing and commercial uses, make projections on the future mix of housing and proper growth patterns, and impacts of the same on the City’s resources, and make recommendations so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City; and,
8. This moratorium shall become effective upon its adoption.

FIRST READING. This 10th day of September, 2024.

SECOND READING AND ADOPTED. This ___ day of _____, 2024.

SO ORDAINED this ___ day of _____, 2024.

CITY OF MONROE, GEORGIA

Approved: _____
John Howard, Mayor

Attest: _____
Beverly Harrison, Interim City Clerk

WIEDEMAN AND SINGLETON, INC.
CIVIL AND ENVIRONMENTAL ENGINEERSTROY BEGAN
PETER JOHNS3091 GOVERNORS LAKE DRIVE
SUITE 430
NORCROSS, GEORGIA 30071PETER SNYDER
HAROLD WIEDEMAN131 EAST MAIN STREET
SUITE 300
ROCK HILL, SOUTH CAROLINA 29730

WWW.WIEDEMAN.COM

January 29, 2024

Mr. Duplex Tchinda,
Water Resources Branch-Drinking Water Program Permitting and Engineering
Georgia Department of Natural Resources
Environmental Protection Division Water Resources Branch
2 Martin Luther King Jr. Dr.
Suite 1470, East Tower
Atlanta, GA 30334

Re: Municipal Water Systems Delegation of Review
Annual Report (2023)
City of Monroe Utilities Department
Monroe, Georgia
W&S Project # 052-23-700

Dear Mr. Duplex Tchinda:

On behalf of the City of Monroe Utilities Department, we are submitting the 2023 annual report listing details concerning each addition approved during the previous year as required by the Delegation of Review and Approval for Limited Water System Additions. Items "I" and "J" of the delegation agreement stipulate the following:

- I. The system owner's engineer must evaluate and determine the capacity of the system's wastewater treatment facilities to support each water-using facility that is added to the water system.
- J. The system owner or the engineer must submit a yearly report to EPD each January, listing each addition approved during the previous year and the number of service connections within each.

The table below lists all approved additions to the City of Monroe's Water system during the years 2019 with appropriate details as required in items "I" and "J" above. This is in accordance with our files as submitted to us by the City of Monroe. We have also attached a copy of EPD's standard form outlining the number of service connections added to the City of Monroe's water system in 2023.

Mr. Duplex Tchinda
 January 29, 2024
 Page 2

Project Name	Date Approved	No. of Services/Connections or Equiv. Family Units	Estimated Wastewater Flow, GPD	Remaining Capacity @ WPCP (GPD)
Base Capacity on January 1, 2023				-1,395,681
Monroe Detail ¹	10/31/2022	1	8,500	-1,404,181
Will Henry Tavern	3/28/2023	1	4620	-1,408,801
MTOH (Whataburger) – Monroe Pavilion ²	4/23/2023	0	0	-1,408,801
Walton YMCA	4/24/2023	1	18,675	-1,427,476
Browns Oil Distributors	4/24/2023	1	250	-1,427,726
Down to Earth Properties	4/24/2023	1	250	-1,427,976
Huey Magoos ³	4/24/2023	0	0	-1,427,976
Graceful Manor Addition	5/22/2023	1	4600	-1,432,576
The Landing at Jacks Creek ⁴	5/26/2023	1	5920	-1,438,496
JKEY storage facility	8/24/2023	1	300	-1,438,796
Walton County Jail	8/29/2023	1	138,595	-1,577,391
RR ATL office	10/13/2023	1	225	-1,577,616
River Pointe Subdivision	11/13/2023	310	83,700	-1,661,316
Panda Express – Pavilion Pkwy ⁵	12/5/2023	0	0	-1,661,316
Leroy Anderson Lot 1	12/31/2023	1	130	-1,661,446
Base on January 1, 2024		321	265,765	-1,661,446

- 1 – This project was meant to be added to the 2022 EPD report.
- 2 – Flows from this project were part of previously approved larger development.
- 3 – Flows from this project were part of previously approved larger development.
- 4 – Flows for this project were part of a previously approved development. The development has now increased in size from its original design. The flow shown is the additional required flows above the previously approved plans.
- 5 – Flows from this project were part of previously approved larger development.

If you have any questions or need any additional information, please feel free to call. Thank you for your assistance and review of this document.

