



Council Meeting

AGENDA

Tuesday, June 13, 2023

6:00 PM

City Hall

I. CALL TO ORDER

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. May 9, 2023 Council Minutes
 - b. May 9, 2023 Executive Session Minutes
 - c. April 18, 2023 Planning Commission Minutes
 - d. April 25, 2023 Historic Preservation Commission Minutes
 - e. April 13, 2023 Downtown Development Authority Minutes
 - f. April 17, 2023 Downtown Development Authority Minutes
 - g. April 13, 2023 Conventions and Visitors Bureau Minutes

II. PUBLIC FORUM

1. Public Presentation(s)
 - a. City Hall Graduating Seniors
 - b. Students from the University of Liverpool
 - c. Walton Works Presentation

[d.](#) Waste and Recycling Workers Week Proclamation

2. Public Comment(s)

III. BUSINESS ITEMS

[1.](#) City Administrator Update

[2.](#) Assistant City Administrator Update

3. Department Requests

[a.](#) Utilities: IRU (Indefeasible Right of Use) Agreement

[b.](#) Utilities: Easement Acquisition Services for Raw Water Main Replacement

IV. NEW BUSINESS

1. Public Hearing(s)

[a.](#) Rezone - 414 Davis Street

[b.](#) Conditional Use - 121 Victory Drive

2. New Business

[a.](#) Rezone - 414 Davis Street

[b.](#) Conditional Use - 121 Victory Drive

[c.](#) FY2022 Audited Financial Statements (ACFR)

d. Vines of Monroe Subdivision Appeal

[e.](#) Appointments (6) - Development Impact Fee Advisory Committee

f. Discussion - Change South Jackson Street to Daniel Ramey Lane

V. DISTRICT ITEMS

1. District Items

2. Mayoral Update

VI. EXECUTIVE SESSION

1. Personnel Issue (s)

VII. ADJOURN

VIII. DEPARTMENT REPORTS & INFORMATION

[1.](#) Monthly Central Services Report

[2.](#) Monthly Code Report

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

The Mayor and Council met for their regular meeting.

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

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

Visitors: Lisa Anderson, Alexandra Trivino, Roger Hillman, Terrence Atkism, Shawna Mathias, Clayton Mathias, Mike Mirolli, Michelle Mirolli, Julie Sams, Kim Jolly, Lidia Garrett, Kelli Herrington, Lori Volk, Jayne Sinclair, Juli Tredwell, Rod Johnson, Tracy Arnold, Joe Grizzle, Chad Draper, Lesa Dowdy, Stacy Dowdy, Deborah Johnson, Michele Crawford, Johnny Atkinson, Cristena Atkinson, Lakeketha Lewis-Johnson, Eric Johnson, Whit Holder, Edith Hill, Gabel Holder, Geraldine Reed, Patsy Vinson, Chris Collin, Paul Wilson, Amylee Hammond, Teri Giles, Winston White

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Vice-Mayor Larry Bradley 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 Boyce, seconded by Little.
Passed Unanimously*

4. Approval of Consent Agenda

- a. April 11, 2023 Council Minutes
- b. March 21, 2023 Planning Commission Minutes
- c. March 28, 2023 Historic Preservation Commission Minutes
- d. March 23, 2023 Downtown Development Authority Minutes
- e. March 23, 2023 Conventions and Visitors Bureau Minutes
- f. March 23, 2023 Urban Redevelopment Agency Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Presentations

- a. Georgia Public Works Week Proclamation

Mayor John Howard presented the Proclamation for Georgia Public Works Week May 21 – 27, 2023.

Mr. Chris Bailey recognized Mr. Roger Hillman with the Public Works Department, who was at the Council Meeting.

No Action.

2. Public Comments

Mr. Gabel Holder, of 2300 Lemonds Road, Social Circle, spoke concerning the Alcohol Ordinances. The Factory at Walton Mill is his business; it is a special events venue located on Broad Street. They have about 70 events a year there. It is very common to serve alcohol at most weddings and events, but under the current Ordinance they are not allowed to sell alcohol. Their customers are required to use certified servers, but they have to bring the alcohol in themselves. This does not allow their business to have any control over the alcohol served. They would be required to install a full kitchen in order to qualify for an alcohol license under the current Ordinance. He discussed how Lawrenceville handles their Ordinance, and how the tax revenue could be redirected. Mr. Holder requested for Council to consider changing this in the Ordinance.

Ms. Geraldine Reed, of 1239 Fairview Drive, discussed affordable housing. She passed out information that she obtained from Morgan County, where they built some housing that is affordable. She stated that the City has a lot of land and requested that the City invest in that type of project. The Mayor of Morgan County is going to share the information for the builder with her, so she will have it for the next meeting.

Ms. Lisa Anderson, of 136 West Highland Avenue, stated she serves on the Downtown Development Authority Board. She read a letter on behalf of the DDA requesting that Council let Section 6-36 of the City Ordinance stand as written. She discussed the long-standing partnership between the City and the DDA. The Entertainment District Ordinance has been one of many important components of building a downtown culture and business base that is envied across the State. She stated the Ordinance has attracted businesses to open in Monroe and some rely on it as a key component of their operations. Ms. Anderson discussed the following reasons

that they are requesting for the Ordinance not to be changed: No Evidence of Incidents or Direct Negative Outcomes, Community Representation, Responsibility for Children, Direct Impact of Taking Away Rights, Cultural Regression, and Rights are Rights. She requested for the Entertainment District Ordinance to be left as it was approved.

Mr. Chris Collin, of 614 Saint Ives Walk, stated he is a member of the Downtown Development Authority and a downtown business owner. At the last Council Meeting he had to follow someone speaking about affordable housing, and it was embarrassing that attentions have been taken away from affordable housing. He challenged Council to think about the tax dollars being spent and whether personal beliefs are being focused upon. That time and effort could be put into the community; there is a major opportunity now to bridge the wealth gap of the haves and the have-nots. He feels that intentions are misguided. Mr. Collin discussed how some of his restaurant employees have moved up from being dishwashers to managers. He requested for efforts to be refocused and to move on to things that really matter in the community.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes recognized the Gas Department, which is led by Mr. Rodney Middlebrooks and Mr. Brian Pittman. They won the Gas Authorities 2022 Marketing Excellence Award, which is based on the highest customer growth. He stated over 20 miles of gas line has been run throughout the County; this has provided jobs in agriculture and serves new homes. There will be a preconstruction meeting with ER Snell and GDOT on Monday for the Bypass Project. There were about 6,600 people in Downtown between 4 pm and 11 pm for the Friday Night Concert.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated they are working on the curbing for the Town Green this week; the estimated completion date is July 2023. The Terminal Building should be finished by the end of June. There was a DOT Inspection two weeks ago. The inspection concerns obstruction removal and will be reviewed next week. Parking is being added to the backside of Mathews Park. The Farmers Market will be held each Saturday until October. The Flower Festival is May 20. There were 65 volunteers at the Cleanup Event on April 29, and over 750 pounds of trash was collected.

3. Department Requests

a. Utilities: Solar Power Purchase Contract Second Amendment

Mr. Brian Thompson presented the second amendment to the Solar Power Purchase Contract with MEAG to purchase bulk solar power in partnership with other Cities. He explained the Solar Developer has not been able to acquire financing for the project, due to the significant increase in costs in 2022. The current price is \$29.03 per megawatt hour for a contract term of 15 years. They have requested an increase to \$37.75 per megawatt hour, which would be fixed for a 15-year term. He stated this is still financially viable for the City; it is still on average lower than market power. Mr. Thompson recommended approval of the second amendment.

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

IV. NEW BUSINESS

1. Public Hearings

a. Rezone – 1203 South Madison Avenue

Mr. Brad Callender presented the rezone request from R-2 to R-1A at 1203 South Madison Avenue. The applicant is requesting the rezone in order to subdivide a property with two existing single-family residences. The subject property is Zoned R-2 (Multi-Family, High-Density Residential District) and contains a single-family. One single-family residence has been on the property since 1924, with the other single-family residence dating back to 1950. The applicant is requesting a Rezone to R-1A (Medium Lot Residential District) in order to subdivide the property into two lots, one for each of the existing dwellings. The Planning Commission and Code Office recommend approval of the rezone request as submitted without conditions.

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

Mr. Winston White, the property owner, spoke in favor of the rezone. He explained they are trying to subdivide the property so it is not maintained as multi-family. It would not make sense to fix the property up that way. They want to keep it as single-family residences, as they have been used in the past.

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

2. New Business

a. Application – Spirituous Liquors and Beer & Wine On-Premise Consumption – San Andres Monroe LLC

To approve the application.

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

b. Appointment – Historic Preservation Commission

City Administrator Logan Propes explained there was a mistake in the packet for last Council Meeting; the appointment for the Historic Preservation Commission should have been for Marc Hammes instead of Susan Brown.

To appoint Marc Hammes for a three-year term, to expire May 1, 2026.

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

c. Appeal – Brookland Commons PRD

City Attorney Paul Rosenthal questioned whether the appellant or representative for Brookland Commons was present, but they were not present. Mr. Rosenthal explained a decision made by the Planning Department has been appealed, and the hearing has been set for today. The appeal under Section 14.1 of the City of Monroe Development Regulations is before Council, with no representation.

City Planner Brad Callender provided a brief synopsis of the appeal. The decision that is being appealed is the requirement from staff that they install street trees and sidewalks in compliance with their development plan and their custom zoning. The developer refused to comply with that requirement; they do not wish to install those features in the right-of-way. He explained the lots are alley loaded, so there is no impact to the lots themselves or access to the lots. The improvements are in the right-of-way that would be dedicated to the City, which is the reason they are being required upfront before the dedication. It will prevent any utilities from being impacted in a negative manner.

Council Member David Dickinson stated the standard for a review is abuse of discretion. Development Ordinances give that discretion to the Planning Department. The applicant skipped this step initially. They went directly to court and filed a lawsuit, which was thrown out, because they skipped this step. He does not feel that there has been an abuse of discretion; he feels the Planning Department acted appropriately.

To deny the appeal.

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

d. Rezone – 1203 South Madison Avenue
To approve the rezone.

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

e. Intergovernmental Agreement with Walton County and City of Loganville for Aerial Photometrics

City Administrator Logan Propes explained the third Intergovernmental Agreement with Walton County and the City of Loganville for enhanced aerial photometrics, which gives an ultra-high resolution, aerial orthorectified photography model. This will allow more accurate assessment determinations. The model will provide great planning and property assessment tools that will help with better ground visualizations and resolution for property assessment / appraisals, parcel boundaries, layering, and other GIS and planning work. The bulk of Walton County will be covered. Mr. Propes explained the City of Monroe and the City of Loganville will each have a cost of 20%, and Walton County will have the remaining 60%. The City of Monroe will be responsible for paying \$6,968.06 per year for a period of three years.

To approve of the Intergovernmental Agreement with Walton County and the City of Loganville for aerial photometrics.

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

f. Traffic Signal Reimbursement – US 78 / SR 10 at Aycock Avenue

City Administrator Logan Propes presented the recommendation for approval of authorizing a partial reimbursement to Jacks Creek Landing LLC for installation of the traffic light at Aycock Avenue and US 78 in the amount of \$54,236.67. An Intergovernmental Agreement was not done with Walton County, due to the involvement of a potential developer. He explained that in 2021 while working through the truck connector route with Walton County and the forthcoming

apartments on Aycock Avenue, the City, County and the developer created a preliminary plan. The plan stated that if the developer would proceed with installation of the full traffic signal and appropriate supporting studies required by GDOT, then potentially the County and City could reimburse upon installation and full activation of the traffic signals. The City and County would each contribute one-third of the original construction cost of the project, which was \$162,710.00. The developer would be responsible for any overages and for all traffic studies. Therefore, the City and County would each pay \$54,236.67. The County will reimburse the City for its portion of the traffic signal. The signal has been installed and is now operational.

To authorize a partial reimbursement to Jacks Creek Landing LLC for installation of the traffic signal at Aycock Avenue and US 78 in the amount of \$54,236.67.

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

g. Approval – July Meeting Schedule

City Administrator Logan Propes presented the recommendation to amend the date for the July Council Meeting to Monday, July 17, 2023 at 6:00 pm, due to conflicts. He explained it would be best to move the meeting date in order to keep various business items on track instead of cancelling it. July 17 is the best available day for a reschedule.

To amend the July 2023 Council Meeting date to Monday, July 17, 2023 at 6:00 pm.

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

h. Discussion – Affordable Housing

City Administrator Logan Propes stated Council wanted the topic added for a general discussion, and there is a lot to be discussed. Staff needs input from Council on the next steps to take moving forward in the general housing realm of planning and zoning, workforce housing, and affordable housing. The City has been working on a housing study to see where the City stands in order to find out which way to go. The assessment will be done demographically based on income levels and the present housing stock. This data is needed prior to seeking any grant opportunities. He explained that staff needs to know how Council wants to approach each of these topics.

Mayor Howard stated the Walton County Development Authority is also doing a study for the region. The number one point of discussion at the GMA Board Meeting was affordable housing; there are major economic and residential issues that have to be faced nationwide.

Council Member Norman Garrett questioned how the City can help with developing and building affordable housing.

Mr. Propes explained a couple of years ago the City partnered with the Monroe Housing Authority, who then partnered with the Valdosta Housing Authority. They got a Low-Income Tax Credit Housing Grant for rehabilitation of the Country Grove Apartments complex. The City acts as a conduit to help other organizations get funding, but the City cannot outright create affordable housing or workforce housing from scratch. He discussed finding the right development partners. The City has started the process with the Zoning and Ordinance Updates

and the Comprehensive Plan Update. In Georgia, the price of homes or rent costs cannot be dictated. The issue of affordable housing is a national and global problem.

Council Member Tyler Gregory stated who can be helped by what measure has to be defined. Not everybody is going to be able to be helped by Habitat, and not everybody is going to be able to be helped by Workforce Housing. Some people are going to need wrap around services on the lower end, and some people might need a place right after college. He stated there are actually many issues being discussed when discussing affordable housing; it needs to be broken up into smaller issues, so the right tools can be used to help. There are different things that can be done for different situations.

Council Member David Dickinson stated everyone needs to have an honest conversation with each other about what governments can and cannot do. There is not a City in the Country that does not have a housing issue. As Mr. Gregory said, there are different categories of things. He wants to do something that is concentrated and focused with very specific goals that are defined and attainable. He is concerned about taking on a global issue that will not get much of anything accomplished. Workforce housing is the most important component for the health and wellbeing of the community. Mr. Dickinson discussed how homelessness can get into the issue of the mental health crisis. He discussed creating a task force that would include input from the City, County, citizens, and businesses. There needs to be a coherent plan that involves the entire community.

Mayor Howard stated he agrees that government is not going to be the solution.

Mr. Propes discussed starting a task force and diving deeper into the issue at a Housing Retreat; he discussed coming up with a plan of action.

Mr. Gregory discussed different grant opportunities and the possibility of a timeline.

Mayor Howard stated there will be a Community Impact Day and Housing Expo at the Walton County Boys and Girls Club on May 27.

No Action.

i. Discussion – Alcohol Ordinance Amendments

City Administrator Logan Propes stated that it has been five years since the last cleanup; this will verify that the City is in compliance with Georgia Law and business friendly. He discussed the summary of changes for Chapter 6. Definitions will be amended to clarify microbrewery and microdistillery are legally in compliance. Sections of the Zoning Ordinance will be amended to permit land use of microbrewery and microdistillery. There will be an amendment to increase non-profit license fees to match standard on-site license fees.

Vice-Mayor Larry Bradley questioned the definition section not including event facilities.

City Attorney Paul Rosenthal explained this is a bullet point list of key topics. There will be some adjustments to other sections after the first round of edits are done. The special event venue definition might not need to be changed, because that issue is located in Section 6-81 and Section 6-106. This is not a comprehensive list of every edit that will need to be done.

Mr. Bradley questioned the expansion of the Entertainment District and whether the issues discussed by Mr. Holder will be fixed.

Mr. Propes answered the special event items that Mr. Holder discussed are incorporated in the proposed changes and will be discussed in the subsequent months. As per feedback, the Entertainment District Boundaries could possibly be expanded to the Mills. He explained the purpose of the Entertainment District Boundaries is to provide additional economic benefit to restaurants areas around downtown. He discussed the possibility of eventually having ped-sheds or different nodes around the City where there is restaurant activity.

Council Member Garrett questioned the time changes.

Mr. Propes stated currently pouring goes until 1:55 am, and they have discussed moving it back to 12:00 or 12:30. It would be 1:30 am on New Years.

Council Member Lee Malcom stated she would prefer for the cut off to be 12:00.

Mr. Rosenthal stated the first reading of the Ordinance could be done on July 17 and the second reading in August. This would give Council plenty of time to review the changes and give his office time to get the Ordinances fully drafted. Council would have time to look at them and provide feedback. He stated the addition of the ped-sheds is more of a forward-thinking idea, but the rest are more clean-cut types of changes. The goal is to clear some things up for law enforcement, such as adding a public intoxication violation and an open container violation for areas outside of the Entertainment District. The time changes will be made and the rest is mostly general cleanup. He stated the Entertainment District Boundaries are a legislative decision; it could be left as it is or be expanded to match the Downtown District Boundaries.

Mr. Bradley stated that he still does not understand about the event facilities. He likes what Mr. Holder said, but how are those changes going to be made without the unintended consequences of allowing a bar to open that he mentioned.

Mr. Rosenthal stated those items were fixed in Section 6-81 and Section 6-106. They use some of the wording for special events venues that came from Lawrenceville. His office will work with staff to make the changes, if it is the desire of Council to change the Ordinance from 2018 to allow special event venues to get their own pouring license. They will develop a draft Ordinance, and it can be fine-tuned from there. If needed, the definitions can be amended and additional regulations can be added in Article VII, Chapter 6.

Ms. Malcom stated Council has heard from the business community and from the DDA. She feels a direction with the cup ordinance needs to be established.

Ms. Malcom made a motion to approve the proposed Alcohol Amendments as discussed and for staff and legal counsel to proceed with the technical updates. There will be time for Council to have input over the course of the next two months, with the first and second readings at the regular Council Meetings. Leaving intact all portions of the current Alcohol Ordinances contained within Sections 6-36.

Mr. Dickinson questioned how Council is supposed to vote without seeing a draft. He is completely against changes to the Ordinance.

Ms. Malcom stated the motion is for them to proceed with the items of concern and cleanup, not to make any changes immediately.

Mr. Dickinson seconded the motion from Ms. Malcom.

Mr. Bradley stated he still does not understand the motion; Council is not approving the list of items.

Ms. Malcom explained the motion is to proceed with the Ordinance cleanup in regards to the listed items. A draft of the Ordinance will come back to Council, then over the next two- or three-months Council will give their input on the draft. It will be brought back for a first and second reading, but Section 6-36 will remain as it stands today. She stated Section 6-36 will stand outside of this cleanup. That portion of the Ordinance concerning the City cups will remain. The size of the cups could change, but people will be allowed to move from place to place within the Downtown Entertainment District with the City cups.

Council Member Norman Garrett questioned whether the Entertainment District Boundaries were being expanded.

Ms. Malcom answered not at this point.

Council discussed the Entertainment District Boundaries being part of Section 6-36.

Mr. Propes explained there is minor cleanup involved in different parts of Section 6-36. As it stands today Section 6-36 has already been approved by Council. He clarified that the motion made by Ms. Malcom is charging staff and legal counsel to move forward with the cleanup, which will be brought back to Council in the subsequent months for first and second readings. It does not have any bearing or change on Section 6-36 or any of the other alcohol sections. Staff and legal counsel are only being charged with moving forward with some summary changes of definitions, and such.

Mr. Rosenthal explained the intent of Ms. Malcom's motion is to give staff and legal counsel some direction on which way to go. The issue of leaving Section 6-36 intact is sending a message to the business community. The question is whether or not Council wants to keep the Entertainment District's City cups as part of the Alcohol Ordinance. He stated that the vote would essentially be to yes keep the cups or no do not keep the cups. That vote tells the City businesses, staff, and legal counsel how to draft the Ordinance. Council discussed removing the Entertainment District Cup Ordinance at the meeting last month, and there were a lot of citizens that said to leave it. Staff needs to know which direction Council wants them to proceed in. Mr. Rosenthal stated that he believes the motion and second was to proceed forward with the updates. There should probably be a second motion concerning the issue of whether Council wants the Cup Ordinance to remain so that the Entertainment District exists and people can have cups with the City branding to be able to walk around with alcohol under the various regulations.

Ms. Malcom stated she would rescind her first motion.

Mr. Rosenthal explained that Ms. Malcom could clarify her motion.

Ms. Malcom clarified her motion; she directed City staff to proceed with a cleanup of the Ordinances in Chapter 6, to create a draft for Council to review, and to move forward with a first reading on either July 17 or in August.

*Motion by Malcom, seconded by Dickinson.
Voting no Bradley.
Passed 7-1.*

Mr. Bradley stated that he fully supports the cleanup process, but he does not understand why that was a part of the same motion. He is opposed to the City logo being on the cups.

Mayor Howard stated that would be part of the second motion that Ms. Malcom is about to make.

Ms. Malcom made a motion to leave Section 6-36 in regards to the City cup as it is written today. Mr. Dickinson seconded the motion.

Mr. Bradley made a motion to amend Ms. Malcom’s motion to remove the City logo from the cup and replace it with some other type of identifying information. Mr. Garrett seconded the motion.

Mr. Dickinson stated he is opposed to removing the City logo from the cups, because the situation will become less legalized. It would be less enforceable, and the police will have to start studying all of the cups. The cups being different would encourage people to bring their own cups. He believes it make sense to have one universal logo, which is the City name. Many other municipalities have copied exactly what Monroe is doing, because it works.

Ms. Malcom agreed with Mr. Dickinson.

To amend Ms. Malcom’s motion; to remove the City logo from the cup and replace it with some other type of identifying information.

*Motion by Bradley, seconded by Garrett.
Voting no Malcom, Dickinson, Gregory, Boyce,
Little.
Failed 3-5.*

Mayor, Council, and Mr. Rosenthal discussed the issue and clarified the motion and vote was concerning the logo; the motion to amend the original motion failed three to five.

To leave Section 6-36 in regards to the City cup as it is written today.

*Motion by Malcom, seconded by Dickinson.
Voting no Bradley.
Passed 7-1.*

V. DISTRICT ITEMS

1. District Items

Council Member Tyler Gregory thanked staff for all of their hard work concerning Codes and Ordinances.

2. Mayoral Update

Mayor John Howard reminded everyone that the Community Impact Day will be on May 27. Ms. Kelly Watts was named Teacher of the Year at George Walton Academy. He discussed Facebook having posts with the wrong information; the Mayor’s office will not be tearing down any apartments.

VI. EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

VII. ADJOURN

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

MAYOR

INTERIM CITY CLERK

The Mayor and Council met for an Executive Session.

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

Staff Present:

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 Estate Matter

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

IV. Adjourn to Regular Session

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

MAYOR

INTERIM CITY CLERK

**MONROE PLANNING COMMISSION
MEETING MINUTES—April 18, 2023**

Present: Mike Eckles, Shauna Mathias, Randy Camp

Absent: Rosalind Parks, Nate Treadaway

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant

Visitors: Winston White, Greg Thompson

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

Motion to Approve the Agenda

Motion Mathias. Second Camp.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the March 21, 2023 minutes.

Motion to approve

Motion Camp. Second Mathias.
Motion carried

Chairman Eckles asked for the Code Officer’s Report: There will be no City Council meeting in July; because of this, it is unclear if there will be a Planning Commission meeting in June. If we get a COA application, we will have a meeting but if there is a public hearing item, we may have to delay. I will let you know for sure at the May meeting.

Old Business: None

The First Item of Business is COA Case #2204, a request for a Corridor Design Overlay Certificate of Appropriateness, to allow for development of a shared parking area. The parking lot is currently gravel and the applicant would like to pave the lot. There is a personal care home on the front of the lot. The applicant, Greg Thompson spoke in favor of the project. The parking lot will be for the apartments above John’s Supermarket. Staff recommends approval without conditions.

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

Motion to approve

Motion Mathias. Second Camp.
Motion Carried

The Second Item of Business is Rezone Case #2220, a request for a rezone of 1203 S. Madison Ave. from R-2 to R-1A. The purpose is to subdivide the property into two lots. There are two existing houses on the property. The property existed as one lot prior to 1972. Staff recommends approval without conditions. Applicant and owner of the property, Winston White spoke in favor of the project.

Chairman Eckles: Are the two homes currently occupied?

White: No, they are vacant. The one on the corner is being renovated and we plan on doing the same to the other house.

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

Motion to approve

Motion Camp. Second Mathias
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Mathias. Second Camp
Meeting adjourned; 5:36pm

Historic Preservation Commission
Meeting Minutes
Regular Meeting—April 25, 2023

- Present: Jane Camp, Elizabeth Jones, Susan Brown, Fay Brassie
- Absent: Laura Powell
- Staff: Brad Callender, City Planner
Laura Wilson, Code Admin
- Visitors: Ashley Thornton, Seth Wilkerson, Chad Draper, Gilbert Lucero, Wes Peters, Shannon Sturgill, Colby Edwards

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

Note: Prior to the agenda being approved, Susan Brown was recognized for her years of service as a member of the Historic Preservation Commission.

Motion to approve agenda as submitted
Motion Camp. Second Brassie
Motion carried

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

Motion by Brown, Second by Brassie
Motion carried.

Old Business: None*

*Prior to the agenda being published the applicant for the demolition of 1251 S. Madison Ave requested the item be tabled until the May 23rd meeting; see file for documentation

New Business:

The First Item of New Business: Request for COA #2298, a request for a shed at 120 Mears St.; Applicant was not present so item was moved to the end of the agenda in case the applicant showed up late; applicant never showed.

Motion to table until May 23, 2023
Motion by Camp, Second Brown
Motion carried

The Second Item of New Business: Request for COA #2221, a request for exterior renovations including signage at 134 N. Broad St. Colby Edwards spoke in favor of the project. The applicant would like to replace the existing windows with single pane to match the surrounding buildings. There will be three lights on the sign and one light on either side of the entrance door.

Chairman Jones: By painting the storefront, do you mean paint the brick?
Commissioner Brassie: Will you be removing the shutters?

Edwards: Yes

Commissioner Brassie: Has the back been painted before or is this something you propose to do?
Edwards: Not sure if the brick is currently painted; confirmed the brick in the back will not be painted

Chairman Jones: For the new brick that is relocated at the rear entrance, how will the new and old masonry come together? Will the new brick be worked into the old brick?
Commissioner Brassie: May need to color the mortar to match
Edwards: The rear door was replaced with a smaller door so new brick will need to be added to fill the void

Commissioner Brassie: What is the horizontal line above the door?
Chairman Jones: That is where the door used to extend

Motion to make a site visit prior to May 23, 2023
Motion by Camp, Second by Brown
Motion carried

The Third Item of Business: Request for COA #2222, a request for exterior changes including a fence at 303 W. Highland Ave. The application was withdrawn by the applicant prior to the meeting date but after the agenda was posted. No action taken

The Fourth Item of New Business: Request for COA #2226, a request for exterior changes including signage at 130 S. Broad St. The business owner Gilbert Lucero spoke in favor of the project. The applicant would like to change the front door to one that is ¾ window with a single panel at the bottom. There are several examples of the same door on Broad St. currently. The building will also be repainted.

Wilson: Do you want them to approve your sign as well?
Lucero: Yes, the square-footage of the sign

Commissioner Brassie: What type of restaurant is it?
Lucero: Acai bowls, smoothies
Commissioner Brassie: What about the signage?
Lucero: I just need the square-footage for the sign across the top
Commissioner Brassie: What about the bulls-eye?
Lucero: The circle one is not an option. It will just be the SWEETBERRY
Commissioner Brassie: Does the sign size meet code requirements Brad?
Callender: I’m not sure. I do not see any sizes on the application
Lucero: I believe the building is 23 ft wide
Callender: It will be about 36 sq ft
Lucero: There will be no signage in the windows

Commissioner Brassie: In the doorframe, what are you doing with the existing transom? Is there a transom on the inner door?
Lucero: I would like to take it off and frame it better. I believe that aluminum frame is original with the building. I would frame it out of wood and paint it to match the building. The transom would be gone. Under the wood frame of the windows there is aluminum frame that sits on the brick curb of the storefront.
Commissioner Brassie: It might look good removing it all together—what do you think? (to the other Members)

Commissioner Brown: What is the glass like in the transom?

Lucero: Old and cracked

Chairman Jones: Any questions from the public—no

Wilson: Do you want to approve any part of his request? The sign or the door?

Commissioner Brassie: What is the placement of the signage? You might it centered or off centered depending on what you do with that door.

Lucero: In the brick pattern there is a frame; no matter what the door does, the sign will go there

Commissioner Brown: If you just go with the Sweetberry name, what color will it be?

Lucero: White letters shadowed with pink according to franchise regulations

Motion to make a site visit prior to May 23, 2023

Motion by Brassie, Second by Brown

Motion carried

The Fifth Item of New Business: Request for COA #2227, a request for a shed at 143 W. 5th St. Seth Wilkerson spoke in favor of the project. Wilkerson is requesting an 8’x8’ shed to be placed on an existing 10’x12’ concrete slab in the backyard. The backyard is already fenced in. There was a pre-existing metal shed on the slab that was disposed of. This will be a Home Depot Tuff shed. The shed will only be a foot or two taller than the fence.

Commissioner Brassie: What does your house look like? Particularly the roof line?

Wilkerson (shows Members pictures of the house on a cell phone)

Commissioner Brassie: It is a gable and you have chosen a gable for the shed

Chairman Jones: Any questions from the public—no

Motion to approve as presented

Motion by Brassie, Second by Camp

Motion carried

The Sixth Item of New Business: Request for COA #2228, a request for a garage addition at 221 Boulevard. The contractor Chad Draper spoke on behalf of the project. The applicants are Jeff and Cici South, owners of the property. The plan is to take an existing two car garage that is located at the rear of the property and add a third bay on the left side. The existing siding will be removed and replaced with siding that matches the existing house.

Commissioner Brassie: Where will this sit?

Draper: It is an existing garage located in the rear and it (the addition) will be on the left side

Commissioner Brassie: Is the project okay code wise with distance from the neighbor?

Callender: Do the garage doors face north?

Draper: If you are looking at it from Boulevard, the garage doors are parallel to Boulevard; What is the setback requirement? Five feet?

Callender: Yes, it is 5 feet. They are well in with meeting the requirements.

Chairman Jones: Any questions from the public—no

Motion to approve as presented

Motion by Brassie, Second by Brown
Motion carried

The Seventh Item of New Business: Request for COA #2229, a request for exterior changes including porches and an addition at 314 S. Wayne St. The applicant and property owner Shannon Sturgill spoke in favor of the project. He provided the Commission an overview of the work done on the property to date:

- When the property was purchased no water or electricity for about 10 years
- Previously used as warehouse
- Rear addition with shed roof had a massive leak—roof replaced by extending the existing gable which resulted in the house increasing by 7.5 sq feet
- 10x16 deck removed—requesting to put back same dimensions
- 2 chimneys taken down; bay window removed

Chairman Jones: The main concern is the balustrades that were put back do not match the ones that were removed

Sturgill: Those were the closest ones we could find. We put back the same amount and the same tread size on the top and bottom

Chairman Jones: What can be done moving forward to find some balustrades that are going to match up to the original ones?

Sturgill: I don't think anyone has seen the original ones in about 20 years due to the bushes

Chairman Jones: If we can find photos, can you find something like that and put them on there?

Sturgill: Do you have pictures and exact dimensions?

Discussion continued regarding the balustrades:

- Possibly adding a second rail to allow for shorter balustrades so that the railing is up to code height requirement but also meets the visual requirement of having shorter balustrades like the originals
- The building permit issued for the house would cover the replacement/repair of any porches or decks
- Photos exist of the steps leading up to the porch illustrating the balustrades

Chairman Brown: Have you thought about putting the front door back where it was?

Sturgill: The door was not like that when I bought it; so no, it is not something I considered

Callender: There maybe code requirements that prevent the door from being moved back to its original location

Sturgill: Where the door is now, you walk into a grand central hallway so it proper for the house

Chairman Jones: Any questions from the public—no

Motion to make a site visit prior to May 23, 2023

Motion by Camp, Second by Brown
Motion carried

The Eighth Item of New Business: Request for COA #2231, a request for parking lot renovations at 506 S. Broad St. The applicant and owner of the property is 81 Investment Company. Wes Peters from 81 Investment Company presented the project. At the old Avondale/Felker offices the intent is to update the flow of the current parking lot. As it is, the parking is on the outside of the drive and the lot will be reconfigured so the

parking is on the inside. The brick area in the front will be turned into a roundabout that someone can turn around in. The building is currently vacant.

Commissioner Brassie: The changes are to code?

Callender: The project will have to go through another COA to show they meet the requirements.

Callender: Is there anything on signage?

Peters: No, just the parking lot

Motion to approve as presented

Motion by Camp, Second by Brassie
Motion carried

Motion to adjourn

Motion by Brown, Second by Camp

Adjourned at 7:07 pm

**CITY OF MONROE
DOWNTOWN DEVELOPMENT AUTHORITY
APRIL 13, 2023 – 8:00 A.M.**

The Downtown Development Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson Meredith Malcom Andrea Gray Whit Holder Wesley Sisk Chris Collins Myoshia Crawford Lee Malcom	Chairman Vice-Chairman Secretary Board Member Board Member Board Member City Council Representative City Council Representative
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Those Absent:	Ross Bradley	Board Member
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Staff Present:	Leigh Ann Aldridge, Logan Propes, Beth Thompson, Beverly Harrison, Kaitlyn Stubbs, Chris Bailey, Sara Shropshire, Chris Croy, Les Russell, John Howard
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Visitors:

I. CALL TO ORDER

1. Roll Call

Chairman Anderson noted that all Committee Members were present except Ross Bradley. There was a quorum.

2. Approval of Previous Meeting Minutes

a. March 23, 2023 Minutes

To approve the minutes as presented.

*Motion by M. Malcom, seconded by Gray.
Passed Unanimously*

3. Approval of Financial Statements

a. February Financials

To approve the February 2023 Financials.

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

II. PUBLIC FORUM

There were no public comments.

III. CITY UPDATE

City Administrator Logan Propes explained he is waiting on each Council Member to give him their input concerning the Alcohol Ordinance Update. There is also some other Alcohol Ordinance cleanup to do. There are some conflicts concerning brewery distribution volumes; they are going to look at closing times, and there are some technical definitions that are going to be cleaned up. The Town Green should be finished by August 1. The staking for the Bypass is being done, and construction will begin in the next couple of months.

Committee Member Chris Collin discussed how Council Members disregarded the recommendations from the DDA. He stated that not one of the Council Members have talked to the business owners in Downtown; they do not care about the owners or their businesses. He questioned whether it would be best for the DDA to request Council to go ahead and call for a vote, because it was pretty clear the vote was not going to pass. Mr. Bradley wants to spend thousands of dollars in attorney's fees, time, and salaries to rewrite parts of the Ordinance that are going to get turned down. He questioned wasting money doing this when there was a clear call for help concerning housing and homelessness in the minority community. Those serious issues could be dealt with, instead of something that has not had any issues. He stated the DDA should write another letter expressing that it is not appropriate to spend that money. If Council truly believes it is causing alcoholism and DUIs, then it should be called for a vote now before people die of alcoholism.

Committee Member Meredith Malcom stated her agreement. She does not feel that it is an issue; it is just a cup. The restaurants will still be selling alcohol. The cups have just gotten blown up into a bigger issue. Closing times for restaurants that serve alcohol should be addressed to make sure that they are appropriate, but the cups are not promoting anything. The cups are only allowing businesses to help each other be successful. It needs to be figured out quickly. She thinks it is very wrong for the personal opinions to be dictating the meetings. There was a roomful for people standing for two hours in support of the one issue.

Council Member Lee Malcom stated the children that are with their parents drinking and see it every day or at least every weekend at home. The cups are not corrupting young people.

Chairman Anderson stated the young people are not going to start drinking because of seeing someone walking down the street with an open container.

Mr. Collin stated that the City is opening the door for litigation and will get sued for going back on their word.

Committee Member Andrea Gray stated it does not serve a substantial government purpose; it serves one person's personal religious conviction.

Ms. Meredith Malcom stated there are way bigger issues that the City needs to address which were brought up at the meeting.

Mr. Collin stated it would be more powerful if Ms. Crawford, as the Council Representative to the DDA, could be present and read the letter at the next meeting.

Mr. Propes explained it would be better if the discussion could be put to bed one way or another at the next meeting, because the Ordinances for the cleanup take two readings. The City started having conversations back in 2017 about the alcohol cups, but they came about due to the events. The cups and branding have allowed there to be more control of the alcohol situation. In 2017, the events were getting out of control. People were bringing in giant coolers filled with alcohol, which was no longer going to be allowed. That situation was much better in 2018.

Chairman Anderson discussed how people buying their alcohol from the local restaurants have increased the sales tax dollars.

Ms. Lee Malcom stated she never has to pick up cups in front of her business after an event.

Chairman Anderson stated she finds beer bottles and cigarette butts in the planters all the time, but has only ever found one cup there.

Mr. Propes discussed changing the closing hours to midnight instead of 2:00 am. He will have a bullet point list of changes at the next Council Meeting that could be approved.

Ms. Lee Malcom stated that Council Member Boyce suggested that the City should legalize marijuana, which is a State issue.

Ms. Crawford stated this is a small issue that has gotten blown out of proportion, and it is all just crazy. There are much bigger issues.

Committee Member Whit Holder stated that Council Member Bradley did not want to vote, at the Council Meeting, because he knew that he did not have enough support for the vote to pass.

The Committee, Mr. Propes, and Ms. Aldridge further discussed Ordinance cleanup items, the cup branding, and the process of getting the Ordinance changes done. The Committee discussed the letter which will be written from the DDA.

Chairman Anderson stated maybe the issue can be done and over with next month, instead of paying more and more attorney fees. She would rather see the board working on helping with housing and other more important issues in the community.

IV. COUNTY UPDATE

There was no update from the County.

Ms. Leigh Ann Aldridge stated that John Ward has indicated that he would like to start attending the meetings.

V. COMMUNITY WORK PLAN & REPORTS

1. Downtown Design

Chairman Anderson stated the planters will be done this weekend.

Ms. Leigh Ann Aldridge stated that she ordered new banners to replace the damaged ones.

2. Redevelopment Projects

City Administrator Logan Propes stated there will be a subdivision of the property for the Blaine Station area at the new Police Department, which is still in accordance with the Master Plan. This will get the housing component out front, probably off the ground in a separate RFP. He stated everything with the old Police Department is still on track for closing in a couple of months, and the lettering will be removed from the building within the next few weeks.

3. Entertainment Draws

Ms. Leigh Ann Aldridge stated Unicorn Day will be on Saturday, April 15. The First Friday Concerts will be starting on May 5.

The Committee, Ms. Aldridge, and Mr. Chris Bailey discussed the details and time frame on getting the planters done, cleanup around town, and new flags put up.

VI. PROGRAMS

1. Farmers Market

Ms. Leigh Ann Aldridge stated that the Farmers Market will open on May 6. There will be a vendor reception on May 29 at the Criswell Agriculture Center.

VII. FUNDING

1. Sponsorship

a. 2023 Sponsorship Update

Ms. Leigh Ann Aldridge discussed sponsorships for the year. She stated they have collected more than ever before. The collections have come in from emails, letters, and brochures that were sent out.

The Committee and Ms. Aldridge discussed the vendor sponsorships and amounts in detail.

Committee Member Andrea Gray requested a list that isolates who has not given that usually do, so the Committee can reach out to them.

The Committee discussed in-kind sponsorship donations.

City Administrator Logan Propes explained the Christmas lights that were donated by Reliant Homes have gone through their estimated useful life and have been replaced.

Council Member Lee Malcom stated someone should reach out to Reliant Homes, because they will probably want a banner.

2. Façade Grants

Committee Member Whit Holder recused himself.

a. Pleasant Valley Assets for 600 South Broad Street, C-120

To approve the grant request for the American Trilogy Formal building.

*Motion by Sisk, seconded by Collin.
Abstaining: Holder.
Passed.*

b. Pleasant Valley Assets for 600 Broad Street, C-100

To approve the grant request for the Walton Mill Storage building.

*Motion by M. Malcom, seconded by Sisk.
Abstaining: Holder.
Passed.*

3. Community Event Grants

a. Team Up Mentoring – A Cause to Celebrate

To approve the grant request for Team Up Mentoring.

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

VIII. NEW BUSINESS

There was no new business.

Chairman Anderson requested the Committee to think about a replacement for Ross Bradley.

IX. ANNOUNCEMENTS

1. Spring Retreat – April 17, 2023 at 8:00 at Synovus Bank

2. Next Meeting – May 11, 2023 at 8:00 am at City Hall

X. ADJOURN

*Motion by Holder, seconded by Collin.
Passed Unanimously*

**CITY OF MONROE
DOWNTOWN DEVELOPMENT AUTHORITY
SPRING TRAINING RETREAT
APRIL 17, 2023 – 8:00 A.M.**

The Downtown Development Authority met for their Spring Training Retreat.

Those Present:	Lisa Reynolds Anderson Meredith Malcom Andrea Gray Whit Holder Chris Collins Myoshia Crawford Lee Malcom	Chairman Vice-Chairman Secretary Board Member Board Member City Council Representative City Council Representative
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Those Absent:	Wesley Sisk	Board Member
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Staff Present:	Leigh Ann Aldridge, Logan Propes, Beth Thompson, Beverly Harrison, Chris Bailey, Kaitlyn Stubbs, Sara Shropshire
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Visitors:

I. Alcohol Ordinance

City Administrator Logan Propes explained there will be some standard cleanup items done on the Alcohol Ordinance; he will need further discussion and direction from Council prior to proceeding.

The Committee and Mr. Propes discussed license amounts and hours for businesses serving alcohol. They discussed the support of the DDA for not changing the Ordinance.

Committee Member Whit Holder discussed having to get a caterer with an alcohol license or having to get a special events license when holding events.

Committee Member Chris Collin stated in Lawrenceville they are required to have food at every event that has alcohol. When they bring their own alcohol, there is no way of controlling the amount.

Mr. Propes stated those changes should not be a problem; he will work with the attorney and get a draft done. He explained Council can specify what changes they want made in the Ordinance, but a vote is not needed if the cups are going to remain the same.

The Committee and Mr. Propes discussed whether wedding venues would be able to serve alcohol on Sundays and the possibility of a wine shop.

Council Member Myoshia Crawford explained she has been getting a lot of phone calls, which keeps making her go back and forth. There are more important issues that should be being discussed. She stated the whole issue has just gone too far.

The general consensus of the Committee was to leave the open container part of the Ordinance as it is now.

II. Parking

Ms. Sara Shropshire explained that the research has shown that a parking garage is not a good first step for the City. She is working with the Carl Vinson Institute and has talked with Park Mobile about meters. Nothing is paid upfront; part of the funds collected go towards the meters.

The Committee and Mr. Logan Propes discussed educating the public about parking, renaming the lots, a parking campaign, parking reimbursement, and paid parking.

City Administrator Logan Propes explained the City is trying to do the right thing, without spending millions on a parking garage yet.

The Committee and Mr. Propes discussed the additional spaces that will be gained with the Wayne Street property and the possibility of a future parking garage on Wayne Street.

Ms. Shropshire suggested going with the Carl Vinson Institute first, and she will get more information from Park Mobile.

Chairman Anderson requested Ms. Shropshire to come back to the Committee with a plan.

The Committee and Ms. Aldridge discussed parking areas for events and using shuttle services. They also discussed having a Parade Committee, looking at the parade fees, and cutting out the candy.

III. Signage, Dumpster Locations, Alleys

Mr. Chris Bailey explained the area behind Blue Rooster is waiting for the Smith Estate to go through probate. He discussed alley way rehabs and putting signage in areas where it can be enforced.

Committee Member Chris Collin stated next time he is in Duluth he will take some pictures of the signs there and send them to the Committee Members.

Mr. Bailey stated they are looking into some dumpster corals.

The Committee, Mr. Logan Propes, and Mr. Bailey further discussed deliveries, signage, and alley ways.

IV. Police Precinct Downtown

City Administrator Logan Propes explained that Chief Watts does not want to lose any officers to a building. The officers can do their paperwork in their vehicles and do not need to be inside. Chief Watts can deploy more officers to be walking in the downtown area; funds could be spent on officers instead of a building.

The Committee and Mr. Propes discussed having a designated place for the officers to park in downtown and having some signage placed for them to have a specific spot.

V. Noise Ordinance

The Committee discussed loud vehicles, mufflers, and music coming through downtown.

City Administrator Logan Propes discussed some of the noise revolving around deliveries and looking at when to encourage deliveries to be made.

Ms. Sara Shropshire stated some Cities have cameras that catch certain disciplines and take pictures of the tags, but she does not know how much they would cost.

Chairman Anderson recommended signage and requested for Ms. Shropshire to get some pricing for the cameras.

The Committee discussed how the speed tables have helped with the muffler and music noise in some areas. They discussed Advocacy for Kids doing a noise campaign as a Community Project and the possibility of strengthening the Noise Ordinance.

Mr. Propes stated he will see about strengthening the Ordinance.

VI. Main Street Communities

Ms. Leigh Ann Aldridge explained that she used to rely heavily on the different Committees. She discussed reestablishing the Committees and how they are able to help get things done outside of the monthly DDA Meetings. The four sub-committees would be Design, Economic Vitalization, Organization, and Promotions.

Council Member Lee Malcom stated a Social Media Committee would be great.

The Committee discussed the success of Monroe and the need for more affordable housing.

VII. Museum Partnership

The Committee discussed partnering with the Museum for the QR Code Project and contributing funds to organizations as donations.

Committee Member Meredith Malcom stated the Museum does a walking tour that promotes Downtown, and the DDA owns their building.

The Committee and Mr. Propes discussed the possibility of having a City owned and run Museum. They discussed different possibilities for the Museum, the building, and contributions.

Committee Member Chris Collin stated when the Museum is gone, that information will also be gone.

The general consensus of the Committee was to appoint Andrea Gray as the point person from the DDA for the Museum, to let them know the long-term plan, to update the amount and language of the two-year lease, and to add a community agreement showing why the amount is being discounted.

VIII. Monroe Sign on Water Tower

Committee Member Meredith Malcom explained she has a meeting with Bruce Verge and Wesley Sisk tomorrow at 3:00 to discuss the water tower signage. She stated according to Mr. Verge it will not be a difficult project.

Chairman Anderson requested the Committee to think about a replacement for the vacated seat of Ross Bradley.

City Administrator Logan Propes stated the City will advertise and interview the applicants. The recommendation can be made from there.

The Committee and Mr. Propes discussed welcoming diversity on the Board and encouraging people to apply.

Mr. Propes explained the applicant must live in the City and have a Downtown presence.

The Committee discussed trucks and trailers parking in town overnight.

**CITY OF MONROE
CONVENTION & VISITORS BUREAU AUTHORITY
APRIL 13, 2023 – 9:00 A.M.**

The Convention & Visitors Bureau Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson Meredith Malcom Andrea Gray Whit Holder Wesley Sisk Chris Collins Myoshia Crawford Lee Malcom	Chairman Vice-Chairman Secretary Board Member Board Member Board Member City Council Representative City Council Representative
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Those Absent:	Ross Bradley	Board Member
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Staff Present:	Leigh Ann Aldridge, Logan Propes, Beth Thompson, Beverly Harrison, Kaitlyn Stubbs, Chris Bailey, Sara Shropshire, Chris Croy, Les Russell, John Howard
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Visitors:

I. CALL TO ORDER

1. Roll Call

Chairman Anderson noted that all Committee Members were present except Ross Bradley. There was a quorum.

2. Approval of Previous Meeting Minutes

a. March 23, 2023 Minutes

To approve the minutes as presented.

*Motion by M. Malcom, seconded by Collin.
Passed Unanimously*

3. Approval of Financial Statements

a. February Financials

To approve the financials as presented.

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

II. CHAIRMAN UPDATE

There was no update.

III. DIRECTOR UPDATE

Ms. Leigh Ann Aldridge explained that she has reached out to Comcast about the commercials, but will wait until the trees and flowers have filled in. She also met with another company that focuses on streaming for possible future use to reach a wider range.

Chairman Anderson suggested the end of May or beginning of June for the commercials.

IV. OLD BUSINESS

The Committee discussed hotels in the downtown area.

City Administrator Logan Propes explained they are continuing discussions for the hotel, but it is going very slow.

Chairman Anderson questioned the house next to Sparrow Hill Inn.

Mr. Propes answered the house was recently purchased.

Council Member Lee Malcom stated the house behind Sparrow Hill Inn is under contract; it will be a single-family residence.

V. NEW BUSINESS

Ms. Leigh Ann Aldridge stated the Main Street Meet Up will be on April 21. There are 32 people registered right now, which includes managers from across the region. The event is scheduled from 10:00 to 2:00. The plan is to meet and park at the Visitors Center, see the Museum, walk to the Town Green Project, and go to The Roe for lunch at 1:00. She will need a count for anyone that wants to attend the luncheon.

Council Member Lee Malcom stated there is a new psychiatrist in town that is looking for a space of about 2,100 square feet.

The Committee discussed various spaces that are available.

VI. ANNOUNCEMENTS

1. Next Meeting – May 11, 2023 at 9:00 am at City Hall

VII. ADJOURN

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

PROCLAMATION
WASTE AND RECYCLING WORKERS WEEK
June 17 – 23, 2023

WHEREAS, The nation celebrates the week of June 23rd as National Professional Waste and Recycling Workers Week; and,

WHEREAS, The earliest garbage regulation efforts began in 3000 B.C. when the first landfill was developed in Crete, where large holes were dug for refuse; and,

WHEREAS, Since that time, sanitation workers have worked selflessly and tirelessly in all types of environments and at risk to themselves, to provide sanitation services to protect communities and residents, prevent disease, and keep our communities clean, safe, and beautiful; and,

WHEREAS, According to the Centers for Disease Control and Prevention, the eradication of many diseases in the Western World is due, in large part, to higher public sanitation standards resulting from effective garbage disposal; and,

WHEREAS, Georgia’s men and women employed in the waste and recycling industries make significant contributions to the safety, health, and welfare of our residents by processing millions of tons of garbage and recycling annually; and,


WHEREAS, Every year, the Georgia Chapter of Solid Waste Association of North America celebrates Waste and Recycling Workers Week to honor those we depend on for the collection and proper disposal of waste, recyclables, and leaf and limbs to promote clean and tidy communities.

NOW, THEREFORE, I, John S. Howard, Mayor of City of Monroe, do recognize the week of June 17 through June 23, 2023 as

WASTE AND RECYCLING WORKERS WEEK

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Monroe to be affixed this 13th day of June, the year of our Lord two thousand twenty-three.





Mayor John S. Howard
City of Monroe, Georgia

June 2023
Kaitlyn Stubbs



MONROE
IT'S ALL YOURS

Upcoming Dates:

- June 2nd @ 7pm
First Friday Concert
- June 3rd, 10th, 17th, & 24th @ 9am-1pm
Farmers Market
- June 13th @ 6pm
Council Meeting
- June 23rd-27th GMA
Annual Convention

City Administrator Update

Tax Digest: We will receive the final tax digest form the County Appraiser towards the end of the month after appeals are completed. Preliminarily, if we did a full roll back rate we would go from 7.06 mills in 2022 to 6.46 mills in 2023. That would be by far the lowest millage rate in at least the last 12 years, indicating a healthy and vibrant economy in Monroe.

Transportation Projects: We have done a great deal of work over the last few years to get GDOT working with us on solving traffic flow issues. Work is under way on the following projects. Also, note the dollars we brought home for us.

- **Westbound On-Ramp: \$5,001,795 Expected Completion: December 31, 2023**
- **Eastbound On-Ramp: \$5,805,714 Expected Completion: August 31, 2023**
- **Truck Connector: \$44,986,115 Expected Completion: TBD estimated 3 years.**

Starbucks Chick-fil-a Area: As requested by Council, I have been working with engineers on any possible solution for this congested ingress/egress area. We are evaluating an option with GDOT. However, GDOT is also analyzing the whole stretch from the on ramp just south of CRB @ 138 all the way to Michael Etchison Rd (PI 0019642). Will see comes out of that for our next steps.

Hwy 11/78: I am continuing to work with engineers to create signalization at the off ramps here. Currently, GDOT says they are not warranted. I disagree. Stay tuned...

In the Know:

- [Updates](#)
- [Commercial Development Projects Across the City](#)
- [Residential Development Projects Across the City](#)
- [Agenda Items of Note](#)
- [Employee Recognition](#)
- [Department Highlight](#)

Assistant City Administrator Update

Dr. Kenneth Grubbs Terminal Building: This project will be completed during the month of June, as all construction work is now complete with internal controls, security, and communication operations are now being installed. The building will then get furniture, decorations, and operational setup during the remainder of the year to become operational.

Mathews Park: Due to its overwhelming success and draw for both disc golf and pavilion usage, the park is getting an additional parking lot and fencing completion along the back property boundary. There is an opportunity to see the park host sanctioned disc golf events on an annual basis.

Lumpkin Alleyway Phase II: This project is to rehabilitate the utility services, drainage, and aesthetics in the alleyway off of East Highland and North Lumpkin. Once easements are finalized it should see construction beginning in late July or August.

Procurement/Bids: The City will have multiple bids going out in June. There will be a natural gas main replacement project on West Spring Street, sidewalk replacement and additions on Walton Road that correspond with the LMIG project this year, guardrail installation on West Marable Street, and the natural gas main relocation project associated with the Bypass construction.



Development Projects

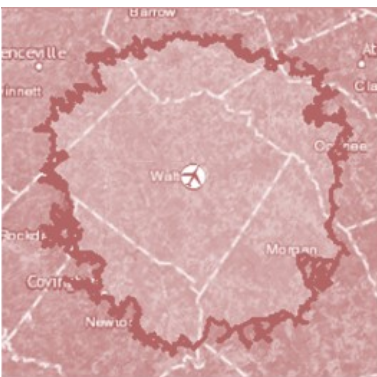
Commercial

Review Phase

- Huey Magoos—Site Development plans under stormwater engineering review by Keck & Wood
- Walton Truck Stop—renovation of restaurant & convenience store
- YMCA—under full site development review; land clearing & stormwater controls permitted

Approved Plans Only (Construction/Site Development Not Started)

- Monroe Dental
- Brown Oil (Vine Street) - site plans approved new location
- Down to Earth - site plans approved Waste Treatment & Biofuels
- 1st Baptist Church - parking lot expansion



Tenant Buildout

- Thai One On Restaurant
- Will Henry's Tavern
- Monroe Pavilion
 - Tenant Buildouts - Bath & Body Works, Ichiban Grill Restaurant, Mattress Firm, Jersey Mike's Subs
- Salon 124—Renovation of N. Broad storefront

Development Projects

Commercial

New Construction / Site Development

- Whataburger—LDP issued
- Starbucks
- Embark Wellness Center—new medical office
- Tokyo II Restaurant—250 MLK Jr. Blvd
- Gotham Greens—indoor greenhouse
- Monroe Self Storage—1110 N. Broad St
- Silo Self Storage—400 Mayfield Dr.;
- 615 E Spring St—Gas Station
- George Walton Academy Middle School Gym



Preliminary Plats

- Lee Rowell/Double Springs Exchange—commercial w/6 lots; NW corner of HWY 11 & Charlotte Rowell Blvd; 30-day review started

Miscellaneous Projects

- Habitat For Humanity—various completed and upcoming residential construction projects
- Brown Oil Site remediation—remediation underway West Spring Street



Upcoming Planning Commission Items

- Conditional Use Permit—Telecommunications Tower—121 Victory Dr.

Development Projects



Residential

Review Phase

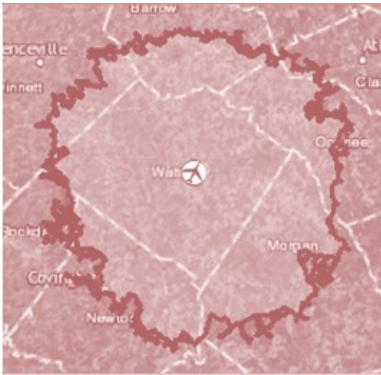
- The Landing at Jack’s Creek Apartments - full civil review by Keck & Wood

Approved Plans Only (Construction/Site Development Not Started)

- River Pointe -single family residential preliminary plat approved; 310 lots
- Hambrick Station-Single family residential preliminary plat approved; 56 lots

New Construction / Site Development

- Graceful Manor Senior Living Facility - addition of new wing
- Brookland Commons—Mixed residential; appeal pending; site development started; 142 lots (98 SF detached lots/44 Townhouse lots) **Prelim. Plat has expired—will need to be resubmitted**
- River’s Edge - single family residential site development started; 325 lots. **Prelim. Plat has expired—will need to be resubmitted**
- The Overlook of Monroe - single family residential site development started; 7 townhouse lots
- The Vines of Monroe - single family residential; site maintaining erosion control measures; waiting on transformers; 220 lots. **Prelim. Plat has expired—will need to be resubmitted.**



Development Projects

Residential

Preliminary Plats

- Patrick Stewart/Bell Street—residential w/4 lots; 506 E. Church St; 30-day review complete & comments sent to applicant



Final Plats

- Brookland Commons—Mixed residential; 142 lots (98 SF detached lots/44 Townhouse lots); application pending

Residential Projects with Active Permits

- Meadows Farm - actively building out single family residential (8 of 85 lots remaining)
- Mill Farm Place - actively building out single family residential (5 of 13 lots remaining)



Agenda Items of Note

Proclamations: Wastewater & Recycling Workers Week

Waste & Recycling Workers Week is a week long celebration honoring the individuals in the waste and recycling industry for their hard work and dedication. Created by John D. Arwood



WASTE & RECYCLING WORKERS WEEK

in 2012, Waste & Recycling Workers Week was quickly adopted by companies, cities and states across the nation. The week of June 17th has been designated as the annual event for all waste companies, cities, towns, and states to come together to celebrate and show

appreciation for our Waste and Recycling workers. Annually, the City of Monroe invites everyone to join in the celebration and show appreciation for the waste and recycling workers in our community. This years celebration week will June 19th to June 23rd, as there will be daily social media postings, luncheon for all of the Public Works employees, hotdogs/hamburgers for outside company haulers, shirts, and some other fun things during the days!

Monroe Blooms Flower Festival

On May 20th, Monroe hosted the Blooms Flower Festival for the third year. This year, there were approximately 8,000 visitors to the downtown area during the event hours from 9am to 2pm. The entire day saw approximately 10,800 visitors to downtown. The average visit time amongst those visitors was 106 minutes which means Monroe was busy for extended periods of time all day long. Visitors came from all over the north Georgia area to enjoy what has become beautiful downtown Monroe! It's because of our staff, citizens, and visitors that we've grown so much and become such an attraction to all areas of the state!



A Big Welcome To Our Newest Employees

Camron Kelly: SW Utility Worker

Kentavious Brooks: SW Utility Worker (PT to FT)

Dylan Kortman: Stormwater Serviceman

Chandler Byron: Apprentice Lineman

Chad Hunt: Police

Alexander Wukoson: Police

Ross Bradley: Police

Matthew Goetsch: Police

Charles Mehalick: Police

Danny Spence: Commercial Driver

Heather Brookshire: Code Clerk

Charles Criswell: Gas Serviceman

Kyle Nelson: Gas Serviceman

TJ Hamil: Firefighter

Cody Adcock: Lineman

Jeremy Norris: Water Distribution Serviceman

Josh Adcock: WTP Operator (from Water)

Austin Bennett: Equipment Operator

Renecca Crawford: Cashier

Ricky Brown: Gas Serviceman

Greg Rice: Grounds Technician (from Streets)

June Birthdays

Justin Oakley 6/02

Kurtis Ricks 6/04

Danny Spence 6/05

Nicholas Gibbs 6/06

Delores Chambers 6/09

Russell Hutchins 6/09

Alexander Wukoson 6/10

Harold Russell 6/10

Jeremy Youngs 6/11

Jessica Pierce 6/12

Larry Treadway 6/12

Cody Adcock 6/13

Alvin Ellis 6/13

John Hall 6/14

Felicia Durham 6/17

Randall Holiday 6/17

Darryl Powell 6/19

Mitchell Studdard 6/20

Ernest Armistead 6/21

Darrell Brown 6/21

Jorden Cohen 6/21

Brandon Priest 6/21

Trudy Wall 6/22

Alexis Stinson 6/23

Justin Askey 6/25

Matthew Peters 6/30



Department Spotlight: Telecommunications

In 2019, the City of Monroe Telecommunications department had taken up the task to deploy and bring Fiber Optic services to our customers. The original push and implementation of this project faced a lot of setbacks and complications when COVID-19 arrived, as shipping delays and supply chain issues caused major issues in arrival times for equipment and materials. During this difficult time, the department capitalized on what resources they had and began to install infrastructure in an attempt to be ready when these difficulties subsided.

In 2023, with the majority of COVID-19 restrictions and setbacks finally left and resolved, the City of Monroe Telecommunications department began to put together an organized push to accelerate our Fiber Optic deployment to our customers. This was achieved by utilizing both in-house staff and the addition of several contracting groups.

On Friday, May 5th 2023, the Telecommunications department hit a major milestone by deploying their 1,000th fiber deployment on the Adtran platform. As of June 5th 2023, they have surpassed the 1,300 mark for fiber deployments.

While providing better service(s) to our existing customers through fiber, NEW customers have also seen benefit of the deployment of Fiber, with 33% of these customers having no existing Telecommunication service(s) with the City of Monroe. This has been achieved by offering high-quality services at competitive pricing, as well as expanding into areas that did not have any existing Telecommunication infrastructure.

The City of Monroe Telecommunications department continues to find ways to accelerate our deployments to both new and existing customers, averaging 15+ installs / appointments a day. There are many more existing areas where fiber infrastructure is being deployed, as well as new areas for the Telecommunications department to gain new customers as well. At current pace, the Telecommunications department is hopeful to add an additional 1,000+ fiber deployments by the end of 2023.



Moving Forward To Serve You Better!

City of Monroe
City Hall
215 North Broad Street
Monroe, GA 30655

(770) 267-7536
kstubbs@monroega.gov

The City of Monroe was incorporated in 1821 and is the county seat of Walton County. The City operates under a Mayor/Council form of government and provides a complete range of services including public safety, streets, solid waste, planning and zoning, parks, airport, and all utilities including electric, cable, internet, phone, natural gas, water, wastewater, stormwater, and treatment facilities for both water and wastewater. Monroe is also known as the Antiques Capital of Georgia and boasts an award winning downtown district that has routinely become an example for other cities.

ASSISTANT CITY ADMINISTRATOR UPDATE

June 13th, 2023

Facilities & Grounds Maintenance

- Trash Collection – 3,040 lbs
- Grounds Maintenance – 262.1 acres
- Cemetery Improvements – Complete (Oak Hill)

CDBG 2022 Sewer Project

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

Blaine Station Phase II

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

Georgia Utility Training Academy

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

Airport

- Terminal Building construction – May 31, 2022 (210/90/60 NOTAM) tCO
- FY23 Taxiway Design – contract execution
- Maintenance – brush clearing on northeast side
- DOT Inspection Schedule – April 27, 2023
- LIDAR survey, obstruction removal – 2024/2025
- Capital Improvement Projects – FY23 to FY27
- Deed Search / Property Map update project – FAA requirement 2022
- Maintenance Hangar site plan, grading package, agreement – TBD
- 12/24-unit t-hangar site plan discussion, grading package, terms – 2023 CIP
- MGSA Lease Renewal – 2023

- Bipartisan Infrastructure Law (BIL) - \$17.3 million for 82 general aviation airports (\$110k-\$295k), double AIP funding for 5 years, \$159k in 2022 w/5% local match, \$145k in 2023 w/5% local match

City Branding / Logo

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

Parks

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

Streets / Stormwater

- Traffic Calming – NTP September 12, 2022, complete January 27, 2023
- Sweeper Usage – ETA (10/23), expanded contractor route currently
- Library parking lot rehabilitation – front complete / back (July 2023 50%)
- Traffic Study – Baker Street / South View Drive (11)
- Traffic Study – Edwards Street
- Municipal Court parking lot rehabilitation – complete
- Road & Signage Assessment Survey – 2023 CIP (Keck & Wood)
- Stormwater Masterplan – pending MS4 designation
- North Lumpkin Street Alleyway Phase II – easement process
- North Madison Avenue – early 2024
- 2022 LMIG – complete
- 2023 LMIG – summer/fall 2023 (Walton Road)
- Sidewalk rehabilitation – (2021) 1,985’ (2022) 2,105’ (2023) planning
- ROW maintenance – ongoing

- Stormwater Retention Pond Inspections & Plan Reviews – started
- Georgia Department of Transportation (GDOT) – downtown patching (3/8)
- Leaf Season – October 31st to February 28th

MyCivic Implementation

- Public Implementation – July/August 2023

Solid Waste

- Monday Holiday Schedule – Tuesday, Wednesday, Thursday, Friday
- Monday/Tuesday Route Changes – March 6th, social media, door hangars
- Great American Cleanup Week – April 23-29, 2023
- Waste & Recycling Workers Week for June 17-23, 2023
- Automated Side Loader Garbage Truck delivery – extended ETA (TBD)
- Mini Rear Loader Garbage Truck delivery – ETA (3/23)
- Solid Waste Transportation contract approval – complete
- Transfer Station Rehabilitation – 2023 CIP, March 9-10th closure

Procurement / Inventory

- Milner-Aycock Building – contract
- Terminal Building – construction start 5/31/22
- Town Green – construction start 8/31/22
- By-Pass – utility relocation scheduling, material on hand
- Blaine Station Redevelopment RFP/Q – May 2023
- West Spring Street – natural gas replacement 6/12/23
- Walton Road Sidewalk – LMIG sidewalk replacement/addition 6/12/23

Electric

- Projects – status evaluation, contractor evaluation
- Inventory – transformer/meter evaluation (system/development needs)
- HiperWeb – workorder system inclusion

Downtown Development Authority

- Parking Study – ongoing (signage, usage, lighting, safety, condition)
- Car Show – March 18th (18k)

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

Tree Board

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

PROJECT NAME	CODE	PROJECT BUDGET	CURRENT BUDGET	EXPENSE TO DATE	PERFORMED BY	PROJECT STATUS	FEET	MATERIAL ORDER DATE	MATERIAL LEADTIME	SEAL BID (YES/NO)	ESTIMATED START DATE	ESTIMATED TIMELINE	KEY MILESTONES OF PROJECT
		\$ 51,933,789.84	\$ 50,105,193.45	\$ 33,994,735.23									
Airport Paving	19-002 21-007	\$ 1,453,975.00	\$ 965,842.06	\$ 886,313.13	Atlanta Paving & Concrete Construction	Complete	5,000'	N/A	N/A	Yes	04/05/21	60 days	Pre-Construction 3/15, Construction Start 4/5, Runway Closure 28 days, Sporadic Closure 28 days
Hangar Site Projects	18-005	\$ 350,000.00	\$ 425,000.00	\$ 345,326.24	GMC / Conner / JRM / NRC / APCC	Complete		N/A	N/A	N/A	04/01/20	52 weeks	Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping
Terminal Building Design	21-042	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	GMC	Complete		N/A	N/A	Yes	07/01/21	12 months	Scope, Bid Process
Terminal Building	21-042	\$ 550,000.00	\$ 996,647.13	\$ 755,652.02	Smith & Company	Construction Start (NOTAM 05/733)		N/A	N/A	Yes	05/31/22	210 days	Award, Acceptance/Rejection, Planning, Design, Bidding, Contracting, Construction (322-7563-541303)
Taxiway Design	22-044	\$ 65,000.00	\$ 65,000.00	\$ 17,368.50	GMC	In Progress		N/A	N/A	No	07/01/22	365 days	
Maintenance Hangar Building	21-033	\$ 50,000.00	\$ 35,500.00	\$ 33,300.00	Owner / Lessee	Agreement Phase		N/A	N/A	No	N/A	12 months	Planning, Council Approval, Engineering, 7460, DOT Approval, Lease Agreement, (322-7563-541303)
Hangar Fee Design	23-001	\$ 56,000.00	\$ 56,000.00	\$ 5,665.00	GMC	In Progress		N/A	N/A	No	01/23/23	8 weeks	
Fire Department Memorial Garden Repair	N/A	N/A	\$ 12,675.28	\$ 5,000.00	Garland / SignBros	Complete		03/03/21	4 weeks	No	03/22/21	3 weeks	Involves Traffic Damage, Insurance, Garden Repair (\$10,481), Letter Replacement (\$2194.28)
Fire Department BadgePass Installation	N/A	\$ 17,500.00	\$ 14,657.00	\$ 14,657.00	BadgePass / SAMS	Complete		03/29/21	N/A	No	N/A	2-3 weeks	Order, Installation, Testing, Live
CDBG 2020 - Stormwater	19-036	\$ 1,506,579.00	\$ 1,822,077.00	\$ 1,939,196.87	Allen Smith / Carter & Sloope / Dickerson Group	Complete	6,400'	N/A	N/A	Yes	10/01/21	180 days	Engineering Phase, Bidding, Construction planned for late summer/early fall (520-4320-541303)
Stormwater Retention Pond Rehabilitation	21-028	\$ 325,000.00	\$ 325,000.00	\$ 4,500.00	Conner Grading / City of Monroe	Phased Project		N/A	N/A	No	07/28/21	2 weeks	Breedlove/McDaniel DONE
Stormwater Infrastructure	22-018	\$ 145,510.00	\$ 145,510.00	\$ 116,804.50	Conner Grading / City of Monroe	Complete	320'	N/A	N/A	No	N/A	N/A	Highland Creek DONE, Baron Drive, Wayne Street Alleyway DONE
Stormwater Infrastructure	23-007	\$ 150,000.00	\$ 150,000.00	\$ -	TBD								
Stormwater Marketing	N/A	\$ 3,500.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Sidewalk Repair Project	20-005	\$ 45,000.00	\$ 45,000.00	\$ 46,945.00	Black Oak / J&R	Complete	1,985'	N/A	N/A	No	06/07/21	N/A	East Washington, East Highland, East Marable, Glen Iris
Sidewalk Repair Project	22-008	\$ 45,000.00	\$ 45,000.00	\$ 87,487.75	Black Oak	Complete	2,105'	N/A	N/A	No	04/26/22	N/A	Pine Crest, Milledge
Sidewalk Repair Project	23-005	\$ 45,000.00	\$ 45,000.00	\$ 16,560.00			370'	N/A	N/A	No		N/A	Church (320-4200-522226)
Murray Lot Improvement	N/A	\$ 58,500.00	\$ 73,500.00	\$ 83,000.00	J&R Consolidated	Complete		N/A	N/A	No	03/17/21	3-4 weeks	Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN!
New Sidewalks	23-006	\$ 85,000.00	\$ 85,000.00	\$ -				N/A	N/A				
Municipal Court Lot Improvement	22-040	\$ 25,000.00	\$ 25,000.00	\$ 33,605.00	J&R Consolidated	Complete		N/A	N/A	No	09/06/22	2 weeks	(322-4200-541303)
Utility / Broad Street Gate	N/A	\$ 10,000.00	\$ 9,980.40	\$ 9,480.40	Larry's Fence & Access Control	Complete		03/08/21	3-4 weeks	No	04/12/21	4-6 weeks	Gate Building, Installation, Software Training
Utility / Sorrells Street Gate	19-023	\$ 50,000.00	\$ 50,000.00	\$ 64,590.18	Larry's Fence & Access Control, Black Oak, City of Monroe	Complete		N/A	N/A	No	06/06/22	30 days	
South Madison Avenue Paving Project	N/A	\$ 356,372.49	\$ 356,372.49	\$ 349,869.74	Blount Construction Company	Complete		N/A	N/A	Yes	05/03/21	3 weeks	Milling, Patching, Paving, Striping
Library Parking Lot Rehabilitation	22-038	\$ 90,000.00	\$ 91,920.00	\$ 20,320.00	J&R Consolidated	Front Complete, Back Scheduling		N/A	N/A	No			Planning, Project Bidding during the Spring (322-4200-541303), Grant 1/2 Front Lot
Wayne Street Streetscape	20-037	\$ 250,000.00	\$ 250,000.00	\$ 187,268.75	Keck & Wood	Planning		N/A	N/A	Yes	TBD	TBD	
2023 LMIG							10,530'						
2021 LMIG	21-018	\$ 450,000.00	\$ 98,093.84	\$ 232,491.21	SDS	Complete	13,200'	N/A	N/A	Yes			East Washington, Pinecrest Drive, Bryant Road, South Madison Avenue
2022 LMIG	22-001	\$ 225,000.00	\$ 228,116.23	\$ 242,930.47	SDS	Complete	6,663'	N/A	N/A	Yes	TBD	TBD	Green, Nowell, Lopez
2020 LMIG	20-001	\$ 225,000.00	\$ 227,344.88	\$ 204,378.79	SDS	Complete		N/A	N/A	Yes			
2019 LMIG		\$ 200,000.00	\$ 200,000.00	\$ 198,584.37		Complete							
Blaine Station Parking Lot Rehabilitation	21-036	\$ 35,000.00	\$ 35,000.00	\$ 34,487.55	Garrett	Complete		N/A	N/A	No	N/A	N/A	
Striping	22-009	\$ 40,000.00	\$ 40,000.00	\$ 22,476.29	Tidwell	Complete		N/A	N/A	No	04/18/22	2 weeks	Etchison, Bankers (322-4200-541303)
North Midland Traffic Calming	22-007	\$ 500,000.00	\$ 497,790.21	\$ 509,910.21	Keck & Wood / TriScapes	Complete		N/A	N/A	No	N/A	4 weeks	Design, Planning, Pricing, Construction (Midland, Felker, Madison, Highland)
US78 Eastbound Ramp	19-028	\$ -	\$ -	\$ 24,015.97		Planning							
Lumpkin Alleyway Phase II		\$ -	\$ -	\$ 11,005.89	City of Monroe / TBD	Easement Acquisition		N/A	N/A	No	N/A	2 weeks	Demo of Existing, Utility Replacement, Drainage, Concrete
North Madison Sidewalk/Drainage	21-027	\$ -	\$ -	\$ 8,980.42	Keck & Wood	Engineering	1,200'	N/A	N/A	Yes	N/A	N/A	Planning, Design, Drainage, Sidewalk, Piping, Easement, Permit, Construction
Cemetery Rehabilitation	22-039	\$ 150,000.00	\$ 115,000.00	\$ 115,795.00	Dickerson Group	Complete							Rest Haven Paving, East View Paving, West Marable Patching (322-4200-541303)
Mathews Park Phase I	20-044	\$ 175,000.00	\$ 175,000.00	\$ 165,510.00	PlaySouth Playground Creators / CXT Concrete	Complete		N/A	N/A	Yes			Playgournd Equipment, Building Placement, Paving (County), Pavilion
Mathews Park Phase II	21-035	\$ 300,000.00	\$ 300,000.00	\$ 405,974.05	PlaySouth Playground Creators, Great Southern Recreation, Aquatic Environmental	Complete		08/04/21	30 weeks	Yes	TBD	TBD	Tables, Pavilions, Concrete, Asphalt, Demo, Shade Structures, Signage, Fencing (322-6200-541303)
Park Improvements	23-012	\$ 150,000.00	\$ 150,000.00	\$ 40,299.08	Various	Ongoing		N/A	N/A	No	04/04/23	TBD	Mulch (Pilot, Mathews), Trash Bins (Mathews) (322-6100-541303), Mathews Parking
Park Sunshades	21-002	\$ 25,000.00	\$ 25,000.00	\$ 17,607.00	PlaySouth Playground Creators	Complete		01/04/21	6 weeks	No	04/22/21	2 days	Material Order 1/4, Delivery 3/1, Installation 4/22
Pilot Park	20-014	\$ 250,000.00	\$ 250,000.00	\$ 311,134.00	PlaySouth Playground / Black Oak / TriScapes / Roberts Fence / City of Monroe	Complete		N/A	N/A	Yes	N/A	N/A	Demo of Existing, Stormwater Repair, Playground Equipment, Concrete, Fencing, Painting
Pilot Park Maintenance	21-039	\$ 20,000.00	\$ 20,000.00	\$ 25,333.96	Conner Grading / City of Monroe	Complete		N/A	N/A	No	10/04/21	N/A	Drainage Repair, Mulch, Retaining Wall Repair

Parks Master Plan	21-044	\$ 10,000.00	\$ 50,000.00	\$ 60,676.75	Keck & Wood	Ongoing		N/A	N/A	No	08/14/21	N/A	Overall Remastering of the Parks Plan (322-6200-541303)
Green Street Court	N/A	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	PlaySouth Playground Creators	Scheduling		N/A	N/A				
Childers Park Rehabilitation	21-038	\$ 25,000.00	\$ 25,000.00	\$ 37,200.00	J.Key Construction / Conner Landscaping	Complete		10/07/21	2 weeks	No	10/18/21	2 weeks	Pricing, Demo, Repair (322-6200-541303)
Childers Park Lake	20-023	\$ 125,000.00	\$ 125,000.00	\$ 114,935.87	Conner Grading / City of Monroe	Complete		N/A	N/A	No	N/A	8 weeks	
Park Restrooms	21-034	\$ 130,000.00	\$ 135,932.24	\$ 141,089.66	CXT Concrete Buildings, Black Oak	Complete		08/12/21	N/A	No	TBD	5 months	Mathews Park, Pilot Park, (322-6200-541303)
Alcovy River Park	21-026	\$ -	\$ -	\$ 5,954.00		Planning							
Parks Buildings Demo	21-030	\$ 20,000.00	\$ 20,000.00	\$ 43,638.34	City of Monroe	Complete		N/A	N/A	No	02/01/21	Sporadic	EC Kidd DONE, Towler Street DONE, Hammond DONE, Mathews DONE, Coker DONE, Athens Tech DONE
Town Green Improvements	22-037 19-009	\$ 3,200,000.00	\$ 3,200,000.00	\$ 2,422,841.05	Astra Group	Ongoing		10/13/22	N/A	Yes	TBD	TBD	
Christmas Light Rehabilitation	22-045	\$ 125,000.00	\$ 125,000.00	\$ 1,597.20	TBD	Ongoing		N/A	N/A	No			(100-6100-541303)
Gateway Entrance Signage	21-014	\$ 125,000.00	\$ 90,000.00	\$ 66,281.34	Black Oak, SignBros	Signage Schedule		N/A	N/A	Yes	N/A	N/A	REBC grant award (31k), Design, Landscaping, Signage (322-4200-541303)
Parking Study	22-010	\$ 9,500.00	\$ 9,500.00	\$ -	Kronberg Ubanists/Architects	In Progress		N/A	N/A	No	01/01/23	5 months	(322-4200-541303)
Municipal Court Room Soundproofing	23-002	\$ 30,000.00	\$ 30,000.00	\$ 17,412.00	Benton Brothers	Complete		N/A	N/A	No	03/06/23	2 weeks	
GUTA Improvements	23-004	\$ 25,000.00	\$ 25,000.00	\$ -	TBD	Planning		N/A	N/A	No	TBD	4 weeks	Exterior Building Repair
City Hall HVAC Upgrade	23-003	\$ 50,000.00	\$ 50,000.00	\$ -	Mallory Evans	Scheduling		N/A	N/A	No	TBD	2 weeks	Emergency Repair of System, Access Controls
City Hall Carpet Replacement	22-041	\$ 174,930.00	\$ 174,930.00	\$ -		In Progress		10/03/22	12 weeks	No	01/02/23	3 weeks	(520-4975-541303)
City Hall Lighting	21-043	\$ 45,000.00	\$ 45,000.00	\$ 40,935.00	Peters Electric	Complete		N/A	N/A	No	08/02/21	TBD	City Hall Lighting Changeout (Prior to Reopen) (520-4600-541303)
GPS Replacement	N/A	N/A	\$ 20,570.00	\$ 20,570.00	AT&T Fleet Complete	Complete		03/10/21	1 week	No	04/29/21	2 weeks	Material Delivery, Installation Dates/Scheduling
Plaza Renovation Phase II	21-021	\$ 971,288.00	\$ 971,288.00	\$ 977,162.48	Garland Company	Complete		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (100-6200-541303)
	21-022	\$ 478,678.00	\$ 478,678.00	\$ 515,398.83	Garland Company	Complete		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (520-4750-541303)
Blaine Station Masterplan	22-035	\$ 25,000.00	\$ 25,000.00	\$ 7,500.00	Lord Aeck Sargent	Ongoing		N/A	N/A	Yes	N/A	N/A	
GIS Development		\$ 250,000.00	\$ 250,000.00	\$ 227,229.00	Carter & Sloope	Sewer Test Deployment, Awaiting Water, Gas, and Stormwater		N/A	N/A	Yes	01/01/20	24 months	Captured Data, Test Phases, Deployment, Edit/Corrections, Live Application
City Branding Image Changeover	22-030	\$ 100,000.00	\$ 100,000.00	\$ 67,854.03	TBD	Complete		N/A	N/A	No	N/A	N/A	Water Tank, Vehicles, Uniforms, Signage, Stationary, Website (520-4975-541303)
MyCivic Implemetation	N/A	\$ -	\$ -	\$ -	Tyler / MyCivic	In Progress		N/A	N/A	No	05/17/21	6 weeks	Development, Implementation
Solid Waste Marketing & Recycling Education	N/A	\$ 30,000.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Solid Waste Transfer Station Improvements	19-011	\$ 350,000.00	\$ 350,000.00	\$ 354,693.58	Osborn / Garland / Peters / CupriDyne / ProCare	Complete		N/A	N/A	No	N/A	3 months	Signage, Transfer Station Floor/Wall Repair/Clean, Scale Replacement, Fencing, Landscaping, Generator
Scale House Improvements	N/A	\$ 100,000.00	\$ 107,466.70	\$ 107,466.70	Fairbanks	Complete		N/A	N/A	No	N/A	1 month	
Garbage Truck Purchase (ASL)	N/A	\$ 270,000.00	\$ 278,673.00	\$ -	Carolina Environmental Systems	Ordered		08/16/21	TBD	No	N/A	N/A	National Purchasing Alliance Purchase (8/25/22)
Garbage Truck Purchase (Commercial)	N/A	\$ 301,000.00	\$ 319,835.00	\$ 319,835.00	Carolina Environmental Systems	Complete		01/15/22	180 days	No	N/A	N/A	National Purchasing Alliance Purchase (5/25/22)
Garbage Truck Purchase (Mini Rear)	N/A	\$ 141,000.00	\$ 150,752.00	\$ -	Carolina Environmental Systems	Ordered		04/25/22	280 days	No	N/A	N/A	National Purchasing Alliance Purchase (3/1/23)
Police / Municipal Court Renovation Project	19-007	\$ 3,560,523.00	\$ 3,560,523.00	\$ 3,396,925.50	Garland / Place Services	Complete		N/A	N/A	Yes	06/01/19	24 months	Exterior, Bidding Architectural, Design, Bidding, Interior Renovation, Final
Telecom Bypass	22-028	\$ -	\$ -	\$ -		Planning							
Electric Bypass	22-024	\$ -	\$ -	\$ -		Planning					03/01/22	18 months	
Town Green Underground	20-036	\$ 187,000.00	\$ 187,000.00	\$ 238,108.86	Black Oak/ City of Monroe	In Progress		N/A	N/A	No	05/01/20	N/A	(520-4600-541303)
Monroe Pavilion	20-038	\$ -	\$ -	\$ 876,013.37	City of Monroe	Complete				No	05/01/20		
HWY 78/11 Lighting	21-011	\$ 76,500.00	\$ 76,500.00	\$ 90,154.50	City of Monroe	Complete				No	03/01/21	3 months	
Belle Meade Primary Replacement	21-025	\$ 74,686.00	\$ 74,686.00	\$ 59,500.00		In Progress				No	05/01/21	3 months	
AMI Interactive Metering	21-017	\$ 480,215.00	\$ 480,215.00	\$ 185,413.54		In Progress				Yes	04/01/21		
Madison Avenue Rebuild	21-020	\$ 518,145.35	\$ 518,145.35	\$ 519,463.57	UTEC	In Progress				Yes	05/01/21		
Meadows Farm Subdivision	21-023	\$ 325,000.00	\$ 325,000.00	\$ 335,891.16		In Progress				No	05/01/21		
Stonecreek Streetlights Phase II	21-040	\$ 22,016.00	\$ 22,016.00	\$ 27,412.56		In Progress				No	10/01/21		
Commercial Demand Meters	21-041	\$ 70,000.00	\$ 70,000.00	\$ 53,856.00	City of Monroe	In Progress				No	11/01/21		
Electric Car Charging Stations	22-014	\$ 110,500.00	\$ 110,500.00	\$ 90,798.00	City of Monroe / ChargePoint	In Progress				No	01/01/22		
Mill Farm Place on Alcovy Electrical	22-034	\$ -	\$ -	\$ 18,433.50	City of Monroe	In Progress				No	06/01/22		
LED Streetlights	18-009	\$ 125,000.00	\$ 125,000.00	\$ 136,649.95	City of Monroe	In Progress				No	01/01/18	N/A	

Highway 186 Gas Extension	21-001	\$ 1,000,000.00	\$ 1,000,000.00	\$ 305,527.80	City of Monroe	Completed	36,000'	N/A	N/A	No	01/01/21	12 months	6" Plastic
Highway 83 Gas Extension					City of Monroe	Completed	114,502'			No	06/01/21	6 months	4" plastic / Old Monroe Madison completed, 2,500' of pipe installed on Chandler Rd
Gas Bypass	22-025			\$ 237,553.90	Consolidated Pipe, Southern Pipeline	Material on-hand	9,859'	04/14/22	6 weeks	No	10/01/22	2 months	2750' 4" steel (Hwy 11) 600' 2" steel (Mt. Paron) 6500' 4" plastic (Pannell, Gene Bell & Unisia Drive) plastic material has arrived. Awaiting steel main delivery. Bid is out for steel main install currently. City will install all plastic mains.
Poplar Street Gas Renewal / Installation	21-004	\$ 316,494.00	\$ 316,494.00	\$ 155,402.10	City of Monroe	Complete	4,300'	N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 2" Steel
Southview Drive, Bolton Street, Reece Street, Pierce Street and Olympian Way Renewal					City of Monroe	All completed and services tied over	3,000'			No	01/01/21	4 weeks	2" Plastic
Carwood Drive Gas Renewal					Southern Pipeline	Completed & services tied over.	3,000'	N/A	N/A	No	05/01/21	6-8 weeks	2" Steel
Victory Drive Renewal					TBD	Planning	1,500'	N/A	N/A	No	01/01/21	5 months	2" Plastic
Harris / Lacy Renewal					TBD	Planning	2,000'	N/A	N/A	No	04/01/21	5 months	2" Plastic
MAB Gas Extension	21-005	\$ 250,000.00	\$ 231,576.50	\$ 18,423.50	City of Monroe	Complete		N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 4" Plastic
Good Hope Gas Extension	21-006	\$ 100,000.00	\$ 100,000.00	\$ 65,503.50	City of Monroe	Completed							
Unisia Drive Gas Extension					City of Monroe	Complete	3,100'	N/A	N/A		01/01/21	1 week	4" Plastic
Highway 11 South Renewal					Contractor	Complete	20,064'	N/A	N/A		01/01/21	6-8 weeks	4" Plastic
The Fields / Alcovy Mountain Gas Extension	21-005	\$ 250,000.00	\$ 227,886.14	\$ 57,687.71	City of Monroe	Complete	4,000'	N/A	N/A		03/01/21	1 week	2" Plastic
The Fields / Alcovy Mountain Gas Phase 2	21-005				City of Monroe	Complete		N/A	N/A	No	09/01/22	1 week	2,750' of 2" plastic
Poplar Street Gas Pressure Improvements					City of Monroe	Complete	2,800'	N/A	N/A	No	01/01/21	6-8 weeks	
Jack's Creek Rd Gas Expansion					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main along Jack's Creek Rd
Saddle Creek Subdivision Jim Daws/Wall Rd Gas					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main in Saddle Creek Subdivision
Mt. Creek Church Rd Gas Expansion					City of Monroe	Complete	7500'	N/A	N/A	No	02/01/22	1 month	Installed 7500' of 2" plastic gas main along Mt. Creek Church Rd from Gratis Rd to Jim Daws Rd
Charlotte Rowell Blvd					City of Monroe	Material on-hand	4,500'	N/A	N/A	No	02/05/23	1 week	Installing 4,500' of 4" plastic gas main along Charlotte Rowell Blvd to Drake Drive
Brookland Commons - Gas					City of Monroe	Material Ordered	6,500'	N/A	N/A	No	03/01/23	1 month	Installing 6,500' of 2" plastic gas main in new subdivision
Rivers Edge - Gas					City of Monroe	Material Ordered	9,500'	01/15/23	N/A	No	04/01/23	1 month	Installing 9,500' of 2" plastic gas main in new subdivision
River Station - Gas					City of Monroe	Material Ordered	2,900'	01/15/23	N/A	No	05/01/23	2 weeks	Installing 2,900' of 2" plastic gas main in new subdivision
Town Green Sewer Rehab					City of Monroe	Complete	400'	N/A	N/A	No	09/01/22	1 week	Pipeburst old 6" concrete sewer main thru Town Green project.
South Madison Sewer Replacment CDBG					City of Monroe	Complete	550'	N/A	N/A		02/01/21	4-6 weeks	6" Clay
Sewer Bypass	22-027	\$ -	\$ -	\$ 39,400.00	Core & Main	Material arrived	350'	04/22/22	N/A	No	10/01/22	2 weeks	Relocate 350' 24" ductile iron sewer main (Contractor will be needed due to depth of main)
Church Street Sewer Replacement					City of Monroe	Complete	400'	N/A	N/A		03/01/21	4-6 weeks	Pipeburst 6" clay with 8" HDPE / Entrance along new subdivision (Meadows Farm)
Gratis Road / Birch Street / Highway 78 Sewer Repairs					City of Monroe	Complete					03/01/21	4-6 weeks	I&I study - 12 Manholes Raised in Jacks Creek area
2022 CDBG	21-046	\$ 1,733,378.00		\$ 4,900.00	Carter & Sloope	Awarded		N/A	N/A	Yes	TBD	TBD	Bryant Road, Stowers, Glen Iris Drive
Alcovy River / Highway 138 Sewer Extension	18-002	\$ 4,000,000.00	\$ 4,000,000.00	\$ 2,403,979.91	Contractor	Main Complete, Pump Station under construction		N/A	N/A	Yes	01/01/21	12 months	Bid, Preconstruction, Construction / All gravity & force mains have been installed, pump station constructed awaiting power & pump installs
Brentwood Subdivision		\$ 75,000.00			City of Monroe	Material Ordered		N/A	N/A	No	06/01/23	1 month	Replace internal pump station components and upsize 2" forcemain to 4"
WWTP Rehabilitation	19-012	\$ 7,500,000.00	\$ 7,500,000.00	\$ 2,435,007.78	Hofstadter & Associates	In Progress		N/A	N/A	Yes	01/01/00	forever	Design, Planning, Design, Bid, Design, Planning, Bid, Construction
Water Model Development	20-046	\$ 85,000.00	\$ 85,000.00	\$ 54,438.94	Weideman & Singleton	Complete		N/A	N/A	Yes	11/01/20	6-8 weeks	
Water Bypass	22-026	\$ -	\$ -	\$ 200,932.29	Consolidated Pipe	Material on-hand	12,400'	05/03/22	6 weeks	No	10/01/22	1 month	1200' 6" HDPE, 5600' (Brush Creek, Gene Bell), 8" HDPE (Unisia Dr, Pannell Rd), 5600' 10" HDPE (Hwy 11 L & P Parkway to Criswell rd)
Old WTP Exterior/Brick Rehabilitation	21-032	\$ 100,000.00	\$ 100,000.00	\$ 154,930.25	Garland Company	Complete		N/A	N/A	No	05/17/21	6 weeks	Emergency Restoration, Brick Removal, Shoring, Brick Replacement, (520-4400-541303)
2018 CDBG					IPR / Dickerson Group / Blount	Complete		N/A	N/A	Yes	09/18/21	20 months	Water / Sewer Rehabilitation, Paving
Raw Water Main Replacement	20-030	\$ 3,520,000.00	\$ 3,520,000.00	\$ 139,405.56	Weideman & Singleton	Awaiting easements	TBD	N/A	N/A	Yes	01/01/21	12 months	30" / 20" Water Main Replacement / Expansion - Latest estimate from W&S 2/2022 \$6.6 million
South Broad Street Water Extension					City of Monroe	Myers to Walker Complete	1,500'	N/A	N/A		05/01/21	6-8 weeks	10" Water Main / Pressure Improvements
Highway 78 East Water Extension					City of Monroe	Discontinued	1,500'	N/A	N/A		03/01/21	4 months	8" Water Main
Cedar Ridge Road Water Extension					Contractor	Complete	3,500'	N/A	N/A	Yes	02/01/21	6-8 weeks	20" Water Main

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



To: City Council
From: Brian Thompson
Department: Telecom
Date: 6/13/2023
Subject: IRU (Indefeasible Right of Usage) Agreement

Budget Account/Project Name: N/A

Funding Source: CIP

Budget Allocation: \$250,000.00

Budget Available: \$0

Requested Expense: \$250,000.00 **Company of Record:** Georgia Transmission Corp.

Description:

Staff recommends entering into an IRU (Indefeasible Right of Usage) agreement with GTC. Fiber routes are attached.