Sincerely,

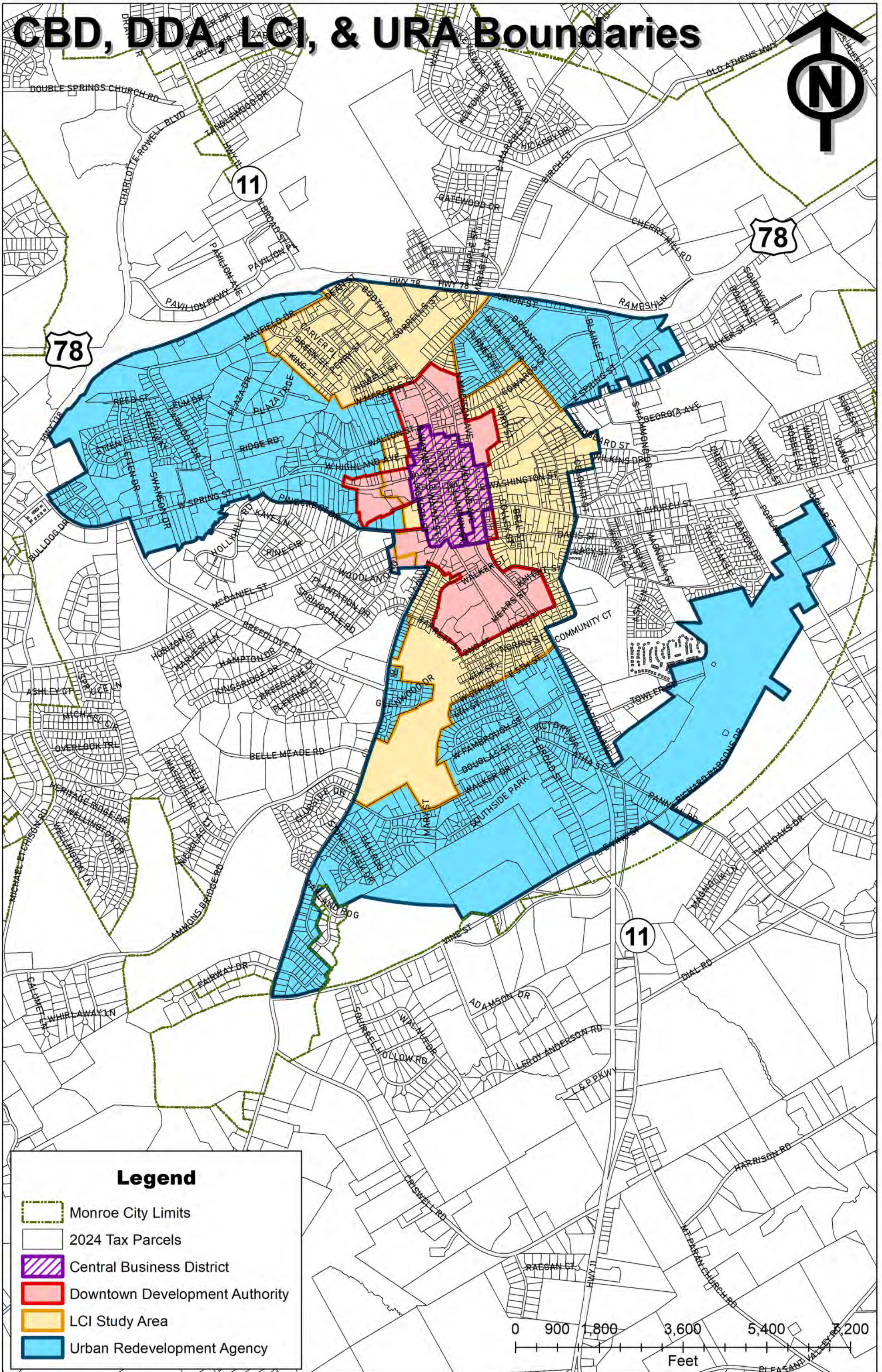
WIEDEMAN AND SINGLETON, INC.






Ahmed An-naim, P.E.

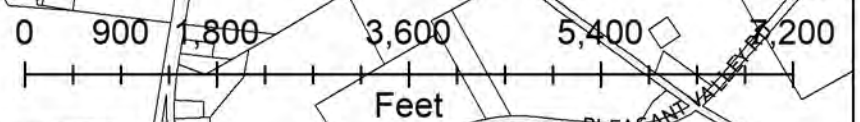
cc: Mr. Tommy McClellan – City of Monroe

CBD, DDA, LCI, & URA Boundaries



Legend

-  Monroe City Limits
-  2024 Tax Parcels
-  Central Business District
-  Downtown Development Authority
-  LCI Study Area
-  Urban Redevelopment Agency





To: City Council
From: Logan Propes
Department: All
Date: 09/10/2024
Subject: Adopt restated adoption agreement & addendum for GMEBS

Budget Account/Project Name:

Funding Source:

Budget Allocation: \$.00

Budget Available: \$.00

Requested Expense: \$.00 **Company of Record:**

Description:

To update the plan to comply with the PATH Act, other applicable federal laws and guidance under IRS Notice 2020-14.

On August 31, 2023 the IRS issued a favorable opinion for the amended & restated third six-year cycle GMA employees defined benefit plan. The plan, as approved, incorporates federal law updates, as well as administrative updates adopted by the board of trustees of GMEBS. The IRS requires each adopting employer sign and update the DB Plan Adoption Agreement and Addendum.

Attachment(s):

- Summary of Amendments and changes
- Georgia Opinion Letter DB Plan from the IRS

**SUMMARY OF KEY AMENDMENTS
TO THE RESTATED
GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM
DEFINED BENEFIT RETIREMENT PLAN**

I. GENERAL OVERVIEW

On August 31, 2023, the IRS issued a favorable opinion letter for the Amended and Restated Third Six-Year Cycle Georgia Municipal Employees Benefit System Defined Benefit Retirement Plan ("DB Plan" or "Plan"). The Plan, as approved, incorporates required federal law updates, as well as administrative updates adopted by the Board of Trustees of GMEBS over the last several years. The IRS requires that each Adopting Employer sign an updated DB Plan Adoption Agreement (and Addendum, if applicable).

II. SUMMARY OF KEY CHANGES TO THE BASIC PLAN DOCUMENT

Participating employers have already been apprised of the content of all amendments adopted by the Board before August 31, 2023. However, during its review, the IRS required GMEBS to include additional amendments in the restated Plan documents. The following information summarizes those amendments, as well as Amendment 1 to the Basic Plan Document, which was approved by the Board of Trustees on September 22, 2023.

- ❖ **Change from “Master Plan Document” to “Basic Plan Document”** – The IRS changed its terminology for pre-approved plan documents from “Master Plan document” to Basic Plan Document.”
- ❖ **Removal of Outdated Language** – GMEBS amended the Plan for administrative purposes to move provisions that were no longer in effect or no longer applicable.
- ❖ **Minimum Age Limits for In-Service Distribution** – As a general rule, employees or elected officials may not draw retirement benefits while employed. The Basic Plan document states that if a plan allows in-service distribution, a participant must be at least age 62, or satisfy certain “safe harbor” age and service combinations established in IRS regulations, to receive retirement benefits while employed. If a plan allows in-service distribution and has an alternative normal retirement provision with a minimum age of at least 50 specifically for public safety employees (or that satisfies certain IRS “safe harbor” age and service qualifications that apply to public safety employees), public safety employees who are eligible for the alternative normal retirement may receive an in-service distribution even if they are younger than age 62. Though Congress amended federal law in 2019 to allow plans to set normal retirement ages at a minimum age of 59 ½, the IRS’s opinion letter for the DB Plan specified it would not apply to plans that allowed in-service distribution at ages younger than 62 (or 50 for public safety employees) or that did not satisfy one of the IRS’s safe harbors for in-service distribution. **As in prior restatements, GMEBS plans that currently have in-service distribution provisions that don’t meet these requirements will have the opportunity to file for separate IRS approval of these provisions.** “In-service distribution” means a distribution of normal or alternative normal retirement benefits without a bona fide separation from service. A “bona fide

SUMMARY OF KEY AMENDMENTS

separation from service” is a separation from service of at least six months with no expectation of returning to service.