Background:

Monroe and GTC have been in negotiations for several months over GTC’s access to Monroe’s fiber and Monroe’s access to GTC’s internet access. The attached document describes the fiber routes and DIA to be acquired by Monroe. GTC will reimburse Monroe for the cost of the fiber extensions, provide Monroe with 10G of DIA on a diverse route, and Monroe will provide GTC fiber transport to multiple substations.

Attachment(s):

- IRU
- GNOG Service agreement
- Service schedule

INDEFEASIBLE RIGHT OF USE AGREEMENT
BETWEEN
CITY OF MONROE
AND
GEORGIA NETWORK OPERATIONS COMPANY, LLC

INDEFEASIBLE RIGHT OF USE AGREEMENT

This **INDEFEASIBLE RIGHT OF USE AGREEMENT** (this “Agreement”) is made and entered into as of _____ (the “Effective Date”) by and between City of Monroe, a Georgia municipal government authority, and Georgia Network Operations Company, LLC (“GNOC” or “Recipient”), a Georgia limited liability company.

RECITALS

WHEREAS, City of Monroe desires to grant an indefeasible right to use certain optical fibers (the “Fibers”) in one or more cables (the “Cable”) on one or more route segments (the “Fiber Optic Route”) included in the City of Monroe System, all as described in the attached Exhibit A, and Recipient is willing to accept such indefeasible right of use in such Fibers, pursuant to the terms and conditions of this Agreement; and

WHEREAS, City of Monroe desires to provide certain maintenance services to Recipient in relation to such indefeasible right of use in the Fibers, and Recipient is willing to accept such maintenance services, pursuant to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and accepted, the parties hereby agree as follows:

1. DEFINITIONS

For purposes of this Agreement the following terms shall have the definitions set forth below:

“**Acceptance Date**” has the meaning set forth in Section 3.2(b).

“**Affiliate**” means any entity controlling, controlled by, or under common control with a Party, and in the case of GNOC includes GSOC, GSOC’s members, and any entity owned in whole or part by one or more of GSOC’s members.

“**Associated Property**” means the tangible and intangible property needed for the use of the Fibers, including City of Monroe’s rights in all Underlying Rights, but excluding any Electronic or Optronic Equipment.

“**Authorized Use**” means a business purpose of Recipient in connection with the legitimate and legal business activities of Recipient and that complies with all applicable ordinances, laws, rules, orders, regulations, restrictions or requirements of any Governmental Authority.

“**Basic Maintenance Services**” has the meaning set forth in Section 9.1.

“**Cable**” means the fiber optic cable and the fibers contained therein, including the Fibers, in the Fiber Optic Route.

“**Claim**” has the meaning set forth in Section 12.1.

“**City of Monroe**” has the meaning set forth in the preamble to this Agreement.

“**City of Monroe System**” means that portion of the Cable, Fiber Optic Route, associated equipment and structures within City of Monroe telecommunications system required for or related to operation of the Fibers.

“**Confidential Information**” has the meaning set forth in Article 17.

“**Connecting Point**” has the meaning set forth in Section 7.1.

“**Customer**” has the meaning set forth in Section 12.2.

“**Effective Date**” has the meaning set forth in the preamble to this Agreement.

“**Electronic or Optronic Equipment**” means electronic or optronic equipment or other facilities or equipment not a part of the Cable, including, without limitation, monitoring and testing equipment necessary for the operation of the Cable.

“**Fiber Optic Route**” means the location of the Fibers as shown in Exhibit A.

“**Fibers**” means those fiber optic strands in the Cable that are the subject of the IRU, as described in Exhibit A.

“**Governmental Authority**” means any local, state, regional or federal administrative, legal, judicial or executive agency, commission, department or other such entity.

“**GNOC**” has the meaning set forth in the preamble to this Agreement.

“**GSOC**” means Georgia System Operations Corporation, a Georgia not-for-profit corporation.

“**Impositions**” mean all taxes, fees, levies, imposts, duties, charges or withholdings of any nature (including, without limitation, property, franchise, license and permit fees), together with any penalties, fines or interest thereon arising out of the transactions contemplated by this Agreement and imposed upon the Cable by any federal, state or local government or other public taxing authority. “Impositions” shall not include any sales, income or gross receipts tax.

“**Indefeasible Right of Use**” or “**IRU**” has the meaning set forth in Section 2.1.

“**Indemnified Parties**” has the meaning set forth in Section 12.1.

“**Indemnifying Party**” has the meaning set forth in Section 12.1.

“**Non-Basic Maintenance Services**” has the meaning set forth in Section 9.2.

“**Recipient**” has the meaning set forth in the preamble to this Agreement.

“Term” has the meaning set forth in Section 6.1.

“Underlying Rights” has the meaning set forth in Section 11.1.

“Underlying Rights Requirements” has the meaning set forth in Section 4.5.

2. GRANT OF IRU

2.1 “Indefeasible Right of Use” or “IRU” shall mean (a) the exclusive, unrestricted and indefeasible right to use the Fibers solely for Authorized Use; and (b) an associated, non-exclusive, indefeasible right of use, for the purposes described herein, in the Associated Property.

2.2 Effective as of the Acceptance Date, City of Monroe hereby grants to Recipient, and Recipient accepts from City of Monroe, an IRU in the Fibers and Associated Property during the Term of this Agreement, subject to the terms and conditions herein.

3. DELIVERY, TESTING AND ACCEPTANCE OF FIBERS

3.1 (a) City of Monroe will use commercially reasonable efforts to deliver all Fibers for fiber testing on or before _____. City of Monroe shall conduct fiber testing upon delivery of the Fibers, with all fiber testing and acceptance activities conducted in compliance with the procedures and specifications set forth in Exhibit B to this Agreement. City of Monroe shall provide Recipient reasonable advance notice of the date and time of fiber testing so that Recipient shall have the opportunity to have a representative present at Recipient’s sole cost and expense to observe the fiber testing. City of Monroe shall provide Recipient with a copy of the results of fiber testing within seven (7) days of completion.

(b) If during the course of testing any material deviation from the specifications set forth in Exhibit B is discovered, City of Monroe shall cause the affected portion of the Fibers to conform to such specifications at City of Monroe’s sole cost and expense, and shall subsequently re-perform fiber testing on the Fibers.

3.2 (a) After City of Monroe provides a copy of the test results to Recipient and gives written notice to Recipient that the test results are within the parameters of the specifications in Exhibit B, within seven (7) days of receiving such results and written notice, Recipient shall provide City of Monroe with a written notice accepting (or rejecting by specifying the material deviation from the specifications in Exhibit B that is the basis for such rejection) the Fibers.

(b) If Recipient: (i) notifies City of Monroe that it accepts the Fibers; or (ii) fails to notify City of Monroe of its acceptance or rejection of the final test results with respect to the Fibers within the seven (7) day period set forth in Section 3.2(a); or (iii) uses the Fibers for any reason, then Recipient shall be deemed to have accepted the Fibers. The date of such notice of acceptance (or deemed acceptance) shall be the “Acceptance Date” for the Fibers.

(c) Upon receipt of a timely notice rejecting the Fibers, City of Monroe shall promptly undertake all steps necessary to cause the Fibers to materially conform to the specifications in Exhibit B. Following such corrective action, City of Monroe shall retest the Fibers pursuant to

the procedures outlined in this Section. Subject to Section 3.2(d), the cycle described in this Section of testing, taking corrective action and re-testing shall take place as many times as necessary to ensure that the Fibers materially conform to the specifications set forth in Exhibit B until such time as the Acceptance Date occurs.

(d) If a material deviation is discovered during testing pursuant to this Section and City of Monroe reasonably determines that it is unable to cause the affected portion of the Fibers to materially conform to the specifications in Exhibit B within sixty (60) days of such discovery, then City of Monroe shall provide written notice of such determination to Recipient, and either party may terminate the Agreement upon written notice to the other party.

4. USE OF FIBERS

4.1 Recipient acknowledges that City of Monroe's obligation to provide Recipient an IRU in the Fibers extends solely to the fiber itself, and that City of Monroe is not, and shall not be, obligated to provide Recipient with any equipment that Recipient may choose to use in connection with the Fibers.

4.2 Nothing in this Agreement shall be construed as conveying to Recipient any right, title or interest in the Cable, the Fibers, or any poles, towers, conduits or real property on, over or under which the foregoing are located, except for the right to use the Fibers for Authorized Use pursuant to this Agreement. The Cable and the Fibers shall at all times remain the sole and exclusive property of City of Monroe and legal title shall be held by City of Monroe. Recipient shall not grant any security interest in the Cable, the Fibers, or any part or component thereof. Recipient shall neither cause nor allow any third party to claim any lien or incumbrance against the Cable or the Fibers. Recipient shall not make any representations or take any actions inconsistent with City of Monroe's ownership of such facilities.

4.3 The IRU granted to Recipient does not include any rights of access to the Fibers in the Cable or the applicable rights-of-way other than as required for Recipient to exercise its rights of interconnection pursuant to Article 7 and as are otherwise specifically permitted by the terms of this Agreement, subject to the Underlying Rights Requirements.

4.4 City of Monroe may substitute physical fiber strands that constitute the Fibers as appropriate in its reasonable discretion as part of relocation, maintenance services, or for other reasons, provided that the Fibers continue to meet all specifications, and, to the extent practicable, City of Monroe uses reasonable efforts to provide advance notice and minimize the impact to Recipient of such substitutions.

4.5 The requirements, restrictions, and/or limitations upon Recipient's right to access and use the Fibers imposed in connection with the Underlying Rights are referred to collectively as the "Underlying Rights Requirements." Recipient represents, warrants and covenants that it will access and use the Fibers in compliance with and subject to the Underlying Rights Requirements, provided that City of Monroe has used commercially reasonable efforts to notify Recipient of such Underlying Rights Requirements. City of Monroe shall use commercially reasonable efforts to timely notify Recipient of any changes to such Underlying Rights Requirements, and when entering into Underlying Rights agreements after the Acceptance Date shall make commercially reasonable efforts

to minimize the effect of any associated Underlying Rights Requirements on the ability of Recipient to access and use the Fibers pursuant to this Agreement.

4.6 Recipient may grant use of part or all of the Fibers to any Affiliate and to any third party through fiber leases or IRU agreements with such third parties.

4.7 At all times during the Term, Recipient shall comply and shall require its Customers to comply with all ordinances, laws, rules, orders, regulations, restrictions or requirements of any Governmental Authority applicable to the use of the Fibers.

4.8 Each party agrees to cooperate with and support the other party in complying with any requirements applicable to their respective rights and obligations hereunder by any Governmental Authority.

5. PAYMENTS

5.1 Recipient and City of Monroe have agreed that Recipient will provide certain bandwidth services to City of Monroe pursuant to a separate agreement, with the receipt of such bandwidth services by City of Monroe providing consideration for City of Monroe’s provision of Fiber to Recipient pursuant to this Agreement.

5.2 (a) City of Monroe shall provide an invoice to Recipient for any payments due under this Agreement. Unless otherwise provided herein, all invoices shall be paid within thirty (30) days of receipt of the invoice.

(b) Any invoices which Recipient does not pay within the time period provided in the Agreement shall bear interest at a rate of one and a half percent (1.5%) per month from the original due date until the date paid.

6. TERM

6.1 The Term of this Agreement shall commence on the Effective Date and shall remain in effect for twenty (20) years after the Acceptance Date.

6.2 The grant of the IRU to Recipient hereunder shall become effective as of the Acceptance Date of the Fibers and shall continue until the end of the Term, unless earlier terminated as provided in this Agreement.

7. ACCESS

7.1 Recipient shall have the right to connect its telecommunications system with the Fibers at the network access points set forth on Exhibit C hereto (each such access point being referred to as a “Connecting Point”). Recipient shall be responsible for all costs to connect its existing telecommunications facilities to the Fibers.

7.2 Recipient may request and City of Monroe shall grant Recipient access to the Fibers at additional access points provided that: (a) such access points are technically feasible in City of

Monroe’s reasonable opinion and will not materially or adversely affect the Fibers; (b) Recipient agrees to pay all Costs for each such connection; (c) all work shall be performed by City of Monroe or its contractors; and (d) the agreements governing City of Monroe’s use of the Fibers and the use and occupancy of the associated right of way at the access points do not otherwise prohibit such access. Recipient shall submit any request for access at an additional access point at least sixty (60) days prior to the date that Recipient desires such connection to be completed, and City of Monroe shall use its best efforts to accommodate such request.

7.3 Where splicing is required for connection of Recipient’s telecommunications system with the Fibers, City of Monroe shall provide for splicing and Recipient shall pay splice Costs reasonably incurred by City of Monroe.

7.4 City of Monroe shall mark the Fibers at all appropriate points along the Fiber Optic Route where Fibers are likely to be connected, terminated or spliced, so as to enable accurate identification of the Fibers within the Cable.

7.5 Except as otherwise specifically provided herein, Recipient shall not physically access the Fibers or the Cable without the prior written consent of City of Monroe.

8. OPERATION

8.1 Recipient’s use of the Fibers shall be in accordance with the following:

(a) Recipient shall have full and complete control and responsibility for determining any network and service configuration or designs, routing configurations and all related functions with regard to the use of the Fibers.

(b) Except as otherwise specifically provided by this Agreement, City of Monroe is not supplying and is not obligated to supply to Recipient any Electronic or Optronic Equipment, and is not responsible for performing any work or for providing other facilities other than as specified in this Agreement.

(c) Recipient has the sole responsibility and liability for obtaining and maintaining at its expense any and all access rights (including, without limitation, entrance facilities and interconnection and third party access rights) that Recipient desires or requires for Recipient’s equipment and for Recipient to access the Fibers from Recipient’s equipment.

(d) Recipient shall use the Fibers and conduct any work activities permitted under this Agreement in or around the City of Monroe System in a manner reasonably acceptable to City of Monroe, so as not to conflict or interfere or otherwise adversely affect the City of Monroe System or the facilities placed therein by City of Monroe, joint users, or other authorized licensees. If Recipient is performing work on premises owned, operated or controlled by City of Monroe, Recipient shall cause its employees and contractors to comply with City of Monroe’s applicable access, safety and security policies.

8.2 Recipient shall have no limitations on the types of electronics or technologies employed to utilize the Fibers, subject to mutually agreeable safety procedures and so long as in City of

Monroe’s sole determination such electronics or technologies do not interfere with the use of or present a risk of damage to any portion of the City of Monroe System according to industry standards within the telecommunications industry.

8.3 Recipient assumes all risk of, and agrees to relieve City of Monroe of any and all liability for loss or damage (and the consequences of loss or damage) to any facilities and equipment installed by Recipient in the City of Monroe System and any other financial loss sustained by Recipient in connection with its facilities and equipment, except to the extent caused by the gross negligence or willful misconduct of City of Monroe or its employees or contractors.

9. MAINTENANCE

9.1 Upon and after the Acceptance Date and during the Term, City of Monroe shall provide Basic Maintenance Services that consist of the routine maintenance and repair of (or causing the routine maintenance and repair of) the Fibers so as to assure continuing conformity of the Fibers with the specifications in Exhibit B and to permit Recipient’s use, in accordance with the terms and conditions of this Agreement, of the Fibers. Such Basic Maintenance Services include general route maintenance, including periodic visual inspections provided on an annual basis or as determined by City of Monroe, cable locates as required by applicable law, and visual inspection of vaults, markets and grounds at splice points. Recipient shall cooperate with and assist, as may be reasonably required, City of Monroe in performing said maintenance.

9.2 (a) Upon and after the Acceptance Date and during the Term, City of Monroe shall provide Non-Basic Maintenance Services that consist of all services required for non-routine repair of the Fibers or the Cable containing the Fibers to restore an interruption in service or damage to the Fibers caused by a third-party cable cut, disaster, or emergency situation.

(b) Subject to events of force majeure under Article 20, City of Monroe shall use its reasonable best efforts to promptly respond to any interruption of service or failure of the Fibers and begin restoration efforts within four (4) hours after City of Monroe receives notice of or becomes aware of such failure or interruption of service. For emergency repairs required as part of Non-Basic Maintenance Services: (i) lit fibers in the Cable will receive first priority; and (ii) within a reasonable time after completing such emergency repairs, City of Monroe will commence planning for any required permanent repairs, will notify Recipient of such plans and will implement permanent repair within an appropriate time thereafter.

9.3 If City of Monroe fails to materially commence repairs within eight (8) hours after City of Monroe’s receipt of notice of the interruption of service or failure of the Fibers, when feasible, Recipient is entitled to perform or to engage qualified, professional repair services providers to perform interim emergency repairs, but Recipient shall not otherwise have the right to make any repairs on or perform any work on the Fibers. If conducting such interim emergency repairs is not feasible, Recipient may, at its option and to the extent available, offer assistance to City of Monroe to expedite restoration of the Fibers, such as personnel, splicing services, and materials. In either such case, City of Monroe shall reimburse Recipient for all related expenditures. Recipient shall provide notice (written or oral) to City of Monroe before commencing any emergency repairs pursuant to this Section. Recipient’s invoice for costs incurred in performing emergency repairs or providing assistance pursuant to this Section must include reasonably detailed documentation of

such costs.

9.4 If Recipient desires maintenance services not included as part of Basic Maintenance Services or Non-Basic Maintenance Services, then Recipient shall submit a written request to City of Monroe for such services, and City of Monroe shall perform such services only if the parties agree upon a scope of work, a schedule for performance of the work, and the cost (or a method of calculating the cost) of such services. If City of Monroe does not agree to perform the work, City of Monroe has the option to authorize Recipient to perform the work, at the sole expense of Recipient, provided that the parties agree on the scope of work prior to commencement.

9.5 (a) City of Monroe shall notify Recipient at least ten (10) business days prior to the date of performing any Basic Maintenance Services that City of Monroe reasonably anticipates will impact service, and will make commercially reasonable efforts to perform any such Basic Maintenance Services during Non-Peak Hours. For purposes of this Agreement, Non-Peak Hours are defined as after 12:00 a.m. and before 6:00 a.m. Eastern Prevailing Time.

(b) City of Monroe shall notify Recipient as soon as reasonably possible after becoming aware of the need for Non-Basic Maintenance Services.

(c) City of Monroe acknowledges that the Fibers may be used to support the operation of high voltage electric transmission facilities in Georgia and agrees that it will take commercially reasonable steps to reschedule maintenance of the Fibers if notified that the system operator of the electric transmission system has declared a period of conservative system operations.

9.6 Recipient, at its sole expense, shall have the right to have representatives present during the performance of Basic Maintenance Services or Non-Basic Maintenance Services so long as the presence of such representatives does not interfere with City of Monroe's ability to perform its obligations under this Agreement.

9.7 (a) City of Monroe shall perform all Basic and Non-Basic Maintenance Services at no cost to Recipient.

9.8 (a) City of Monroe shall not be responsible for any maintenance or repair of any of Recipient's equipment except as expressly set forth in this Agreement.

(b) Recipient shall be solely responsible, at its own expense, for restoring a service outage caused by a failure of light, signal or light communication transmission.

(c) Recipient shall be solely responsible, at its own expense, for the operation, maintenance and repair of all terminal equipment and facilities and other peripheral equipment required in connection with Recipient's use of the Fibers.

9.9 City of Monroe may subcontract for all maintenance and restoration services hereunder. Notwithstanding any other provision of this Agreement, City of Monroe shall require any such contractor(s) to meet maintenance and repair standards for the Fibers that shall be at least as high as those standards utilized by City of Monroe for the maintenance and repair of other portions of its telecommunications systems.

9.10 Recipient and City of Monroe shall promptly notify each other of any matters pertaining to any damage or impending damage to or loss of service along the Fiber Optic Route that are known to such party.

9.11 In performing hereunder, City of Monroe represents that it will exercise due care to ensure that its services are performed in a good and workmanlike manner and in compliance with the standards and procedures set forth in this Agreement.

10. RELOCATION

10.1 (a) City of Monroe may relocate all or any part of a Cable to one or more alternative routes and may replace overhead cable with underground cable or replace underground cable with overhead cable. City of Monroe shall provide Recipient with sixty (60) days prior written notice of any such relocation.

(b) If after the Acceptance Date City of Monroe is required to relocate any portion of the Cable by a third party with legal authority to so require (including, without limitation, the grantor of an Underlying Right), City of Monroe shall give Recipient sixty (60) days prior written notice of any such relocation, if possible, and shall have the obligation to proceed with such relocation if reasonably practicable. If City of Monroe reasonably determines that relocating City of Monroe’s System is impracticable, City of Monroe shall promptly notify Recipient upon making such determination, and either party may terminate this Agreement upon written notice.

10.2 City of Monroe shall have the right to reasonably determine the extent of, the timing of, and the methods to be used for any relocation pursuant to Section 10.1, provided that: (a) such relocated Cable will be constructed and tested in accordance with the specifications set forth in Exhibit B, and incorporate fiber meeting the specifications set forth in Exhibit B; (b) City of Monroe shall take commercially reasonable steps to prevent such relocation from adversely affecting the operations or performance of the Fibers or any splice points interconnecting Recipient’s facilities; (c) if relocation occurs pursuant to Section 10.1(a), such relocation shall not change any Connecting Points unless (i) reasonable substitute points of connection are provided by City of Monroe and (ii) City of Monroe obtains Recipient’s approval of such change in Connecting Points, such approval not to be unreasonably withheld; and (d) City of Monroe shall provide Recipient with the estimated date by which the relocated fiber shall be operational. Upon receiving the estimated date of operation from City of Monroe, Recipient may terminate this Agreement upon thirty (30) days’ prior written notice if Recipient reasonably determines that the timing of relocation is not consistent with its business requirements.

10.3 City of Monroe shall be responsible for all costs associated with any relocation of the Cable pursuant to this Article 10.

11. UNDERLYING RIGHTS

11.1 (a) City of Monroe shall, prior to or as of the Acceptance Date, obtain all rights, licenses, authorizations, easements, rights-of-way and other agreements necessary for the use of poles, conduit, cable, wire or other physical plant facilities, as well as any other such rights, licenses,

authorizations (including any necessary state or federal authorizations such as environmental permits), easements, rights-of-way and other agreements necessary for the installation and use of the Fibers, as required to permit City of Monroe to grant the IRU in the Fibers to Recipient, and otherwise to perform its obligations hereunder, in accordance with the terms and conditions hereof, including and subject to underlying real property and contractual limitations and restrictions (collectively the “Underlying Rights”). City of Monroe shall use its best efforts to cause such Underlying Rights to remain effective during the Term.

(b) If Recipient reasonably believes that it requires property rights in addition to the Underlying Rights for its Authorized Use of the Fibers, Recipient shall be responsible at its cost for obtaining such additional property rights and entering into any related agreements as Recipient deems necessary. City of Monroe shall cooperate as reasonably requested by Recipient to assist Recipient in obtaining such additional property rights.

11.2 (a) Within ninety (90) days after Recipient’s written request, City of Monroe shall provide access to or copies of such Underlying Rights documents as Recipient may reasonably request.

(b) City of Monroe shall give Recipient notice of any lawsuit or administrative filing which challenges the Underlying Rights or the rights granted to Recipient pursuant to this Agreement.

11.3 If (a) City of Monroe is unable to obtain and/or cause to remain effective throughout the Term all Underlying Rights obtained by City of Monroe as of the Acceptance Date pursuant to Section 11.1(a), (b) Recipient is unable to obtain additional property rights pursuant to Section 11.1(b) that it reasonably believes are required for Authorized Use of the Fibers, or (c) a change in Underlying Rights Requirements occurs after the Acceptance Date that materially diminishes or restricts Recipient’s use of the Fibers, then either party may terminate this Agreement upon thirty (30) days prior written notice.

12. INDEMNIFICATION

12.1 To the extent allowed by law, each party (the “Indemnifying Party”) hereby agrees to indemnify, defend and hold harmless the other party and its members, employees, officers, directors, agents, shareholders and Affiliates (“Indemnified Parties”) from and against any Claim (as defined herein) arising out of resulting from: (a) the negligent or intentional acts or omissions of the Indemnifying Party, its employees, Affiliates, agents, contractors or vendors; (b) the Indemnifying Party’s failure to comply with the terms and conditions of this Agreement; or (c) the Indemnifying Party’s violation of or failure to comply with any law, rule, regulation or order of any Governmental Authority. A “Claim” is any liability, loss, damage, statutory or regulatory fine or penalty, claim or cause of action of any kind or nature (including damage to tangible property and injury to or death of persons), whether actual or alleged, or payment to any person in compromise or settlement, and any expenses connected with the foregoing, including reasonable litigation expenses, reasonable attorney fees and expenses incurred in enforcing this indemnity, together with interest.

12.2 Notwithstanding anything to the contrary herein, Recipient hereby releases and agrees to indemnify, defend and hold harmless City of Monroe and its members, employees, officers,

directors, agents, shareholders and Affiliates from and against all Claims by any person or entity, other than Recipient, using or entitled to use any or all of the Fibers or to whom Recipient may provide services using such Fibers (“Customers”), arising out of any inability of such Customer to use such Fibers or to receive services related to such Fibers. This indemnity excludes Claims arising due to City of Monroe’s gross negligence, willful misconduct, or failure to comply with any applicable laws, rules or regulations of any Governmental Authority.

12.3 If a party becomes aware of any Claim for which the other party is or may become liable pursuant to this Section, then such party will promptly notify the other party of such Claim. The indemnifying party will have the exclusive right to control the defense, negotiation or resolution of any Claim after it assumes its obligation to indemnify the other party pursuant to this Section, but will provide information to the other party regarding the proceeding involving such Claim.

12.4 The parties hereby expressly recognize and agree that each party's obligation to indemnify, defend, protect and save the other harmless is not a prerequisite to the continuing performance of such party's other obligations, if any, hereunder. In the event that a party shall fail for any reason to so indemnify, defend, protect and save the other harmless, the injured party hereby expressly recognizes that its sole remedy in such event shall be the right to bring an arbitration proceeding pursuant to the terms of this Agreement against such party for its damages as a result of such party's said failure to indemnify, defend, protect and save harmless. These obligations shall survive the expiration or termination of this Agreement.

12.5 Nothing contained herein shall operate as a limitation on the right of either party hereto to bring an action for damages against any third party, including indirect, special or consequential damages, based on any acts or omissions of such third party as such acts or omissions may affect the operation or use of the Cable or the Fibers; provided, however, that each party hereto may assign such rights or claims, execute such documents and do whatever else may be reasonably necessary to enable the other party to pursue any such action against such third party.

13. DISCLAIMER OF WARRANTIES AND LIMITATION OF LIABILITY

13.1 CITY OF MONROE MAKES NO WARRANTY OTHER THAN AS EXPRESSLY SET FORTH HEREIN TO RECIPIENT OR ANY OTHER PERSON OR ENTITY, WHETHER EXPRESS, IMPLIED, OR STATUTORY, AS TO THE DESCRIPTION, QUALITY, MERCHANTABILITY, COMPLETENESS OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY CABLE OR OPTICAL FIBERS OR ANY SERVICE PROVIDED HEREUNDER OR DESCRIBED HEREIN, OR AS TO ANY OTHER MATTER, ALL OF WHICH WARRANTIES ARE HEREBY EXCLUDED AND DISCLAIMED.

13.2 EXCEPT FOR THE PARTIES’ INDEMNITY OBLIGATIONS AS TO THIRD PARTY CLAIMS IN ARTICLE 12, NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE OR CONSEQUENTIAL DAMAGES, WHETHER FORESEEABLE OR NOT, ARISING OUT OF, OR IN CONNECTION WITH SUCH PARTY’S FAILURE TO PERFORM ITS RESPECTIVE OBLIGATIONS OR BREACH OF ITS RESPECTIVE REPRESENTATIONS HEREUNDER, INCLUDING, BUT NOT LIMITED TO, DAMAGE OR LOSS OF PROPERTY OR EQUIPMENT, LOSS OF PROFITS OR REVENUE (WHETHER ARISING OUT OF

TRANSMISSION INTERRUPTIONS OR PROBLEMS, ANY INTERRUPTION OR DEGRADATION OF SERVICE OR OTHERWISE), OR CLAIMS OF CUSTOMERS, IN EACH CASE WHETHER OCCASIONED BY ANY CONSTRUCTION, RECONSTRUCTION, RELOCATION, REPAIR OR MAINTENANCE PERFORMED BY, OR FAILED TO BE PERFORMED BY, ANY PARTY TO THIS AGREEMENT, OR ANY OTHER CAUSE WHATSOEVER, INCLUDING BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE, OR STRICT LIABILITY.

14. INSURANCE

14.1 During the Term of this Agreement, City of Monroe shall maintain in force the following insurance coverage from companies lawfully approved to do business in the State of Georgia: commercial general liability insurance providing personal injury, bodily injury, and property damage with a combined single limit of not less than \$1,000,000 per occurrence and which shall include contractual liability, completed operations, independent contractors, and automobile liability.

14.2 During the Term of this Agreement, Recipient shall obtain and maintain in force, and shall require any of its permitted subcontractors performing work in proximity to the Fibers or the Associated Property to obtain and maintain in force, the following insurance coverage from companies lawfully approved to do business in the State of Georgia:

- (a) commercial general liability insurance providing personal injury, bodily injury, and property damage with a combined single limit of not less than \$1,000,000 per occurrence and shall include contractual liability, completed operations, independent contractors, and automobile liability;
- (b) workers’ compensation insurance in amounts required by applicable law and employers’ liability insurance with a limit of at least \$1,000,000 per occurrence;
- (c) automobile liability insurance covering death or injury to any person or persons, or damage to property arising from the operation of vehicles or equipment, with limits of not less than \$1,000,000 per occurrence; and
- (d) any other insurance coverages required pursuant to City of Monroe’s right-of-way agreements or loan agreements with third parties.

14.3 Each party shall submit to the other party a standard “Accord” insurance certificate (or comparable form acceptable to the other party) signed by an authorized representative of its insurance company, certifying that the insurance coverage required hereunder is in effect for the purposes of this Agreement. Said insurance certificate shall certify that no material alteration, modification or cancellation of such coverage shall be effective without at least thirty (30) days advance written notice to the other party.

14.4 Each party shall be expressly named as an additional insured on all of the other party’s insurance policies providing the required coverage, or any portion thereof, described in this Article, with the exception of workers’ compensation insurance. All endorsements naming a party

as an additional named insured shall indicate that such party shall be notified not less than thirty (30) days prior to any cancellation of or material change in coverage.

14.5 In the event either party fails to obtain the required insurance and a claim is made or suffered, such party shall indemnify, defend and hold harmless the other party from any and all claims for which the required insurance would have provided coverage. Further, in the event of any such failure which continues after ten (10) days' written notice thereof by the other party, such other party may, but shall not be obligated to, obtain such insurance and will have the right to be reimbursed for the cost of such insurance by the party failing to obtain such insurance.

14.6 In the event coverage is denied or reimbursement of a properly presented claim is disputed by the carrier for insurance provided above, the party carrying such coverage shall make good faith efforts to pursue such claim with its carrier.

14.7 The required minimum limits of coverage shown above for the insurance required to be provided by a party do not limit or diminish such party's liability under this Agreement.

15. TAXES, FEES AND OTHER GOVERNMENTAL IMPOSITIONS

City of Monroe shall be responsible for and shall timely pay any and all Impositions with respect to the Cable. City of Monroe shall have the right to challenge any Imposition if City of Monroe reasonably determines that its action in such regard will not materially affect its ability to perform its obligations under this Agreement and City of Monroe provides notice of such challenge to Recipient. Recipient shall be solely responsible for any taxes, duties, fees or charges of any nature (other than Impositions) that arise from its use of the Fibers, excluding taxes on City of Monroe's income attributable to the grant of the IRU or those fees and taxes due solely to City of Monroe's negligence or City of Monroe's failure to comply with applicable federal or state laws, rules and regulations.

16. NOTICE

16.1 Unless otherwise provided herein, all notices and communications by a party concerning this Agreement shall be addressed to the other party as follows:

If to City of Monroe:

City of Monroe,
Attn: Brian Thompson
215 N. Broad Street
Monroe GA 30655
Telephone: (770) 267-3429
Email: bkthompson@monroega.gov

If to Recipient:

Georgia Network Operations Company, LLC
Attention: _____
2100 East Exchange Place
Tucker, Georgia 30084
Telephone:
E-mail:

or at such other address as either party may designate from time to time in writing to the other party.

16.2 All notices in connection with this Agreement must be in writing and may be sent by U.S. mail, email, facsimile transmission or by commercial overnight delivery service; provided, however, that any notices regarding assignment, termination, breach of the Agreement or assertion of a claim under the Agreement must be sent by U.S. mail or commercial overnight delivery service. Notices shall be deemed served or delivered to the addressee or its office upon confirmation of sending when sent by e-mail or fax, on the day after being sent when sent by overnight delivery service, or three (3) days after deposit in the mail when sent by U.S. mail.

17. CONFIDENTIALITY

The parties understand and agree that the terms and conditions of this Agreement, all documents referenced herein, communications between the parties regarding this Agreement, as well as any financial or business information of either party are confidential ("Confidential Information"). Such Confidential Information shall not be used for any purpose other than for performance of a party's obligations under this Agreement, and shall not be disclosed by either party to any individual other than the directors, officers and employees of such party or contractors, consultants or agents of such Party who have specifically agreed to nondisclosure of the terms and conditions hereof. However, neither party shall be required to keep confidential any information that (a) becomes publicly available other than through the receiving party; (b) is required to be disclosed pursuant to a governmental or judicial rule, order or regulation; (c) the disclosing party independently develops; (d) becomes available to the disclosing party without restriction from the third party; or (e) is required by its lender and is given to such lender on a confidential basis. The parties' obligations regarding Confidential Information that does not constitute a trade secret shall continue until the date five (5) years after termination or expiration of this Agreement, and shall continue with respect to any trade secret for so long as such information constitutes a trade secret under applicable law.

18. DEFAULT

18.1 (a) If a party:

(i) fails to pay any amount due under this Agreement within ten (10) days after notice of such failure; or

(ii) breaches any material obligation under this Agreement (other than a payment

obligation) and fails to cure such breach within thirty (30) days after such party receives written notice of such breach, or if such breach is not capable of cure within such thirty (30) day period, the breaching party fails to commence to cure such breach or diligently pursue completion of such cure during and after such thirty (30) day period; or

(iii) makes a general assignment for the benefit of its creditors, files a voluntary petition in bankruptcy or files any petition or answer seeking, consenting to, or acquiescing in reorganization, arrangement, adjustment, composition, liquidation, dissolution, or similar relief; or

(iv) has filed against it an involuntary filing of a petition in bankruptcy or other insolvency protection that is not dismissed within ninety (90) days thereafter;

then this will constitute a default of this Agreement and the non-defaulting party may terminate this Agreement and pursue any legal remedies it may have under applicable law or principles of equity relating to such default, including an action for damages, specific performance and/or injunctive relief.

(b) The provisions of this Section 18.1 shall not apply to the special termination provisions of Section 3.2(d), Section 10.1(b), Section 10.2, Section 11.3, and Section 20.2.

19. TERMINATION

19.1 This Agreement shall terminate upon the expiration of the Term or upon termination pursuant to Section 3.2(d), Section 10.1(b), Section 10.2, Section 11.3, Article 11(b), Article 18, or Section 20.2 hereof.

19.2 Upon the expiration or termination of this Agreement, Recipient’s interest in the Fibers shall immediately terminate and all rights of Recipient to use the Fibers or the Associated Property or any part thereof shall cease and City of Monroe shall owe Recipient no additional duties or consideration with respect to the Fibers. Within sixty (60) days after such termination or expiration, Recipient shall, at Recipient’s sole cost and under City of Monroe’s supervision, remove all of Recipient’s electronics, equipment, and other property from the Cable, the Fibers and any related facilities of City of Monroe. Recipient shall indemnify City of Monroe against any damages associated with such disconnection and removal, unless caused by the gross negligence or willful misconduct of City of Monroe or its employees or contractors.

19.3 Notwithstanding Section 19.2, no termination or expiration of this Agreement shall affect the rights or obligations of any party hereto: (a) with respect to any then existing defaults or the obligation to make any payment hereunder for services rendered prior to the date of termination or expiration; or (b) pursuant to Section 8.3, Article 12, Article 13, Section 14.5, Article 17, this Section 19.3, and Article 24, which shall survive the expiration or termination hereof.

20. FORCE MAJEURE

20.1 Neither party shall be in default for non-performance under this Agreement to the extent such non-performance is the result of acts of God; fire; flood; fiber, Cable, or other material

failures; shortages or unavailability or other delay in delivery not resulting from the non-performing party's failure to timely place orders therefore; lack of or delay in transportation; changes in applicable ordinances, laws, rules, orders, regulations, restrictions or requirements of any Governmental Authority; war or civil disorder; strikes or other labor disputes; failure of a third party to grant or recognize an Underlying Right (provided that City of Monroe has made timely and reasonable commercial efforts to obtain the same), or any other cause beyond the reasonable control of such party. The party claiming relief under this Article shall notify the other in writing of the existence of the event relied on and the cessation or termination of said event, and the party claiming relief shall exercise reasonable commercial efforts to mitigate and avoid continuation of force majeure so as to recommence timely performance as soon as practicable. If an event of force majeure occurs, the time for performance will be extended for the duration of the condition and a reasonable time thereafter according to the nature of the event.

20.2 Notwithstanding the provisions of Section 20.1, in the event that the non-performance of the party claiming relief under Section 20.1 continues for a period in excess of thirty (30) days, the party not experiencing the event of force majeure shall have the right to terminate this Agreement.

21. GOVERNING LAW

The construction, interpretation and performance of this Agreement shall be governed by the law of the state of Georgia without regard to its conflicts of laws provisions.

22. ASSIGNMENT

22.1 This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective permitted successors or assigns. Except as otherwise provided in Section 22.2, a party shall not assign, transfer, or dispose of this Agreement or any of its rights or obligations hereunder without the prior written consent of the other party, which shall not be unreasonably withheld or delayed.

22.2 Notwithstanding any provision to the contrary in this Agreement, a party may assign this Agreement:

- (a) as collateral to any lender to such party (or lender to any permitted transferee or assignee of such party) subject to the prior rights and obligations of the parties hereunder;
- (b) to any corporation or other entity into which the assigning party may be merged or consolidated or which purchases all or substantially all of the stock or assets of the assigning party; or
- (c) where GNOC is the assigning party, to any Affiliate of GNOC;

provided that the assignee in any such circumstance shall continue to be subject to all of the provisions of this Agreement (except that any lender referred to above shall not incur any obligations under this Agreement nor shall it be restricted from exercising any right of enforcement or foreclosure with respect to any related security interest or lien, so long as the purchaser in foreclosure is subject to the provisions of this Agreement); and provided further that promptly

following any such assignment or transfer, the transferring party shall give the other party written notice identifying the assignee or transferee. Unless otherwise agreed by the parties, no permitted partial or complete assignment shall release or discharge the assigning party from its duties and obligations hereunder.

23. REPRESENTATIONS, WARRANTIES AND ACKNOWLEDGMENTS

Each party represents and warrants as of the Effective Date that:

- (a) it has the full right and authority to enter into, execute, deliver and perform its obligations under this Agreement;
- (b) it has taken all requisite corporate action to approve the execution, delivery, and performance of this Agreement;
- (c) this Agreement constitutes a legal, valid and binding obligation enforceable against such party in accordance with its terms, subject to bankruptcy, insolvency, creditors’ rights and general equitable principles; and
- (d) its execution of and performance under this Agreement shall not violate any applicable existing regulations, rules, statutes or court orders of any local, state or federal government agency, court or body.

24. ARBITRATION

24.1 Any dispute or disagreement arising between the parties in connection with this Agreement which is not settled to the mutual satisfaction of the parties within ninety (90) days from the date that either party informs the other in writing that such dispute or disagreement exists, shall be settled by arbitration in Atlanta, Georgia, in accordance with the Commercial Arbitration Rules of the American Arbitration Association in effect on the date that such notice is given. If the parties are unable to agree on a single arbitrator within fifteen (15) days, each party shall select an independent arbitrator and the two arbitrators shall select a third arbitrator. The decision of the arbitrator(s) shall be final and binding upon the parties and shall include written findings of law and fact. Any judgment pursuant to arbitration may be obtained and enforced by either party in a court of competent jurisdiction. Each party shall bear the cost of preparing and presenting its own case. The cost of the arbitration, including the fees and expenses of the arbitrator(s), shall be shared equally by the parties hereto unless the award otherwise provides.

24.2 The obligation herein to arbitrate shall not be binding upon any party with respect to requests for preliminary injunctions, temporary restraining orders or other procedures in a court of competent jurisdiction to obtain interim relief when deemed necessary by such court to preserve the status quo or prevent irreparable injury pending resolution by arbitration of the actual dispute.

25. MISCELLANEOUS

25.1 (a) The captions or headings in this Agreement are strictly for convenience and shall not be considered in interpreting this Agreement or as amplifying or limiting any of its content. Words in this Agreement that import the singular connotation shall be interpreted as plural, and words which import the plural connotation shall be interpreted as singular, as the identity of the Parties or objects referred to may require.

(b) Unless expressly defined herein, words having well known technical or trade meanings shall be so construed. All listings of items shall not be taken to be exclusive, but shall include other items, whether similar or dissimilar to those listed, as the context reasonably requires.

(c) Except as set forth to the contrary herein, any right or remedy of a party shall be cumulative and without prejudice to any other right or remedy, whether contained herein or not.

(d) This Agreement has been fully negotiated between and jointly drafted by the parties.

(e) All actions, activities, consents, approvals and other undertakings of the Parties in this Agreement shall be performed in a reasonable and timely manner. Except as specifically set forth herein, for the purpose of this Section, the normal standards of performance within the telecommunications industry in the relevant market shall be the measure of whether a Party's performance is reasonable and timely.

25.2 The failure of either party hereto to enforce any of the provisions of this Agreement, or the waiver thereof in any instance, shall not be construed as a general waiver or relinquishment on its part of any such provision, but the same shall nevertheless be and remain in full force and effect.

25.3 This Agreement constitutes the entire and final agreement and understanding between the parties with respect to the subject matter hereof and supersedes all prior agreements relating to the subject matter hereof, which are of no further force or effect. The Exhibits referred to herein are integral parts hereof and are hereby made a part of this Agreement. To the extent that any of the provisions of any Exhibit hereto are inconsistent with the express terms of this Agreement, the terms of this Agreement shall prevail. This Agreement may only be modified or supplemented by an instrument in writing executed by a duly authorized representative of each party and delivered to the party relying on the writing.

25.4 Other than as specifically set forth herein, this Agreement is not intended to, and shall not, create rights, remedies or benefits of any character whatsoever in favor of any persons, corporations, associations or entities other than the parties and their permitted successors and assigns, and the rights and obligations of each of the parties under this Agreement are solely for the use and benefit of, and may be enforced solely by the parties, their permitted successors and assigns.

25.5 Each action or claim against any party arising under or relating to this Agreement shall be made only against such party as a corporation, and any liability relating thereto shall be enforceable only against the corporate assets of such party. No party shall seek to pierce the corporate veil or otherwise seek to impose any liability relating to, or arising from, this Agreement against any shareholder, employee, advisor, officer or director of the other party. Each of such persons is an intended beneficiary of the mutual promises set forth in this Article and shall be entitled to enforce

the obligations of this Article.

25.6 The relationship between the parties shall not be that of partners, agents, or joint venturers for one another, and nothing contained in this Agreement shall be deemed to constitute a partnership or agency agreement between them for any purposes, including but not limited to federal income tax purposes.

25.7 If any term, covenant or condition contained herein is, to any extent, held invalid or unenforceable in any respect under the laws governing this Agreement, the remainder of this Agreement shall not be affected thereby, and each term, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law; provided, however, that if the deletion of such term, covenant or condition would materially change a party's rights or obligations under this Agreement, then the parties shall promptly negotiate in good faith to restore this Agreement as nearly as possible to its original intent and effect.

25.8 If either party reasonably determines or is reasonably advised that any further instruments or any other things are necessary or desirable to carry out the terms of this Agreement, the other party shall execute and deliver all such instruments and assurances and do all things reasonably necessary and proper to carry out the terms of this Agreement.

25.9 This Agreement may be executed in one or more counterparts, all of which taken together shall constitute one and the same instrument.

[signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

City of Monroe

By: _____

Name:

Title:

Georgia Network Operations Company, LLC:

By: _____

Name:

Title:

EXHIBIT A

DESCRIPTION OF FIBERS AND FIBER OPTIC ROUTES

The Fibers consist of the following:

Fiber Optic Route	Fibers	Miles per fiber
Walton EMC Snellville DO to City of Monroe (215 N Broad St, Monroe, GA 30655)	2	29.6
Doyle 10x10 to LG&E 10x10	4	2.6
LG&E 10x10 to City of Monroe	4	1.95
City of Monroe to Poplar St	2	2.73
City of Monroe to Social Circle Primary	4	8.77
City of Monroe to Walton EMC HQ	4	8.67
Walton EMC HQ to Walton EMC Watkinsville DO	2	14.06

Each Fiber Optic Route is shown on the corresponding attached map.

Fiber Optic Route

Walton EMC Snellville DO to City of Monroe

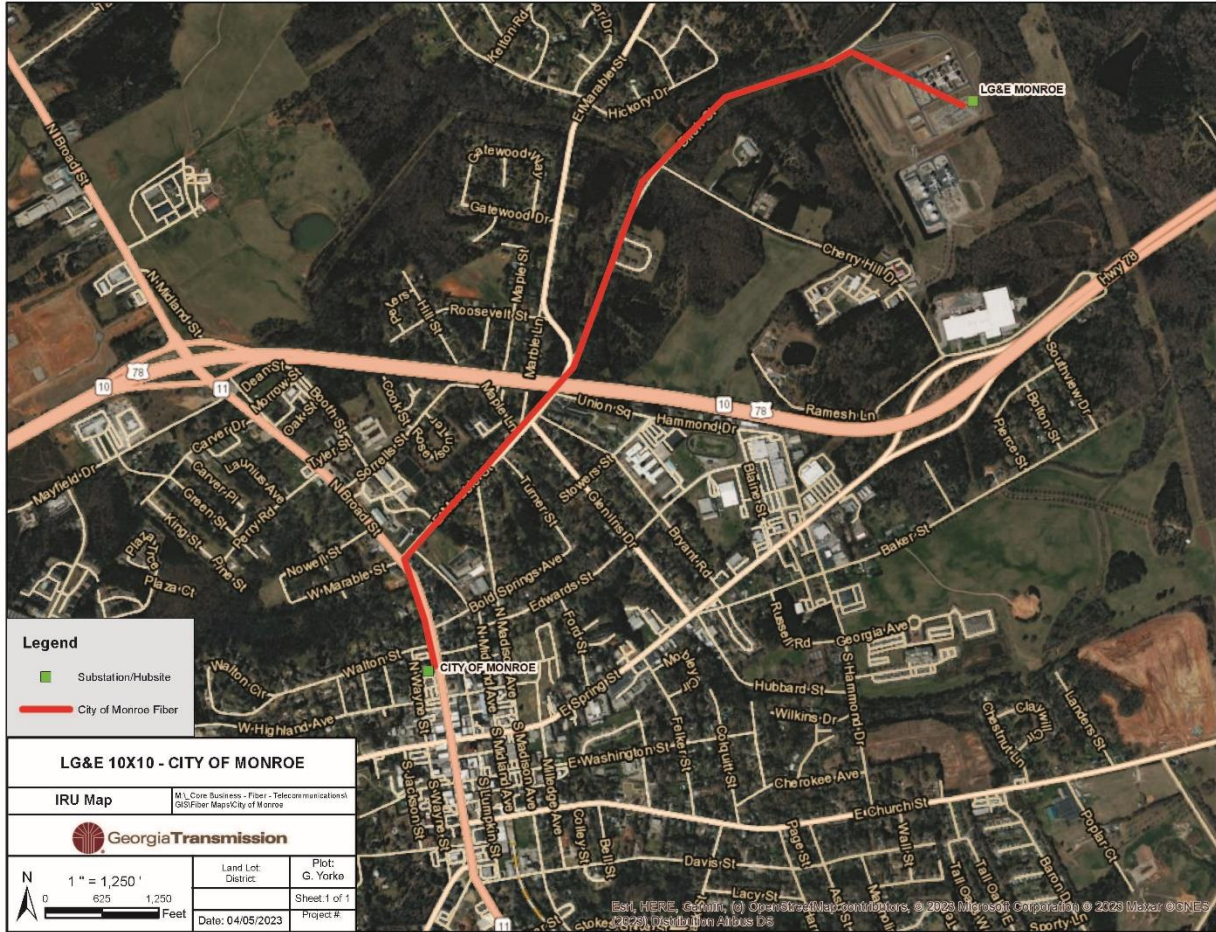
(215 N. Broad St., Monroe, GA 30655)



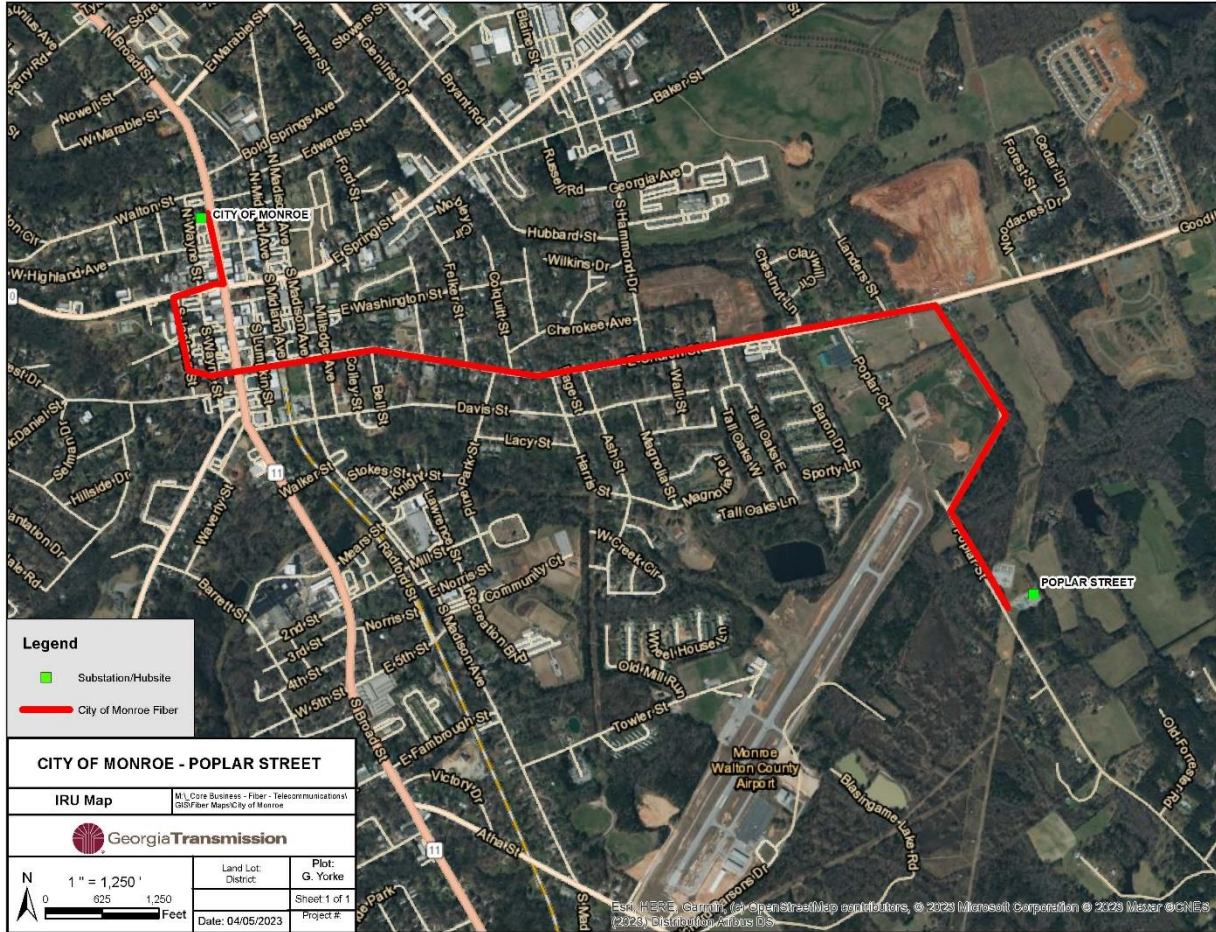
Fiber Optic Route Doyle 10x10 to LG&E 10x10



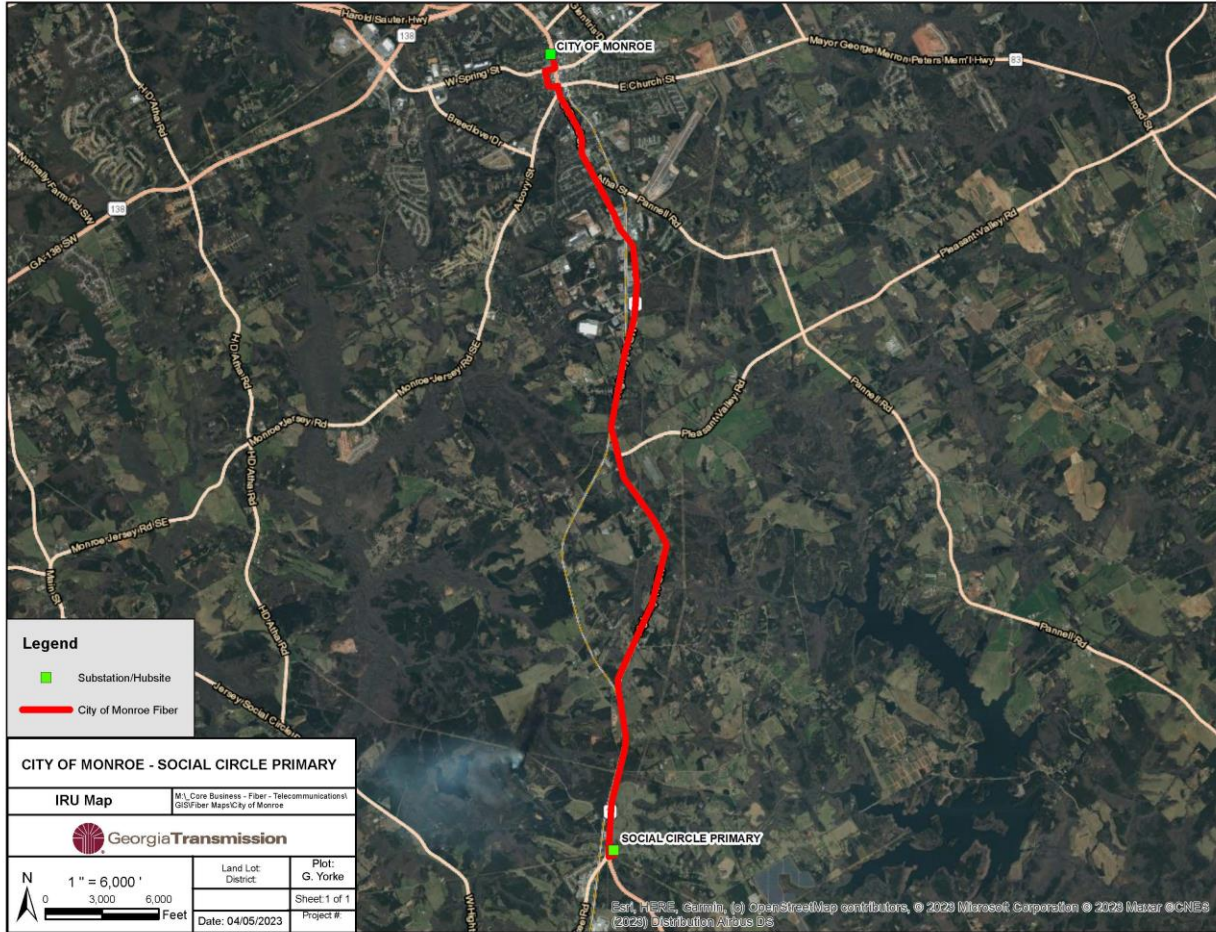
Fiber Optic Route LG&E 10x10 to City of Monroe



Fiber Optic Rouge City of Monroe to Poplar Street



Fiber Optic Route City of Monroe to Social Circle Primary



Fiber Optic Route City of Monroe to Walton EMC HQ



Fiber Optic Route Walton EMC HQ to Walton EMC Watkinsville DO

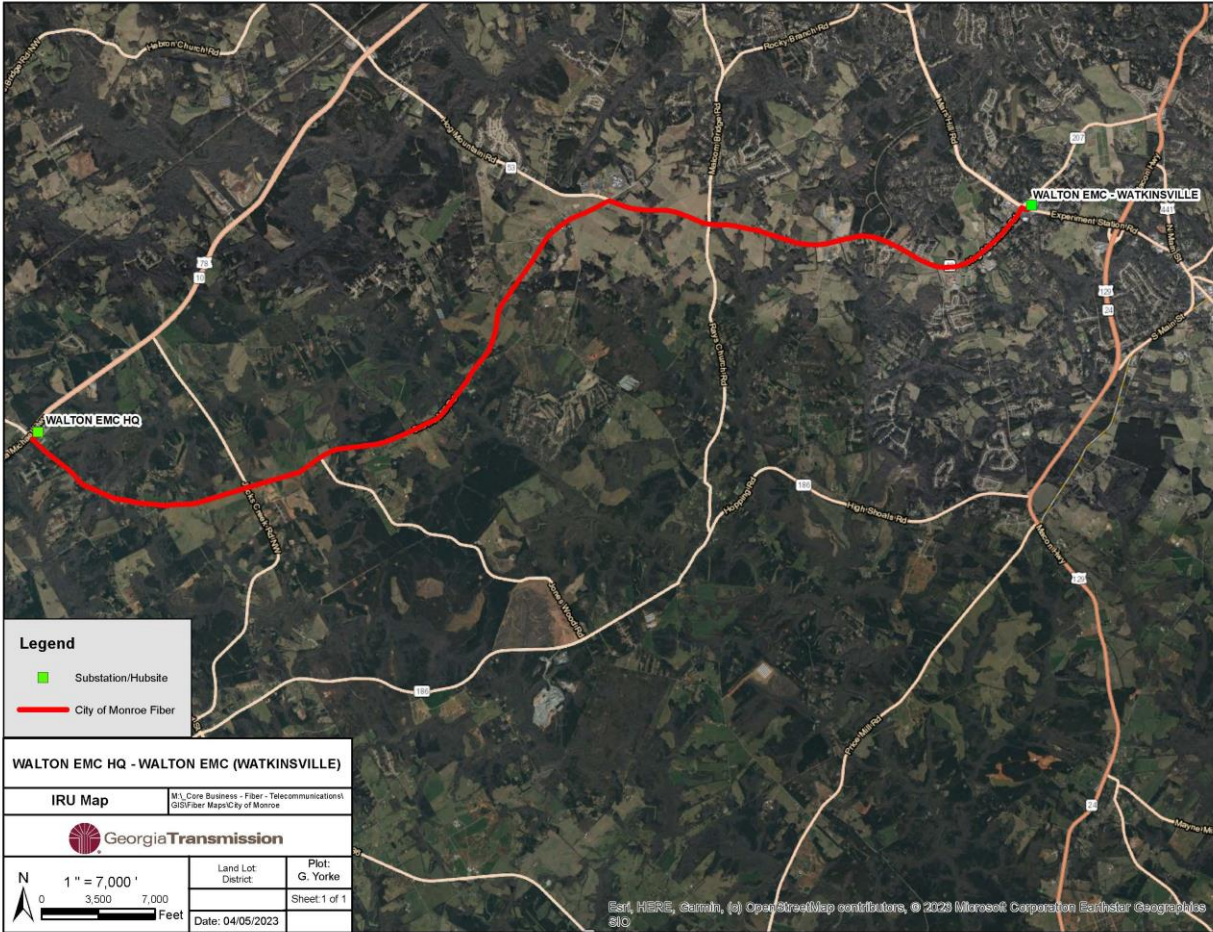


EXHIBIT B

FIBER SPECIFICATIONS

Fibers installed along the Fiber Optic Route(s) meet or exceed the ITU-T G.652 characteristics.

<u>Fibre attributes</u>		
<u>Attribute</u>	<u>Detail</u>	<u>Value</u>
<u>Mode field diameter</u>	<u>Wavelength</u>	<u>1310 nm</u>
	<u>Range of nominal values</u>	<u>8.6-9.5 μm</u>
	<u>Tolerance</u>	<u>±0.6 μm</u>
<u>Cladding diameter</u>	<u>Nominal</u>	<u>125.0 μm</u>
	<u>Tolerance</u>	<u>±1 μm</u>
<u>Core concentricity error</u>	<u>Maximum</u>	<u>0.6 μm</u>
<u>Cladding noncircularity</u>	<u>Maximum</u>	<u>1.0%</u>
<u>Cable cut-off wavelength</u>	<u>Maximum</u>	<u>1260 nm</u>
<u>Macrobend loss</u>	<u>Radius</u>	<u>30 mm</u>
	<u>Number of turns</u>	<u>100</u>
	<u>Maximum at 1625 nm</u>	<u>0.1 dB</u>
<u>Proof stress</u>	<u>Minimum</u>	<u>0.69 GPa</u>
<u>Chromatic dispersion coefficient</u>	<u>λ0min</u>	<u>1300 nm</u>
	<u>λ0max</u>	<u>1324 nm</u>
	<u>S0max</u>	<u>0.092 ps/nm² × km</u>
<u>Cable attributes</u>		
<u>Attribute</u>	<u>Detail</u>	<u>Value</u>
<u>Attenuation coefficient (Note 1)</u>	<u>Maximum from 1310 nm to 1625 nm (Note 2)</u>	<u>0.4 dB/km</u>
	<u>Maximum at 1383 nm ±3 nm (Note 3)</u>	<u>0.4 dB/km</u>
	<u>Maximum at 1550 nm</u>	<u>0.3 dB/km</u>
<u>PMD coefficient (Note 4)</u>	<u>M</u>	<u>20 cables</u>
	<u>Q</u>	<u>0.01%</u>
	<u>Maximum PMDQ</u>	<u>0.20 ps/ km</u>

1. OTDR TEST

If applicable, City of Monroe will perform all tests according to the standards identified in this Exhibit 3.1. Analysis of final bi-directional OTDR data will be the tool used to make final acceptance of the Fibers.

2. ACCEPTANCE STANDARDS

A. Bi-directional Traces. If applicable, bi-directional OTDR traces will be taken. OTDR traces will be taken in both directions at 1550 nm. Loss measurements for each splice point should be measured and recorded in both directions. These loss values should then be averaged.

B. Field Splices. The objective for each splice is an averaged loss value of 0.15 dB or less when measured bi-directionally with an OTDR at 1550 nm. If after three (3) attempts, City of Monroe is not able to produce a loss value of 0.15 dB or less bi-directionally at 1550 nm, then 0.3 dB or less bi-directionally at 1550 nm will be acceptable. Provided that the overall span loss does not exceed .30 dB/Km at 1550 nm when averaged over the length of the span.

3. NAMING OF TRACES

To name the traces, City of Monroe will provide alpha abbreviations for the sites. The 24-character file name plus 4-character file extension should conform to the following naming convention:

- First seven characters = Origination Point
- Characters 8-16 = Destination Point
- Characters 17-21 = Wavelength
- Characters 22-24 = Fiber Number

Example:

56 Marietta to 250 Williams at 1550 nm, Fiber 123 = 56_MAR.250_Will.1550.123.TRC

4. OTDR SETUP

The OTDR traces will be taken at 1310 nm or 1550 nm for standard SMF Fibers and at 1550 nm for DS, LS, TW, and LEAF Fibers.

NOTE: BEFORE THE START OF ANY TESTING, ALL CONNECTORS WILL BE CLEANED WITH A CONNECTOR CLEANER.

A. The OTDR that are acceptable for testing is the Nettest 4500, or equivalent and capable testing equipment. These must have a storage drive for storing the trace files. It should be noted that it is vital that during testing connectors should be clean. This can dramatically affect test results. The following settings should be used:

Index of Refraction		
Fiber type	1310 nm	1550 nm
AT&T TruWave	n/a	1.4700
AT&T Depress Cladding	n/a	1.4670
Corning SMF-28	1.4676	1.4684
Sumitomo	n/a	1.4670
Corning SMF-LS	n/a	1.4700
LEAF	n/a	1.4690

OTDR Parameters
CMA4500, or equivalently capable equipment
Bi-directional

EXHIBIT C

CONNECTING POINTS

As of the Effective Date, the Connecting Points of the Fibers are the termination locations described in Exhibit A.

Telecommunications Services Exchange Agreement

This Telecommunications Services Exchange Agreement ("Agreement") is made and entered into as of _____ ("Effective Date") by and between Georgia Network Operations Company, LLC ("GNOC") and the City of Monroe Georgia ("Counterparty") (each referred to herein as a "Party" and collectively as the "Parties"). In consideration of the mutual agreements and covenants herein contained, GNOC and Counterparty hereby agree as follows:

1. Definitions. For purposes of this Agreement, the definitions set forth in Attachment A shall apply unless the context clearly indicates otherwise. All capitalized terms used in this Agreement that are not defined in Attachment A shall have the definitions set forth elsewhere herein.

2. Term and Renewal

This Agreement is effective on the Effective Date and unless earlier terminated in accordance with the terms hereof will continue for five years (the "Term") and shall thereafter automatically renew for successive five-year terms (each, a "Renewal Term") unless terminated in accordance with the terms of the Agreement.

3. Services and Service Schedules

- (a) Services exchanged between Counterparty and GNOC under this Agreement may consist of point to point bandwidth connections, multi-point bandwidth connections, dark fiber IRUs, or ancillary services (for example space and power in a data center or communications building) as specified in a Service Schedule (the "Services").
- (b) It is anticipated that Service Schedules will usually specify an exchange where each Party provides Services to the other with no monetary consideration; however, Service Schedules may also specify the exchange of Services from one Party for monetary consideration from the other Party or for some combination of Services and monetary consideration. In the absence of such specificity however, no monetary consideration is contemplated under this Agreement.
- (c) A Service Schedule, containing the information identified in Exhibit 3(c) as applicable and such additional information that is appropriate for the transaction, will be the vehicle for specifying Services and shall set forth the details of the Services including locations and technical parameters as well as any monetary consideration. For certain Services GNOC may require the use of a separate agreement ancillary to the Service Schedule that includes additional terms and conditions applicable to such Services.
- (d) GNOC is authorized to allow use of and access to any of the Services by its Affiliates.

4. Operations, Maintenance, and Security Requirements

- a) The Parties recognize the importance of the Services provided and agree to make reasonable efforts to restore Services as soon as possible in the event of a Service outage. Each Party shall comply with all of the requirements contained in "Network Infrastructure Requirements" (attached hereto as Exhibit 4(a) and incorporated herein by reference) with respect to Services it provides. Each Party shall inform the other Party in cases where it does not meet the requirements contained therein.
- b) Either Party may propose revisions to Exhibit 4(a) from time to time by providing the other Party with an updated version of Exhibit 4(a). Each Party shall be bound to any new or modified requirements it has not objected to in writing within sixty (60) days of receiving notice of such new or modified requirements. For an objection to be valid, it must specify each new or modified requirement that is objectionable and provide a reasonable explanation of why the requirement is inappropriate.

5. Billing Process

- a) Each Party due any amount under this Agreement will provide either a paper or electronic invoice for such amount to the other Party each month or as provided in a Service Schedule. The receiving Party shall either pay such invoice within thirty (30) calendar days of receipt or dispute some or all of the invoice amount in writing and pay the undisputed portion within thirty (30) calendar days of receipt. Any invoice not disputed within thirty (30) calendar days will be deemed accepted. If the disputed portion of an invoice is in excess of \$50,000, the receiving Party shall, upon request by the other Party, deposit the disputed portion in an escrow account maintained at an institution selected by both Parties. The disputed portion will be disbursed upon resolution of the dispute pursuant to Section 15.
- b) Any invoices which a Party does not pay within the time period provided in the Agreement shall bear interest at a rate of one percent (1%) per month from the original due date until the date paid.
- c) Each Party shall maintain complete and accurate records of all amounts billable to and payments received from the other Party according to generally accepted accounting principles. Each Party shall keep these records for at least two (2) years after the applicable Service Schedule has been terminated or has expired. Any Party may upon ten (10) calendar days' written notice to another Party access these records at the other Party's offices during normal business hours to verify the accuracy of any invoice, charge or computation made pursuant to this Agreement or any Service Schedule.

6. Authorized Representatives

The Parties hereby name the following individuals as their authorized representatives for ordering and providing Services ("Authorized Representatives"):

Counterparty Authorized Representatives

GNOC Authorized Representatives

Brian Thompson

Quince Williams

Yolanda Fuller

Either Party may modify its Authorized Representatives at any time by providing written notice to the other Party.

7. Documents Incorporated by Reference; Entire Agreement; Order of Precedence, Counterparts

This Agreement, Attachment A (Definitions), Exhibit A (Additional Terms and Conditions for Colocation Services), Exhibit 4.(a) (Network Infrastructure Requirements Objective), and any Service Schedules agreed to between the Parties constitute the Parties' entire Agreement. Except as provided herein, this Agreement may be amended only in writing, signed by authorized signatories of each Party. In the event of any conflicts, the order of precedence will be the Service Schedules (but only with respect to provisions directly related to the Services specified in such Service Schedules), then this Agreement, then Attachment A, then Exhibit A, and then Exhibit 4(a). Any document may be signed in counterparts, and facsimile or electronic scanned copies may be treated as original signatures.

8. Termination

- a) Either Party may terminate this Agreement if the other Party is in breach of any material provision of this Agreement. The Parties agree that prior to termination for breach of a material provision of this Agreement the following steps must be followed: (1) written notice must be provided by the non-breaching Party to the breaching Party specifying the breach which is the basis of termination; (2) within ten (10) days the Parties will meet to discuss possible remedies for the material breach; (3) if the Parties agree on a remedy for such material breach then such remedy will be implemented within twenty (20) days of the meeting of the Parties or such length of time as the Parties shall agree. If the Parties have failed to reach an agreement on a method

to remedy the material breach within thirty (30) days of the written notice or if the breaching Party has failed to remedy the material breach within the time period agreed upon by the Parties, the non-breaching Party by written notice to the breaching Party may terminate this Agreement.

- b) Either Party may terminate this Agreement upon sixty (60) days' written notice to the other Party if the other Party (i) suspends its business operations; (ii) becomes insolvent; (iii) makes a general assignment for the benefit of creditors; or (iv) files, or has filed against it, a petition in bankruptcy.
- c) Either Party may terminate this Agreement for convenience by providing at least one hundred eighty (180) days' written notice to the other Party.
- d) A Party may terminate a Service Schedule if Services provided for under a Service Schedule fail to meet the specified requirements and such failure is not cured within thirty (30) days after receipt of written notice of such failure. The right of termination continues for ninety (90) days, at which point it will be deemed waived unless written notice of the exercise of the right has been provided to the other Party. The right of termination will become available again if another failure under the Service Schedule occurs. The termination notice must specify an effective date between sixty (60) and ninety (90) days from the notice date. Failure to meet the requirements of a Service Schedule shall not constitute a breach of the Agreement, and termination of a Service Schedule under this provision will have no impact on any other Service Schedule or the overall Agreement.
- e) Notwithstanding a Party's termination of this Agreement, if such Party continues to receive Services under a Service Schedule, this Agreement will continue to govern the provision of Services under the Service Schedule until the Service Schedule has been terminated or has expired.
- f) Either Party may terminate this Agreement or a Service Schedule if facilities required to provide the applicable Service are no longer available to it; provided however that each Party shall take commercially reasonable measures to ensure the availability of all required facilities and to provide the maximum notice practical once it becomes aware of the potential loss of a required facility.

9. Limitation of Liability, Indemnity

- a) Unless otherwise provided for in a Service Schedule, the sole remedy for the failure of a Service is the right of termination of the Service Schedule provided for in this Agreement.
- b) Except as to the Parties' indemnification obligations under Section 8(c) and confidentiality obligations under Section 10, under no circumstances will either Party be liable for any incidental, special or consequential damages, or punitive or exemplary damages.
- c) Each Party will defend, indemnify and hold harmless the other Party, and its respective directors, officers, employees, Affiliates and agents from and against all third party claims, liability, damages, demands, costs and expenses (including reasonable attorney's fees) arising out of the indemnifying Party's negligence or willful misconduct or intellectual property infringements with respect to the indemnifying Party's obligations under this Agreement or the indemnifying Party's failure to comply with the terms and conditions of this Agreement, provided however that neither Party will be required to provide indemnification for a claim that its actions contributed to a breach of the other Party's networks or systems.
- d) Counterparty will defend, indemnify and hold harmless GNOC and its respective directors, officers, employees, Affiliates and agents from and against all claims brought by Counterparty's customers, Counterparty's Affiliates, or any customers of Counterparty's Affiliates for liability, damages, demands, costs and expenses (including reasonable attorney's fees) arising out of or relating to their use of any of the Services.

10. Confidentiality

Each Party may make Confidential Information available to the other Party in performing its obligations under this Agreement. "Confidential Information" means all non-public information of either Party which is privileged, confidential or proprietary or which constitutes a trade secret under applicable law; provided, however, that Confidential Information shall not include information that (a) was in the receiving Party's possession before receipt from the disclosing Party; or (b) is or becomes a matter of public knowledge through no fault of the

receiving Party. Any Confidential Information provided by one Party to the other shall be treated as confidential by the receiving Party and shall not be used by the receiving Party for any purpose other than fulfilling its obligations under this Agreement, nor disclosed by the receiving Party to any third party other than the receiving Party’s employees, directors, contractors, Affiliates and agents who have a need to know such information and agree to keep such information confidential. If the receiving Party is required to disclose Confidential Information of the disclosing Party pursuant to law, the receiving Party will notify the disclosing Party of the required disclosure with sufficient time for the disclosing Party to seek relief, will cooperate with the disclosing Party in taking appropriate protective measures, and will make such disclosure in a fashion that maximizes protection of the Confidential Information from further disclosure. Upon the request of the disclosing Party, receiving Party shall return all Confidential Information provided by disclosing Party to receiving Party. The non-disclosure obligations of the Parties under this paragraph shall remain in effect throughout the Term and any Renewal Term of this Agreement and for 3 years after the termination or expiration of this Agreement.

11. Change in Law

In the event there is any: (1) new applicable law or regulation (2) change in any existing applicable law or regulation or (3) an interpretation of any applicable law or regulation which renders material performance under this Agreement by either Party illegal, the Parties shall meet within ten (10) days to discuss means by which this Agreement may be amended so that performance under this Agreement is legal. In the event that the Parties are unable to amend this Agreement to make performance legal, the Parties’ obligations hereunder shall terminate upon the date at which such performance became illegal or such other date as the Parties may agree. If this Agreement is terminated pursuant to this Section, neither Party shall be entitled to damages or indemnification from the other Party based on the resulting cessation of Services.

12. Cybersecurity

Each Party agrees that it is responsible for the security of its own networks and systems and that neither Party bears any responsibility for cybersecurity of the other Party. Any Services provided pursuant to this Agreement will be considered unsecured and the Party utilizing the Services is obligated to protect its network to the extent it sees fit. Neither Party will have liability to the other Party arising from the breach of a Party’s network or systems related to the Services (apart from the intentional breaching of a Party’s network or systems by the other Party) and each Party will defend, indemnify and hold harmless the other Party, and its respective directors, officers, employees, Affiliates and agents from and against all third Party claims that the provision of the Services contributed to a breach of the indemnifying Party’s network or systems.

13. Survival of Obligations

Upon the expiration or termination of this Agreement, any monies or credits then due and owing by either Party to the other shall be paid, any corrections or adjustments to payments previously made shall be determined, and any refunds due to either Party made, as soon as practicable. Either Party’s obligations to the other Party as a result of any event or action that occurred prior to or concurrently with such expiration or termination shall survive expiration or termination of this Agreement until all such costs have been paid the owing Party. Notwithstanding anything in this Agreement to the contrary, the provisions of Sections 9 and 10 and this Section 13 shall continue in effect for so long as necessary to accomplish their stated purposes.

14. Performance Excused

No Party shall be considered to be in default in performance of any of its obligations under this Agreement, except its obligations to make payments or provide credits as specified herein, to the extent such failure in performance shall be due to a Force Majeure Event. No Party shall, however, be relieved of liability for failure of performance to the extent such failure shall be caused by its intentional misconduct, its negligence, or due to removable or

remedial causes which it fails to remove or remedy within a reasonable time period. For the purpose of this Agreement, Force Majeure Event means any of the following events or circumstances to the extent not within the control, and without the fault or negligence, of the Party seeking to have its performance obligation excused thereby (the “Claiming Party”), and to the extent such event creates a condition such that the Claiming Party is prevented from performing one or more of its obligations hereunder, and which, by the exercise of due diligence, the Claiming Party is unable to overcome or avoid or cause to be avoided: (i) acts of God, including landslide, lightning, earthquake, fire, storm, flood, tornado, other natural disasters, epidemics, and weather-related events affecting an entire geographic region or any location where performance of contractual obligations is occurring which caused failure of facilities or otherwise prevented performance; (ii) riot; (iii) civil disturbance; (iv) insurrection; (v) war; (vi) sabotage; and (vii) action, inaction or restraint by a Governmental Authority as defined herein.

15. Dispute Resolution

(a) Any dispute between Counterparty and GNOC arising out of, relating to, in connection with or resulting from this Agreement shall be resolved exclusively under the processes set forth in this Section 15. A Party wishing to resolve a dispute under this Section 15 (the “Disputing Party”) shall provide the other Party (the “Non-Disputing Party”) with written notice (the “Dispute Notice”) describing the dispute and designating a senior representative to attempt to resolve the matter on an informal basis. The Non-Disputing Party shall designate its senior representative by providing written notice to the Disputing Party within five (5) days after receiving the Dispute Notice. The designated senior representatives shall meet as promptly as practicable. In the event the designated representative are unable to resolve the dispute by mutual agreement within thirty (30) days after the Non-Disputing Party’s receipt of the Dispute Notice (or such other period as the Parties may agree upon), either Party may submit such dispute to arbitration to be resolved in accordance with the arbitration procedures set for below.

(b) Any arbitration initiated under this Agreement shall be conducted before a single neutral arbitrator appointed by the Parties. If the Parties fail to agree upon a single arbitrator within ten (10) days after the referral of the dispute to arbitration, such arbitrator shall be chosen by the American Arbitration Association (“AAA”). In either case, the arbitrator shall have a minimum of ten (10) years’ experience as a licensed attorney in electric utility matters, and shall not have any current or past material business, person or financial relationships with any Party to the arbitration or such Party’s counsel (except prior arbitration). The arbitrator shall provide each of the Parties an opportunity to be heard and, except as otherwise provided herein, shall generally conduct the arbitration in accordance with the AAA’s Commercial Arbitration Rules. The arbitration must occur in Atlanta, Georgia.

(c) Unless otherwise agreed, the arbitrator shall notify the Parties in writing of the arbitrator’s decision. The arbitrator shall be authorized only to interpret and apply the provisions of the Agreement in accordance with Georgia law and shall have no power to modify or change any of the above in any manner.

(d) Each Party shall be responsible for its own costs incurred during the arbitration process. Each Party shall be responsible for one half the cost of the arbitrator.

(e) Notwithstanding any other provision of this Section 15, the Parties agree that if a Party is threatened with irreparable harm as the result of the other Party’s nonperformance or other breach of this Agreement or if such nonperformance or breach is without an adequate remedy at law, then the affected Party shall be permitted to seek injunctive relief (including specific performance) relating to the performance of this Agreement.

16. Representations and Warranties

(a) GNOC represents the following as of the Effective Date:

- 1) GNOC is a limited liability company duly organized and validly existing under the laws of the State of Georgia and has all requisite power and authority to enter into and perform its obligations under this Agreement.
- 2) The execution and delivery of this Agreement and the performance of its obligations hereunder have been duly authorized by all necessary action on its part and do not and will not conflict with or result in a breach of its organizational documents, bylaws or any other documents or agreements to which it is a party.
- 3) This Agreement is the valid and binding obligation of GNOC enforceable in accordance with its terms, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect that affect creditors' rights generally or by general principles of equity.

(b) Counterparty represents the following as of the Effective Date:

- 1) Counterparty is duly organized and validly existing under the laws of the State of Georgia and has all requisite power and authority to enter into and perform its obligations under this Agreement.
- 2) The execution and delivery of this Agreement and the performance of its obligations hereunder have been duly authorized by all necessary action on its part and do not and will not conflict with or result in a breach of its organizational documents, bylaws or any other documents or agreements to which it is a party.
- 3) This Agreement is the valid and binding obligation of Counterparty enforceable in accordance with its terms, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect that affect creditors' rights generally or by general principles of equity.

17. Required Insurance Coverage

(a) At all times during the performance of this Agreement, each Party shall have and maintain in force, and shall require any of its Subcontractors performing or assisting in performance of the Services required under this Agreement to obtain and maintain in force, the following insurance coverage from companies lawfully approved to do business in the State of Georgia:

- 1) Commercial general liability insurance providing personal injury, bodily injury, and property damage with a combined single limit of not less than \$1,000,000 per occurrence;
- 2) Workers' compensation insurance and employees' liability insurance, as required by Georgia law, covering all its employees who perform any of its obligations under the Agreement; and
- 3) Automobile liability insurance covering death or injury to any person or persons, or damage to property arising from the operation of vehicles or equipment, with limits of not less than \$1,000,000 per occurrence.

(b) Each Party shall provide notice of cancellation, nonrenewal or any change in the limits or type of coverage in any such policy to the other Party within five (5) days of the other Party's receipt of notification of such cancellation, nonrenewal or change.

(c) On the date this Agreement is signed, Counterparty shall provide a certificate from its insurance agent which names GNOC, GSOC, and GTC as additional insureds and verifies that these insurance coverages have been obtained from insurance companies reasonably acceptable to GNOC and are in force; and additional certificates of insurance shall be provided whenever individual policies are renewed (or replaced) on their anniversary date and at such other times as GNOC requests. If a certificate indicates that the policy must be endorsed to effect the additional insured coverage, GNOC agrees that it will submit the necessary premiums and documents/information to insurer to confirm that coverage for GNOC, GSOC, and GTC as additional insureds is provided.

(d) On the date this Agreement is signed, GNOC, GSOC and GTC shall provide certificates from their insurance agents which name Counterparty as an additional insured and verify that these insurance coverages

have been obtained from insurance companies reasonably acceptable to Counterparty and are in force; and additional certificates of insurance shall be provided whenever individual policies are renewed (or replaced) on their anniversary date and at such other times as Counterparty requests. Insurance coverage of GSOC and GTC shall only be applicable to claims arising from work performed in Counterparty’s facility by employees, vendors, or subcontractors to GSOC and/or GTC.

(e) Each Party shall require its Subcontractors to comply with the insurance requirements of this Agreement. Each Party must obtain and maintain in its records certificates of insurance from each Subcontractor's insurer, and shall obtain additional certificates of insurance from each Subcontractor’s insurer whenever policies are renewed or replaced. Upon request of GNOC, the certificate of insurance from each Subcontractor’s insurer must name GNOC, GSOC, and GTC as additional insureds. Each Party will furnish copies of each Subcontractor's certificate of insurance upon the other Party’s request.

(f) Each Party’s (and its Subcontractors’) insurance policies are the primary insurance policies with respect to any and all claims, losses, damages, liabilities and actions arising out of or relating to such Party’s or its Subcontractors’ performance of, or failure to perform, its obligations under this Agreement to the extent covered thereby, and the other Party’s insurance shall be in excess of the such Party’s (and its Subcontractors’) insurance and shall not contribute with it.

18. Taxes

Following the Effective Date and throughout the Term and any Renewal Term: (a) GNOC shall be responsible for and shall timely pay any and all taxes with respect to GNOC’s facilities; and (b) Counterparty shall be responsible for and shall timely pay any and all taxes with regard to the Counterparty facilities. The Parties agree to cooperate fully in the preparation of any returns or reports related to taxes or in the event a Party contests any tax. Nothing in this Agreement shall be interpreted to limit the right of either Party to challenge any such taxes, provided that the challenge of such taxes does not materially adversely affect the other Party’s rights under this Agreement and the Party challenging any such taxes provides prior written notice of such challenge to the other Party.

19. Miscellaneous

(a) Notices and Electronic Communications: Any notice pursuant to this Agreement must be in writing and will be deemed properly given if hand delivered, mailed, emailed, or faxed to GNOC or Counterparty using the contact information below. Any Party may change its contact information upon providing written notice of such change to the other Party.

GNOC	Counterparty
Georgia Network Operations Company, LLC	City of Monroe Georgia
2100 East Exchange Place	215 N Broad St
Tucker, GA 30084	Monroe, GA
Attn: Jeff Thompson	Attn: Brian Thompson
Email: jeff.thompson@gasoc.com	Email: bkthompson@monroega.gov
Fax: 770-270-7938	Fax:

(b) **Applicable Law:** This Agreement shall be governed by, and construed in accordance with the laws of the state of Georgia, without regard to that state's conflict of laws principles. The Parties hereby agree that as to any proceeding arising out of or relating to this Agreement that is not required to be submitted to arbitration pursuant to Section 15, sole jurisdiction and venue shall be in the state and federal courts located in the state of Georgia, and the Parties hereby waive any defense of jurisdiction and/or venue that may now or hereafter exist.

(c) **Assignment:** Neither Party may assign its rights nor obligations under this Agreement without the other's advance written consent, such consent not to be unreasonably withheld.

(d) **Waiver:** Either Party's failure to enforce any right or remedy available under this Agreement is not a waiver.

(e) **Severability:** If any part of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

(f) **Handwritten Changes:** Handwritten changes are not binding on either Party unless initialed by each Party.

(g) **Third Party Beneficiaries:** GTC, GSOC, and OPC are third party beneficiaries of this Agreement. No other third party beneficiaries to this Agreement are intended and no other entity shall have any right to enforce the Agreement or recover damages pursuant to its terms.

(h) **Integration:** This Agreement supersedes all prior agreements and understandings (whether written or oral) between the Parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the Parties have duly executed and delivered this Agreement as of the Effective Date.

COUNTERPARTY

GNOG

By: _____

By: _____

Name:

Name: Jeff Thompson

Title:

Title: Vice President - Business Operations

Tax ID Number:

Tax ID Number: 58-2231207

ATTACHMENT A

DEFINITIONS

“AAA” means the American Arbitration Association.

“Affiliate” means any entity controlling, controlled by, or under common control with a Party, and in the case of GNOC, includes GSOC and any entity owned in whole or part by some or all of the members of GSOC.

“Agreement” means this Telecommunications Services Exchange Agreement between the Parties.

“Authorized Representatives” means the individuals designated as the Parties’ representatives pursuant to Section 5.

“Claiming Party” has the meaning set forth in Section 14.

“Confidential Information” has the meaning set forth in Section 10.

“Dispute Notice” has the meaning set forth in Section 15(a).

“Disputing Party” has the meaning set forth in Section 15(a).

“Effective Date” has the meaning set forth in the preamble of this Agreement.

“Force Majeure Event” has the meaning set forth in Section 14.

“GNOC” has the meaning set forth in the preamble of this Agreement.

“GSOC” refers to Georgia System Operations Corporation.

“GTC” refers to Georgia Transmission Corporation (An Electric Membership Corporation).

“Governmental Authority” means any federal, state, local, territorial or municipal government and any department, commission, board, bureau, agency, instrumentality, judicial or administrative body thereof having competent jurisdiction over the subject or party at issue.

“Initial Term” has the meaning set forth in Section 2.

“Network Infrastructure Requirements” means the requirements set forth in Exhibit 3(c) to this Agreement, as may be revised from time to time.

“Non-Disputing Party” has the meaning set forth in Section 15(a).

“OPC” refers to Oglethorpe Power Corporation (An Electric Membership Corporation).

“Service Schedule” means a schedule agreed to by both Parties that sets forth Services to be exchanged between the Parties and the terms and conditions upon which such Services will be provided.

“Services” has the meaning set forth in Section 3(a).

“Subcontractor” means any subcontractor, vendor, supplier or similar entity that contracts with a Party to perform any of the Services under this Agreement and performs such Services in the other Party’s facility or on the other Party’s premises.

“Term” has the meaning set forth in Section 2.



SERVICE SCHEDULE AGREEMENT (Page 1) GNOC Furnished Services

Date of Request	1/1/2023	Counterparty Order Number:	
Counterparty Name:	City of Monroe	Counterparty Circuit ID:	CITYOFMONROE-DIA-WALHQ-001
Counterparty Name/Numbe	Brian Thompson	Order Type:	New
Address:	215 N Broad St	Requested Due Date:	
City, State, Zip:	Monroe, GA 30655	Expedite:	
email:	bkthompson@monroega.gov	phone:	(770)267-3429

ORDER INFORMATION

Service Type: 10G DIA	Service Term: 20 Yr or Length of IRU
Ethernet Service Details	Optical Service Details
Bandwidth: N/A	Bandwidth: 10GigE
- Reduced Bandwidth on redundant path (if N/A	- Reduced Bandwidth on redundant path (if applicable) N/A
A Loc - Handoff Type: N/A	A Loc - Handoff Type: Single-mode fiber LC
Z Loc - Handoff Type: N/A	Z Loc - Handoff Type: Single-mode fiber LC
L2VPN Details:	Optical Protected Path? no
Service Counterparty Tag (S-TAG) N/A	Encrypted Wavelength? no
Counterparty Tags (C-TAG) N/A	
MAC Learning? N/A	
Space and Power Details	Dark Fiber Service Details
Location:	Route #1:
19" rack space required (Rack Units): N/A	A-Location:
48VDC Power (Amps): N/A	Z-Location:
- separate A-side/B-side feeds? N/A	# of fibers: miles per fiber:
- generator backup (hours) N/A	Route #2:
	A-Location:
	Z-Location:
	# of fibers: miles per fiber:
LOCATION A:	LOCATION Z:
GNOC Demarcation Point: GNOC DIA Network	GNOC Demarcation Point: Walton EMC
GNOC Device Name/Port:	GNOC Device Name/Port:
Location name:	Location name: WALHQ
Street Address:	Street Address: 842 US-78
City, State, Zip:	City, State, Zip: Monroe, GA 30655
Handing Off To:	Handing Off To:

PRICING INFORMATION PAYMENTS TO GNOC

Service MRC:	\$0.00	Labor NRC:	\$0.00
A Loc Cross Connect MRC:	\$0.00	Materials NRC:	\$0.00
Z Loc Cross Connect MRC:	\$0.00	Swap for Services identified on page 2? (Y/N)	Y

CONTACT INFORMATION FOR SERVICES FURNISHED BY GNOC

GNOC MAINTENANCE CONTACT:	GNOC Design/Installation CONTACT:
Name: John Pirtle	Name: Mark Bowman
Telephone Number: 770-270-7120	Telephone Number: 770-270-7826
Email: telecom-noc@gasoc.com	Email: telecom-eng@gasoc.com
Counterparty Maintenance CONTACT:	Counterparty Design/Installation Contact
Name: Brian Thompson	Name: Brian hompson
Telephone Number:	Telephone Number:
Cell Phone:	Cell Phone:
Email: bkthompson@monroega.gov	Email: bkthompson@monroega.gov

Remarks: 10Gb DIA delivered to Walton EMC HQ . The Cost of DIA is a swap for dark fiber. During the ninety (90) day period after every fifth (5th) anniversary of the Effective Date during the Term of the Telecommunications Service Exchange Agreement, upon either party's request, the parties shall reassess the services provided by GNOC to determine if the value of such services remains reasonably comparable with the value of the dark fiber provided by City of Monroe. If the parties determine that the value is not reasonably comparable, the parties will discuss a change in volume or scope of the services provided by GNOC to reach reasonable comparable value. If at any time during the Term a new law or regulation or change in existing law or regulation materially increases GNOC's cost of providing the services, upon GNOC's request, the parties agree to discuss a change in GNOC's services to reach reasonably comparable value of the services provided by the parties.