- ❖ **Removal of Public Employment Related Crime Provisions** – At the request of the IRS, GMEBS removed language concerning the reduction or forfeiture of a participant’s benefits following a final conviction of a public employment related crime from the Basic Plan Document. State laws requiring a reduction in or forfeiture of retirement benefits if a participant is convicted of a public employment related crime still apply but are no longer mentioned in the Plan documents.
- ❖ **Clarification of Process for Locating an Individual Owed Benefits** – As required by the IRS, the restated Basic Plan Document details the steps an employer offering benefits under the DB Plan must take to locate an individual to whom benefits are owed under the Plan. These steps include searching Plan-related and publicly available records or directories for alternative contact information; sending certified mail to the individual’s last known mailing address and reaching out through appropriate means for address or contact information (such as email addresses and phone numbers) available to the employer; and using either a commercial locator service, a credit reporting agency or internet search tools to find the individual.
- ❖ **Federal Tax Law Updates** – The Basic Plan Document contains several federal tax law updates, including allowing rollovers to SIMPLE IRAs in certain situations, updating mortality table language relating to annual benefit limits, and allowing employers to amend the plan as necessary to satisfy Section 415 of the Internal Revenue Code, even if doing so impacts benefits.
- ❖ **Voting Representative; Trustees** – GMEBS updated language in the Basic Plan Document designating employers’ voting representative for GMEBS purposes to be consistent with the GMEBS Bylaws. The language provides that, unless otherwise directed by an employer’s chief executive, a GMEBS trustee will be considered his or her employer’s designated voting representative. For all other employers, the chief executive or administrative officer will be the employer’s voting representative.
- ❖ **Use of Trust Fund Assets** – The Basic Plan Document stipulates that trust fund assets can be used to pay reasonable fees, taxes and expenses of the Plan and Trust.
- ❖ **Reversion of Assets in Event of Plan Termination** – Per the request of the IRS, GMEBS amended the Basic Plan Document to state that, in the event an employer’s plan is terminated, excess trust fund assets remaining after paying all vested accrued benefits to all participants can only revert to the employer if the excess was due to an actuarial error.
- ❖ **Added Language to Adoption Agreement Regarding Compliance with Federal Law when an Employer Has More than One Defined Benefit Retirement Plan** – Per the request of the IRS, the Adoption Agreement contains a new Section 15(G) concerning Section 415(b) of the Internal Revenue Code, when an employer has more than one defined benefit retirement plan. This provision will be blank in most GMEBS employers’ Adoption Agreements.

SUMMARY OF KEY AMENDMENTS

- ❖ **Adjusted Minimum Ages for Commencement of Required Minimum Contributions** – The SECURE Act of 2019 and 2022’s SECURE 2.0 raised the age at which participants have to start drawing retirement benefits. These changes were not included in the restated Basic Plan Document reviewed by the IRS. However, on September 23, 2023, the Board of Trustees of GMEBS adopted Amendment 1 to the Restated Plan to implement these updates. Currently, a terminated vested participant must retire no later than the April 1 following the date the participant turns 73. Starting in 2033, a terminated vested participant must retire no later than the April 1 following the date the participant turns 75.



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
Employee Plans

August 31, 2023

Ice Miller

Attn: Lisa Erb Harrison

One American Square, Suite 2900

Indianapolis, In. 46282-0200

Re: Application for opinion letter

Dear Ms. Harrison:

The enclosed letter is being sent to you under the provisions of a power of attorney currently on file with the Internal Revenue Service.

If you have any questions, please contact Janell Hayes, badge number 1000203103, by phone at (513) 975-6319.

Sincerely,

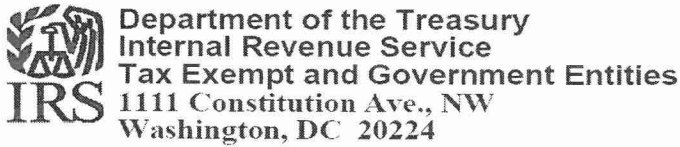
Aimee Beimesche

Aimee Beimesche

Manager Pre-approved Plans Program

Enclosure:

Letter to taxpayer



GEORGIA MUNICIPAL ASSOCIATION INC
201 PRYOR STREET SW
ATLANTA, GA 30303

Date:
08/31/2023
Employer ID number:
58-0907810
Case number:
202200321
File folder number:
FFN: 317E0630001-001
Letter Serial number:
Q705465a
Plan number:
01-001
Plan description:
Non-Standardized Pre-Approved Defined
Benefit Plan
Date of submission:
06/30/2022
Person to contact:
Name: Janell Hayes
ID number: 1000203103
Telephone: 513-975-6319
Hours: 10:00 a.m. to 5:00 p.m.
EST. Mon-Fri

Dear Applicant:

In our opinion, the form of the plan shown above is acceptable for employers to use for their employees' benefit under Internal Revenue Code (IRC) Section 401.