The purpose of this service schedule (including page 2) is to provide cost and technical information regarding services to be provided under the terms and conditions of the agreement between Counterparty and GNOC dated:_____.	Agreement Date
---	-----------------------

Counterparty Approval/Title: _____ Date: _____	Accepted by GNOC/Title: _____ Date: _____
--	---



SERVICE SCHEDULE AGREEMENT (Page 2)
Counterparty Furnished Services (if applicable)

Date of Request: 6/2/2022
 Counterparty Name: City of Monroe
 Counterparty Name/Number: Brian Thompson
 Address: 215 N Broad St
 City, State, Zip: Monroe, GA 30655
 email: bkthompson@monroega.gov phone: (770)267-3429

Counterparty Order Number:
 Counterparty Circuit ID:
 Order Type:
 Requested Due Date:
 Expedite:

ORDER INFORMATION

Service Type Dark Fiber	Service Term - 20 years from date of service availability with automatic
Ethernet Service Details	Optical Service Details
Bandwidth: N/A	Bandwidth: N/A
- Reduced Bandwidth on redundant path (if applicable) N/A	- Reduced Bandwidth on redundant path (if applicable) N/A
A Loc - Handoff Type: N/A	A Loc - Handoff Type: Single-mode fiber LC
Z Loc - Handoff Type: N/A	Z Loc - Handoff Type: Single-mode fiber LC
L2VPN Details:	Optical Protected Path? no
Service Counterparty Tag (S-TAG) N/A	Encrypted Wavelength? no
Counterparty Tags (C-TAG) N/A	
MAC Learning? N/A	

Dark Fiber Service Details	Dark Fiber Service Details
Route #1:	Route #8:
A-Location Walton EMC HQ	A-Location:
Z-Location City of Monroe	Z-Location:
# of fibers: 4 miles per fiber: 8.67	# of fibers: miles per fiber:
Route #2:	Route #9:
A-Location City of Monroe	A-Location:
Z-Location Poplar St.	Z-Location:
# of fibers: 2 miles per fiber: 2.73	# of fibers: miles per fiber:
Route #3:	Route #10:
A-Location City of Monroe	A-Location:
Z-Location Social Circle Primary	Z-Location:
# of fibers: 4 miles per fiber: 8.77	# of fibers: miles per fiber:
Route #4:	Route #11:
A-Location Doyle	A-Location:
Z-Location LG&E	Z-Location:
# of fibers: 2 miles per fiber: 2.6	# of fibers: miles per fiber:
Route #5:	Route #12:
A-Location LG&E	A-Location:
Z-Location City of Monroe	Z-Location:
# of fibers: 2 miles per fiber: 1.95	# of fibers: miles per fiber:
Route #6:	Route #13:
A-Location Walton EMC HQ	A-Location:
Z-Location Walton EMC Watkinville	Z-Location:
# of fibers: 4 miles per fiber: 14.06	# of fibers: miles per fiber:
Route #7:	Route #14:
A-Location Walton EMC Snellville DO	A-Location:
Z-Location City of Monroe (215 N Broad St., Monroe GA 30655)	Z-Location:
# of fibers: 2 miles per fiber: 29.6	# of fibers: miles per fiber:

PRICING INFORMATION PAYMENTS TO GNOC

Service MRC: \$0.00	Labor NRC: \$0.00
A Loc Cross Connect MRC: \$0.00	Materials NRC:
Z Loc Cross Connect MRC: \$0.00	Swap for Services identified on page 2? (Y/N) N

CONTACT INFORMATION FOR SERVICES FURNISHED BY GNOC

GNOC MAINTENANCE CONTACT:	GNOC Design/Installation CONTACT:
Name: John Pirtle	Name: Mark Bowman
Telephone Number: 770-270-7120	Telephone Nurr 770-270-7826
Email: telecom-noc@gasoc.com	Email: telecom-eng@gasoc.com
Counterparty Maintenance CONTACT:	Counterparty Design/Installation Contact
Name: Brian Thompson	Name: Brian Thompson
Telephone Number: (770)267-3429	Telephone Nurr (770)267-3429
Cell Phone: (404)427-0719	Cell Phone: (404)427-0719
Email: bkthompson@monroega.gov	Email: bkthompson@monroega.gov



To: City Council
From: Logan Propes, City Administrator
Department: Water
Date: 06/06/23
Subject: Raw Water Main Replacement – Easement Acquisition

Budget Account/Project Name: Capital Improvement Project 20-030

Funding Source: Utility Bond

Budget Allocation: \$3,520,000.00

Budget Available: \$1,776,781.33

Requested Expense: \$160,000.00

Company of Record: Rowell Family Partnership & Still Family Realty, LLC

Description:

Staff recommends the approval of the request to purchase an easement at 1125 North Broad Street for \$160,000 that is associated with the Raw Water Main Replacement/Extension. This property has been appraised by Crossroads Appraisal Group and coordinated through the Primacq Group during the easement acquisition process. The property is a needed access for the project path and completion.

Background:

The City of Monroe is continually striving to increase service capacity for all utilities. The upgrade and extension of the raw water main is needed to better provide for capacity needs in the future.

Attachment(s):

Appraisal Summary Report – 1 page

COMPENSATION SUMMARY- 388C

Project: City of Monroe 24" Raw Water Main & 20" Finished Water Main Extension Parcel: N/A
 Municipality: City of Monroe PI#: 1125 North Broad Street
 Date Signed: April 20, 2023 Date of Value: 4/10/23
 Appraiser/Signature: Casey Lyon, MAI – Crossroads Appraisal Group Certification #: CG 262200
 Appraiser Name: Casey Lyon, MAI Address: 1755 N Brown Rd, Ste 200-2046, Lawrenceville, GA 30043
 Telephone & Fax: 404-724-5110 Cell: 404-550-0921

Value of Land to be Acquired, Fee Simple:			
N/A	N/A		\$0
Land Area	Price/Unit		
Value of Permanent Easement(s):			
.87 acres	\$145,000	75%	\$94,613
Land Area	Price/Unit	% of Fee Value	
Value of Site Improvements to be Acquired:			\$0
			\$0
			\$0
Personal Property			\$0
Market Value of the Acquisition:			\$94,613
Cost to Cure			\$0
Damages to Trade Fixtures			\$0
Temporary Easement (.89 acres for 5 years)			\$64,525
RECOMMENDED COMPENSATION, AS ROUNDED:			\$160,000

SUMMARY OF COMPENSATION FOR OWNERSHIP INTERESTS

	Name	Compensation	Items Included
OWNER/LEASED FEE	Rowell Family Partnership & Still Family Realty LLC	\$160,000	Land & Site Improvements
LEASEHOLD			
SUBLEASEHOLD			
TRADE FIXTURES			
EASEMENT OWNERS			
PERSONAL PROPERTY			



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 5/25/2023
Subject: Rezone #2329 – 414 Davis Street – B-2 & PRD to R-1A to allow for development of two single-family dwellings and subdivision of the property

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 414 Davis Street is petitioning for a rezone from B-2 and PRD to R-1A in order to allow the development of the property into two single-family dwellings and subdivide the property into infill overlay district lots.

Background:

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

Recommendation:

The Planning Commission voted unanimously to recommend approval of the rezone from B-2 to PRD to R-1A as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 2329

DATE: May 5, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Anjer Construction, Inc.

PROPERTY OWNER: Anjer Construction, Inc.

LOCATION: Southwest corner of Davis Street and Bell Alley – 414 Davis Street

ACREAGE: ±0.273

EXISTING ZONING: B-2 (General Commercial District) & PRD (Planned Residential District)

EXISTING LAND USE: Neighborhood church

ACTION REQUESTED: Rezone B-2 and PRD to R-1A (Medium Lot Residential District)

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

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: May 16, 2023

CITY COUNCIL: June 13, 2023

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone to R-1A (Medium Lot Residential District) in order to construct two single-family dwellings that will be subdivided into infill lots within the Infill Overlay District. The property currently contains a single-family residence that was converted into a neighborhood scale church. The existing building was constructed in 1930. The applicant proposes to raze the existing structure to construct two new single-family dwellings. The majority of the subject property has been zoned B-2 (General Commercial District) since the City adopted zoning. The applicant purchased a small portion of the adjoining property that was rezoned to PRD (Planned Residential District) back in 2017.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – Subdivide into two (2) R-1A single-family residential lots in the Infill Overlay District
 - Site Area – ±0.273 Acres
 - Proposed Lots - ±0.128 Acres/5,574 Sf and ±0.145 Acres/6,314 Sf
 - Proposed Dwellings – 1,670 Sf ranch style dwelling and 1,800 Sf two-story dwelling

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-2 (General Commercial District) and PRD (Planned Residential District). The majority of the property has been zoned B-2 since the City adopted zoning with a small portion of the property zoned PRD. The PRD portion of the property was recently rezoned in 2017 as part of the Madison Davis Planned Residential Development. One single-family residence has been on the property since 1930. The dwelling was converted into a neighborhood scale church. Under the current B-2 zoning, the property is unable to be subdivided for single-family residential lots within the Infill Overlay District (IOD).
- (1) 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 construct two single-family residences and subdivide the property into two Infill Overlay District (IOD) lots. Single-family residences are permitted uses in the R-1A zoning district and the proposed lots conform to the IOD dimensional requirements.
- (2) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located north and east of this site along Davis Street and Bell Alley are zoned B-2. Properties south and west of the site are zoned PRD. Surrounding land uses are predominantly single-family residences with a neighborhood scale church across from the site on Davis Street. The requested rezone to allow for subdividing the property into two IOD lots should not adversely affect any of the adjacent or nearby properties.
- (3) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The requested rezone to subdivide the property into two IOD lots for single-family residences should not adversely affect any existing infrastructure or City services.
- (4) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is predominantly residential. The future character will be predominantly residential smaller lot and multi-family focused in this

vicinity of the sub-area. The proposed rezone to subdivide the property into two IOD lots for new single-family residences meets the intent of the goals of the Comprehensive Plan.

- (5) 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 B-2 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 development of two single-family dwellings on lots within the Infill Overlay District.



City of Monroe

215 N. Broad Street
Monroe, GA 30655

REZONE PERMIT

PERMIT #:	2329	DESCRIPTION:	REZONING B-2 TO R-1A
JOB ADDRESS:	414 DAVIS ST	LOT #:	
PARCEL ID:	M0170177	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	ANJER CONSTRUCTION INC	CONTRACTOR:	ANJER CONSTRUCTION INC
ADDRESS:	249 POPPIFIELD FARM DR	PHONE:	
CITY, STATE ZIP:	GOOD HOPE GA 30641	OWNER:	
PHONE:		PHONE:	
PROP. USE		DATE ISSUED:	4/25/2023
VALUATION:	\$ 0.00	EXPIRATION:	10/22/2023
SQ FT	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION	770-207-4674		
REQUESTS:	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 B-2 to R-1A at 414 Davis St on May 16, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on June 13, 2023 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)

5/12/23

 DATE



CITY OF MONROE REZONE APPLICATION

RECEIVED
#2329

REZONE LOCATION & DESCRIPTION

Address (or physical location): 414 DAVIS STREET
MONROE, GA 30655 Parcel #(s): MO170177
 Acreage/Square Feet: .25 AC Council Districts: 4 / 8
 Existing Zoning: B2 & PRD Proposed Zoning: R-1A
 Existing Use: CHURCH
 Proposed Use: RESIDENCE (2)

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: BRIAN ZEIS dba ANJER CONST, INC. Phone #: 678-472-5733
 Address: 249 POPPYFIELD FARM DR City: GOOD HOPE State: GA Zip: 30641
 Applicant (if different than owner): SAME 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)): B2 BUILDING USED AS A CHURCH ON THE CORNER OF R1A, 100 BUILDINGS OF MADISON DAVIS.

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)): DEMOLISH BUILDING, IN POOR CONDITION, AND REPLACE WITH TWO RESIDENCES TO MATCH EXISTING HOMES IN MADISON DAVIS INFILL HOMES SURROUNDING THE PROPERTY.

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)): COMPLETE AND BLEND IN WITH NEW HOMES OF THE NEW EXISTING HOMES OF BELL ST & DAVIS ST.

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)): CHURCH IS VACANT

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: 1/26/23

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ DATE: _____

NOTARY PUBLIC:

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

NOTARY SIGNATURE: _____

DATE: _____

SEAL:

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

Request for rezoning property at 414 Davis Street, Monroe, Georgia

Request is to demolish the existing poorly constructed residence that was changed into a church, subdivide as two lots in the infill Overlay District and build two residences like the adjoining Madison Davis MDPDRD development. Homes will face Davis Street with rear parking pads accessed from Bell Street in the rear of the property by an access easement driveway. The dwellings will be a 1,670 sq.ft. ranch and a 1,800 sq.ft. two story dwelling. Façade for the dwellings will be cement board with brick or stone accents. General construction will comply with Section 645 Infill Overlay District and specifically Design Elements in Section 645.5 for size, design and elements.

I am requesting a rezoning from the current B2 to R1A.









EXISTING STREET VIEW

Legal Description
414 Davis Street

All that tract or parcel of land, together with all improvements thereon, situated, lying and being in the State of Georgia, County of Walton, and in the City of Monroe, at the southwest corner of the intersection with the right-of-way of Davis Street and Bell Alley and more particularly described as follows: Beginning at an iron pin set at said southwest corner of the intersection with the right-of-way of Davis Street and Bell Alley, running thence South 10 degrees 1 minute 6 seconds East a distance of 112.00 feet to an iron pin, running thence South 81 degrees 9 minutes 19 seconds West a distance of 102.54 feet to an iron pin, running thence South 79 degrees 28 minutes 4 seconds West a distance of 6.01 feet to an iron pin, running thence North 7 degrees 53 minutes 42 seconds West a distance of 111.53 feet to an iron pin with said pin located on the southern right-of-way of Davis Street, running thence North 80 degrees 58 minutes 11 seconds East a distance of 6.00 feet to an iron pin set, running thence North 80 degrees 47 minutes 41 seconds East a distance of 98.40 feet to an iron pin set, said iron pin is the Point of Beginning.

BK:5257 PG:107-108
Filed and Recorded
Jan-10-2023 11:12 AM
DOC# 2023 - 000224
Real Estate Transfer Tax
Paid: \$ 100.00
1472023000071
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 8846450835

Record and Return to:
Lueder, Larkin & Hunter, LLC
304 N. Broad Street
Monroe, GA 30655
File No.: GA-MN-22-0526-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON
APN/Parcel ID: M0170-00000-177-000

THIS INDENTURE, made this 10th day of January, 2023, between

Jimmie Lee Jackson

as party or parties of the first part, hereinafter called Grantor, and

Anjer Construction, Inc.

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

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, and in the City of Monroe, at the corner of Bells Alley and Davis Street and more particularly described as follows: Beginning at an iron pin at the corner of Davis Street and Bells Alley, the beginning point being 21 feet southwesterly from the center of the intersection of Davis Street and Bells Alley and running along the south side of Davis Street South 79 degrees 15 minutes West 98.4 feet to an iron pin; running thence South 12 degrees East 111.5 feet to an iron pin; thence North 79 degrees East 100.3 feet to an iron pin at Bells Alley; running thence along the west side of Bells Alley North 14 degrees 15 minutes West 112 feet to the beginning point. Said land is bounded, now or formerly, as follows; on the Northeast by Bells Alley; on the Southeast by Land of Mrs. Rosa M. Walker; on the Southwest by Land of Clifford Walker; and on the Northwest by Davis Street; Said Land is shown by plat made by E.M. Wayne, Jr., C.E., December 14, 1946, recorded in Plat Book 4, Page 25, Clerk's Office,

Walton County, to which plat and the record thereof reference is hereby made.

Being a portion of the property conveyed to Grantor herein by Warranty Deed filed July 24, 2006, recorded in Deed Book 2514, Pages 496-497, Walton County, Georgia.

Subject to all easements and restrictions of record.

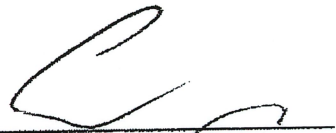
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

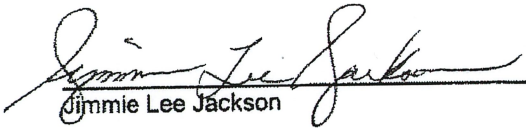
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

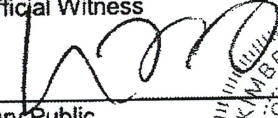
GRANTOR:



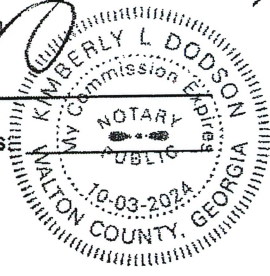
Unofficial Witness



Jimmie Lee Jackson (SEAL)



Notary Public
My Commission Expires
[Notary Seal]



BK:5281 PG:62-63
Filed and Recorded
Mar-16-2023 04:40 PM
DOC# 2023 - 002433
Real Estate Transfer Tax
Paid: \$ 1.00
1472023001006
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 8846450835

Record and Return to:
Lueder, Larkin & Hunter, LLC
304 N. Broad Street
Monroe, GA 30655
File No.: GA-MN-23-0105-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON
APN/Parcel ID: M0170-00000-176-000

THIS INDENTURE, made this 16th day of March, 2023, between

Madison Davis of Monroe Homeowners Association, Inc.

as party or parties of the first part, hereinafter called Grantor, and

Anjer Construction, Inc.

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

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 65 of the 3rd Land District of Walton County, City of Monroe, Georgia and being more particularly described as follows: Begin at the intersection where the right-of-way of Davis Street and the centerline of Bell Alley meet; Thence South 80 degrees 47 minutes 41 seconds West for a distance of 107.34 feet to a point, said point being the true point of beginning; Thence South 07 degrees 53 minutes 43 seconds East for a distance of 111.37 feet to a 1/2" rebar found; Thence South 79 degrees 28 minutes 04 seconds West for a distance of 6.01 feet to a 3/4" rebar found; Thence North 07 degrees 53 minutes 42 seconds West for a distance of 111.53 feet to a 1/2" rebar found; Thence North 80 degrees 58 minutes 11 seconds East for a distance of 6.00 feet to a point; Said point being the true point of beginning. Having an area of 669 Square feet.

Subject to all easements and restrictions of record.

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

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Unofficial Witness

Notary Public


My Commission Expires:

[Notary Seal]



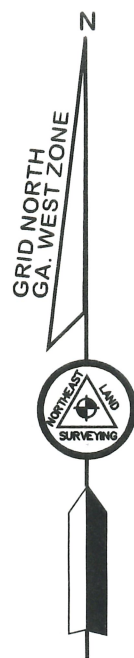
Madison Davis of Monroe Homeowners Association, Inc.

By:  (SEAL)
Sarah Krawczyk, CFO

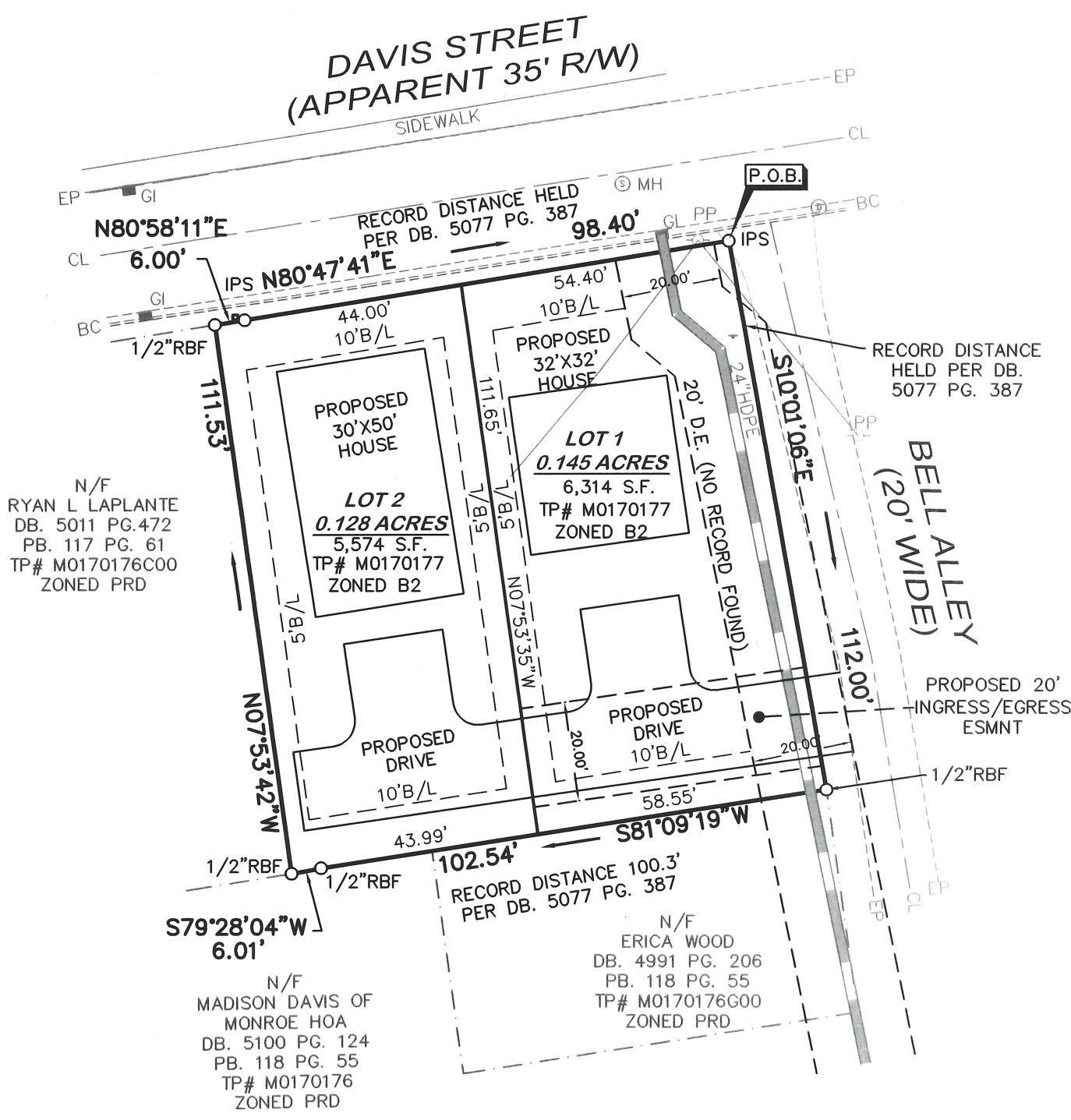
By:  (SEAL)
Ryan LaPlante, Secretary

NOTES:

1. SUBJECT ADDRESS: 414 DAVIS STREET
2. TAX PARCEL: M0170177
3. CURRENT ZONING: B2 AND PRD
4. TOTAL ACREAGE: 0.25 ACRES
5. PROPOSED ZONING: R-1A "INFILL OVERLAY DISTRICT"
 FRONT SETBACK: 10'
 REAR SETBACK: 10'
 SIDE SETBACK; 5' (10' BETWEEN BUILDINGS)



LEGEND	
B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CTP=	CRIMP TOP PIPE
DE =	DRAINAGE EASEMENT
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
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 =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
RBF=	REBAR PIN FOUND
R/W=	RIGHT OF WAY
SSE=	SANITARY SEWER EASEMENT
⊙ MH =	SANITARY SEWER MANHOLE
⊙ DWCB=	DOUBLE WING CATCH BASIN
⊙ SWCB=	SINGLE WING CATCH BASIN
● JB =	JUNCTION BOX
■ DI =	DROP INLET
— HW =	HEADWALL
— FES=	FLARED END STRUCTURE
⊙ PP =	POWER POLE
⊙ FH =	FIRE HYDRANT
-X-	FENCE
—	FLOOD LIMITS
—	SWALE



**WITHIN IN THE CITY
OF MONROE**

414 DAVIS STREET

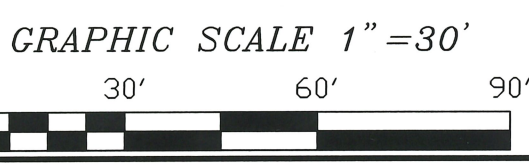
REZONING EXHIBIT PLAT FOR:
**ANJER
CONSTRUCTION, INC.**



**NORTHEAST
SURVEYING, LLC**
 A Georgia Land Surveying Firm # 1240
 P.O. BOX 384
 Braselton, Ga. 30517
 Phone: 678-776-7494

No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		

Date: 2/17/23 Land Lot: 65 District: 3rd
 County: Walton, Ga. Scale: 1"=50'
 Drawn By: KLC Checked By: CDN
 Date of Field Work: 1/11/23 Job #: 23-004





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 5/25/2023
Subject: CUP #2330 – 121 Victory Drive – Telecommunications Tower

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 121 Victory Drive is petitioning for a Conditional Use approval in order to allow for development of a telecommunications tower on a property currently operating as a wholesale and retail sand and gravel operation.

Background:

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

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use request with three (3) conditions.

Conditions:

1. The proposed telecommunication tower shall not be taller in height than described in the Conditional Use application and supporting documents.
2. The developer shall submit a Structural Tower Analysis with the building permit application. The analysis shall be signed and sealed by a professional structural engineer licensed in the State of Georgia. The analysis shall include a structural analysis, drawings, calculations and supporting documentation that includes the following:
 - a. Tower height and design, including technical, engineering, and other pertinent factors governing selection of the proposed design. A cross-section of the tower structure shall be included.
 - b. Total anticipated capacity of the structure, including number and types of antennae which can be accommodated on the tower.
 - c. Evidence of structural integrity of the tower structure.
 - d. Failure characteristics of the tower and demonstration that site and setbacks are of adequate size to contain debris.

3. The developer shall provide satisfactory evidence that FAA, FCC and any appropriate state review authority requirements for the proposed tower are met or that the tower is exempt from those regulations with the building permit application.

Attachment(s):

Staff Report

Application Documents





**Planning
City of Monroe, Georgia
CONDITIONAL USE STAFF REPORT**

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 2330

DATE: May 5, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Atlas Tower 1, LLC

PROPERTY OWNER: Sturgill Family, LLC

LOCATION: East side of Victory Drive – 121 Victory Drive

ACREAGE: ±4.15

EXISTING ZONING: M-1 (Light Industrial/Manufacturing District)

EXISTING LAND USE: Wholesale and retail sand and gravel hauling operation

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to allow for a telecommunications facility.

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request with conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: May 16, 2023

CITY COUNCIL: June 13, 2023

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow a telecommunications tower on a property currently being used as a wholesale and retail sand and gravel hauling operation. Telecommunication towers are conditional uses in the M-1 (Light Industrial/Manufacturing) and B-3 (Highway Commercial Zoning) zoning districts. The subject property has been zoned M-1 since the City adopted zoning. The existing sand and gravel hauling operation has been located on the property for the past few years. A concrete mixing operation was formerly located on the property. The proposed telecommunication tower will be 150 feet in height, with the potential to have 4 carriers.

PROPOSED PROJECT SUMMARY:

- Telecommunications Tower
 - Tower Height – 150 Feet
 - Includes a total of 4 co-locatable carrier antenna locations
 - No specific carriers identified

- Additional 4-foot lightning rod on top of tower
- Tower Compound and Lease Area – ±1,500 Sf
 - Landscaping will be provided around the compound

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE DECISIONS” AS SET FORTH IN SECTION 1120.2 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) **The height of the proposed tower:** The proposed telecommunication tower will be 150 feet in height with an additional 4-foot lightning rod. The tower is proposed to be a typical galvanized metal monopole style tower, without guyed wires. The tower will accommodate up to 4 potential carriers.
- (2) **The proximity of the tower to residential structures and residential district boundaries:** The proposed telecommunication tower will be located near the southern boundary of the site, outside of the existing sand and gravel hauling operation. The proposed tower will be located approximately 40 feet from the southern boundary of the site adjacent to a property currently zoned R-1A (Medium Lot Residential). The owner of the subject property also owns the adjoining R-1A zoned property. There are no residential structures located on the adjoining R-1A property. The closest residential structure to the proposed tower is located at 135 Victory Drive. The existing residential structure on that property will be approximately 150 feet from the base of the proposed tower. Section 1130.2 requires telecommunication towers to be set back distance equal to the height of the tower from any off-site residence. The proposed tower is 150 feet in height with a 4-foot lightning rod.
- (3) **The type of uses on adjacent and nearby properties:** The use on the subject property is a wholesale and retail sand and gravel hauling operation. Directly east of the site is the Great Walton Railroad right-of-way. Beyond the railroad r-o-w east of the site, properties along S. Madison Ave. are zoned M-1 (Light Industrial/Manufacturing) and contain a variety of non-residential uses including a neighborhood scale church and a motorcycle club. Properties south and west of the site along Victory Drive are zoned R-1A (Medium Lot Residential) and contain single-family residences. Properties north of the site along E. Fambrough St. are zoned M-1, but primarily contain single-family residences.
- (4) **The surrounding topography:** The surrounding topography is gently sloping and relatively level terrain. The subject property and surrounding properties are located on a gentle natural ridge that runs north and south through the center of the City.
- (5) **The design of the tower, particularly as to visual obtrusiveness:** The proposed tower will be a monopole style tower without any guyed wires. The appearance of the tower will be an unpainted galvanized metal. No stealth or camouflaging techniques are proposed for the tower, such as a simulated tree.
- (6) **The proposed ingress and egress:** The construction and maintenance of the tower will be via a 12-foot wide access easement from Victory Drive to the tower compound. An additional 20-foot wide utility easement is included with the 12-foot wide access easement from Victory Drive.

- (7) The availability of suitable existing towers and other structures as discussed in Section 1120.1(3):** The closest structure in proximity to the proposed location is the City’s elevated water tank located on Norris St. approximately 1,860 feet (±0.353 miles) from the site. There are no other radio towers in this vicinity of the City. The applicant is required to provide an inventory of all existing towers and structures within one-quarter (1/4) mile from the proposed site along with this application per Section 1120.1(2) of the Zoning Ordinance. Section 1120.1(3) dictates requirements for administrative approval of towers and the responsibility of the applicant to demonstrate that no other tower or structure can accommodate the applicant’s proposed antenna. With the closest structure located more than one-quarter (1/4) mile away from the site, the applicant has technically satisfied the requirements of Sections 1120.1(2) and 1120.1(3).
- (8) Whether the tower is designed to accommodate additional antennas:** The tower elevation provided in the conditional use application indicates the proposed telecommunication tower can accommodate up to 4 carriers.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use for a telecommunications facility, subject to the following conditions:

- 1. The proposed telecommunication tower shall not be taller in height than described in the Conditional Use application and supporting documents.
- 2. The developer shall submit a Structural Tower Analysis with the building permit application. The analysis shall be signed and sealed by a professional structural engineer licensed in the State of Georgia. The analysis shall include a structural analysis, drawings, calculations and supporting documentation that includes the following:
 - a. Tower height and design, including technical, engineering, and other pertinent factors governing selection of the proposed design. A cross-section of the tower structure shall be included.
 - b. Total anticipated capacity of the structure, including number and types of antennae which can be accommodated on the tower.
 - c. Evidence of structural integrity of the tower structure.
 - d. Failure characteristics of the tower and demonstration that site and setbacks are of adequate size to contain debris.
- 3. The developer shall provide satisfactory evidence that FAA, FCC and any appropriate state review authority requirements for the proposed tower are met or that the tower is exempt from those regulations with the building permit application.



City of Monroe

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

CONDITIONAL USE PERMIT

PERMIT #:	2330	DESCRIPTION:	CONDITIONAL USE - TELECOMMUNICATIONS FACILITY
JOB ADDRESS:	121 VICTORY DR	LOT #:	
PARCEL ID:	M0200242	BLK #:	
SUBDIVISION:		ZONING:	M-1
ISSUED TO:	ATLAS TOWER 1 LLC	CONTRACTOR:	ATLAS TOWER 1 LLC
ADDRESS:	3002 BLUFF ST	PHONE:	
CITY, STATE ZIP:	BOULDER CO 80301	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	4/25/2023
VALUATION:	\$ 0.00	EXPIRATION:	10/22/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	CONDITIONAL USE PERMIT	\$ 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 Conditional Use for a telecommunications facility at 121 Victory Dr on May 16, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on June 13, 2023 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)

5/10/23
DATE



CITY OF MONROE

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 121 VICTORY DR, Monroe GA 30655

Parcel #: M0200242 Council Districts: 6 / 8

Zoning: M1 Acreage/Square Feet: 4.15 acres

Type of Conditional Use Requested: Telecommunications Facility

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: STURGILL FAMILY LLC Phone #: (404) 391-7572

Address: P O BOX 650 City: Monroe State: GA Zip: 30655

Applicant (If different than owner): Atlas Tower 1, LLC Phone #: 303-448-8896

Address: 3002 Bluff Street Suite 300 City: Boulder State: CO Zip: 80301

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)):

Proposed 155' telecommunications facility to provide mobile cellular coverage to City of Monroe.

Will be in operation 24/7 but require no employees on site. Vehicle trips will occur 1-4 times a year.

No sewer or water services will be required, only power and data utilities will need to be connected.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)):

Proposed facility is located on a sand and gravel pit business

surrounded by low density residential areas.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): a 155' telecomm tower within a 1,500 sq ft compound. No parking spaces proposed.

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

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

REQUIRED SUBMITTAL ITEMS

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

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

SIGNATURE: Cordius Whitehead DATE: 4-5-23

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: [Signature] DATE: 4-7-23

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 7 DAY OF April, 2023

NOTARY SIGNATURE: [Signature]

DATE: 2/3/24

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.

Atlas Tower 1, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301
(303) 448-8896



April 24, 2023

City of Monroe
Planning and Zoning
215 N. Broad Street
Monroe, GA 30655

RE: Zoning Narrative for Telecommunications Facility
Site Name: Walton County-Sturgill

To Whom It May Concern:

Atlas Tower 1, LLC is submitting an Conditional Use Application to the City of Monroe Planning and Zoning Department for review of a new proposed wireless telecommunications facility build on the property of 121 VICTORY DR, Monroe GA 30655 in Walton County, Parcel #: **M0200242**. This letter shall serve as a narrative for the proposed 155 Monopole telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

Sturgill Family LLC
PO BOX 650
MONROE, GA 30655

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Zoning:

Site Address:

121 VICTORY DR, Monroe GA 30655
Walton County
Parcel #: **M0200242**.

Coordinates:

Latitude: 33.77992
Longitude: -83.70392
Ground Elevation: 891 (NAVD '88)*

Lease Area:

(30 feet x 50 feet, measuring 1500 sq. feet.)

PROPOSAL SUMMARY

The purpose of this request is to build a 155 Monopole telecommunications tower within a (30 feet x 50 feet, measuring 1500 sq. feet.) wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is located where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is a sand and gravel pit business surrounded by low density residential zones nearby.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable or audible in the location the telecommunications facility is proposed to be.

Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, City of Monroe concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

FAA/FCC Compliance

The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 155 Monopole telecommunications tower in . The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for a Conditional Use Application review for the proposed communications tower facility.

Best Regards,

Cornelius Whitehead
Territory Manager
303-448-8896
www.atlastowers.com
3002 Bluff St. Suite 300 Boulder, CO 80301

WT GROUP

SITE: MONROE/STURGILL
SITE NUMBER TBD
ADDRESS:

121 VICTORY DRIVE
MONROE, GA, 30655
WALTON COUNTY

RAMAKER

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A, Alachua, FL 32615
Office: (386) 418-0500 Fax: (386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

William R. Gore

PROFESSIONAL LAND SURVEYORS, INC.
1804 CENTRAL AVE AUGUSTA, GEORGIA 30904
TEL: (706) 738-8771 FAX: (706) 736-6249

DRAWN BY: WRG CHECKED BY: WRG JOB #:

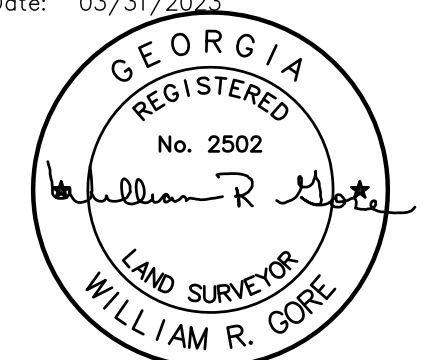
SURVEYOR'S NOTES

1. BASIS OF BEARING GRID NORTH
2. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN WERE MARKER BY GPRS UNDERGROUND LOCATION SERVICE.
3. THIS IS A SITE SPECIFIC PURPOSE SURVEY AND DOES NOT INCLUDE THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. SYMBOLS DEPICTED NOT TO SCALE.
6. LAND OWNER/CLIENT: CSX, 500 WATER STREET JACKSONVILLE, FL, 32202
7. TITLE REPORT

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO

WILLIAM R. GORE PROFESSIONAL LAND SURVEYING

WILLIAM R. GORE
LAND SURVEYOR - GA. 2502
Date: 03/31/2023



- LEGEND
- (---) : CENTERLINE OF ROAD.
 - C/L : CENTERLINE OF ROAD.
 - R/W : RIGHT OF WAY.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - X : FENCE AS NOTED.
 - OH : OVER HEAD UTILITY LINES.
 - : WOOD UTILITY POLE.
 - : ELECTRIC TRANSFORMER.
 - ▭ : FIBEROPTIC BOX.
 - ⊞ : TELCO PEDESTAL.
 - WM : WATER METER.
 - CTV : CABLE TELEVISION

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURT'S OFFICE

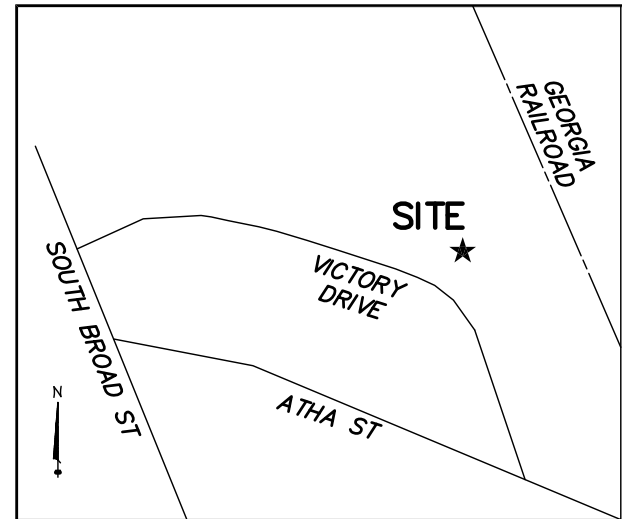
FLOOD NOTE: THE PORTION OF THIS PROPERTY USED FOR PROPOSED CELL TOWER IS NOT LOCATED IN A 100-YR. FLOOD PLAIN ACCORDING TO FEMA MAP NO. 13157C0275C, DATED 12/17/2010.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 435,009 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,990 FEET, AND AN 0-00-03

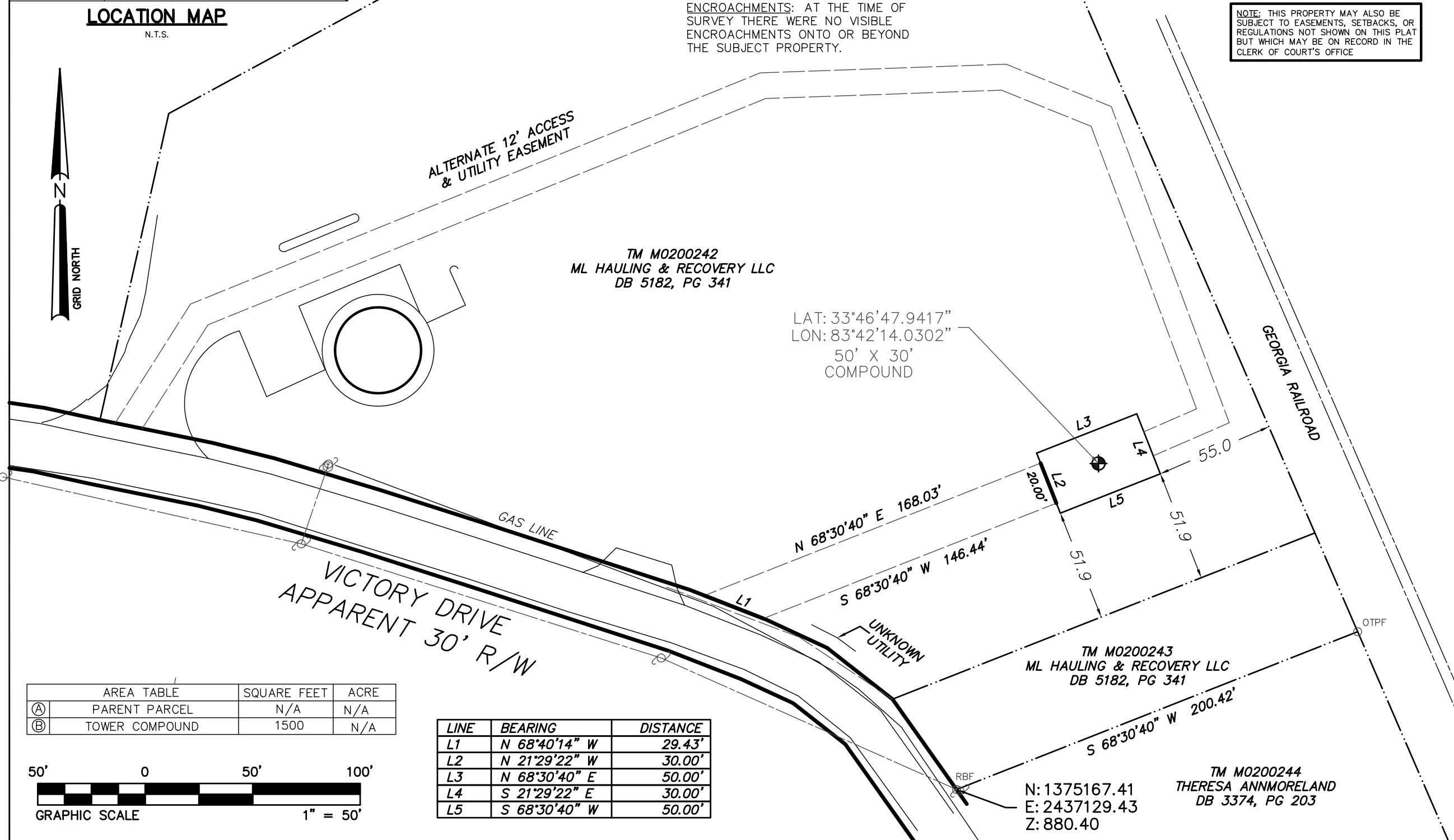
POINT AND WAS ADJUSTED USING THE COMPASS RULE.

ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.



LOCATION MAP

N.T.S.



TM M0200242
ML HAULING & RECOVERY LLC
DB 5182, PG 341

LAT: 33°46'47.9417"
LON: 83°42'14.0302"
50' X 30'
COMPOUND

TM M0200243
ML HAULING & RECOVERY LLC
DB 5182, PG 341

TM M0200244
THERESA ANN MORELAND
DB 3374, PG 203

N: 1375167.41
E: 2437129.43
Z: 880.40

LINE	BEARING	DISTANCE
L1	N 68°40'14" W	29.43'
L2	N 21°29'22" W	30.00'
L3	N 68°30'40" E	50.00'
L4	S 21°29'22" E	30.00'
L5	S 68°30'40" W	50.00'

AREA TABLE	SQUARE FEET	ACRE
(A) PARENT PARCEL	N/A	N/A
(B) TOWER COMPOUND	1500	N/A

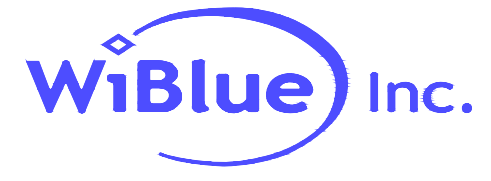


SITE NAME: STURGILL
PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY
TOWER TYPE: 150' MONOPOLE TOWER
SITE ADDRESS: 121 VICTORY DR MONROE, GA 30655 (WALTON COUNTY)
AREA OF CONSTRUCTION: 1,500 ± SQ. FT. (LEASE AREA)
LEGAL DESCRIPTION: -
JURISDICTION: CITY OF MONROE
PARCEL #: M0200242
ZONING: INDUSTRIAL



SITE NAME:
STURGILL

**121 VICTORY DR
 MONROE, GA 30655
 (WALTON COUNTY)**



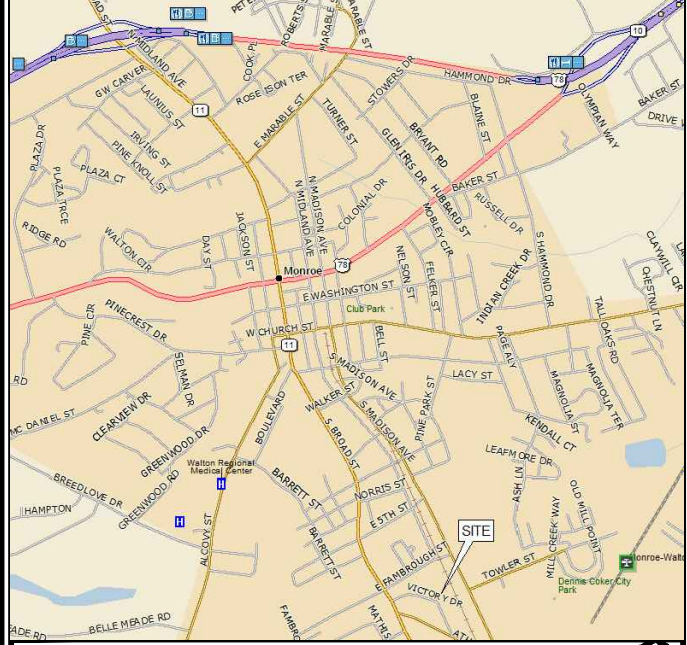
PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

PROJECT INFORMATION

LATITUDE N 33° 46' 17.7006" (NAD '83) *
LONGITUDE W 83° 42' 14.1012" (NAD '83) *

TOWER COORDINATES



LOCATION MAP

DRIVING DIRECTIONS
 FROM HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT: GET ONTO I-75 S. TAKE EXIT 238A TO MERGE ONTO I-285 E TOWARD AUGUSTA. TAKE EXIT 46B TO MERGO INTO I-20E TOWARD AUGUSTA. TAKE EXIT 98 FOR GA-11 S. TURN LEFT ONTO GA-11 N/ STATE HWY 11 N. TURN LEFT ONTO S CHEROKEE RD. TURN LEFT INTO STATE HWY 11 N/ N CHEROKEE RD. TURN RIGHT ONTO VICTORY DR. SITE WILL BE ON THE LEFT.

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING (800) 282-7411
EMERGENCY:
 CALL 911

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- 1. INTERNATIONAL BUILDING CODE (2018 EDITION)
- 2. INTERNATIONAL CODE COUNCIL
- 3. ANSI/TIA/EIA-222-G
- 4. NATIONAL ELECTRIC CODE (2020 EDITION)
- 5. LOCAL BUILDING CODE
- 6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED MONOPOLE TOWER, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER IS REQUIRED.

- 1. FACILITY DESIGNED IN ACCORDANCE WITH CITY OF MONROE REGULATIONS.
- 2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
- 3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION & NOTES

DRIVING DIRECTIONS

SITE CONSTRUCTION MANAGER:
 NAME: WIBLUE, INC.
 CONTACT: COREY BONNER
 PHONE: (303) 448-8896

SITE APPLICANT:
 NAME: ATLAS TOWER 1, LLC
 ADDRESS: 3002 BLUFF STREET, SUITE 300
 CITY, STATE, ZIP: BOULDER, CO 80301
 CONTACT: FRITZ RUNGE
 PHONE: (303) 448-8896

ORIGINAL SURVEYOR:
 NAME: TBD
 ADDRESS:
 CITY, STATE, ZIP:
 PHONE:

UTILITIES:
 POWER COMPANY: T.B.D.
 ADDRESS: UNKNOWN
 METER # NEAR SITE: T.B.D.

TELEPHONE COMPANY: T.B.D.
 CONTACT: UNKNOWN
 PHONE: UNKNOWN
 PEDESTAL # NEAR SITE: T.B.D.

CIVIL ENGINEER:
 NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: JOSHUA H. CARDEN, P.E.
 PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
 NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: MARK S. QUAKENBUSH, P.E.
 PHONE: (919) 661-6351

PROPERTY OWNER:
 NAME: STURGILL FAMILY LLC
 ADDRESS: PO BOX 650
 CITY, STATE, ZIP: MONROE, GA 30655

CONTACT INFORMATION

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	1
Z1	SITE PLAN	1
Z2	COMPOUND DETAIL	1
Z3	TOWER ELEVATOR	1
Z4	FENCE DETAILS	1
Z5	LANDSCAPING PLAN	1

INDEX OF SHEETS

DRAWN BY: KES CHECKED BY: KES

SEAL:

ZONING REVIEW

SEAL:

SHEET NUMBER: **T-1** REVISION: **1**
 TEP#: 329398.39 | 269

LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/LEASE CORNER
- EXIST. METER
- EXIST. TRANSFORMER
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- BURIED FIBER
- GAS LINE
- RIGHT-OF-WAY
- FENCE
- EXISTING TREE LINE

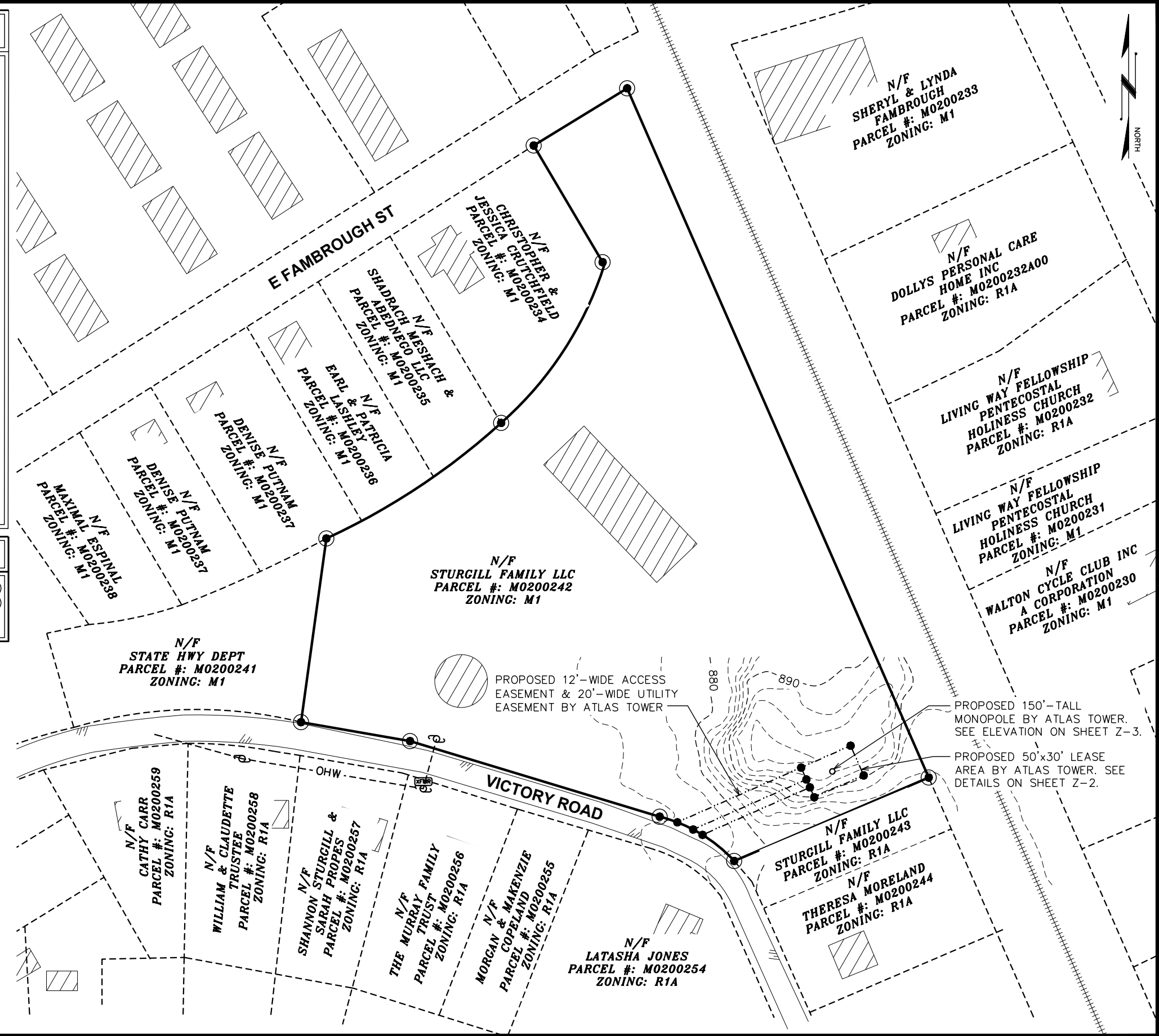
TOWER COORDINATES

LATITUDE: N 33° 46' 47.7006" (NAD '83)
 LONGITUDE: W 83° 42' 14.1012" (NAD '83)

NOTE:
 SITE LAYOUT WAS PREPARED USING AERIAL IMAGERY FROM GOOGLE MAPS AND GIS INFORMATION FROM WALTON COUNTY. FOR CORRECTIVE ACTION, PLEASE CONTACT TOWER ENGINEERING PROFESSIONALS.

SITE PLAN

SCALE: 1" = 100'



PROJECT INFORMATION:
STURGILL
 121 VICTORY DR
 MONROE, GA 30655
 (WALTON COUNTY)

PLANS PREPARED FOR:

 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (888) 609-9596

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

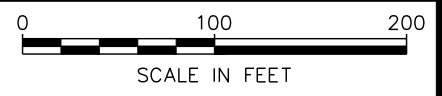
SEAL:

REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

DRAWN BY: KES CHECKED BY: NMC

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **Z-1** REVISION: **1**
 TEP#329398.391269



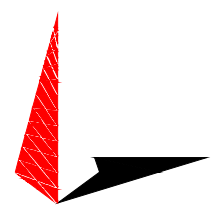
PROJECT INFORMATION:
STURGILL
 121 VICTORY DR
 MONROE, GA 30655
 (WALTON COUNTY)

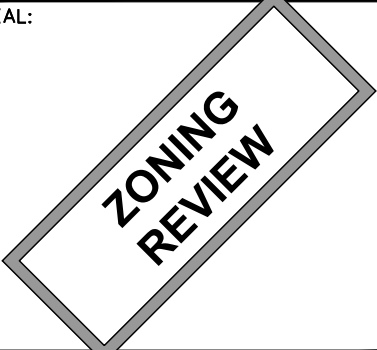
PLANS PREPARED FOR:

 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (888) 609-9596

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
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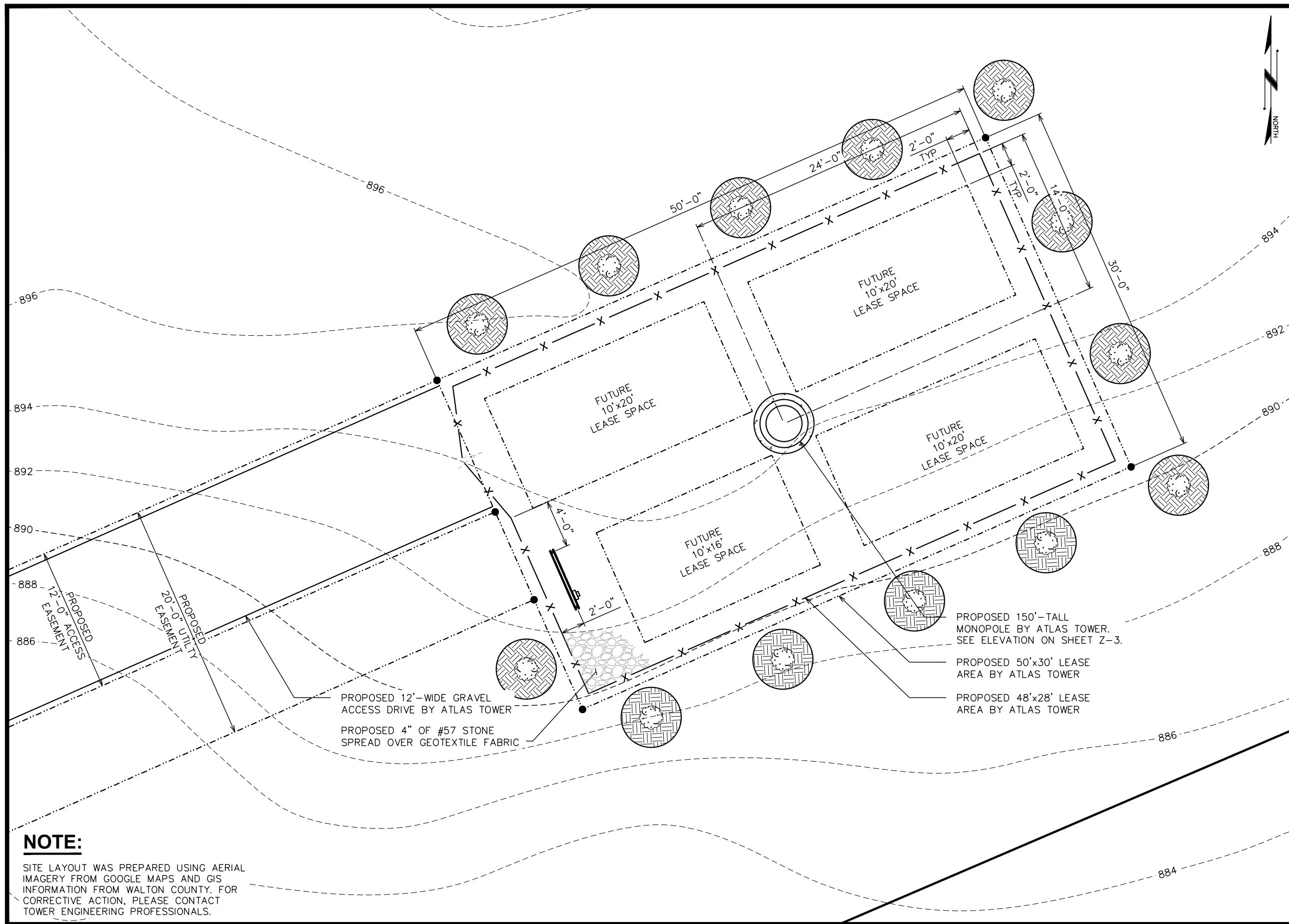
SEAL:


REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

DRAWN BY: KES | CHECKED BY: KES

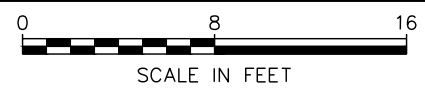
SHEET TITLE:
**COMPOUND
 DETAIL**

SHEET NUMBER: **Z-2** | REVISION: **1**
 TEP#329398.391269



NOTE:
 SITE LAYOUT WAS PREPARED USING AERIAL IMAGERY FROM GOOGLE MAPS AND GIS INFORMATION FROM WALTON COUNTY. FOR CORRECTIVE ACTION, PLEASE CONTACT TOWER ENGINEERING PROFESSIONALS.

COMPOUND DETAIL
 SCALE: 1/8" = 1'-0"



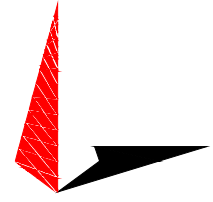
PROJECT INFORMATION:
STURGILL
 121 VICTORY DR
 MONROE, GA 30655
 (WALTON COUNTY)

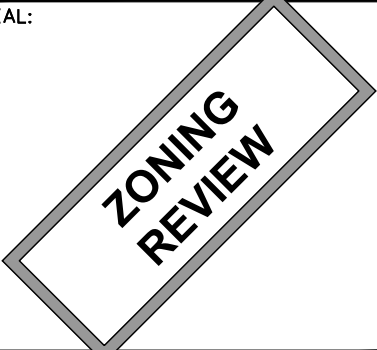
PLANS PREPARED FOR:

 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (888) 609-9596

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:


REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

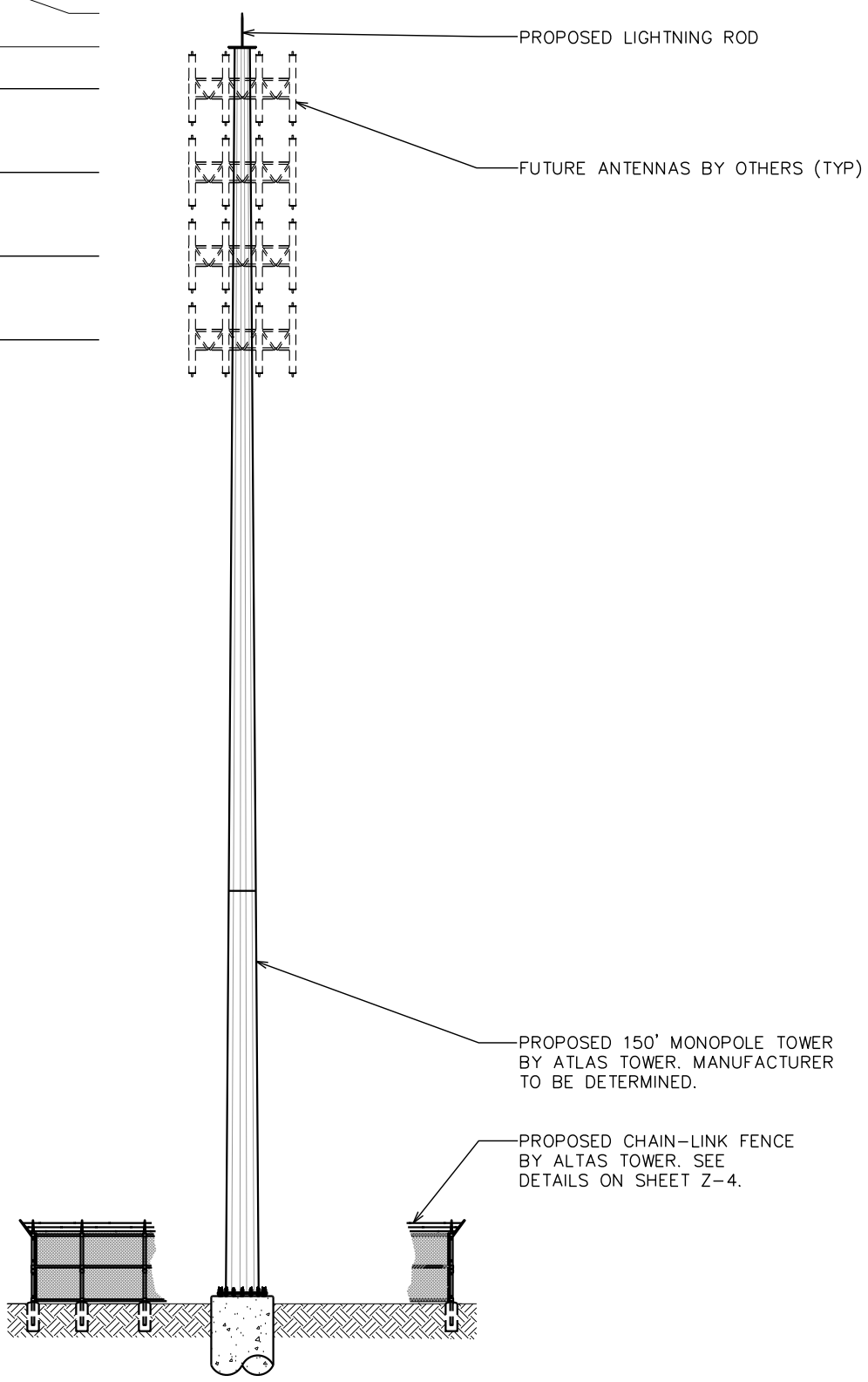
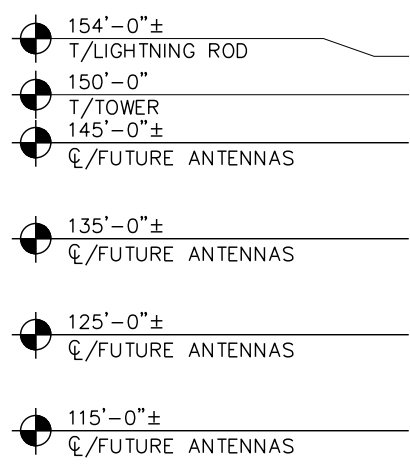
DRAWN BY: KES | CHECKED BY: KES

SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER: **Z-3** | REVISION: **1**
 TEP#329398.391269

NOTES:

1. TOWER TO BE REMAIN GALVANIZED COLOR.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.



TOWER ELEVATION
 SCALE: 1" = 20'



PROJECT INFORMATION:

STURGILL

121 VICTORY DR
MONROE, GA 30655
(WALTON COUNTY)

PLANS PREPARED FOR:



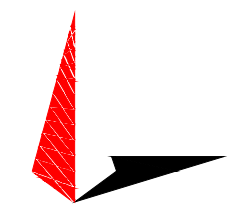
Office: (888) 609-9596

PLANS PREPARED FOR:



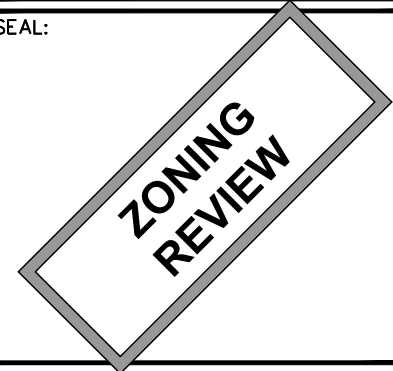
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (888) 609-9596

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

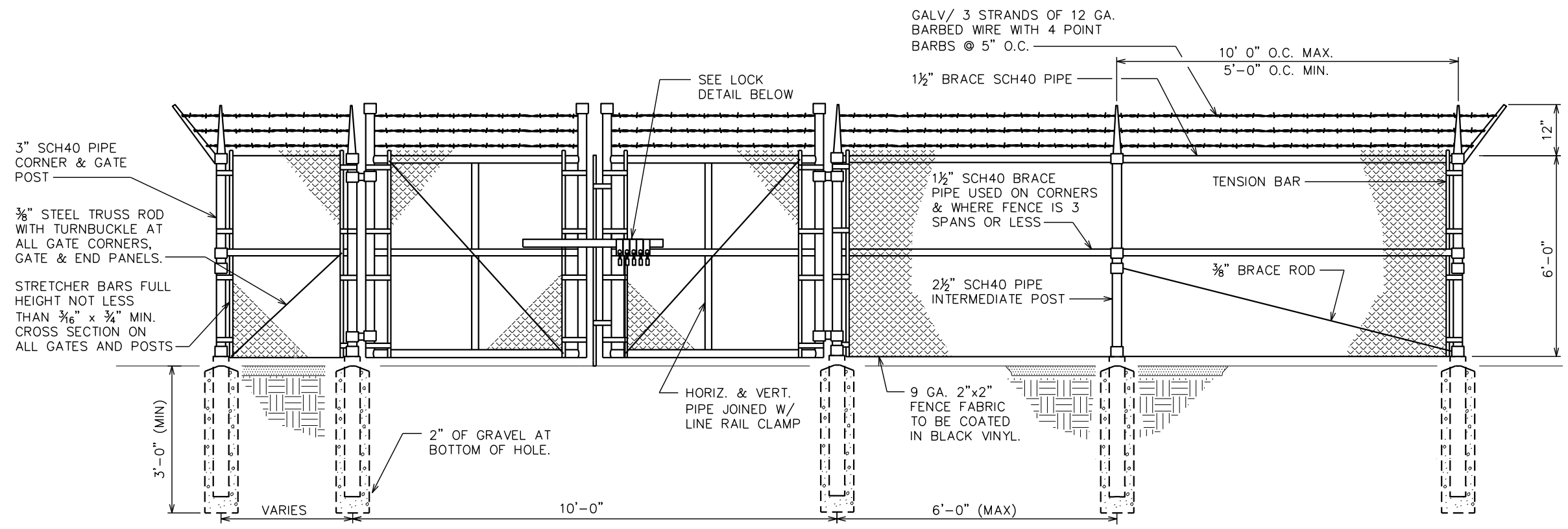


REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

DRAWN BY: KES | CHECKED BY: KES

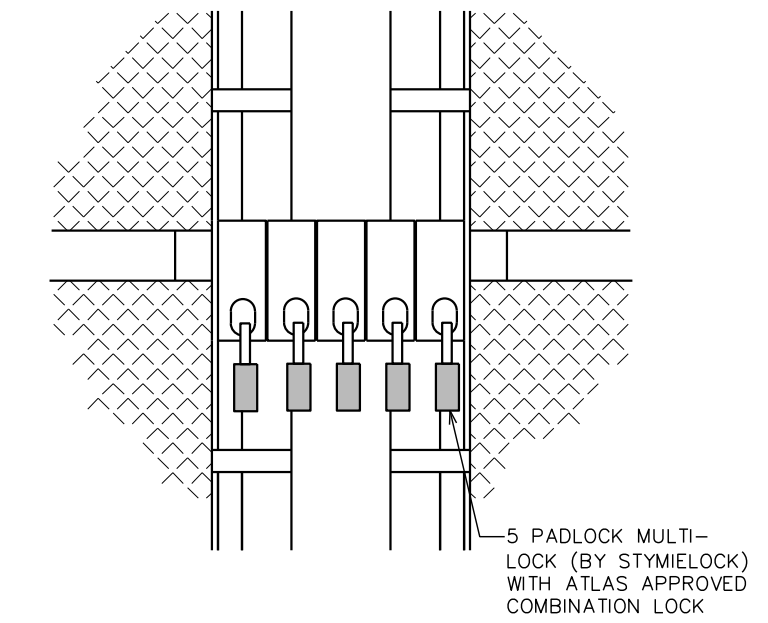
SHEET TITLE:
FENCE DETAILS

SHEET NUMBER: **Z-4** | REVISION: **1**
TEP#329398.39 | 269



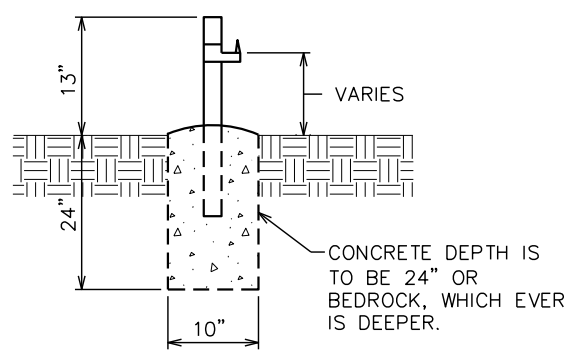
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



GATE LOCK DETAIL

SCALE: N.T.S.

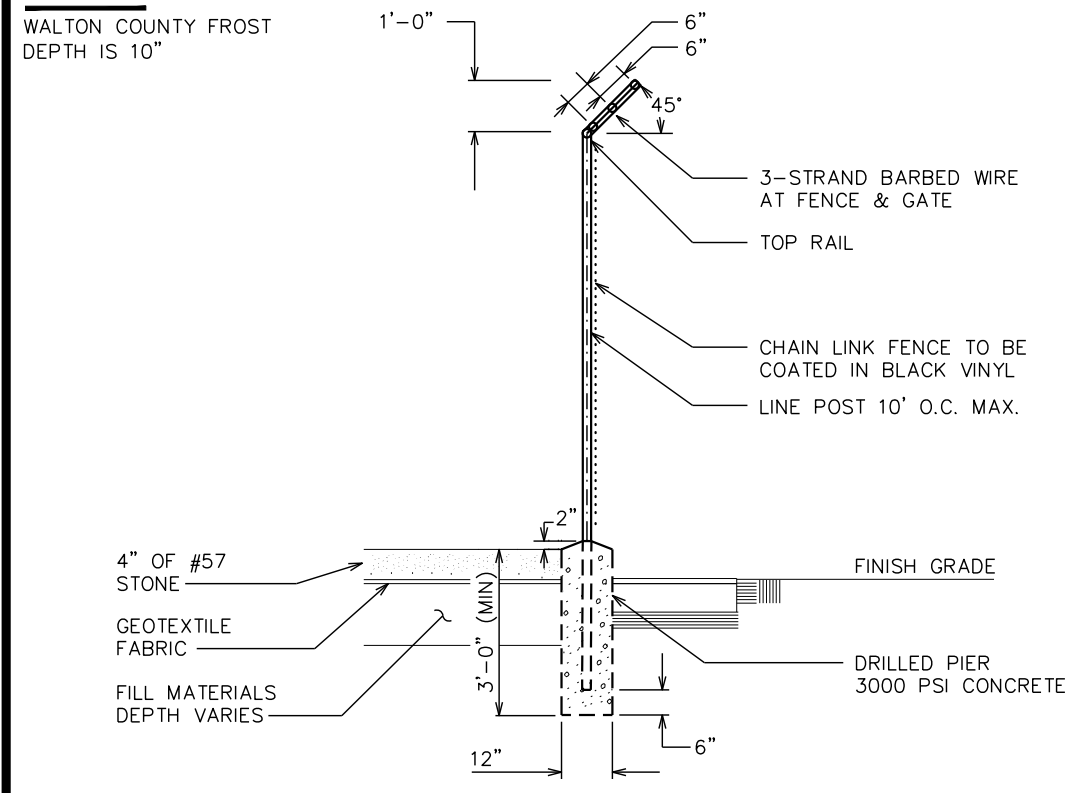


GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

NOTE:

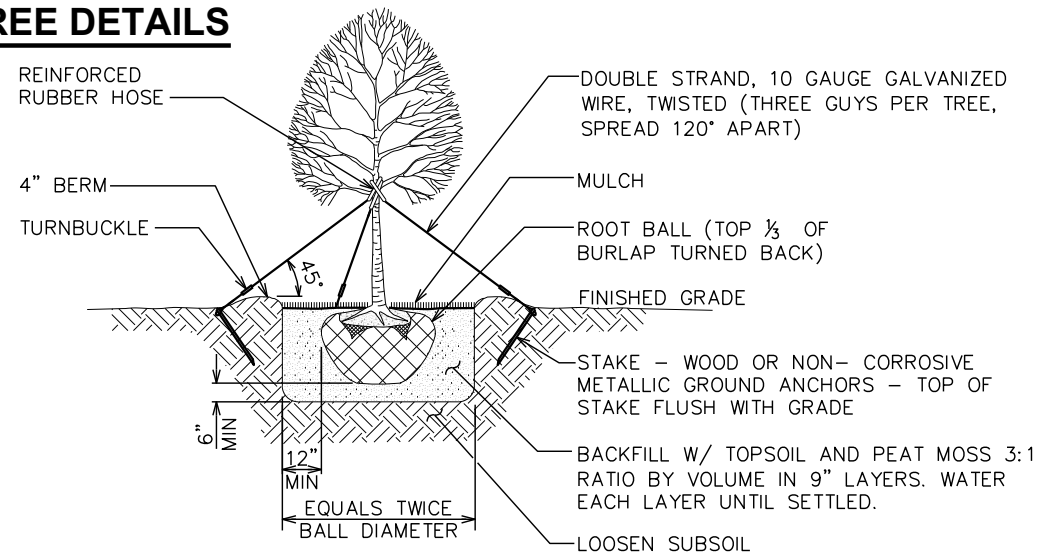
WALTON COUNTY FROST DEPTH IS 10"



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

TREE DETAILS

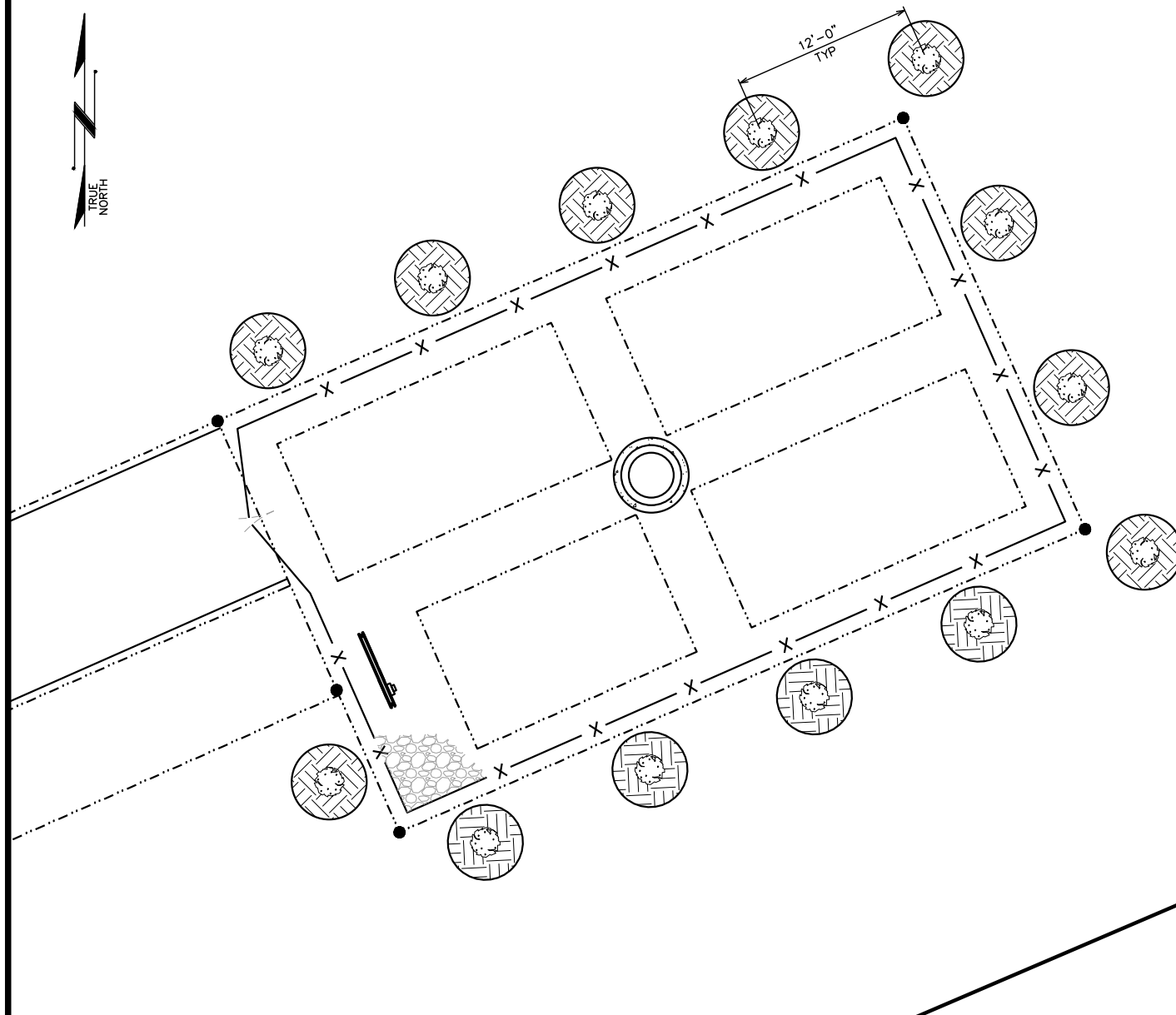


GENERAL LANDSCAPING NOTES

1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
2. EACH PLANT TO BE IN THE TOP OF ITS CLASS AFTER SHEARING AND PRUNING.
3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
4. PLANTS SHALL CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK, ANSI Z60.1-1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.

TREE PLANTING NOTES:

1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
2. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. DURING THE DESIGN PHASE, CONFIRM THAT THE WATER DRAINS OUT OF THE SOIL; USE TOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS UNTIL ESTABLISHED.
5. BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.
6. DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH SIDE IN THE FIELD.
7. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.



LANDSCAPING PLAN

SCALE: 3/32" = 1'-0"

PROJECT INFORMATION:

STURGILL

121 VICTORY DR
MONROE, GA 30655
(WALTON COUNTY)

PLANS PREPARED FOR:



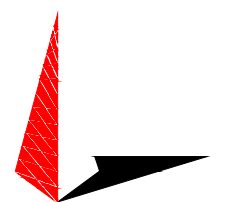
Office: (888) 609-9596

PLANS PREPARED FOR:



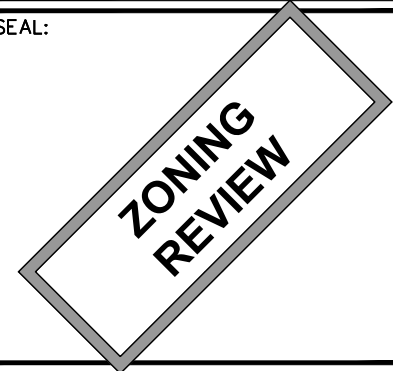
USA - INTERNATIONAL
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (888) 609-9596

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



PLANTING SCHEDULE

ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT REQ.	SPREAD/CALIPER	SPACING	REMARKS
TREES							
①	13	ACER RUBRUM	MAPPLE RED	4'-0" (MIN)	5' (MAX)	15'-0"	SHOWN AS TREE
MULCH							
②	1,025± SQ FT	-	MULCH	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE IN 5' RINGS AROUND THE TREES. FOR GROUND COVER APPLY 1"-2" DEEP.

REV	DATE	ISSUED FOR:
1	04-05-23	ZONING
0	03-01-23	ZONING

DRAWN BY: KES | CHECKED BY: NMC

SHEET TITLE:
LANDSCAPING PLAN

SHEET NUMBER: **Z-5** | REVISION: **1**
TEP#329398.39 | 269



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 5/25/2023
Subject: Rezone #2329 – 414 Davis Street – B-2 & PRD to R-1A to allow for development of two single-family dwellings and subdivision of the property

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 414 Davis Street is petitioning for a rezone from B-2 and PRD to R-1A in order to allow the development of the property into two single-family dwellings and subdivide the property into infill overlay district lots.

Background:

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

Recommendation:

The Planning Commission voted unanimously to recommend approval of the rezone from B-2 to PRD to R-1A as submitted without conditions.

Attachment(s):

- Staff Report
- Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 2329

DATE: May 5, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Anjer Construction, Inc.

PROPERTY OWNER: Anjer Construction, Inc.

LOCATION: Southwest corner of Davis Street and Bell Alley – 414 Davis Street

ACREAGE: ±0.273

EXISTING ZONING: B-2 (General Commercial District) & PRD (Planned Residential District)

EXISTING LAND USE: Neighborhood church

ACTION REQUESTED: Rezone B-2 and PRD to R-1A (Medium Lot Residential District)

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

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: May 16, 2023

CITY COUNCIL: June 13, 2023

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone to R-1A (Medium Lot Residential District) in order to construct two single-family dwellings that will be subdivided into infill lots within the Infill Overlay District. The property currently contains a single-family residence that was converted into a neighborhood scale church. The existing building was constructed in 1930. The applicant proposes to raze the existing structure to construct two new single-family dwellings. The majority of the subject property has been zoned B-2 (General Commercial District) since the City adopted zoning. The applicant purchased a small portion of the adjoining property that was rezoned to PRD (Planned Residential District) back in 2017.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – Subdivide into two (2) R-1A single-family residential lots in the Infill Overlay District
 - Site Area – ±0.273 Acres
 - Proposed Lots - ±0.128 Acres/5,574 Sf and ±0.145 Acres/6,314 Sf
 - Proposed Dwellings – 1,670 Sf ranch style dwelling and 1,800 Sf two-story dwelling

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-2 (General Commercial District) and PRD (Planned Residential District). The majority of the property has been zoned B-2 since the City adopted zoning with a small portion of the property zoned PRD. The PRD portion of the property was recently rezoned in 2017 as part of the Madison Davis Planned Residential Development. One single-family residence has been on the property since 1930. The dwelling was converted into a neighborhood scale church. Under the current B-2 zoning, the property is unable to be subdivided for single-family residential lots within the Infill Overlay District (IOD).
- (1) **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 construct two single-family residences and subdivide the property into two Infill Overlay District (IOD) lots. Single-family residences are permitted uses in the R-1A zoning district and the proposed lots conform to the IOD dimensional requirements.
- (2) **The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located north and east of this site along Davis Street and Bell Alley are zoned B-2. Properties south and west of the site are zoned PRD. Surrounding land uses are predominantly single-family residences with a neighborhood scale church across from the site on Davis Street. The requested rezone to allow for subdividing the property into two IOD lots should not adversely affect any of the adjacent or nearby properties.
- (3) **Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The requested rezone to subdivide the property into two IOD lots for single-family residences should not adversely affect any existing infrastructure or City services.
- (4) **Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is predominantly residential. The future character will be predominantly residential smaller lot and multi-family focused in this

vicinity of the sub-area. The proposed rezone to subdivide the property into two IOD lots for new single-family residences meets the intent of the goals of the Comprehensive Plan.

- (5) 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 B-2 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 development of two single-family dwellings on lots within the Infill Overlay District.



City of Monroe

215 N. Broad Street
Monroe, GA 30655

REZONE PERMIT

PERMIT #:	2329	DESCRIPTION:	REZONING B-2 TO R-1A
JOB ADDRESS:	414 DAVIS ST	LOT #:	
PARCEL ID:	M0170177	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	ANJER CONSTRUCTION INC	CONTRACTOR:	ANJER CONSTRUCTION INC
ADDRESS:	249 POPPIFIELD FARM DR	PHONE:	
CITY, STATE ZIP:	GOOD HOPE GA 30641	OWNER:	
PHONE:		PHONE:	
PROP. USE		DATE ISSUED:	4/25/2023
VALUATION:	\$ 0.00	EXPIRATION:	10/22/2023
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 B-2 to R-1A at 414 Davis St on May 16, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on June 13, 2023 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.

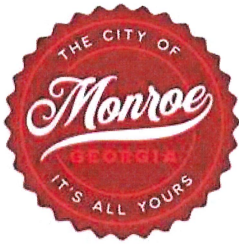
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL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



 (APPROVED BY)

5/12/23

 DATE



CITY OF MONROE REZONE APPLICATION

RECEIVED
#2329

REZONE LOCATION & DESCRIPTION

Address (or physical location): 414 DAVIS STREET
MONROE, GA 30655 Parcel #(s): MO170177
 Acreage/Square Feet: .25 AC Council Districts: 4 / 8
 Existing Zoning: B2 & PRD Proposed Zoning: R-1A
 Existing Use: CHURCH
 Proposed Use: RESIDENCE (2)

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: BRIAN ZEIS dba ANJER CONST, INC. Phone #: 678-472-5733
 Address: 249 POPPYFIELD FARM DR City: GOOD HOPE State: GA Zip: 30641
 Applicant (if different than owner): SAME 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)): B2 BUILDING USED AS A CHURCH ON THE CORNER OF R1A, 100 BUILDINGS OF MADISON DAVIS.

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)): DEMOLISH BUILDING, IN POOR CONDITION, AND REPLACE WITH TWO RESIDENCES TO MATCH EXISTING HOMES IN MADISON DAVIS INFILL HOMES SURROUNDING THE PROPERTY.

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)): COMPLETE AND BLEND IN WITH NEW HOMES OF THE NEW EXISTING HOMES OF BELL ST & DAVIS ST.

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)): CHURCH IS VACANT

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: 1/26/23

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ DATE: _____

NOTARY PUBLIC:

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

NOTARY SIGNATURE: _____

DATE: _____

SEAL:

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

Request for rezoning property at 414 Davis Street, Monroe, Georgia

Request is to demolish the existing poorly constructed residence that was changed into a church, subdivide as two lots in the infill Overlay District and build two residences like the adjoining Madison Davis MDPDRD development. Homes will face Davis Street with rear parking pads accessed from Bell Street in the rear of the property by an access easement driveway. The dwellings will be a 1,670 sq.ft. ranch and a 1,800 sq.ft. two story dwelling. Façade for the dwellings will be cement board with brick or stone accents. General construction will comply with Section 645 Infill Overlay District and specifically Design Elements in Section 645.5 for size, design and elements.

I am requesting a rezoning from the current B2 to R1A.









EXISTING STREET VIEW

Legal Description
414 Davis Street

All that tract or parcel of land, together with all improvements thereon, situated, lying and being in the State of Georgia, County of Walton, and in the City of Monroe, at the southwest corner of the intersection with the right-of-way of Davis Street and Bell Alley and more particularly described as follows: Beginning at an iron pin set at said southwest corner of the intersection with the right-of-way of Davis Street and Bell Alley, running thence South 10 degrees 1 minute 6 seconds East a distance of 112.00 feet to an iron pin, running thence South 81 degrees 9 minutes 19 seconds West a distance of 102.54 feet to an iron pin, running thence South 79 degrees 28 minutes 4 seconds West a distance of 6.01 feet to an iron pin, running thence North 7 degrees 53 minutes 42 seconds West a distance of 111.53 feet to an iron pin with said pin located on the southern right-of-way of Davis Street, running thence North 80 degrees 58 minutes 11 seconds East a distance of 6.00 feet to an iron pin set, running thence North 80 degrees 47 minutes 41 seconds East a distance of 98.40 feet to an iron pin set, said iron pin is the Point of Beginning.

BK:5257 PG:107-108
Filed and Recorded
Jan-10-2023 11:12 AM
DOC# 2023 - 000224
Real Estate Transfer Tax
Paid: \$ 100.00
1472023000071
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 8846450835

Record and Return to:
Lueder, Larkin & Hunter, LLC
304 N. Broad Street
Monroe, GA 30655
File No.: GA-MN-22-0526-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON
APN/Parcel ID: M0170-00000-177-000

THIS INDENTURE, made this 10th day of January, 2023, between

Jimmie Lee Jackson

as party or parties of the first part, hereinafter called Grantor, and

Anjer Construction, Inc.

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

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, and in the City of Monroe, at the corner of Bells Alley and Davis Street and more particularly described as follows: Beginning at an iron pin at the corner of Davis Street and Bells Alley, the beginning point being 21 feet southwesterly from the center of the intersection of Davis Street and Bells Alley and running along the south side of Davis Street South 79 degrees 15 minutes West 98.4 feet to an iron pin; running thence South 12 degrees East 111.5 feet to an iron pin; thence North 79 degrees East 100.3 feet to an iron pin at Bells Alley; running thence along the west side of Bells Alley North 14 degrees 15 minutes West 112 feet to the beginning point. Said land is bounded, now or formerly, as follows; on the Northeast by Bells Alley; on the Southeast by Land of Mrs. Rosa M. Walker; on the Southwest by Land of Clifford Walker; and on the Northwest by Davis Street; Said Land is shown by plat made by E.M. Wayne, Jr., C.E., December 14, 1946, recorded in Plat Book 4, Page 25, Clerk's Office,

Walton County, to which plat and the record thereof reference is hereby made.

Being a portion of the property conveyed to Grantor herein by Warranty Deed filed July 24, 2006, recorded in Deed Book 2514, Pages 496-497, Walton County, Georgia.

Subject to all easements and restrictions of record.


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

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

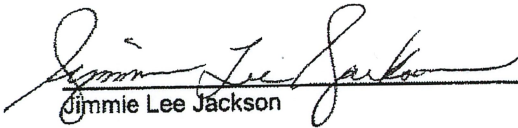
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

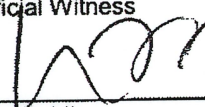
GRANTOR:



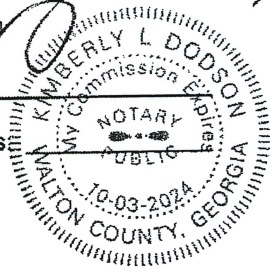
Unofficial Witness

 (SEAL)

Jimmie Lee Jackson



Notary Public
My Commission Expires
[Notary Seal]



BK:5281 PG:62-63
Filed and Recorded
Mar-16-2023 04:40 PM
DOC# 2023 - 002433
Real Estate Transfer Tax
Paid: \$ 1.00
1472023001006
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 8846450835

Record and Return to:
Lueder, Larkin & Hunter, LLC
304 N. Broad Street
Monroe, GA 30655
File No.: GA-MN-23-0105-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON
APN/Parcel ID: M0170-00000-176-000

THIS INDENTURE, made this 16th day of March, 2023, between

Madison Davis of Monroe Homeowners Association, Inc.

as party or parties of the first part, hereinafter called Grantor, and

Anjer Construction, Inc.

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

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 65 of the 3rd Land District of Walton County, City of Monroe, Georgia and being more particularly described as follows: Begin at the intersection where the right-of-way of Davis Street and the centerline of Bell Alley meet; Thence South 80 degrees 47 minutes 41 seconds West for a distance of 107.34 feet to a point, said point being the true point of beginning; Thence South 07 degrees 53 minutes 43 seconds East for a distance of 111.37 feet to a 1/2" rebar found; Thence South 79 degrees 28 minutes 04 seconds West for a distance of 6.01 feet to a 3/4" rebar found; Thence North 07 degrees 53 minutes 42 seconds West for a distance of 111.53 feet to a 1/2" rebar found; Thence North 80 degrees 58 minutes 11 seconds East for a distance of 6.00 feet to a point; Said point being the true point of beginning. Having an area of 669 Square feet.

Subject to all easements and restrictions of record.

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

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

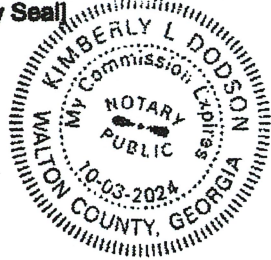
GRANTOR:

Unofficial Witness

Notary Public


My Commission Expires:

[Notary Seal]



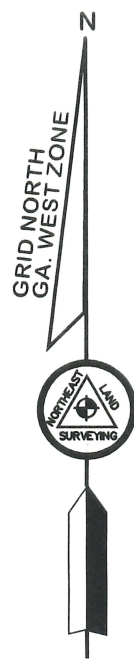
Madison Davis of Monroe Homeowners Association, Inc.