We considered the changes in qualification requirements in the 2020 Cumulative List of Notice 2020-14, 2020-13 Internal Revenue Bulletin (I.R.B.) 555. Our opinion relates only to the acceptability of the form of the plan under the IRC. We didn't consider the effect of other federal or local statutes.

You must provide the following to each employer who adopts this plan:

- . A copy of this letter
- . A copy of the approved plan
- . Copies of any subsequent amendments including their dates of adoption
- . Direct contact information including address and telephone number of the plan provider

Our opinion of the plan's form acceptability is a determination of the plan's qualification as adopted by a particular employer only under the circumstances, and to the extent, described in Revenue Procedure (Rev. Proc.) 2017-41, 2017-29 I.R.B. 92. The employer who adopts this plan can generally rely on this letter to the extent described in Rev. Proc. 2017-41. Thus, Employee Plans Determinations, except as provided in Section 12 of Rev. Proc. 2023-4, 2023-01 I.R.B. 162 (as updated annually), will not issue a determination letter to an employer who adopts this plan. Review Rev. Proc. 2023-4 to determine if an adopting employer is eligible to submit a determination letter application and, if so, how. The employer must also follow the terms of the plan in operation.

Except as provided below, our opinion doesn't apply to the requirements of IRC Sections 401(a)(4), 401(a)(26), 401(l), 410(b), and 414(s). Our opinion doesn't apply to IRC Sections 415 and 416 if an employer maintains or ever maintained another qualified plan for one or more employees covered by this plan.

Our opinion doesn't apply to:

- . Treasury Regulations (Treas. Reg.) Section 1.401(a)-1(b)(2) requirements where the normal retirement age under the employer's plan is below 62.
- . Proposed Treas. Reg. 1.401(a)-1(b)(2) requirements where the employer's plan is a governmental plan and its normal retirement age doesn't satisfy one of the safe harbors under the proposed regulations.

Our opinion doesn't constitute a determination:

- . That the plan is an IRC Section 414(d) governmental plan. Nor is this a ruling as to the tax treatment of contributions that are picked up by the governmental employing unit per IRC Section 414(h)(2).
- . That the plan is an IRC Section 414(e) church plan.

A non-electing church plan may not rely on our opinion for rules governing pre-Employee Retirement Income Security Act (ERISA) participation and coverage.

Our opinion applies to the requirements of IRC Sections 410(b) and 401(a)(26) (other than the 401(a)(26) requirements that apply to a prior benefit structure) if 100% of all non-excludable employees benefit under the plan.

Employers who choose a safe harbor benefit formula and a safe harbor compensation definition may also rely on this opinion letter for the non-discriminatory amounts requirement under IRC Section 401(a)(4).

If this plan provides for voluntary employee contributions subject to IRC Section 401(m), the employer may rely on the opinion letter for the form of the nondiscrimination test of IRC Section 401(m)(2) if the employer uses a safe harbor compensation definition.

Except as provided in Section 5.18(2) of Rev. Proc. 2017-41, an employer who adopts a cash balance plan cannot rely on an opinion letter for the requirements of IRC Section 411(b)(1) where the cash balance formula uses a structure of principal credits that increase with age, service, or other measure during a participant's employment.

This opinion letter doesn't cover any provisions in trust or custodial account documents:

- . Trusts or custodial account documents can't contain a provision that the provisions of the trust override the provisions of the plan.
- . This plan's provisions override any conflicting provision in the trust or custodial account documents used with the plan.
- . An adopting employer may not rely on this letter to the extent a trust or custodial account's provisions in a separate part of the plan override or conflict with the plan document provisions.
- . This letter does not constitute a ruling or determination as to the exempt status of related trusts or custodial accounts under IRC Section 501(a).

An employer who adopts this plan may not rely on this letter when the employer:

- . Uses the plan to amend or restate a plan which wasn't previously qualified.
- . Adopts it before the opinion letter is issued.
- . Doesn't correctly complete the adoption agreement or other elective provisions in the plan.
- . Made amendments that cause the plan not to be considered identical to the pre-approved plan, as described in Section 8.03 of Rev. Proc. 2017-41.

Our opinion doesn't:

- . Apply to what is contained in any applicable documents referenced outside the plan or adoption agreement, such as a collective bargaining agreement.
- . Consider issues under ERISA Title I, which are administered by the Department of Labor.