By:  (SEAL)
Sarah Krawczyk, CFO

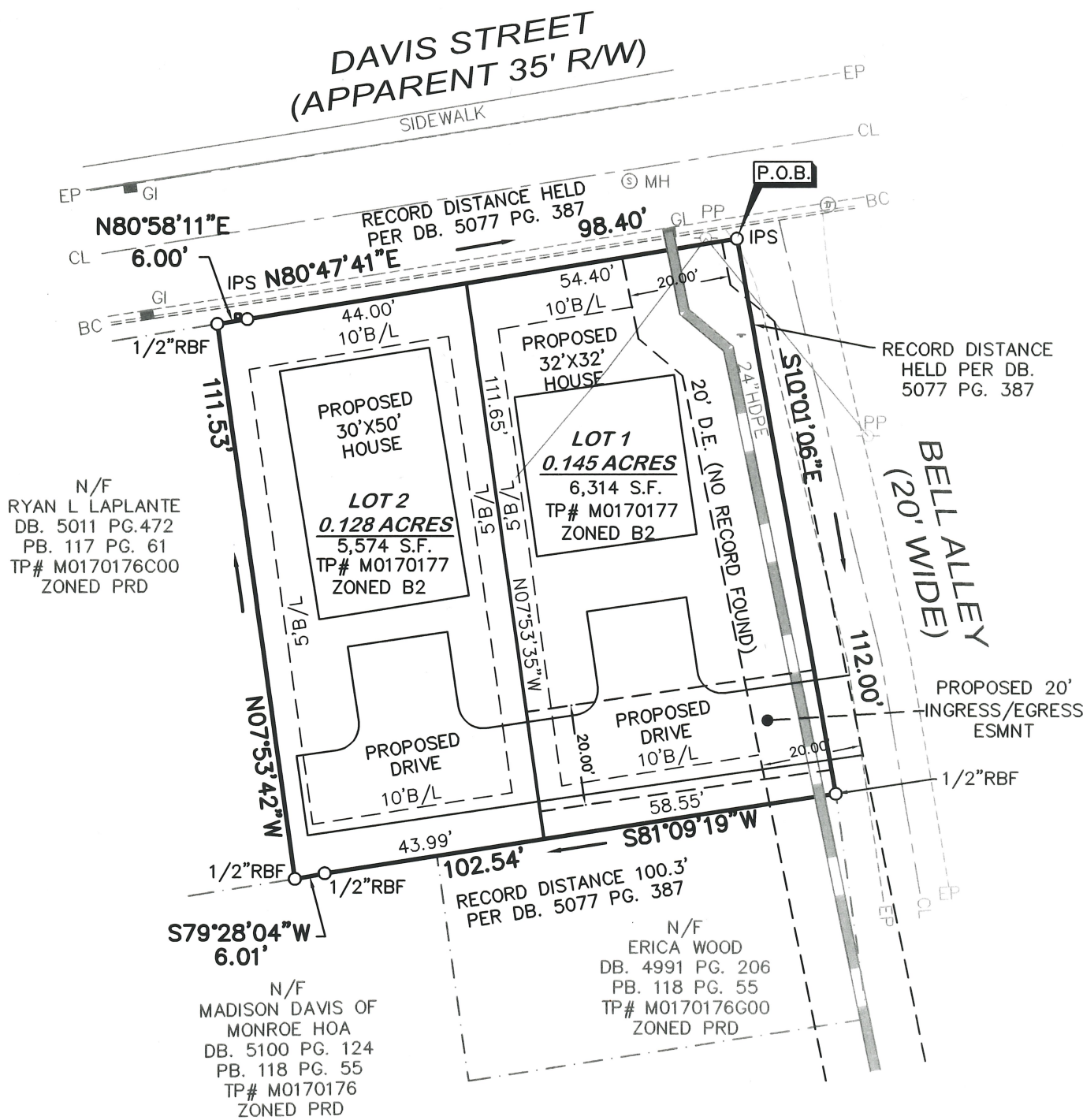
By:  (SEAL)
Ryan LaPlante, Secretary

NOTES:

1. SUBJECT ADDRESS: 414 DAVIS STREET
2. TAX PARCEL: M0170177
3. CURRENT ZONING: B2 AND PRD
4. TOTAL ACREAGE: 0.25 ACRES
5. PROPOSED ZONING: R-1A "INFILL OVERLAY DISTRICT"
 FRONT SETBACK: 10'
 REAR SETBACK: 10'
 SIDE SETBACK; 5' (10' BETWEEN BUILDINGS)



LEGEND	
B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CTP=	CRIMP TOP PIPE
DE =	DRAINAGE EASEMENT
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
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 =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
RBF=	REBAR PIN FOUND
R/W=	RIGHT OF WAY
SSE=	SANITARY SEWER EASEMENT
⊙ MH =	SANITARY SEWER MANHOLE
⊙ DWCB=	DOUBLE WING CATCH BASIN
⊙ SWCB=	SINGLE WING CATCH BASIN
● JB =	JUNCTION BOX
■ DI =	DROP INLET
— HW =	HEADWALL
— FES=	FLARED END STRUCTURE
⊙ PP =	POWER POLE
⊙ FH =	FIRE HYDRANT
-X-	FENCE
— — —	FLOOD LIMITS
— — —	SWALE



WITHIN IN THE CITY OF MONROE

414 DAVIS STREET

REZONING EXHIBIT PLAT FOR:

ANJER CONSTRUCTION, INC.



NORTHEAST SURVEYING, LLC
A Georgia Land Surveying Firm # 1240
P.O. BOX 384
Braselton, Ga. 30517
Phone: 678-776-7494

No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		

Date: 2/17/23 Land Lot: 65 District: 3rd
 County: Walton, Ga. Scale: 1"=50'
 Drawn By: KLC Checked By: CDN
 Date of Field Work: 1/11/23 Job #: 23-004

Sheet No.
1 of 1

GRAPHIC SCALE 1" = 30'





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 5/25/2023
Subject: CUP #2330 – 121 Victory Drive – Telecommunications Tower

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 121 Victory Drive is petitioning for a Conditional Use approval in order to allow for development of a telecommunications tower on a property currently operating as a wholesale and retail sand and gravel operation.

Background:

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

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use request with three (3) conditions.

Conditions:

1. The proposed telecommunication tower shall not be taller in height than described in the Conditional Use application and supporting documents.
2. The developer shall submit a Structural Tower Analysis with the building permit application. The analysis shall be signed and sealed by a professional structural engineer licensed in the State of Georgia. The analysis shall include a structural analysis, drawings, calculations and supporting documentation that includes the following:
 - a. Tower height and design, including technical, engineering, and other pertinent factors governing selection of the proposed design. A cross-section of the tower structure shall be included.
 - b. Total anticipated capacity of the structure, including number and types of antennae which can be accommodated on the tower.
 - c. Evidence of structural integrity of the tower structure.
 - d. Failure characteristics of the tower and demonstration that site and setbacks are of adequate size to contain debris.

3. The developer shall provide satisfactory evidence that FAA, FCC and any appropriate state review authority requirements for the proposed tower are met or that the tower is exempt from those regulations with the building permit application.

Attachment(s):

Staff Report

Application Documents





**Planning
City of Monroe, Georgia
CONDITIONAL USE STAFF REPORT**

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 2330

DATE: May 5, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Atlas Tower 1, LLC

PROPERTY OWNER: Sturgill Family, LLC

LOCATION: East side of Victory Drive – 121 Victory Drive

ACREAGE: ±4.15

EXISTING ZONING: M-1 (Light Industrial/Manufacturing District)

EXISTING LAND USE: Wholesale and retail sand and gravel hauling operation

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to allow for a telecommunications facility.

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request with conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: May 16, 2023

CITY COUNCIL: June 13, 2023

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow a telecommunications tower on a property currently being used as a wholesale and retail sand and gravel hauling operation. Telecommunication towers are conditional uses in the M-1 (Light Industrial/Manufacturing) and B-3 (Highway Commercial Zoning) zoning districts. The subject property has been zoned M-1 since the City adopted zoning. The existing sand and gravel hauling operation has been located on the property for the past few years. A concrete mixing operation was formerly located on the property. The proposed telecommunication tower will be 150 feet in height, with the potential to have 4 carriers.

PROPOSED PROJECT SUMMARY:

- Telecommunications Tower
 - Tower Height – 150 Feet
 - Includes a total of 4 co-locatable carrier antenna locations
 - No specific carriers identified

- Additional 4-foot lightning rod on top of tower
- Tower Compound and Lease Area – ±1,500 Sf
 - Landscaping will be provided around the compound

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE DECISIONS” AS SET FORTH IN SECTION 1120.2 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) **The height of the proposed tower:** The proposed telecommunication tower will be 150 feet in height with an additional 4-foot lightning rod. The tower is proposed to be a typical galvanized metal monopole style tower, without guyed wires. The tower will accommodate up to 4 potential carriers.
- (2) **The proximity of the tower to residential structures and residential district boundaries:** The proposed telecommunication tower will be located near the southern boundary of the site, outside of the existing sand and gravel hauling operation. The proposed tower will be located approximately 40 feet from the southern boundary of the site adjacent to a property currently zoned R-1A (Medium Lot Residential). The owner of the subject property also owns the adjoining R-1A zoned property. There are no residential structures located on the adjoining R-1A property. The closest residential structure to the proposed tower is located at 135 Victory Drive. The existing residential structure on that property will be approximately 150 feet from the base of the proposed tower. Section 1130.2 requires telecommunication towers to be set back distance equal to the height of the tower from any off-site residence. The proposed tower is 150 feet in height with a 4-foot lightning rod.
- (3) **The type of uses on adjacent and nearby properties:** The use on the subject property is a wholesale and retail sand and gravel hauling operation. Directly east of the site is the Great Walton Railroad right-of-way. Beyond the railroad r-o-w east of the site, properties along S. Madison Ave. are zoned M-1 (Light Industrial/Manufacturing) and contain a variety of non-residential uses including a neighborhood scale church and a motorcycle club. Properties south and west of the site along Victory Drive are zoned R-1A (Medium Lot Residential) and contain single-family residences. Properties north of the site along E. Fambrough St. are zoned M-1, but primarily contain single-family residences.
- (4) **The surrounding topography:** The surrounding topography is gently sloping and relatively level terrain. The subject property and surrounding properties are located on a gentle natural ridge that runs north and south through the center of the City.
- (5) **The design of the tower, particularly as to visual obtrusiveness:** The proposed tower will be a monopole style tower without any guyed wires. The appearance of the tower will be an unpainted galvanized metal. No stealth or camouflaging techniques are proposed for the tower, such as a simulated tree.
- (6) **The proposed ingress and egress:** The construction and maintenance of the tower will be via a 12-foot wide access easement from Victory Drive to the tower compound. An additional 20-foot wide utility easement is included with the 12-foot wide access easement from Victory Drive.

- (7) The availability of suitable existing towers and other structures as discussed in Section 1120.1(3):** The closest structure in proximity to the proposed location is the City’s elevated water tank located on Norris St. approximately 1,860 feet (±0.353 miles) from the site. There are no other radio towers in this vicinity of the City. The applicant is required to provide an inventory of all existing towers and structures within one-quarter (1/4) mile from the proposed site along with this application per Section 1120.1(2) of the Zoning Ordinance. Section 1120.1(3) dictates requirements for administrative approval of towers and the responsibility of the applicant to demonstrate that no other tower or structure can accommodate the applicant’s proposed antenna. With the closest structure located more than one-quarter (1/4) mile away from the site, the applicant has technically satisfied the requirements of Sections 1120.1(2) and 1120.1(3).
- (8) Whether the tower is designed to accommodate additional antennas:** The tower elevation provided in the conditional use application indicates the proposed telecommunication tower can accommodate up to 4 carriers.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use for a telecommunications facility, subject to the following conditions:

- 1. The proposed telecommunication tower shall not be taller in height than described in the Conditional Use application and supporting documents.
- 2. The developer shall submit a Structural Tower Analysis with the building permit application. The analysis shall be signed and sealed by a professional structural engineer licensed in the State of Georgia. The analysis shall include a structural analysis, drawings, calculations and supporting documentation that includes the following:
 - a. Tower height and design, including technical, engineering, and other pertinent factors governing selection of the proposed design. A cross-section of the tower structure shall be included.
 - b. Total anticipated capacity of the structure, including number and types of antennae which can be accommodated on the tower.
 - c. Evidence of structural integrity of the tower structure.
 - d. Failure characteristics of the tower and demonstration that site and setbacks are of adequate size to contain debris.
- 3. The developer shall provide satisfactory evidence that FAA, FCC and any appropriate state review authority requirements for the proposed tower are met or that the tower is exempt from those regulations with the building permit application.



City of Monroe

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

CONDITIONAL USE PERMIT

PERMIT #:	2330	DESCRIPTION:	CONDITIONAL USE - TELECOMMUNICATIONS FACILITY
JOB ADDRESS:	121 VICTORY DR	LOT #:	
PARCEL ID:	M0200242	BLK #:	
SUBDIVISION:		ZONING:	M-1
ISSUED TO:	ATLAS TOWER 1 LLC	CONTRACTOR:	ATLAS TOWER 1 LLC
ADDRESS:	3002 BLUFF ST	PHONE:	
CITY, STATE ZIP:	BOULDER CO 80301	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	4/25/2023
VALUATION:	\$ 0.00	EXPIRATION:	10/22/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	CONDITIONAL USE PERMIT	\$ 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 Conditional Use for a telecommunications facility at 121 Victory Dr on May 16, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on June 13, 2023 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)

5/12/23
DATE



CITY OF MONROE

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 121 VICTORY DR, Monroe GA 30655

Parcel #: M0200242 Council Districts: 6 / 8

Zoning: M1 Acreage/Square Feet: 4.15 acres

Type of Conditional Use Requested: Telecommunications Facility

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: STURGILL FAMILY LLC Phone #: (404) 391-7572

Address: P O BOX 650 City: Monroe State: GA Zip: 30655

Applicant (If different than owner): Atlas Tower 1, LLC Phone #: 303-448-8896

Address: 3002 Bluff Street Suite 300 City: Boulder State: CO Zip: 80301

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)):

Proposed 155' telecommunications facility to provide mobile cellular coverage to City of Monroe.

Will be in operation 24/7 but require no employees on site. Vehicle trips will occur 1-4 times a year.

No sewer or water services will be required, only power and data utilities will need to be connected.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)):

Proposed facility is located on a sand and gravel pit business

surrounded by low density residential areas.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): a 155' telecom tower within a 1,500 sq ft compound. No parking spaces proposed.

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

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

REQUIRED SUBMITTAL ITEMS

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

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

SIGNATURE: Cordius Whitehead DATE: 4-5-23

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: [Signature] DATE: 4-7-23

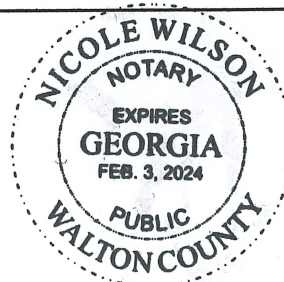
NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 7 DAY OF April, 2023

NOTARY SIGNATURE: [Signature]

DATE: 2/3/24

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.

Atlas Tower 1, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301
(303) 448-8896



April 24, 2023

City of Monroe
Planning and Zoning
215 N. Broad Street
Monroe, GA 30655

RE: Zoning Narrative for Telecommunications Facility
Site Name: Walton County-Sturgill

To Whom It May Concern:

Atlas Tower 1, LLC is submitting an Conditional Use Application to the City of Monroe Planning and Zoning Department for review of a new proposed wireless telecommunications facility build on the property of 121 VICTORY DR, Monroe GA 30655 in Walton County, Parcel #: **M0200242**. This letter shall serve as a narrative for the proposed 155 Monopole telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

Sturgill Family LLC
PO BOX 650
MONROE, GA 30655

Site Address:

121 VICTORY DR, Monroe GA 30655
Walton County
Parcel #: **M0200242**.

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

Latitude: 33.77992
Longitude: -83.70392
Ground Elevation: 891 (NAVD '88)*

Zoning:

Lease Area:

(30 feet x 50 feet, measuring 1500 sq. feet.)

PROPOSAL SUMMARY

The purpose of this request is to build a 155 Monopole telecommunications tower within a (30 feet x 50 feet, measuring 1500 sq. feet.) wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is located where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is a sand and gravel pit business surrounded by low density residential zones nearby.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable or audible in the location the telecommunications facility is proposed to be.

Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, City of Monroe concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

FAA/FCC Compliance

The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 155 Monopole telecommunications tower in . The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for a Conditional Use Application review for the proposed communications tower facility.

Best Regards,

Cornelius Whitehead
Territory Manager
303-448-8896
www.atlastowers.com
3002 Bluff St. Suite 300 Boulder, CO 80301

WT GROUP

SITE: MONROE/STURGILL
SITE NUMBER TBD
ADDRESS:

121 VICTORY DRIVE
MONROE, GA, 30655
WALTON COUNTY

RAMAKER

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A, Alachua, FL 32615
Office: (386) 418-0500 Fax: (386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

William R. Gore

PROFESSIONAL LAND SURVEYORS, INC.
1804 CENTRAL AVE AUGUSTA, GEORGIA 30904
TEL: (706) 738-8771 FAX: (706) 736-6249

DRAWN BY: WRG CHECKED BY: WRG JOB #:

SURVEYOR'S NOTES

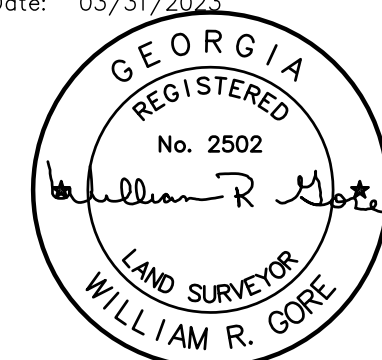
1. BASIS OF BEARING GRID NORTH
2. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN WERE MARKER BY GPRS UNDERGROUND LOCATION SERVICE.
3. THIS IS A SITE SPECIFIC PURPOSE SURVEY AND DOES NOT INCLUDE THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. SYMBOLS DEPICTED NOT TO SCALE.
6. LAND OWNER/CLIENT: CSX, 500 WATER STREET JACKSONVILLE, FL, 32202
7. TITLE REPORT

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO

WILLIAM R. GORE PROFESSIONAL LAND SURVEYING

William R. Gore

WILLIAM R. GORE
LAND SURVEYOR - GA. 2502
Date: 03/31/2023



- LEGEND
- (---) : CENTERLINE OF ROAD.
 - C/L : CENTERLINE OF ROAD.
 - R/W : RIGHT OF WAY.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - X : FENCE AS NOTED.
 - OH : OVER HEAD UTILITY LINES.
 - : WOOD UTILITY POLE.
 - : ELECTRIC TRANSFORMER.
 - ▭ : FIBEROPTIC BOX.
 - ⊞ : TELCO PEDESTAL.
 - WM : WATER METER.
 - CTV : CABLE TELEVISION

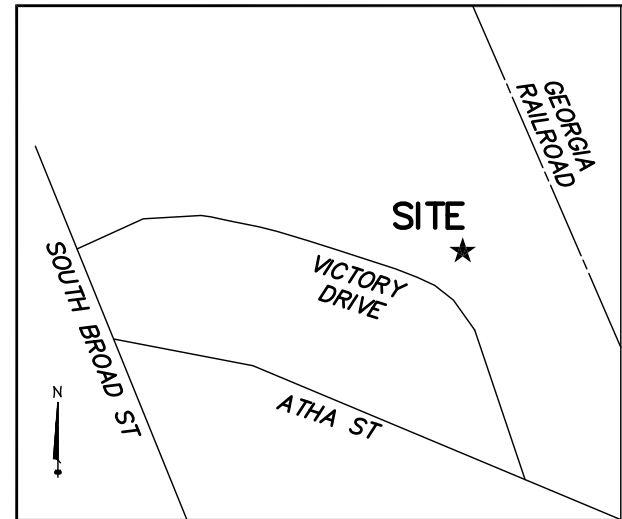
NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURT'S OFFICE

FLOOD NOTE: THE PORTION OF THIS PROPERTY USED FOR PROPOSED CELL TOWER IS NOT LOCATED IN A 100-YR. FLOOD PLAIN ACCORDING TO FEMA MAP NO. 13157C0275C, DATED 12/17/2010.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 435,009 FEET.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,990 FEET, AND AN 0-00-03

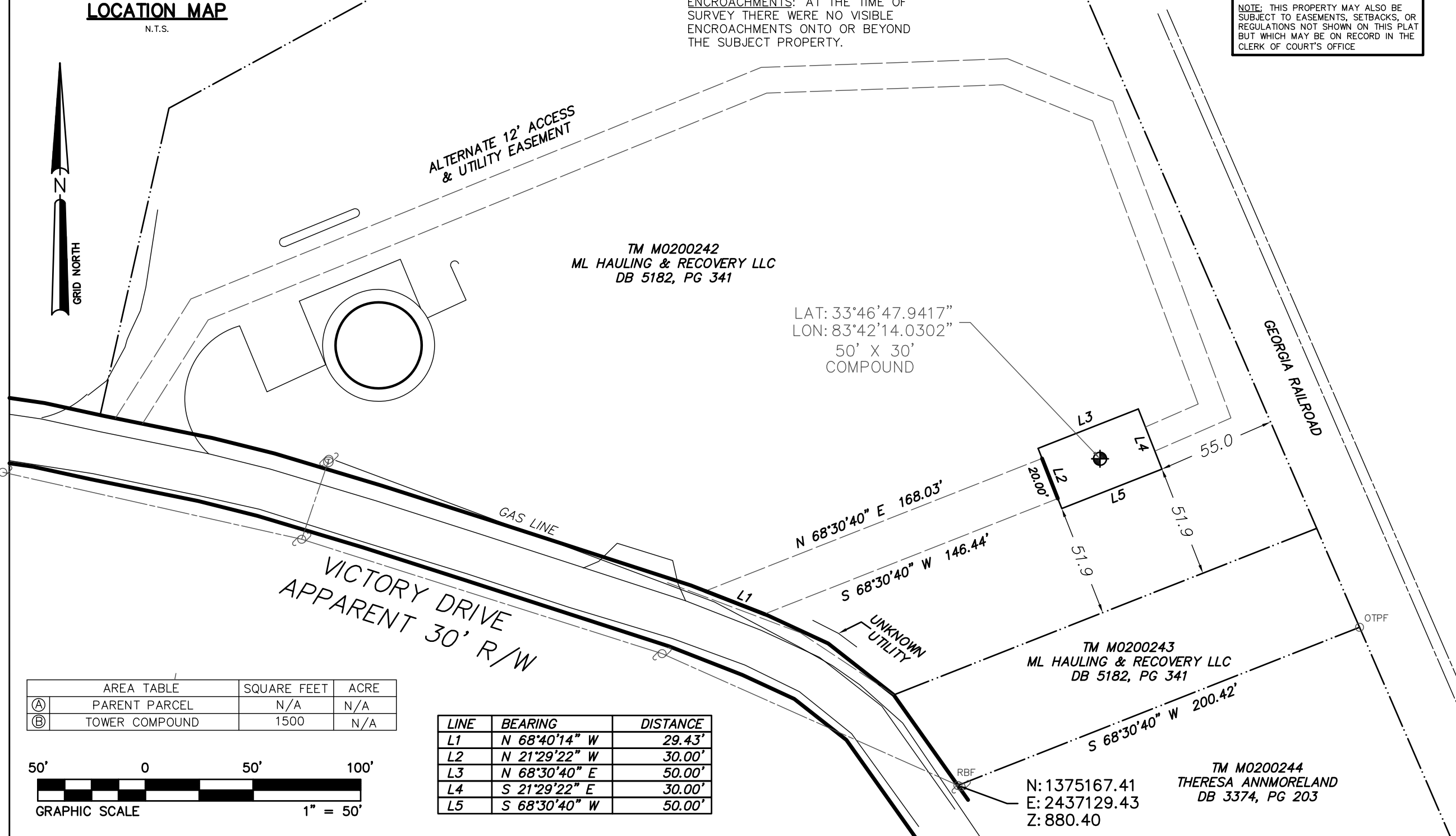
POINT AND WAS ADJUSTED USING THE COMPASS RULE.

ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.



LOCATION MAP

N.T.S.



TM M0200242
ML HAULING & RECOVERY LLC
DB 5182, PG 341

LAT: 33°46'47.9417"
LON: 83°42'14.0302"
50' X 30'
COMPOUND

TM M0200243
ML HAULING & RECOVERY LLC
DB 5182, PG 341

TM M0200244
THERESA ANN MORELAND
DB 3374, PG 203

N: 1375167.41
E: 2437129.43
Z: 880.40

LINE	BEARING	DISTANCE
L1	N 68°40'14" W	29.43'
L2	N 21°29'22" W	30.00'
L3	N 68°30'40" E	50.00'
L4	S 21°29'22" E	30.00'
L5	S 68°30'40" W	50.00'

AREA TABLE	SQUARE FEET	ACRE
(A) PARENT PARCEL	N/A	N/A
(B) TOWER COMPOUND	1500	N/A



SITE NAME: STURGILL
PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY
TOWER TYPE: 150' MONOPOLE TOWER
SITE ADDRESS: 121 VICTORY DR MONROE, GA 30655 (WALTON COUNTY)
AREA OF CONSTRUCTION: 1,500 ± SQ. FT. (LEASE AREA)
LEGAL DESCRIPTION: -
JURISDICTION: CITY OF MONROE
PARCEL #: M0200242
ZONING: INDUSTRIAL



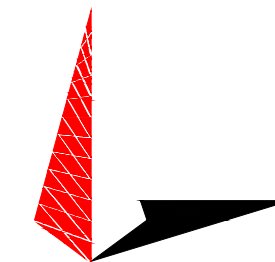
USA • INTERNATIONAL



SITE NAME:
STURGILL

**121 VICTORY DR
 MONROE, GA 30655
 (WALTON COUNTY)**

PLANS PREPARED BY:

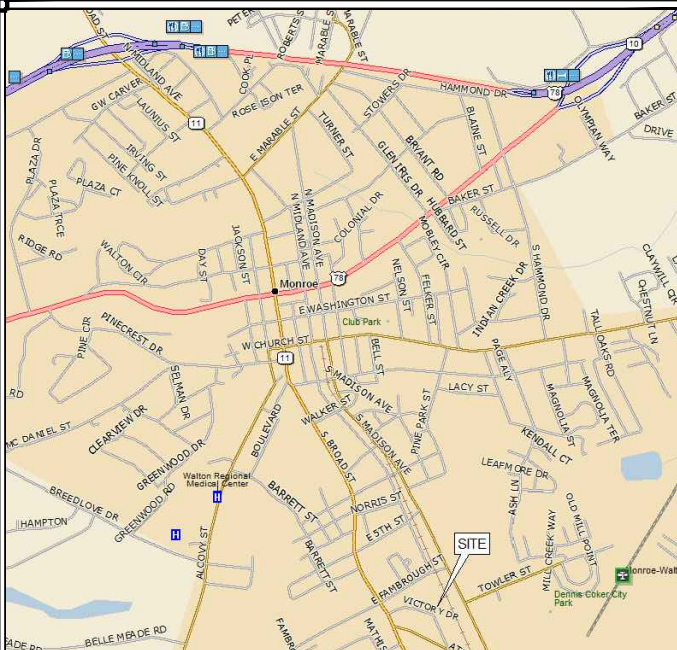


TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

PROJECT INFORMATION

LATITUDE N 33° 46' 17.7006" (NAD '83) *
LONGITUDE W 83° 42' 14.1012" (NAD '83) *

TOWER COORDINATES



LOCATION MAP

FROM HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT: GET ONTO I-75 S. TAKE EXIT 238A TO MERGE ONTO I-285 E TOWARD AUGUSTA. TAKE EXIT 46B TO MERGO INTO I-20E TOWARD AUGUSTA. TAKE EXIT 98 FOR GA-11 S. TURN LEFT ONTO GA-11 N/ STATE HWY 11 N. TURN LEFT ONTO S CHEROKEE RD. TURN LEFT INTO STATE HWY 11 N/ N CHEROKEE RD. TURN RIGHT ONTO VICTORY DR. SITE WILL BE ON THE LEFT.

DRIVING DIRECTIONS

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING
 (800) 282-7411
EMERGENCY:
 CALL 911

Know what's below. Call before you dig.

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE (2018 EDITION)	4. NATIONAL ELECTRIC CODE (2020 EDITION)
2. INTERNATIONAL CODE COUNCIL	5. LOCAL BUILDING CODE
3. ANS/TIA/EIA-222-G	6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED MONOPOLE TOWER, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER IS REQUIRED.

1. FACILITY DESIGNED IN ACCORDANCE WITH CITY OF MONROE REGULATIONS.
2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION & NOTES

SITE CONSTRUCTION MANAGER:
NAME: WIBLUE, INC.
CONTACT: COREY BONNER
PHONE: (303) 448-8896

UTILITIES:
POWER COMPANY: T.B.D.
ADDRESS: UNKNOWN
METER # NEAR SITE: T.B.D.

SITE APPLICANT:
NAME: ATLAS TOWER 1, LLC
ADDRESS: 3002 BLUFF STREET, SUITE 300
CITY, STATE, ZIP: BOULDER, CO 80301
CONTACT: FRITZ RUNGE
PHONE: (303) 448-8896

TELEPHONE COMPANY: T.B.D.
CONTACT: UNKNOWN
PHONE: UNKNOWN
PEDESTAL # NEAR SITE: T.B.D.

ORIGINAL SURVEYOR:
NAME: TBD
ADDRESS:
CITY, STATE, ZIP:
PHONE:

CIVIL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: JOSHUA H. CARDEN, P.E.
PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: MARK S. QUAKENBUSH, P.E.
PHONE: (919) 661-6351

PROPERTY OWNER:
NAME: STURGILL FAMILY LLC
ADDRESS: PO BOX 650
CITY, STATE, ZIP: MONROE, GA 30655

CONTACT INFORMATION

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	1
Z1	SITE PLAN	1
Z2	COMPOUND DETAIL	1
Z3	TOWER ELEVATON	1
Z4	FENCE DETAILS	1
Z5	LANDSCAPING PLAN	1

INDEX OF SHEETS

REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

















DRAWN BY: KES **CHECKED BY:** KES

SEAL:

SEAL:

SHEET NUMBER: **T-1**
REVISION: **1**
 TEP#329398.391269

LEGEND

-  PARENT PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  EASEMENT/LEASE CORNER
-  EXIST. METER
-  EXIST. TRANSFORMER
-  EXIST. UTILITY POLE
-  EXIST. TELCO PEDESTAL
-  PROPERTY CORNER
-  EXIST. CONTOUR LINE
-  EDGE OF PAVEMENT
-  OVERHEAD WIRE
-  BURIED FIBER
-  GAS LINE
-  RIGHT-OF-WAY
-  FENCE
-  EXISTING TREE LINE

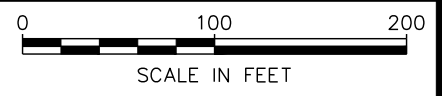
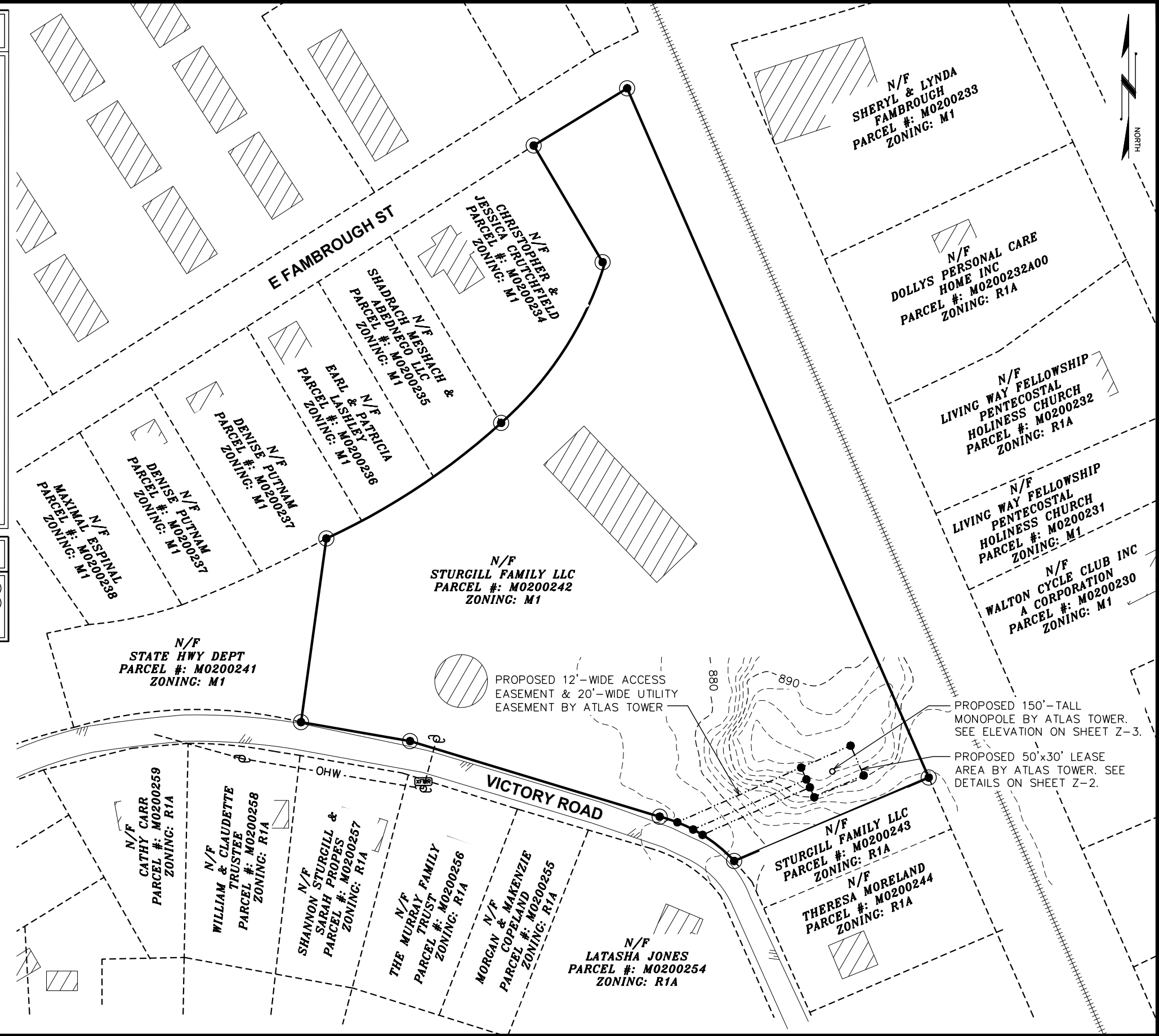
TOWER COORDINATES

LATITUDE: N 33° 46' 47.7006" (NAD '83)
 LONGITUDE: W 83° 42' 14.1012" (NAD '83)

NOTE:
 SITE LAYOUT WAS PREPARED USING AERIAL IMAGERY FROM GOOGLE MAPS AND GIS INFORMATION FROM WALTON COUNTY. FOR CORRECTIVE ACTION, PLEASE CONTACT TOWER ENGINEERING PROFESSIONALS.

SITE PLAN


SCALE: 1" = 100'

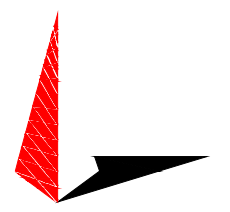



PROJECT INFORMATION:
STURGILL
 121 VICTORY DR
 MONROE, GA 30655
 (WALTON COUNTY)

PLANS PREPARED FOR:

 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (888) 609-9596

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:


REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

DRAWN BY: KES CHECKED BY: NMC

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **Z-1** REVISION: **1**
 TEP#329398.391269

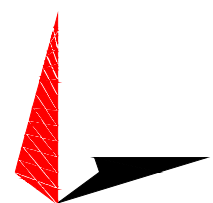
PROJECT INFORMATION:
STURGILL
 121 VICTORY DR
 MONROE, GA 30655
 (WALTON COUNTY)

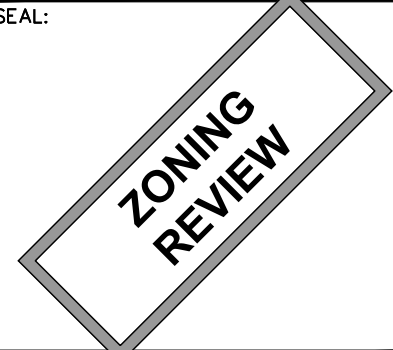
PLANS PREPARED FOR:

 Office: (888) 609-9596

PLANS PREPARED FOR:

 USA • INTERNATIONAL
 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (888) 609-9596

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

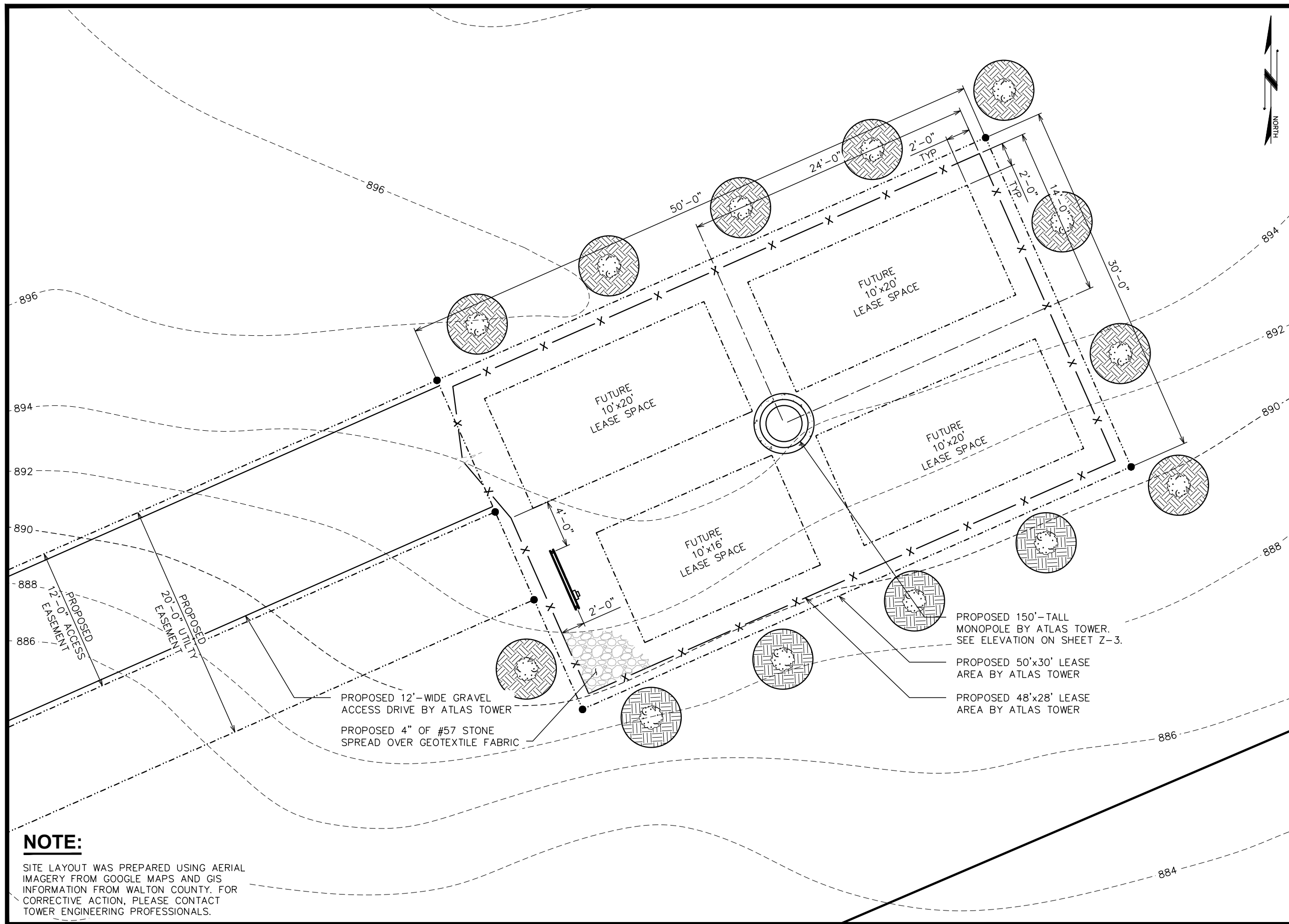
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I	04-05-23	ZONING
O	03-01-23	ZONING

DRAWN BY: KES | CHECKED BY: KES

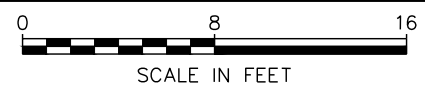
SHEET TITLE:
**COMPOUND
 DETAIL**

SHEET NUMBER: **Z-2** | REVISION: **1**
 TEP#329398.391269



NOTE:
 SITE LAYOUT WAS PREPARED USING AERIAL IMAGERY FROM GOOGLE MAPS AND GIS INFORMATION FROM WALTON COUNTY. FOR CORRECTIVE ACTION, PLEASE CONTACT TOWER ENGINEERING PROFESSIONALS.

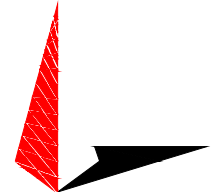
COMPOUND DETAIL
 SCALE: 1/8" = 1'-0"

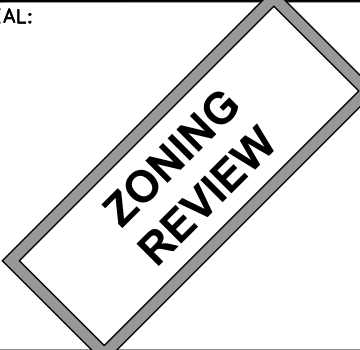


PROJECT INFORMATION:
STURGILL
121 VICTORY DR
MONROE, GA 30655
(WALTON COUNTY)

PLANS PREPARED FOR:
WiBlue Inc.
Office: (888) 609-9596

PLANS PREPARED FOR:
ATLAS TOWER
USA • INTERNATIONAL
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (888) 609-9596

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:


REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

DRAWN BY: KES | CHECKED BY: KES

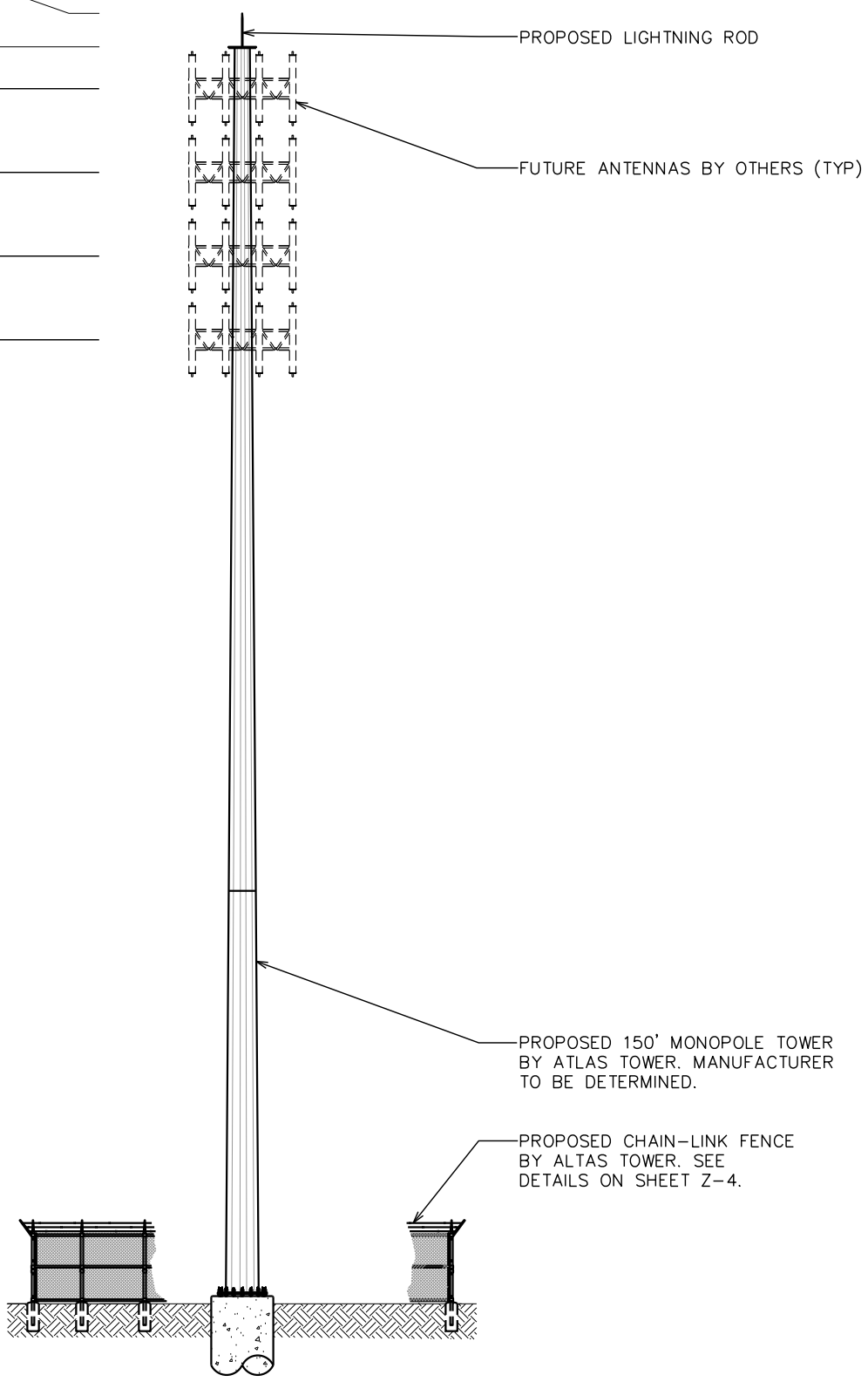
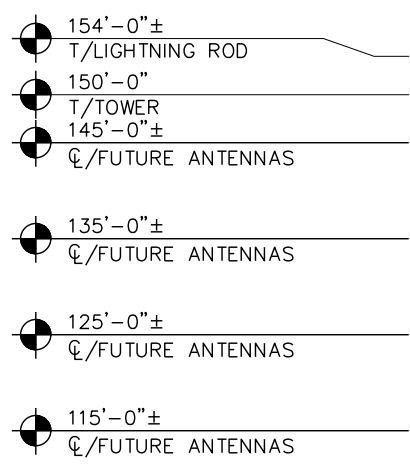
SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER:
Z-3

REVISION:
1
TEP#329398.391269

NOTES:

1. TOWER TO BE REMAIN GALVANIZED COLOR.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.



TOWER ELEVATION

SCALE: 1" = 20'



PROJECT INFORMATION:

STURGILL

121 VICTORY DR
MONROE, GA 30655
(WALTON COUNTY)

PLANS PREPARED FOR:



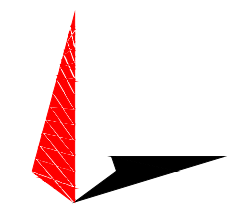
Office: (888) 609-9596

PLANS PREPARED FOR:



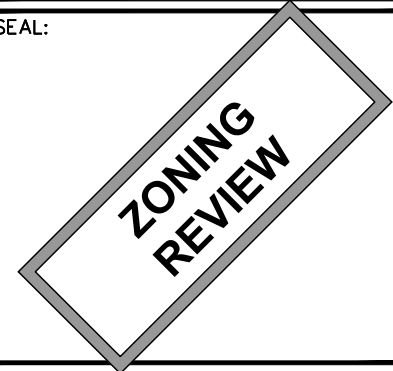
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (888) 609-9596

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

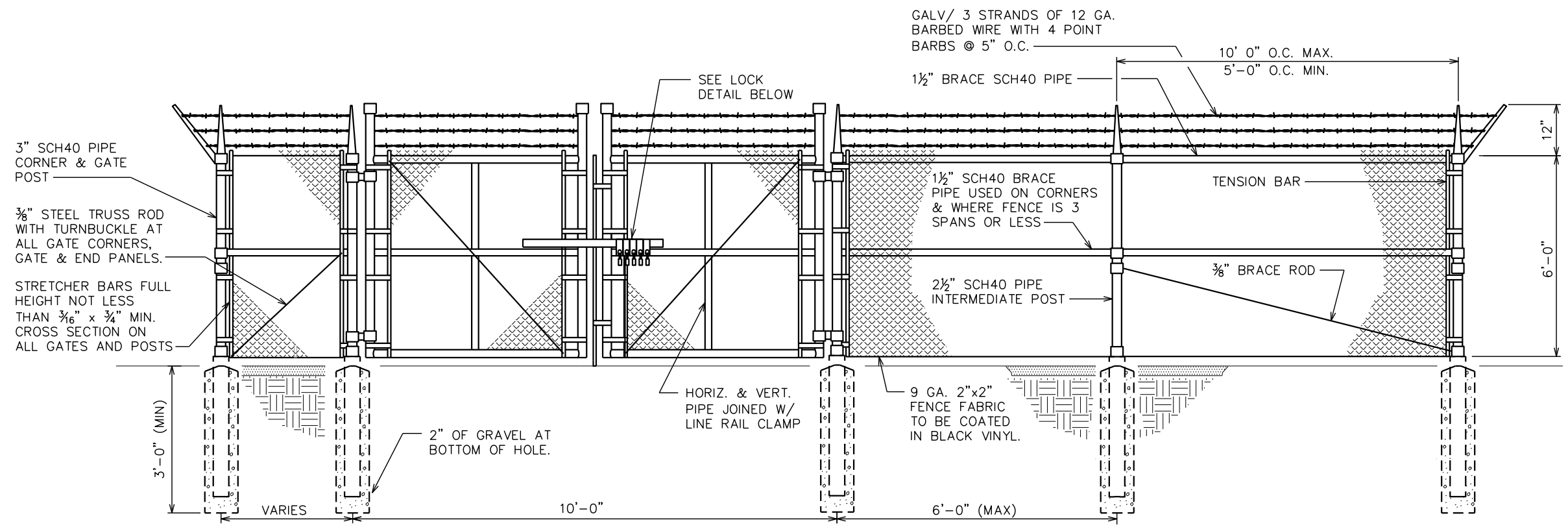
DRAWN BY: KES | CHECKED BY: KES

SHEET TITLE:

FENCE DETAILS

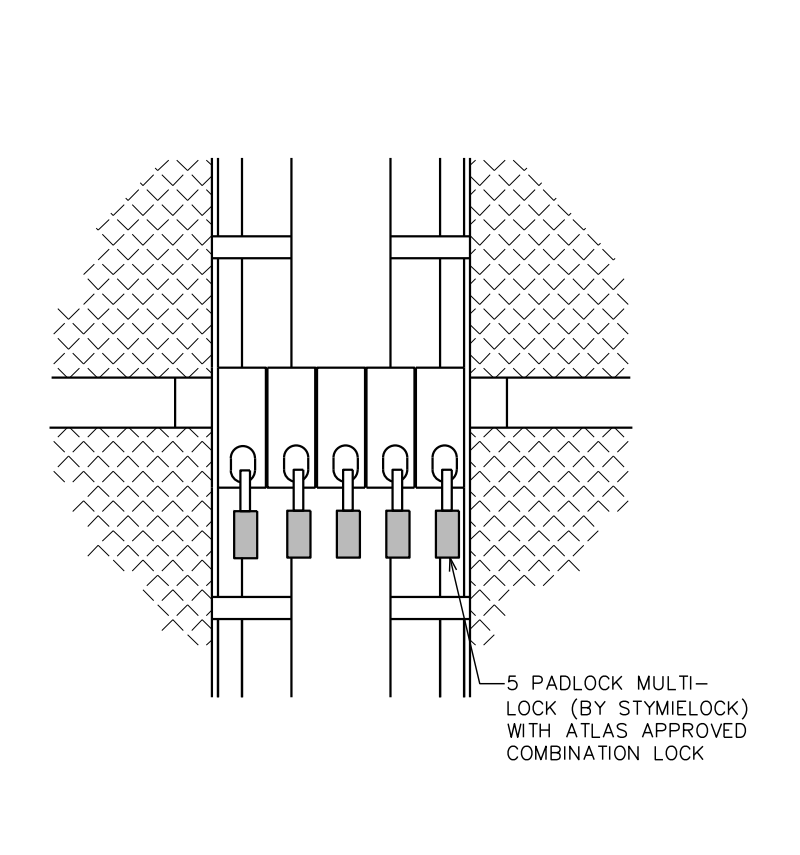
SHEET NUMBER: **Z-4** | REVISION: **1**

TEP#329398.39 | 269



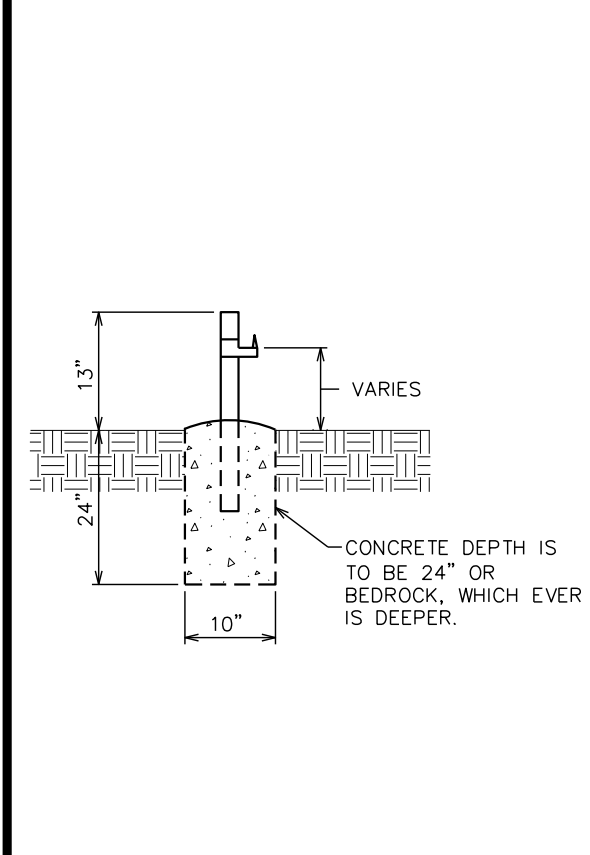
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



GATE LOCK DETAIL

SCALE: N.T.S.

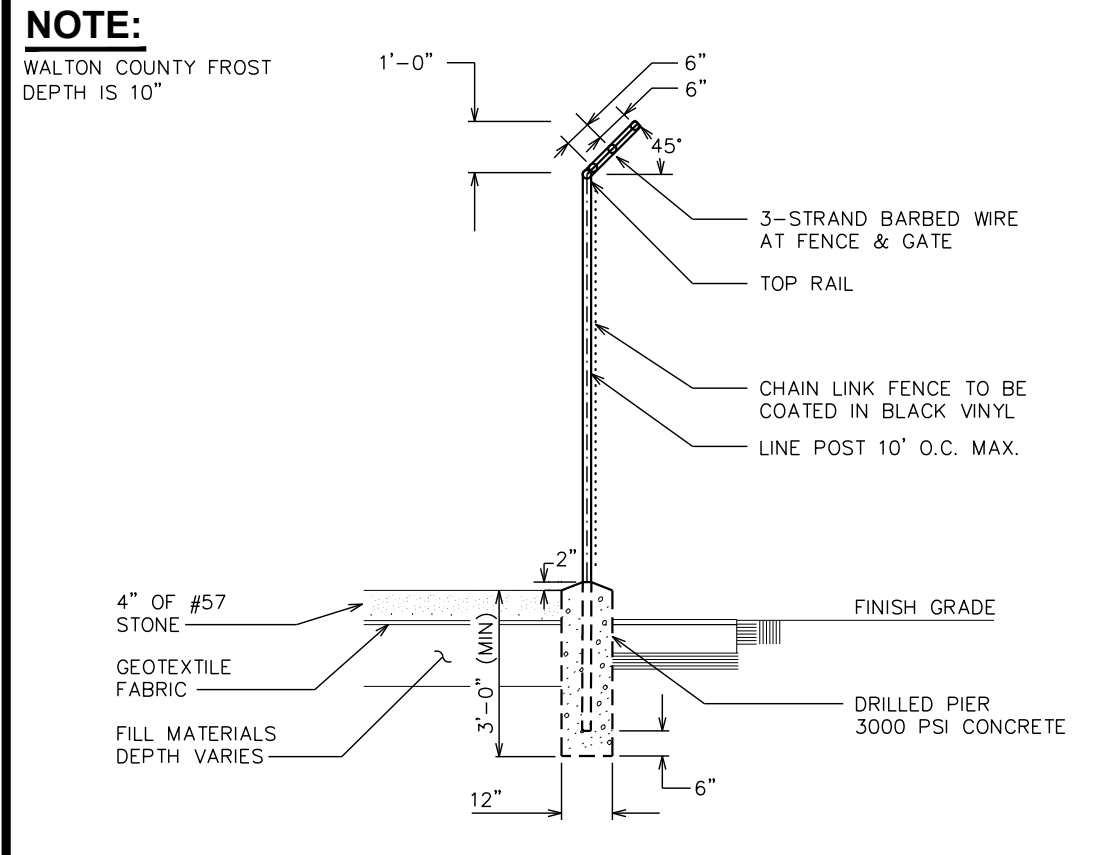


GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

NOTE:

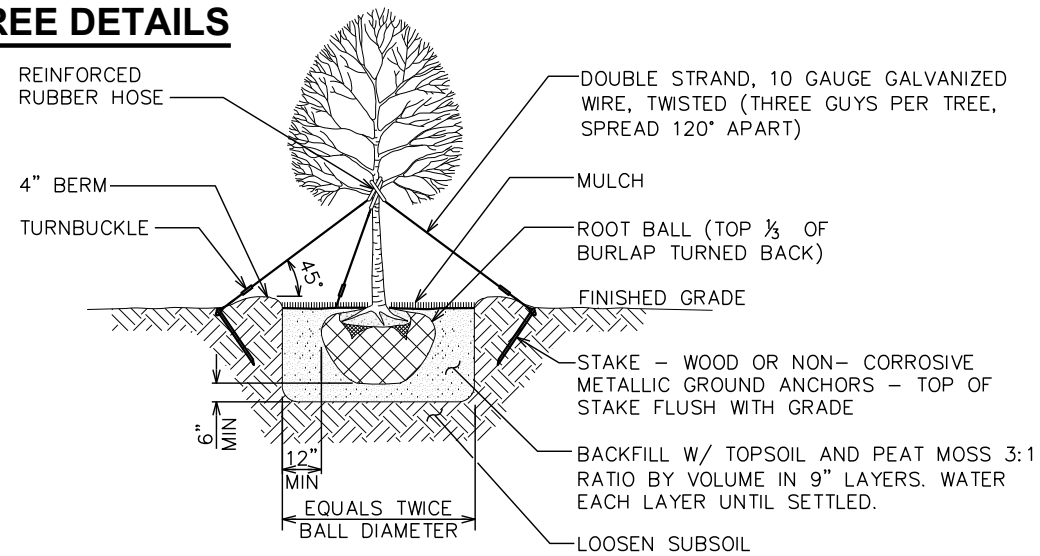
WALTON COUNTY FROST DEPTH IS 10"



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

TREE DETAILS

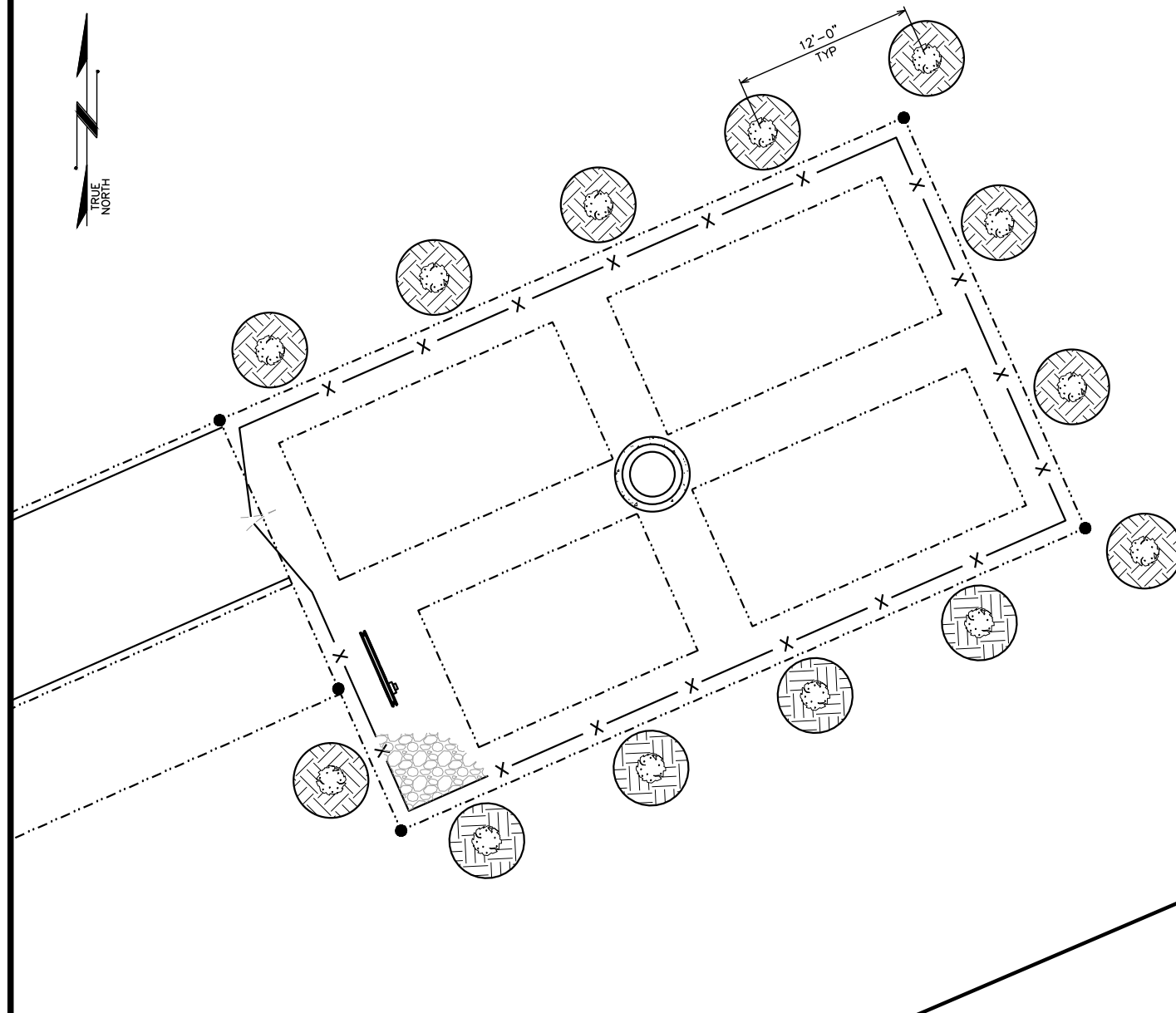


GENERAL LANDSCAPING NOTES

1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
2. EACH PLANT TO BE IN THE TOP OF ITS CLASS AFTER SHEARING AND PRUNING.
3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
4. PLANTS SHALL CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK, ANSI Z60.1-1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.

TREE PLANTING NOTES:

1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
2. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. DURING THE DESIGN PHASE, CONFIRM THAT THE WATER DRAINS OUT OF THE SOIL; USE TOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS UNTIL ESTABLISHED.
5. BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.
6. DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH SIDE IN THE FIELD.
7. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.



LANDSCAPING PLAN

SCALE: 3/32" = 1'-0"

PROJECT INFORMATION:

STURGILL

121 VICTORY DR
MONROE, GA 30655
(WALTON COUNTY)

PLANS PREPARED FOR:



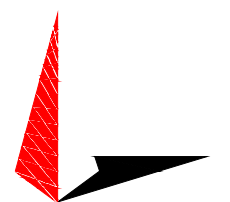
Office: (888) 609-9596

PLANS PREPARED FOR:



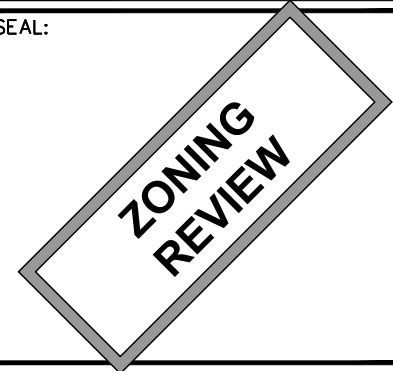
3002 BLUFF ST, SUITE 300
BOULDER, CO 80301
Office: (888) 609-9596

PLANS PREPARED BY:



500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



PLANTING SCHEDULE

ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT REQ.	SPREAD/CALIPER	SPACING	REMARKS
TREES							
①	13	ACER RUBRUM	MAPPLE RED	4'-0" (MIN)	5' (MAX)	15'-0"	SHOWN AS TREE
MULCH							
②	1,025± SQ FT	-	MULCH	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE IN 5' RINGS AROUND THE TREES. FOR GROUND COVER APPLY 1"-2" DEEP.

REV	DATE	ISSUED FOR:
1	04-05-23	ZONING
0	03-01-23	ZONING

DRAWN BY: KES | CHECKED BY: NMC

SHEET TITLE:
LANDSCAPING PLAN

SHEET NUMBER: **Z-5** | REVISION: **1**
TEP#329398.391269



To: City Council, Finance
From: Beth Thompson
Department: Finance
Date: 6/13/2023
Subject: FY2022 Annual Comprehensive Financial Report

Budget Account/Project Name:

Funding Source:

Budget Allocation: \$0.00

Budget Available: \$0.00

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

Description:

Ryan Jones with Mauldin & Jenkins, the City’s external auditors, will present the audited Fiscal Year 2022 Annual Comprehensive Financial Report (ACFR).

Background:

Annually, the City of Monroe engages with an external audit firm, Mauldin & Jenkins to conduct an audit of the City of Monroe’s financials, internal controls, operating efficiency, etc.

Attachment(s):

FY2022 ACFR

2022 Annual Comprehensive Financial Report



City of Monroe
Georgia

For the Fiscal Year Ended December 31, 2022

CITY OF MONROE, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2022

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

**ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2022**

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**ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2022**

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**ANNUAL COMPREHENSIVE FINANCIAL REPORT
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 215 N Broad Street
Post Office Box 1249
Monroe, GA 30655

 (770) 267-3429

June 1, 2023

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

The Annual Comprehensive Financial Report (ACFR) of the City of Monroe, Georgia for the fiscal year ended December 31, 2022 is hereby submitted as mandated by Official Code of Georgia §36-81-7. The financial statements were prepared in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

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

Mauldin & Jenkins, LLC, a firm of certified public accountants, issued an unmodified opinion on the City of Monroe's financial statements for the year ended December 31, 2022. The independent auditor's report is located at the front of the financial section of this report.

If the threshold is met, the City of Monroe is required as part of the independent audit of the financial statements, to undergo a federally mandated "Single Audit" designed to meet the needs of federal grantor agencies. Information related to the single audit if applicable, including a schedule of expenditures of federal awards, the independent auditor's reports on internal controls and compliance with applicable laws and regulations, and a schedule of findings are included in a separately issued single audit report. For fiscal year 2022, a Single Audit was required.

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

Profile of the Government

The City of Monroe incorporated in 1821, is located in Northeast Georgia, approximately 40 miles east of Atlanta. Monroe is the county seat of Walton County. The City encompasses approximately 15 square miles and serves an estimated population of 15,264. The City of Monroe is empowered to levy a property tax on both real and personal property located within its boundaries.

The City operates under a Mayor/Council form of government. Policy-making and legislative authority are vested in a governing council consisting of the mayor and eight other members. The mayor is elected at large, two Council Members are elected from super districts and six Council Members are elected by districts. Council members and the Mayor serve four-year staggered terms, with an election held every two years. City elections are conducted by the Walton County Board of Elections. In 2022, a redistricting process was completed for the next ten years with the first election cycle under the new districts maps to occur in November 2023.

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

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

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

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

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

Local Economy

Monroe has been fortunate to not experience a downturn in the local economy due to pandemic of COVID-19, instead has embarked into a new period of substantial commercial and residential growth. This has given stability to the overall economy in Monroe and the surrounding area, stabilized the City's revenues and positioned the City for additional growth while also positioning to buffer against a future downturn. Tax revenues have been strong because of the strong local economy.

The majority of the City's commercial development lies along the Highway US 78/GA 138 corridor with a new commercial expansion around the Highway 138 extension at Charlotte Rowell Boulevard with what is one of

the largest retail projects under construction in the State. This commercial complex opened in early 2022 with additional store openings continuing through 2023.

Among the top ten employers in the City, three are governments accounting for approximately 11.6% of the number of jobs in the top ten employers. Two of those government employers, Walton County Board of Commissioners and Walton County Board of Education, are also two of the City's top ten electric, water, gas, and sewer customers.

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

All elements of the City, from Downtown to other commercial and residential corridors have thrived through and during the post COVID eras, contributing to a robust and stable local economy.

Long-term Financial Planning

The City began in 2018 an aggressive plan to create better walkability in our urban core that also links neighborhoods to downtown. The City has recently completed approximately 3 miles of new, fully streetscaped sidewalk. Additionally, in 2018 the City applied for (and was later awarded in early 2019) a Transportation Alternatives Project (TAP) Grant that will link the N. Broad project with the rest of Downtown's streetscaping that will create over two continuous miles of downtown streetscaping along the Broad St. corridor. Design and engineering for the TAP grant is currently underway with construction slated for 2022. An additional TAP grant award for design and engineering was awarded in late 2022 for more streetscape to link the S. Madison Street area to the new Downtown Green as well as McDaniel Street to the Downtown area.

In 2020, the City issued Combined Utility Revenue Bonds in the amount of \$43.7 million for several major projects throughout the City. The proceeds of the bonds will be used for construction, extending and/or improving the City's water, sewer, natural gas, and telecommunications systems. A great deal of progress on these projects has been made in 2022 with most of the projects expected to be completed by the end of 2025.

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

Major Initiatives

The City of Monroe continues to work closely with Georgia Department of Transportation and Walton County to implement the area's transportation initiatives. The Highway US 78/GA 138 area's growth has seen the need to address traffic in this area. This is one example of the partnership to improve our local transportation network. Another example is the partnership between Monroe and Walton County to complete a truck by-pass around the historic downtown area. This much needed connector is managed and now funded by the Georgia DOT and is in the initial stages of right-of-way acquisition. Construction is to commence in April 2023 with anticipated full completion in 2025. Additional intergovernmental partnership initiatives include an East-bound on-ramp from W. Spring to Hwy 78, a West-bound on-ramp from Charlotte Rowell Boulevard to Hwy 78, both under construction now, and a possible interchange improvement at Hwy 78 and Hwy 11 to align with the forthcoming truck connector. These projects aim to keep Monroe and Walton County traffic moving.

Additionally, the City has begun to address the public's need for quality passive parks. One of the major initiatives in this realm is the property acquisition and Brownfield completion of a new Downtown Green. This almost two-acre site along Church St. and S. Madison Ave. will be redeveloped into an all-year park and entertainment space that will eventually feature a splash pad, outdoor amphitheater, walking space, open green space, and tree plantings. The redevelopment of this site will help to broaden the feel of the City's general downtown area just two blocks east of Broad St. It is currently under construction with completion by late summer of 2023.

Additional City Park initiatives involve rehabilitation of existing parks throughout the City such as Mathews Park and Pilot Club Park that were both recently completed. as well as master planning the newly acquired 143-acre park along the Alcovy River, which will contain river access for canoeing, kayaking, and walking and bicycle trails. A full Parks Master plan is being created now.

Relevant Financial Policies

The purpose of the City of Monroe's financial management policy is to ensure that the City conducts its investment, cash, and debt management activities in a responsible manner in full compliance with Federal and State Law. The City is committed to providing adequate cash flows to meet all current and future obligations. Adherence to this policy has allowed the City to maintain financial stability, all cash funds are properly collateralized, and no short-term financing has been needed to meet operations.

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

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Monroe for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended December 31, 2021. This was the 20th consecutive year that the City has received this award. To be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized comprehensive annual report, whose contents conform to program standards. The ACFR must satisfy both GAAP and applicable legal requirements.

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

In addition, the City submitted to GFOA the 2022 Popular Annual Financial Report (PAFR) for Outstanding Achievement in Popular Annual Financial Reporting Award for the fiscal year ended December 31, 2021. The City was awarded this prestigious award for the 18th year for the 2021 PAFR. In order to receive an Award

for Outstanding Achievement in Popular Annual Financial Reporting, the City must publish a PAFR whose contents conform to program standards of creativity, presentation, understandability, and reader appeal. We believe our current report continues to conform to the Popular Annual Financial Reporting requirements, and we are submitting it to GFOA to determine its eligibility for another certificate. This award is valid for a period of one year.

Last but not least, the City submitted to GFOA its annual budget for the 12th consecutive year for the fiscal year beginning January 1, 2023. Last year was the 11th consecutive year the City has received this prestigious award for Distinguished Budget Presentation for fiscal year beginning January 1, 2022. In order to receive this award, the City must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device. This award is valid for a period of one year only. We believe our budget continues to meet the program requirements.

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

Respectfully submitted,



Logan Propes
City Administrator



Beth Thompson
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Monroe
Georgia**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2021

Christopher P. Morill

Executive Director/CEO

LIST OF ELECTED AND APPOINTED OFFICIALS

DECEMBER 31, 2022

ELECTED OFFICIALS

Mayor	John Howard
Vice Mayor and Council Member, District 4	Larry Bradley
Council Member, District 1	Lee Malcom
Council Member, District 2	Myoshia Crawford
Council Member, District 3	Charles Boyce
Council Member, District 5	Norman Garrett
Council Member, District 6	Tyler Gregory
Council Member, District 7	Nathan Little
Council Member, District 8	David Dickinson

APPOINTED OFFICIALS

City Administrator	Logan Propes
Assistant City Administrator	Chris Bailey
Electric & Telecommunications Director	Brian Thompson
Finance Director	Beth Thompson
Fire Chief	Andrew Dykes
Human Resources Director	Les Russell
Police Chief	R.V. Watts
Solid Waste Director	Danny Smith
Streets and Transportation Director	Jeremiah Still
Water, Sewer & Natural Gas Director	Rodney Middlebrooks

City of Monroe, Georgia Organizational Chart

December 31, 2022

Citizens of Monroe

MAYOR & CITY COUNCIL

Mayor	John Howard
Vice-Mayor &	
District 4 Council Member	Larry A. Bradley
District 1 Council Member	Lee Malcom
District 2 Council Member	Myoshia Crawford
District 3 Council Member	Charles Boyce, IV
District 5 Council Member	Norman Garrett
District 6 Council Member	Tyler Gregory
District 7 Council Member	C. Nathan Little
District 8 Council Member	David Dickinson

City Attorney

Administrative Asst.
Kaitlyn Stubbs
Logan 1/2 & Chris 1/2

**City Administrator
(& Code Enforcement Officer)
Logan Propes**

**City Clerk
Debbie Kirk**

**Assistant City
Administrator: Central
Services & Public
Works
Chris Bailey**

**Planning & Zoning
Director
Brad Callender**

**Director of Water
& Gas
Rodney
Middlebrooks**

**Director of Electric
& Telecom
Brian Thompson**

**Police Chief
R. V. Watts**

**Fire Chief
Andrew Dykes**

**Director of
Finance
Beth Thompson**

**Director of
Human Resources
Les Russell**

**Municipal Court
Administrator
Joseph Bryant**

**Director of Streets
& Transportation
Jeremiah Still**

**Permitting, Licensing,
& Inspections
Director
Patrick Kelley**

**Director of Solid
Waste
Danny Smith**

**Director of
Community
Development
Sara Shropshire**

Central Services

Building & Grounds

Airport

Internet Technology

Stormwater

GUTA

Utility Billing

**Customer
Service**

FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Monroe, Georgia** (the "City") as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Monroe, Georgia, as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As described in Note 18 to the financial statements, the City adopted the provisions of Governmental Accounting Standards Board Statement No. 87, *Leases*, as of January 1, 2022. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules, and the schedule of expenditures of special purpose local option sales tax proceeds, as required by the Official Code of Georgia 48-8-121 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules, and the schedule of expenditures of special purpose local option sales tax proceeds are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 1, 2023 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
June 1, 2023

CITY OF MONROE, GEORGIA
Management's Discussion and Analysis
For the Fiscal Year Ended December 31, 2022

As management of the City of Monroe, we offer readers of the City of Monroe’s financial statements this narrative overview and analysis of the financial activities of the City of Monroe, Georgia (the “City”) for the fiscal year ended December 31, 2022. We encourage readers to consider the information presented here in conjunction with the letter of transmittal at the front of this report and the City’s financial statements, which follow this section.

Financial Highlights

- The assets and deferred outflows of resources of the City of Monroe exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$150,493,289 (reported as “net position”). Of this amount, \$27,058,627 (unrestricted net position) may be used to meet the City’s ongoing obligations to citizens and creditors.
- Total net position increased by \$11,884,562 during 2022 resulting primarily from business-type activities.
- As of the close of the fiscal year, the City of Monroe’s governmental funds reported combined fund balances of \$11,249,353 an increase of \$124,715 in comparison with the prior year. Approximately 70% or \$7,855,731 of this amount is available for spending at the government’s discretion (unassigned fund balance). At the end of the current fiscal year, unrestricted fund balance (the total of the committed, assigned and unassigned components of fund balance) for the general fund was \$7,861,231 or approximately 50% of total general fund expenditures.
- At the close of the fiscal year, assets and deferred outflows of resources in the City of Monroe’s Utilities Fund exceeded its liabilities and deferred inflows by \$102,502,380. Of this, \$21,569,058 (unrestricted net position) is available to meet the Utilities’ on-going obligations to its customers and creditors.

Overview of the Financial Statements

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

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

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

The statement of activities presents information showing how the City of Monroe’s net position changed during the fiscal year ended December 31, 2022. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

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

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

The government-wide financial statements can be found on pages 16-18 of this report.

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

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

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

The City of Monroe maintains eight individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund and SPLOST Fund, which are considered major funds. Data from the other six governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements on pages 64 and 65 of this report.

The City adopts an annual appropriated budget for its General Fund and Special Revenue Funds. A budgetary comparison statement has been provided for the General Fund and the American Rescue Plan Fund to demonstrate budgetary compliance and can be found on pages 22 and 23 of this report. Budgetary comparisons for Special Revenue Funds can be found on pages 66-67 of this report.

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

The City's proprietary fund financial statements are presented on pages 24-26.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 27-61 of this report.

Required Supplementary Information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City of Monroe's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found on page 62 and 63 of this report.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial condition. In the case of the City of Monroe, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$150,493,289 at the close of the most recent fiscal year.

By far the largest portion of the City's net position, \$115,102,022 (76.5%) reflects its investment in capital assets such as land, buildings, equipment and infrastructure (streets, bridges, sidewalks and utility service lines) less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The table on the following page summarizes the City's net position as of December 31, 2022 compared to the prior year end.

CITY OF MONROE, GEORGIA

Net Position

Fiscal Years 2022 and 2021

	Governmental		Business-Type		Total	
	Activities		Activities		Primary Government	
	2022	Restated 2021	2022	2021	2022	Restated 2021
Current and other assets	\$ 18,767,681	\$ 15,204,432	\$ 67,820,809	\$ 80,681,535	\$ 86,588,490	\$ 95,885,967
Capital assets	42,348,683	34,389,030	108,282,963	92,705,071	150,631,646	127,094,101
Total assets	61,116,364	49,593,462	176,103,772	173,386,606	237,220,136	222,980,068
Total deferred outflow s of resources	1,358,889	1,518,310	1,565,111	1,686,618	2,924,000	3,204,928
Long-term liabilities	9,263,234	9,652,983	61,812,429	63,296,078	71,075,663	72,949,061
Other liabilities	6,896,703	3,984,381	7,586,947	6,198,134	14,483,650	10,182,515
Total liabilities	16,159,937	13,637,364	69,399,376	69,494,212	85,559,313	83,131,576
Total deferred inflow s of resources	1,931,415	2,213,091	2,160,119	2,231,602	4,091,534	4,444,693
Net Position:						
Net investment in capital assets	36,672,527	28,233,566	78,429,495	71,061,679	115,102,022	99,295,245
Restricted	3,502,108	5,723,863	4,830,532	7,457,357	8,332,640	13,181,220
Unrestricted	4,209,266	1,303,888	22,849,361	24,828,374	27,058,627	26,132,262
Total net position	\$ 44,383,901	\$ 35,261,317	\$ 106,109,388	\$ 103,347,410	\$ 150,493,289	\$ 138,608,727

An additional portion of the City’s net position (5.5%) represents resources that are subject to external restrictions on how they may be used. Finally, the remaining balance of net position, classified as unrestricted net position, totals \$27,058,627 (18.0%) and may be used to meet the government’s ongoing obligations to citizens and creditors.

Although the net position in our business-type activities represents 70.5% of total net position, the City generally can only use these resources to finance the continuing operations of the business-type activities.

At the end of the current fiscal year, the City is able to report positive balances in all reported categories of net position. The overall net position of the City increased \$11,884,562 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

**Changes in Net Position
Fiscal Years 2022 and 2021**

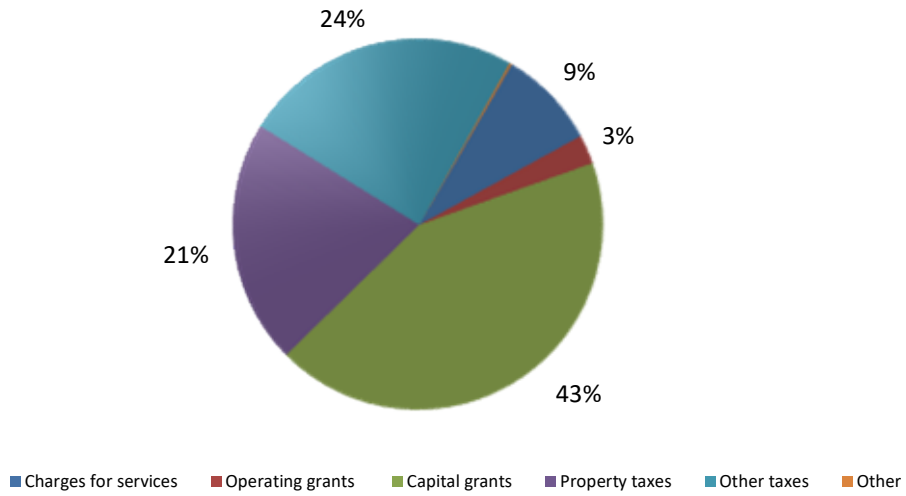
	Governmental		Business-type		Total	
	Activities		Activities		Primary Government	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program revenues:						
Charges for services	\$ 2,061,313	\$ 2,026,884	\$ 53,929,028	\$ 50,882,963	\$ 55,990,341	\$ 52,909,847
Operating grants	610,748	371,937	-	-	610,748	371,937
Capital grants	10,273,084	4,161,444	701,967	1,612,424	10,975,051	5,773,868
General revenues:						
Property taxes	5,038,571	4,445,499	-	-	5,038,571	4,445,499
Other taxes	5,778,276	5,045,655	-	-	5,778,276	5,045,655
Other	53,199	2,144	(192,053)	(35,489)	(138,854)	(33,345)
Total revenues	23,815,191	16,053,563	54,438,942	52,459,898	78,254,133	68,513,461
Expenses:						
General government	1,467,296	1,957,147	-	-	1,467,296	1,957,147
Judicial	233,601	196,437	-	-	233,601	196,437
Public Safety	9,396,012	7,508,143	-	-	9,396,012	7,508,143
Public Works	2,543,896	2,240,826	-	-	2,543,896	2,240,826
Health and welfare	47,242	129,405	-	-	47,242	129,405
Culture and recreation	904,497	743,703	-	-	904,497	743,703
Housing and development	1,788,522	1,721,414	-	-	1,788,522	1,721,414
Interest on long-term debt	174,796	178,258	-	-	174,796	178,258
Utilities	-	-	43,023,787	37,604,762	43,023,787	37,604,762
Solid Waste	-	-	6,789,922	5,846,638	6,789,922	5,846,638
Total expenses	16,555,862	14,675,333	49,813,709	43,451,400	66,369,571	58,126,733
Increase (decrease) in net position before transfers	7,259,329	1,378,230	4,625,233	9,008,498	11,884,562	10,386,728
Transfers	1,863,255	2,505,009	(1,863,255)	(2,505,009)	-	-
Increase in net position	9,122,584	3,883,239	2,761,978	6,503,489	11,884,562	10,386,728
Restatement - GASB 87	-	(125,693)	-	-	-	(125,693)
Net position, beginning	35,261,317	31,503,771	103,347,410	96,843,921	138,608,727	128,347,692
Net position, ending	\$ 44,383,901	\$ 35,261,317	\$ 106,109,388	\$ 103,347,410	\$ 150,493,289	\$ 138,608,727

Governmental Activities. Governmental activities increased the City of Monroe’s net position by \$9,122,584. Key elements of this increase are as follows:

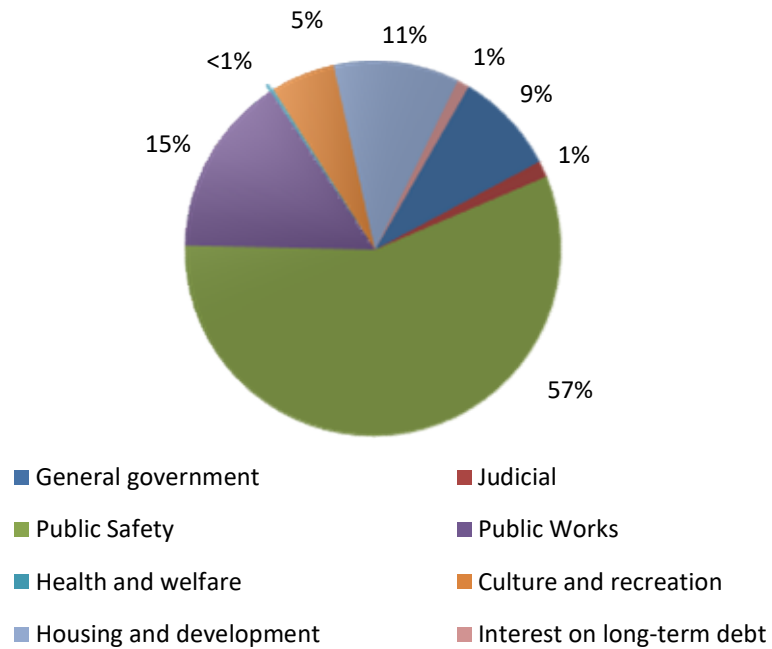
- Transfers in from business-type activities totaling \$1,863,255.
- Local Option Sales Tax totaling \$4,032,765.
- Various departments in the General Fund exceeding budget for revenues.

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

Governmental Revenues FY 2022



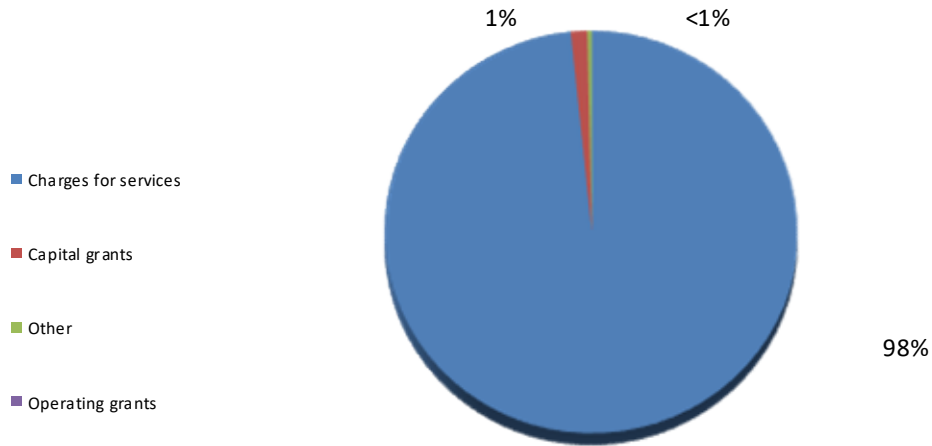
Governmental Expenses FY 2022



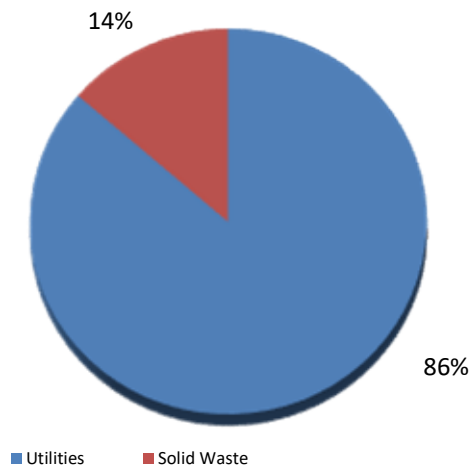
Business-Type Activities. Business-type activities increased the City of Monroe’s net position by \$2,761,978. Utilities Fund, largest of the City’s business-type activities, accounted for 86% of the operating expenses and approximately 87% of the operating revenues among business-type activities. Key elements are as follows:

- Increase in Solid Waste revenue due in part to the increase in solid waste service revenues.
- Slight decrease in Utility revenues due to decrease in sales of service of electricity & natural gas due to milder temperatures in summer & winter months.

Business-type Revenues FY 2022



Business-type Expenses FY 2022



Financial Analysis of Governmental Funds

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

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

The City’s governmental funds reported combined fund balances of \$11,249,353, an increase of \$124,715 in comparison with the prior year. Approximately 69.8% of this amount (\$7,855,731) constitutes unassigned fund balance, which is available for spending at the City’s discretion. The remainder of fund balance is nonspendable, restricted, committed, or assigned to indicate that it is 1) not in spendable form (\$98,756), 2) restricted for particular purposes (\$3,289,366), or 3) assigned for particular purposes (\$5,500).

The General Fund is the chief operating fund of the City of Monroe. At the end of the current fiscal year, the unassigned fund balance of the General Fund was \$7,855,731 of the total General Fund fund balance of \$7,959,987. As a measure of the General Fund’s liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 49.7% of total General Fund expenditures, while total fund balance represents 50.4% of total General Fund expenditures.

The amount of nonspendable fund balance for the General Fund is made up of prepaid expenditures of \$82,883 and lease receivables and deferred inflows of resources – leases of \$15,873, or approximately 1% of the General Fund’s total fund balance.

Fund balance of the City of Monroe’s General Fund increased by \$2,547,980 during the current fiscal year. A key factor in this increase was due to transfers in from other funds of \$3,803,494, intergovernmental revenues totaling \$1,428,616 and tax revenues totaling \$10,634,819.

Fund balance of the City of Monroe’s SPLOST Fund decreased by \$2,390,604 during the current fiscal year. A key factor in this decrease was due to an overall increase in expenditures of \$2,924,190 in 2022.

Total fund balance for nonmajor special revenue funds at year-end was \$152,576. This total had a net decrease of \$42,218. Included above are the Forfeited Drug Fund and the Hotel/Motel Tax Fund. In the Forfeited Drug Fund, the decrease of \$41,713 was primarily due to an increase in expenditures for law enforcement purposes. The Hotel/Motel Tax Fund showed a slight decrease of only \$505. This fund accounts for local room taxes collected with the fund balance restricted for tourism in the City. The American Rescue Plant Act Fund (ARPA), a prior nonmajor special revenue fund, now in the statements as a major fund, had an ending fund balance of \$9,898. This fund accounts for federal funds passed to local governments to lessen the burden of the coronavirus pandemic.

Fund Balance of the nonmajor governmental funds in total decreased \$42,218 from the prior year, primarily due to increased expenditures in the nonmajor funds.

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

Unrestricted net position of the Utilities Fund at the end of the year amounted to \$21,569,058, the Solid Waste Fund amounted to \$1,280,303. The combined increase in total net position for these funds was \$2,761,978.

For the year, the total net position of the Utilities Fund increased by \$2,912,517 and the Solid Waste Fund decreased by \$150,539. Financial analysis in regards to these funds can be found in the business-type activities section. This gives a total increase in proprietary funds net position of \$2,761,978.

General Fund Budgetary Highlights

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

Revenues:

- Total budgeted revenues were amended from original to final budgets from \$11,571,164 to \$12,158,296, respectively.
- Actual revenues were \$2,278,759 more than final budgeted amounts.
- The largest variance comes from a significant increase in property tax collections & Local Option Sales Tax (LOST) collections.

Expenditures:

- Total budgeted expenditures increased from original to final budgets from \$15,487,244 to \$16,180,624, respectively.
- Total expenditures were \$376,492 less than final budgeted amounts.

A comparison on General Fund actual expenditures to budget can be found on page 22. The most significant variances in budget to actual within revenues came from a significant increase in property tax collections & LOST collections, for a total variance of \$2,278,759.

Capital Asset and Debt Administration

Capital Assets. The City of Monroe’s investment in capital assets for its governmental and business-type activities as of December 31, 2022, amounts to \$150,631,646 (net of accumulated depreciation). This investment in capital assets includes land, infrastructure, buildings and improvements, equipment, furniture & vehicles, and construction in progress.

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

Governmental type activities:

- Purchase of \$440,370 in building improvements, machinery, equipment and vehicles.
- Purchase or donation of land totaling \$150,000.
- Construction in progress as of the end of the current fiscal year totaling approximately \$4,400,991.
- Disposals or sale of equipment, furniture or vehicles totaled \$32,399.

Business-type activities:

- Purchase of \$2,607,309 in infrastructure, specialized service installation equipment, and vehicles.
- Construction in progress additions of \$16,658,365 in utility infrastructure & improvements.
- Construction in progress as of the end of the current fiscal year totaling \$20,165,273 for electric, gas, sewer, water and cable upgrades and projects.
- Disposals or sale of equipment, furniture or vehicles totaled \$373,283.

**Capital Assets
(net of depreciation)
Fiscal Years 2022 and 2021**

	Governmental Activities		Business-type Activities		Total Primary Government	
	Restated				Restated	
	2022	2021	2022	2021	2022	2021
Land	\$ 5,978,727	\$ 5,828,727	\$ 2,676,238	\$ 2,676,238	\$ 8,654,965	\$ 8,504,965
Infrastructure	19,106,792	14,031,699	60,596,847	44,616,653	79,703,639	58,648,352
Buildings and Improvements	11,177,397	6,746,222	17,068,698	17,785,696	28,246,095	24,531,918
Equipment, furniture & vehicles	1,102,109	1,227,348	7,775,907	8,033,715	8,878,016	9,261,063
Construction in progress	4,400,991	5,862,512	20,165,273	19,592,769	24,566,264	25,455,281
Leased assets	582,667	842,544	-	-	582,667	842,544
Total	\$ 42,348,683	\$ 34,539,052	\$ 108,282,963	\$ 92,705,071	\$ 150,631,646	\$ 127,244,123

Additional information on the capital assets can be found in the Notes to Financial Statements on pages 45 and 46 of this report.

Long-term Debt. As of December 31, 2022, the City of Monroe’s total long-term debt outstanding is \$63,536,561. The majority of this balance represents bonds secured solely by specified revenue sources (i.e., revenue bonds).