You must include your address and telephone number on the pre-approved plan or the plan's adoption agreement, if applicable, so that adopting employers can contact you directly.

If you, the pre-approved plan provider, have questions about your case, you can:

- . Call the telephone number at the top of the first page of this letter. This number is only for the provider's use. Individual participants or adopting employers with questions about the plan should contact you.
- . Write to us - provide your telephone number and the best time to call if we need more information.

Whether you call or write, reference the letter serial number and file folder number at the top of the first page of this letter.

Let us know if you change or discontinue sponsorship of this plan.

Keep a copy of this letter for your records.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Dragoo". The signature is written in a cursive style with a large initial "D".

Daniel Dragoo
Director, EP Rulings & Agreements

cc: ICE MILLER LLP
ATTENTION: LISA ERB HARRISON
ONE AMERICAN SQUARE, SUITE 2900
INDIANAPOLIS, IN 46282

APPOINTMENTS

Updated

June 11, 2024

Appointed

Term Expires

PLANNING COMMISSION (Five-year term)

Rosalind Parks	September 10, 2019	September 1, 2024
Nate Treadaway	December 10, 2019	September 1, 2024
	(to fill unexpired term of Kyle Harrison)	
Mike Eckles	August 11, 2020	September 1, 2025
Shauna Mathias	October 11, 2022	September 1, 2025
	(to fill unexpired term of Sara Shropshire)	
Randy Camp	August 9, 2022	September 1, 2027



THE CITY OF MONROE

APPOINTED BOARD MEMBER BIOGRAPHY

PLEASE TYPE OR PRINT CLEARLY IN INK	
NAME	Rosalind L. Parks
HOME ADDRESS	870 Hickory Drive, Monroe, GA 30656
HOME/CELL NUMBER	404-759-0412
PROFESSION/BUSINESS	N/A
BUSINESS ADDRESS	N/A
BUSINESS NUMBER	N/A
EMAIL ADDRESS	rosalindlp@yahoo.com
ADDRESS WHERE YOU PREFER TO RECEIVE MAIL	Home <input checked="" type="checkbox"/> Work <input type="checkbox"/>

BIRTHDATE	August 15, 1957
BIRTHPLACE	Kannapolis, North Carolina
EDUCATION	Bachelor of Arts Degree-Mercer University
HOBBIES	Traveling, Walking, Swimming, Reading, Listening to A +
MEMBERSHIP IN SERVICE CLUBS	Delta Sigma Theta Sorority, Order of Eastern Star, Ord +
SOCIAL CLUBS	
MEMBERSHIP/OFFICES HELD/OTHER AGENCY BOARDS	
CIVIC APPOINTMENTS	Planning and Zoning Commission
POLITICAL OFFICES	N/A
REASON FOR INTEREST IN SERVING ON COMMITTEE	I have served on this board for a number of years and +





THE CITY OF MONROE

APPOINTED BOARD MEMBER BIOGRAPHY

PLEASE TYPE OR PRINT CLEARLY IN INK	
NAME	Leigh Ann Aldridge
HOME ADDRESS	409 Pannell Road, Monroe GA 30655
HOME/CELL NUMBER	770-601-2410
PROFESSION/BUSINESS	Marketing Coordinator Engineering Management Inc
BUSINESS ADDRESS	303 Swanson Drive, Lawrenceville, GA
BUSINESS NUMBER	770-962-1387
EMAIL ADDRESS	laldridge@eminc.biz
ADDRESS WHERE YOU PREFER TO RECEIVE MAIL	Home <input type="checkbox"/> Work <input checked="" type="checkbox"/>

BIRTHDATE	12-05-1974
BIRTHPLACE	Atlanta GA
EDUCATION	Bachelors Degree in Sociology
HOBBIES	
MEMBERSHIP IN SERVICE CLUBS	Mentor at Team Up Mentoring, Serves at Bethlehem Church
SOCIAL CLUBS	
MEMBERSHIP/OFFICES HELD/OTHER AGENCY BOARDS	Humane Society of Walton County
CIVIC APPOINTMENTS	none
POLITICAL OFFICES	none
REASON FOR INTEREST IN SERVING ON COMMITTEE	see below