**Outstanding Debt
General Obligation and Revenue Bonds
(net of premiums & discounts)
Fiscal Years 2022 and 2021**

	Governmental Activities		Business-type Activities		Total Primary Government	
	Restated				Restated	
	2022	2021	2022	2021	2022	2021
Revenue bonds	\$ 2,689,300	\$ 3,100,300	\$ 57,043,638	\$ 59,009,607	\$ 59,732,938	\$ 62,109,907
Financed purchases	185,196	231,410	-	-	185,196	231,410
Lease liabilities	588,835	842,544	-	-	588,835	842,544
Notes payable	2,000,083	2,120,000	1,029,509	1,106,214	3,029,592	3,226,214
Total	\$ 5,463,414	\$ 6,294,254	\$ 58,073,147	\$ 60,115,821	\$ 63,536,561	\$ 66,410,075

The City of Monroe’s total debt decreased a net of \$2,873,514 during the current fiscal year. State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of its total assessed valuation. The current debt limitation for the City of Monroe is \$66.9 million. The City incurred a utility revenue bond in the amount of \$50 million in 2020 for water, sewer, gas & telecom projects.

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

Additional information on the City of Monroe's long-term debt can be found in the Notes to Financial Statements on pages 47-52.

Economic Factors and Next Year's Budgets and Rates

In 2020 and into 2021, the City encountered the pandemic crisis of COVID-19 as the rest of the world, however, the City showed continued signs of growth effects on property taxes, and other economic-related remittances such as sales taxes and permits. Although the City is seeing revenue and overall economic improvement, Council and the Finance Department are keen to carefully manage fund balances and to maintain an adequate amount of fund balance to meet debt obligations and help to mitigate against any future economic downturns.

The following indicators were taken into account when adopting the General Fund budget for 2023:

- A major increase in property tax was budgeted for 2022. Although the City adopted the full rollback rate of 7.060 mills, the increase in budgeted collections is contributed to new growth.
- Building Permit collections were slightly increased due to local growth.
- The cost of implementation of an average 3% merit increase for employee salaries was included for a half year.
- A total of nine positions were added city-wide for fiscal year 2023, in the Parks department, Police department, Telecom department & Solid Waste department.
- Implementation of the new SPLOST passed in 2018; budgeted an increase in collections for 2023.

Anticipated revenues in the General Fund 2023 budget are \$19.4 million which includes transfers and other financing sources, or approximately \$4 million more than the 2022 budget. The 2023 budget was developed and adopted before 2022 fiscal year-end and reflects conservative revenue figures.

Requests for Information

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

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

CITY OF MONROE, GEORGIA

STATEMENT OF NET POSITION
DECEMBER 31, 2022

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Downtown Development Authority	Convention & Visitors Bureau
ASSETS					
Cash and cash equivalents	\$ 15,140,336	\$ 6,817,181	\$ 21,957,517	\$ 510,122	\$ 56,505
Investments	-	19,534,146	19,534,146	-	-
Accounts receivable, net of allowances	224,937	5,666,314	5,891,251	67,238	21,000
Taxes receivable	236,741	-	236,741	-	-
Internal balances	660,108	(660,108)	-	-	-
Due from other governments	1,995,861	-	1,995,861	-	-
Leases receivable	426,815	557,759	984,574	-	-
Inventories and prepaid items	82,883	1,233,462	1,316,345	-	-
Restricted assets:					
Cash and cash equivalents	-	33,086,465	33,086,465	-	-
Investments	-	1,585,590	1,585,590	-	-
Land held for development	-	-	-	92,242	-
Capital assets:					
Non-depreciable	10,379,718	22,841,511	33,221,229	-	-
Depreciable, net of accumulated depreciation and amortization	31,968,965	85,441,452	117,410,417	-	-
Total assets	61,116,364	176,103,772	237,220,136	669,602	77,505
DEFERRED OUTFLOWS OF RESOURCES					
Deferred charges on refunding	-	124,487	124,487	-	-
Pension related items	1,358,889	1,440,624	2,799,513	-	-
Total deferred outflows of resources	1,358,889	1,565,111	2,924,000	-	-
LIABILITIES					
Accounts payable	1,208,950	4,720,786	5,929,736	27,646	-
Retainage payable	212,742	397,857	610,599	-	-
Accrued liabilities	1,051,566	2,468,304	3,519,870	-	-
Unearned revenues	4,423,445	-	4,423,445	-	-
Long-term liabilities:					
Portion due or payable within one year:					
Compensated absences	640,647	472,509	1,113,156	-	-
Lease liabilities	301,159	-	301,159	-	-
Financed purchases	46,214	-	46,214	-	-
Notes payable	121,852	109,628	231,480	242,500	-
Bonds payable	421,200	1,640,000	2,061,200	-	-
Portion due or payable in more than one year:					
Compensated absences	77,744	-	77,744	-	-
Lease liabilities	287,676	-	287,676	-	-
Financed purchases	138,982	-	138,982	-	-
Notes payable	1,878,231	919,881	2,798,112	-	-
Bonds payable	2,268,100	55,403,638	57,671,738	-	-
Net pension liability	3,081,429	3,266,773	6,348,202	-	-
Total liabilities	16,159,937	69,399,376	85,559,313	270,146	-
DEFERRED INFLOWS OF RESOURCES					
Leasing arrangements	410,942	548,192	959,134	-	-
Pension related items	1,520,473	1,611,927	3,132,400	-	-
Total deferred inflows of resources	1,931,415	2,160,119	4,091,534	-	-
NET POSITION					
Net investment in capital assets	36,672,527	78,429,495	115,102,022	-	-
Restricted for law enforcement	146,996	-	146,996	-	-
Restricted for debt service	-	292,572	292,572	-	-
Restricted for federal programs	9,898	-	9,898	-	-
Restricted for capital projects	3,339,634	4,537,960	7,877,594	-	-
Restricted for tourism	5,580	-	5,580	-	77,505
Unrestricted	4,209,266	22,849,361	27,058,627	399,456	-
Total net position	\$ 44,383,901	\$ 106,109,388	\$ 150,493,289	\$ 399,456	\$ 77,505

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

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2022

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	\$ 1,467,296	\$ 1,016,451	\$ 177,871	\$ 581,405
Judicial	233,601	247,393	-	1,191,275
Public safety	9,396,012	174,919	216,497	242,066
Public works	2,543,896	30,883	10,933	7,303,934
Health and welfare	47,242	-	-	-
Culture and recreation	904,497	86,832	-	530,788
Housing and development	1,788,522	504,835	205,447	423,616
Interest on long-term debt	174,796	-	-	-
Total governmental activities	<u>16,555,862</u>	<u>2,061,313</u>	<u>610,748</u>	<u>10,273,084</u>
Business-type activities:				
Utilities	43,023,787	46,958,455	-	701,967
Solid waste	6,789,922	6,970,573	-	-
Total business-type activities	<u>49,813,709</u>	<u>53,929,028</u>	<u>-</u>	<u>701,967</u>
Total primary government	<u>\$ 66,369,571</u>	<u>\$ 55,990,341</u>	<u>\$ 610,748</u>	<u>\$ 10,975,051</u>
Component units:				
Downtown Development Authority	\$ 121,523	\$ 82,575	\$ -	\$ -
Convention & Visitors Bureau	38,517	-	-	-
Total component units	<u>\$ 160,040</u>	<u>\$ 82,575</u>	<u>\$ -</u>	<u>\$ -</u>

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

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

Net (Expenses) Revenues and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business-type Activities	Total	Downtown Development Authority	Convention & Visitors Bureau
\$ 308,431	\$ -	\$ 308,431	\$ -	\$ -
1,205,067	-	1,205,067	-	-
(8,762,530)	-	(8,762,530)	-	-
4,801,854	-	4,801,854	-	-
(47,242)	-	(47,242)	-	-
(286,877)	-	(286,877)	-	-
(654,624)	-	(654,624)	-	-
(174,796)	-	(174,796)	-	-
<u>(3,610,717)</u>	<u>-</u>	<u>(3,610,717)</u>	<u>-</u>	<u>-</u>
-	4,636,635	4,636,635	-	-
-	180,651	180,651	-	-
-	4,817,286	4,817,286	-	-
<u>\$ (3,610,717)</u>	<u>\$ 4,817,286</u>	<u>\$ 1,206,569</u>	<u>\$ -</u>	<u>\$ -</u>
\$ -	\$ -	\$ -	\$ (38,948)	\$ -
-	-	-	-	(38,517)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (38,948)</u>	<u>\$ (38,517)</u>
\$ 5,038,571	\$ -	\$ 5,038,571	\$ -	\$ -
4,032,765	-	4,032,765	25,000	75,009
343,038	-	343,038	-	-
1,402,473	-	1,402,473	-	-
37,967	(334,619)	(296,652)	27,185	-
-	62,826	62,826	62,388	2,332
15,232	79,740	94,972	-	-
1,863,255	(1,863,255)	-	-	-
<u>12,733,301</u>	<u>(2,055,308)</u>	<u>10,677,993</u>	<u>114,573</u>	<u>77,341</u>
<u>9,122,584</u>	<u>2,761,978</u>	<u>11,884,562</u>	<u>75,625</u>	<u>38,824</u>
<u>35,261,317</u>	<u>103,347,410</u>	<u>138,608,727</u>	<u>323,831</u>	<u>38,681</u>
<u>\$ 44,383,901</u>	<u>\$ 106,109,388</u>	<u>\$ 150,493,289</u>	<u>\$ 399,456</u>	<u>\$ 77,505</u>

CITY OF MONROE, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022

	General Fund	American Rescue Plan Fund	SPLOST Fund	Other Governmental Funds	Total Governmental Funds
ASSETS					
Cash	\$ 7,450,782	\$ 4,167,346	\$ 3,351,472	\$ 170,736	\$ 15,140,336
Taxes receivable	231,162	-	-	5,579	236,741
Accounts receivable	224,937	-	-	-	224,937
Due from other governments	1,632,391	2,237	361,233	-	1,995,861
Due from other funds	514,090	146,018	-	89,507	749,615
Leases receivable	426,815	-	-	-	426,815
Prepaid items	82,883	-	-	-	82,883
Total assets	<u>\$ 10,563,060</u>	<u>\$ 4,315,601</u>	<u>\$ 3,712,705</u>	<u>\$ 265,822</u>	<u>\$ 18,857,188</u>
LIABILITIES					
Accounts payable	\$ 701,633	\$ 21,000	\$ 465,318	\$ 20,999	\$ 1,208,950
Retainage payable	-	-	201,510	11,232	212,742
Accrued liabilities	1,031,048	-	-	-	1,031,048
Due to other funds	89,507	-	-	-	89,507
Unearned revenue	138,742	4,284,703	-	-	4,423,445
Total liabilities	<u>1,960,930</u>	<u>4,305,703</u>	<u>666,828</u>	<u>32,231</u>	<u>6,965,692</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	231,201	-	-	-	231,201
Leasing arrangements	410,942	-	-	-	410,942
Total deferred inflows of resources	<u>642,143</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>642,143</u>
FUND BALANCES					
Fund balances:					
Nonspendable:					
Prepaid items	82,883	-	-	-	82,883
Leasing arrangements	15,873	-	-	-	15,873
Restricted:					
Law enforcement	-	-	-	146,996	146,996
Capital projects	-	-	3,045,877	81,015	3,126,892
Tourism	-	-	-	5,580	5,580
Federal programs	-	9,898	-	-	9,898
Assigned:					
Public safety	5,500	-	-	-	5,500
Unassigned	7,855,731	-	-	-	7,855,731
Total fund balances	<u>7,959,987</u>	<u>9,898</u>	<u>3,045,877</u>	<u>233,591</u>	<u>11,249,353</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 10,563,060</u>	<u>\$ 4,315,601</u>	<u>\$ 3,712,705</u>	<u>\$ 265,822</u>	

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

Capital assets and right-to-use leased assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	42,348,683
Some receivables are not available to pay for current-period expenditures and, therefore, are reported as unavailable revenue in the funds.	231,201
Deferred outflows and inflows of resources as well as the net pension liability related to the City's pension plan are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the funds.	(3,243,013)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	(6,202,323)
Net position of governmental activities	<u>\$ 44,383,901</u>

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

CITY OF MONROE, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2022

	General Fund	American Rescue Plan Fund	SPLOST Fund	Other Governmental Funds	Total Governmental Funds
Revenues					
Taxes	\$ 10,634,819	\$ -	\$ -	\$ 74,504	\$ 10,709,323
Licenses and permits	640,611	-	-	-	640,611
Intergovernmental	1,428,616	581,405	3,625,135	-	5,635,156
Fines and forfeitures	247,393	-	-	110,030	357,423
Charges for services	1,009,132	-	-	-	1,009,132
Interest income	28,410	9,557	1,170	-	39,137
Miscellaneous	448,074	-	-	-	448,074
Total revenues	<u>14,437,055</u>	<u>590,962</u>	<u>3,626,305</u>	<u>184,534</u>	<u>18,838,856</u>
Expenditures					
Current:					
General government	1,431,644	1,000	-	-	1,432,644
Judicial	234,500	-	-	-	234,500
Public safety	9,014,173	-	-	151,743	9,165,916
Public works	1,503,730	-	268,080	-	1,771,810
Health and welfare	18,701	-	-	-	18,701
Culture and recreation	1,082,939	-	-	-	1,082,939
Housing and development	1,474,809	21,000	-	75,009	1,570,818
Capital outlay	-	-	5,682,752	-	5,682,752
Debt service:					
Principal retirements	864,584	-	62,587	-	927,171
Interest	179,052	-	3,490	-	182,542
Total expenditures	<u>15,804,132</u>	<u>22,000</u>	<u>6,016,909</u>	<u>226,752</u>	<u>22,069,793</u>
Excess (deficiency) of revenues over expenditures	<u>(1,367,077)</u>	<u>568,962</u>	<u>(2,390,604)</u>	<u>(42,218)</u>	<u>(3,230,937)</u>
Other financing sources (uses):					
Lease liability	96,331	-	-	-	96,331
Sales of capital assets	15,232	-	-	-	15,232
Transfers in	3,803,494	-	-	-	3,803,494
Transfers out	-	(559,405)	-	-	(559,405)
Total other financing sources, net	<u>3,915,057</u>	<u>(559,405)</u>	<u>-</u>	<u>-</u>	<u>3,355,652</u>
Net change in fund balances	2,547,980	9,557	(2,390,604)	(42,218)	124,715
Fund balances, beginning of year	<u>5,412,007</u>	<u>341</u>	<u>5,436,481</u>	<u>275,809</u>	<u>11,124,638</u>
Fund balances, end of year	<u>\$ 7,959,987</u>	<u>\$ 9,898</u>	<u>\$ 3,045,877</u>	<u>\$ 233,591</u>	<u>\$ 11,249,353</u>

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

CITY OF MONROE, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2022

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

Net change in fund balances - total governmental funds	\$ 124,715
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense of capital assets, and amortization expense of right to use assets. This is the amount by which capital outlay exceeded depreciation and amortization in the current period.	4,336,886
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	107,524
The net effect of various miscellaneous transactions involving capital assets (i.e. sales, donations, and disposals) is to increase net position.	3,472,745
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.	830,840
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>249,874</u>
Change in net position - governmental activities.	<u><u>\$ 9,122,584</u></u>

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

CITY OF MONROE, GEORGIA

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2022

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues				
Taxes	\$ 9,314,399	\$ 9,841,480	\$ 10,634,819	\$ 793,339
Licenses and permits	439,500	439,500	640,611	201,111
Fines and forfeitures	300,000	300,000	247,393	(52,607)
Charges for services	981,550	981,550	1,009,132	27,582
Intergovernmental	320,074	369,593	1,428,616	1,059,023
Interest	-	-	28,410	28,410
Miscellaneous	215,641	226,173	448,074	221,901
Total revenues	<u>11,571,164</u>	<u>12,158,296</u>	<u>14,437,055</u>	<u>2,278,759</u>
Expenditures				
Current:				
General government:				
Legislative	251,291	268,271	268,270	1
Executive	571,181	422,626	417,653	4,973
General administration	147,847	149,677	148,166	1,511
Financial administration	416,894	418,927	396,024	22,903
Law	160,000	161,531	161,531	-
Internal audit	40,000	40,000	40,000	-
Total general government	<u>1,587,213</u>	<u>1,461,032</u>	<u>1,431,644</u>	<u>29,388</u>
Judicial:				
Municipal court	217,973	234,500	234,500	-
Total judicial	<u>217,973</u>	<u>234,500</u>	<u>234,500</u>	<u>-</u>
Public safety:				
Police	6,044,416	6,305,221	6,270,453	34,768
Fire	2,784,873	2,821,183	2,743,720	77,463
Total public safety	<u>8,829,289</u>	<u>9,126,404</u>	<u>9,014,173</u>	<u>112,231</u>
Public works:				
Highways and streets administration	1,646,471	1,657,625	1,503,730	153,895
Total public works	<u>1,646,471</u>	<u>1,657,625</u>	<u>1,503,730</u>	<u>153,895</u>
Health and welfare:				
Community center	18,932	19,565	18,701	864
Total health and welfare	<u>18,932</u>	<u>19,565</u>	<u>18,701</u>	<u>864</u>
Culture and recreation:				
Special facilities	582,127	949,040	949,040	-
Library	124,075	133,899	133,899	-
Total culture and recreation	<u>706,202</u>	<u>1,082,939</u>	<u>1,082,939</u>	<u>-</u>
Housing and development:				
Protective inspection administration	758,134	779,533	711,626	67,907
Planning and zoning	4,844	4,844	4,683	161
Economic development	691,930	801,542	758,500	43,042
Total housing and development	<u>1,454,908</u>	<u>1,585,919</u>	<u>1,474,809</u>	<u>111,110</u>
Debt service:				
Principal	828,353	816,282	864,584	(48,302)
Interest	197,903	196,358	179,052	17,306
Total debt service	<u>1,026,256</u>	<u>1,012,640</u>	<u>1,043,636</u>	<u>(30,996)</u>
Total expenditures	<u>15,487,244</u>	<u>16,180,624</u>	<u>15,804,132</u>	<u>376,492</u>
Deficiency of revenues over expenditures	<u>(3,916,080)</u>	<u>(4,022,328)</u>	<u>(1,367,077)</u>	<u>2,655,251</u>
Other financing sources				
Lease liability	220,551	220,551	96,331	(124,220)
Sales of capital assets	-	-	15,232	15,232
Transfers in	3,695,529	3,801,777	3,803,494	1,717
Total other financing sources	<u>3,916,080</u>	<u>4,022,328</u>	<u>3,915,057</u>	<u>(107,271)</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>2,547,980</u>	<u>2,547,980</u>
Fund balance, beginning of year	<u>5,412,007</u>	<u>5,412,007</u>	<u>5,412,007</u>	<u>-</u>
Fund balance, end of year	<u>\$ 5,412,007</u>	<u>\$ 5,412,007</u>	<u>\$ 7,959,987</u>	<u>\$ 2,547,980</u>

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

CITY OF MONROE, GEORGIA
AMERICAN RESCUE PLAN FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2022

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues				
Intergovernmental	\$ 4,866,109	\$ 4,866,109	\$ 581,405	\$ (4,284,704)
Interest	1,300	1,300	9,557	8,257
Total revenues	<u>4,867,409</u>	<u>4,867,409</u>	<u>590,962</u>	<u>(4,276,447)</u>
Expenditures				
General government	100	100	1,000	900
Housing and development	-	-	21,000	21,000
Total expenditures	<u>100</u>	<u>100</u>	<u>22,000</u>	<u>21,900</u>
Excess of revenues over expenditures	<u>4,867,309</u>	<u>4,867,309</u>	<u>568,962</u>	<u>(4,298,347)</u>
Other financing uses				
Transfers out	(4,867,650)	(4,867,650)	(559,405)	4,308,245
Total other financing sources	<u>(4,867,650)</u>	<u>(4,867,650)</u>	<u>(559,405)</u>	<u>4,308,245</u>
Net change in fund balances	(341)	(341)	9,557	9,898
Fund balance, beginning of year	<u>341</u>	<u>341</u>	<u>341</u>	<u>-</u>
Fund balance, end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,898</u>	<u>\$ 9,898</u>

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

CITY OF MONROE, GEORGIA

STATEMENT OF NET POSITION
 PROPRIETARY FUNDS
 DECEMBER 31, 2022

ASSETS	Utilities Fund	Solid Waste Fund	Totals
CURRENT ASSETS			
Cash and cash equivalents	\$ 5,519,936	\$ 1,297,245	\$ 6,817,181
Investments	19,534,146	-	19,534,146
Accounts receivable, net of allowances	5,039,692	626,622	5,666,314
Leases receivable	557,759	-	557,759
Due from other funds	-	365,198	365,198
Prepaid items	122,606	8,565	131,171
Inventories	1,102,291	-	1,102,291
	<u>31,876,430</u>	<u>2,297,630</u>	<u>34,174,060</u>
RESTRICTED ASSETS			
Cash and cash equivalents	33,086,465	-	33,086,465
Investments	1,585,590	-	1,585,590
	<u>34,672,055</u>	<u>-</u>	<u>34,672,055</u>
Total current assets	<u>66,548,485</u>	<u>2,297,630</u>	<u>68,846,115</u>
CAPITAL ASSETS			
Non-depreciable	22,466,691	374,820	22,841,511
Depreciable, net of accumulated depreciation	83,489,567	1,951,885	85,441,452
	<u>105,956,258</u>	<u>2,326,705</u>	<u>108,282,963</u>
Total assets	<u>172,504,743</u>	<u>4,624,335</u>	<u>177,129,078</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred charges on refunding	124,487	-	124,487
Pension related items	1,205,629	234,995	1,440,624
Total deferred outflows of resources	<u>1,330,116</u>	<u>234,995</u>	<u>1,565,111</u>
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	4,357,941	362,845	4,720,786
Accrued liabilities	164,054	108	164,162
Retainage payable	397,857	-	397,857
Compensated absences payable	396,358	76,151	472,509
Due to other funds	1,007,903	17,403	1,025,306
	<u>6,324,113</u>	<u>456,507</u>	<u>6,780,620</u>
CURRENT LIABILITIES PAYABLE FROM RESTRICTED ASSETS			
Revenue bonds payable	1,640,000	-	1,640,000
Notes payable	109,628	-	109,628
Customer deposits	2,143,400	-	2,143,400
Accrued interest	160,742	-	160,742
	<u>4,053,770</u>	<u>-</u>	<u>4,053,770</u>
Total current liabilities	<u>10,377,883</u>	<u>456,507</u>	<u>10,834,390</u>
NONCURRENT LIABILITIES			
Revenue bonds payable	55,403,638	-	55,403,638
Notes payable	919,881	-	919,881
Net pension liability	2,733,896	532,877	3,266,773
Total noncurrent liabilities	<u>59,057,415</u>	<u>532,877</u>	<u>59,590,292</u>
Total liabilities	<u>69,435,298</u>	<u>989,384</u>	<u>70,424,682</u>
DEFERRED INFLOWS OF RESOURCES			
Leasing arrangements	548,192	-	548,192
Pension related items	1,348,989	262,938	1,611,927
Total deferred inflows of resources	<u>1,897,181</u>	<u>262,938</u>	<u>2,160,119</u>
NET POSITION			
Net investment in capital assets	76,102,790	2,326,705	78,429,495
Restricted for capital projects	4,537,960	-	4,537,960
Restricted for debt service	292,572	-	292,572
Unrestricted	21,569,058	1,280,303	22,849,361
Total net position	<u>\$ 102,502,380</u>	<u>\$ 3,607,008</u>	<u>\$ 106,109,388</u>

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

CITY OF MONROE, GEORGIA
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2022

	Utilities Fund	Solid Waste Fund	Totals
OPERATING REVENUES			
Charges for sales and services	\$ 46,958,455	\$ 6,970,573	\$ 53,929,028
Total operating revenues	<u>46,958,455</u>	<u>6,970,573</u>	<u>53,929,028</u>
OPERATING EXPENSES			
Cost of sales and services	20,180,555	4,295,069	24,475,624
General operating expenses	17,937,580	2,221,495	20,159,075
Depreciation	3,245,696	273,358	3,519,054
Total operating expenses	<u>41,363,831</u>	<u>6,789,922</u>	<u>48,153,753</u>
Operating income	<u>5,594,624</u>	<u>180,651</u>	<u>5,775,275</u>
NON-OPERATING REVENUES (EXPENSES)			
Investment loss	(334,619)	-	(334,619)
Gain on sale of capital assets	8,495	71,245	79,740
Lease revenue	62,826	-	62,826
Interest and fiscal charges	(1,659,956)	-	(1,659,956)
Total non-operating revenues (expenses)	<u>(1,923,254)</u>	<u>71,245</u>	<u>(1,852,009)</u>
Income before capital contributions and transfers	<u>3,671,370</u>	<u>251,896</u>	<u>3,923,266</u>
Capital contributions	2,082,801	-	2,082,801
Transfers in	437,405	15,752	453,157
Transfers out	(3,279,059)	(418,187)	(3,697,246)
	<u>(758,853)</u>	<u>(402,435)</u>	<u>(1,161,288)</u>
Change in net position	2,912,517	(150,539)	2,761,978
Net position, beginning of year	<u>99,589,863</u>	<u>3,757,547</u>	<u>103,347,410</u>
Net position, end of year	<u>\$ 102,502,380</u>	<u>\$ 3,607,008</u>	<u>\$ 106,109,388</u>

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

CITY OF MONROE, GEORGIA

**STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2022**

	Utilities Fund	Solid Waste Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	\$ 46,557,537	\$ 6,687,164	\$ 53,244,701
Payments to suppliers	(26,897,392)	(4,995,933)	(31,893,325)
Payments to employees	(9,749,604)	(1,585,466)	(11,335,070)
Net cash provided by operating activities	<u>9,910,541</u>	<u>105,765</u>	<u>10,016,306</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Transfers in from other funds	437,405	15,752	453,157
Transfers out to other funds	(3,279,059)	(418,187)	(3,697,246)
Net cash used in non-capital financing activities	<u>(2,841,654)</u>	<u>(402,435)</u>	<u>(3,244,089)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchase of capital assets	(17,505,370)	(379,470)	(17,884,840)
Principal payments on bonds	(1,605,000)	-	(1,605,000)
Principal payments on notes	(109,081)	-	(109,081)
Interest paid on long-term borrowings	(1,963,382)	-	(1,963,382)
Lease income received	53,259	-	53,259
Proceeds from issuance of notes payable	32,376	-	32,376
Issuance costs paid	(29,350)	-	(29,350)
Proceeds from sale of capital assets	8,498	239,970	248,468
Receipt of intergovernmental revenues	616,692	-	616,692
Cash capital contributions	85,274	-	85,274
Net cash used in capital and related financing activities	<u>(20,416,084)</u>	<u>(139,500)</u>	<u>(20,555,584)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Net investment loss	(334,619)	-	(334,619)
Purchase of investments	(1,136,701)	-	(1,136,701)
Net cash used in investing activities	<u>(1,471,320)</u>	<u>-</u>	<u>(1,471,320)</u>
Net decrease in cash and cash equivalents	(14,818,517)	(436,170)	(15,254,687)
Cash and cash equivalents, beginning of year	53,424,918	1,733,415	55,158,333
Cash and cash equivalents, end of year	<u>\$ 38,606,401</u>	<u>\$ 1,297,245</u>	<u>\$ 39,903,646</u>
Classified as:			
Cash and cash equivalents	\$ 5,519,936	\$ 1,297,245	\$ 6,817,181
Restricted cash and cash equivalents	33,086,465	-	33,086,465
	<u>\$ 38,606,401</u>	<u>\$ 1,297,245</u>	<u>\$ 39,903,646</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
Operating income	\$ 5,594,624	\$ 180,651	\$ 5,775,275
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation expense	3,245,696	273,358	3,519,054
Change in assets and liabilities:			
Increase in accounts receivable	(478,821)	(283,409)	(762,230)
Increase in due from other funds	-	(8,904)	(8,904)
Increase in prepaid items	(21,489)	(1,588)	(23,077)
Increase in inventories	(247,409)	-	(247,409)
Decrease in deferred outflows of resources for pension items	58,563	31,822	90,385
Increase (decrease) in accounts payable	1,325,324	(26,741)	1,298,583
Increase in accrued liabilities	15,168	89	15,257
Increase in customer deposits	77,903	-	77,903
Decrease in compensated absences payable	(61,933)	(16,004)	(77,937)
Increase in due to other funds	334,219	7,900	342,119
Increase in net pension liability	562,396	74,566	636,962
Decrease in deferred inflows of resources for pension items	(493,700)	(125,975)	(619,675)
Net cash provided by operating activities	<u>\$ 9,910,541</u>	<u>\$ 105,765</u>	<u>\$ 10,016,306</u>
NON CASH CAPITAL AND RELATED FINANCING ACTIVITIES			
Contributions of capital assets	\$ (1,380,834)	\$ -	\$ (1,380,834)

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

CITY OF MONROE, GEORGIA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

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

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

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

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

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**A. Reporting Entity (Continued)**

The Urban Redevelopment Authority was activated by resolution in 2018 to promote and further develop trade and tourism opportunities within the City of Monroe, Georgia. It operates under an eight-member board appointed by the Mayor and approved by the City Council. All debt issued by the Authority is expected to be repaid entirely with City resources. The Authority does not issue separate financial statements and is included as a blended component unit in the City's financial report.

B. Government-wide and Fund Financial Statements

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

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

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

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

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)**

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

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

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

The City reports the following major governmental funds:

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

The **American Rescue Plan Act Fund** is a special revenue fund and accounts for the amounts awarded to the City under the Coronavirus State and Local Fiscal Recovery Funds program, provided for under the American Rescue Plan Act of 2021.

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)**

The City reports the following major proprietary funds:

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

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

Additionally, the City reports the following fund types:

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

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

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

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

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

D. Budgets

Annual appropriated budgets are adopted for all governmental funds, with the exception of capital projects funds for which project length budgets are adopted. Budgets are adopted on a modified accrual basis, which is consistent with generally accepted accounting principles for governmental funds. All appropriations lapse at fiscal year-end. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is used in the City's General Fund. Encumbrances outstanding at year end are reported as committed or assigned fund balance since they do not constitute expenditures or liabilities. There were no outstanding encumbrances at December 31, 2022.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**E. Deposits and Investments**

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

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

F. Receivables and Payables

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

G. Inventories

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

H. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2022, are recorded as prepaid items in both government-wide and fund financial statements. The City accounts for prepaid items using the consumption method (i.e., the cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased).

I. Capital Assets

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Capital Assets (Continued)

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

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

<u>Asset Class</u>	<u>Estimated Useful Life</u>
Infrastructure	15-50
Buildings and improvements	20-50
Vehicles	5
Right to use leased vehicles	4-5
Furniture and fixtures	10
Machinery and equipment	5-15

J. Restricted Assets

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

K. Deferred Outflows/Inflows of Resources

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**K. Deferred Outflows/Inflows of Resources (Continued)**

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two (2) types of item that qualify for reporting in this category. The governmental funds balance sheet reports unavailable revenues from property taxes as these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available under the modified accrual basis of accounting. The second item reported, deferred inflows of lease revenue, is reported in the governmental funds balance sheet, as well as the government wide statement of net position, and will be recognized in the period in which the lease payments are received.

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

L. Compensated Absences

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**M. Long-Term Obligations**

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

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

N. Leases***Lessee***

The City is a lessee for noncancellable leases of vehicles. The City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of \$10,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments:

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option prices that the City is reasonably certain to exercise.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**N. Leases (Continued)*****Lessee (Continued)***

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessor

The City is a lessor for noncancellable leases of real property. The City recognizes a lease receivable asset and a deferred inflow of resources in the fund level and government wide financial statements. The City recognizes lease receivable assets with an initial, individual value of \$25,000 or more.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments:

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease receivable are composed of fixed payments that the City is reasonably certain to collect.

The City monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**O. Fund Equity**

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

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

Fund balances are classified as follows:

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

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

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

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

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

The City has established a minimum fund balance policy in the General Fund for working capital purposes to eliminate cash flow issues, cover the cost of expenditures caused by unforeseen emergencies, cover shortfalls caused by revenue declines, and to eliminate any short-term borrowing for cash flow purposes. The City will maintain the equivalent of approximately two (2) months of operating and debt service expenditures, including transfers to other funds, which amounts to approximately 49% of budgeted General Fund expenditures.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**O. Fund Equity (Continued)**

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

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

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

P. Pensions

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

Q. Management Estimates

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

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

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

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “deferred outflows and inflows of resources as well as the net pension liability related to the City’s pension plan are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the funds.” The details of this \$3,243,013 difference are as follows:

Deferred outflows of resources - pension related items	\$ 1,358,889
Deferred inflows of resources - pension related items	(1,520,473)
Net pension liability	<u>(3,081,429)</u>
Net adjustment to reduce <i>fund balances - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$ (3,243,013)</u></u>

Another element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this \$6,202,323 difference are as follows:

Revenue bonds payable	\$ (2,689,300)
Notes payable	(2,000,083)
Financed purchases payable	(185,196)
Lease liabilities payable	(588,835)
Accrued interest payable	(20,518)
Compensated absences	<u>(718,391)</u>
Net adjustment to reduce <i>fund balances - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$ (6,202,323)</u></u>

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

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their useful lives and reported as depreciation expense and amortization expense.” The details of this \$4,336,886 difference are as follows:

Capital outlay	\$ 6,401,302
Depreciation and amortization expense	<u>(2,064,416)</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 4,336,886</u>

Another element of that reconciliation explains that “the net effect of various miscellaneous transactions involving capital assets (i.e. sales, donations, and disposals) is to increase net position.” The details of this \$3,472,745 difference are as follows:

Capital asset donations	\$ 4,853,579
Capital asset disposals, net of accumulated depreciation	<u>(1,380,834)</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 3,472,745</u>

Another element of that reconciliation explains that “The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has an effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.” The details of this \$830,840 difference are as follows:

Principal repayments:	
Revenue bonds	\$ 411,000
Notes payable	119,917
Financed purchases	46,214
Lease liabilities	350,040
Issuance of lease liabilities	<u>(96,331)</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 830,840</u>

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

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

The final element of that reconciliation explains that “Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this \$249,874 difference are as follows:

Compensated absences	\$ 182,363
Accrued interest	7,746
Pension expense	<u>59,765</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ 249,874</u></u>

NOTE 3. LEGAL COMPLIANCE – BUDGETS

A. Budgets and Budgetary Accounting

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

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

NOTE 3. LEGAL COMPLIANCE – BUDGETS (CONTINUED)

B. Excess of Expenditures over Appropriations.

For the year ended December 31, 2022, expenditures exceeded appropriations in the funds as follows:

General fund - Debt Service	\$	30,996
Forfeited Drug Fund - Public Safety		41,713
Hotel/Motel Tax Fund - Housing and Development		505

Expenditures in excess of appropriations were funded by greater than anticipated revenues and the use of fund balance.

NOTE 4. DEPOSITS AND INVESTMENTS

Total deposits and investments as of December 31, 2022 are summarized as follows:

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

Cash and cash equivalents	\$	21,957,517
Investments		19,534,146
Restricted cash and cash equivalents		33,086,465
Restricted investments		1,585,590
Total	\$	<u>76,163,718</u>
Deposits with financial institutions	\$	27,981,287
Fidelity Treasury Portfolio		28,648,285
Investments in the Municipal Competitive Trust		19,534,146
	\$	<u><u>76,163,718</u></u>

At December 31, 2022, the City had the following investments:

<u>Investment</u>	<u>Weighted Average Maturities</u>	<u>Balance</u>
Municipal Competitive Trust - Short-term	155 days	\$ 6,956,065
Municipal Competitive Trust - Intermediate	3.64 years	3,727,789
Municipal Competitive Trust - Intermediate Extended Maturity	2.68 years	<u>8,850,292</u>
Total		<u><u>\$ 19,534,146</u></u>

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

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

Credit risk (continued): The Fidelity Treasury Portfolio trades exclusively in short term cash equivalents and U.S. Treasury securities and is rated AAAM by Standard & Poor's criteria. As of December 31, 2022, the weighted-average maturity of the fund was 32 days.

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

The Fidelity Treasury Portfolio is a money market mutual fund and is classified in level 1 of the hierarchy. It is valued using prices quoted in active markets for the exact same money market mutual funds.

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

Custodial credit risk: Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes and City policy require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of December 31, 2022, the City had deposits with three (3) financial institutions collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer and requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on tier assigned by the State.

NOTE 5. RECEIVABLES

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

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

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

Receivables at December 31, 2022, for the City’s individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	General	American Rescue Fund	SPLOST	Utilities	Solid Waste	Nonmajor Governmental Funds
Receivables:						
Taxes	\$ 231,162	\$ -	\$ -	\$ -	\$ -	\$ 5,579
Accounts	224,937	-	-	5,161,281	626,622	-
Due from other governments	1,632,391	2,237	361,233	-	-	-
Leases	426,815	-	-	557,759	-	-
Less allowance for uncollectible	-	-	-	(121,589)	-	-
Net total receivable	<u>\$ 2,515,305</u>	<u>\$ 2,237</u>	<u>\$ 361,233</u>	<u>\$ 5,597,451</u>	<u>\$ 626,622</u>	<u>\$ 5,579</u>

NOTE 6. LEASES RECEIVABLE

Governmental Activities: The City has leased a building to a third party. The City receives variable monthly payments ranging from \$2,917 to \$4,583, which include the principal and interest components of the payments. As the lease does not contain a specific interest rate, the City has used its incremental borrowing rate of 1.13% as the discount rate for the lease. For the current year, the City recognized \$47,923 in lease revenue and \$1,597 in interest revenue related to the lease. Also, the City has a deferred inflow of resources associated with this lease that will be recognized over the lease term that ends on July 31, 2025. This deferred inflows of resources has a balance of \$123,800 as of December 31, 2022. As of December 31, 2022, the City’s receivable for lease payments was \$134,153.

The City has leased airport hangar space and land to a third party. The City receives monthly payments of \$238, which include the principal and interest components of the payments. As the lease does not contain a specific interest rate, the City has used its incremental borrowing rate of 5.00% as the discount rate for the lease. For the current year, the City recognized \$1,585 in lease revenue and \$1,912 in interest revenue related to the lease. Also, the City has a deferred inflow of resources associated with this lease that will be recognized over the lease term that ends on August 31, 2048. This deferred inflows of resources has a balance of \$40,682 as of December 31, 2022. As of December 31, 2022, the City’s receivable for lease payments was \$41,318.

NOTE 6. LEASES RECEIVABLE (CONTINUED)

Governmental Activities (continued): The City has leased airport hangar space and land to a third party. The City receives monthly payments ranging from \$1,250 to \$1,450, which include the principal and interest components of the payments. As the lease does not contain a specific interest rate, the City has used its incremental borrowing rate of 3.25% as the discount rate for the lease. For the current year, the City recognized \$14,938 in lease revenue and \$2,030 in interest revenue related to the lease. Also, the City has a deferred inflow of resources associated with this lease that will be recognized over the lease term that ends on December 31, 2026. This deferred inflows of resources has a balance of \$59,752 as of December 31, 2022. As of December 31, 2022, the City's receivable for lease payments was \$61,721.

The City has leased airport hangar space and land to a third party. The City receives monthly payments of \$113, which include the principal and interest components of the payments. As the lease does not contain a specific interest rate, the City has used its incremental borrowing rate of 3.25% as the discount rate for the lease. For the current year, the City recognized \$673 in lease revenue and \$985 in interest revenue related to the lease. Also, the City has a deferred inflow of resources associated with this lease that will be recognized over the lease term that ends on June 30, 2071. This deferred inflows of resources has a balance of \$32,624 as of December 31, 2022. As of December 31, 2022, the City's receivable for lease payments was \$32,932.

The City has leased airport hangar space and land to a third party. The City receives monthly payments of \$1,000, which include the principal and interest components of the payments. As the lease does not contain a specific interest rate, the City has used its incremental borrowing rate of 5.25% as the discount rate for the lease. For the current year, the City recognized \$6,977 in lease revenue and \$7,630 in interest revenue related to the lease. Also, the City has a deferred inflow of resources associated with this lease that will be recognized over the lease term that ends on January 31, 2045. This deferred inflows of resources has a balance of \$154,084 as of December 31, 2022. As of December 31, 2022, the City's receivable for lease payments was \$156,691.

Business Type Activities: The City has leased land to a third party on which to operate a cellular service tower. The City receives monthly payments ranging from \$2,373 to \$3,158, which include the principal and interest components of the payments. As the lease does not contain a specific interest rate, the City has used its incremental borrowing rate of 1.13% as the discount rate for the lease. For the current year, the City recognized \$27,087 in lease revenue and \$10,476 in interest revenue related to the lease. Also, the City has a deferred inflow of resources associated with this lease that will be recognized over the lease term that ends on June 30, 2039. This deferred inflows of resources has a balance of \$446,932 as of December 31, 2022. As of December 31, 2022, the City's receivable for lease payments was \$456,025.

NOTE 6. LEASES RECEIVABLE (CONTINUED)

Business Type Activities (continued): The City has leased land to a third party on which to operate a cellular service tower. The City receives monthly payments of \$3,042, which include the principal and interest components of the payments. As the lease does not contain a specific interest rate, the City has used its incremental borrowing rate of 1.13% as the discount rate for the lease. For the current year, the City recognized \$35,739 in lease revenue and \$1,236 in interest revenue related to the lease. Also, the City has a deferred inflow of resources associated with this lease that will be recognized over the lease term that ends on October 31, 2025. This deferred inflows of resources has a balance of \$101,260 as of December 31, 2022. As of December 31, 2022, the City's receivable for lease payments was \$101,734.

NOTE 7. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2022 is as follows:

	Restated Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	\$ 5,828,727	\$ 150,000	\$ -	\$ -	\$ 5,978,727
Construction in progress	5,862,512	5,714,601	(1,380,834)	(5,795,288)	4,400,991
Total	<u>11,691,239</u>	<u>5,864,601</u>	<u>(1,380,834)</u>	<u>(5,795,288)</u>	<u>10,379,718</u>
Capital assets, being depreciated:					
Infrastructure	34,170,822	4,853,579	-	938,200	39,962,601
Buildings and improvements	14,317,461	40,286	-	4,844,782	19,202,529
Equipment, furniture & vehicles	6,505,396	400,084	(32,399)	12,306	6,885,387
Total	<u>54,993,679</u>	<u>5,293,949</u>	<u>(32,399)</u>	<u>5,795,288</u>	<u>66,050,517</u>
Less accumulated depreciation for:					
Infrastructure	(20,139,123)	(716,686)	-	-	(20,855,809)
Buildings and improvements	(7,571,239)	(453,893)	-	-	(8,025,132)
Equipment, furniture & vehicles	(5,278,048)	(537,629)	32,399	-	(5,783,278)
Total	<u>(32,988,410)</u>	<u>(1,708,208)</u>	<u>32,399</u>	<u>-</u>	<u>(34,664,219)</u>
Total capital assets, being depreciated, net	<u>22,005,269</u>	<u>3,585,741</u>	<u>-</u>	<u>5,795,288</u>	<u>31,386,298</u>
Governmental activities capital assets, net excluding leased assets	<u>\$ 33,696,508</u>	<u>\$ 9,450,342</u>	<u>\$ (1,380,834)</u>	<u>\$ -</u>	<u>41,766,016</u>
Leased assets, net (Note 8)					<u>582,667</u>
Total capital assets, net as reported in the statement of net position					<u>\$ 42,348,683</u>

Beginning equipment, furniture and vehicles were restated by \$818,215 due to the implementation of GASB Statement No. 87, *Leases*. See Note 18 for additional discussion of this change in accounting principle.

NOTE 7. CAPITAL ASSETS (CONTINUED)

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Business-type activities:					
Capital assets, not being depreciated:					
Land	\$ 2,676,238	\$ -	\$ -	\$ -	\$ 2,676,238
Construction in progress	19,592,769	16,658,365	-	(16,085,861)	20,165,273
Total	<u>22,269,007</u>	<u>16,658,365</u>	<u>-</u>	<u>(16,085,861)</u>	<u>22,841,511</u>
Capital assets, being depreciated:					
Infrastructure	73,358,163	1,408,000	-	16,019,985	90,786,148
Buildings and improvements	35,939,767	5,800	-	65,876	36,011,443
Equipment, furniture & vehicles	26,563,035	1,193,509	(373,283)	-	27,383,261
Total	<u>135,860,965</u>	<u>2,607,309</u>	<u>(373,283)</u>	<u>16,085,861</u>	<u>154,180,852</u>
Less accumulated depreciation for:					
Infrastructure	(28,741,510)	(1,447,791)	-	-	(30,189,301)
Buildings and improvements	(18,154,071)	(788,674)	-	-	(18,942,745)
Equipment, furniture & vehicles	(18,529,320)	(1,282,589)	204,555	-	(19,607,354)
Total	<u>(65,424,901)</u>	<u>(3,519,054)</u>	<u>204,555</u>	<u>-</u>	<u>(68,739,400)</u>
Total capital assets, being depreciated, net	<u>70,436,064</u>	<u>(911,745)</u>	<u>(168,728)</u>	<u>16,085,861</u>	<u>85,441,452</u>
Business-type activities capital assets, net	<u>\$ 92,705,071</u>	<u>\$ 15,746,620</u>	<u>\$ (168,728)</u>	<u>\$ -</u>	<u>\$ 108,282,963</u>

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

Governmental activities:	
General government	\$ 55,938
Public safety	514,552
Public works	807,435
Health and welfare	28,541
Housing and development	234,340
Culture and recreation	<u>67,402</u>
Total depreciation expense - governmental activities	<u>\$ 1,708,208</u>
Business-type activities:	
Utilities	\$ 3,245,696
Solid waste	<u>273,358</u>
Total depreciation expense - business-type activities	<u>\$ 3,519,054</u>

NOTE 8. LEASED ASSETS

A summary of lease asset activity for the City for the year ended December 31, 2022, is as follows:

	Restated Beginning Balance	Increases	Decreases	Ending Balance
Governmental leased assets				
Vehicles	\$ 842,544	\$ 96,331	\$ -	\$ 938,875
Less accumulated amortization for:				
Vehicles	-	(356,208)	-	(356,208)
Total leased assets, net	<u>\$ 842,544</u>	<u>\$ (259,877)</u>	<u>\$ -</u>	<u>\$ 582,667</u>

During the year ended December 31, 2022, the City implemented Governmental Accounting Standards Statement No. 87, *Leases*, which changed the beginning balance of capital assets by \$24,329.

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

Governmental activities:	
Public safety	\$ 356,208
Total amortization expense, governmental activities	<u>\$ 356,208</u>

NOTE 9. LONG-TERM DEBT

Long-term liability activity for the year ended December 31, 2022 was as follows:

	Restated Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Revenue bonds - direct placement	\$ 3,100,300	\$ -	\$ (411,000)	\$ 2,689,300	\$ 421,200
Financed purchases	231,410	-	(46,214)	185,196	46,214
Lease liabilities	842,544	96,331	(350,040)	588,835	301,159
Notes payable from direct borrowing	2,120,000	-	(119,917)	2,000,083	121,852
Compensated absences	900,754	620,912	(803,275)	718,391	640,647
Net pension liability	2,607,997	2,369,673	(1,896,241)	3,081,429	-
Governmental activity Long-term liabilities	<u>\$ 9,803,005</u>	<u>\$ 3,086,916</u>	<u>\$ (3,626,687)</u>	<u>\$ 9,263,234</u>	<u>\$ 1,531,072</u>
Business-type activities:					
Revenue bonds - direct placement	\$ 52,095,000	\$ -	\$ (1,605,000)	\$ 50,490,000	\$ 1,640,000
Bond premium	6,914,607	-	(360,969)	6,553,638	-
Note payable from direct borrowings	1,106,214	32,376	(109,081)	1,029,509	109,628
Compensated absences	550,446	606,619	(684,556)	472,509	472,509
Net pension liability	2,629,811	2,512,205	(1,875,243)	3,266,773	-
Business-type activity Long-term liabilities	<u>\$ 63,296,078</u>	<u>\$ 3,151,200</u>	<u>\$ (4,634,849)</u>	<u>\$ 61,812,429</u>	<u>\$ 2,222,137</u>

NOTE 9. LONG-TERM DEBT (CONTINUED)

For governmental funds, compensated absences and the net pension liability are liquidated by the General Fund. The City estimates the current portion of compensated absences based on historical trends of usage by employees. Based on historical data collected by the City, the City deems it appropriate to classify the entire compensated absences balance of the business-type activities as short term.

Beginning financed purchases and lease liabilities were restated by \$150,022 due to the implementation of GASB Statement No. 87, *Leases*. See Note 18 for additional discussion of this change in accounting principle. Additionally, during the fiscal year ended December 31, 2022, the City reclassified \$692,522 in amounts previously reported as financed purchase liabilities to lease liabilities.

A. Governmental Activities

Direct Placement Revenue Bonds. In February 2019, the Urban Redevelopment Authority issued direct placement, Series 2019 Revenue Bonds to finance the City’s urban redevelopment project. The bonds were issued for an original amount of \$3,600,000 bearing interest at 2.46% per annum payable quarterly on February 1, May 1, August 1, and November 1 and maturing in November 2028. As of December 31, 2022, the outstanding principal is \$2,689,300. The bonds are secured by an ad valorem tax levied by the City. In the event of default, outstanding bonds payable accrue additional interest, but there is no acceleration clause enforceable for immediate payment upon default.

The debt service to maturity on the direct placement revenue bond is as follows:

Year Ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 421,200	\$ 62,382	\$ 483,582
2024	431,600	51,834	483,434
2025	442,400	41,117	483,517
2026	453,400	30,134	483,534
2027	464,600	18,877	483,477
2028	476,100	7,343	483,443
	<u>\$ 2,689,300</u>	<u>\$ 211,687</u>	<u>\$ 2,900,987</u>

NOTE 9. LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

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

In September 2021, the City entered into an agreement with a financial institution to in order to finance the purchase of land for transportation projects. The original amount of the loan was \$920,000 bearing interest at 4.25% per annum payable yearly until maturity on September 30, 2036.

The City's total notes payable debt service requirements to maturity are as follows:

Year Ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 121,852	\$ 71,066	\$ 192,918
2024	123,774	66,950	190,724
2025	125,973	62,382	188,355
2026	128,169	57,905	186,074
2027	130,461	53,332	183,793
2028-2032	690,146	194,699	884,845
2033-2037	679,708	63,454	743,162
Total	<u>\$ 2,000,083</u>	<u>\$ 569,788</u>	<u>\$ 2,569,871</u>

Lease Liabilities: During the fiscal year, the City had active noncancelable lease agreements as lessee. A description of those agreements and the related balances are as follows:

The City has entered into agreements with a third party to lease vehicles for various departmental use, terminating at various dates through November of 2025. As the leases do not reflect stated interest rates, the City utilized its incremental borrowing rate as calculated at the inception of each lease agreement, ranging from 3.25% to 6.25%. Monthly payments range from \$538 to \$967 for each vehicle, over the various terms of the individual leases. The outstanding balance of the City's lease liabilities for vehicles as of December 31, 2022 was \$588,835.

NOTE 9. LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

Lease Liabilities (continued): The City's total lease liabilities debt service requirements to maturity are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year Ending December 31,			
2023	\$ 301,159	\$ 16,365	\$ 317,524
2024	174,280	7,458	181,738
2025	98,378	2,813	101,191
2026	15,018	336	15,354
	<u>\$ 588,835</u>	<u>\$ 26,972</u>	<u>\$ 615,807</u>

Financed Purchase from Direct Borrowing. In February 2020, the City entered into a financed purchase agreement in the amount of \$323,500 for the acquisition of a report management system for the police department. Annual principal and interest payments are required until February 2026 at an interest rate of 5.20%.

As of December 31, 2022, the City had \$323,500 of capital assets under the financed purchase agreement with \$91,658 of accumulated depreciation. Annual amortization of these assets is included in depreciation expense. The City's total debt service requirements to maturity on its financed purchase are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year Ending December 31,			
2023	\$ 46,214	\$ 10,355	\$ 56,569
2024	46,214	10,355	56,569
2025	46,214	10,355	56,569
2026	46,554	10,355	56,909
	<u>\$ 185,196</u>	<u>\$ 41,420</u>	<u>\$ 226,616</u>

B. Business-Type Activities

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

NOTE 9. LONG-TERM DEBT (CONTINUED)

C. Business-Type Activities (Continued)

In December 2020, the City issued direct placement Combined Utility Revenue Bonds (Series 2020) in the original amount of \$43,700,000 bearing interest at rates ranging from 3.0% to 5.0% payable each June 1 and December 1 beginning 2020 through 2050. The proceeds of the bonds were used for the purpose of (a) acquiring, constructing and equipping certain additions, extensions and improvements to the City’s combined water and sewerage system, gas distribution system, electric distribution system, telecommunications and internet system (b) paying the premium for debt service reserve surety bond to be issued by the insurer and the premium for a municipal bond insurance policy to be issued by the insurer and (c) paying the costs of issuing the Series 2020 bonds. The Series 2020 bonds contain (1) a provision that in an event of default, the timing of repayment of outstanding amounts become immediately due if pledged revenues during the year are less than 115 percent of debt service coverage due in the following year and (2) a provision that if the City is unable to make payment, outstanding amounts are due immediately.

The debt service to maturity on the Series 2016 and Series 2020 direct placement revenue bonds is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year Ending December 31,			
2023	\$ 1,640,000	\$ 1,922,722	\$ 3,562,722
2024	1,680,000	1,886,587	3,566,587
2025	1,715,000	1,849,576	3,564,576
2026	1,755,000	1,811,799	3,566,799
2027	1,090,000	1,783,000	2,873,000
2028-2032	6,245,000	8,118,600	14,363,600
2033-2037	7,685,000	6,682,200	14,367,200
2038-2042	9,345,000	5,017,800	14,362,800
2043-2047	11,370,000	2,992,800	14,362,800
2048-2050	7,965,000	645,200	8,610,200
Total	<u>\$ 50,490,000</u>	<u>\$ 32,710,284</u>	<u>\$ 83,200,284</u>

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

NOTE 9. LONG-TERM DEBT (CONTINUED)

B. Business-Type Activities (Continued)

The City obtained a second note with GEFA to install new water mains, an elevated storage tank, and the necessary related appurtenance. As of December 31, 2022 the City had drawn \$32,376 of the available \$2,935,000 to cover debt issuance costs. The City is required to pay interest of 1.13% on this note until the related project is completed, at which date principal repayment will commence, and at which date a note maturity date will be established.

Debt service requirements to maturity on these notes payable to GEFA are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year Ending			
December 31,			
2023	\$ 109,628	\$ 4,735	\$ 114,363
2024	110,177	4,185	114,362
2025	110,730	3,633	114,363
2026	111,284	3,078	114,362
2027	111,842	2,520	114,362
2028-2031	475,848	4,450	480,298
Total	<u>\$ 1,029,509</u>	<u>\$ 22,601</u>	<u>\$ 1,052,110</u>

NOTE 10. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of December 31, 2022 is as follows:

Due to/from other funds:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Utilities Fund	\$ 496,687
General Fund	Solid Waste Fund	17,403
	Total	<u>\$ 514,090</u>
American Rescue Plan Act Fund	Utilities Fund	<u>\$ 146,018</u>
Solid Waste Fund	Utilities Fund	<u>\$ 365,198</u>
Nonmajor governmental funds	General Fund	<u>\$ 89,507</u>

NOTE 10. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

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

Interfund transfers:

<u>Transfer Out</u>	<u>Transfer In</u>	<u>Amount</u>
Utilities Fund	General Fund	\$ 3,279,059
Solid Waste Fund	General Fund	418,187
American Rescue Plan Act Fund	General Fund	106,248
American Rescue Plan Act Fund	Utilities Fund	437,405
American Rescue Plan Act Fund	Solid Waste Fund	15,752
		<u>\$ 4,256,651</u>

Transfers were used to: (1) use unrestricted revenues collected in the Utilities and Solid Waste Funds to finance various programs accounted for in other funds and (2) fund various projects covered by the American Rescue Plan Act Fund grant revenue.

NOTE 11. PENSION PLAN

Plan Description

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

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

NOTE 11. PENSION PLAN (CONTINUED)

Plan Description (Continued)

Plan membership. As of July 1, 2022, the date of the most recent actuarial valuation, Plan membership consisted of the following:

Retirees and beneficiaries currently receiving benefits	104
Terminated vested participants not yet receiving benefits	107
Active employees - vested	152
Active employees - nonvested	89
Total	<u>452</u>

Contributions. The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the Plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the Plan, as adopted by the City Council, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by Plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of Plan members, as determined by the City Council. For the year ended December 31, 2022, the City's contribution rate was 14.94% of annual payroll and contributions to the Plan totaled \$1,820,889. Currently, Plan members do not contribute although some participants still have contributions remaining in the Plan.

Net Pension Liability of the City

The City's net pension liability was measured as of March 31, 2022. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2021 with update procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2022.

Actuarial assumptions. The total pension liability in the July 1, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods in the measurement:

Inflation	2.25%
Salary increases	2.25% plus service based merit increases
Investment rate of return	7.38%, net of pension plan investment expense, including inflation

Mortality rates for the July 1, 2021 valuation were based on the sex-distinct Pri-2012 head-count weighted Healthy Mortality Rate Table with rates multiplied by 1.25.

The actuarial assumptions used in the July 1, 2021 valuation were based on the results of an actuarial experience study for the period January 1, 2015–June 30, 2019.

NOTE 11. PENSION PLAN (CONTINUED)**Net Pension Liability of the City (Continued)**

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2020 are summarized in the following table:

Asset class	Target allocation	Long-term expected real rate of return*
Domestic equity	45%	6.55%
International equity	20%	7.30
Global fixed income	5%	0.50
Real estate	10%	3.65
Domestic fixed income	20%	0.40
Cash	—%	
Total	100%	

* Rates shown are net of the 2.25% assumed rate of inflation

Discount rate. The discount rate used to measure the total pension liability was 7.375%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

Amounts reported for the year ending December 31, 2022 and later reflect assumption changes based on an actuarial study conducted in November and December 2019. This study recommended changes in mortality tables, retirement rates, and inflation rate changes from 2.75% to 2.25%.

NOTE 11. PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

Changes in the Net Pension Liability of the City. The changes in the components of the net pension liability of the City for the year ended December 31, 2022 were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at 12/31/21	\$ 37,183,801	\$ 31,945,993	\$ 5,237,808
Changes for the year:			
Service cost	616,610	-	616,610
Interest	2,717,595	-	2,717,595
Differences between expected and actual experience	380,413	-	380,413
Contributions-employer	-	1,815,185	(1,815,185)
Contributions-employee	-	-	-
Net investment income	-	1,956,299	(1,956,299)
Benefit payments, including refunds of employee contributions	(1,903,339)	(1,903,339)	-
Changes of benefit terms	1,121,837		1,121,837
Administrative expense	-	(45,423)	45,423
Net changes	2,933,116	1,822,722	1,110,394
Balances at 12/31/22	\$ 40,116,917	\$ 33,768,715	\$ 6,348,202

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

Sensitivity of the net pension liability to changes in the discount rate. The following presents the net pension liability of the City, calculated using the discount rate of 7.375 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.375 percent) or 1-percentage-point higher (8.375 percent) than the current rate:

	1% Decrease (6.375%)	Current Discount Rate (7.375%)	1% Increase (8.375%)
City's net pension liability	\$ 11,431,347	\$ 6,348,202	\$ 2,094,608

NOTE 11. PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of March 31, 2022 and the current sharing pattern of costs between employer and employee.

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

For the year ended December 31, 2022, the City recognized pension expense of \$1,869,696. At December 31, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
	<u> </u>	<u> </u>
Differences between expected and actual experience	\$ 842,395	\$ -
Changes in assumptions	591,451	-
Net difference between projected and actual earnings on pension plan investments	-	3,132,400
City contributions subsequent to the measurement date	<u>1,365,667</u>	<u>-</u>
Total	<u>\$ 2,799,513</u>	<u>\$ 3,132,400</u>

City contributions subsequent to the measurement date of \$1,365,667 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31:		
2023		\$ (87,886)
2024		(262,261)
2025		(1,427,365)
2026		<u>78,958</u>
Total		<u>\$ (1,698,554)</u>

NOTE 12. JOINT VENTURE

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

NOTE 13. RELATED ORGANIZATIONS

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

NOTE 14. RISK MANAGEMENT

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

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

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

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

NOTE 14. RISK MANAGEMENT (CONTINUED)

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

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

Fiscal Year	Beginning of Year Claims Liability	Current Year Claims and Changes in Estimates	Claims Paid	End of Year Claims
2022	\$ 216,656	\$ 3,846,723	\$ 3,759,822	\$ 303,557
2021	150,519	2,151,293	2,085,157	216,656

The ending claims liability is expected to be paid during 2023 and, therefore, has been classified as a current liability, included in accounts payable in the General Fund.

NOTE 15. COMMITMENTS AND CONTINGENCIES

Agreements with the Municipal Electric Authority of Georgia:

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

As of December 31, 2022, the City is an electric utility participant in MEAG and obligated to purchase all of its bulk power supply requirements from MEAG for a period not to exceed 50 years. The City has agreed to purchase all of its future power and energy requirements in excess of that received by the City through the Southeastern Power Administration at prices intended to cover the operating costs of the systems and to retire any debt incurred by MEAG. In the event that revenues are insufficient to cover all costs and retire the outstanding debt, each participating City has guaranteed a portion of the unpaid debt based on its individual entitlement shares of the output and services of generating units acquired or constructed by MEAG. In addition, in the event of discontinued service to a participant in default, the City would be obligated to purchase additional power subject to contractual limitations. Payments to MEAG are made monthly based on KWH usage. The total payments under these contracts amounted to \$12,926,492 in 2022.

At December 31, 2022, the outstanding debt of MEAG was approximately \$7.76 billion. The City's guarantee varies by individual projects undertaken by MEAG and as of December 31, 2022 totals approximately \$132.7 million.

NOTE 15. COMMITMENTS AND CONTINGENCIES (CONTINUED)**Agreements with the Municipal Gas Authority of Georgia:**

The City has also entered into a contract for wholesale natural gas purchases with the Municipal Gas Authority of Georgia (MGAG) that requires the City to purchase all of its natural gas from MGAG. The gas supply contract with MGAG authorizes MGAG to establish rates and charges so as to produce revenues sufficient to cover its operating costs and retire its bonds issued to acquire long-term gas supplies for sale to its members, including the City. In the event that revenues are insufficient to cover all costs and retire the bonds issued by MGAG, the City is obligated to pay its “obligation share” of the costs of the gas supply and related services MGAG provides to the City, which costs includes amounts equal to principal and interest on MGAG’s bonds. These obligations, which extend through the year 2021, are general obligations of the City to which the City’s full faith, credit and taxing powers are pledged. The City’s obligation to MGAG for gas supply costs are based on MGAG’s costs to provide such supply, including bonds issued to purchase long-term rights to bulk supply. Payments to MGAG are made monthly based on actual usage. The total payments under these contracts amounted to \$2,630,709 in 2022.

At December 31, 2022, the outstanding debt of MGAG was approximately \$127 million. The City’s guarantee varies by individual projects undertaken by MGAG and totals approximately \$468,000 at December 31, 2022.

Grant Contingencies:

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

Contractual Commitments:

As of December 31, 2022, the City has contractual commitments on uncompleted contracts of \$7,974,718 primarily for infrastructure improvements to its highways and streets as well as to its utilities system.

Litigation:

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

NOTE 16. HOTEL/MOTEL LODGING TAX

The City imposes a 5% hotel/motel tax on lodging facilities within the City. Revenues were \$74,504 for the year ended December 31, 2022. Of this amount, \$74,504, or 100% was expended for the promotion of tourism.

NOTE 17. TAX ABATEMENTS

For the year ended December 31, 2022, City property tax revenues were reduced by \$11,940 under agreements entered into by the Walton County Development Authority. Under the agreements, taxes on both real property and personal property are reduced based on investments made by the corporation to whom the incentives were offered as long as the corporation meets certain investment targets.

NOTE 18. CHANGE IN ACCOUNTING PRINCIPLE

In conjunction with the implementation of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, the City is required to reevaluate the accounting treatment of its leasing activities. Therefore, in conjunction with the implementation of GASB Statement No. 87, the following restatement was required to beginning net position of governmental activities due to the revised guidance for reporting lease liabilities, as follows:

	<u>Governmental Activities</u>
Net Position, as previously reported	\$ 35,387,010
Change in accounting principles - GASB Statement No. 87	<u>(125,693)</u>
Net Position, as restated	<u><u>\$ 35,261,317</u></u>

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF MONROE, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION

RETIREMENT PLAN

SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY

AND RELATED RATIOS

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Total pension liability				
Service cost	\$ 616,610	\$ 598,509	\$ 546,700	\$ 518,359
Interest on total pension liability	2,717,595	2,583,337	2,339,127	2,239,018
Differences between expected and actual experience	380,413	325,510	904,448	(15,158)
Changes of assumptions	-	-	1,478,629	-
Benefit payments, including refunds of employee contributions	(1,903,339)	(1,506,677)	(1,454,885)	(1,416,673)
Changes of benefit terms	1,121,837	-	-	-
Net change in total pension liability	<u>2,933,116</u>	<u>2,000,679</u>	<u>3,814,019</u>	<u>1,325,546</u>
Total pension liability - beginning	<u>37,183,801</u>	<u>35,183,122</u>	<u>31,369,103</u>	<u>30,043,557</u>
Total pension liability - ending (a)	<u>\$ 40,116,917</u>	<u>\$ 37,183,801</u>	<u>\$ 35,183,122</u>	<u>\$ 31,369,103</u>
Plan fiduciary net position				
Contributions - employer	\$ 1,815,185	\$ 1,613,609	\$ 1,574,328	\$ 1,595,213
Contributions - employee	-	29,619	-	-
Net investment income	1,956,299	9,951,404	(1,676,580)	824,327
Benefit payments, including refunds of member contributions	(1,903,339)	(1,506,677)	(1,454,885)	(1,416,673)
Administrative expenses	(45,423)	(46,107)	(47,619)	(41,474)
Net change in plan fiduciary net position	<u>1,822,722</u>	<u>10,041,848</u>	<u>(1,604,756)</u>	<u>961,393</u>
Plan fiduciary net position - beginning	<u>31,945,993</u>	<u>21,904,145</u>	<u>23,508,901</u>	<u>22,547,508</u>
Plan fiduciary net position - ending (b)	<u>\$ 33,768,715</u>	<u>\$ 31,945,993</u>	<u>\$ 21,904,145</u>	<u>\$ 23,508,901</u>
City's net pension liability - ending (a) - (b)	<u>\$ 6,348,202</u>	<u>\$ 5,237,808</u>	<u>\$ 13,278,977</u>	<u>\$ 7,860,202</u>
Plan fiduciary net position as a percentage of the total pension liability	84.18%	85.91%	62.26%	74.94%
Covered payroll	\$ 11,912,385	\$ 11,411,180	\$ 10,727,956	\$ 9,703,676
City's net pension liability as a percentage of covered payroll	53.29%	45.90%	123.78%	81.00%
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Total pension liability				
Service cost	\$ 490,025	\$ 483,726	\$ 502,642	\$ 535,685
Interest on total pension liability	2,078,904	2,005,035	1,821,757	1,734,555
Differences between expected and actual experience	793,401	(253,518)	1,184,399	261,577
Changes of assumptions	527,237	-	-	(381,710)
Benefit payments, including refunds of employee contributions	(1,341,167)	(1,223,017)	(1,064,806)	(985,044)
Net change in total pension liability	<u>2,548,400</u>	<u>1,012,226</u>	<u>2,443,992</u>	<u>1,165,063</u>
Total pension liability - beginning	<u>27,495,157</u>	<u>26,482,931</u>	<u>24,038,939</u>	<u>22,873,876</u>
Total pension liability - ending (a)	<u>\$ 30,043,557</u>	<u>\$ 27,495,157</u>	<u>\$ 26,482,931</u>	<u>\$ 24,038,939</u>
Plan fiduciary net position				
Contributions - employer	\$ 1,476,334	\$ 1,446,150	\$ 1,460,554	\$ 1,498,029
Contributions - employee	151,350	-	-	38,115
Net investment income	2,489,925	2,202,837	46,793	1,473,880
Benefit payments, including refunds of member contributions	(1,341,167)	(1,223,017)	(1,064,806)	(985,044)
Administrative expenses	(39,798)	(39,342)	(27,372)	(24,874)
Net change in plan fiduciary net position	<u>2,736,644</u>	<u>2,386,628</u>	<u>415,169</u>	<u>2,000,106</u>
Plan fiduciary net position - beginning	<u>19,810,864</u>	<u>17,424,236</u>	<u>17,009,067</u>	<u>15,008,961</u>
Plan fiduciary net position - ending (b)	<u>\$ 22,547,508</u>	<u>\$ 19,810,864</u>	<u>\$ 17,424,236</u>	<u>\$ 17,009,067</u>
City's net pension liability - ending (a) - (b)	<u>\$ 7,496,049</u>	<u>\$ 7,684,293</u>	<u>\$ 9,058,695</u>	<u>\$ 7,029,872</u>
Plan fiduciary net position as a percentage of the total pension liability	75.05%	72.05%	65.79%	70.76%
Covered payroll	\$ 9,334,662	\$ 8,834,774	\$ 8,409,066	\$ 8,717,479
City's net pension liability as a percentage of covered payroll	80.30%	86.98%	107.73%	80.64%

Notes to the Schedule:

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

CITY OF MONROE, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
RETIREMENT PLAN
SCHEDULE OF CITY CONTRIBUTIONS

	2022	2021	2020	2019	
Actuarially determined contribution	\$ 1,820,889	\$ 1,812,084	\$ 1,542,384	\$ 1,582,909	
Contributions in relation to the actuarially determined contribution	1,820,889	1,812,084	1,542,384	1,582,909	
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	
Covered payroll	\$ 12,188,012	\$ 11,820,509	\$ 11,274,737	\$ 10,545,696	
Contributions as a percentage of covered payroll	14.94%	15.33%	13.68%	15.01%	
	2018	2017	2016	2015	2014
Actuarially determined contribution	\$ 1,466,150	\$ 1,514,182	\$ 1,422,940	\$ 1,472,825	\$ 1,506,697
Contributions in relation to the actuarially determined contribution	1,439,383	1,576,845	1,422,940	1,472,825	1,506,697
Contribution deficiency (excess)	\$ 26,767	\$ (62,663)	\$ -	\$ -	\$ -
Covered payroll	\$ 9,423,002	\$ 9,305,215	\$ 8,677,960	\$ 8,319,435	\$ 8,850,160
Contributions as a percentage of covered payroll	15.28%	16.95%	16.40%	17.70%	17.02%

Notes to the Schedule of Contributions and Related Assumptions:

(1) Actuarial Assumptions:

Valuation Date
Cost Method
Actuarial Asset Valuation Method

July 1, 2021
Projected Unit Credit
Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the market value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of market value.

Assumed Rate of Return on Investments
Projected Salary Increases
Cost-of-living Adjustment
Amortization Method
Remaining Amortization Period

7.375%
2.25% plus service based merit increases
0.00%
Closed level dollar for unfunded liability
Remaining amortization period varies for the bases, with a net effective amortization period of 10 years.

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

CITY OF MONROE, GEORGIA
NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

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

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

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

CAPITAL PROJECTS FUNDS

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

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

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

CITY OF MONROE, GEORGIA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2022

ASSETS	Special Revenue Funds		Capital Project Funds		Total Nonmajor Governmental Funds
	Forfeited Drug Fund	Hotel/Motel Tax Fund	Capital Projects Fund	Urban Redevelopment Authority Fund	
Cash and cash equivalents	\$ 146,996	\$ 21,000	\$ 2,740	\$ -	\$ 170,736
Taxes receivable	-	5,579	-	-	5,579
Due from other funds	-	-	-	89,507	89,507
Total assets	\$ 146,996	\$ 26,579	\$ 2,740	\$ 89,507	\$ 265,822
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ -	\$ 20,999	\$ -	\$ -	\$ 20,999
Retainage payable	-	-	-	11,232	11,232
Total liabilities	-	20,999	-	11,232	32,231
FUND BALANCES					
Restricted:					
Law enforcement	146,996	-	-	-	146,996
Capital projects	-	-	2,740	78,275	81,015
Tourism	-	5,580	-	-	5,580
Total fund balances	146,996	5,580	2,740	78,275	233,591
Total liabilities and fund balances	\$ 146,996	\$ 26,579	\$ 2,740	\$ 89,507	\$ 265,822

CITY OF MONROE, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2022

	Special Revenue Funds		Capital Project Funds		Total Nonmajor Governmental Funds
	Forfeited	Hotel/Motel	Capital	Urban	
	Drug Fund	Tax Fund	Projects Fund	Redevelopment Authority Fund	
REVENUES					
Taxes	\$ -	\$ 74,504	\$ -	\$ -	\$ 74,504
Fines and forfeitures	110,030	-	-	-	110,030
Total revenues	110,030	74,504	-	-	184,534
EXPENDITURES					
Current					
Public safety	151,743	-	-	-	151,743
Housing and development	-	75,009	-	-	75,009
Total expenditures	151,743	75,009	-	-	226,752
Net change in fund balances	(41,713)	(505)	-	-	(42,218)
FUND BALANCES, beginning of year	188,709	6,085	2,740	78,275	275,809
FUND BALANCES, end of year	\$ 146,996	\$ 5,580	\$ 2,740	\$ 78,275	\$ 233,591

CITY OF MONROE, GEORGIA

**FORFEITED DRUG FUND
SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Fines & forfeitures	\$ 45,000	\$ 110,030	\$ 110,030	\$ -
EXPENDITURES				
Public safety	45,000	110,030	151,743	(41,713)
Net change in fund balances	-	-	(41,713)	(41,713)
FUND BALANCES, beginning of year	188,709	188,709	188,709	-
FUND BALANCES, end of year	\$ 188,709	\$ 188,709	\$ 146,996	\$ (41,713)

CITY OF MONROE, GEORGIA

**HOTEL/MOTEL TAX FUND
 SCHEDULE OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
 FOR THE YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Taxes	\$ 53,000	\$ 74,504	\$ 74,504	\$ -
EXPENDITURES				
Housing and development	53,000	74,504	75,009	(505)
Net change in fund balances	-	-	(505)	(505)
FUND BALANCES, beginning of year	6,085	6,085	6,085	-
FUND BALANCES, end of year	<u>\$ 6,085</u>	<u>\$ 6,085</u>	<u>\$ 5,580</u>	<u>\$ (505)</u>

CITY OF MONROE, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE
 LOCAL OPTION SALES TAX
 FOR THE YEAR ENDED DECEMBER 31, 2022

<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Prior Year</u>	<u>Current Year</u>	<u>Total</u>
SPLOST - 2013 SERIES					
Transportation, drainage and sidewalks	\$ 5,900,000	\$ 5,971,380	\$ 5,746,146	\$ 225,234	\$ 5,971,380
Public safety improvements	1,200,000	1,210,933	1,115,632	66,077	1,181,709
Solid waste improvements	2,100,000	2,119,132	2,119,012	-	2,119,012
	<u>\$ 9,200,000</u>	<u>\$ 9,301,445</u>	<u>\$ 8,980,790</u>	<u>291,311</u>	<u>\$ 9,272,101</u>
SPLOST - 2019 SERIES					
Transportation, drainage and sidewalks	\$ 6,139,675	\$ 6,139,675	\$ 2,273,322	3,703,300	\$ 5,976,622
Parks improvements	2,631,289	4,859,662	1,108,524	2,022,298	3,130,822
	<u>\$ 8,770,964</u>	<u>\$ 10,999,337</u>	<u>\$ 3,381,846</u>	<u>5,725,598</u>	<u>\$ 9,107,444</u>
Total SPLOST Fund expenditures for year ended December 31, 2022				<u>\$ 6,016,909</u>	

COMPONENT UNITS

CITY OF MONROE, GEORGIA

**STATEMENT OF CASH FLOWS
 COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY
 FOR THE YEAR ENDED DECEMBER 31, 2022**

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers	\$ 23,829
Payments to suppliers	(101,082)
Net cash used in operating activities	<u>(77,253)</u>

**CASH FLOWS FROM CAPITAL
 FINANCING ACTIVITIES**

Payments of interest on note payable	(5,999)
Net cash used in capital financing activities	<u>(5,999)</u>

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

Tax receipts	25,000
Other nonoperating receipts	62,388
Net cash provided by non-capital financing activities	<u>87,388</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	27,185
Net cash used in investing activities	<u>27,185</u>

Net increase in cash	31,321
Cash, beginning of year	<u>478,801</u>
Cash, end of year	<u>\$ 510,122</u>

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

Operating loss	\$ (32,949)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Change in assets and liabilities:	
Increase in accounts receivable	(58,746)
Increase in accounts payable	14,442
Net cash used in operating activities	<u>\$ (77,253)</u>

CITY OF MONROE, GEORGIA

BALANCE SHEET COMPONENT UNIT - CONVENTION & VISITORS BUREAU DECEMBER 31, 2022

ASSETS	
Cash	\$ 56,505
Accounts receivable	<u>21,000</u>
Total assets	<u>\$ 77,505</u>
 FUND BALANCE	
FUND BALANCE	
Restricted - tourism	<u>\$ 77,505</u>
Total liabilities and fund balance	<u>\$ 77,505</u>

CITY OF MONROE, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
COMPONENT UNIT - CONVENTION & VISITORS BUREAU
FOR THE YEAR ENDED DECEMBER 31, 2022

REVENUES	
Taxes	\$ 75,009
Miscellaneous	<u>2,332</u>
Total revenues	<u>77,341</u>
EXPENDITURES	
Tourism	<u>38,517</u>
Total expenditures	<u>38,517</u>
Net change in fund balance	<u>38,824</u>
FUND BALANCE, beginning of year	<u>38,681</u>
FUND BALANCE, end of year	<u><u>\$ 77,505</u></u>

STATISTICAL SECTION

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

	<u>Page</u>
Financial Trends	72
These schedules contain trend information to help the reader understand how the City’s financial performance and well-being have changed over time.	
Revenue Capacity	79
These schedules contain information to help the reader assess the City’s most significant local revenue sources, property taxes and utility charges.	
Debt Capacity	93
These schedules present information to help the reader assess the affordability of the City’s current levels of outstanding debt and the City’s ability to issue additional debt in the future.	
Demographic and Economic Information	98
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City’s financial activities take place.	
Operating Information	101
These schedules contain service and infrastructure data to help the reader understand how the information in the City’s financial report relates to the services the City provides and the activities it performs.	

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

CITY OF MONROE, GEORGIA

NET POSITION BY COMPONENT LAST TEN YEARS (accrual basis of accounting)

	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Governmental activities										
Net investment in capital assets	\$ 36,672,527	\$ 28,233,566	\$ 25,489,636	\$ 22,930,759	\$ 20,485,983	\$ 16,771,849	\$ 16,598,632	\$ 16,304,765	\$ 15,731,687	\$ 15,194,056
Restricted for law enforcement	146,996	188,709	150,249	63,237	23,265	7,885	14,495	40,614	45,678	26,451
Restricted for debt service	-	-	-	-	310,849	92,856	47,966	83,893	86,421	68,524
Restricted for federal programs	9,898	341	-	-	-	-	-	-	-	-
Restricted for capital projects	3,339,634	5,528,728	5,074,619	4,414,265	4,022,139	5,448,014	4,501,818	4,248,927	2,009,916	1,487,470
Restricted for tourism	5,580	6,085	4,416	3,996	4,634	3,537	3,197	8,371	12,639	8,510
Unrestricted	4,209,266	1,303,888 (1)	784,851	(300,215)	(970,461)	(763,091)	(639,323)	(787,256)	2,382,343	2,193,503
Total governmental activities net position	\$ 44,383,901	\$ 35,261,317	\$ 31,503,771	\$ 27,112,042	\$ 23,876,409	\$ 21,561,050	\$ 20,526,785	\$ 19,899,314	\$ 20,268,684	\$ 18,978,514
Business-type activities										
Net investment in capital assets	\$ 78,429,495	\$ 71,061,679	\$ 65,203,406	\$ 58,967,998	\$ 55,240,661	\$ 51,733,299	\$ 50,771,001	\$ 51,299,882	\$ 49,699,327	\$ 48,731,409
Restricted for debt service	292,572	282,650	277,896	255,363	252,617	249,332	186,716	215,898	215,898	215,898
Restricted for capital projects	4,537,960	7,174,707	8,022,915	9,696,380	9,139,113	12,097,845	9,441,663	8,383,507	15,244,250	12,615,279
Unrestricted	22,849,361	24,828,374	23,339,704	21,527,290	18,957,214	14,621,384	13,463,671	9,252,608	1,883,885	1,338,458
Total business-type activities net position	\$ 106,109,388	\$ 103,347,410	\$ 96,843,921	\$ 90,447,031	\$ 83,589,605	\$ 78,701,860	\$ 73,863,051	\$ 69,151,895	\$ 67,043,360	\$ 62,901,044
Primary government										
Net investment in capital assets	\$ 115,102,022	\$ 99,420,938	\$ 90,693,042	\$ 81,898,757	\$ 75,726,644	\$ 68,505,148	\$ 67,369,633	\$ 67,604,647	\$ 65,431,014	\$ 63,925,465
Restricted for law enforcement	146,996	188,709	150,249	63,237	23,265	7,885	14,495	40,614	45,678	26,451
Restricted for debt service	292,572	282,650	277,896	255,363	563,466	342,188	234,682	299,791	302,319	284,422
Restricted for federal programs	9,898	341	-	-	-	-	-	-	-	-
Restricted for capital projects	7,877,594	12,703,435	13,097,534	14,110,645	13,161,252	17,545,859	13,943,481	12,632,434	17,254,166	14,102,749
Restricted for tourism	5,580	6,085	4,416	3,996	4,634	3,537	3,197	8,371	12,639	8,510
Unrestricted	27,058,627	26,132,262	24,124,555	21,227,075	17,986,753	13,858,293	12,824,348	8,465,352	4,266,228	3,531,961
Total primary government net position	\$ 150,493,289	\$ 138,734,420	\$ 128,347,692	\$ 117,559,073	\$ 107,466,014	\$ 100,262,910	\$ 94,389,836	\$ 89,051,209	\$ 87,312,044	\$ 81,879,558

(1) Net position of governmental activities was restated as of December 31, 2021 due to the implementation of GASB Statement No. 87, Leases, during fiscal year 2022.

CITY OF MONROE, GEORGIA

CHANGES IN NET POSITION LAST TEN YEARS (accrual basis of accounting)

	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Expenses										
Governmental activities:										
General government	\$ 1,467,296	\$ 1,957,147	\$ 1,721,026	\$ 1,657,185	\$ 1,348,382	\$ 1,517,879	\$ 1,546,075	\$ 1,497,183	\$ 1,355,733	\$ 1,386,060
Judicial	233,601	196,437	107,436	84,279	96,110	103,571	121,714	112,734	97,474	91,707
Public safety	9,396,012	7,508,143	7,774,304	7,032,501	6,269,746	5,515,442	5,268,876	5,282,765	5,327,544	4,953,432
Public works	2,543,896	2,240,826	1,629,163	2,302,320	2,288,588	2,403,390	2,515,879	2,608,923	2,876,346	2,900,831
Health and welfare	47,242	129,405	110,172	28,153	23,470	12,325	14,713	16,296	13,571	12,010
Culture and recreation	904,497	743,703	721,854	523,148	575,482	427,499	389,367	382,685	389,091	418,912
Housing and development	1,788,522	1,721,414	1,580,085	1,547,514	1,211,958	1,030,921	785,841	755,074	541,373	483,185
Interest on long-term debt	174,796	178,258	188,998	245,557	116,266	64,856	120,015	178,624	208,995	222,051
Total governmental activities expenses	<u>16,555,862</u>	<u>14,675,333</u>	<u>13,833,038</u>	<u>13,420,657</u>	<u>11,930,002</u>	<u>11,075,883</u>	<u>10,762,480</u>	<u>10,834,284</u>	<u>10,810,127</u>	<u>10,468,188</u>
Business-type activities:										
Utilities	43,023,787	37,604,762	37,126,841	35,171,102	36,101,902	32,120,416	31,479,006	29,794,440	30,534,057	29,840,533
Solid Waste	6,789,922	5,846,638	5,832,852	5,159,271	4,311,889	4,052,539	3,864,628	3,851,963	3,604,884	4,189,968
GUTA	-	-	-	-	-	333,199	296,924	79,193	54,165	45,617
Total business-type activities expenses	<u>49,813,709</u>	<u>43,451,400</u>	<u>42,959,693</u>	<u>40,330,373</u>	<u>40,413,791</u>	<u>36,506,154</u>	<u>35,640,558</u>	<u>33,725,596</u>	<u>34,193,106</u>	<u>34,076,118</u>
Total primary government expenses	<u>\$ 66,369,571</u>	<u>\$ 58,126,733</u>	<u>\$ 56,792,731</u>	<u>\$ 53,751,030</u>	<u>\$ 52,343,793</u>	<u>\$ 47,582,037</u>	<u>\$ 46,403,038</u>	<u>\$ 44,559,880</u>	<u>\$ 45,003,233</u>	<u>\$ 44,544,306</u>
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ 1,016,451	\$ 957,149	\$ 915,960	\$ 828,086	\$ 745,943	\$ 747,865	\$ 801,829	\$ 702,850	\$ 711,630	\$ 739,038
Judicial	247,393	293,141	269,919	454,901	332,014	275,966	287,674	405,299	408,191	455,532
Public safety	174,919	156,682	129,367	84,181	59,583	73,869	50,448	125,489	97,188	77,546
Public works	30,883	48,398	31,811	34,410	23,748	61,123	30,411	35,930	31,530	22,471
Culture and recreation	86,832	4,508	4,508	3,335	12,496	15,520	12,920	8,785	12,313	12,313
Housing and development	504,835	567,006	465,658	441,280	233,299	328,659	227,155	212,784	70,504	126,510
Operating grants and contributions	610,748	371,937	1,217,152	640,872	587,422	133,651	169,506	182,306	74,634	73,074
Capital grants and contributions	10,273,084 ⁽⁵⁾	4,161,444	4,544,584	4,096,477	2,490,759	1,998,249	1,686,099	3,907,075	2,255,155	1,880,433
Total governmental activities program revenues	<u>12,945,145</u>	<u>6,560,265</u>	<u>7,578,959</u>	<u>6,583,542</u>	<u>4,485,264</u>	<u>3,634,902</u>	<u>3,266,042</u>	<u>5,580,518</u>	<u>3,661,145</u>	<u>3,386,917</u>
Business-type activities:										
Charges for services:										
Utilities	46,958,455	44,515,756	40,893,970	42,580,660	42,193,778	37,997,407	37,484,700	35,898,925	35,424,676	33,267,174
Solid Waste	6,970,573	6,367,207	6,100,901	5,795,498	4,481,913	4,580,937	4,272,845	4,413,332	4,207,418	4,402,965
GUTA	-	-	-	-	-	119,824	120,868	73,468	36,965	56,992
Operating grants and contributions	-	-	-	-	-	-	-	-	-	-
Capital grants and contributions	701,967	1,612,424	4,119,604 ⁽⁴⁾	283,684	644,842	41,862	43,351	512,575	489,720	492,841
Total business-type activities program revenues	<u>54,630,995</u>	<u>52,495,387</u>	<u>51,114,475</u>	<u>48,659,842</u>	<u>47,320,533</u>	<u>42,740,030</u>	<u>41,921,764</u>	<u>40,898,300</u>	<u>40,158,779</u>	<u>38,219,972</u>
Total primary government program revenues	<u>\$ 67,576,140</u>	<u>\$ 59,055,652</u>	<u>\$ 58,693,434</u>	<u>\$ 55,243,384</u>	<u>\$ 51,805,797</u>	<u>\$ 46,374,932</u>	<u>\$ 45,187,806</u>	<u>\$ 46,478,818</u>	<u>\$ 43,819,924</u>	<u>\$ 41,606,889</u>

CITY OF MONROE, GEORGIA

CHANGES IN NET POSITION LAST TEN YEARS (accrual basis of accounting)

	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Net (expense)/revenue										
Governmental activities	\$ (3,610,717)	\$ (8,115,068)	\$ (6,254,079)	\$ (6,837,115)	\$ (7,444,738)	\$ (7,440,981)	\$ (7,496,438)	\$ (5,253,766)	\$ (7,148,982)	\$ (7,081,271)
Business-type activities	4,817,286	9,043,987	8,154,782	8,329,469	6,906,742	6,233,876	6,281,206	7,172,704	5,965,673	4,143,854
Total primary government net (expense) revenue	<u>\$ 1,206,569</u>	<u>\$ 928,919</u>	<u>\$ 1,900,703</u>	<u>\$ 1,492,354</u>	<u>\$ (537,996)</u>	<u>\$ (1,207,105)</u>	<u>\$ (1,215,232)</u>	<u>\$ 1,918,938</u>	<u>\$ (1,183,309)</u>	<u>\$ (2,937,417)</u>
General Revenues and Other Changes in Net Position										
Governmental activities:										
Property taxes	\$ 5,038,571	\$ 4,445,499	\$ 3,920,564	\$ 3,684,076	\$ 3,448,522	\$ 3,184,467	\$ 2,985,136	\$ 3,158,414	\$ 3,216,546	\$ 3,254,266
Sales taxes	4,032,765	3,507,991	3,098,527	2,717,391	2,379,975	2,176,049	2,011,809	2,049,892	2,050,222	1,944,524
Franchise taxes	343,038	316,483	313,397	320,400	333,951	317,921	303,920	282,669	263,862	281,939
Other taxes	1,402,473	1,221,181	1,194,514	1,136,010	1,079,020	1,006,432	970,831	898,936	852,020	815,235
Unrestricted investment earnings	37,967	2,144	20,468	55,803	2	78	-	-	-	-
Miscellaneous	-	-	-	-	109,182	91,966	56,691	-	164,450	276,084
Gain on sale of capital assets	15,232	-	1,155	-	-	32,366	-	89,099	25,051	101,227
Transfers	1,863,255	2,505,009	2,097,183	2,159,068	2,409,445	1,665,967	1,795,522	1,680,148	1,867,001	1,627,644
Total governmental activities	<u>12,733,301</u>	<u>11,998,307</u>	<u>10,645,808</u>	<u>10,072,748</u>	<u>9,760,097</u>	<u>8,475,246</u>	<u>8,123,909</u>	<u>8,159,158</u>	<u>8,439,152</u>	<u>8,300,919</u>
Business-type activities:										
Investment earnings (loss)	(334,619)	(40,683)	336,274	669,317	388,841	265,069	175,847	76,109	43,644	32,148
Gain on sale of capital assets	79,740	5,194	3,017	17,708	1,607	5,831	49,625	-	-	-
Miscellaneous	62,826	-	-	-	-	-	-	-	-	-
Transfers	(1,863,255)	(2,505,009)	(2,097,183)	(2,159,068)	(2,409,445)	(1,665,967)	(1,795,522)	(1,680,148)	(1,867,001)	(1,627,644)
Total business-type activities	<u>(2,055,308)</u>	<u>(2,540,498)</u>	<u>(1,757,892)</u>	<u>(1,472,043)</u>	<u>(2,018,997)</u>	<u>(1,395,067)</u>	<u>(1,570,050)</u>	<u>(1,604,039)</u>	<u>(1,823,357)</u>	<u>(1,595,496)</u>
Total primary government	<u>\$ 10,677,993</u>	<u>\$ 9,457,809</u>	<u>\$ 8,887,916</u>	<u>\$ 8,600,705</u>	<u>\$ 7,741,100</u>	<u>\$ 7,080,179</u>	<u>\$ 6,553,859</u>	<u>\$ 6,555,119</u>	<u>\$ 6,615,795</u>	<u>\$ 6,705,423</u>
Change in Net Position										
Governmental activities	\$ 9,122,584	\$ 3,883,239	\$ 4,391,729	\$ 3,235,633	\$ 2,315,359	\$ 1,034,265	\$ 627,471	\$ 2,905,392	\$ 1,290,170	\$ 1,219,648
Business-type activities	2,761,978	6,503,489	6,396,890	6,857,426	4,887,745	4,838,809	4,711,156	5,568,665	4,142,316	2,548,358
Total primary government	<u>\$ 11,884,562</u>	<u>\$ 10,386,728</u>	<u>\$ 10,788,619</u>	<u>\$ 10,093,059</u>	<u>\$ 7,203,104</u>	<u>\$ 5,873,074</u>	<u>\$ 5,338,627</u>	<u>\$ 8,474,057</u>	<u>\$ 5,432,486</u> (2)	<u>\$ 3,768,006</u>

(1) The City eliminated several positions city wide and redesigned health insurance benefits contributing to in an increase in net position which is in line with historic trends.
(2) Utility rates were restructured coupled with an increase in telecommunication customer base.
(3) During 2018, the GUTA fund was consolidated with the Utilities Fund.
(4) Intergovernmental (i.e. grant) revenues are included as capital contributions in 2020.
(5) During 2022, the City received significant donated infrastructure, included as capital contributions.

CITY OF MONROE, GEORGIA

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

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Other Tax	Total
2013	\$ 3,254,266	\$ 1,944,524	\$ 281,939	\$ 815,235	\$ 6,295,964
2014	3,216,546	2,050,222	263,862	852,020	6,382,650
2015	3,158,414	2,049,892	282,669	898,936	6,389,911
2016	2,985,136 ⁽¹⁾	2,011,809	303,920	970,831	6,271,696
2017	3,184,467	2,176,049	317,921	1,006,432	6,684,869
2018	3,448,522	2,379,975	333,951	1,079,020	7,241,468
2019	3,684,076	2,717,391	320,400	1,136,010	7,857,877
2020	3,920,564	3,098,527	313,397	1,194,514	8,527,002
2021	4,445,499 ⁽²⁾	3,507,991	316,483	1,221,181	9,491,154
2022	5,038,571	4,032,765	343,038	1,402,473	10,816,847

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

(2) Property tax increase in 2021 attributable to a general increase in assessed property values.

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

	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General fund										
Nonspendable	\$ 98,756	\$ 74,138	\$ 115,806	\$ 120,013	\$ 115,624	\$ 112,615	\$ 99,052	\$ 79,697	\$ 93,464	\$ 524,692
Restricted	-	-	-	-	310,734	92,741	47,850 ⁽²⁾	197,243	199,305	68,408
Assigned	5,500	5,551	9,028	6,007	5,500	10,739	17,108	10,359	5,209	2,800
Unassigned	7,855,731	5,332,318	4,913,245	3,065,644	2,311,710	2,537,155	2,807,490	2,570,778	2,607,515 ⁽¹⁾	1,907,321
Total general fund	<u>\$ 7,959,987</u>	<u>\$ 5,412,007</u>	<u>\$ 5,038,079</u>	<u>\$ 3,191,664</u>	<u>\$ 2,743,568</u>	<u>\$ 2,753,250</u>	<u>\$ 2,971,500</u>	<u>\$ 2,858,077</u>	<u>\$ 2,905,493</u>	<u>\$ 2,503,221</u>
Other governmental funds										
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,445
Restricted	3,289,366	5,712,631	5,433,509	7,222,881 ⁽⁵⁾	4,050,153 ⁽⁴⁾	5,459,551	4,519,626 ⁽³⁾	177,061	1,955,349	1,522,547
Assigned	-	-	97	97	-	-	-	-	-	-
Total other governmental funds	<u>\$ 3,289,366</u>	<u>\$ 5,712,631</u>	<u>\$ 5,433,606</u>	<u>\$ 7,222,978</u>	<u>\$ 4,050,153</u>	<u>\$ 5,459,551</u>	<u>\$ 4,519,626</u>	<u>\$ 177,061</u>	<u>\$ 1,955,349</u>	<u>\$ 1,851,992</u>

- (1) The increase in unassigned fund balance of the General Fund was due to the advance from solid waste, shown in non spendable prior years being repaid.
- (2) Restricted for General Obligation debt service. Decrease due to refunding of General Obligation Bonds.
- (3) Increase in capital projects in the SPLOST Fund for street enhancement projects.
- (4) The decrease in restricted fund balance is due to the expending of funds on capital projects in 2018.
- (5) The increase in restricted fund balance is due to the addition of the Urban Redevelopment Authority Fund in 2019, whose fund balance is restricted for capital projects.

CITY OF MONROE, GEORGIA

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

	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Revenues										
Taxes	\$ 10,709,323	\$ 9,495,844	\$ 8,568,786	\$ 7,892,828	\$ 7,189,628	\$ 6,689,354	\$ 6,357,296	\$ 6,502,341	\$ 6,348,447	\$ 6,325,445
Licenses and permits	640,611	496,979	408,082	375,517	217,263	165,100	248,648 (1)	122,927	138,792	196,760
Intergovernmental	5,635,156	4,413,547	3,940,345	4,536,646 (6)	3,001,050 (6)	2,093,558	1,850,796 (2)	3,974,481	2,064,479	1,953,507
Fines and forfeitures	357,423	444,717	391,462	515,984	371,036	294,986	321,644	494,682	488,314	514,691
Charges for services	1,009,132	849,452	808,257	741,049	694,141	779,484	647,933	676,607	690,311	710,246
Interest income	39,137	2,144	20,468	55,803	2	78	-	-	-	-
Miscellaneous	448,074	355,572	327,249	414,346	310,956	385,249	253,712	336,449	176,163	241,020
Total revenues	18,838,856	16,058,255	14,464,649	14,532,173	11,784,076	10,407,809	9,680,029	12,107,487	9,906,506	9,941,669
Expenditures										
General government	1,432,644	2,397,579	1,225,749	1,412,678	1,191,278	2,764,072	1,433,553	1,508,238	1,212,677	1,136,495
Judicial	234,500	197,999	101,493	84,243	96,480	105,338	121,372	115,074	97,474	91,707
Public safety	9,165,916	8,050,254	8,037,212	6,718,003	6,719,909	5,653,123	4,951,030	5,186,269	5,036,599	4,753,252
Public works	1,771,810	2,005,635	1,383,222	1,700,711	1,762,131	1,946,854	1,704,309	1,889,017	1,916,788	1,968,151
Health and welfare	18,701	23,280	23,203	28,153	23,840	12,325	14,713	16,296	13,571	12,010
Culture and recreation	1,082,939	1,352,137	579,368	542,739	337,518	445,762	372,073	396,114	364,867	393,915
Housing and development	1,570,818	1,455,232	1,271,228	1,420,204	1,179,170	1,035,645	656,720	633,359	561,720	483,288
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Capital outlay	5,682,752	2,672,942	4,470,520	4,294,629	3,512,703	333,013	652,189	789,827	1,035,642	445,571
Debt service										
Principal retirements	927,171	786,124	477,392	1,154,552	1,025,524	810,000	961,791	902,070	838,524	525,000
Issuance Costs	-	-	-	83,000	-	-	34,693 (3)	-	-	-
Interest and fiscal charges	182,542	175,243	176,250	144,857	87,496	32,725	145,959	182,929	215,725	228,877
Total expenditures	22,069,793	19,116,425	17,745,637	17,583,769	15,936,049	13,138,857	11,048,402	11,619,193	11,293,587	10,038,266
Excess (deficiency) of revenues over expenditures	(3,230,937)	(3,058,170)	(3,280,988)	(3,051,596)	(4,151,973)	(2,731,048)	(1,368,373)	488,294	(1,387,081)	(96,597)

CITY OF MONROE, GEORGIA

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

	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Other financing sources (uses)										
Issuance of note payable	\$ -	\$ 920,000	\$ -	\$ -	\$ -	\$ 1,500,000 (5)	\$ -	\$ -	\$ -	\$ -
Issuance of lease liabilities	96,331	-	-	-	-	-	-	-	-	-
Issuance of long-term debt	-	-	-	3,600,000 (7)	-	-	2,513,000 (4)	-	-	-
Payment to refunded bond escrow agent	-	-	-	-	-	-	(2,478,307) (4)	-	-	-
Financed purchases	-	286,114	783,432	226,855	322,523	245,900	-	-	-	772,385
Proceeds from sale of capital assets	15,232	-	1,155	23,086	925	32,366	-	89,099	25,709	176,754
Transfers in	3,803,494	2,945,905	2,645,444	3,704,520	3,271,585	2,807,434	2,774,323	2,737,479	2,659,802	2,506,264
Transfers out	(559,405)	(440,896)	(92,000)	(881,944)	(862,140)	(1,141,467)	(978,801)	(1,057,331)	(792,801)	(878,620)
Total other financing sources (uses)	<u>3,355,652</u>	<u>3,711,123</u>	<u>3,338,031</u>	<u>6,672,517</u>	<u>2,732,893</u>	<u>3,444,233</u>	<u>1,830,215</u>	<u>1,769,247</u>	<u>1,892,710</u>	<u>2,576,783</u>
Net change in fund balances	<u>\$ 124,715</u>	<u>\$ 652,953</u>	<u>\$ 57,043</u>	<u>\$ 3,620,921</u>	<u>\$ (1,419,080)</u>	<u>\$ 713,185</u>	<u>\$ 461,842</u>	<u>\$ 2,257,541</u>	<u>\$ 505,629</u>	<u>\$ 2,480,186</u>
Debt service as a percentage of noncapital expenditures	7.08%	6.82%	5.26%	10.52%	9.54%	7.69%	10.99%	10.02%	10.28%	7.86%

- (1) Large increase in building permits, specifically a major hospital renovation for a regional mental health center and a new addition to the new hospital.
- (2) Large decrease in intergovernmental due to in 2015 the City received a 2007 SPLOST settlement in the amount of \$2.1 million.
- (3) Issuance costs broken out for 2016 and forward, prior years not updated.
- (4) Result of refunding of General Obligation Bonds in December 2016.
- (5) Purchase of the Walton Plaza property & building.
- (6) Increase in grant funds.
- (7) Issuance of the Urban Redevelopment Authority Revenue Bonds.

CITY OF MONROE, GEORGIA

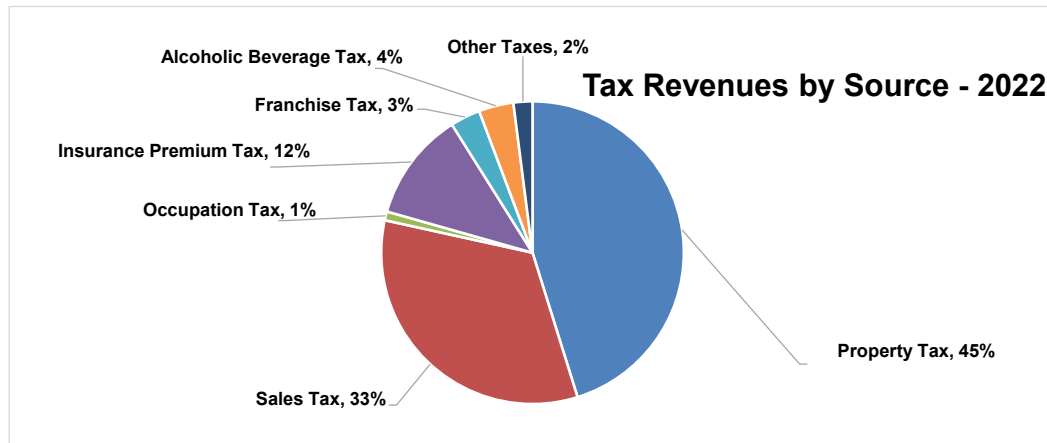
GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE LAST TEN YEARS (modified accrual basis of accounting)

Fiscal Year	Property Tax	Sales Tax	Occupation Tax	Insurance Premium Tax	Franchise Tax	Alcoholic Beverage Tax	Other Taxes	Total
2013	\$ 3,226,884	\$ 1,624,397	\$ 79,100	\$ 682,662	\$ 281,939	\$ 320,128	\$ 110,335	\$ 6,325,445
2014	3,139,290	1,732,915	81,700	712,964	263,862	317,307	100,409	6,348,447
2015	3,218,624	1,694,943	84,150	761,685	282,669	314,926	105,321	6,462,318
2016	3,045,230	1,672,504	86,200	825,052	303,920	296,799	127,591	6,357,296
2017	3,155,876	1,782,464	87,339	852,827	317,921	347,533	99,342	6,643,302
2018	3,355,741 ⁽²⁾	2,027,527 ⁽¹⁾	93,850	919,876	333,951	308,455	150,228	7,189,628
2019	3,627,222	2,356,109	93,079	977,418	320,400	313,204	205,396	7,892,828
2020	3,836,132	2,700,402	93,275	1,031,761	313,397	346,399	247,420	8,568,786
2021	4,332,742 ⁽³⁾	3,091,556	96,525	1,065,543	316,482	353,971	239,025	9,495,844
2022	4,839,599	3,561,495	100,700	1,250,774	343,038	396,766	216,951	10,709,323

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

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

(3) Property tax increased with general increase in assessed property values.



CITY OF MONROE, GEORGIA

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

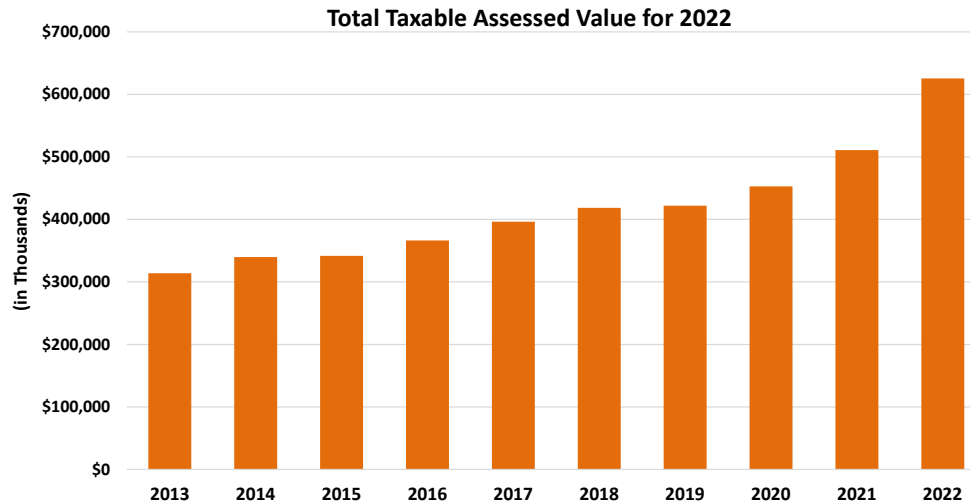
Fiscal Year	Residential Property	Commercial Property	Industrial Property	Other Property (1)	Less: Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
2013	\$ 107,348,542	\$ 125,669,505	\$ 58,924,814	\$ 29,444,826	\$ 7,518,692	\$ 313,868,995	8.470	\$ 784,672,488	40%
2014	111,572,435	151,640,759	65,604,578	24,586,089	13,654,853 (2)	339,749,008	8.353	849,372,520	40%
2015	122,503,729	149,253,961	63,854,238	20,097,713	13,888,756	341,820,885	8.115	854,552,213	40%
2016	138,620,409	155,101,971	77,120,434	17,224,710	21,630,049	366,437,475	7.802	916,093,688	40%
2017	162,883,341	157,978,674	90,977,408	16,089,194	31,688,869	396,239,748	7.421	990,599,370	40%
2018	172,994,149	165,084,770	88,379,597	14,737,546	22,627,411	418,568,651	7.277	1,046,421,628	40%
2019	188,366,699	152,320,597	95,099,296	14,125,236	27,839,611	422,072,217	7.802	1,055,180,543	40%
2020	221,454,383	155,153,319	106,346,324	13,898,876	43,995,439	452,857,463	7.588	1,132,143,658	40%
2021	253,910,497	166,764,263	103,093,385	14,544,499	27,522,333	510,790,311	7.404	1,276,975,778	40%
2022	340,245,309	192,980,799	120,329,317	15,443,362	43,489,292	625,509,495	7.060	1,563,773,738	40%

Source: Walton County Tax Assessors Office

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

(1) Other property consists of historic, agricultural, conservation use, utility, motor vehicle and mobile homes.

(2) Increase in exempt real property due to Wal-Mart Dist failed to file for freeport exemption.



CITY OF MONROE, GEORGIA

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

Fiscal Year	City of Monroe, Georgia			Overlapping Rates (1)					Total Direct & Overlapping Rates
	Operating Millage	Debt Service Millage	Total City Millage	County	School District			State	
					Operating Millage	Debt Service Millage	Total School Millage		
2013	5.971	2.499	8.470	11.928	19.802	3.700	23.502	0.15	44.050
2014	6.017	2.336	8.353	11.773	19.502	3.500	23.002	0.10	43.228
2015	5.734	2.381	8.115	11.194	19.250	3.350	22.600	0.05	41.959
2016	5.582	2.220	7.802	11.325	18.900	3.200	22.100	-	41.227
2017	5.418	2.003	7.421	10.905	18.700	2.900	21.600	-	39.926
2018	5.298	1.979	7.277	10.905	18.600	2.600	21.200	-	39.382
2019	5.821	1.981	7.802	10.905	18.600	2.300	20.900	-	39.607
2020	7.588	-	7.588	10.677	19.100	2.300	21.400	-	39.665
2021	7.404	-	7.404	10.413	18.593	2.239	20.832	-	38.649
2022	7.060	-	7.060	10.413	17.737	2.134	19.871	-	37.344

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

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

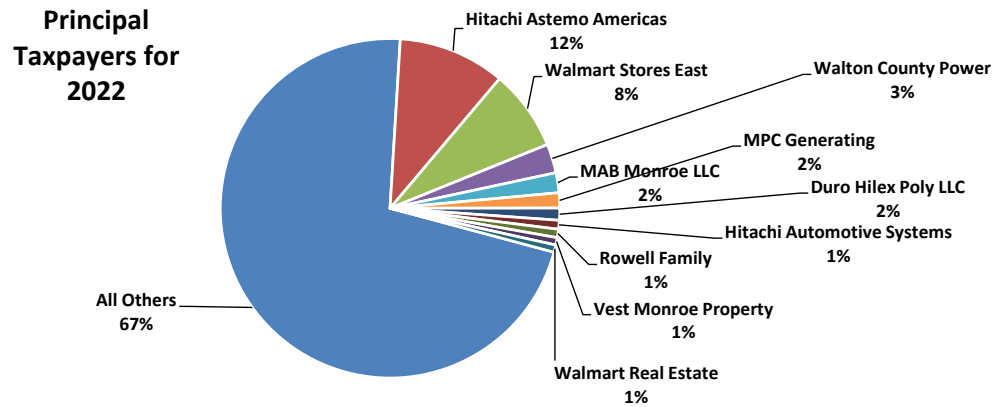
(1) Overlapping rates are those of local and county governments that apply to property owners within the City of Monroe.

CITY OF MONROE, GEORGIA

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

Taxpayer	2022			2013		
	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value
Hitachi Astemo Americas	\$ 52,114	1	11.78 %			
Walmart Stores East	39,369	2	8.54	\$ 36,272	1	10.77 %
Walton County Power	14,123	3	2.79	20,969	2	6.22
MAB Monroe LLC	9,697	4	1.95			-
MPC Generating	7,372	5	1.91	15,682	3	4.66
Duro Hilex Poly LLC	5,879	6	1.61			-
Rowell Family	4,307	7	1.22	2,259	10	0.67
Hitachi Automotive Systems	4,070	8	1.47	9,210	5	
Vest Monroe Property	3,600	9	0.86			-
Walmart Real Estate	3,517	10	0.75	4,878	7	1.45
Monroe HMA LLC dba Clearview Medical				16,569	4	4.92
E. Kenneth Murray				6,929	6	2.06
Home Depot USA, Inc.				3,068	8	0.91
WTH II LLC				2,550	9	0.76
Totals	\$ 144,048		32.87 %	\$ 118,386		32.41 %

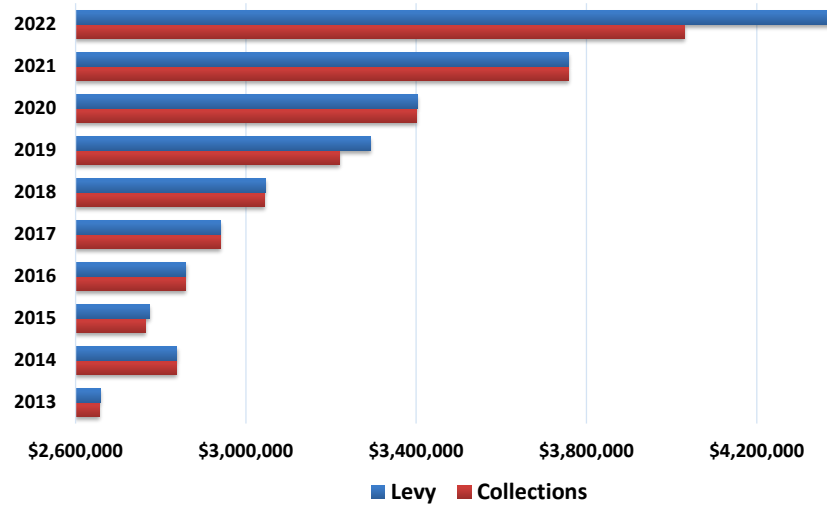
Source: Walton County Tax Commissioner's Office



CITY OF MONROE, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS LAST TEN YEARS

Fiscal Year	Total Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2013	\$ 2,658,470	\$ 2,371,648	89.2	\$ 284,256	\$ 2,655,904	99.9 %
2014	2,837,923	2,381,738	83.9	455,018	2,836,756	100.0
2015	2,773,876	2,391,671	86.2	372,216	2,763,887	99.6
2016	2,858,945	2,610,797	91.3	247,059	2,857,856	100.0
2017	2,940,495	2,645,638	90.0	294,391	2,940,029	100.0
2018	3,045,924	2,755,055	90.5	288,605	3,043,660	99.9
2019	3,293,007	3,022,004	91.8	197,028	3,219,032	97.8
2020	3,403,182	3,148,315	92.5	252,111	3,400,426	99.9
2021	3,757,391	3,631,085	96.6	126,306	3,757,391	100.0
2022	4,389,981	4,031,043	91.8	-	4,031,043	91.8

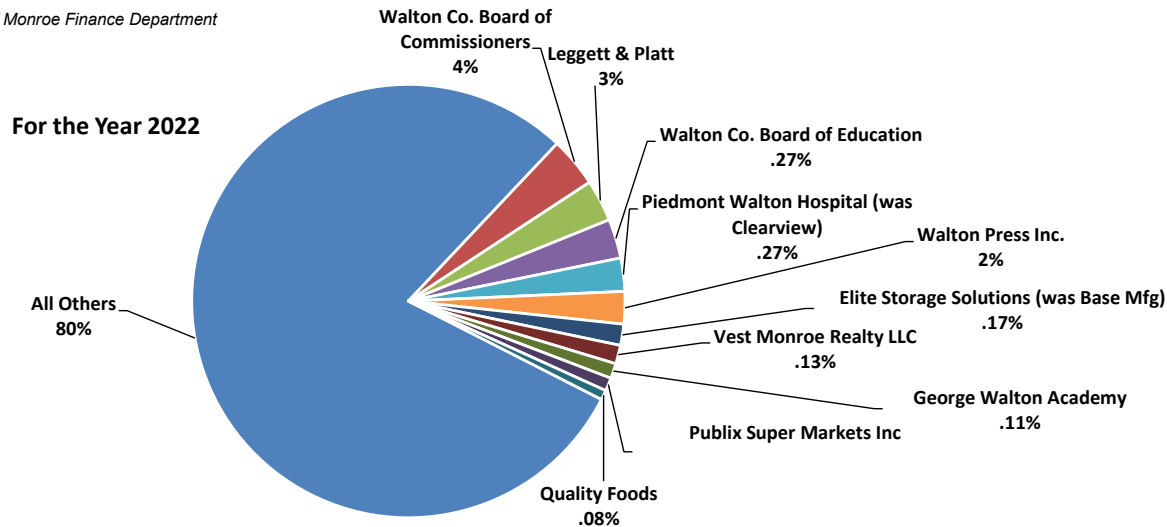


CITY OF MONROE, GEORGIA

TOP TEN ELECTRIC CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2022				2013			
	Usage in MWh	Annual Revenue (thousands)	Rank	Percentage of Total Revenues	Usage in MWh	Annual Revenue (thousands)	Rank	Percentage of Total Revenues
Walton Co. Board of Commissioners	5,563	\$ 696	1	3.72 %	6,218	\$ 602	1	3.94 %
Leggett & Platt	5,223	583	2	3.12	9,043	536	2	3.51
Walton Co. Board of Education	4,430	549	3	2.93	3,740	389	3	2.55
Piedmont Walton Hospital (was Clearview)	4,727	463	4	2.47	4,805	330	4	2.16
Walton Press Inc.	3,877	453	5	2.42	2,814	265	5	1.74
Elite Storage Solutions (was Base Mfg)	2,500	295	6	1.58	2,530	238	6	1.56
Vest Monroe Realty LLC	2,344	260	7	1.39				
George Walton Academy	1,650	210	8	1.12	2,090	205	7	1.34
Publix Super Markets Inc	1,785	185	9	0.99				
Quality Foods	1,203	134	10	0.72	1,813	134	9	0.88
Home Depot					1,664	149	8	0.98
Great Oaks					1,579	134	10	0.88
Totals	33,302	3,828		20.46	36,296	2,982		19.54
All Others	116,699	14,882		79.54	109,467	12,281		80.46
Annual Totals	150,001	\$ 18,710		100.00 %	145,763	\$ 15,263		100.00 %

Source: City of Monroe Finance Department

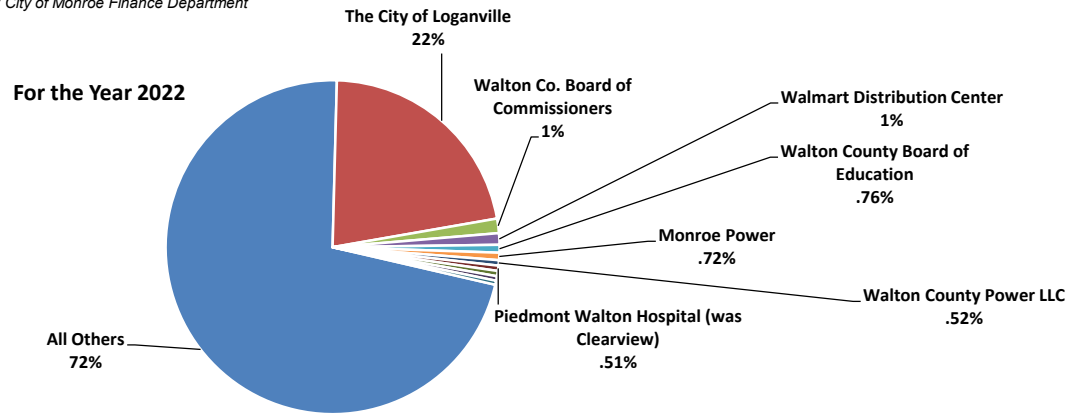


CITY OF MONROE, GEORGIA

TOP TEN WATER CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2022				2013			
	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues
The City of Loganville	436,603	\$ 1,587	1	21.84 %				
Walton Co. Board of Commissioners	15,769	102	2	1.40	10,616	\$ 56	2	1.51 %
Walmart Distribution Center	14,641	81	3	1.11	9,242	37	4	1.00
Walton County Board of Education	6,746	55	4	0.76	8,211	47	3	1.27
Monroe Power	9,606	52	5	0.72				
Walton County Power LLC	6,829	38	6	0.52				
Piedmont Walton Hospital (was Clearview)	6,626	37	7	0.51	8,831	35	5	0.94
Car Wash Headquarters dba Mister Car Wash	6,690	37	8	0.51				
Hitachi Automotive Systems(Unisia)	5,097	32	9	0.44	2,670	11	10	0.30
Doyle Energy Facility	3,249	28	10	0.39				
Walton Co. Water & Sewerage Authority					50,233	85	1	2.29
Silgan PET Corporation					2,864	18	7	0.48
Park Place Nursing Facility					3,262	20	6	0.54
George Walton Academy					3,096	15	8	0.40
Great Oaks					2,813	12	9	0.32
Totals	511,856	2,049		28.20	101,838	336		9.05
All Others	177,144	5,217		71.80	503,162	3,377		90.95
Annual Totals	689,000	\$ 7,266		100.00 %	605,000	\$ 3,713		100.00 %

Source: City of Monroe Finance Department



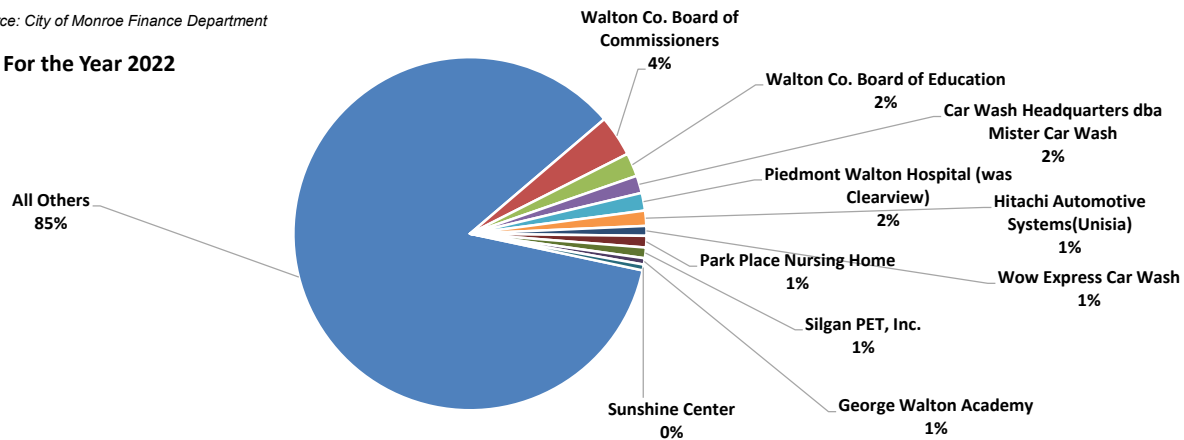
CITY OF MONROE, GEORGIA

TOP TEN SEWER CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2022				2013			
	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues
Walton Co. Board of Commissioners	14,033	\$ 163	1	3.77 %	8,359	\$ 80	1	2.45 %
Walton Co. Board of Education	6,746	93	2	2.15	7,156	79	2	2.42
Car Wash Headquarters dba Mister Car Wash	6,690	69	3	1.60				
Piedmont Walton Hospital (was Clearview)	6,668	70	4	1.62	6,927	52	3	1.60
Hitachi Automotive Systems(Unisia)	5,097	60	5	1.39	2,670	21	6	0.64
Wow Express Car Wash	3,633	39	6	0.90				
Park Place Nursing Home	2,932	46	7	1.06	3,230	38	4	1.17
Silgan PET, Inc.	2,613	42	8	0.97	2,864	34	5	1.04
George Walton Academy	2,566	25	9	0.58	2,057	19	7	0.58
Sunshine Center	2,159	23	10	0.53				
Great Oaks of Monroe					2,105	17	9	0.52
Tucker Door & Trim Corp.					1,412	17	10	0.52
Apple Restaurants					2,212	17	8	0.52
Totals	53,137	630		14.57	38,992	374		11.48
All Others		3,694		85.43		2,885		88.52
Annual Totals		\$ 4,324		100.00 %		\$ 3,259		100.00 %

Source: City of Monroe Finance Department

For the Year 2022

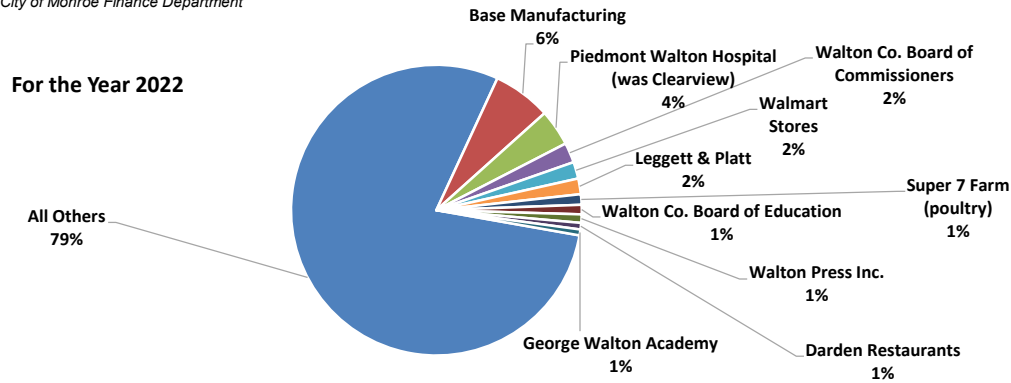


CITY OF MONROE, GEORGIA

**TOP TEN GAS CUSTOMERS
CURRENT AND NINE YEARS AGO**

Customer	2022				2013			
	Usage in MCF	Annual Revenue (thousands)	Rank	Percentage of Total Revenues	Usage in MCF	Annual Revenue (thousands)	Rank	Percentage of Total Revenues
Base Manufacturing	24,155	\$ 338	1	6.47 %	27,433	\$ 262	1	7.84 %
Piedmont Walton Hospital (was Clearview)	14,644	212	2	4.06	20,020	213	2	6.38
Walton Co. Board of Commissioners	7,881	116	3	2.22	9,137	103	5	3.08
Walmart Stores	6,376	97	4	1.86	3,099	34	8	1.02
Leggett & Platt	6,717	91	5	1.74	13,009	139	4	4.16
Super 7 Farm (poultry)	6,197	61	6	1.17				
Walton Co. Board of Education	3,912	55	7	1.05	4,712	53	6	1.59
Walton Press Inc.	3,346	49	8	0.94				
Darden Restaurants	2,413	38	9	0.73				0.00
George Walton Academy	2,382	34	10	0.65	3,806	43	7	1.29
Hitachi Automotive Systems(Unisia)					2,467	27	9	0.81
A Warrior Roofing					16,137	151	3	4.52
Apple Restaurants, Inc.					2,251	24	10	0.72
Totals	78,023	1,091		20.89	102,071	1,049		31.41
All Others	242,446	4,136		79.11	174,019	2,292		68.59
Annual Totals	320,469	\$ 5,227		100.00 %	276,090	\$ 3,341		100.00 %

Source: City of Monroe Finance Department

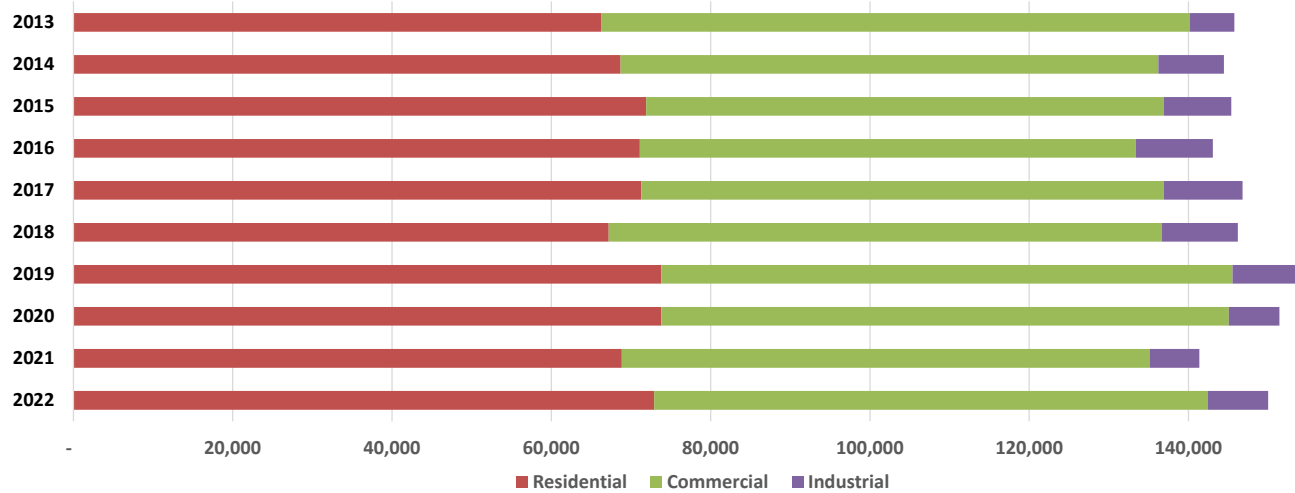


CITY OF MONROE, GEORGIA

ELECTRIC MWH SOLD BY TYPE OF CUSTOMER LAST TEN YEARS

Type of Customer	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Residential	73,885	72,903	68,836	73,811	73,816	67,191	71,297	71,109	71,914	68,679
Commercial	74,802	69,534	66,263	71,250	71,693	69,461	65,589	62,282	64,971	67,529
Industrial	3,816	7,564	6,262	6,359	9,025	9,543	9,896	9,651	8,479	8,221
Total	152,503	150,001	141,361	151,420	154,534	146,195	146,782	143,042	145,364	144,429

Source: City of Monroe Finance Department

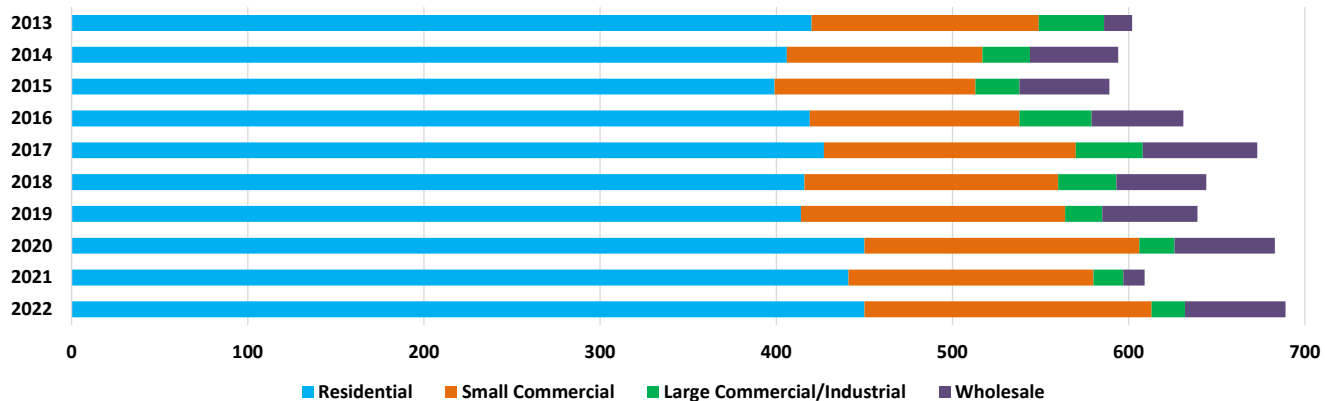


CITY OF MONROE, GEORGIA
WATER GALLONS SOLD BY TYPE OF CUSTOMER
LAST TEN YEARS
(amounts expressed in millions)

Type of Customer	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Residential	477	450	441	450	414	416	427	419	399	406
Small Commercial	182	163	139	156	150	144	143	119	114	111
Large Commercial & Industrial	29	19	17	20	21	33	38	41	25	27
Wholesale	469 (1)	57	12	57	54	51	65	52	51	50
Total	1,157	689	609	683	639	644	673	631	589	594

(1) Started selling wholesale water to the City of Loganville in 2022

Source: City of Monroe Finance Department



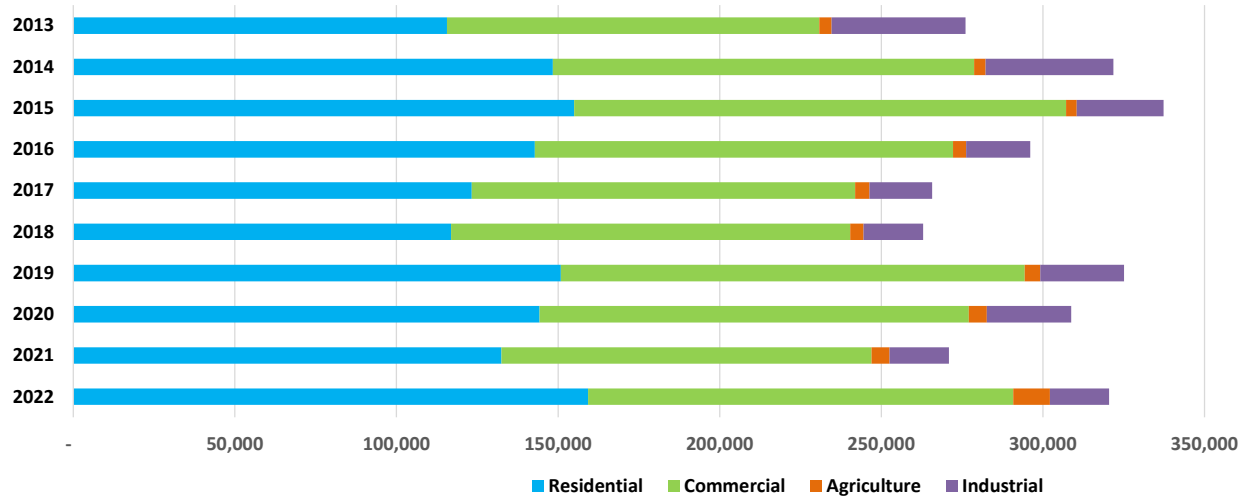
CITY OF MONROE, GEORGIA

GAS MCF SOLD BY TYPE OF CUSTOMER LAST TEN YEARS

Type of Customer	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Residential	157,755	159,298	132,481	144,240	150,822 (1)	116,889	123,276	142,784	154,956	148,391
Commercial	137,490	131,516	114,507	132,831	143,580 (1)	123,504	118,610	129,427	152,196	130,356
Agriculture	11,800	11,324	5,570	5,581	4,790	4,092	4,448	4,046	3,341	3,517
Industrial	18,008	18,331	18,401	26,125	25,909	18,428	19,411	19,837	26,870	39,539
Total	<u>325,053</u>	<u>320,469</u>	<u>270,959</u>	<u>308,777</u>	<u>325,101</u>	<u>262,913</u>	<u>265,745</u>	<u>296,094</u>	<u>337,363</u>	<u>321,803</u>

(1) Increase as a result of colder winter conditions

Source: City of Monroe Finance Department



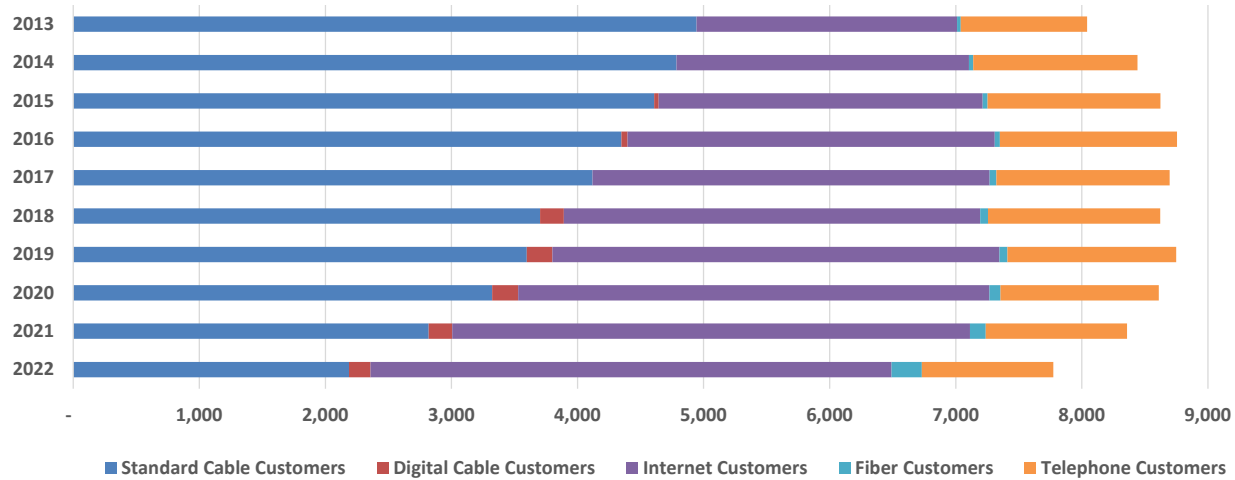
CITY OF MONROE, GEORGIA

TELECOMMUNICATION SALES LAST TEN YEARS

	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Standard Cable Customers	1,924	2,188	2,820	3,323	3,598	3,703	4,119	4,348	4,607	4,784
Digital Cable Customers	162	170	186	206	202	188 (1)	-	49	36	-
Internet Customers	4,081	4,133	4,107	3,738	3,547	3,303 (2)	3,149	2,912	2,570	2,321
Fiber Customers	425	240	124	88	62	62	54	41	39	33
Telephone Customers	1,002	1,042	1,121	1,256	1,340	1,365	1,375	1,405	1,371	1,304
Annual Sales (in thousands)	\$ 6,684	\$ 7,022	\$ 6,392	\$ 6,383 (3)	\$ 5,511	\$ 5,276	\$ 5,138	\$ 4,911	\$ 4,839	\$ 4,628

- (1) Digital service started again in 2017
- (2) Wireless Internet service started in 2017
- (3) Implemented a \$20 programming fee for all cable customers in 2019

Source: City of Monroe Finance Department



CITY OF MONROE, GEORGIA

**RESIDENTIAL UTILITY RATES
LAST TEN YEARS**

Fiscal Year	Electric				Gas			Water		Sewer	
	Monthly Base Rate	First 700 KWH or less	Over 700 KWH (Summer)	Over 700 KWH (Winter)	Monthly Base Rate	Rate per CCF (Summer)	Rate per CCF (Winter)	Monthly Base Rate	Rate per 1,000 Gallons	Monthly Base Rate	Rate per 1,000 Gallons
2013	\$ 10.00	\$ 0.0900	\$ 0.1280	\$ 0.0780	\$ 10.00	\$ 0.375	\$ 0.375	\$ 14.00	\$ 1.95	\$ 14.00	\$ 3.58
2014	10.00	0.0900	0.1280	0.0780	12.00 ⁽¹⁾	0.375	0.375	15.00 ⁽¹⁾	2.07 ⁽²⁾	15.00 ⁽¹⁾	3.58
2015	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2016	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2017	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2018	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2019	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2020	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2021	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2022	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58

Note: Rates are plus fuel adjustment and applicable sales tax

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

(2) Rates based on 0 - 2,000 gallons, residential in-city and do not include out-of-city or commercial rates. Rates increased 01/01/2014.

CITY OF MONROE, GEORGIA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN YEARS

Fiscal Year	Governmental Activities					Business-type Activities			Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	General Obligation Bonds	Revenue Bonds	Notes Payable	Financed Purchases	Lease Liabilities	Utility Revenue Bonds	Notes Payable				
2013	\$ 4,460,633	\$ -	\$ -	\$ 772,385	\$ -	\$ 19,278,131	\$ 2,431,888	\$ 27,715,422	5.75 %	\$ 2,076	
2014	3,853,240	-	-	518,861	-	17,545,917	3,707,085	26,143,964	5.37	1,941	
2015	3,189,021	-	-	261,791	-	15,863,975	3,998,323	23,574,901	5.27	1,725	
2016	2,513,000	-	-	-	-	16,770,000	1,643,516	20,926,516	4.48	1,532	
2017	1,703,000	-	1,500,000	245,900	-	14,810,000	1,537,127	20,041,927	4.13	1,487	
2018	868,000	-	1,425,000	452,899	-	13,010,000	1,430,205	17,639,003	3.37	1,308	
2019	-	3,600,000 (2)	1,350,000	468,202	-	11,505,000	1,322,748	18,714,152	3.41	1,379	
2020	-	3,501,300	1,275,000	947,942	-	53,665,000 (3)	1,214,752	61,551,936	10.57	4,502	
2021	-	3,100,300	2,120,000 (4)	231,410 (5)	842,544 (5)	52,095,000	1,106,214	59,495,468	8.86	3,985	
2022	-	2,689,300	2,000,083	185,196	588,835	50,490,000	1,029,509	57,756,954	7.71	3,784	

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) See the Schedule of Demographic and Economic Statistics for personal income and population data.
- (2) Governmental Revenue Bond for construction of the new police & municipal court building.
- (3) Utility Revenue Bond for water, sewer, gas & telecom project.
- (4) Governmental Notes Payable for land purchased for future transportation project, Hwy 138.
- (5) Restated with the implementation of GASB Statement No. 87, Leases.

CITY OF MONROE, GEORGIA

**RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN YEARS**

<u>Fiscal Year</u>	<u>General Obligation Bonds</u>	<u>Less: Amounts Available in Debt Service Fund</u>	<u>Total</u>	<u>Percentage of Estimated Actual Taxable Value of Property (1)</u>	<u>Per Capita (2)</u>
2013	\$ 4,460,633	\$ 116	\$ 4,460,517	0.57 %	\$ 334
2014	3,853,240	116	3,853,124	0.45	286
2015	3,189,021	116	3,188,905	0.37	233
2016	2,513,000	116	2,512,884	0.27	184
2017	1,703,000	115	1,702,885	0.17	126
2018	868,000	115	867,885	0.08	64
2019	-	-	-	-	-
2020	-	-	-	-	-
2021	-	-	-	-	-
2022	-	-	-	-	-

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property for Property Value Data.

(2) Population data can be found in the Schedule of Demographic and Economic Statistics.

CITY OF MONROE, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

<u>Governmental Unit</u>	<u>Net General Obligation Bonded Debt Outstanding</u>	<u>Percentage Applicable to City of Monroe (1)</u>	<u>Amount Applicable to City of Monroe</u>
Debt repaid with property taxes:			
Walton County	\$ -	13.14%	\$ -
Walton County Board of Education	22,415,000	13.98%	3,133,617
Overlapping debt	<u>22,415,000</u>		<u>3,133,617</u>
Direct:			
City of Monroe	<u>5,463,414</u>	100.00%	<u>5,463,414</u>
Total direct and overlapping debt	<u>\$ 27,878,414</u>		<u>\$ 8,597,031</u>

Source: Assessed value data used to estimate applicable percentages provided by the Walton County Tax Assessors and the Georgia Department of Revenue Property Tax Division. Debt outstanding data obtained from Walton County's financial statements.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Monroe, Georgia. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the City's boundaries and dividing it by the county's total taxable assessed value.

CITY OF MONROE, GEORGIA
LEGAL DEBT MARGIN INFORMATION
LAST TEN YEARS
(amounts expressed in thousands)

	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Debt Limit	\$ 66,900	\$ 53,831	\$ 49,685	\$ 44,991	\$ 44,120	\$ 42,793	\$ 38,807	\$ 35,571	\$ 35,340	\$ 32,139
Total Net Debt Applicable to Limit	-	-	-	-	868	3,203	2,513	4,288	4,286	4,461
Legal Debt Margin	\$ 66,900	\$ 53,831	\$ 49,685	\$ 44,991	\$ 43,252	\$ 39,590	\$ 36,294	\$ 31,283	\$ 31,054	\$ 27,678
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit	0.00%	0.00%	0.00%	0.00%	1.97%	7.48%	6.48%	12.05%	12.13%	13.88%

Note: Under state finance law, the City's outstanding general obligation debt should not exceed 10 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

CITY OF MONROE, GEORGIA
COMBINED UTILITY REVENUE BOND COVERAGE
LAST TEN YEARS
(amounts expressed in thousands)

Fiscal Year	Gross Revenue (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service Requirements (3)			Bond Coverage Ratio
				Principal	Interest	Total	
2013	\$ 33,233	\$ 26,264	\$ 6,969	\$ 1,701	\$ 873	\$ 2,574	2.71
2014	35,357	27,342	8,015	1,691	837	2,528	3.17
2015	35,974	26,544	9,430	1,635	797	2,432	3.88
2016	37,661	27,216	10,445	1,715	721	2,436	4.29
2017	37,996	29,268	8,728	1,960	359	2,319	3.76
2018	42,150	33,018	9,132	1,800	319	2,119	4.31
2019	42,378	32,427	9,951	1,505	281	1,786	5.57
2020	39,524	32,757	6,767	1,561	493	2,054	3.29
2021	42,551	32,882	9,669	1,931	1,990	3,921	2.47
2022	45,398	38,118	7,280	1,966	1,955	3,921	1.86

(1) Total revenues include interest, but not tap fees.
(2) Operating expenses do not include depreciation.
(3) Represents principal and interest for revenue bonds only.

CITY OF MONROE, GEORGIA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN YEARS

Fiscal Year	Population (1)	Personal Income* (in thousands)	Per Capita Personal Income (2)*	Median Age (1)	Housing Units (1)	Unemployment Rate (3)*	Wage & Salary Employment # of Jobs (2)*
2013	13,349	\$ 482,339	\$ 36,133	33	6,212	7.5	24,443
2014	13,466	486,567	36,133	35	6,131	6.5	24,443
2015	13,664	447,728	32,767	36	6,446	5.3	25,178
2016	13,664	467,623	34,223	35	6,512	4.8	22,335
2017	13,478	485,801	36,044	32	5,379	3.8	33,151
2018	13,484	524,137	38,871	36	9,611	3.3	36,430
2019	13,573	549,136	40,458	33	9,850	2.5	37,751
2020	13,673	582,306	42,588	32	10,055	4.3	38,042
2021	14,928	671,417	44,977	30	10,126	2.1	37,051
2022	15,264	748,882	49,062	32	10,214	2.8	48,037

(1) Source: U.S. Census Bureau - all numbers are estimates from the Census Bureau except for 2010.

(2) Source: Bureau of Economic Analysis

(3) Source: BLS/Georgia Stats UGA

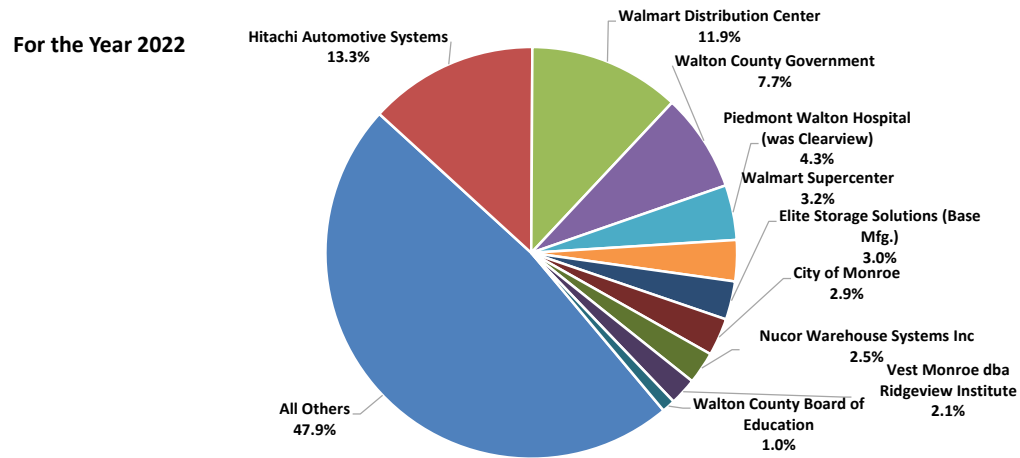
* Data only available at the County level

CITY OF MONROE, GEORGIA

**PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO**

Employer	2022			2013		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Hitachi Automotive Systems	1,129	1	13.3 %	263	4	4.5 %
Walmart Distribution Center	1,010	2	11.9	812	1	13.9
Walton County Government	654	3	7.7	574	2	9.9
Piedmont Walton Hospital (was Clearview)	366	4	4.3	287	3	4.9
Walmart Supercenter	274	8	3.2	232	7	4.0
Elite Storage Solutions (Base Mfg.)	256	6	3.0	240	6	4.1
City of Monroe	250	7	2.9	214	8	3.7
Nucor Warehouse Systems Inc	215	8	2.5			
Vest Monroe dba Ridgeview Institute	181	9	2.1			
Walton County Board of Education	88	10	1.0	255	5	4.4
State of Georgia				87	10	1.5
Walton Press				117	9	2.0
Totals	3,294		52.1 %	2,818		52.9 %

Source: City of Monroe Code Department



CITY OF MONROE, GEORGIA

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

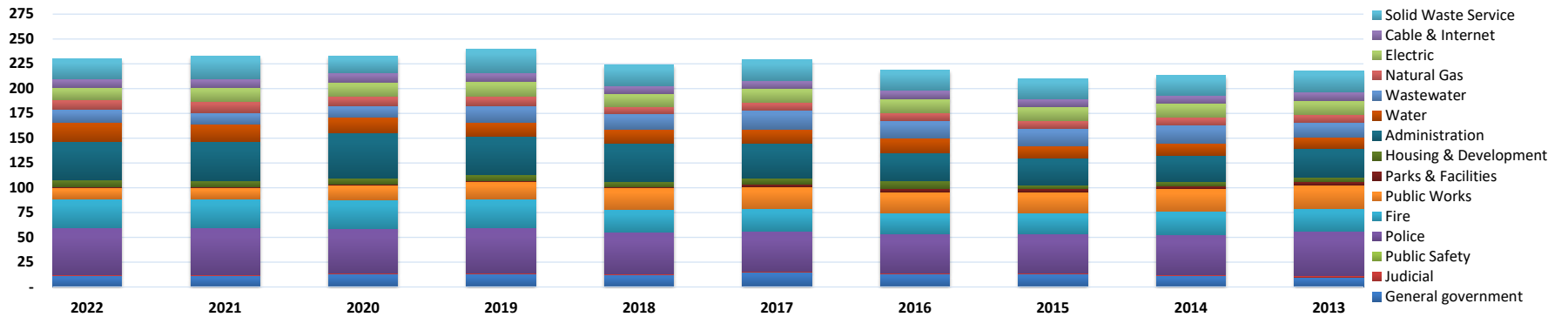
Function	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General Government Administration	11	11	11	13	13	12	15	13	13	11
Judicial	2	1	1	1	1	1	1	1	1	1
Public Safety										
Police	55	48	48	45	46	42	40	40	40	41
Fire	29	29	29	29	29	23	23	21	21	23
Public Works	15	11	11	15	17	22	22	21	21	23
Culture & Recreation										
Parks & Facilities	1	1	1	1	1	3	3	3	3	3
Buildings & Grounds	4	3	3 (1)							
Housing & Development	7	6	6	6	5	6	8	4	4	5
Utilities										
Administration	39	40	45	39	39	35	28	27	27	29
Water	19	17	16	14	14	14	15	12	12	11
Wastewater	13	12	12	17	16	19	18	18	18	15
Natural Gas	10	11	9	9	7	8	8	8	8	8
Electric	12	14	14	15	13	14	14	14	14	14
Cable & Internet	9	9	10	9	8	8	8	8	8	9
Stormwater	4	3	3 (2)							
Solid Waste Service	20	23	17	24	21	21	21	20	20	21
Totals	250	239	236	237	230	228	224	210	210	214

Source: City Payroll Department

(1) Buildings & Grounds employees previously reported under separate departments

(2) Stormwater employees previously reported under wastewater department

Employees by Function for 2022



CITY OF MONROE, GEORGIA
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Police										
Number of dispatches	22,467	20,843	20,453	32,256	40,569	38,403	38,353	47,513	45,624	46,763
Number of traffic citations issued	2,843	2,984	2,934	5,310	6,269	3,478	2,087	3,624	4,510	3,738
Fire										
Number of fire/EMS dispatches	2,457	2,525	2,410	2,471	2,721	2,596	2,531	2,223	2,063	2,045
Highways & Streets										
Street resurfacing (lane miles)	1.45	3.14	-	1.9	2.36	2.52	1.64	2.12	2.18	2.28
Housing & Development										
Value of new building construction (000's)	\$ 89,592	\$ 334,577	\$ 259,644	\$ 43,230 (1)	\$ 24,577	\$ 12,638	\$ 43,219 (1)	\$ 7,110	\$ 13,797 (2)	\$ 36,969
Number of permits issued	1276	899	874	121	174	149	98	76	149 (3)	53
Utilities										
Cable & Internet										
Number of customers standard cable	1,924	2,188	2,820	3,323	3,598	3,703	4,119	4,348	4,607	4,784
Number of customers digital cable	162	170	186	206	202	188	-	49	36	-
Number of Internet customers	4,506	4,373	4,231	3,826	3,639	3,303	3,149	2,912	2,609	2,354
Number of phone customers	1,002	1,042	1,121	1,256	1,343	1,365	1,375	1,405	1,371	1,304
Electric										
Number of customers	6,856	6,768	6,647	6,444	6,290	6,286	6,252	6,191	6,154	6,117
Average daily consumption (KWh)	417,817	410,962	387,288	414,848	446,257	400,533	416,643	405,877	398,256	382,002
Natural gas										
Number of customers	4,319	4,173	3,997	3,852	3,760	3,756	3,716	3,692	3,700	3,708
Average daily consumption (MCF)	8,906	8,780	742	846	891	720	747	831	924	881
Wastewater										
Number of customers	7,785	7,667	7,427	7,163	6,937	6,863	6,834	6,804	6,757	6,762
Average daily sewage treatment (MGD)	1.99	1.72	1.87	1.66	1.85	1.770	1.700	1.700	1.600	1.540
Water										
Number of customers	10,764	10,528	10,128	9,545	9,239	9,136	9,059	8,986	8,941	8,876
Average daily consumption (000's)	3,175	1,891	1,669	1,875	1,752	1,763	1,842	1,731	1,615	1,628
Solid Waste Service										
Refuse collected (tons)	14,149	14,684	14,184	13,525	13,004	11,993	10,181	11,604	11,032	10,858
Recyclables collected (tons)	1,505	1,541	1,606	1,392	1,681	1,852	1,463	1,562	1,545 (4)	167
Number of residential customers	6,460	6,036	5,933	5,735	5,542	5,530	5,378	5,361	5,381	5,348
Number of commercial customers	615	613	609	620	653	622	650	625	655	682
Number of transfer station customers	19	18	17	15	14	15	15	15	16	16

Source: Various City Departments

Note: Indicators are not available for the General government function.

- (1) Increase in permit valuation due to increased project square footage and types of projects performed.
- (2) Decrease in permit valuation due to permits purchased in 2013 for Hitachi expansion.
- (3) Increase in permits issued due to physician's building at the hospital and increase in construction.
- (4) Increase in number of tons due to reporting all recovered materials in 2014, prior years was only curbside recycling.

CITY OF MONROE, GEORGIA
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Administration										
Vehicles	12	11	11	11	12	12	12			
Code										
Vehicles	5	3	3	3	3	5	5			
Fire										
Stations	1	1	1	1	1	1	1	1	1	1
Vehicles	8	8	8	8	8	8	8			
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Vehicles	72	69	69	65	54	43	52	44	46	45
Streets & Transportation										
Streets (miles)	81	81	81	81	81	81	80	80	80 (3)	75
Streetlights	1,137	1,139	1,139	1,139	1,124	1,136	1,136	1,136	1,136	1,136
Traffic Signals	3	3	3	3	3	3	3	3	3	3
Vehicles	14	14	14	14	16	28	28			
Utilities										
Cable										
Cable/Telecom (miles)	375	330.5 (1)	278	278	273	270	267	267	267	267
Vehicles	5	5	5	5	6	10	10			
Electric										
Lines (miles)	201	197.9	195.5	193	188	186	185	185	185	185
Substations	3	3	3	3	3	3	3	3	3	3
Vehicles	20	21	21	21	23	21	21			
Natural Gas										
Mains (miles)	198.0	183.8	182.8	167.3 (2)	114	114	114	114	114	114
Vehicles	10	9	9	8	8	8	8			
Stormwater										
Vehicles	2	2	2	1	1	2	2			
Telecom										
Vehicles	2	2	2	2	2	1	1			
Wastewater										
Sanitary sewer (miles)	146.5	144.5	143	141	140	140	140	140	140 (4)	154
Maximum daily treatment capacity (MGD)	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4
Vehicles	16	17	17	16	16	16	16			
Water										
Mains (miles)	241.3	239.5	228	220	218	218	218	218	215 (4)	241
Maximum daily treatment capacity (MGD)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Treated water storage capacity (MG)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Reservoir (raw) storage capacity (MG)	795.0	795.0	795.0	795.0	795.0	795.0	795.0	795.0	795.0	795.0
Vehicles	7	8	8	8	8	11	11			
Solid Waste Service										

CITY OF MONROE, GEORGIA
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Collection trucks	9	9	9	8	8	11	11	11	11	11
Recycling trucks	1	1	1	1	1	1	1	2	1	1
Transfer stations	1	1	1	1	1	1	1	1	1	1
Yard Trimmings trucks	4	4	4	3	3	3	3			
Administration vehicles	2	2	2	2	2	2	2			
GUTA-Georgia Utility Training Academy Vehicles	1	1	1	1	1	1	1			

Source: Various City Departments

Note: Capital asset indicators are not available for the general government and housing and development functions.

- (1) Increase in miles of cable/telecom miles due to expansion in fiber
- (2) Increase in miles of gas mains due to expansion
- (3) Increase in miles of streets due to streets dedicated to the City
- (4) Decrease in mile of mains due to corrected data from GIS in 2014

CITY OF MONROE, GEORGIA

**REPORT OF INDEPENDENT CERTIFIED
PUBLIC ACCOUNTANTS IN ACCORDANCE
WITH THE UNIFORM GUIDANCE AND
*GOVERNMENT AUDITING STANDARDS***

FOR THE YEAR ENDED DECEMBER 31, 2022

FOR THE YEAR ENDED DECEMBER 31, 2022

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Monroe, Georgia** (the "City"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated June 1, 2023. Our report includes a reference to the change in accounting principle resulting from the implementation of Governmental Accounting Standards Board Statement No. 87, *Leases*.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as items 2022-001 and 2022-002 that we consider to be material weaknesses.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The City’s Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City’s response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The City’s response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity’s internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Atlanta, Georgia
June 1, 2023



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

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

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited City of Monroe, Georgia's (the "City's") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended December 31, 2022. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor’s Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City’s compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City’s compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City’s compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City’s internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of Monroe, Georgia, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated June 1, 2023, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Mauldin & Jenkins, LLC

Atlanta, Georgia
June 1, 2023

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2022**

Federal Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	Contract or Project Number	Federal Expenditures
U.S. DEPARTMENT OF TRANSPORTATION			
Passed through Georgia Department of Transportation:			
Highway Planning and Construction	20.205	PI # 0016630	\$ 38,618
Total Highway Planning and Construction Cluster			<u>38,618</u>
COVID-19 - Airport Improvement Program	20.106	AP022-9052-34(297)	<u>169,319</u>
Total U.S. Department of Transportation			<u>207,937</u>
U.S. DEPARTMENT OF JUSTICE			
Bulletproof Vest Partnership Program	16.607	112147003	5,298
Equitable Sharing Program	16.922	GA1470100	<u>99,738</u>
Total U.S. Department of Justice			<u>105,036</u>
U.S. DEPARTMENT OF THE INTERIOR			
Passed through Georgia Department of Community Affairs:			
Historic Preservation Fund	15.904	GA-21-10018	<u>15,000</u>
Total U.S. Department of the Interior			<u>15,000</u>
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
Passed through Georgia Department of Community Affairs:			
Community Development Block Grant	14.228	20p-x-147-2-6148	<u>616,692</u>
Total U.S. Department of Housing and Urban Development			<u>616,692</u>
U.S. DEPARTMENT OF TREASURY			
Passed through Governor's Office of Planning and Budget			
COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	GA-0009324	581,405
COVID-19 - Coronavirus State and Local Fiscal Recovery Funds - Public Safety Supplemental Grant - Police	21.027	PR-0005426	<u>49,519</u>
Total U.S. Department of Treasury			<u>630,924</u>
Total Expenditures of Federal Awards			<u>\$ 1,575,589</u>

See accompanying note to schedule of expenditures of federal awards.

CITY OF MONROE, GEORGIA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED DECEMBER 31, 2022

BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the City of Monroe, Georgia and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the financial statements.

The City did not pass any federal awards through to sub-recipients.

The City did not utilize the 10% de minimis indirect cost rate permitted by the Uniform Guidance.

CITY OF MONROE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE YEAR ENDED DECEMBER 31, 2022

SECTION I SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting: Material weakness(es) identified? X yes no

Significant deficiency(ies) identified? no yes X none reported

Noncompliance material to financial statements noted? no yes X no

Federal Awards

Internal control over major federal programs: Material weakness(es) identified? no yes X no

Significant deficiency(ies) identified? no yes X none reported

Type of auditor's report issued on compliance for major federal programs Unmodified

Any audit findings disclosed that are required to reported in accordance with 2 CFR 200.516(a)? no yes X no

Identification of major federal programs:

Table with 2 columns: Assistance Listing Number (21.027) and Name of Federal Program or Cluster (COVID-19 - Coronavirus State and Local Fiscal Recover Funds)

Dollar threshold used to distinguish between Type A and Type B programs: \$750,000

Auditee qualified as low-risk auditee? X yes no

CITY OF MONROE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE YEAR ENDED DECEMBER 31, 2022

SECTION II FINANCIAL STATEMENT FINDINGS AND RESPONSES

2022-001 Governmental Accounting Standards Board Statement No. 87, Leases – Lessor Identification and Implementation

Criteria: Effective for the City beginning January 1, 2022, Governmental Accounting Standards Board Statement No. 87, Leases (“GASB 87”), was required to be implemented.

Condition: During our audit of the financial statements as of and for the year ended December 31, 2022, we noted that the City had not identified certain leases that met the criteria for reporting under GASB 87, nor had the City recorded the required adjustments to the City’s financial statements.

Context/Cause: Lack of internal controls surrounding the GASB 87 implementation process caused misstatements in the City’s lease receivables and related deferred inflows of resources, lease revenue, and interest income.

Effects: Audit adjustments were required to accurately report balances under GASB 87 in the General Fund and governmental activities as follows:

- Recognition of a lease receivable and deferred inflow of resources pertaining to four lease arrangements at the beginning of the fiscal year in the amount of \$311,316 with ending dates ranging from 2026 to 2071.
• Reduction of the lease receivable for principal payments totaling \$18,654 received during 2022.
• Recognition of total interest revenues in the fiscal year for \$12,557.
• Recognition of total amortized lease revenues in the fiscal year for \$24,173.

Recommendations: We recommend that the City carefully review its leasing arrangements, particularly those as lessor, each year to ensure that all material leases are properly reported in accordance with generally accepted accounting principles.

Auditee’s Response: We concur. The Finance Department properly recorded leases for vehicles, a building, and water tower space. However, we failed to properly record airport hangar lease. Going forward, finance staff, along with the Finance Director, will review all lease transactions/contracts annually to ensure all material leases are recorded under GASB 87.

CITY OF MONROE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE YEAR ENDED DECEMBER 31, 2022

SECTION II FINANCIAL STATEMENT FINDINGS AND RESPONSES

2022-002 Accounts Payable Reconciliation

Criteria: Internal controls should be in place to ensure that all amounts reported within the financial statements are reported in accordance with generally accepted accounting principles (GAAP) and have been reconciled to subsidiary ledgers and underlying accounting records.

Condition: During our audit of the financial statements as of and for the year ended December 31, 2022, we noted that several transactions in the Forfeited Drug Fund had been recorded as a reduction to accounts payable, rather than as expenditures. This resulted in a negative balance of \$33,334 in accounts payable.

Context/Cause: Internal controls were not sufficient to prevent the improper accounting for certain disbursements in the Forfeited Drug Fund.

Effects: An audit adjustment of \$33,334 was required to accurately report activity and year-end balances of expenditures and accounts payable in the Forfeited Drug Fund.

Recommendations: We recommend that the City ensure that appropriate reconciliation and review processes are in place for accounts payable balances at year-end.

Auditee's Response: We concur. At year end, reconciliations and review processes will be completed for accounts payable balances.

CITY OF MONROE, GEORGIA

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2022**

**SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS**

None reported.

CITY OF MONROE, GEORGIA

**SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE YEAR ENDED DECEMBER 31, 2022**



None reported.



215 N Broad Street
Post Office Box 1249
Monroe, GA 30655
(770) 267-3429

June 1, 2023

FY22

Management's Corrective Action Plan

2022-001 Governmental Accounting Standards Board Statement No. 87, Leases – Lessor Identification and Implementation

Name of Contact Person Responsible for the Corrective Action Plan: Beth Thompson, Finance Director

Corrective Action Plan: Finance properly recorded leases for vehicles, a building lease, and a water tower space lease but failed to properly record airport hangar leases. Going forward, finance staff, along with the Finance Director, will review all lease transactions/contracts annually to ensure all material leases are recorded under GASB 87.

Anticipated Date of Completion: June 30, 2023

2022-002 Accounts Payable Reconciliation

Name of Contact Person Responsible for the Corrective Action Plan: Beth Thompson, Finance Director

Corrective Action Plan: For the past 10+ years, Finance has recorded incoming seized funds into a liability general ledger account-accounts payable in the Forfeited Drug Fund. When seized funds were paid out, per a court order, the liability balance was then reduced within the Forfeited Drug Fund. Per recommendation, going forward, incoming seized funds will be recorded in a revenue general ledger account within the Forfeited Drug Fund and paid out of an expense general ledger account within the Forfeited Drug Fund. At year end, reconciliations and review processes will be completed for accounts payable balances.

Anticipated Date of Completion: June 30, 2023

Beth Thompson
Finance Director
City of Monroe



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 5/25/2023
Subject: Development Impact Fee Advisory Committee – Appointments

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:

Pursuant to the Comprehensive Plan goal of exploring the adoption of Impact Fees, O.C.G.A 36-71-5 requires municipalities to establish a Development Impact Fee Advisory Committee. The committee is required to be composed of not less than five (5) and not more than ten (10) members, with at least fifty (50) percent of the members representing the development, building, or real estate industries. A total of six (6) Monroe citizens have been identified to serve on the committee which comply with the criteria required under O.C.G.A 36-71-5.

Background:

The Comprehensive Plan adopted in June 2022 includes a community work program goal to explore the adoption of Impact Fees. Marilyn Hall from Hall Consulting presented background information and a public hearing was held at the April 11, 2023 City Council meeting.

Recommendation:

The following citizens of Monroe citizens are recommended for appointment to the Development Impact Fee Advisory Committee:

1. Carole Queen
2. Clairissa Pequignot
3. Chad Draper
4. Nathan Farmer
5. Jennifer Mata
6. Adrian Brown

Attachment(s):

None



**CENTRAL SERVICES
MONTHLY REPORT
JUNE
2023**

CENTRAL SERVICES

	2023 January	2023 February	2023 March	2023 April	2023 May	2022 May	2022 June	2022 July	2022 August	2022 September	2022 October	2022 November	2022 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	5	4	0	3	8	3	4	6	3	1	2	2	3	3.4	44
Vehicle Inspections	0	1	0	0	7	10	0	0	0	1	0	0	8	2.1	27
Equipment Inspections	0	0	0	0	3	0	1	0	0	0	0	0	0	0.3	4
Worksite Inspections	2	0	0	1	0	4	0	2	7	0	1	0	0	1.3	17
Employee Safety Classes	8	7	8	6	6	13	5	7	2	7	6	10	5	6.9	90
Attendance	39	32	45	42	38									39.2	196
PURCHASING															
P-Card Transactions	534	475	584	523	561	474	511	441	550	459	480	460	451	500.2	6,503
Purchase Orders	100	84	120	112	84	104	84	76	97	112	81	84	74	93.2	1,212
Total Purchases	634	559	704	635	645	578	595	517	647	571	561	544	525	593.5	7,715
Sealed Bids/Proposals	0	0	1	0	3	3	2	1	1	2	2	1	0	1.2	16
INFORMATION TECHNOLOGY															
Workorder Tickets	116	64	92	96	59	72	72	52	56	64	56	84	88	74.7	971
Phishing Fail Percentage	2.4%	2.8%	0.9%	0.8%	1.6%	0.1%	1.0%	1.5%	2.5%	3.8%	1.6%	1.6%	1.3%	1.7%	
MARKETING															
Job Vacancies	11	13	12	9	11	5	6	4	5	9	10	9	9	8.7	113
Social Media Updates	14	24	31	12	21	12	24	10	15	20	21	9	14	17.5	227
GROUNDS & FACILITIES															
Contractor Acres Mowed	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	2,452.9
Trash Collection	8,780	7,540	9,140	6,200	3,040	5,110	2,760	3,820	5,460	3,210	3,380	5,480	8,220	5,549.2	72,140.0
Street Sweeper Utilization	N/A	N/A	N/A	N/A	N/A	33.9%	63.6%	61.3%	88.0%	87.5%	N/A	N/A	N/A	66.9%	334.4%
Crew Acres Mowed	62.1	62.1	62.1	62.1	73.4	73.4	98.6	98.6	98.6	98.6	98.6	62.1	62.1	77.9	1,012.3

PROJECTS & UPDATES – JUNE 2023

FACILITIES & GROUNDS MAINTENANCE

Currently the City maintains all rights-of-way, facilities, and parks with a combination of City staff and contractor labor. This has allowed for the most efficient approach to maintaining all areas in a timely manner. During the month of May, the grounds and parks crews collected 3,040 pounds of trash and debris while also maintaining approximately 98.6 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 188.7 acres of rights-of-way and grounds at facilities and parks.

Staff is currently working on several projects including Monroe Museum remodel project, library HVAC repairs, and GUTA facility repairs.

The Monroe Municipal Courtroom received acoustical improvements by installing sound absorbing acoustical baffles on the ceiling. The high density fiberglass baffles was a great solution for controlling the sound in the municipal courtroom.



PROCUREMENT

Procurement has been working on several projects and bids during the month of May, including the review of the Blaine Station RFQ, HVAC Control proposals, Universal Concepts, 138/78 Waterline easements, Cummins Power Generation service agreement, Spring Street Gas Main Replacement, and Walton Road Sidewalk Replacement.

INFORMATION TECHNOLOGY

There have many additions and changes to our cybersecurity functions throughout the City per guidelines for our insurance renewals. If you see the message, *CAUTION: This email originated*

from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders, understand that it is part of our standard text with any emails that may or may not come from an external source to our city email server.

PROJECT TIMELINE UPDATE

Over the course of the past year plus, a timeline of projects has been built by the City of Monroe to easily track progress. The attached timeline provides projects from Central Services, Fire, Police, Water, Sewer, Gas, Stormwater, Streets, Solid Waste, and Parks...all with updates for current activity. The timelines present planned and actual budgets, expenses, companies of performance, status updates, dates of material order, bidding, key milestones, and most importantly...start dates and estimated timelines for completion. This will be updated on a monthly basis to reflect changes and status updates for more continuity throughout the city, as well as track productivity and management of processes.

PARKS PROJECTS & UPDATES – JUNE 2023



MATHEWS PARK

In an effort to increase safety, entrance and exit signage has been order for Mathews Park to help communicate the safest route in, through and out of the park. The new signage is scheduled for install the first week of July.



The rear parking area of Mathews Park is also being repaired and improved to provide needed additional parking. A combination of City staff and contract labor is being used to pour new concrete curb and gutter to help control stormwater runoff. Asphalt repair and patching, and a new layer of asphalt top coat has been completed. Repairs and paving of the roadway and stripping will be completed during the month of June.

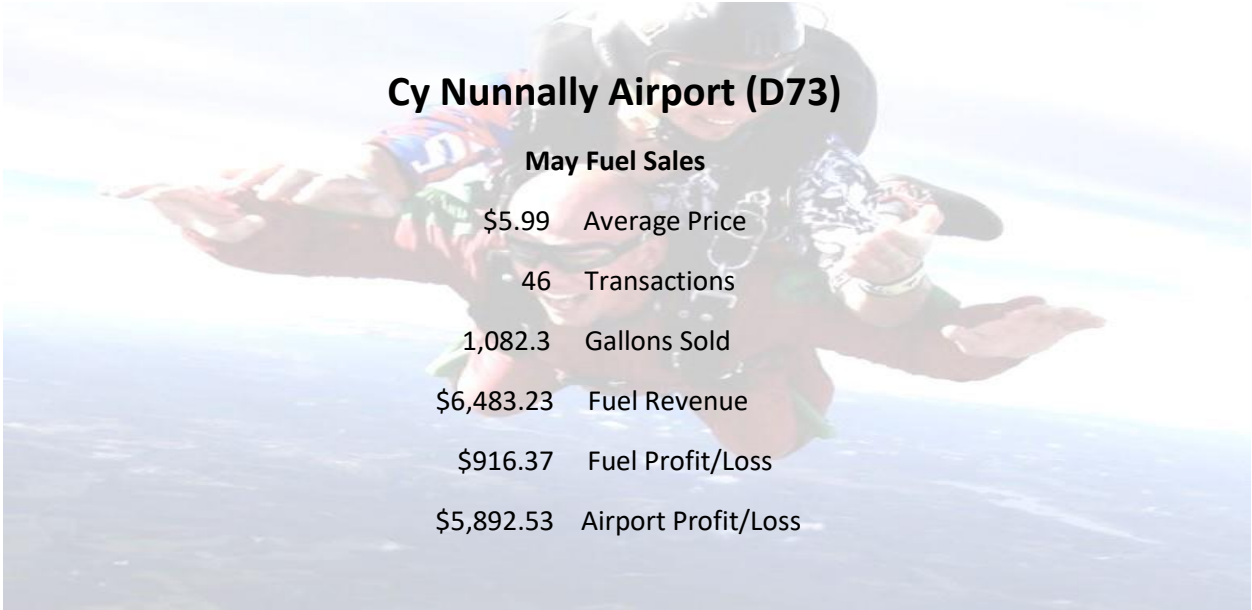


PILOT PARK

During the 2022 Georgia Recreation & Park Association Conference and Trade Show, city staff had the opportunity to view and experience Pilot Park’s newest piece of play equipment. MOVMENT, an innovative electric game that will test your fitness, your agility and your speed. Designed for people of all ages and abilities, it is sure to be a great addition to our park. The install is complete, so I encourage you to come and experience Pilot’s newest play equipment.



AIRPORT PROJECTS & UPDATES – JUNE 2023



Cy Nunnally Airport (D73)

May Fuel Sales

\$5.99	Average Price
46	Transactions
1,082.3	Gallons Sold
\$6,483.23	Fuel Revenue
\$916.37	Fuel Profit/Loss
\$5,892.53	Airport Profit/Loss

2023 AIRPORT INSPECTION

In April the Georgia Department of Transportation inspected the airport as required in Official Code of Georgia for compliance and licensing. Inspections are also required by the Federal Aviation Administration’s (FAA) Airport Safety Data Program. Inspectors look at State and FAA standards including approaches, markings, lighting, runway safety areas, etc. Staff should receive the results from the inspection in June.

TERMINAL BUILDING

The Certificate of Occupancy was issued the last day of May for the new terminal building. During the month of June, a final walk through and inspections will bring this project to completion. Furnishings, controls, and lettering for the official naming of the building will be completed after the building is turned over to the City.



2024-2028 Airport CIP

Staff has been working with the Georgia Department of Transportation and GMC on the 2024-2028 CIP project list.

FAA FY23 Airport Infrastructure Grant

The Cy Nunnally Memorial Airport was awarded \$145,000 from the FAA through the Bipartisan Infrastructure Law. The Bipartisan Infrastructure Law provides airports with funding for runways, taxiways, terminal, and safety and sustainability projects.

TENTATIVE ALLOCATION FUNDING AWARD

Tentative Allocation (TA) letters were received in late June 2022, with subsequent approval provided in July. The Cy Nunnally Memorial Airport was awarded the design phase of the taxiway rehabilitation project for the FY23 project year. This will precede the upcoming construction phase of the project for the FY24 project year, provided the award is granted (which is expected).

PROPERTY MAP UPDATE – DEED SEARCH

The Cy Nunnally Memorial Airport has been selected for a Statewide Property Map Update project for 2022 along with approximately 40 other airports. This will involve deed/title search requirements, surveys, and other documentation showing property lines, easements, and other entry points for the airport/city property. A third-party survey company will lead the process along with City staff involvement to produce the updated map that will be required for further federal grant fund eligibility.

AIRPORT

	2023 January	2023 February	2023 March	2023 April	2023 May	2022 May	2022 June	2022 July	2022 August	2022 September	2022 October	2022 November	2022 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$5.99	\$5.99	\$5.99	\$5.99	\$5.99	\$5.74	\$6.19	\$6.19	\$6.19	\$6.19	\$6.19	\$6.11	\$5.99	\$6.06	
Transactions	57	32	61	42	46	115	104	119	90	94	92	66	35	73.3	953
Gallons Sold	1,163.4	700.8	1,487.3	993.7	1,082.3	2,693.3	2,404.9	2,835.5	2,091.1	1,999.6	1,735.8	1,664.5	915.5	1674.4	21,767.7
AvGas Revenue	\$6,969.04	\$4,197.62	\$8,908.67	\$5,952.50	\$6,483.23	\$15,453.09	\$14,886.25	\$17,551.99	\$12,944.08	\$12,377.56	\$10,744.66	\$10,163.49	\$5,483.68	\$10,162.76	\$132,115.86
AvGas Profit/Loss	\$986.17	\$588.02	\$1,264.77	\$840.11	\$916.37	\$936.10	\$1,138.42	\$1,345.13	\$988.05	\$1,523.93	\$1,320.93	\$1,136.22	\$772.78	\$1,058.23	\$13,757.00
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$54,600.00
Lease Agreements	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,427.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,396.80	\$57,158.41
Grounds Maintenance	\$535.00	\$535.00	\$2,045.71	\$535.00	\$535.00	\$535.00	\$9,019.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$1,303.82	\$16,949.71
Buildings Maintenance	\$530.00	\$669.00	\$943.85	\$490.00	\$490.00	\$811.22	\$1,830.51	\$1,180.00	\$1,645.97	\$1,941.71	\$520.83	\$1,829.76	\$480.00	\$1,027.91	\$13,362.85
Equipment Maintenance	\$123.34	\$2,208.69	\$3,084.80	\$113.41	\$113.41	\$1,425.29	\$647.98	\$1,794.86	\$636.00	\$2,770.97	\$2,837.45	\$143.34	\$111.06	\$1,231.58	\$16,010.60
Airport Profit/Loss	\$5,799.40	\$3,176.90	\$1,192.28	\$5,816.27	\$5,892.53	\$4,116.16	(\$4,407.50)	\$3,786.84	\$4,122.65	\$2,227.82	\$3,379.22	\$4,579.69	\$5,598.29	\$3,483.12	\$45,280.55



CODE

DEPARTMENT

MONTHLY REPORT

JUNE

2023

The Code Department of the City of Monroe respectfully submits this report to the Mayor and Council. It is the intent of this report to highlight statistics, specific job duties, and any job functions related to the Code Department during the time period of April 1, 2023 thru April 30, 2023.

Statistics:

- Total Calls: 735
- Total Minutes: 27:29:56
- Total Minutes/Call: 2:15
- Code Inspections: 154
- Total Permits Written: 111
- Amount collected for permits: \$ 30,052.23
- Check postings for General Ledger: 235

New Alcohol Licenses:

- 24 Twelve Café LLC – 1104 S. Madison Ave. – On Premise Beer, Wine, & Distilled Spirits

New Businesses: 18

- Burrito Brothers LLC - 700 Pavilion Pkwy
- Starbucks Corporation – 730 GA 138 Hwy
- 360 Tax Services LLC – 230 N Hammond Dr C
- Janakraja Inc dba Deer Acres Inn – 802 N Broad St (Change of Ownership)
- 24 Twelve Café – 1104A S Madison Ave
- Blair and Company Tree Care – 914 Masters Dr (Residential)
- Eagle Investment Partners LLC – 325 Davis Dr (Residential)
- Phoenix Fitness Ga – 212 W Spring St
- The Disc Syndicate – 101 N Broad St
- McMichael & Gray PC – 170 Bankers Blvd 100-A
- Bold Springs Coffee – 315 N Madison Ave
- Axis Risk Services – 333 Alcovy St 3
- Algin Properties – 224 Alcovy St (Short Term Rental)
- Funky Haus Properties – 417 Edwards St (Short Term Rental)
- Funky Haus Properties – 820 Stewart Ct (Short Term Rental)
- Flow Efficient LLC – 808 Davis St (Residential)
- Bath & Body Works – 654 Pavilion Pkwy
- Blasingame Lake – 331 Pannell Rd (Change of Ownership)

Closed Businesses: 21

- Life by Design – 518 E. Church St . – residential
- Felicia’s Kitchen – 1532 S. Broad St.
- Hometown South LLC – 300 Edwards St. – residential
- Thunderbird Appliance Delivery – 112 S. Wayne St.
- Coffee Camper – 315 N. Madison Ave – change of ownership
- Worthy Clothing & Co. – 512 St. Ives Walk – residential
- MJ’s Auto Brokers – 333 Alcovy St. Ste 7N – Broker Office Only
- Envirorisk Consultants – 601 S. Madison Ave. Ste 6
- Elevate Outfitters – 101 N. Broad St. Ste B
- Southern Barn Designs – 601 S. Madison Ave. Ste C
- Cox Southeast Properties – 919 Holly Hill Rd. – residential

- So Liquidation LLC – 200 Barrett St.
- Dough and Batter LLC – 919 Holly Hill Rd. – residential
- Blasingame Lake – 331 Pannell Rd. – change of ownership
- Bug House Pest Control – 106 Bold Springs Ave.
- Academy Systems Group – 716 W. Spring St.
- Peach State Publications – 254 N. Broad St.
- Complete Fleet Maintenance – 121 Victory Dr.
- Bobby Killen – 325 S. Madison Ave.
- Bostwick / Callahan Contractors – 557 Green St. - residential
- Your Local News – 511 McDaniel St. – residential

City Marshal March 2023:

- Patrolled city daily.
- Removed 73 signs from road way
- 820 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 2 utility tampering and theft cases.
- 6 citations issued
- Represented City Marshals’ office in Municipal Court
- Handled 48 Directed Complaints called in or e-mailed to Code Office
- Placed Planning Commission and Historic Preservation Commission Signs as needed

Historic Preservation Commission May 2023:

- Request for COA for Demolition—1251 S. Madison Ave—Denied
- Request for COA for Shed—120 Mears—Approved
- Request for COA for Exterior Changes & Signage—Approved
- Request for COA for Exterior Changes & Signage—130 S. Broad St— Tabled until June 27, 2023
- Request for COA for Exterior Changes—314 S. Wayne St— Approved
- Request for COA for Shed—110 Mears—Approved
- Request for COA for Signage—100 S. Broad St.—Approved

Planning Commission May 2023:

- Request for Rezone—R-2 to R-1A—414 Davis St.—Approved without conditions
- Request for Conditional Use Permit—Telecommunications Tower—121 Victory Dr.—Recommend Approval with conditions

Code Department Daily Activities:

- Receiving business license payments, affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork
- Processing business licenses for 2022 and 2023
- 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
- Researching state license requirements for businesses
- Updating spread sheets regarding business licenses, number of employees, E-Verify #'s etc.