ADDITIONAL SPACE FOR ANSWERS

I am a lifelong resident of Monroe, graduated from Monroe Area High School and returned after college to my hometown. After a short career in social work, I fulfilled my dream of owning a business in Downtown Monroe in 2003. It was the spark of the downtown revitalization in Monroe and spurred my passion for downtown, Monroe and the redevelopment of our community. I became involved as a volunteer, faithfully serving for the 10 years I was in business, with the DDA and the MainStreet program in any and every capacity. When I closed my business in 2013, I was asked to work contract for the city with the MainStreet program . That work turned into a full time position shortly after and I worked in that role until January of 2024. My tenure at the city and extensive training in downtown development helped bring downtown Monroe to the place we are now and I would love to bring my passion for Monroe to the planning and zoning commission to serve our city in yet another capacity. We must ensure that all of Monroe is set to the same path of success as downtown. We are at a critical point for our city as we plan for smart growth while preserving our history. It is imperative we protect community charm while providing economic growth and prosperity to our city and our all of our citizens.





THE CITY OF MONROE

AN EQUAL OPPORTUNITY EMPLOYER

It is our policy to comply fully with all federal, state and local equal employment opportunity laws. This organization provides equal employment and advancement opportunities for all persons regardless of race, creed, sex, national origin, age, religion, disability, marital status, sexual orientation or any other classification protected by law.

PLEASE TYPE OR PRINT CLEARLY IN INK

If answers need more space than provided, there is additional space at the end of the application.

DATE	August 5, 2024		
NAME	Kimberly Jolly		
ADDRESS	135 Felker Street		
CITY, STATE, ZIP	Monroe, GA 30655		
EMAIL ADDRESS	jkim49361@gmail.com		
PHONE	404-427-6450		
POSTED POSITION(S) APPLIED FOR (*Any* will not be accepted)	Planning Commission Member		
REQUESTED SALARY	Posted pay at \$75.00 a month		
AVAILABLE TO START	September 5, 2024 or immediately		
REFERRED BY OR HOW YOU HEARD ABOUT OPENING	Posting Notification		
HAVE YOU EVER BEEN EMPLOYED BY THIS ORGANIZATION?	No	DEPT N/A	SUPERVISOR N/A
REASON FOR LEAVING	N/A		

HAVE YOU EVER BEEN FIRED OR ASKED TO RESIGN FROM A JOB? If yes, please explain in additional space at the end of the application.	No
ARE YOU AT LEAST 18 YEARS OLD?	yes
ARE YOU AUTHORIZED TO WORK IN THE U.S.?	Yes
LIST OTHER NAMES YOU HAVE USED	Kimberly Ann Pruett



U.S. MILITARY SERVICE

If you have served in the U.S. Military, please provide the following information:

BRANCH OF SERVICE	N/A
DATES SERVED	N/A
TYPE OF DISCHARGE	N/A

TRAINING/SKILLS

List any training, skills, qualifications or job related experiences that are of special benefit to the job for which you are applying.

Employed with 3 largest optical retailer in the USA as Director of Construction & Store Design, Certified PMP, work with city and county inspectors as it relates to Director of Construction position.

**LICENSES/CERTIFICATIONS
(Job related)**

Type	Issue Date	Registration #	State	Expiration
PMP	11/21/2017		GA	

EDUCATION

HIGH SCHOOL: Brookwood High School	ADDRESS: 1255 Dogwood Road, SW, Snellville, GA 30078
DATES ATTENDED: 1982-1986	DID YOU GRADUATE? <input checked="" type="checkbox"/> DEGREE:
COLLEGE: Gwinnett Tech	ADDRESS: 5150 Sugarloaf Pkwy. Lawrenceville, GA 30043
DATES ATTENDED:	DID YOU GRADUATE? <input checked="" type="checkbox"/> DEGREE: Medical transcription certification
OTHER:	ADDRESS:
DATES ATTENDED:	DID YOU GRADUATE? <input type="checkbox"/> DEGREE:

REFERENCES (No relatives)

FULL NAME: Mark Polson	RELATIONSHIP: Neighbor
COMPANY: Cox Sales & Service	PHONE: 404-915-3341
ADDRESS: 221 Felker Street Monroe, GA 30655	
FULL NAME: Catherine Hollbrook	RELATIONSHIP: Friend
COMPANY: Director/Teacher Gwinnett County School System	PHONE: 770-653-6314
ADDRESS: 612 Church Street, Monroe, GA 30655	
FULL NAME: Tara Polson	RELATIONSHIP: Friend
COMPANY: Piedmont Healthcare	PHONE: 706-255-7440
ADDRESS: 221 Felker Street, Monroe, GA 30655	



KIM JOLLY
135 Felker Street
Monroe, GA 30655
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QUALIFICATIONS SUMMARY

Detail-oriented individual who approaches challenges at a high energy level successfully directing resolutions to drawbacks. Has the ability to multi-task and adapt to change which allows for operational efficiency. Resource driven and focused to manage cost control and reductions to Company’s overall bottom-line. Energized and eager to meet new challenges as well as learning new skills which will allow the opportunity for extensive growth within the company.