- Applications for PTVR registrations and renewals
- Following up on golf cart permits that have not been renewed
- Working with Tyler on numerous issues regarding renewals and the payment process
- 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
- Sending business invoices for their annual fire code inspections
- Mail RC notices & citations for the City Marshals
- Preparing occupational tax renewals
- Updating list of invalid golfcart stickers for the PD

4/3/2023	404 East Chruch Street	18-255 Open Outdoor Storage	RC	4/6/2023	Closed
4/3/2023	121 Bolton Street	18-262 Roof - Damaged - rotting wood / corners	RC	5/3/2023	Open
4/3/2023	711 Davis Street	62-9 Abandoned Car Parts	RC	5/3/2023	Open
4/3/2023	711 Davis Street	62-9 Inoperable Vehicle (s)	RC	5/3/2023	Open
4/3/2023	711 Davis Street	18-259 Parking on Proper Surfaces	RC	5/3/2023	Open
4/3/2023	711 Davis Street	18-264 Windows - Broken Damaged	RC	5/3/2023	Open
4/3/2023	711 Davis Street	18-263 Exterior Decks and Porches - Rotting wood Floor	RC	5/3/2023	Open
4/3/2023	711 Davis Street	18-262 Roofs -Rotting wood / Soffits and Fascia	RC	5/3/2023	Open
4/3/2023	711 Davis Street	18-260 Exterior Surface Treatments / Chipping Paint	RC	5/3/2023	Open
4/3/2023	711 Davis Street	18-254.C Exposed Soil (Mud / Standing Water)	RC	5/3/2023	Open
4/3/2023	711 Davis Street	18-255 Open Outdoor Storage	RC	5/3/2023	Open
4/4/2023	809 East Church Street	1040.2 Failure to obtain permit	RC	4/7/2023	Closed
4/4/2023	120 Mears Street	1000.1 Accessory Structure - (No Permits)	RC	4/30/2023	Closed
4/4/2023	110 Mears Street	1000.1 Accessory Structure - (No Permits)	RC	4/30/2023	Closed
4/5/2023	132 Southview Drive	62-9 Abandoned Appliances	RC	4/20/2023	Closed
4/5/2023	132 Southview Drive	62-9 Inoperable Vehicle	RC	4/20/2023	Closed
4/5/2023	132 Southview Drive	18-259 Parking on Proper Surface	RC	4/20/2023	Closed
4/5/2023	132 Southview Drive	540.2 Trailer Parked in front of house	RC	4/20/2023	Closed
4/5/2023	215 Baker Street	42-97 Height Permitted-Tall grass and weeds	RC	4/20/2023	Closed
4/5/2023	215 Baker Street	86-2 House Humbers Required	RC	4/20/2023	Closed
4/5/2023	215 Baker Street	18-262 Roof - Missing / Loose Shingles	RC	5/5/2023	Open
4/6/2023	206 Baker Street	18-259 Parking on Proper Surface	RC	4/20/2023	Closed
4/6/2023	206 Baker Street	62-9 Neighborhood Standards / Trash in carport	RC	4/20/2023	Closed
4/6/2023	404 East Chruch Street	18-255 Open Outdoor Storage	Citation	N/A	Closed
4/10/2023	407 Wall Street	62-9 Trash / Debris	RC	4/25/2023	Closed
4/10/2023	407 Wall Street	18-255 Open Outdoor Storage	RC	4/25/2023	Closed
4/10/2023	407 Wall Street	18-259 Parking on Proper Surface	RC	4/25/2023	Closed
4/10/2023	122 East Fambrough Street	62-9 Trash / Debris	Citation	N/A	Closed
4/11/2023	503 East Washington Street	18-254 Uncultivated Vegetation	RC	5/13/2023	Open
4/11/2023	503 East Washington Street	18-257 Swimming Pool - Stagnant Water	RC	5/13/2023	Open
4/11/2023	503 East Washington Street	62-10 Unhealthy and Unsanitary Conditions	RC	5/13/2023	Open
4/11/2023	503 East Washington Street	18-262 Roofs - Structurally Sound	RC	5/13/2023	Open
4/11/2023	503 East Washington Street	18-264 Windows	RC	5/13/2023	Open
4/11/2023	503 East Washington Street	18-265 Exterior Doors	RC	5/13/2023	Open

4/12/2023	404 Pannell	540.2 Recreational Vehicle - Front Yard	RC	4/15/2023	Closed
4/12/2023	404 Pannell	18-259 Parking on Proper Surface	RC	4/15/2023	Closed
4/13/2023	154 Victory Drive	540.2 Trailer Parked in front of house	RC	4/16/2023	Closed
4/13/2023	154 Victory Drive	62-9 Trash / Debris	RC	4/20/2023	Closed
4/13/2023	154 Victory Drive	18-259 Parking on Proper Surface	RC	4/20/2023	Closed
4/13/2023	208 Indian Creek Drive	62-9 Neighborhood Standards Trash / Debris	RC	4/25/2023	Closed
4/13/2023	208 Indian Creek Drive	18-254 Uncultivated Vegetation	RC	4/25/2023	Closed
4/17/2023	307 Harris Street	62-9 - Abandoned Appliances -5 X	RC	5/2/2023	Open
4/17/2023	307 Harris Street	18-255 Open Outdoor Storage	RC	5/2/2023	Open
4/17/2023	307 Harris Street	18-259 Parking on Proper Surfaces	RC	5/2/2023	Open
4/17/2023	810 Davis Street	18-261 Exterior Walls	RC	5/17/2023	Open
4/17/2023	810 Davis Street	18-262 Roofs - Missing Shingles / Not Structurally Sound	RC	5/17/2023	Open
4/17/2023	810 Davis Street	18-263 Exterior Decks/ Porches	RC	5/17/2023	Open
4/17/2023	810 Davis Street	18-264 Windows	RC	5/17/2023	Open
4/17/2023	810 Davis Street	18-265 Exterior Doors	RC	5/17/2023	Open
4/17/2023	810 Davis Street	18-254 Uncultivated Vegetation	RC	5/17/2023	Open
4/17/2023	810 Davis Street	18-260 Exterior Surface Treatments - Chipping Paint	RC	5/17/2023	Open
4/17/2023	810 Davis Street	62-9 Neighborhood Standards Trash / Debris	RC	5/17/2023	Open
4/18/2023	736 Wheel House Lane	98-22 Unlawful Use - Use (Water)	RC	4/18/2023	Closed
4/18/2023	311 Harris Street	62-9 Abandoned Inoperative Vehicle	RC	5/3/2023	Open
4/18/2023	311 Harris Street	62-9 Abandoned Inoperative Vehicle	RC	5/3/2023	Open
4/18/2023	311 Harris Street	62-9 Abandoned Inoperative Vehicle	RC	5/3/2023	Open
4/18/2023	311 Harris Street	62-9 Abandoned Inoperative Vehicle	RC	5/3/2023	Open
4/18/2023	311 Harris Street	62-9 Abandoned Inoperative Vehicle	RC	5/3/2023	Open
4/18/2023	311 Harris Street	62-9 Abandoned Inoperative Vehicle	RC	5/3/2023	Open
4/18/2023	311 Harris Street	18-255 Open Outdoor Stroage - Vehicle Parts	RC	5/3/2023	Open
4/18/2023	311 Harris Street	18-259 Parking on Proper Surfaces	RC	5/3/2023	Open
4/18/2023	311 Harris Street	18-259 Parking on Proper Surfaces	RC	5/3/2023	Open
4/18/2023	311 Harris Street	18-259 Parking on Proper Surfaces	RC	5/3/2023	Open
4/18/2023	311 Harris Street	18-259 Parking on Proper Surfaces	RC	5/3/2023	Open
4/18/2023	311 Harris Street	18-259 Parking on Proper Surfaces	RC	5/3/2023	Open
4/18/2023	311 Harris Street	18-259 Parking on Proper Surfaces	RC	5/3/2023	Open
4/19/2023	501 Harris Street	18-254 Uncultivated Vegetation	RC	5/11/2023	Open
4/19/2023	501 Harris Street	18-254C Exposed Soil	RC	5/11/2023	Open

4/19/2023	501 Harris Street	18-255 Open Outdoor Storage	RC	5/11/2023	Open
4/19/2023	501 Harris Street	18-261 Exterior Walls	RC	5/11/2023	Open
4/19/2023	501 Harris Street	18-262 Roofs - Structurally Sound	RC	5/11/2023	Open
4/19/2023	501 Harris Street	18-264 Windows	RC	5/11/2023	Open
4/19/2023	501 Harris Street	18-263 Exterior Decks/ Porches	RC	5/11/2023	Open
4/19/2023	501 Harris Street	18-260 Exterior Surface Treatments - Chipping Paint	RC	5/11/2023	Open
4/20/2023	407 Magnolia Street	18-255 Open Outdoor Storage	RC	6/20/2023	Open
4/20/2023	407 Magnolia Street	86-2 House Humbers Required	RC	6/20/2023	Open
4/20/2023	407 Magnolia Street	18-260 Exteropr Sirface Treatments	RC	6/20/2023	Open
4/20/2023	407 Magnolia Street	18-261 Exterior Walls	RC	6/20/2023	Open
4/20/2023	407 Magnolia Street	18-263 Exterior Porches	RC	6/20/2023	Open
4/20/2023	413 Magnolia Street	86-2 House Humbers Required	RC	6/20/2023	Open
4/20/2023	413 Magnolia Street	18-263 Exterior Porches	RC	6/20/2023	Open
4/20/2023	413 Magnolia Street	18-260 Exteropr Sirface Treatments	RC	6/20/2023	Open
4/20/2023	413 Magnolia Street	18-261 Exterior Walls	RC	6/20/2023	Open
4/20/2023	413 Magnolia Street	18-264 Windows	RC	6/20/2023	Open
4/20/2023	413 Magnolia Street	18-262 Roof	RC	6/20/2023	Open
4/24/2023	404 East Chruch Street	42-97 Height Permitted-Tall grass and weeds	RC	5/1/2023	Closed
4/24/2023	312 South Lumpkin Street	18-260 Exterior Surface Treatments	RC	5/24/2023	Open
4/24/2023	312 South Lumpkin Street	18-261 Exterior Walls	RC	5/24/2023	Open
4/24/2023	312 South Lumpkin Street	18-262 Roof - Soffits and fascia	RC	5/24/2023	Open
4/24/2023	312 South Lumpkin Street	18-263 Exterior Decks and Porches	RC	5/24/2023	Open
4/24/2023	312 South Lumpkin Street	18-264 Windows - Broken Damaged	RC	5/24/2023	Open
4/24/2023	312 South Lumpkin Street	18-265 Exterior Doors - Damaged	RC	5/24/2023	Open
4/25/2023	612 East Washington Street	1405.2 Building Permit Required	RC	4/28/2023	Closed
4/25/2023	1006 East Church Street	42-97 Height Permitted-Tall grass and weeds	RC	5/2/2023	Open
4/25/2023	918 East Church Street	42-97 Height Permitted-Tall grass and weeds	RC	5/2/2023	Open
4/25/2023	208 Indian Creek Drive	62-9 Neighborhood Standards Trash / Debris	RC	5/9/2023	Open
4/25/2023	208 Indian Creek Drive	18-254 Uncultivated Vegetation	RC	5/9/2023	Open
4/26/2023	400 East Church Street	42-97 Height Permitted-Tall grass and weeds	RC	5/3/2023	Open
4/26/2023	400 East Church Street	18-254 Uncultivated Vegetation	RC	5/3/2023	Open
4/26/2023	307 Midledge Avenue	62-9 Neighborhood Standards	RC	5/10/2023	Open
4/26/2023	307 Midledge Avenue	18-255 Open Outdoor Storage	RC	5/10/2023	Open
4/26/2023	1211 South Broad Street	18-255 Open Outdoor Storage	RC	5/10/2023	Open

3-Apr-23	663 Gatewood Dr	neighborhood standards	RC	17-Apr-23	closed
3-Apr-23	663 Gatewood Dr	exposed soil	RC	17-Apr-23	closed
3-Apr-23	663 Gatewood Dr	vehicles parked on improper surface	RC	17-Apr-23	closed
3-Apr-23	671 Gatewood Dr	junk vehicles	RC	17-Apr-23	closed
3-Apr-23	671 Gatewood Dr	camper parking	RC	17-Apr-23	closed
4-Apr-23	228A Tanglewood Dr	neighborhood standards	RC	18-Apr-23	closed
4-Apr-23	109B Tanglewood Dr	neighborhood standards	RC	18-Apr-23	closed
4-Apr-23	225A Tanglewood Dr	neighborhood standards	RC	18-Apr-23	closed
4-Apr-23	225B Tanglewood Dr	neighborhood standards	RC	18-Apr-23	closed
5-Apr-23	140B Tanglewood Dr	neighborhood standards	RC	19-Apr-23	closed
5-Apr-23	229A Tanglewood Dr	neighborhood standards	RC	19-Apr-23	closed
5-Apr-23	229A Tanglewood Dr	tall grass/weeds	RC	19-Apr-23	closed
5-Apr-23	229A Tanglewood Dr	windows	RC	19-Apr-23	closed
5-Apr-23	229B Tanglewood Dr	neighborhood standards	RC	19-Apr-23	closed
5-Apr-23	229B Tanglewood Dr	tall grass/weeds	RC	19-Apr-23	closed
5-Apr-23	244B Tanglewood Dr	neighborhood standards	RC	19-Apr-23	closed
6-Apr-23	132B Sorrells St	neighborhood standards	RC	20-Apr-23	closed
6-Apr-23	132B Sorrells St	junk vehicles	RC	20-Apr-23	closed
6-Apr-23	132B Sorrells St	open outdoor storage	RC	20-Apr-23	closed
6-Apr-23	132B Sorrells St	vehicles parked on improper surface	RC	20-Apr-23	closed
10-Apr-23	504 Marable Ln	neighborhood standards	RC	24-Apr-23	closed
10-Apr-23	504 Marable Ln.	porch	RC	24-Apr-23	closed
10-Apr-23	504 Marable Ln	roof	RC	24-Apr-23	closed
10-Apr-23	504 Marable Ln	siding	RC	24-Apr-23	closed
10-Apr-23	504 Marable Ln	windows	RC	24-Apr-23	closed
11-Apr-23	414 Maple Way	neighborhood standards	RC	25-Apr-23	closed
11-Apr-23	414 Maple Way	tall grass/weeds	RC	25-Apr-23	closed
11-Apr-23	328 North Broad St	tall grass/weeds	RC	25-Apr-23	closed
11-Apr-23	302 East Marable St	neighborhood standards	RC	25-Apr-23	closed
11-Apr-23	302 East Marable St	vehicles parked on improper surface	RC	25-Apr-23	closed
12-Apr-23	224B Tanglewood Dr	neighborhood standards	RC	26-Apr-23	closed
12-Apr-23	224B Tanglewood Dr	open outdoor storage	RC	26-Apr-23	closed
12-Apr-23	224B Tanglewood Dr	vehicles parked on improper surface	RC	26-Apr-23	closed
12-Apr-23	116B Tanglewood Dr	neighborhood standards	RC	26-Apr-23	closed

13-Apr-23	328 Glen Irus Dr	tall grass/weeds	RC	27-Apr-23	closed
13-Apr-23	311 East Marable St	tall grass/weeds	RC	27-Apr-23	closed
13-Apr-23	235 East Marable St	tall grass/weeds	RC	27-Apr-23	closed
13-Apr-23	231 East Marable St	tall grass/weeds	RC	27-Apr-23	closed
13-Apr-23	512 Marable Way	neighborhood standards	RC	27-Apr-23	closed
14-Apr-23	207B Sorrells St	neighborhood standards	RC	28-Apr-23	closed
14-Apr-23	207B Sorrells St	open outdoor storage	RC	28-Apr-23	closed
14-Apr-23	207B Sorrells St	vehicles parked on improper surface	RC	28-Apr-23	closed
17-Apr-23	407 Maple Ln (Apts A-T 20 lots)	tall grass/weeds	RC	5-May-23	open
18-Apr-23	323 Glen Irus Dr	tall grass/weeds	RC	6-May-23	open
18-Apr-23	300 East Marable St	tall grass/weeds	RC	6-May-23	open
18-Apr-23	326 Glen Irus Dr	neighborhood standards	RC	6-May-23	open
18-Apr-23	326 Glen Irus Dr	junk vehicles	RC	6-May-23	open
18-Apr-23	326 Glen Irus Dr	vehicles parked on improper surface	RC	6-May-23	open
19-Apr-23	132 Glen Irus Dr	neighborhood standards	RC	7-May-23	open
19-Apr-23	132 Glen Irus Dr	junk vehicles X3	RC	7-May-23	open
19-Apr-23	132 Glen Irus Dr	fencing	RC	7-May-23	open
19-Apr-23	132 Glen Irus Dr	uncultivated veg	RC	7-May-23	open
19-Apr-23	132 Glen Irus Dr	roof	RC	7-May-23	open
19-Apr-23	132 Glen Irus Dr	gutters	RC	7-May-23	open
19-Apr-23	132 Glen Irus Dr	mailbox	RC	7-May-23	open
19-Apr-23	132 Glen Irus Dr	tall grass/weeds	RC	7-May-23	open
20-Apr-23	132B Sorrells St	neighborhood standards	citation		closed
20-Apr-23	132B Sorrells St	junk vehicles	citation		closed
20-Apr-23	132B Sorrells St	open outdoor storage	citation		closed
20-Apr-23	132B Sorrells St	vehicles parked on improper surface	citation		closed
24-Apr-23	317 Turner St	neighborhood standards	RC	8-May-23	open
24-Apr-23	317 Turner St	vehicles parked on improper surface X2	RC	8-May-23	open
24-Apr-23	317 Turner St	uncultivated veg	RC	8-May-23	open
24-Apr-23	810 Windsor Dr	tall grass/weeds	RC	8-May-23	open
24-Apr-23	317 Turner St	tall grass/weeds	RC	8-May-23	open
25-Apr-23	504 Marable Ln	neighborhood standards	RC	9-May-23	open
25-Apr-23	504 Marable Ln.	porch	RC	9-May-23	open
25-Apr-23	504 Marable Ln	roof	RC	9-May-23	open

4/3/2023	1200 Fambrough Way	Junk vehicle	RC	4/18/2023	Closed	
4/3/2023	1200 Fambrough Way	Parking in front yard	RC	4/18/2023	Closed	
4/3/2023	1200 Fambrough Way	Veh on improper Surface	RC	4/18/2023	Closed	
4/3/2023	1200 Fambrough Way	Trailer Parking	RC	4/18/2023	Closed	
4/4/2023	443 Bridgeport Pl	Junk in yard	RC	4/19/2023	Closed	
4/4/2023	443 Bridgeport Pl	Open Outdoor Storage	RC	4/19/2023	Closed	
4/4/2023	112 6th St	Junk vehicle	RC	4/19/2023	Closed	
4/4/2023	112 6th St	Veh on improper Surface	RC	4/19/2023	Closed	
4/5/2023	248 Bridgeport Ln	Tall Grass	RC	4/20/2023	Closed	
4/5/2023	539 Bridgeport Ln	Junk in yard	RC	4/20/2023	Closed	
4/5/2023	539 Bridgeport Ln	Open Outdoor Storage	RC	4/20/2023	Closed	
4/5/2023	319 Bridgeport Ln	Tall Grass	RC	4/20/2023	Closed	
4/5/2023	533 N Broad St	Exposed Soil	RC	4/20/2023	Closed	
4/5/2023	535 N Broad St	Exposed Soil	RC	4/20/2023	Closed	
4/6/2023	1700 A Bold Springs Rd	illegal signs	RC	4/21/2023	Closed	
4/6/2023	1700 B Bold Springs Rd	illegal signs	RC	4/21/2023	Closed	
4/6/2023	1700 C Bold Springs Rd	illegal signs	RC	4/21/2023	Closed	
4/6/2023	921 Masters Dr	Fence in disrepair	RC	4/28/2023	Closed	
4/6/2023	921 Masters Dr	Exposed Soil	RC	4/28/2023	Closed	
4/10/2023	417 Red Oak Ct	Junk in yard	RC	4/25/2023	Closed	
4/10/2023	417 Red Oak Ct	Junk vehicle	RC	4/25/2023	Closed	
4/10/2023	417 Red Oak Ct	Open Outdoor Storage	RC	4/25/2023	Closed	
4/10/2023	405 Red Oak Ct	Junk vehicle	RC	4/25/2023	Closed	
4/10/2023	405 Red Oak Ct	Veh on improper Surface	RC	4/25/2023	Closed	
4/10/2023	405 Red Oak Ct	Open Outdoor Storage	RC	4/25/2023	Closed	
4/10/2023	405 Red Oak Ct	Exposed Soil	RC	4/25/2023	Closed	
4/11/2023	409 Mayfield Dr	Junk vehicle	RC	4/26/2023	Closed	X30
4/11/2023	409 Mayfield Dr	Junk in yard	RC	4/26/2023	Closed	
4/11/2023	409 Mayfield Dr	Open Outdoor Storage	RC	4/26/2023	Closed	
4/11/2023	409 Mayfield Dr	Veh on improper Surface	RC	4/26/2023	Closed	
4/11/2023	409 Mayfield Dr	Roof	RC	4/26/2023	Closed	
4/11/2023	409 Mayfield Dr	Tall Grass	RC	4/26/2023	Closed	
4/12/2023	1004 W Spring St	Junk vehicle	RC	4/27/2023	Closed	X10
4/12/2023	1004 W Spring St	Veh on improper Surface	RC	4/27/2023	Closed	X10
4/12/2023	1004 W Spring St	Junk in yard	RC	4/27/2023	Closed	
4/12/2023	1004 W Spring St	Open Outdoor Storage	RC	4/27/2023	Closed	
4/12/2023	1004 W Spring St	Uncultivated Vegetation	RC	4/27/2023	Closed	
4/12/2023	1004 W Spring St	Tall Grass	RC	4/27/2023	Closed	
4/12/2023	1004 W Spring St	Roof	RC	4/27/2023	Closed	
4/12/2023	1004 W Spring St	Exposed Soil	RC	4/27/2023	Closed	
4/12/2023	1004 W Spring St	Tree Debris in yard	RC	4/27/2023	Closed	

4/13/2023	558 Green St	Junk vehicle	RC	4/28/2023	Closed	
4/13/2023	558 Green St	Junk in yard	RC	4/28/2023	Closed	
4/13/2023	558 Green St	Trailer Parking	RC	4/28/2023	Closed	
4/13/2023	558 Green St	Parking in front yard	RC	4/28/2023	Closed	
4/13/2023	558 Green St	Veh on improper Surface	RC	4/28/2023	Closed	
4/13/2023	558 Green St	Open Outdoor Storage	RC	4/28/2023	Closed	
4/14/2023	407 N Broad St	Junk vehicle	RC	5/1/2023	Open	
4/14/2023	407 N Broad St	Junk in yard	RC	5/1/2023	Open	
4/14/2023	407 N Broad St	Open Outdoor Storage	RC	5/1/2023	Open	
4/14/2023	407 N Broad St	Exposed Soil	RC	5/1/2023	Open	
4/14/2023	407 N Broad St	Uncultivated Vegetation	RC	5/1/2023	Open	
4/14/2023	407 N Broad St	Tall Grass	RC	5/1/2023	Open	
4/17/2023	409 Mayfield Dr	Recreational veh not occupied	RC	5/2/2023	Open	
4/17/2023	816 McDaniel St	Hazardous Tree in Yard	RC	5/2/2023	Open	
4/19/2023	1157 Golfview Ter	Junk in yard	RC	5/3/2023	Open	
4/19/2023	1157 Golfview Ter	Open Outdoor Storage	RC	5/3/2023	Open	
4/19/2023	1157 Golfview Ter	Tree Debris in yard	RC	5/3/2023	Open	
4/19/2023	1157 Golfview Ter	Uncultivated Vegetation	RC	5/3/2023	Open	
4/19/2023	1157 Golfview Ter	Exposed Soil	RC	5/3/2023	Open	
4/19/2023	750 Oakland Ridge	Junk in yard	RC	5/3/2023	Open	
4/19/2023	750 Oakland Ridge	Open Outdoor Storage	RC	5/3/2023	Open	
4/19/2023	750 Oakland Ridge	Veh on improper Surface	RC	5/3/2023	Open	
4/20/2023	131 B Perry St	Junk vehicle	RC	5/4/2023	Open	
4/20/2023	131 B Perry St	Junk in yard	RC	5/4/2023	Open	
4/20/2023	131 B Perry St	Exposed Soil	RC	5/4/2023	Open	
4/20/2023	131 B Perry St	Uncultivated Vegetation	RC	5/4/2023	Open	
4/20/2023	131 B Perry St	Tall Grass	RC	5/4/2023	Open	
4/20/2023	131 B Perry St	Open Outdoor Storage	RC	5/4/2023	Open	
4/20/2023	131 B Perry St	Decks & Porches	RC	5/4/2023	Open	
4/20/2023	131 A Perry St	Junk vehicle	RC	5/4/2023	Open	
4/20/2023	131 A Perry St	Junk in yard	RC	5/4/2023	Open	
4/20/2023	131 A Perry St	Exposed Soil	RC	5/4/2023	Open	
4/20/2023	131 A Perry St	Uncultivated Vegetation	RC	5/4/2023	Open	
4/20/2023	131 A Perry St	Tall Grass	RC	5/4/2023	Open	
4/20/2023	131 A Perry St	Open Outdoor Storage	RC	5/4/2023	Open	
4/20/2023	131 A Perry St	Decks & Porches	RC	5/4/2023	Open	
4/21/2023	129 A Perry St	Junk vehicle	RC	5/5/2023	Open	
4/21/2023	129 A Perry St	Junk in yard	RC	5/5/2023	Open	
4/21/2023	129 A Perry St	Exposed Soil	RC	5/5/2023	Open	
4/21/2023	129 A Perry St	Uncultivated Vegetation	RC	5/5/2023	Open	
4/21/2023	129 A Perry St	Tall Grass	RC	5/5/2023	Open	

DOWNTOWN DEVELOPMENT/MAIN STREET JUNE REPORT

- May 5th Concert-Get Sideways 9,300 people (including #s from event on Lumpkin Street Southern Brewing & Strange Taco)
- Farmers Market Opening Day 2600+ people. Averaging 2000 people per week
- May 20th Flower Festival-11,00 people
- June 2nd First Friday-Platinum Band-6000 people in attendance
- June 3rd Children's Book Day 3500 people

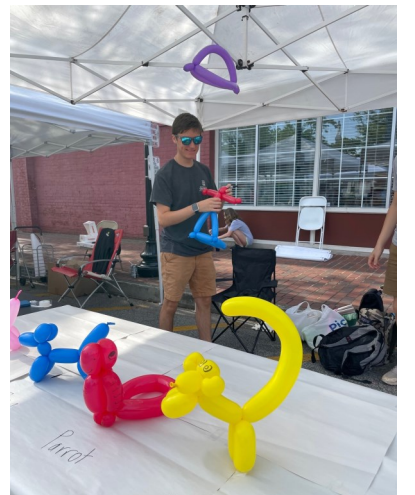


UPCOMING EVENTS:

- July 4th Fireworks at Blaine Station
- August 4th Concert- The Wildflowers (Tom Petty Tribute)
- Georgia Downtown Association Conference-Canton August 21-24th
- September 1st Concert-The Kinchafoonee Cowboys

ONGOING TASKS:

- DCA Main Street Compliance
- Visitors Center open to the public Tues-Saturday 10-5
- Milner-Aycock Building RFP





Financial Report as of April 2023

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

GENERAL FUND SUMMARY

GENERAL FUND REVENUES



TOTAL BUDGETED

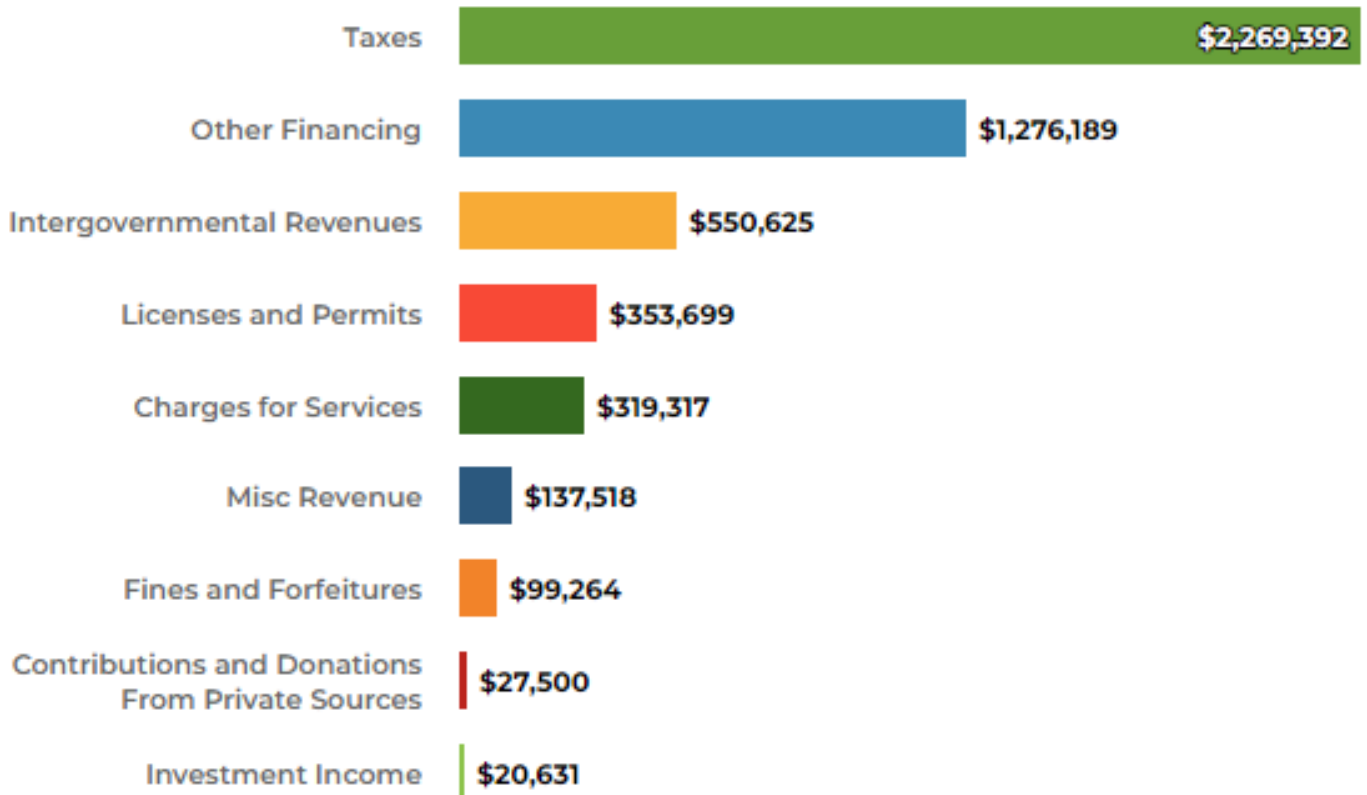
\$19,474,219

COLLECTED TO DATE

(26% of budgeted collected to date)

\$5,054,134

General Fund year-to-date revenues for the month totaled \$5,054,134 which is 26% of total budgeted revenues \$19,474,219 for 2023. Property Tax & Insurance Premium Tax collections make up @ 40% of total General Fund Revenues, which is not collected until the fourth quarter of each year.



GENERAL FUND EXPENDITURES



TOTAL BUDGETED

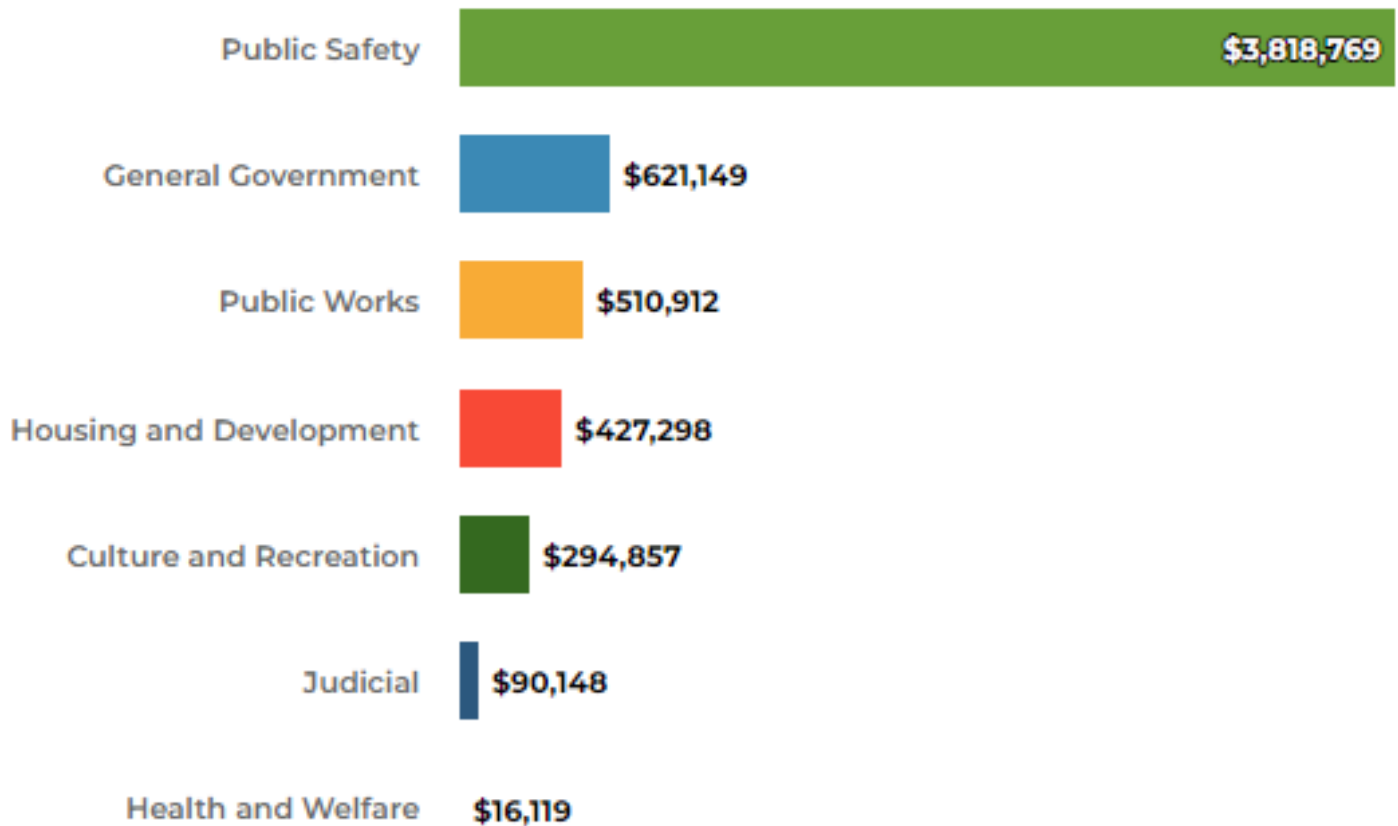
\$19,474,219

EXPENDED TO DATE

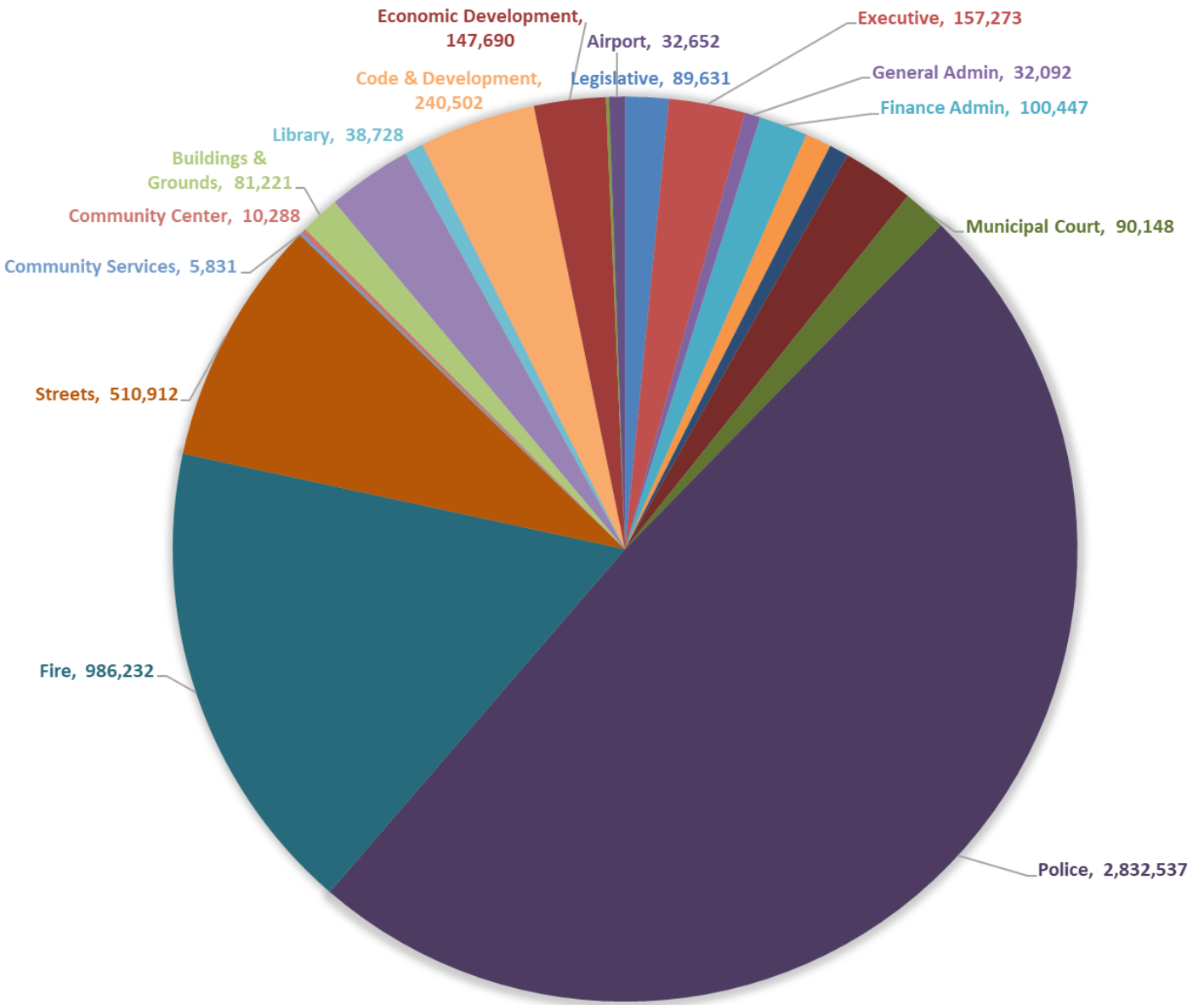
(30% of budgeted used to date)

\$5,779,251

General Fund year-to-date expenses for the month totaled \$5,779,251 which is 30% of total budgeted expenses of \$19,474,219 for 2023.



GENERAL FUND EXPENSE YTD



UTILITY FUND SUMMARY

UTILITY FUND REVENUES



TOTAL BUDGETED

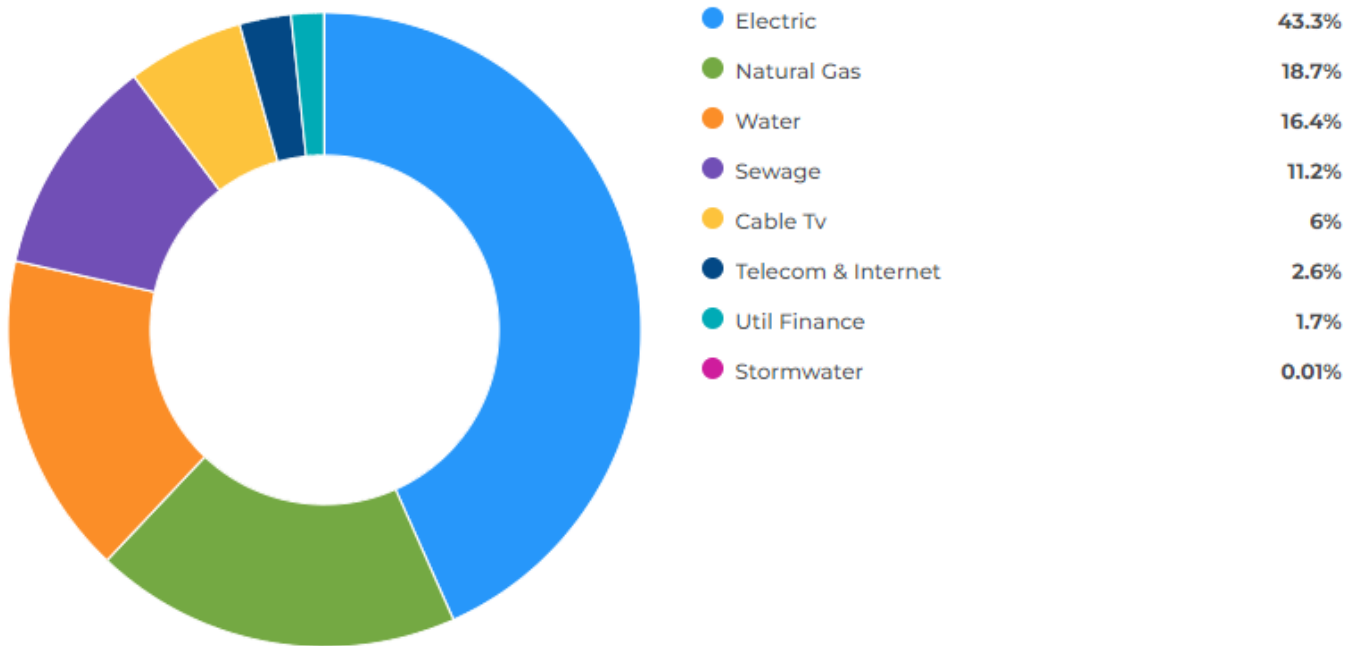
\$46,800,566

COLLECTED TO DATE

(36% of budgeted collected to date)

\$16,919,056

Utility Fund year-to-date operating revenues for the month totaled \$16,899,365 (*excluding capital revenue*). This is 36% of total budgeted revenues \$46,800,566 for 2023. Year-to-date capital revenue totaled \$19,691.



UTILITY FUND EXPENDITURES



TOTAL BUDGETED

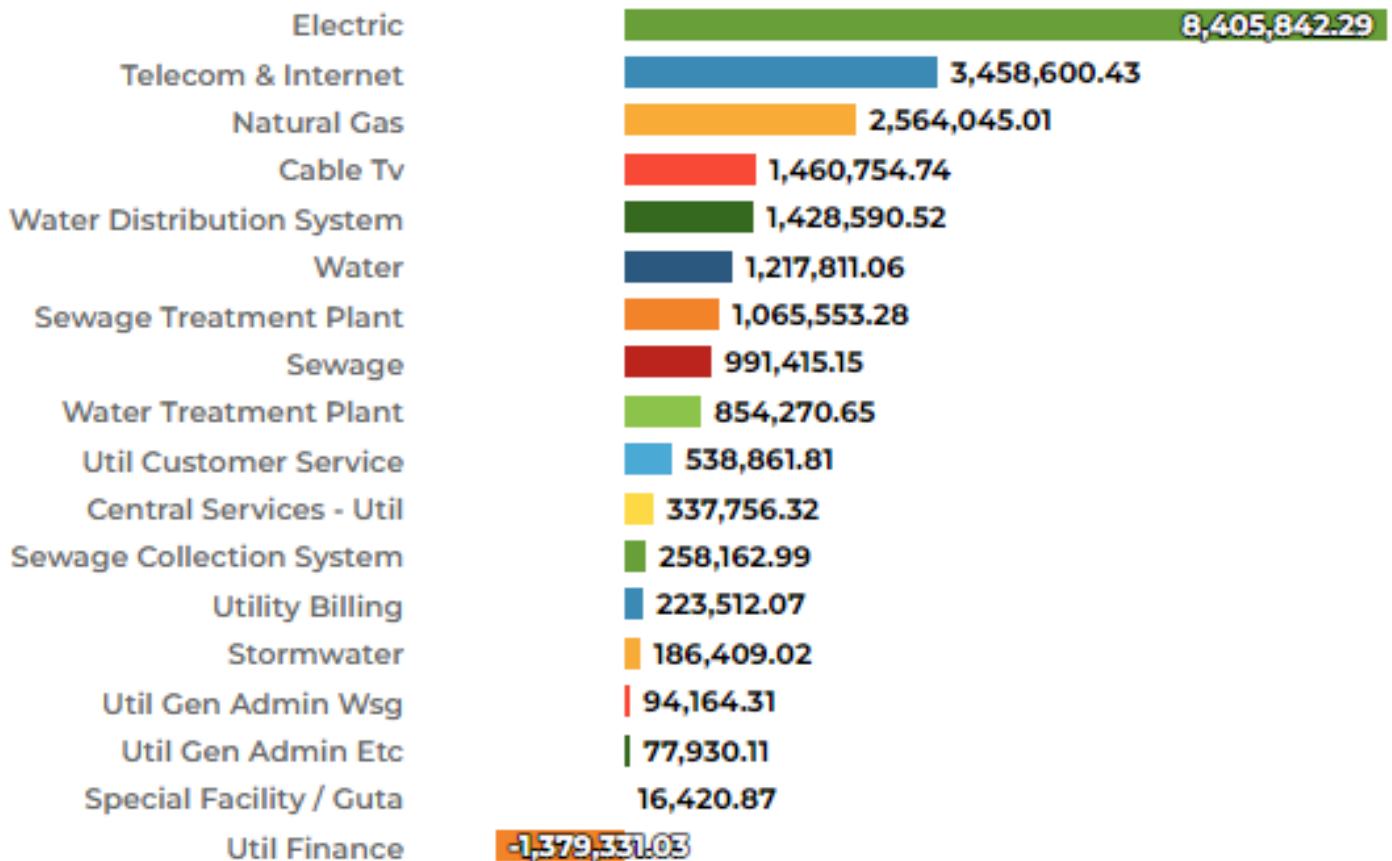
\$46,800,566

EXPENDED TO DATE

(47% of budgeted used to date)

\$21,800,770

Utility Fund year-to-date operating expenses for the month totaled \$17,074,567 (excluding capital expense) which is 38% of total budgeted expenses of \$46,800,566 for 2023. Year-to-date capital expense totaled \$4,726,202 which include Utility Bond expenditures.



SOLID WASTE FUND SUMMARY

SOLID WASTE FUND REVENUES



TOTAL BUDGETED

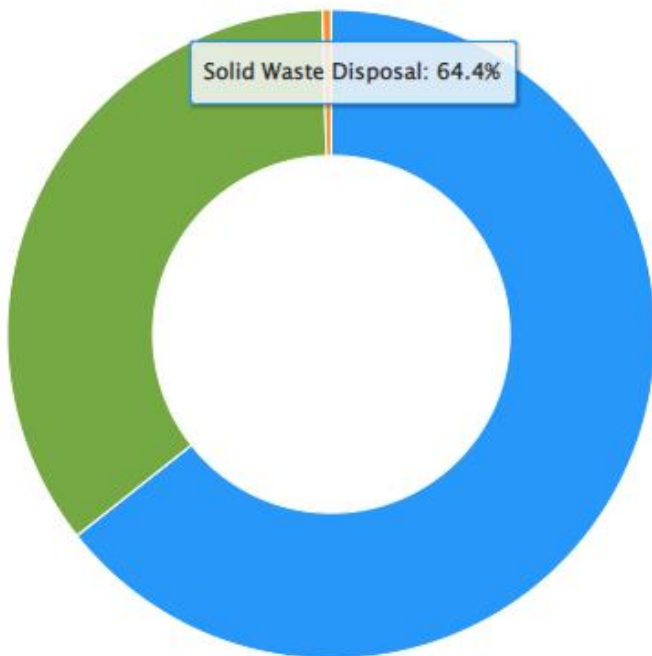
\$8,181,487

COLLECTED TO DATE

(30% of budgeted collected to date)

\$2,418,912

Solid Waste year-to-date revenues for the month totaled \$2,418,912. This is 30% of total budgeted revenues \$8,181,487 for 2023.



● Solid Waste Disposal	64.4%
● Solid Waste Collection	35.2%
● Recyclables Collection	0.4%

SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

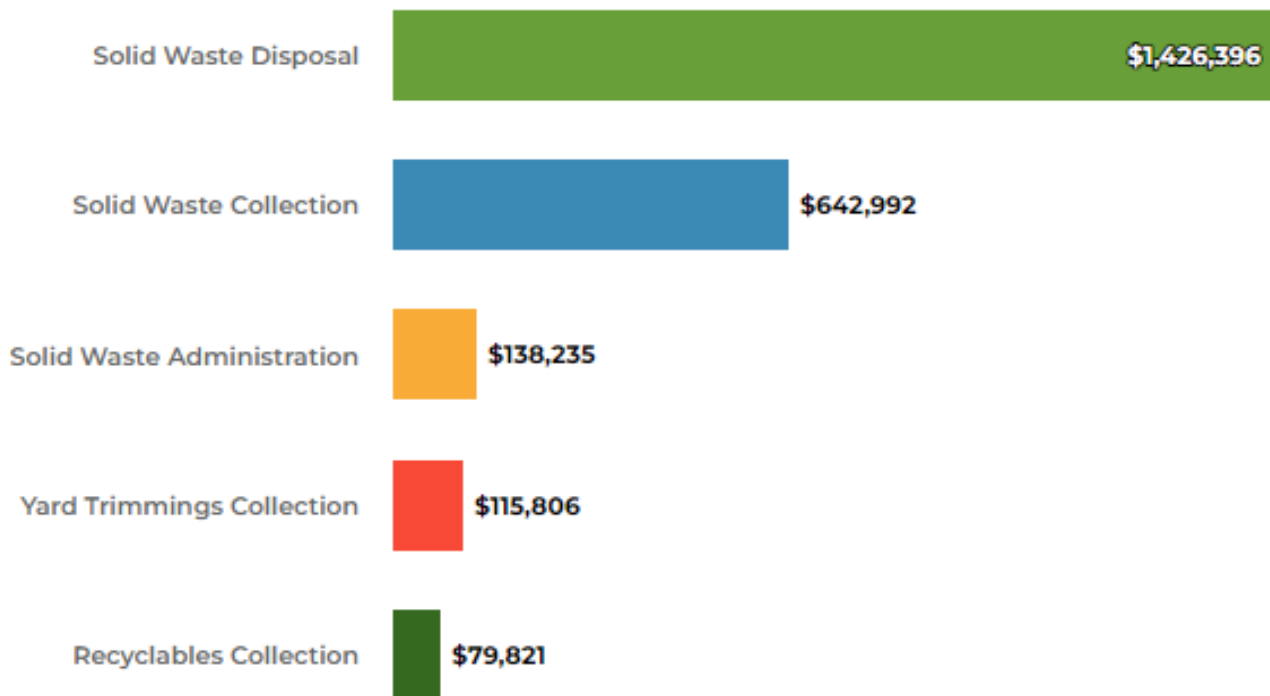
\$8,181,487

EXPENDED TO DATE

(31% of budgeted used to date)

\$2,524,183

Solid Waste year-to-date expenses for the month totaled \$2,323,814 (*excluding capital expense*) which is 29% of total budgeted expenses \$8,181,487. Year-to-date capital expense totaled \$200,369.



Cash balances for the City of Monroe at month end totaled **\$71,418,197** including the utility bond funds.
 The following table shows the individual account balances for the major funds

GOVERNMENTAL FUND	
General Fund Checking	702,672.27
Stabilization Fund	1,250,000.00
Group Health Insurance Claims (Insurance Trust)	154,499.52
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,739.99
SPLOST 2013	258,807.72
SPLOST 2019	2,483,990.23
SPECIAL REVENUE FUND	
Hotel/Motel	9,314.37
DEA Confiscated Assets Fund	60,094.81
Confiscated Assets Fund	53,876.34
American Rescue Plan	4,063,438.58
ENTERPRISE FUND	
Solid Waste	968,618.17
Solid Waste Capital	704,358.45
Utility Revenue	1,654,330.53
Utility MEAG Short-Term Investment	7,372,623.74
Utility MEAG Intermediate Extended Investment	9,405,774.66
Utility MEAG Intermediate Portfolio Investment	3,932,308.21
Utility Capital Improvement	2,989,655.10
Utility Tap Fees	4,298,742.94
2020 Util Bond Sinking Fund	754,285.32
2020 Bond Fund	27,469,391.61
Utility Customer Deposits (Restricted)	679,890.33
Utility Customer Deposits (Investment)	1,585,724.80

The total Utility Capital funds available at month end are \$8,288,398 as broken down in the section below:

Utility Capital Improvement Cash Balance	2,989,655
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	4,298,743
Total Current Funds Available	8,288,398

	<u>Remaining Budget</u>	<u>2023 Budgeted Expense</u>	<u>2023 Actual Expense</u>	<u>Remaining Budget</u>
Totals	8,057,256	5,328,663	1,705,314	12,868,891
Remaining estimated annual Tap Fees	-	888,000	592,000	592,000
Remaining estimated annual CIP transfers-in	-	3,563,957	2,375,971	2,375,971
Estimated Utility Capital Cash Balance EOY	231,142		11,256,369	(1,612,522)

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

Utility Transfers Out

	Capital	
	Improvement	General Fund
January	\$ 318,366	\$ 221,647
February	\$ 327,553	\$ 229,652
March	\$ 294,708	\$ 207,746
April	\$ 255,807	\$ 180,374
May		
June		
July		
August		
September		
October		
November		
December		
YTD Total	\$ 1,196,434	\$ 839,418

Utility Capital Funding

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>Remaing Budget</u>	<u>2023 Budgeted Expense</u>	<u>2023 Actual Expense</u>	<u>Remaing Budget</u>
Sewer	Sewer Main Rehab	-	150,000		150,000
Sewer	Infrastructure Repair/Replacement	-	200,000	10,500	189,500
Sewer	CDBG 2022 Construction	92,830	750,000	4,840	837,990
Sewer	Sewer Main Rehab 2022	285,587			285,587
Sewer	Final Clarifier Clean Out	-	20,000		20,000
Sewer	16 Ton Equipment Trailer	2,000			2,000
Sewer Plant	Pump Station SCADA	242,900			242,900
Sewer Plant	WWTP Infrastructure Repair/Replacement-2022 EQUIP NOT A PROJECT	274,686	23,417		298,103
Sewer Plant	Wastewater Pump Station Electrical	150,150			150,150
Sewer Plant	Wastewater Pump Station Rehab		485,000		485,000
Water	Fire Hydrant Replacement	165,000			165,000
Water	Replacement of Controls	40,000			40,000
Water	Fire Hydrant Replacement	-	55,000		55,000
Water	Water Meters	169,500			169,500
Water	Fire Hydrant Security	125,000	50,000		175,000
Water	Service Renewals	200,000			200,000
Water	Waterline extensions & pressure improvements	478,201			478,201
Water	Water Meters	-	125,250		125,250
Water	New Construction Water Meters	20,560			20,560
Water	Water Master Plan	30,561			30,561
Water	Water Main Rehab 2022-2023	300,000	150,000		450,000
Water	Water Main Extensions		100,000		100,000
Water	Alcovy River Screen	350,000			350,000
Water	Water Main Extensions	43,000			43,000
Water	equipment trailer		19,500		19,500
Water Plant	Infrastructure Repair/Replacement	558,341	250,000	63,945	744,395
Water Plant	Membrane Filters 2022	2,071	400,000	76,998	325,073
Water Plant	WTP SCADA Upgrade	13,200			13,200
Water Plant	Jacks Creek Pump Station Clearing & Dredging	165,000			165,000
Water/Telecom	Loganville Water Line-Fiber	245,000			245,000
Central Svcs	GUTA Improvements		25,000		25,000
Central Svcs	Truck F250 x 1 (lease purchase)		8,953		8,953
Central Svcs	NAS Server Replacement		20,000		20,000
Central Svcs	Utility Branding Imagery	108,985	50,000	1,823	157,162
Central Svcs	Vehicle	43,050			43,050
Central Svcs	Exchange server	64,038			64,038
Central Svcs	Forklift at Warehouse	76,100			76,100
Central Svcs	Zero Turn Mower	12,000			12,000
Central Svcs	City Hall Flooring Replacement		70,000	117,970	-
Central Svcs	North Lumpkin Alleyway Improvements	150,000			150,000
Admin	Truck F150 x4 (lease purchase) Meter Readers	-	13,800		13,800
Electric	Automated Switching	74,572			74,572
Electric	GIS Program Development	5,817			5,817
Electric	Underground for Town Green	-		48,544	-
Electric	Monroe Pavilion Electric			210	-
Electric	AMI meters/system	344,996			344,996
Electric	Rebuild Highland & S Madison Ave (poles, transformers, wire, etc)	207,236			207,236
Electric	Meadows Farm Subdivision			42,085	-
Electric	Truck F150 x 1 (lease purchase)		5,995		5,995
Electric	Kubota Skid Steer		69,919	73,328	-
Electric	TSE DPT40B Puller		145,616		145,616
Electric	Electric Material Handling Truck		162,770	205,000	-
Electric	System Automation 2023		250,000		250,000
Electric	commercial demand meters	16,144			16,144
Electric	EV charging stations	23,900			23,900
Electric	3 Phase Feeder (Hwy138 - Hospital)	95,000			95,000
Electric	Altec AA55 bucket truck	205,000			205,000
Electric	Three Phase Rebuild	-	125,000	56,234	68,766
Telecom	Truck F150 x 2 (lease purchase)		11,990		11,990
Telecom	Altec 37G		120,000		120,000
Telecom	Fiber to the X services			1,003,838	-
Telecom	Fusion Splicer	38,079			38,079
Telecom	FTTX	-	500,000		500,000
Telecom	Altec 37G vehicles	126,000			126,000
Gas	natural gas master plan	150,000			150,000
Gas	Gas GIS	72,249			72,249
Gas	GIS Program Development	5,817			5,817
Gas	Gas Main Renewal 2023		300,000		300,000
Gas	Main Extension (Monroe Pavilion, etc)	88,705			88,705
Gas	pickup truck	-	8,953		8,953
Gas	Gas Main Renewal 2022	225,934			225,934
Gas	Extensions 2023		200,000		200,000
Gas	Truck Bypass Gas Relocation	150,731			150,731
Gas	Lacy, Davis, Harris & Ash Streets	140,000			140,000
Gas	Gas System Improv-Metering SCADA	18,500			18,500
Stormwater	Brushcutter		12,500		12,500
Stormwater	pickup truck	93,232			93,232
Stormwater	2018 Infrastructure Repair/Replacement	45,510			45,510
Stormwater	Storm/Drain Retention Pond Rehab	370,500	50,000		420,500

Stormwater	Infrastructure / Pipes / Inlets / etc. 2021	133,391		133,391
Stormwater	Infrastructure / Pipes / Inlets / etc. 2023		150,000	150,000
Stormwater	Lateral Repair	8,183		8,183
Stormwater	Improvements	100,000		100,000
Stormwater	North Madison Stormwater Rehab	400,000	250,000	650,000
Stormwater	Stormwater Master Plan	400,000		400,000
Stormwater	Dumptruck	110,000		110,000

Utility 2020 Bond Projects

	Original Budget	Expenditures	Balance
Alcoy Sewer Line Extension	4,000,000	2,113,771	1,886,229
Loganville Water Transmission Line Extension	5,580,000	5,580,000	-
Broadband Fiber Extension	12,700,000	5,929,366	6,770,634
Blaine Station Telecom Building	478,648	633,068	(154,420)
Wastewater Treatment Plant Upgrades	7,500,000	4,937,893	2,562,107
Raw Water Line Upgrades	3,520,000	1,510,280	2,009,720
Water Tank Industrial Park & Line Extension	3,000,000	173,728	2,826,272
East Walton Gas Line Extension	1,000,000	323,895	676,105
Future Water Transmission Line Extensions	1,700,000	1,601,832	98,168
Future Expansion Projects	5,771,352		5,771,352
Water Plant System Upgrades	3,000,000	2,227,686	772,314
Water Tank Northside of System	1,750,000		1,750,000
Bond Closing Fees from Bond Proceeds		435,942	(435,942)
	\$50,000,000	\$25,467,459	\$24,532,541

Solid Waste Capital Funding

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>Remaining Budget</u>	<u>2023 Budgeted Expense</u>	<u>2023 Actual Expense</u>	<u>Remaining Budget</u>
Solid Waste	Transfer Station Improvements	28,973	50,000	68,155	10,817
Solid Waste	Guardrails for New Scales	14,000			14,000
Solid Waste	Downtown Dumpster Corrals	150,000			150,000
Solid Waste	Residential Garbage Truck	150,752			150,752
Solid Waste	Commercial Garbage Truck	251,165			251,165
Solid Waste	Pickup Truck	35,000			35,000
Solid Waste	Dodge Ram 1500 Truck		5,700		5,700
Solid Waste	Transfer Station Trailer		75,000		75,000
Solid Waste	Container Delivery Unit		147,000	160,535	-
Totals		629,890	277,700	228,690	692,434
Remaining estimated annual CIP transfers-in		-	432,000	324,000	
Estimated Solid Waste Capital Cash Balance		74,469		750,658	

Solid Waste Capital Improvement Cash Balance 704,358 as of April

SPLOST Budgets

2013 SPLOST	Original Budget	Total Revenue Received Amended Budget	Expenditures	Reimbursements	Balance
Transportation	\$5,785,964	\$5,953,753	\$9,561,790	\$3,839,812	\$231,776
Public Safety	1,200,000	1,210,933	1,209,212	19,805	21,526
Solid Waste	2,513,544	2,119,133	2,119,132		0
	\$9,499,508	\$9,283,819	\$12,890,134	\$3,859,617	\$253,302

2019 SPLOST	Original Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	\$6,139,675	\$7,779,099	\$6,274,241	\$1,719,341	\$3,224,199
Parks	2,631,289	3,333,900	4,552,129	1,016,311	-201,918
	\$8,770,964	\$11,112,998	\$10,826,369	\$2,735,651	\$3,022,281



General Fund

For Fiscal Period Ending: April 2023

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed May-Dec	Projected Year End 2023	Year End 2022
Revenue							
1510 - FINANCE ADMIN	15,022,894	15,022,894	822,115	3,619,450	12,003,671	15,623,121	15,380,182
1519 - INTERGOVERNMENTAL	2,303,237	2,303,237	35,000	364,029	1,170,118	1,534,147	1,182,586
1565 - WALTON PLAZA	3,308	3,308	276	1,103	2,205	3,308	3,308
2650 - MUNICIPAL COURT	300,000	300,000	27,338	88,208	161,812	250,020	247,393
3200 - POLICE	434,258	434,258	5,998	256,573	151,577	408,150	217,947
3500 - FIRE OPERATIONS	65,622	65,622	-	40,608	1,267	41,875	11,799
3510 - FIRE PREVENTION/CRR	20,000	20,000	3,550	19,450	8,620	28,070	11,495
4200 - STREETS & TRANSPORTATION	225,025	225,025	-	178,925	46,686	225,611	222,160
5530 - COMMUNITY CENTER	48,333	48,333	3,750	15,000	27,500	42,500	42,083
7200 - CODE & DEVELOPMENT	647,100	647,100	44,588	375,257	330,743	706,000	664,830
7520 - ECONOMIC DEVELOPMENT	20,000	20,000	-	325	11,524	11,849	19,303
7521 - MAINSTREET	35,000	35,000	-	17,500	26,250	43,750	35,000
7563 - AIRPORT	349,442	349,442	14,491	75,200	167,335	242,535	273,571
Revenue Total:	19,474,219	19,474,219	957,104	5,051,627	14,109,308	19,160,935	18,311,656
Expense							
1100 - LEGISLATIVE	251,706	251,706	24,562	89,631	188,238	277,870	268,270
1300 - EXECUTIVE	472,190	472,190	39,434	157,273	332,036	489,309	417,653
1400 - ELECTIONS	20,300	20,300	-	-	-	-	-
1500 - GENERAL ADMIN	79,544	79,544	6,098	32,092	95,260	127,352	148,166
1510 - FINANCE ADMIN	506,034	506,034	21,745	100,447	339,014	439,461	464,842
1530 - LAW	160,000	160,000	23,803	53,682	139,175	192,857	161,531
1560 - AUDIT	40,000	40,000	6,500	40,000	5,000	45,000	40,000
1565 - WALTON PLAZA	591,850	591,850	-	148,024	445,446	593,470	594,127
2650 - MUNICIPAL COURT	254,944	254,944	24,309	90,148	163,986	254,133	234,500
3200 - POLICE	7,408,105	7,408,105	617,677	2,832,537	4,621,026	7,453,563	6,621,127
3500 - FIRE OPERATIONS	2,692,801	2,692,801	210,222	957,708	1,813,883	2,771,591	2,652,600
3510 - FIRE PREVENTION/CRR	104,371	104,371	6,533	28,525	69,222	97,746	98,465
4200 - STREETS & TRANSPORTATION	1,834,029	1,834,029	121,044	510,912	1,031,104	1,542,017	1,503,730
5500 - COMMUNITY SERVICES	12,900	12,900	-	5,831	2,105	7,936	12,036
5530 - COMMUNITY CENTER	6,180	6,180	1,846	10,288	4,849	15,137	6,665
6100 - PARKS	2,460,321	2,460,321	20,033	81,221	-	81,221	-
6200 - BLDGS & GROUNDS	651,665	651,665	47,604	174,907	637,302	812,210	949,039
6500 - LIBRARIES	154,443	154,443	241	38,728	102,636	141,364	133,898
7200 - CODE & DEVELOPMENT	898,451	898,451	58,551	240,502	479,525	720,026	711,626
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,683	4,683	4,683
7520 - ECONOMIC DEVELOPMENT	579,026	579,026	34,322	147,690	373,177	520,867	480,217
7550 - DOWNTOWN DEVELOPMENT	25,450	25,450	90	6,454	19,137	25,591	25,387
7563 - AIRPORT	265,065	265,065	6,698	32,652	168,589	201,241	252,896
Expense Total:	19,474,219	19,474,219	1,271,311	5,779,251	11,035,393	16,814,645	15,781,458
Report Surplus (Deficit):				(727,624)		2,346,290	2,530,198



Monroe, GA

General Fund Monthly Budget Report

Group Summary

352

For Fiscal: 2023 Period Ending: 04/30/2023

DEP...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	930,179.02	514,856.09	-415,322.93	-44.65%	3,720,716.08	2,269,391.95	-1,451,324.13	-39.01%	11,166,615.00
Total R1: 31 - TAXES:	930,179.02	514,856.09	-415,322.93	-44.65%	3,720,716.08	2,269,391.95	-1,451,324.13	-39.01%	11,166,615.00
R1: 32 - LICENSES & PERMITS									
7200 - CODE & DEVELOPMENT	44,448.88	43,400.23	-1,048.65	-2.36%	177,795.52	351,191.23	173,395.71	97.53%	533,600.00
Total R1: 32 - LICENSES & PERMITS:	44,448.88	43,400.23	-1,048.65	-2.36%	177,795.52	351,191.23	173,395.71	97.53%	533,600.00
R1: 33 - INTERGOVERNMENTAL									
1519 - INTERGOVERNMENTAL	191,859.64	35,000.00	-156,859.64	-81.76%	767,438.56	364,028.50	-403,410.06	-52.57%	2,303,237.00
3200 - POLICE	166.60	0.00	-166.60	-100.00%	666.40	0.00	-666.40	-100.00%	2,000.00
3500 - FIRE OPERATIONS	1,316.93	0.00	-1,316.93	-100.00%	5,267.72	0.00	-5,267.72	-100.00%	15,809.52
4200 - STREETS & TRANSPORTATION	14,904.45	0.00	-14,904.45	-100.00%	59,617.80	178,925.21	119,307.41	200.12%	178,925.00
7200 - CODE & DEVELOPMENT	1,249.50	0.00	-1,249.50	-100.00%	4,998.00	7,670.94	2,672.94	53.48%	15,000.00
Total R1: 33 - INTERGOVERNMENTAL:	209,497.12	35,000.00	-174,497.12	-83.29%	837,988.48	550,624.65	-287,363.83	-34.29%	2,514,971.52
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	67,473.00	66,240.89	-1,232.11	-1.83%	269,892.00	292,907.21	23,015.21	8.53%	810,000.00
3200 - POLICE	333.20	330.00	-3.20	-0.96%	1,332.80	1,470.42	137.62	10.33%	4,000.00
3510 - FIRE PREVENTION/CRR	1,666.00	3,550.00	1,884.00	113.09%	6,664.00	19,450.00	12,786.00	191.87%	20,000.00
7200 - CODE & DEVELOPMENT	583.10	1,188.00	604.90	103.74%	2,332.40	4,824.00	2,491.60	106.83%	7,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	1,666.00	0.00	-1,666.00	-100.00%	6,664.00	325.00	-6,339.00	-95.12%	20,000.00
7563 - AIRPORT	91.63	85.00	-6.63	-7.24%	366.52	340.00	-26.52	-7.24%	1,100.00
Total R1: 34 - CHARGES FOR SERVICES:	71,812.93	71,393.89	-419.04	-0.58%	287,251.72	319,316.63	32,064.91	11.16%	862,100.00
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	24,990.00	27,337.53	2,347.53	9.39%	99,960.00	88,208.16	-11,751.84	-11.76%	300,000.00
3200 - POLICE	2,915.50	3,023.00	107.50	3.69%	11,662.00	11,055.61	-606.39	-5.20%	35,000.00
Total R1: 35 - FINES & FORFEITURES:	27,905.50	30,360.53	2,455.03	8.80%	111,622.00	99,263.77	-12,358.23	-11.07%	335,000.00
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	41.65	5,697.46	5,655.81	13,579.38%	166.60	20,630.87	20,464.27	12,283.48%	500.00
Total R1: 36 - INVESTMENT INCOME:	41.65	5,697.46	5,655.81	13,579.38%	166.60	20,630.87	20,464.27	12,283.48%	500.00
R1: 37 - CONTRIBUTIONS & DONATIONS									
3200 - POLICE	0.00	0.00	0.00	0.00%	0.00	10,000.00	10,000.00	0.00%	0.00
7521 - MAINSTREET	2,915.50	0.00	-2,915.50	-100.00%	11,662.00	17,500.00	5,838.00	50.06%	35,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	2,915.50	0.00	-2,915.50	-100.00%	11,662.00	27,500.00	15,838.00	135.81%	35,000.00

Monthly Budget Report

For Fiscal: 2023 Period Ending: 04/30/23

DEP...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
R1: 38 - MISCELLANEOUS REVENUE									
1510 - FINANCE ADMIN	3,956.75	-3,322.89	-7,279.64	-183.98%	15,827.00	2,207.73	-13,619.27	-86.05%	47,500.00
1565 - WALTON PLAZA	275.55	275.63	0.08	0.03%	1,102.20	1,102.52	0.32	0.03%	3,308.00
3200 - POLICE	0.00	1,881.41	1,881.41	0.00%	0.00	48,556.41	48,556.41	0.00%	0.00
5530 - COMMUNITY CENTER	4,026.13	3,750.00	-276.13	-6.86%	16,104.52	15,000.00	-1,104.52	-6.86%	48,333.00
7200 - CODE & DEVELOPMENT	0.00	0.00	0.00	0.00%	0.00	11,570.64	11,570.64	0.00%	0.00
7563 - AIRPORT	27,066.66	14,405.64	-12,661.02	-46.78%	108,266.64	59,081.08	-49,185.56	-45.43%	324,930.00
Total R1: 38 - MISCELLANEOUS REVENUE:	35,325.09	16,989.79	-18,335.30	-51.90%	141,300.36	137,518.38	-3,781.98	-2.68%	424,071.00
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	249,756.63	238,643.06	-11,113.57	-4.45%	999,026.52	1,034,310.83	35,284.31	3.53%	2,998,279.01
3200 - POLICE	32,758.39	763.20	-31,995.19	-97.67%	131,033.56	185,490.72	54,457.16	41.56%	393,258.00
3500 - FIRE OPERATIONS	4,149.33	0.00	-4,149.33	-100.00%	16,597.32	40,608.48	24,011.16	144.67%	49,812.00
4200 - STREETS & TRANSPORTATION	3,840.13	0.00	-3,840.13	-100.00%	15,360.52	0.00	-15,360.52	-100.00%	46,100.00
7200 - CODE & DEVELOPMENT	7,621.95	0.00	-7,621.95	-100.00%	30,487.80	0.00	-30,487.80	-100.00%	91,500.00
7563 - AIRPORT	1,950.21	0.00	-1,950.21	-100.00%	7,800.84	15,778.56	7,977.72	102.27%	23,412.00
Total R1: 39 - OTHER FINANCING SOURCES:	300,076.64	239,406.26	-60,670.38	-20.22%	1,200,306.56	1,276,188.59	75,882.03	6.32%	3,602,361.01
Total Revenue:	1,622,202.33	957,104.25	-665,098.08	-41.00%	6,488,809.32	5,051,626.07	-1,437,183.25	-22.15%	19,474,218.53
Expense									
1100 - LEGISLATIVE	20,967.09	24,561.89	3,594.80	17.14%	83,868.36	89,631.46	5,763.10	6.87%	251,706.00
1300 - EXECUTIVE	39,333.38	39,433.61	100.23	0.25%	157,333.52	157,273.28	-60.24	-0.04%	472,190.00
1400 - ELECTIONS	1,690.99	0.00	-1,690.99	-100.00%	6,763.96	0.00	-6,763.96	-100.00%	20,300.00
1500 - GENERAL ADMIN	6,625.97	6,097.97	-528.00	-7.97%	26,503.88	32,091.75	5,587.87	21.08%	79,544.00
1510 - FINANCE ADMIN	42,152.57	21,744.53	-20,408.04	-48.41%	168,610.28	100,446.95	-68,163.33	-40.43%	506,034.00
1530 - LAW	13,328.00	23,802.95	10,474.95	78.59%	53,312.00	53,681.59	369.59	0.69%	160,000.00
1560 - AUDIT	3,332.00	6,500.00	3,168.00	95.08%	13,328.00	40,000.00	26,672.00	200.12%	40,000.00
1565 - WALTON PLAZA	49,301.08	0.00	-49,301.08	-100.00%	197,204.32	148,024.08	-49,180.24	-24.94%	591,849.81
2650 - MUNICIPAL COURT	21,236.78	24,308.86	3,072.08	14.47%	84,947.12	90,147.62	5,200.50	6.12%	254,944.00
3200 - POLICE	617,095.10	617,676.76	581.66	0.09%	2,468,380.40	2,832,537.07	364,156.67	14.75%	7,408,105.00
3500 - FIRE OPERATIONS	224,310.27	210,222.00	-14,088.27	-6.28%	897,241.08	957,707.57	60,466.49	6.74%	2,692,801.00
3510 - FIRE PREVENTION/CRR	8,694.07	6,533.46	-2,160.61	-24.85%	34,776.28	28,524.50	-6,251.78	-17.98%	104,371.00
4200 - STREETS & TRANSPORTATION	152,774.56	121,043.86	-31,730.70	-20.77%	611,098.24	510,912.44	-100,185.80	-16.39%	1,834,029.00
5500 - COMMUNITY SERVICES	1,074.57	0.00	-1,074.57	-100.00%	4,298.28	5,831.00	1,532.72	35.66%	12,900.00
5530 - COMMUNITY CENTER	514.78	1,846.24	1,331.46	258.65%	2,059.12	10,287.63	8,228.51	399.61%	6,180.00
6100 - RECREATION	204,944.72	20,032.84	-184,911.88	-90.23%	819,778.88	81,221.45	-738,557.43	-90.09%	2,460,321.13
6200 - BLDGS & GROUNDS	54,283.65	47,604.02	-6,679.63	-12.31%	217,134.60	174,907.47	-42,227.13	-19.45%	651,665.00
6500 - LIBRARIES	12,865.06	241.16	-12,623.90	-98.13%	51,460.24	38,727.73	-12,732.51	-24.74%	154,442.61
7200 - CODE & DEVELOPMENT	74,840.92	58,551.15	-16,289.77	-21.77%	299,363.68	240,501.52	-58,862.16	-19.66%	898,451.00
7400 - PLANNING AND ZONING	403.50	0.00	-403.50	-100.00%	1,614.00	0.00	-1,614.00	-100.00%	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	48,232.83	34,322.16	-13,910.67	-28.84%	192,931.32	147,690.11	-45,241.21	-23.45%	579,026.00
7550 - DOWNTOWN DEVELOPMENT	2,119.98	90.24	-2,029.74	-95.74%	8,479.92	6,454.09	-2,025.83	-23.89%	25,450.00
7563 - AIRPORT	22,079.85	6,697.58	-15,382.27	-69.67%	88,319.40	32,651.87	-55,667.53	-63.03%	265,065.00

Monthly Budget Report

For Fiscal: 2023 Period Ending: 04 354 23

DEP...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Total Expense:	1,622,201.72	1,271,311.28	350,890.44	21.63%	6,488,806.88	5,779,251.18	709,555.70	10.94%	19,474,218.55
Report Total:	0.61	-314,207.03	-314,207.64		2.44	-727,625.11	-727,627.55		-0.02



Monroe, GA

General Fund Income Statement

Group Summary

For Fiscal: 2023 Period Ending: 04/30/2023

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1510 - FINANCE ADMIN	15,022,894.01	15,022,894.01	822,114.61	3,619,448.59	11,403,445.42
1519 - INTERGOVERNMENTAL	2,303,237.00	2,303,237.00	35,000.00	364,028.50	1,939,208.50
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,102.52	2,205.48
2650 - MUNICIPAL COURT	300,000.00	300,000.00	27,337.53	88,208.16	211,791.84
3200 - POLICE	434,258.00	434,258.00	5,997.61	256,573.16	177,684.84
3500 - FIRE OPERATIONS	65,621.52	65,621.52	0.00	40,608.48	25,013.04
3510 - FIRE PREVENTION/CRR	20,000.00	20,000.00	3,550.00	19,450.00	550.00
4200 - STREETS & TRANSPORTATION	225,025.00	225,025.00	0.00	178,925.21	46,099.79
5530 - COMMUNITY CENTER	48,333.00	48,333.00	3,750.00	15,000.00	33,333.00
7200 - CODE & DEVELOPMENT	647,100.00	647,100.00	44,588.23	375,256.81	271,843.19
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	0.00	325.00	19,675.00
7521 - MAINSTREET	35,000.00	35,000.00	0.00	17,500.00	17,500.00
7563 - AIRPORT	349,442.00	349,442.00	14,490.64	75,199.64	274,242.36
Revenue Total:	19,474,218.53	19,474,218.53	957,104.25	5,051,626.07	14,422,592.46
Expense					
1100 - LEGISLATIVE	251,706.00	251,706.00	24,561.89	89,631.46	162,074.54
1300 - EXECUTIVE	472,190.00	472,190.00	39,433.61	157,273.28	314,916.72
1400 - ELECTIONS	20,300.00	20,300.00	0.00	0.00	20,300.00
1500 - GENERAL ADMIN	79,544.00	79,544.00	6,097.97	32,091.75	47,452.25
1510 - FINANCE ADMIN	506,034.00	506,034.00	21,744.53	100,446.95	405,587.05
1530 - LAW	160,000.00	160,000.00	23,802.95	53,681.59	106,318.41
1560 - AUDIT	40,000.00	40,000.00	6,500.00	40,000.00	0.00
1565 - WALTON PLAZA	591,849.81	591,849.81	0.00	148,024.08	443,825.73
2650 - MUNICIPAL COURT	254,944.00	254,944.00	24,308.86	90,147.62	164,796.38
3200 - POLICE	7,408,105.00	7,408,105.00	617,676.76	2,832,537.07	4,575,567.93
3500 - FIRE OPERATIONS	2,692,801.00	2,692,801.00	210,222.00	957,707.57	1,735,093.43
3510 - FIRE PREVENTION/CRR	104,371.00	104,371.00	6,533.46	28,524.50	75,846.50
4200 - STREETS & TRANSPORTATION	1,834,029.00	1,834,029.00	121,043.86	510,912.44	1,323,116.56
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	0.00	5,831.00	7,069.00
5530 - COMMUNITY CENTER	6,180.00	6,180.00	1,846.24	10,287.63	-4,107.63
6100 - RECREATION	2,460,321.13	2,460,321.13	20,032.84	81,221.45	2,379,099.68
6200 - BLDGS & GROUNDS	651,665.00	651,665.00	47,604.02	174,907.47	476,757.53
6500 - LIBRARIES	154,442.61	154,442.61	241.16	38,727.73	115,714.88
7200 - CODE & DEVELOPMENT	898,451.00	898,451.00	58,551.15	240,501.52	657,949.48
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	579,026.00	579,026.00	34,322.16	147,690.11	431,335.89
7550 - DOWNTOWN DEVELOPMENT	25,450.00	25,450.00	90.24	6,454.09	18,995.91
7563 - AIRPORT	265,065.00	265,065.00	6,697.58	32,651.87	232,413.13
Expense Total:	19,474,218.55	19,474,218.55	1,271,311.28	5,779,251.18	13,694,967.37
Total Surplus (Deficit):	-0.02	-0.02	-314,207.03	-727,625.11	



Monroe, GA

General Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 04/30/2023

DEP...	2022 April Activity	2023 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2022 YTD Activity	2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1510 - FINANCE ADMIN	864,435.61	822,114.61	-42,321.00	-4.90%	3,376,666.58	3,619,448.59	242,782.01	7.19%
1519 - INTERGOVERNMENTAL	0.00	35,000.00	35,000.00	0.00%	12,467.50	364,028.50	351,561.00	2,819.82%
1565 - WALTON PLAZA	275.63	275.63	0.00	0.00%	1,102.52	1,102.52	0.00	0.00%
2650 - MUNICIPAL COURT	22,375.51	27,337.53	4,962.02	22.18%	85,580.98	88,208.16	2,627.18	3.07%
3200 - POLICE	5,862.69	5,997.61	134.92	2.30%	66,369.49	256,573.16	190,203.67	286.58%
3500 - FIRE OPERATIONS	10,532.00	0.00	-10,532.00	-100.00%	10,532.00	40,608.48	30,076.48	285.57%
3510 - FIRE PREVENTION/CRR	1,275.00	3,550.00	2,275.00	178.43%	2,875.00	19,450.00	16,575.00	576.52%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	175,474.02	178,925.21	3,451.19	1.97%
5530 - COMMUNITY CENTER	0.00	3,750.00	3,750.00	0.00%	14,583.35	15,000.00	416.65	2.86%
7200 - CODE & DEVELOPMENT	97,786.88	44,588.23	-53,198.65	-54.40%	334,086.63	375,256.81	41,170.18	12.32%
7520 - ECONOMIC DEVELOPMENT & PLANNING	0.00	0.00	0.00	0.00%	7,779.00	325.00	-7,454.00	-95.82%
7521 - MAINSTREET	8,750.00	0.00	-8,750.00	-100.00%	8,750.00	17,500.00	8,750.00	100.00%
7563 - AIRPORT	24,367.87	14,490.64	-9,877.23	-40.53%	106,236.24	75,199.64	-31,036.60	-29.21%
Revenue Total:	1,035,661.19	957,104.25	-78,556.94	-7.59%	4,202,503.31	5,051,626.07	849,122.76	20.21%
Expense								
1100 - LEGISLATIVE	23,996.95	24,561.89	-564.94	-2.35%	80,031.89	89,631.46	-9,599.57	-11.99%
1300 - EXECUTIVE	23,369.89	39,433.61	-16,063.72	-68.74%	85,617.17	157,273.28	-71,656.11	-83.69%
1500 - GENERAL ADMIN	14,860.44	6,097.97	8,762.47	58.97%	52,906.29	32,091.75	20,814.54	39.34%
1510 - FINANCE ADMIN	40,573.77	21,744.53	18,829.24	46.41%	125,827.97	100,446.95	25,381.02	20.17%
1530 - LAW	0.00	23,802.95	-23,802.95	0.00%	168.25	53,681.59	-53,513.34	-31,805.85%
1560 - AUDIT	4,000.00	6,500.00	-2,500.00	-62.50%	35,000.00	40,000.00	-5,000.00	-14.29%
1565 - WALTON PLAZA	0.00	0.00	0.00	0.00%	148,681.28	148,024.08	657.20	0.44%
2650 - MUNICIPAL COURT	16,338.10	24,308.86	-7,970.76	-48.79%	62,014.02	90,147.62	-28,133.60	-45.37%
3200 - POLICE	587,350.47	617,676.76	-30,326.29	-5.16%	1,999,482.77	2,832,537.07	-833,054.30	-41.66%
3500 - FIRE OPERATIONS	251,833.33	210,222.00	41,611.33	16.52%	839,335.50	957,707.57	-118,372.07	-14.10%
3510 - FIRE PREVENTION/CRR	9,534.91	6,533.46	3,001.45	31.48%	29,242.97	28,524.50	718.47	2.46%
4200 - STREETS & TRANSPORTATION	139,731.99	121,043.86	18,688.13	13.37%	472,625.33	510,912.44	-38,287.11	-8.10%
5500 - COMMUNITY SERVICES	0.00	0.00	0.00	0.00%	9,931.00	5,831.00	4,100.00	41.28%
5530 - COMMUNITY CENTER	622.15	1,846.24	-1,224.09	-196.75%	1,815.27	10,287.63	-8,472.36	-466.73%
6100 - RECREATION	0.00	20,032.84	-20,032.84	0.00%	0.00	81,221.45	-81,221.45	0.00%
6200 - BLDGS & GROUNDS	84,320.55	47,604.02	36,716.53	43.54%	311,737.10	174,907.47	136,829.63	43.89%
6500 - LIBRARIES	41.94	241.16	-199.22	-475.01%	31,262.14	38,727.73	-7,465.59	-23.88%
7200 - CODE & DEVELOPMENT	93,281.84	58,551.15	34,730.69	37.23%	232,101.80	240,501.52	-8,399.72	-3.62%
7520 - ECONOMIC DEVELOPMENT & PLANNING	27,869.26	34,322.16	-6,452.90	-23.15%	107,040.05	147,690.11	-40,650.06	-37.98%
7550 - DOWNTOWN DEVELOPMENT	6,250.00	90.24	6,159.76	98.56%	6,250.00	6,454.09	-204.09	-3.27%

General Fund Prior-Year Comparative Income Statement

For the Period Ending 04/30/

DEP...	2022 April Activity	2023 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2022 YTD Activity	2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
7563 - AIRPORT	8,117.12	6,697.58	1,419.54	17.49%	84,306.39	32,651.87	51,654.52	61.27%
Expense Total:	1,332,092.71	1,271,311.28	60,781.43	4.56%	4,715,377.19	5,779,251.18	-1,063,873.99	-22.56%
Total Surplus (Deficit):	-296,431.52	-314,207.03	-17,775.51	-6.00%	-512,873.88	-727,625.11	-214,751.23	-41.87%



Monroe, GA

General Fund Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 04/30/2023

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1510 - FINANCE ADMIN	15,022,894.01	15,022,894.01	822,114.61	3,619,448.59	-11,403,445.42	75.91%
1519 - INTERGOVERNMENTAL	2,303,237.00	2,303,237.00	35,000.00	364,028.50	-1,939,208.50	84.19%
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,102.52	-2,205.48	66.67%
2650 - MUNICIPAL COURT	300,000.00	300,000.00	27,337.53	88,208.16	-211,791.84	70.60%
3200 - POLICE	434,258.00	434,258.00	5,997.61	256,573.16	-177,684.84	40.92%
3500 - FIRE OPERATIONS	65,621.52	65,621.52	0.00	40,608.48	-25,013.04	38.12%
3510 - FIRE PREVENTION/CRR	20,000.00	20,000.00	3,550.00	19,450.00	-550.00	2.75%
4200 - STREETS & TRANSPORTATION	225,025.00	225,025.00	0.00	178,925.21	-46,099.79	20.49%
5530 - COMMUNITY CENTER	48,333.00	48,333.00	3,750.00	15,000.00	-33,333.00	68.97%
7200 - CODE & DEVELOPMENT	647,100.00	647,100.00	44,588.23	375,256.81	-271,843.19	42.01%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	0.00	325.00	-19,675.00	98.38%
7521 - MAINSTREET	35,000.00	35,000.00	0.00	17,500.00	-17,500.00	50.00%
7563 - AIRPORT	349,442.00	349,442.00	14,490.64	75,199.64	-274,242.36	78.48%
Revenue Total:	19,474,218.53	19,474,218.53	957,104.25	5,051,626.07	-14,422,592.46	74.06%
Expense						
1100 - LEGISLATIVE	251,706.00	251,706.00	24,561.89	89,631.46	162,074.54	64.39%
1300 - EXECUTIVE	472,190.00	472,190.00	39,433.61	157,273.28	314,916.72	66.69%
1400 - ELECTIONS	20,300.00	20,300.00	0.00	0.00	20,300.00	100.00%
1500 - GENERAL ADMIN	79,544.00	79,544.00	6,097.97	32,091.75	47,452.25	59.66%
1510 - FINANCE ADMIN	506,034.00	506,034.00	21,744.53	100,446.95	405,587.05	80.15%
1530 - LAW	160,000.00	160,000.00	23,802.95	53,681.59	106,318.41	66.45%
1560 - AUDIT	40,000.00	40,000.00	6,500.00	40,000.00	0.00	0.00%
1565 - WALTON PLAZA	591,849.81	591,849.81	0.00	148,024.08	443,825.73	74.99%
2650 - MUNICIPAL COURT	254,944.00	254,944.00	24,308.86	90,147.62	164,796.38	64.64%
3200 - POLICE	7,408,105.00	7,408,105.00	617,676.76	2,832,537.07	4,575,567.93	61.76%
3500 - FIRE OPERATIONS	2,692,801.00	2,692,801.00	210,222.00	957,707.57	1,735,093.43	64.43%
3510 - FIRE PREVENTION/CRR	104,371.00	104,371.00	6,533.46	28,524.50	75,846.50	72.67%
4200 - STREETS & TRANSPORTATION	1,834,029.00	1,834,029.00	121,043.86	510,912.44	1,323,116.56	72.14%
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	0.00	5,831.00	7,069.00	54.80%
5530 - COMMUNITY CENTER	6,180.00	6,180.00	1,846.24	10,287.63	-4,107.63	-66.47%
6100 - RECREATION	2,460,321.13	2,460,321.13	20,032.84	81,221.45	2,379,099.68	96.70%
6200 - BLDGS & GROUNDS	651,665.00	651,665.00	47,604.02	174,907.47	476,757.53	73.16%
6500 - LIBRARIES	154,442.61	154,442.61	241.16	38,727.73	115,714.88	74.92%
7200 - CODE & DEVELOPMENT	898,451.00	898,451.00	58,551.15	240,501.52	657,949.48	73.23%
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	579,026.00	579,026.00	34,322.16	147,690.11	431,335.89	74.49%
7550 - DOWNTOWN DEVELOPMENT	25,450.00	25,450.00	90.24	6,454.09	18,995.91	74.64%
7563 - AIRPORT	265,065.00	265,065.00	6,697.58	32,651.87	232,413.13	87.68%
Expense Total:	19,474,218.55	19,474,218.55	1,271,311.28	5,779,251.18	13,694,967.37	70.32%
Report Surplus (Deficit):	-0.02	-0.02	-314,207.03	-727,625.11	-727,625.09	125,450.00%



Utilities Fund

For Fiscal Period Ending: April 2023

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed May-Dec	Projected Year End 2023	Year End 2022
Revenue							
4002 - WATER	8,103,733	8,103,733	642,417	2,479,601	7,404,429	9,884,030	9,713,582
4003 - SEWER	5,213,333	5,213,333	444,269	1,725,215	3,579,143	5,304,357	5,343,417
4004 - STORMWATER	8,000	8,000	1,250	1,850	-	1,850	6,608
4005 - GAS	5,741,619	5,741,619	531,570	2,815,900	3,040,030	5,855,930	5,836,544
4006 - GUTA	63,880	63,880	3,615	15,230	81,923	97,153	157,163
4008 - ELECTRIC	20,753,333	20,753,333	1,735,240	7,352,416	14,045,170	21,397,586	20,677,315
4009 - TELECOM & INTERNET	4,143,333	4,143,333	371,188	1,448,927	2,753,697	4,202,624	4,069,720
4010 - CABLE TV	2,773,333	2,773,333	240,860	959,012	1,950,751	2,909,763	2,985,527
4012 - UTIL FINANCE	-	-	-	101,214	399,969	501,183	742,590
4015- CENTRAL SERVICES	-	-	-	-	6,500	6,500	6,500
Revenue Total:	46,800,566	46,800,566	3,970,410	16,899,365	33,261,611	50,160,976	49,538,966
Expense							
4002 - WATER	7,223,733	7,223,733	635,250	2,320,979	4,571,345	6,892,324	6,740,221
4003 - SEWER	5,716,536	5,716,536	520,237	1,775,589	3,342,988	5,118,576	5,113,182
4004 - STORMWATER	483,003	483,003	37,759	186,409	240,384	426,793	366,429
4005 - GAS	6,691,442	6,691,442	566,329	2,564,045	3,338,372	5,902,417	5,614,801
4006 - GUTA	63,930	63,930	4,830	16,421	176,547	192,968	265,091
4007 - GEN ADMIN WSG	257,416	257,416	23,576	94,164	173,258	267,423	253,009
4008 - ELECTRIC	18,114,008	18,114,008	1,685,199	7,774,665	13,985,550	21,760,215	20,327,470
4009 - TELECOM & INTERNET	3,410,627	3,410,627	381,275	1,212,942	2,087,415	3,300,356	3,021,142
4010 - CABLE TV	4,542,960	4,542,960	442,897	1,460,167	2,765,600	4,225,767	4,171,000
4011 - GEN ADMIN ELEC/TELECOM	217,399	217,399	17,968	77,930	146,901	224,831	219,793
4012 - UTIL FINANCE	(2,634,804)	(2,634,804)	(817,999)	(1,507,051)	(1,857,383)	(3,364,434)	(2,852,933)
4013 - UTIL CUST SVC	1,452,640	1,452,640	147,977	538,862	1,147,245	1,686,106	1,689,047
4014 - UTIL BILLING	507,661	507,661	38,703	223,512	331,995	555,507	511,268
4015 - CENTRAL SERVICES	754,016	754,016	76,697	335,933	798,786	1,134,719	1,228,466
CAPITAL	-	-	-	-	-	-	-
Expense Total:	46,800,566	46,800,566	3,760,700	17,074,567	31,249,002	48,323,568	46,667,986
Report Surplus (Deficit):				(175,202)		1,837,408	2,870,980



Monroe, GA

Utility Fund Monthly Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 04/30/2023
without Capital

ACTIVIT...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4002 - WATER	675,040.98	642,416.73	-32,624.25	-4.83%	2,700,163.92	2,479,600.71	-220,563.21	-8.17%	8,103,733.33
4003 - SEWER	434,270.66	444,269.49	9,998.83	2.30%	1,737,082.64	1,725,214.77	-11,867.87	-0.68%	5,213,333.33
4004 - STORMWATER	666.40	1,250.00	583.60	87.58%	2,665.60	1,850.00	-815.60	-30.60%	8,000.00
4005 - GAS	478,276.88	531,570.10	53,293.22	11.14%	1,913,107.52	2,815,900.23	902,792.71	47.19%	5,741,619.33
4006 - GUTA	5,321.20	3,615.00	-1,706.20	-32.06%	21,284.80	15,230.00	-6,054.80	-28.45%	63,880.00
4008 - ELECTRIC	1,728,752.66	1,735,240.11	6,487.45	0.38%	6,915,010.64	7,352,416.35	437,405.71	6.33%	20,753,333.33
4009 - TELECOM & INTERNET	345,139.66	371,188.40	26,048.74	7.55%	1,380,558.64	1,448,927.26	68,368.62	4.95%	4,143,333.33
4010 - CABLE TV	231,018.66	240,860.38	9,841.72	4.26%	924,074.64	959,012.25	34,937.61	3.78%	2,773,333.33
4012 - UTIL FINANCE	0.00	0.00	0.00	0.00%	0.00	101,213.51	101,213.51	0.00%	0.00
Total Revenue:	3,898,487.10	3,970,410.21	71,923.11	1.84%	15,593,948.40	16,899,365.08	1,305,416.68	8.37%	46,800,565.98
Expense									
4002 - WATER	601,736.83	635,250.12	-33,513.29	-5.57%	2,406,947.32	2,320,979.42	85,967.90	3.57%	7,223,732.95
4003 - SEWER	476,187.27	520,236.92	-44,049.65	-9.25%	1,904,749.08	1,775,588.62	129,160.46	6.78%	5,716,535.60
4004 - STORMWATER	40,234.11	37,759.35	2,474.76	6.15%	160,936.44	186,409.02	-25,472.58	-15.83%	483,003.00
4005 - GAS	557,397.03	566,329.48	-8,932.45	-1.60%	2,229,588.12	2,564,045.01	-334,456.89	-15.00%	6,691,441.89
4006 - GUTA	5,325.35	4,830.42	494.93	9.29%	21,301.40	16,420.87	4,880.53	22.91%	63,930.00
4007 - GEN ADMIN WSG	21,442.70	23,576.20	-2,133.50	-9.95%	85,770.80	94,164.31	-8,393.51	-9.79%	257,416.00
4008 - ELECTRIC	1,508,896.82	1,685,199.40	-176,302.58	-11.68%	6,035,587.28	7,774,664.62	-1,739,077.34	-28.81%	18,114,008.00
4009 - TELECOM & INTERNET	284,105.16	381,274.74	-97,169.58	-34.20%	1,136,420.64	1,212,941.81	-76,521.17	-6.73%	3,410,627.00
4010 - CABLE TV	378,428.50	442,897.46	-64,468.96	-17.04%	1,513,714.00	1,460,166.74	53,547.26	3.54%	4,542,960.00
4011 - GEN ADMIN ELEC/TELECOM	18,109.28	17,968.01	141.27	0.78%	72,437.12	77,930.11	-5,492.99	-7.58%	217,399.00
4012 - UTIL FINANCE	-219,479.21	-817,999.20	598,519.99	-272.70%	-877,916.84	-1,507,051.03	629,134.19	-71.66%	-2,634,804.00
4013 - UTIL CUST SVC	121,004.88	147,977.00	-26,972.12	-22.29%	484,019.52	538,861.81	-54,842.29	-11.33%	1,452,640.00
4014 - UTIL BILLING	42,288.13	38,702.73	3,585.40	8.48%	169,152.52	223,512.07	-54,359.55	-32.14%	507,661.00
4015 - CENTRAL SERVICES	62,809.47	76,696.95	-13,887.48	-22.11%	251,237.88	335,933.74	-84,695.86	-33.71%	754,016.00
Total Expense:	3,898,486.32	3,760,699.58	137,786.74	3.53%	15,593,945.28	17,074,567.12	-1,480,621.84	-9.49%	46,800,566.44
Report Total:	0.78	209,710.63	209,709.85		3.12	-175,202.04	-175,205.16		-0.46