WORK EXPERIENCE

National Vision 2019– presently
Duluth, GA

Director of Construction & Store Design

- Manage third party Real Estate group to successfully open 70 plus new optical retail stores a year on schedule within budget standards
- Approve floor plan design to meet current standards and protocol for operation flow and desired outcome
- Manage design team and project managers on architectural and engineer construction documents for permit submittal and approval for new store growth
- Choose general contractors for build out and discretionary projects
- Approve HVAC units and components per site
- Work with city inspectors, fire marshal and county inspectors on code driven changes to submitted construction documents from architects and engineers
- Work with Operations team on successful initiatives as it relates to the interior and exterior of 1200 (+) locations for different brands
- Manage natural disaster projects that effect existing stores to reopen with city and municipality constraints
- Qualify vendors for new store openings, as well as, existing stores for fixtures, chairs, lighting, signage, and flooring.
- Provide support to Real Estate team on all aspects including maintenance procedures, financial spend per fiscal year
- Assist other departments with solutions to scheduling problems and prototype challenges and initiatives

National Vision 2010 – 2019
Duluth, GA

Sr. Project Manager

- Coordinate and manage all aspects of relocation, remodels and refreshes as well as staying within budget constraints set by upper management.
- Coordinate and manage major remodels & relocations for Eyeglass World and America’s Best Contacts & Eyeglasses, Military brands and staying within budget constraints set by upper management.
- Ability to relocate assets such as fixtures, lighting & chairs in order to update older store’s to current prototype specifications.
- Manage all special projects to increase frame counts as well as finding solutions to minimize shrink in all brands
- Qualify vendors for new store openings, as well as, existing stores for fixtures, chairs, lighting, signage, and flooring.
- Provide support to Real Estate team on all aspects including maintenance procedures.
- Assist other departments with solutions to scheduling problems and prototype challenges.

National Vision 2005 - 2010
Duluth, GA

New Store Opening Project Manager

- Manages new store opening process to ensure store opens on time and within budget.
- Conducts walk-through inspections of store set with local contractors to ensure construction build out meets Company standards.
- Generates punch-lists and performs quality assurance checks of new stores.
- Reviewed floor plans, alarm plans, and MEP drawings for inefficiencies and areas of opportunities.
- Provides feedback on store construction and design, quality of construction, and Site Superintendent Performance.
- Analyzes store opening process and leads efforts to maximize efficiency and reduce costs.
- Acts as a centralized gateway by partnering with multiple departments to manage / coordinate their specific deliverables.
- Monitors inventory and fulfillment for new store opening items.
- Manages vendor performance and efficiencies.

National Vision
Duluth, GA

1996 - 2010

Replenishment Buyer

- Direct oversight of specific store daily operations. Included monitoring staff performance and morale, overseeing store environment and addressing performance issues when necessary. Mediated and resolved complaints and problems of external and internal customers.
- Purchasing and maintaining stock for optical frames, sunglasses, safety eyewear for a major retail optical chain.
- Issuing purchase orders for product, setting up and maintaining product SKU's.
- Maintaining vendor relations, monitoring of imported product through freight forwarding/U.S. Customs broker.

ACCOMPLISHMENTS

- Successfully opened 642 new stores to date.
- Coordinated and opened 20+ Military Base Optical Centers.
- Facilitated and concluded Remodels for America's Best & Eyeglass World Optical Retail locations
- 2006 "Behind the Scenes" award.
- Employee of the Month 2004.
- Employee of the Month 2006.

EDUCATION

Gwinnett Technical Institute – Duluth, GA
Associate's in Management, 2001
PMP Certified

COMPUTER SKILLS

- SIM
- Microsoft Office Suite 2010
- Business Objects
- AS/400
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References provided upon request.