Monroe, GA

Utility Fund Income Statement

Group Summary

For Fiscal: 2023 Period Ending: 04/30/2023

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	8,103,733.33	8,103,733.33	642,416.73	2,499,291.71	5,604,441.62
4003 - SEWER	5,213,333.33	5,213,333.33	444,269.49	1,725,214.77	3,488,118.56
4004 - STORMWATER	8,000.00	8,000.00	1,250.00	1,850.00	6,150.00
4005 - GAS	5,741,619.33	5,741,619.33	531,570.10	2,815,900.23	2,925,719.10
4006 - GUTA	63,880.00	63,880.00	3,615.00	15,230.00	48,650.00
4008 - ELECTRIC	20,753,333.33	20,753,333.33	1,735,240.11	7,352,416.35	13,400,916.98
4009 - TELECOM & INTERNET	4,143,333.33	4,143,333.33	371,188.40	1,448,927.26	2,694,406.07
4010 - CABLE TV	2,773,333.33	2,773,333.33	240,860.38	959,012.25	1,814,321.08
4012 - UTIL FINANCE	0.00	0.00	0.00	101,213.51	-101,213.51
Revenue Total:	46,800,565.98	46,800,565.98	3,970,410.21	16,919,056.08	29,881,509.90
Expense					
4002 - WATER	7,223,732.95	7,223,732.95	1,025,497.23	3,500,672.23	3,723,060.72
4003 - SEWER	5,716,535.60	5,716,535.60	867,534.24	2,315,131.42	3,401,404.18
4004 - STORMWATER	483,003.00	483,003.00	37,759.35	186,409.02	296,593.98
4005 - GAS	6,691,441.89	6,691,441.89	566,329.48	2,564,045.01	4,127,396.88
4006 - GUTA	63,930.00	63,930.00	4,830.42	16,420.87	47,509.13
4007 - GEN ADMIN WSG	257,416.00	257,416.00	23,576.20	94,164.31	163,251.69
4008 - ELECTRIC	18,114,008.00	18,114,008.00	1,742,040.59	8,405,842.29	9,708,165.71
4009 - TELECOM & INTERNET	3,410,627.00	3,410,627.00	864,412.66	3,458,600.43	-47,973.43
4010 - CABLE TV	4,542,960.00	4,542,960.00	443,485.46	1,460,754.74	3,082,205.26
4011 - GEN ADMIN ELEC/TELECOM	217,399.00	217,399.00	17,968.01	77,930.11	139,468.89
4012 - UTIL FINANCE	-2,634,804.00	-2,634,804.00	-788,381.20	-1,379,331.03	-1,255,472.97
4013 - UTIL CUST SVC	1,452,640.00	1,452,640.00	147,977.00	538,861.81	913,778.19
4014 - UTIL BILLING	507,661.00	507,661.00	38,702.73	223,512.07	284,148.93
4015 - CENTRAL SERVICES	754,016.00	754,016.00	78,519.53	337,756.32	416,259.68
Expense Total:	46,800,566.44	46,800,566.44	5,070,251.70	21,800,769.60	24,999,796.84
Total Surplus (Deficit):	-0.46	-0.46	-1,099,841.49	-4,881,713.52	



Monroe, GA

Utility Fund Prior-Year Comparative Income Statement

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Group Summary

For the Period Ending 04/30/2023

ACTIVIT...	2022 April Activity	2023 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2022 YTD Activity	2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	573,255.56	642,416.73	69,161.17	12.06%	2,307,351.59	2,499,291.71	191,940.12	8.32%
4003 - SEWER	410,041.89	444,269.49	34,227.60	8.35%	1,764,274.90	1,725,214.77	-39,060.13	-2.21%
4004 - STORMWATER	1,354.00	1,250.00	-104.00	-7.68%	1,354.00	1,850.00	496.00	36.63%
4005 - GAS	632,293.96	531,570.10	-100,723.86	-15.93%	2,796,514.44	2,815,900.23	19,385.79	0.69%
4006 - GUTA	30,135.00	3,615.00	-26,520.00	-88.00%	75,240.00	15,230.00	-60,010.00	-79.76%
4008 - ELECTRIC	1,413,545.07	1,735,240.11	321,695.04	22.76%	6,607,395.35	7,352,416.35	745,021.00	11.28%
4009 - TELECOM & INTERNET	332,404.02	371,188.40	38,784.38	11.67%	1,316,023.19	1,448,927.26	132,904.07	10.10%
4010 - CABLE TV	251,745.01	240,860.38	-10,884.63	-4.32%	1,034,775.84	959,012.25	-75,763.59	-7.32%
4012 - UTIL FINANCE	205,372.54	0.00	-205,372.54	-100.00%	342,620.44	101,213.51	-241,406.93	-70.46%
Revenue Total:	3,850,147.05	3,970,410.21	120,263.16	3.12%	16,245,549.75	16,919,056.08	673,506.33	4.15%
Expense								
4002 - WATER	676,421.40	1,025,497.23	-349,075.83	-51.61%	2,326,710.82	3,500,672.23	-1,173,961.41	-50.46%
4003 - SEWER	468,734.61	867,534.24	-398,799.63	-85.08%	2,351,996.27	2,315,131.42	36,864.85	1.57%
4004 - STORMWATER	262,630.41	37,759.35	224,871.06	85.62%	452,427.78	186,409.02	266,018.76	58.80%
4005 - GAS	537,786.55	566,329.48	-28,542.93	-5.31%	2,434,854.65	2,564,045.01	-129,190.36	-5.31%
4006 - GUTA	25,399.39	4,830.42	20,568.97	80.98%	87,038.04	16,420.87	70,617.17	81.13%
4007 - GEN ADMIN WSG	25,357.90	23,576.20	1,781.70	7.03%	79,750.69	94,164.31	-14,413.62	-18.07%
4008 - ELECTRIC	1,669,987.46	1,742,040.59	-72,053.13	-4.31%	6,655,202.85	8,405,842.29	-1,750,639.44	-26.30%
4009 - TELECOM & INTERNET	419,144.37	864,412.66	-445,268.29	-106.23%	1,799,052.57	3,458,600.43	-1,659,547.86	-92.25%
4010 - CABLE TV	393,411.95	443,485.46	-50,073.51	-12.73%	1,373,971.43	1,460,754.74	-86,783.31	-6.32%
4011 - GEN ADMIN ELEC/TELECOM	22,970.92	17,968.01	5,002.91	21.78%	72,891.45	77,930.11	-5,038.66	-6.91%
4012 - UTIL FINANCE	-371,322.46	-788,381.20	417,058.74	112.32%	-1,019,991.73	-1,379,331.03	359,339.30	35.23%
4013 - UTIL CUST SVC	190,143.60	147,977.00	42,166.60	22.18%	541,802.43	538,861.81	2,940.62	0.54%
4014 - UTIL BILLING	71,912.86	38,702.73	33,210.13	46.18%	177,914.05	223,512.07	-45,598.02	-25.63%
4015 - CENTRAL SERVICES	139,956.86	78,519.53	61,437.33	43.90%	401,472.64	337,756.32	63,716.32	15.87%
Expense Total:	4,532,535.82	5,070,251.70	-537,715.88	-11.86%	17,735,093.94	21,800,769.60	-4,065,675.66	-22.92%
Total Surplus (Deficit):	-682,388.77	-1,099,841.49	-417,452.72	-61.18%	-1,489,544.19	-4,881,713.52	-3,392,169.33	-227.73%



Monroe, GA

Utility Fund Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 04/30/2023

without Capital

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	8,103,733.33	8,103,733.33	642,416.73	2,479,600.71	-5,624,132.62	69.40%
4003 - SEWER	5,213,333.33	5,213,333.33	444,269.49	1,725,214.77	-3,488,118.56	66.91%
4004 - STORMWATER	8,000.00	8,000.00	1,250.00	1,850.00	-6,150.00	76.88%
4005 - GAS	5,741,619.33	5,741,619.33	531,570.10	2,815,900.23	-2,925,719.10	50.96%
4006 - GUTA	63,880.00	63,880.00	3,615.00	15,230.00	-48,650.00	76.16%
4008 - ELECTRIC	20,753,333.33	20,753,333.33	1,735,240.11	7,352,416.35	-13,400,916.98	64.57%
4009 - TELECOM & INTERNET	4,143,333.33	4,143,333.33	371,188.40	1,448,927.26	-2,694,406.07	65.03%
4010 - CABLE TV	2,773,333.33	2,773,333.33	240,860.38	959,012.25	-1,814,321.08	65.42%
4012 - UTIL FINANCE	0.00	0.00	0.00	101,213.51	101,213.51	0.00%
Revenue Total:	46,800,565.98	46,800,565.98	3,970,410.21	16,899,365.08	-29,901,200.90	63.89%
Expense						
4002 - WATER	7,223,732.95	7,223,732.95	635,250.12	2,320,979.42	4,902,753.53	67.87%
4003 - SEWER	5,716,535.60	5,716,535.60	520,236.92	1,775,588.62	3,940,946.98	68.94%
4004 - STORMWATER	483,003.00	483,003.00	37,759.35	186,409.02	296,593.98	61.41%
4005 - GAS	6,691,441.89	6,691,441.89	566,329.48	2,564,045.01	4,127,396.88	61.68%
4006 - GUTA	63,930.00	63,930.00	4,830.42	16,420.87	47,509.13	74.31%
4007 - GEN ADMIN WSG	257,416.00	257,416.00	23,576.20	94,164.31	163,251.69	63.42%
4008 - ELECTRIC	18,114,008.00	18,114,008.00	1,685,199.40	7,774,664.62	10,339,343.38	57.08%
4009 - TELECOM & INTERNET	3,410,627.00	3,410,627.00	381,274.74	1,212,941.81	2,197,685.19	64.44%
4010 - CABLE TV	4,542,960.00	4,542,960.00	442,897.46	1,460,166.74	3,082,793.26	67.86%
4011 - GEN ADMIN ELEC/TELECOM	217,399.00	217,399.00	17,968.01	77,930.11	139,468.89	64.15%
4012 - UTIL FINANCE	-2,634,804.00	-2,634,804.00	-817,999.20	-1,507,051.03	-1,127,752.97	42.80%
4013 - UTIL CUST SVC	1,452,640.00	1,452,640.00	147,977.00	538,861.81	913,778.19	62.90%
4014 - UTIL BILLING	507,661.00	507,661.00	38,702.73	223,512.07	284,148.93	55.97%
4015 - CENTRAL SERVICES	754,016.00	754,016.00	76,696.95	335,933.74	418,082.26	55.45%
Expense Total:	46,800,566.44	46,800,566.44	3,760,699.58	17,074,567.12	29,725,999.32	63.52%
Report Surplus (Deficit):	-0.46	-0.46	209,710.63	-175,202.04	-175,201.58	87,300.00%



Monroe, GA

Utility Fund Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 04/30/2023

Capital Revenue & Expense

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	0.00	0.00	0.00	19,691.00	19,691.00	0.00%
4003 - SEWER	0.00	0.00	0.00	0.00	0.00	0.00%
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00%
4008 - ELECTRIC	0.00	0.00	0.00	0.00	0.00	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	0.00	0.00	0.00	0.00%
4010 - CABLE TV	0.00	0.00	0.00	0.00	0.00	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00%
Revenue Total:	0.00	0.00	0.00	19,691.00	19,691.00	0.00%
Expense						
4002 - WATER	0.00	0.00	390,247.11	1,179,692.81	-1,179,692.81	0.00%
4003 - SEWER	0.00	0.00	347,297.32	539,542.80	-539,542.80	0.00%
4004 - STORMWATER	0.00	0.00	0.00	0.00	0.00	0.00%
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00%
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00%
4008 - ELECTRIC	0.00	0.00	56,841.19	631,177.67	-631,177.67	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	483,137.92	2,245,658.62	-2,245,658.62	0.00%
4010 - CABLE TV	0.00	0.00	588.00	588.00	-588.00	0.00%
4012 - UTIL FINANCE	0.00	0.00	29,618.00	127,720.00	-127,720.00	0.00%
4013 - UTIL CUST SVC	0.00	0.00	0.00	0.00	0.00	0.00%
4014 - UTIL BILLING	0.00	0.00	0.00	0.00	0.00	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	1,822.58	1,822.58	-1,822.58	0.00%
Expense Total:	0.00	0.00	1,309,552.12	4,726,202.48	-4,726,202.48	0.00%
Report Surplus (Deficit):	0.00	0.00	-1,309,552.12	-4,706,511.48	-4,706,511.48	0.00%



Solid Waste Fund

For Fiscal Period Ending: April 2023

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed May-Dec	Projected Year End 2023	Year End 2022
Revenue							
4510- SOLID WASTE ADMINISTRATION	-	-	-	-	2,943	2,943	2,943
4520 - SOLID WASTE COLLECTION	2,500,000	2,500,000	216,904	851,093	1,914,716	2,765,809	2,726,699
4530 - SOLID WASTE DISPOSAL	5,649,487	5,649,487	398,633	1,557,490	2,995,278	4,552,768	4,455,632
4540 - RECYCLABLES COLLECTION	32,000	32,000	2,403	10,328	23,239	33,567	37,405
4585- YARD TRIMMINGS COLLECTION	-	-	-	-	3,619	3,619	3,619
Revenue Total:	8,181,487	8,181,487	617,939	2,418,912	4,936,852	7,355,763	7,226,296
Expense							
4510 - SOLID WASTE ADMINISTRATION	416,904	416,904	27,980	127,019	316,883	443,902	424,344
4520 - SOLID WASTE COLLECTION	1,313,435	1,313,435	122,000	482,457	1,078,135	1,560,592	1,546,493
4530 - SOLID WASTE DISPOSAL	5,106,887	5,106,887	402,355	1,397,779	3,385,352	4,783,131	4,577,790
4540 - RECYCLABLES COLLECTION	237,741	237,741	22,431	79,821	93,238	173,059	135,875
4585 - YARD TRIMMINGS COLLECTION	301,676	301,676	27,829	115,806	224,712	340,518	316,791
9003 - SW - OTHER FINANCING USES	804,844	804,844	30,897	120,933	280,996	401,929	418,187
Expense Total:	8,181,487	8,181,487	633,492	2,323,814	5,379,317	7,703,131	7,419,479
Report Surplus (Deficit):				95,098		(347,367)	(193,183)



Monroe, GA

Solid Waste Fund Monthly Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 04/30/2023

without Capital

DEP...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4520 - SOLID WASTE COLLECTION	208,250.00	216,903.67	8,653.67	4.16%	833,000.00	851,093.35	18,093.35	2.17%	2,500,000.00
4530 - SOLID WASTE DISPOSAL	470,602.26	398,632.75	-71,969.51	-15.29%	1,882,409.04	1,557,490.18	-324,918.86	-17.26%	5,649,487.00
4540 - RECYCLABLES COLLECTION	2,665.60	2,402.79	-262.81	-9.86%	10,662.40	10,328.16	-334.24	-3.13%	32,000.00
Total Revenue:	681,517.86	617,939.21	-63,578.65	-9.33%	2,726,071.44	2,418,911.69	-307,159.75	-11.27%	8,181,487.00
Expense									
4510 - SOLID WASTE ADMINISTRATION	34,728.06	27,979.50	6,748.56	19.43%	138,912.24	127,018.36	11,893.88	8.56%	416,904.00
4520 - SOLID WASTE COLLECTION	109,409.09	122,000.15	-12,591.06	-11.51%	437,636.36	482,457.23	-44,820.87	-10.24%	1,313,435.00
4530 - SOLID WASTE DISPOSAL	425,403.64	402,355.28	23,048.36	5.42%	1,701,614.56	1,397,778.58	303,835.98	17.86%	5,106,887.00
4540 - RECYCLABLES COLLECTION	19,803.76	22,431.34	-2,627.58	-13.27%	79,215.04	79,820.74	-605.70	-0.76%	237,741.00
4585 - YARD TRIMMINGS COLLECTION	25,129.58	27,828.93	-2,699.35	-10.74%	100,518.32	115,806.47	-15,288.15	-15.21%	301,676.00
9003 - SW - OTHER FINANCING USES	67,043.50	30,896.96	36,146.54	53.92%	268,174.00	120,932.50	147,241.50	54.91%	804,844.11
Total Expense:	681,517.63	633,492.16	48,025.47	7.05%	2,726,070.52	2,323,813.88	402,256.64	14.76%	8,181,487.11
Report Total:	0.23	-15,552.95	-15,553.18		0.92	95,097.81	95,096.89		-0.11



Monroe, GA

Solid Waste Fund Income Statement

Group Summary

For Fiscal: 2023 Period Ending: 04/30/2023

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	2,500,000.00	2,500,000.00	216,903.67	851,093.35	1,648,906.65
4530 - SOLID WASTE DISPOSAL	5,649,487.00	5,649,487.00	398,632.75	1,557,490.18	4,091,996.82
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,402.79	10,328.16	21,671.84
Revenue Total:	8,181,487.00	8,181,487.00	617,939.21	2,418,911.69	5,762,575.31
Expense					
4510 - SOLID WASTE ADMINISTRATION	416,904.00	416,904.00	27,979.50	138,235.13	278,668.87
4520 - SOLID WASTE COLLECTION	1,313,435.00	1,313,435.00	122,000.15	642,992.23	670,442.77
4530 - SOLID WASTE DISPOSAL	5,106,887.00	5,106,887.00	402,651.28	1,426,395.94	3,680,491.06
4540 - RECYCLABLES COLLECTION	237,741.00	237,741.00	22,431.34	79,820.74	157,920.26
4585 - YARD TRIMMINGS COLLECTION	301,676.00	301,676.00	27,828.93	115,806.47	185,869.53
9003 - SW - OTHER FINANCING USES	804,844.11	804,844.11	30,896.96	120,932.50	683,911.61
Expense Total:	8,181,487.11	8,181,487.11	633,788.16	2,524,183.01	5,657,304.10
Total Surplus (Deficit):	-0.11	-0.11	-15,848.95	-105,271.32	



Monroe, GA

Solid Waste Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 04/30/2023

DEP...	2022 April Activity	2023 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2022 YTD Activity	2023 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	204,245.26	216,903.67	12,658.41	6.20%	811,982.76	851,093.35	39,110.59	4.82%
4530 - SOLID WASTE DISPOSAL	403,077.79	398,632.75	-4,445.04	-1.10%	1,460,353.45	1,557,490.18	97,136.73	6.65%
4540 - RECYCLABLES COLLECTION	4,527.67	2,402.79	-2,124.88	-46.93%	14,165.80	10,328.16	-3,837.64	-27.09%
Revenue Total:	611,850.72	617,939.21	6,088.49	1.00%	2,286,502.01	2,418,911.69	132,409.68	5.79%
Expense								
4510 - SOLID WASTE ADMINISTRATION	34,802.04	27,979.50	6,822.54	19.60%	114,582.41	138,235.13	-23,652.72	-20.64%
4520 - SOLID WASTE COLLECTION	134,573.78	122,000.15	12,573.63	9.34%	449,468.81	642,992.23	-193,523.42	-43.06%
4530 - SOLID WASTE DISPOSAL	428,490.65	402,651.28	25,839.37	6.03%	1,190,982.00	1,426,395.94	-235,413.94	-19.77%
4540 - RECYCLABLES COLLECTION	12,587.86	22,431.34	-9,843.48	-78.20%	42,637.64	79,820.74	-37,183.10	-87.21%
4585 - YARD TRIMMINGS COLLECTION	31,383.66	27,828.93	3,554.73	11.33%	90,667.35	115,806.47	-25,139.12	-27.73%
9003 - SW - OTHER FINANCING USES	36,711.04	30,896.96	5,814.08	15.84%	137,190.12	120,932.50	16,257.62	11.85%
Expense Total:	678,549.03	633,788.16	44,760.87	6.60%	2,025,528.33	2,524,183.01	-498,654.68	-24.62%
Total Surplus (Deficit):	-66,698.31	-15,848.95	50,849.36	76.24%	260,973.68	-105,271.32	-366,245.00	-140.34%



Monroe, GA

Solid Waste Fund Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 04/30/2023

without Capital

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00%
4520 - SOLID WASTE COLLECTION	2,500,000.00	2,500,000.00	216,903.67	851,093.35	-1,648,906.65	65.96%
4530 - SOLID WASTE DISPOSAL	5,649,487.00	5,649,487.00	398,632.75	1,557,490.18	-4,091,996.82	72.43%
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,402.79	10,328.16	-21,671.84	67.72%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00%
Revenue Total:	8,181,487.00	8,181,487.00	617,939.21	2,418,911.69	-5,762,575.31	70.43%
Expense						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00%
4510 - SOLID WASTE ADMINISTRATION	416,904.00	416,904.00	27,979.50	127,018.36	289,885.64	69.53%
4520 - SOLID WASTE COLLECTION	1,313,435.00	1,313,435.00	122,000.15	482,457.23	830,977.77	63.27%
4530 - SOLID WASTE DISPOSAL	5,106,887.00	5,106,887.00	402,355.28	1,397,778.58	3,709,108.42	72.63%
4540 - RECYCLABLES COLLECTION	237,741.00	237,741.00	22,431.34	79,820.74	157,920.26	66.43%
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00%
4585 - YARD TRIMMINGS COLLECTION	301,676.00	301,676.00	27,828.93	115,806.47	185,869.53	61.61%
9003 - SW - OTHER FINANCING USES	804,844.11	804,844.11	30,896.96	120,932.50	683,911.61	84.97%
Expense Total:	8,181,487.11	8,181,487.11	633,492.16	2,323,813.88	5,857,673.23	71.60%
Report Surplus (Deficit):	-0.11	-0.11	-15,552.95	95,097.81	95,097.92	152,654.55%



Monroe, GA

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Solid Waste Fund Budget Report

Group Summary

For Fiscal: 2023 Period Ending: 04/30/2023

Capital Expense

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	11,216.77	-11,216.77	0.00%
4520 - SOLID WASTE COLLECTION	0.00	0.00	0.00	160,535.00	-160,535.00	0.00%
4530 - SOLID WASTE DISPOSAL	0.00	0.00	296.00	28,617.36	-28,617.36	0.00%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:	0.00	0.00	296.00	200,369.13	-200,369.13	0.00%
Report Total:	0.00	0.00	296.00	200,369.13	-200,369.13	0.00%

Performance Indicators	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Nov-22	Oct-22	Sep-22	Aug-22	Jul-22	Jun-22	May-22	Apr-22
Utilities													
Electric Customers	6,916	6,906	6,891	6,870	6,856	6,864	6,834	6,841	6,830	6,802	6,801	6,798	6,790
Natural Gas Customers	4,360	4,371	4,361	4,336	4,319	4,311	4,292	4,279	4,270	4,261	4,230	4,226	4,203
Water Customers	10,798	10,787	10,775	10,762	10,764	10,750	10,734	10,730	10,714	10,686	10,648	10,615	10,572
Wastewater Customers	7,809	7,803	7,801	7,781	7,785	7,796	7,766	7,780	7,763	7,727	7,726	7,708	7,694
Cable TV Customers	1,818	1,855	1,879	1,897	1,924	1,948	1,967	1,980	1,995	2,023	2,039	2,067	2,084
Digital Cable Customers	151	155	155	158	162	161	164	168	170	170	170	169	173
Internet Customers	3,902	4,161	4,212	4,204	4,081	4,172	4,202	4,208	4,180	4,160	4,148	4,054	4,117
Residential Phone Customers	718	717	722	720	723	727	735	737	737	733	733	734	739
Commercial Phone Customers	269	277	278	282	279	280	282	288	286	285	283	284	283
Fiber Customers	852	699	506	431	425	407	367	335	319	310	310	303	287
WiFi Router Customers													
Work Orders Generated													
Utilities													
Connects	224	271	246	218	200	224	263	265	272	239	304	292	267
Cutoff for Non-Payment	64	55	80	34	43	41	54	88	75	60	54	70	67
Electric Work Orders	116	109	123	95	84	67	75	95	123	74	137	171	161
Water Work Orders	123	129	104	174	140	110	127	154	125	116	152	106	107
Natural Gas Work Orders	41	42	34	82	33	33	59	40	53	34	40	38	103
Disconnects	153	188	155	168	144	171	181	175	192	164	184	192	170
Sewer Work Orders	12	17	12	22	11	12	16	11	18	15	20	8	21
Telecomm Work Orders	380	349	309	215	151	187	247	212	266	196	183	170	171
Stormwater Work Orders	-	-	-	-	-	-	-	-	-	2	-	-	-
Billing/Collections													
Utilities													
Utility Revenue Billed	\$ 3,545,702	\$ 3,990,438	\$ 4,331,581	\$ 4,151,912	\$ 3,593,995	\$ 3,568,577	\$ 3,906,987	\$ 4,181,752	\$ 4,384,941	\$ 4,033,365	\$ 3,723,681	\$ 3,806,253	\$ 3,737,109
Utility Revenue Collected	\$ 3,442,600	\$ 3,757,994	\$ 4,154,607	\$ 3,941,822	\$ 769,288	\$ 3,360,930	\$ 3,700,133	\$ 3,978,175	\$ 4,155,844	\$ 3,837,452	\$ 3,512,742	\$ 3,622,186	\$ 3,657,019
Amount Written Off for Bad Debt	\$ 14,392	\$ 21,439	\$ 19,085	\$ 24,256	\$ 33,840	\$ 19,918	\$ 22,001	\$ 12,510	\$ 17,405	\$ 28,662	\$ 35,440	\$ 31,386	\$ 18,697
Extensions													
Utilities													
Extensions Requested	458	605	549	347	481	575	582	595	603	565	559	507	510
Extensions Pending	1	3	3	-	2	119	179	38	130	36	38	129	42
Extensions Defaulted	23	29	28	13	29	28	24	43	14	24	26	24	31
Extensions Paid per Agreement	434	577	518	334	569	605	417	642	492	543	479	396	519
Percentage of Extensions Paid	1	1	1	1	1	1	1	1	1	1	1	1	1
Taxes													
Admin Support													
Property Tax Collected	\$ 18,530	\$ 48,956	\$ 82,529	\$ 115,393	\$ 3,343,182	\$ 420,999	\$ 269,552	\$ 4,094	\$ 4,580	\$ 3,752	\$ 2,757	\$ 4,731	\$ 9,583
Accounting													
Payroll & Benefits													
Payroll Checks issued	1	3	-	-	-	1	-	-	-	-	-	-	1
Direct Deposit Advices	718	974	645	350	713	738	655	988	651	656	676	638	952
General Ledger													
Accounts Payable Checks Issued	281	382	246	273	292	308	296	283	338	264	335	290	289
Accounts Payable Invoices Entered	405	511	309	342	363	402	400	366	421	344	451	367	369
Journal Entries Processed	108	116	105	115	138	88	87	97	97	96	65	91	85
Miscellaneous Receipts	554	615	693	586	441	328	406	311	424	396	445	394	488
Utility Deposit Refunds Processed	39	55	34	35	49	40	31	25	22	40	39	54	42
Local Option Sales Tax	\$ 268,717	\$ 228,351	\$ 262,653	\$ 322,547	\$ 286,290	\$ 303,917	\$ 312,157	\$ 315,857	\$ 315,011	\$ 307,128	\$ 309,486	\$ 295,570	\$ 283,314
Special Local Option Sales Tax - 2019		337,897	287,912	289,814	345,837	308,134	328,634	336,613	298,360	280,683	273,659	275,720	263,336
Payroll & Benefits													

Performance Indicators	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Nov-22	Oct-22	Sep-22	Aug-22	Jul-22	Jun-22	May-22	Apr-22
Filled Positions	258	252	252	254	254	251	252	254	253	253	254	251	245
Vacancies	16	22	22	20	9	12	11	9	10	10	9	12	18
Unfunded Positions	5	5	5	5	38	38	38	38	38	38	38	38	38
Airport													
Airport													
Airport Fuel Sales - Gallons	1,061	1,449	654	1,240	911	1,590	1,778	2,124	2,354	2,495	2,344	3,526	3,840
Fuel Sales - Revenue	6,356	8,677	3,915	7,427	5,459	9,719	11,004	13,149	14,574	1,544	14,507	21,824	17,627



FIRE

DEPARTMENT

CITY COUNCIL

MONTHLY MEETING

JUNE 2023

City of Monroe Fire Dept

Monroe, GA

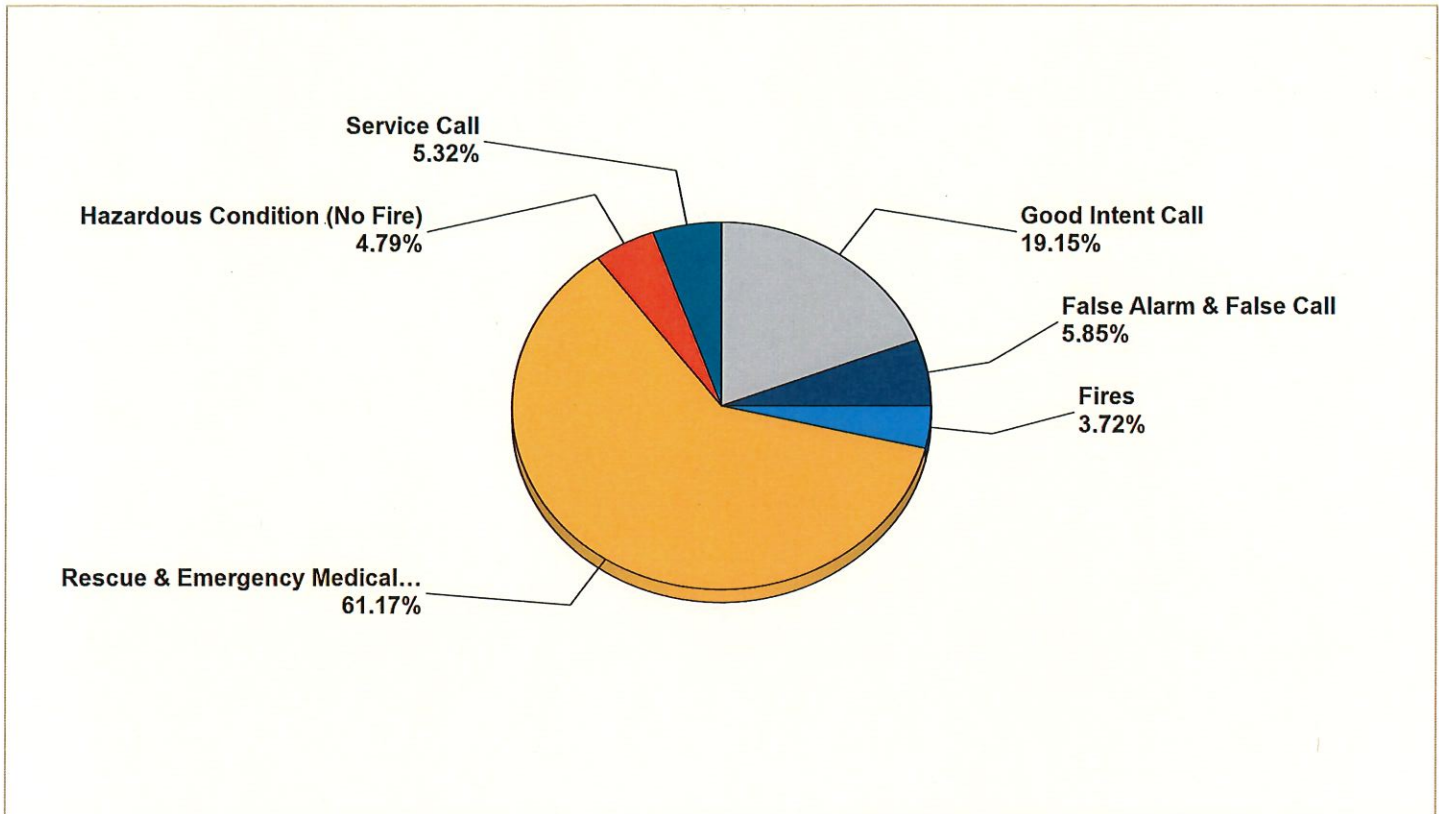
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374

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 04/01/2023 | End Date: 04/30/2023



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	7	3.72%
Rescue & Emergency Medical Service	115	61.17%
Hazardous Condition (No Fire)	9	4.79%
Service Call	10	5.32%
Good Intent Call	36	19.15%
False Alarm & False Call	11	5.85%
TOTAL	188	100%

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



Detailed Breakdown by Incident Type

375

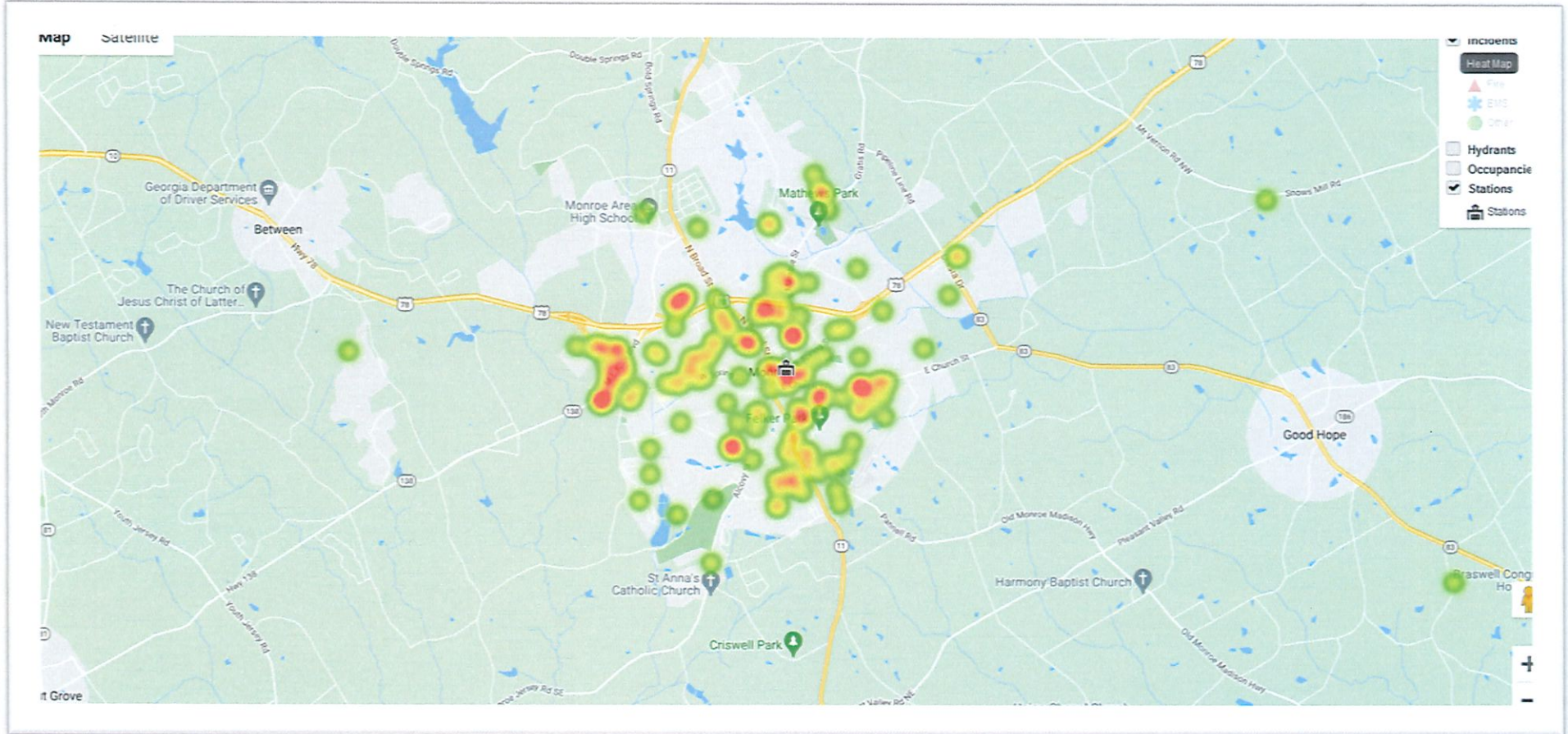
INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	2	1.06%
113 - Cooking fire, confined to container	1	0.53%
141 - Forest, woods or wildland fire	2	1.06%
142 - Brush or brush-and-grass mixture fire	1	0.53%
151 - Outside rubbish, trash or waste fire	1	0.53%
311 - Medical assist, assist EMS crew	68	36.17%
321 - EMS call, excluding vehicle accident with injury	40	21.28%
322 - Motor vehicle accident with injuries	6	3.19%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.53%
400 - Hazardous condition, other	2	1.06%
412 - Gas leak (natural gas or LPG)	5	2.66%
445 - Arcing, shorted electrical equipment	2	1.06%
522 - Water or steam leak	2	1.06%
531 - Smoke or odor removal	2	1.06%
553 - Public service	1	0.53%
554 - Assist invalid	3	1.6%
561 - Unauthorized burning	2	1.06%
611 - Dispatched & cancelled en route	30	15.96%
622 - No incident found on arrival at dispatch address	1	0.53%
651 - Smoke scare, odor of smoke	1	0.53%
653 - Smoke from barbecue, tar kettle	1	0.53%
671 - HazMat release investigation w/no HazMat	3	1.6%
700 - False alarm or false call, other	1	0.53%
731 - Sprinkler activation due to malfunction	1	0.53%
735 - Alarm system sounded due to malfunction	4	2.13%
743 - Smoke detector activation, no fire - unintentional	3	1.6%
745 - Alarm system activation, no fire - unintentional	2	1.06%
TOTAL INCIDENTS:	188	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



April 2023 Incident Distribution Map

City of Monroe Fire Dept

Monroe, GA



Incident Comparison 2018-2023

April	2018	2019	2020	2021	2022	2023
100 - Fire	6	9	6	4	9	7
200 - Overpressure Rupture, Explosion, Overheat	0	0	0	0	0	0
300 - Rescue & EMS	174	139	69	81	104	115
400 - Hazardous Condition	3	9	10	4	4	9
500 - Service Call	21	12	9	12	9	10
600 - Good Intent & Canceled Call	43	33	52	62	42	36
700 - False Alarm & False Call	10	10	8	11	12	11
800 - Severe Weather & Natural Disaster	0	0	0	0	0	0
900 - Special Incident Type	0	0	0	0	0	0
	257	212	154	174	180	188

City of Monroe Fire Dept

Monroe, GA

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378

Average Response Time for Agency for Response Mode for Date Range

Response Mode: Lights and Sirens | Start Date: 04/01/2023 | End Date: 04/30/2023

RESPONSE MODE	INCIDENT COUNT	AVERAGE RESPONSE TIME (Dispatch to Arrived)
AGENCY: City of Monroe Fire Dept		
Lights and Sirens	193	0:05:38

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



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Doc Id: 34

Page # 1 of 1

City of Monroe Fire Dept

Monroe, GA

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379

Count of Overlapping Incidents for Date Range

Start Date: 04/01/2023 | End Date: 04/30/2023

# OVERLAPPING	% OVERLAPPING	TOTAL
27	14.36	188

OVERLAPPING INCIDENT DETAILS					
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
4/7/2023					
4/7/2023 11:38:22 AM	4/7/2023 12:03:46 PM	2023-0646	731	Monroe (City of) Headquarters	
4/7/2023 12:02:24 PM	4/7/2023 12:09:19 PM	2023-0647	611	Monroe (City of) Headquarters	
4/9/2023					
4/9/2023 12:20:33 AM	4/9/2023 1:27:03 AM	2023-0654	412	Monroe (City of) Headquarters	
4/9/2023 1:03:04 AM	4/9/2023 1:45:10 AM	2023-0655	522	Monroe (City of) Headquarters	
4/12/2023					
4/12/2023 11:25:46 AM	4/12/2023 11:39:43 AM	2023-0680	311	Monroe (City of) Headquarters	
4/12/2023 11:39:41 AM	4/12/2023 11:53:46 AM	2023-0681	321	Monroe (City of) Headquarters	
4/12/2023 4:36:55 PM	4/12/2023 4:53:00 PM	2023-0682	321	Monroe (City of) Headquarters	
4/12/2023 4:48:34 PM	4/12/2023 5:01:31 PM	2023-0683	311	Monroe (City of) Headquarters	
4/14/2023					
4/14/2023 9:01:37 AM	4/14/2023 9:16:30 AM	2023-0689	321	Monroe (City of) Headquarters	
4/14/2023 9:07:55 AM	4/14/2023 9:12:57 AM	2023-0690	611	Monroe (City of) Headquarters	
4/18/2023					
4/18/2023 3:12:21 PM	4/18/2023 3:26:52 PM	2023-0710	311	Monroe (City of) Headquarters	
4/18/2023 3:22:51 PM	4/18/2023 3:42:04 PM	2023-0711	321	Monroe (City of) Headquarters	
4/18/2023 4:48:13 PM	4/18/2023 4:58:20 PM	2023-0713	311	Monroe (City of) Headquarters	
4/18/2023 4:56:34 PM	4/18/2023 5:19:14 PM	2023-0714	321	Monroe (City of) Headquarters	
4/20/2023					
4/20/2023 5:04:36 PM	4/20/2023 7:32:38 PM	2023-0729	111	Monroe (City of) Headquarters	
4/20/2023 6:19:47 PM	4/20/2023 6:37:22 PM	2023-0730	321	Monroe (City of) Headquarters	
4/20/2023 6:34:54 PM	4/20/2023 6:50:53 PM	2023-0731	322	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

380

ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
4/21/2023					
4/21/2023 3:27:29 PM	4/21/2023 3:43:33 PM	2023-0737	311	Monroe (City of) Headquarters	
4/21/2023 3:38:22 PM	4/21/2023 3:55:14 PM	2023-0738	311	Monroe (City of) Headquarters	
4/25/2023					
4/25/2023 8:47:32 PM	4/25/2023 9:14:12 PM	2023-0761	113	Monroe (City of) Headquarters	
4/25/2023 8:51:19 PM	4/25/2023 8:58:09 PM	2023-0762	611	Monroe (City of) Headquarters	
4/27/2023					
4/27/2023 8:29:16 AM	4/27/2023 9:06:31 AM	2023-0767	321	Monroe (City of) Headquarters	
4/27/2023 9:03:14 AM	4/27/2023 9:37:27 AM	2023-0768	321	Monroe (City of) Headquarters	
4/28/2023					
4/28/2023 8:41:13 AM	4/28/2023 11:08:56 AM	2023-0774	553	Monroe (City of) Headquarters	
4/28/2023 9:10:30 AM	4/28/2023 9:26:46 AM	2023-0773	311	Monroe (City of) Headquarters	
4/28/2023 7:14:31 PM	4/28/2023 7:40:40 PM	2023-0779	321	Monroe (City of) Headquarters	
4/28/2023 7:21:27 PM	4/28/2023 7:40:01 PM	2023-0780	321	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: 04/01/2023 | EndDate: 04/30/2023

INCIDENT DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT
AID TYPE: Automatic aid given				
04/04/2023	2023-0627	1410 VIRGINIA WAY	445 - Arcing, shorted electrical equipment	MFD - Monroe (City of) Headquarters
04/20/2023	2023-0729	3115 Snows Mill RD	111 - Building fire	MFD - Monroe (City of) Headquarters
04/24/2023	2023-0753	2770 Chandler road	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 1.60%

AID TYPE: Automatic aid received				
04/02/2023	2023-0614	120 W Marable ST	111 - Building fire	MFD - Monroe (City of) Headquarters
04/06/2023	2023-0643	655 Unisia DR	445 - Arcing, shorted electrical equipment	MFD - Monroe (City of) Headquarters
04/08/2023	2023-0653	140 Nowell ST	531 - Smoke or odor removal	MFD - Monroe (City of) Headquarters
04/18/2023	2023-0709	Martin Luther King Jr BLVD	322 - Motor vehicle accident with injuries	MFD - Monroe (City of) Headquarters
04/25/2023	2023-0761	121 1/2 W Marable ST	113 - Cooking fire, confined to container	MFD - Monroe (City of) Headquarters
04/27/2023	2023-0765	152 Martin Luther King Jr BLVD	651 - Smoke scare, odor of smoke	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 3.19%

AID TYPE: Mutual aid received				
04/25/2023	2023-0762	McDaniel ST	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 0.53%

Displays all incidents with aid given or received, and excludes incidents with neither. Percentages calculated from total number of incidents for parameters provided. Only REVIEWED incidents included.



City of Monroe Fire Dept

Monroe, GA

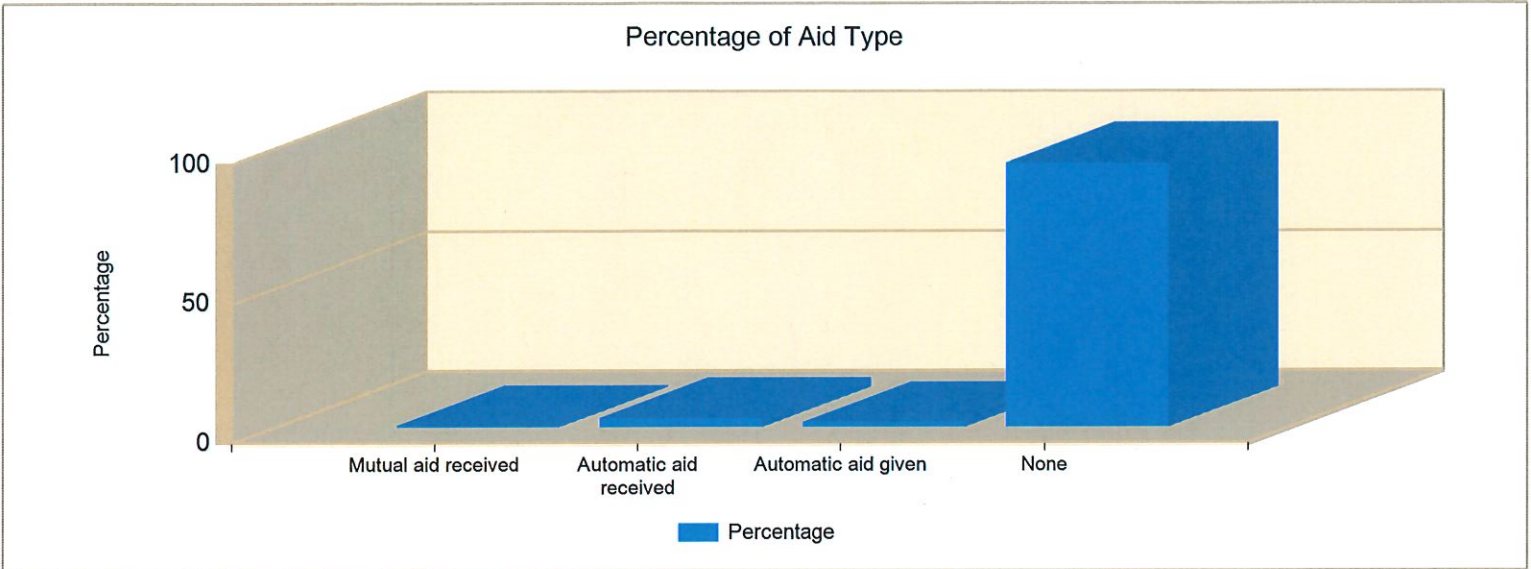
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382

Count of Aid Given and Received for Incidents for Date Range

Start Date: 04/01/2023 | End Date: 04/30/2023



AID TYPE	TOTAL	% of TOTAL
Mutual aid received	1	0.5%
Automatic aid received	6	3.2%
Automatic aid given	3	1.6%
None	178	94.7%

Only REVIEWED incidents included



City of Monroe Fire Dept

Monroe, GA

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383

Detailed Losses For Date Range

Start Date: 04/01/2023 | End Date: 04/30/2023

# INCIDENTS	TOTAL PRE-INCIDENT PROP. VAL.	TOTAL PRE-INCIDENT CONT. VAL.	TOTAL PRE-INCIDENT VAL.	AVG. VAL.	TOTAL PROP. LOSS	TOTAL CONT. LOSS	TOTAL LOSSES	AVERAGE LOSS
1	\$64,000.00	\$2,000.00	\$66,000.00	\$66,000.00	\$0.00	\$500.00	\$500.00	\$500.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2023-0614	04/02/2023	111 - Building fire	120 W Marable ST Monroe	\$64,000.00	\$2,000.00	\$66,000.00	\$0.00	\$500.00	\$500.00

Only Reviewed Incidents included.





POLICE
DEPARTMENT
MONTHLY REPORT
June
2023

Comparison of April 2022 to April 2023 Activity Reports

	2023			2022		
Calls for Service	1,935			1,974		
Area Checks	9,621			9,078		
Calls to MPD	NA			NA		
Court Cases	280			242		
Training Hours	511			342		
Part A Crimes	47			52		
Part B Crimes	55			79		
Arrest-Adult	42			90		
Juvenile	4			5		
C/S Trash Pick Up						
Tires						

2023 AGENCY	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
													386
LE CALLS													
WALTON SO	3,958	3,456	3,588	3,038									14,040
WCSO AREA CHECKS	8,835	7,423	8,747	7,488									32,493
MONROE PD	2,179	2,124	2,192	1,935									46,533
MPD AREA CHECKS	11,053	10,541	12,123	9,621									43,338
LOGANVILLE PD	971	789	884	1,014									3,658
LPD AREA CHECKS	15	13	24	1,061									46,996
SOCIAL CIRCLE PD	300	249	229	353									1,131
SPD AREA CHECKS	2,446	2,588	2,204	1,459									8,697
LAW TOTALS	29,757	27,183	29,991	25,969									112,900
WALTON EMS	1,843	1,539	1,594	1,507									6,483
FIRE DEPTS													
WALTON FIRE	492	426	461	399									1,778
MONROE FIRE	246	186	189	196									817
LOGANVILLE FIRE	213	214	206	223									856
SOC CIRCLE FIRE	65	61	64	44									234
FIRE TOTALS	1,016	887	920	862									3,685
PHONE CALLS													
ABANDONED	321	245											566
ADMIN IN	4,768	4,350											9,118
ADMIN OUT	3,051	2,620											5,671
911	5,012	4,632											9,644
TOTAL	13,152	11,847											24,999

	APRIL 22	APRIL 2023
Citations issued:	222	199
Adjudicated/ Closed cases:	242	280
Fines collected per month:	\$41,101.25	\$158,348.25
Year to date collected:	\$117,327.00	\$127,476.00

April 2023 Training Hours for Monroe Police Department

GPSTC online training: 25

Conference training: 0

In-service Training: 198

Off Site Training: 288

Total Training Hours: 511



Offense and Arrest Summary Report

Beginning Date: 04/01/2023

Ending Date: 04/30/2023

Agency: MONROE POLICE DEPARTMENT

Total Offenses	102	Clearance Rate	44.12%
% change from last year	-22.14%	Last years rate	53.44%
Total Arrests	46	Hate Crime Offenses	0
% change from last year	-51.58%	Law Officers Assaulted	0
Group A Crime Rate per 100,000 Population :	723.87	Summary based reporting Crime Rate per 100,000 Population :	220.00
Arrest Rate per 100,000 Population :	326.45		

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	1
Negligent Manslaughter	0	0	0	0	0
Justifiable Homicide	0	0	0	0	0
Rape	0	0	0	0	1
Robbery	0	0	0	0	1
Aggravated Assault	2	0	0	2	4
Burglary	2	0	0	2	0
Larceny	7	1	0	8	3
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	3	2	0	5	7
Intimidation	1	0	0	1	0
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0
Vandalism	1	0	0	1	2
Drug/Narcotic Violations	15	0	0	15	33
Drug Equipment Violations	1	0	0	1	0
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	0	0	0	0	1
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	0	0	0	0	0
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	0
Weapons Law Violations	0	1	0	1	4
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	32	4	0	36	57
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	1	0	0	1	3
Disorderly Conduct	1	0	0	1	8
DUI	1	0	0	1	11
Drunkenness	0	0	0	0	1
Family Offenses-nonviolent	0	0	0	0	0
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	0	0	0	0	0
All Other Offenses	7	0	0	7	15
Total Group B Arrests	10	0	0	10	38
Total Arrests	42	4	0	46	95

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	1
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	0	0	3
Robbery	0	0	1
Aggravated Assault	3	2	4
Burglary	5	2	4
Larceny	20	8	24
Motor Vehicle Theft	2	0	1
Arson	1	1	0
Simple Assault	16	7	14
Intimidation	7	2	6
Bribery	0	0	0
Counterfeiting/Forgery	0	0	1
Vandalism	13	2	12
Drug/Narcotic Violations	17	14	33
Drug Equipment Violations	5	4	8
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	8	0	9
Gambling	0	0	0
Kidnapping	0	0	1
Pornography	1	0	0
Prostitution	0	0	0
Sodomy	0	0	1
Sexual Assault w/Object	0	0	0
Fondling	1	0	3
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	0	0	0
Weapons Law Violations	3	3	5
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
Total Group "A"	102	45	131

Crime Against Person

27 - This year
33 - Last year
-18.18% - Percent Change

Crime Against Property

49 - This year
52 - Last year
-5.77% - Percent Change

Crime Against Society

26 - This year
46 - Last year
-43.48% - Percent Change

Population : 14091

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



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
306	LAW ENFORCEMENT UNIT	1
310	LAW ENFORCEMENT UNIT	2
315	LAW ENFORCEMENT UNIT	1
316	LAW ENFORCEMENT UNIT	2
317	LAW ENFORCEMENT UNIT	1
323	LAW ENFORCEMENT UNIT	87
325	LAW ENFORCEMENT UNIT	354
327	LAW ENFORCEMENT UNIT	44
333	LAW ENFORCEMENT UNIT	424
337	LAW ENFORCEMENT UNIT	143
341	LAW ENFORCEMENT UNIT	284
342	LAW ENFORCEMENT UNIT	486
343	LAW ENFORCEMENT UNIT	228
344	LAW ENFORCEMENT UNIT	367
346	LAW ENFORCEMENT UNIT	234
347	LAW ENFORCEMENT UNIT	51
348	LAW ENFORCEMENT UNIT	2
349	LAW ENFORCEMENT UNIT	767
351	LAW ENFORCEMENT UNIT	575
352	LAW ENFORCEMENT UNIT	431
353	LAW ENFORCEMENT UNIT	480
354	LAW ENFORCEMENT UNIT	851
355	LAW ENFORCEMENT UNIT	292
356	LAW ENFORCEMENT UNIT	43
358	LAW ENFORCEMENT UNIT	706
359	LAW ENFORCEMENT UNIT	654
360	LAW ENFORCEMENT UNIT	611
361	LAW ENFORCEMENT UNIT	159
363	LAW ENFORCEMENT UNIT	515
364	LAW ENFORCEMENT UNIT	13
365	LAW ENFORCEMENT UNIT	127
366	LAW ENFORCEMENT UNIT	104
368	LAW ENFORCEMENT UNIT	1
369	LAW ENFORCEMENT UNIT	427
370	LAW ENFORCEMENT UNIT	154
Total Radio Logs:		9621

Report Includes:

All dates between `00:00:00 04/01/23` and `23:59:59 04/30/23`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	3
ANIMAL BITE	1
ANIMAL COMPLAINT	3
VICIOUS ANIMAL	3
PROWLER	4
ATTEMPTED BURGLARY	2
BURGLARY IN PROGRESS	2
BURGLARY REPORT	3
DOMESTIC NON-VIOLENT	34
DOMESTIC VIOLENT	3
WARRANT SERVICE	33
SUBJECT WITH WEAPON	1
SUSPICIOUS PERSON	61
SUSPICIOUS VEHICLE	116
TRAFFIC STOP	2
SUICIDE ATTEMPT	3
SUICIDE THREAT	3
KEYS LOCKED IN VEHICLE	114
SPEEDING AUTO	5
ACCIDENT NO INJURIES	54
INJURY BY COMPLAINT	1
10-50 WITH ENTRAPMENTS	1
ACCIDENT WITH INJURIES	5
OFFICER INVOLVED ACCIDENT	1
PERSON STRUCK WITH AUTO	2
ACCIDENT UNKNOWN INJURIES	2
ROAD HAZARD	5
DRUNK DRIVER	2
HIT AND RUN	11
DIRECT TRAFFIC	1
FUNERAL ESCORT	7
TRANSPORT	6
DISABLED VEHICLE	21
AREA/BLDG CHECK	48
LITTERING/ILLEGAL DUMPING	2
SEXUAL ASSAULT	3
CHASE	3
BANK ALARM	1
BUSINESS ALARM	52
CHURCH ALARM	1
RESIDENTIAL ALARM	14
SUBJECT IN CUSTODY	5
TRANSPORT TO COURT	1
DEMENTED PERSON NON-VIOLENT	18

<u>Nature of Incident</u>	<u>Total Incidents</u>
STOLEN VEHICLE	6
911 HANGUP	38
CONTROL SUBSTANCE PROBLEM	10
AGENCY ASSISTANCE	8
AGGRAVATED ASSAULT	1
ASSAULT	1
ASSAULT LAW ENFORCEMENT ONLY	2
BATTERY	3
CHILD CUSTODY DISPUTE	3
CIVIL ISSUE/DISPUTE	21
COUNTERFEIT MONEY	1
DAMAGE TO PROPERTY	36
DISPUTE NON VIOLENT IN NATURE	44
DISPUTE VIOLENT IN NATURE	1
DISTRUBING THE PEACE	4
Dead Body	2
DISORDERLY CONDUCT	1
ABUSE OF THE ELDERLY	1
LE ASSIST FOR EMS	11
ENTERING AN AUTO	15
EXTRA PATROL REQUEST	7
FINGERPRINTING	1
ASSIST FIRE DEPARTMENT	5
FIREARMS DISCHARGED	11
FOLLOW UP TO PREVIOUS CALL	3
FOUND PROPERTY	7
FRAUD	13
HARRASSING PHONE CALLS	3
HARRASSMENT	3
IDENTITY THEFT	1
ILLEGAL PARKING	38
IMPOUNDED VEHICLE	1
JUVENILE RUNAWAY	3
JUVENILE COMPLAINT	12
JUVENILE PROBLEM -NO COMPLAINT	11
LOST ITEM REPOR	2
LOUD MUSIC COMPLAINT	11
MEDICAL EMERGENCY	1
MENTAL PSYCHOLOGICAL EMOTIONAL	1
MISSING PERSON	7
MISCELLANEOUS LAW INCIDENT	59
RECOVERED STOLEN PROPERTY	1
ROAD RAGE	1
PHONE CALLS/MAIL SCAMS	1
SEARCH WARRANT	2
SHOPLIFTING	10
SHOTS FIRED	3
THEFT IN PROGRESS	1
THEFT REPORT	14
THREATS	8

<u>Nature of Incident</u>	<u>Total Incidents</u>
TRAFFIC LIGHT OUT	3
TRAFFIC VIOLATION	750
TRAILER INSPECTION	13
TRESPASSING	5
UNKNOWN PRIORITY 1	3
UNKNOWN LAW PROBLEM	11
UNSECURE PREMISES	9
VEHICLE INSPECTION	6
WANTED PERSON	3
WELFARE CHECK	19

Total reported: 1935

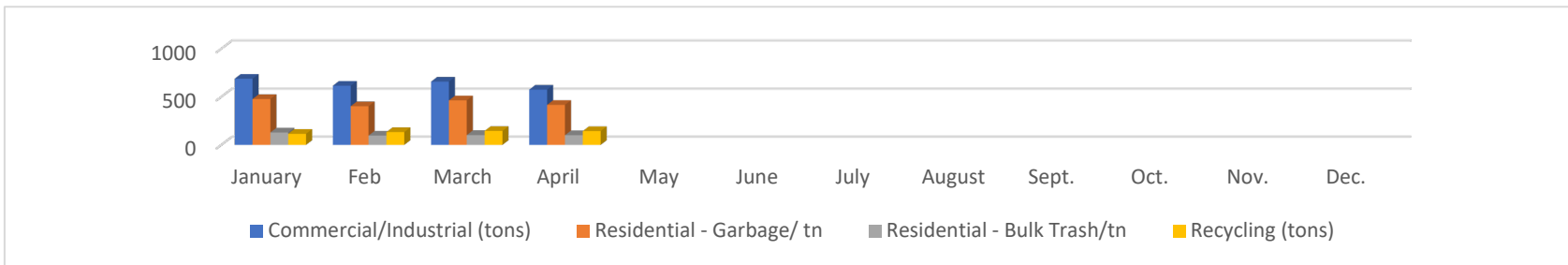
Report Includes:

All dates between `00:00:00 04/01/23` and `23:59:59 04/30/23`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



**SOLID WASTE
DEPARTMENT
MONTHLY REPORT
JUNE
2023**

2023	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	687.88	615.16	657.73	574.65								
Residential - Garbage/ tn	476.78	402	462.85	415.88								
Residential - Bulk Trash/tn	128.88	96.67	101.63	100.56								
Recycling (tons)	114.89	133.00	145.19	143.67								
Transfer Station (tons)	6,723.63	5,801.08	5,965.72	5,744.80								
Customers (TS)	19	18	18	19								
Sweeper debris (tons)	47.84	23.06	3.95									
Storm drain debris (tons)	0.4	0.52		6.86								
2023	January	Feb	March	April								
Recycling - Yard Waste (tons)	65.81	72.04	78.62	88.69								
Recycling - Leaves (tons)			2.43									
Recycling - Curbside (tons)	42.48	27.44	34.19	31.59								
Recycling - Cardboard (tons)	3.82	9.4	19.16	14.55								
Recycling - Scrap Metal (tons)	0.98	20.53	0.93	2.29								
Recycling - Scrap tires (tons)		71 (1.46)	158 (3.26)	80 (1.65)								
Recycling - Glass (tons)	1.8	2.13	1.43	1.41								
Recycling - C & D (tons)												
Recycling - Mattresses			240 (6.6)	127 (3.49)								
95G Garbage carts (each)	38	62	57	102								
65G Recycling Carts (each)	24	25	21	29								
18G Recycling bins (each)	8	3	1	3								
Dumpsters (each)	2			9								
Cemetery Permits	2	2	5	3								



**Note: 1,091.09 tons of trash /garbage collected and disposed.
143.67 tons of recycled materials collected, including scrap tires.**

ITEMS OF INTEREST

- I. Project Update- Transfer Station Improvements:
 - Repair French drains in front of the building. **Pending!**
 - Repair concrete tipping floor, outside the building. **Complete!**

- II. Transfer Station tonnage report: Deposited 5,744.80 tons in April 2023. A decrease of 3,780.92 tons compared to April 2022.

- III. Curbside Recycling Update: 18% increase in customer participation, using the 65 gallon “Blue” cart!

The “Oops” tags are being implemented, to help educate citizens and reduce the amount of contamination in the cart.

 - Customers who did not receive a cart or would like to participate, should call our office at: 770-267-6933 to make their request. **Service reminder: All acceptable items should be loose inside the cart and not in plastic bags! Oversized cardboard broken down, bundled, and set out next to the cart, for separate collection!**

- IV. Curbside Glass Collection Update: Currently have 393 customers participating. (1.41 tons collected in April 2023).

Reminder: Please rinse the glass containers and remove all caps or lids. Also, Items cannot be mixed with other recycling materials! A separate vehicle will collect the glass.

- V. Solid Waste Website: The information is being updated, to improve our customer service and to help educate citizens on service guidelines. **We encourage all our citizens to please visit!**

- VI. **Mattress Update:** Effective January 3, 2023 we are no longer accepting mattresses and box springs in the curbside collection program, due to MSW landfill restrictions! **Note: We are currently cleaning up mattresses left setting out at curbside, since the beginning of the year. Once they are all removed, any mattress set out subject to be charged for pickup! Walton Co. Recycling Center at 2051 Leroy Anderson Rd. is now accepting mattresses for a \$10.00 fee.**

- VII. Collection Route Change: Effective March 6, 2023 some customers on the Monday collection route will change to Tuesday pickup! This will include all curbside services. Please see attached list of streets, impacted by the change.

STREET NAME:	NEW PICK UP DAY:	ASL Truck Route:
Amber Trail	Tuesday	Yes
Clearview Dr.	Tuesday	No
Crestview Dr.	Tuesday	No
Eagle Court	Tuesday	Yes
Greenwood Dr.	Tuesday	No
Hannah Lane	Tuesday	Yes
Heritage Ridge Ct.	Tuesday	Yes
Heritage Ridge Dr.	Tuesday	Yes
Heritage Trace	Tuesday	Yes
Hillside Dr.	Tuesday	No
Holly Hill Rd.	Tuesday	No
Kay Lane	Tuesday	No
Michael Circle	Tuesday	Yes
Overlook Crest	Tuesday	Yes
Overlook Trail	Tuesday	Yes
Pine Circle	Tuesday	No
Pinecrest Dr.	Tuesday	No
Plantation Dr.	Tuesday	No
Ridgeview Ct.	Tuesday	Yes
Selman Dr.	Tuesday	No
Springdale Dr.	Tuesday	No
Thompson Ridge Ct.	Tuesday	Yes
Thompson Ridge Dr.	Tuesday	Yes
Wellington Dr.	Tuesday	Yes
Wellington Lane	Tuesday	Yes
Westridge Ave.	Tuesday	No
Woodland Rd.	Tuesday	No



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
JUNE
2023**



TELECOM
DEPARTMENT
MONTHLY REPORT

JUNE
2023

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 04/2023 | FY 2023



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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was -11.01%

RECOMMENDATIONS

- *
- *
- *
- *

MOST RECENT
12-MONTH

FINANCIALS

Revenues

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
RETAIL SALES	\$ 553,367	\$ 562,812	\$ 2,221,755	\$ 2,253,092	\$ 6,675,788
OTHER REVENUES	40,462	21,735	138,801	97,014	368,228
ADJUSTMENTS	18,219	(398)	47,383	694	129,868
Total Revenues	\$ 612,049	\$ 584,149	\$ 2,407,939	\$ 2,350,799	\$ 7,173,884

Expenses

PERSONNEL	\$ 72,140	\$ 90,298	\$ 311,372	\$ 279,531	\$ 835,044
PURCHASED & CONTRACTED SVC	36,059	18,151	155,493	58,310	379,886
PURCHASED PROPERTY SERVICES	14,859	5,067	48,594	7,766	89,669
SUPPLIES	44,777	26,469	123,037	97,269	473,353
COST OF GOODS SOLD	231,195	240,743	901,508	917,484	2,820,697
DEPR, DEBT SVC & OTHER COSTS	221,198	143,412	595,896	486,108	1,532,297
FUND TRANSFERS	203,943	137,378	537,209	453,474	1,442,602
Total Combined Expenses	\$ 824,172	\$ 661,519	\$ 2,673,109	\$ 2,299,942	\$ 7,573,548

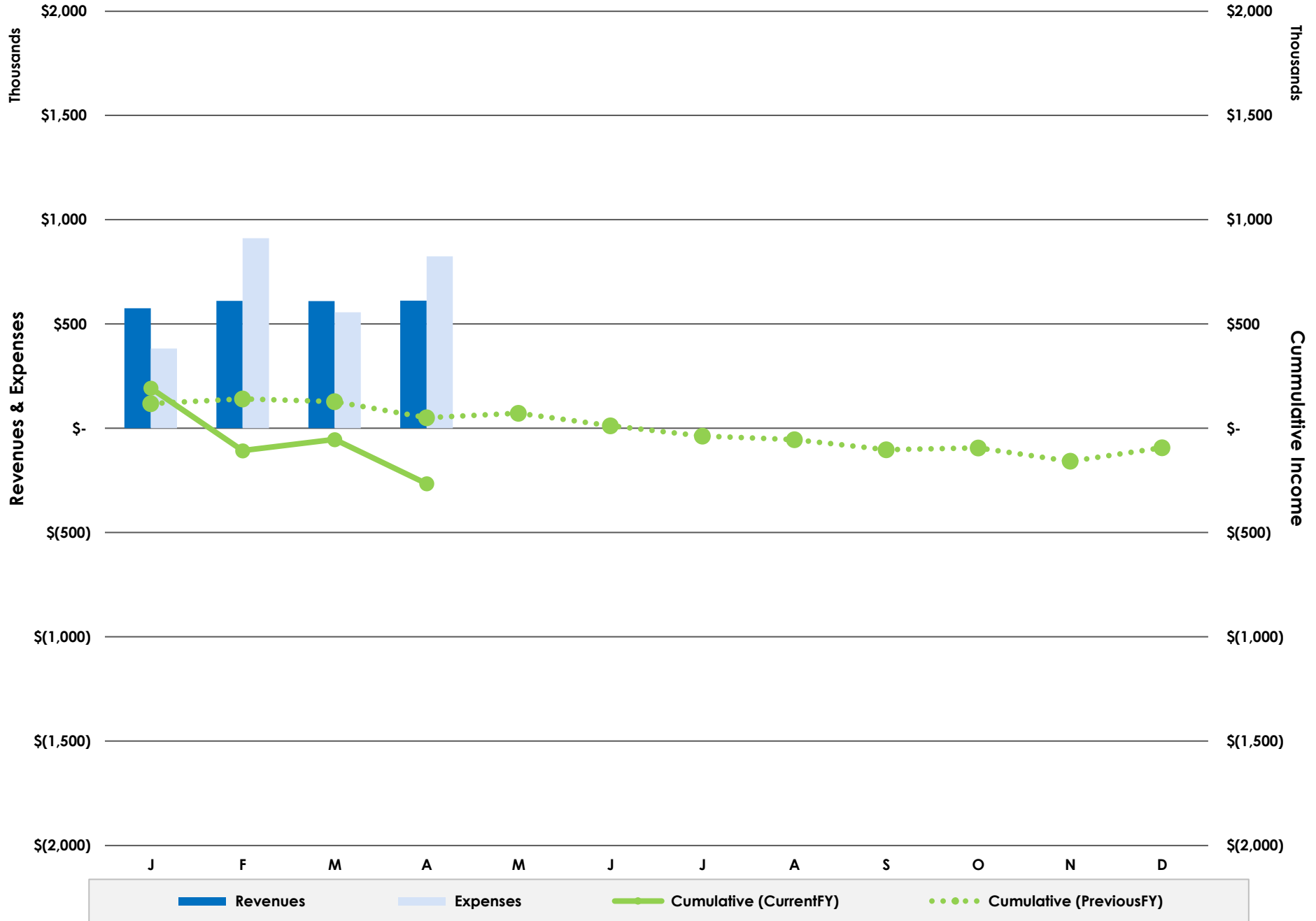
Income

Before Transfer	\$ (8,181)	\$ 60,008	\$ 272,040	\$ 504,332	\$ 1,042,938
After Transfer	\$ (212,124)	\$ (77,370)	\$ (265,170)	\$ 50,858	\$ (399,663)

Margin

Before Transfer	-1.34%	10.27%	11.30%	21.45%	14.54%
After Transfer	-34.66%	-13.24%	-11.01%	2.16%	-5.57%

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2023



**MOST RECENT
12-MONTH**

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	
RETAIL SALES					
<i>Note on Telecom Sales: Detail break-down for individual rate class is shown in TELECOM: RETAIL SALES section.</i>					
CABLE TELEVISION	\$ 188,625	\$ 216,656	\$ 772,575	\$ 886,746	\$ 2,419,086
DVR SERVICE	18,862	21,324	77,618	84,838	243,602
FIBER OPTICS	83,613	57,147	289,965	224,624	776,644
INTERNET	227,861	232,890	943,721	917,644	2,820,253
TELEPHONE	33,321	33,412	133,092	133,428	400,569
SET TOP BOX	1,085	1,383	4,784	5,812	15,633
Total RETAIL SALES (ACTUAL)	\$ 553,367	\$ 562,812	\$ 2,221,755	\$ 2,253,092	\$ 6,675,788
OTHER REVENUES					
CATV INSTALL/UPGRADE	\$ -	\$ 470	\$ 270	\$ 2,975	\$ 2,440
MARKETPLACE ADS	-	-	-	-	-
PHONE FEES	875	766	3,526	2,998	10,302
EQUIPMENT SALES	-	-	-	-	-
MODEM RENTAL	7,378	7,992	30,888	32,037	94,871
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	3,078	688	11,723	15,739	26,761
ADMIN ALLOCATION	29,132	11,833	92,394	43,280	229,660
OPERATING TRANSFERS IN	-	-	-	-	4,662
Transfer from CIP	-	-	-	-	-
MISCELLANEOUS	-	(15)	-	(15)	(469)
Total OTHER REVENUES ACTUAL	\$ 40,462	\$ 21,735	\$ 138,801	\$ 97,014	\$ 368,228
Adjustment	\$ 18,219	\$ (398)	\$ 47,383	\$ 694	\$ 129,868
<i>Note: Adjustment added to match Financials</i>					
TOTAL REVENUES (ACTUAL)	\$ 612,049	\$ 584,149	\$ 2,407,939	\$ 2,350,799	\$ 7,173,884

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	
SUMMARY					
Personnel	\$ 72,140	\$ 90,298	\$ 311,372	\$ 279,531	\$ 835,044
Purchased & Contracted Svc	36,059	18,151	155,493	58,310	379,886
Purchased Property Services	14,859	5,067	48,594	7,766	89,669
Supplies	44,777	26,469	123,037	97,269	473,353
Cost of Goods Sold	231,195	240,743	901,508	917,484	2,820,697
Depr, Debt Svc & Other Costs	221,198	143,412	595,896	486,108	1,532,297
Fund Transfers	203,943	137,378	537,209	453,474	1,442,602
TOTAL SUMMARY (ACTUAL)	\$ 824,172	\$ 661,519	\$ 2,673,109	\$ 2,299,942	\$ 7,573,548

TELECOM

Personnel

Salaries	\$ 49,801	\$ 67,669	\$ 215,570	\$ 194,171	\$ 570,874
Benefits	22,339	22,629	95,802	85,360	264,170
Total Personnel (ACTUAL)	\$ 72,140	\$ 90,298	\$ 311,372	\$ 279,531	\$ 835,044

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	-	-	754
Web Design	-	-	-	-	-
Consulting - Technical	-	-	-	-	-
HOLIDAY EVENTS	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Security Systems	-	575	129	704	1,294
Pest Control	-	-	-	-	-
Maintenance	413	1,162	6,610	2,351	22,026
Equipment Rents/Leases	188	376	751	939	2,253
Pole Equip. Rents/Leases	-	-	-	-	-
Equipment Rental	-	-	31	28	185
CONSULTING - TECHNICAL	-	-	-	-	-
LAWN CARE & MAINTENANCE	32	32	96	64	256
HOLIDAY EVENTS	-	-	-	-	135
Outside Maintenance	12,651	4,208	50,553	6,743	63,351
EQUIPMENT RENTS / LEASES	-	-	-	-	-
POLE EQUIPMENT RENTS / LEASES	-	-	-	-	4,772
MAINTENANCE CONTRACTS	69	69	20,788	10,927	57,989
EQUIPMENT RENTAL	-	-	26	19	129
COMMUNICATION SERVICES	2,056	1,752	9,963	6,904	31,619
INTERNET COSTS	-	530	-	1,590	629
POSTAGE	-	-	-	-	45
TRAVEL EXPENSE	-	-	-	310	1,572
DUES/FEES	5,732	-	7,711	6,859	19,481
VEHICLE TAG & TITLE FEE	162	-	162	-	162
FCC FEES	429	4,701	8,461	12,662	32,159
GA DEPT OF REV FEES	-	-	-	-	-
TRAINING & EDUCATION -EMPLOYEE	53	-	540	2,193	10,066
CONTRACT LABOR	14,274	4,748	49,672	6,015	131,009
SOFTWARE EXPENSE	-	-	-	-	-
SHIPPING / FREIGHT	-	-	-	-	-
Total Purchased & Contracted Svc (ACTUAL)	\$ 36,059	\$ 18,151	\$ 155,493	\$ 58,310	\$ 379,886

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	12-MONTH
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	-	-
Repair & Maintenance (Inside)	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	319	319	959	958	3,544
Postage	-	-	-	-	1,300
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	-
Marketing Expense	-	-	-	-	-
	-	-	-	-	878
Dues & Subscriptions	-	-	-	-	-
Fees	266	-	761	792	761
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	-	-
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	-	-	-	-
Uniform Rental	-	-	-	-	-
Contract Labor	14,274	4,748	46,875	6,015	81,187
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	-	-
Total Purchased Property Services (ACTUAL)	\$ 14,859	\$ 5,067	\$ 48,594	\$ 7,766	\$ 89,669

TELECOM (Continued)

Supplies

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	12-MONTH
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	-	-	-	258
Postage	-	-	-	-	-
Auto Parts	-	1,947	525	1,799	7,681
CONSTRUCTION MATERIALS	-	-	-	-	-
Damage Claims	-	-	-	-	-
EXPENDABLE FLUIDS	-	38	-	244	182
Tires	-	-	1,865	-	4,432
Uniform Expense	-	-	-	-	2,757
Janitorial Supplies	229	192	919	960	3,486
Equipment Parts	645	51	690	120	1,579
R&M Building - Inside	-	-	-	-	-
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	1,603	1,599	7,285	14,058	62,674
Sys R&M - Inside/Shipping	-	-	-	-	-
COVID-19 EXPENSES	-	-	-	-	-
Utility Costs	2,982	2,874	11,195	10,047	43,269
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	1,219	1,673	3,491	3,659	16,757
Food	86	91	369	274	1,226
Small Tools & Minor Equipment	111	90	314	247	1,407
Small Operating Supplies	68	139	807	951	4,050
EMPLOYEE RECOGNITION	-	-	428	-	428
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	121	58	427	100	1,044
AUTO PARTS	-	-	-	-	222
CONSTRUCTION MATERIALS	-	-	-	-	-
EXPENDABLE FLUIDS	-	-	-	-	15
UNIFORM EXPENSE	1,238	166	1,629	787	6,188
JANITORIAL SUPPLIES	-	-	-	-	315
COMPUTER EQUIP NON-CAP	2,360	100	3,058	2,451	7,583
EQUIPMENT PARTS	1,071	-	4,526	-	11,318
REPAIRS & MAINTENANCE	16,426	7,276	37,537	31,571	141,890
COVID-19 EXPENSES	-	-	-	-	-
UTILITY COSTS	1,925	1,805	5,823	5,461	22,770
AUTO & TRUCK FUEL	1,219	1,673	3,491	3,659	17,122
SMALL TOOLS & MINOR EQUIPMENT	6,829	2,020	12,949	3,761	49,264
SMALL OPERATING SUPPLIES	1,046	1,200	6,756	3,208	21,879
DEPRECIATION EXPENSE	5,598	3,478	18,952	13,913	43,300
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 44,777	\$ 26,469	\$ 123,037	\$ 97,269	\$ 473,353

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	18,824	15,795	73,033	65,283	210,288
Cost of Sales CATV	183,117	198,861	696,973	755,067	2,249,041
Cost of Sales Internet	21,337	17,931	106,010	64,076	270,411
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	7,917	8,156	25,493	33,059	90,959
Cost of Programming CATV	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	\$ 231,195	\$ 240,743	\$ 901,508	\$ 917,484	\$ 2,820,697

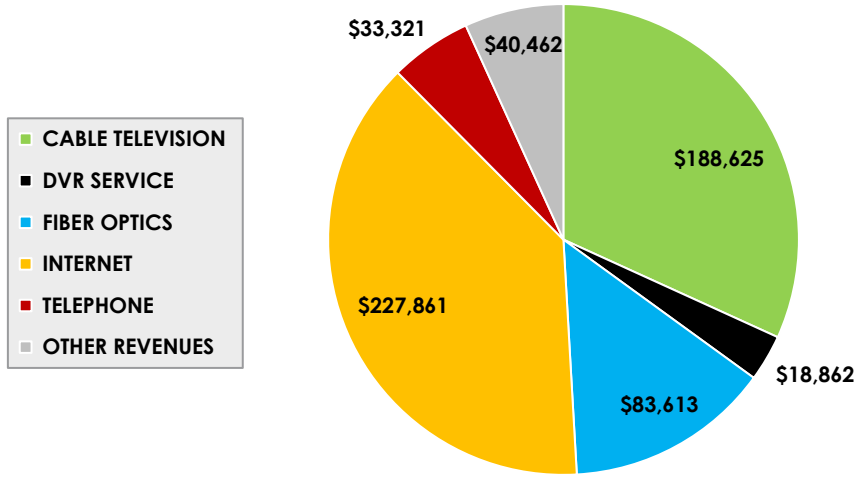
Depr, Debt Svc & Other Costs					
Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	15,470	15,662	62,029	62,649	171,448
INTEREST EXP - 2020 REV BONDS	43,089	43,089	172,357	172,357	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	171,362	93,383	396,404	285,996	948,460
Utility Bad Debt Expense	-	-	-	-	-
Revenue Bond Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
Interest Expenses (Bond)	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Capital Exp-Software	-	-	-	-	-
Capital Exp - Equipment	-	-	-	-	-
Total Depr, Debt Svc & Other Costs (ACTUAL)	\$ 221,198	\$ 143,412	\$ 595,896	\$ 486,108	\$ 1,532,297

Fund Transfers					
Trans Out 5% to Gen Fund - CABLE TV	12,569	18,530	54,386	71,435	196,462
Trans Out 5% to Gen Fund - TELECOM	20,012	25,464	86,419	96,043	297,680
ADMIN ALLOC - ADMIN EXPENSES	171,362	93,383	396,404	285,996	948,460
Total Fund Transfers (ACTUAL)	\$ 203,943	\$ 137,378	\$ 537,209	\$ 453,474	\$ 1,442,602

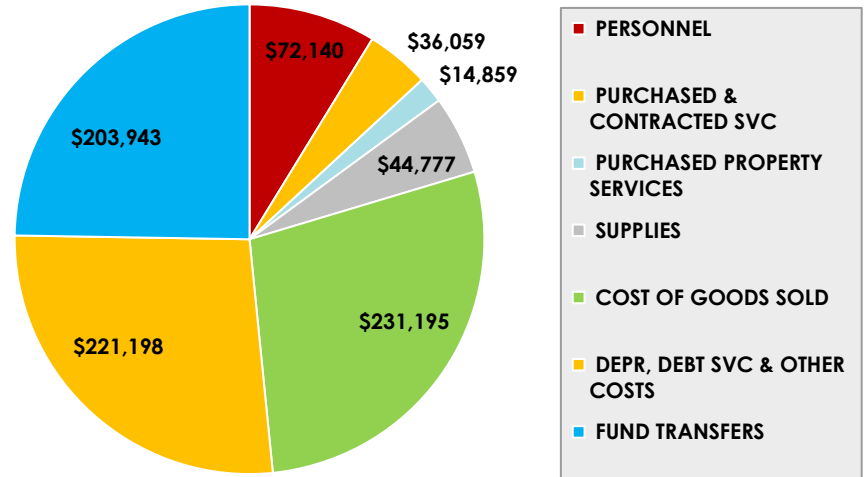
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 824,172	\$ 661,519	\$ 2,673,109	\$ 2,299,942	\$ 7,573,548
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**CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES**

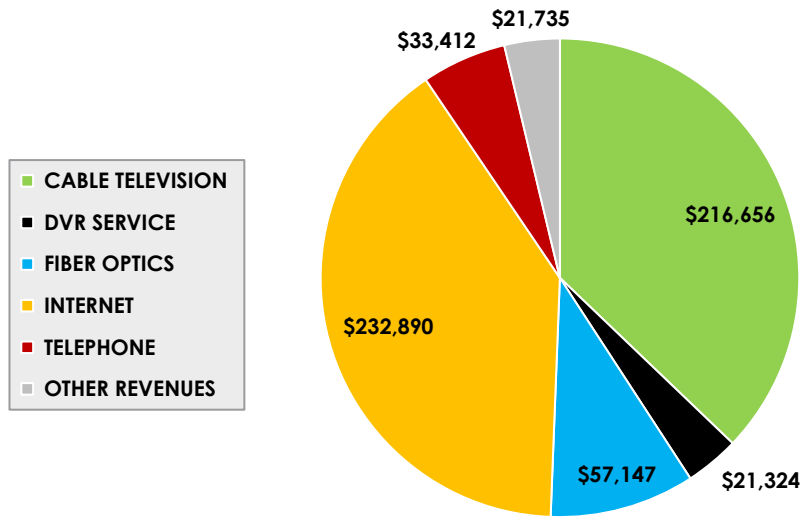
REVENUES [Apr 2023]



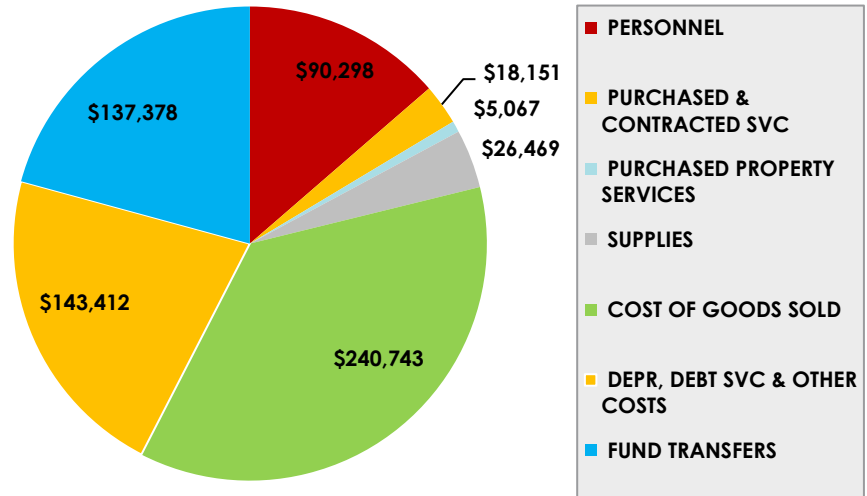
EXPENSES [Apr 2023]



REVENUES [Apr 2022]



EXPENSES [Apr 2022]



	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	1,525	1,770	6,266	7,273	19,716
Revenue (\$)	\$ 174,816	\$ 201,924	\$ 716,826	\$ 828,464	\$ 2,248,025
Revenue Per Bill (\$)	\$ 115	\$ 114	\$ 114	\$ 114	\$ 114
MINI BASIC					
Number of Bills	283	303	1,143	1,206	3,552
Revenue (\$)	\$ 10,789	\$ 11,372	\$ 43,455	\$ 44,649	\$ 133,216
Revenue Per Bill (\$)	\$ 38	\$ 38	\$ 38	\$ 37	\$ 38
BOSTWICK					
Number of Bills	10	11	40	44	124
Revenue (\$)	\$ 1,150	\$ 1,265	\$ 4,600	\$ 5,060	\$ 14,214
Revenue Per Bill (\$)	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115
BULK GATV/MOTEL					
Number of Bills	4	4	16	16	48
Revenue (\$)	\$ 1,310	\$ 1,310	\$ 5,240	\$ 5,240	\$ 15,720
Revenue Per Bill (\$)	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328
SHOWTIME					
Number of Bills	3	4	12	17	37
Revenue (\$)	\$ 44	\$ 59	\$ 176	\$ 199	\$ 530
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 12	\$ 14
SHOW/HBO					
Number of Bills	2	5	11	22	43
Revenue (\$)	\$ 24	\$ 61	\$ 134	\$ 273	\$ 527
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
CINEMAX					
Number of Bills	2	2	8	8	24
Revenue (\$)	\$ 29	\$ 29	\$ 117	\$ 117	\$ 352
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15

**MOST RECENT
12-MONTH**

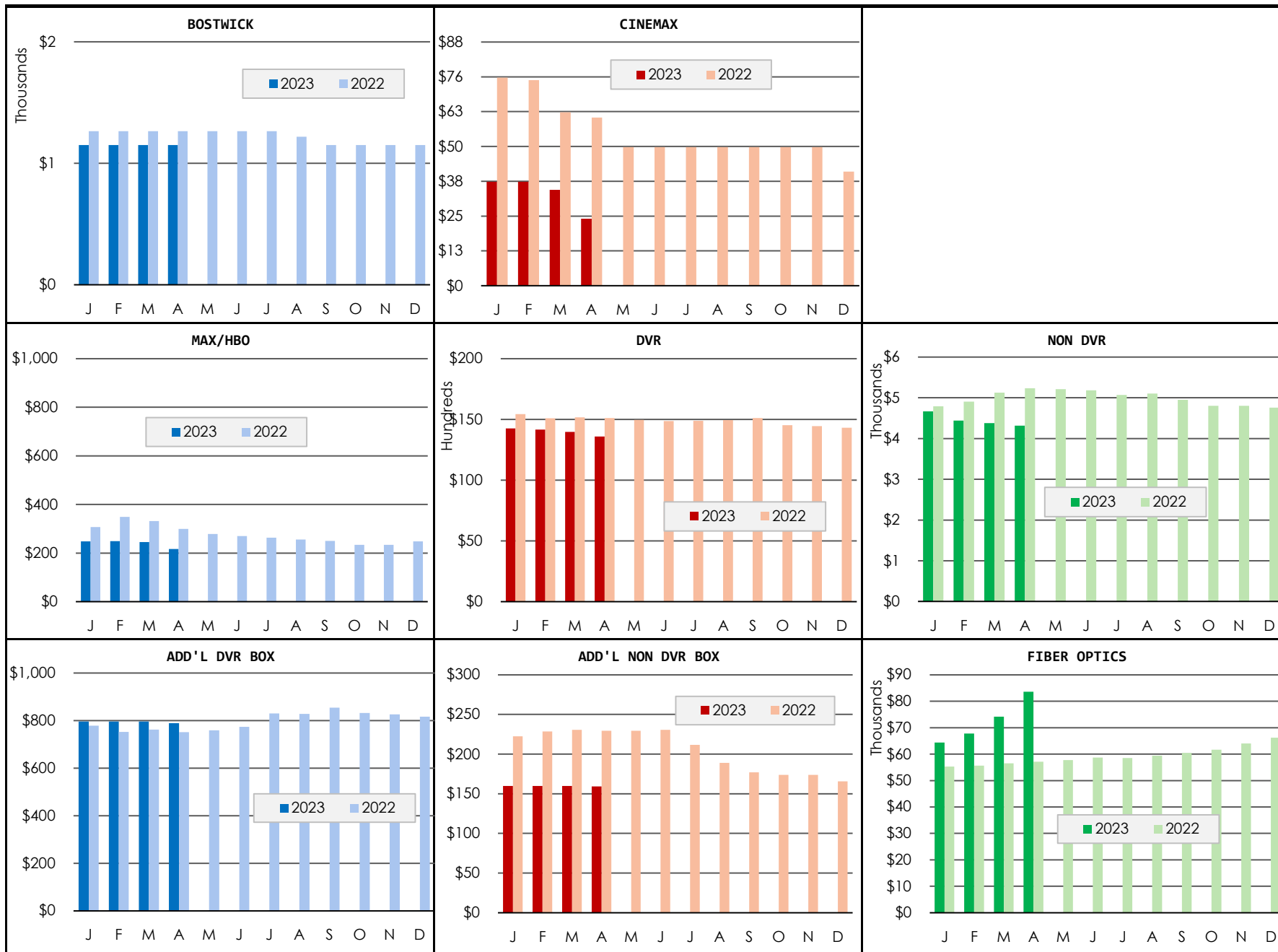
	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
HBO					
Number of Bills	16	22	67	90	207
Revenue (\$)	\$ 217	\$ 299	\$ 960	\$ 1,288	\$ 2,996
Revenue Per Bill (\$)	\$ 14	\$ 14	\$ 14	\$ 14	\$ 14
MAX/HBO					
Number of Bills	1	7	7	27	33
Revenue (\$)	\$ 12	\$ 68	\$ 84	\$ 318	\$ 394
Revenue Per Bill (\$)	\$ 12	\$ 10	\$ 12	\$ 12	\$ 12
PLAYBOY					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
STARZ					
Number of Bills	16	19	69	80	216
Revenue (\$)	\$ 233	\$ 269	\$ 983	\$ 1,138	\$ 3,112
Revenue Per Bill (\$)	\$ 15	\$ 14	\$ 14	\$ 14	\$ 14
DVR					
Number of Bills	115	129	470	516	1,466
Revenue (\$)	\$ 13,598	\$ 15,113	\$ 55,998	\$ 60,832	\$ 174,053
Revenue Per Bill (\$)	\$ 118	\$ 117	\$ 119	\$ 118	\$ 119
NON DVR					
Number of Bills	36	44	149	172	487
Revenue (\$)	\$ 4,316	\$ 5,231	\$ 17,804	\$ 20,052	\$ 57,665
Revenue Per Bill (\$)	\$ 120	\$ 119	\$ 119	\$ 117	\$ 118
SET TOP BOX					
Number of Bills	91	115	393	478	1,284
Revenue (\$)	\$ 1,085	\$ 1,383	\$ 4,784	\$ 5,812	\$ 15,633
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	52	56	208	210	663
Revenue (\$)	\$ 789	\$ 752	\$ 3,177	\$ 3,043	\$ 9,695
Revenue Per Bill (\$)	\$ 15	\$ 13	\$ 15	\$ 14	\$ 15
ADD'L NON DVR BOX					
Number of Bills	15	21	60	84	212
Revenue (\$)	\$ 159	\$ 229	\$ 639	\$ 911	\$ 2,189
Revenue Per Bill (\$)	\$ 11	\$ 11	\$ 11	\$ 11	\$ 10
FIBER					
Number of Bills	852	287	2,488	1,063	5,264
Revenue (\$)	\$ 83,613	\$ 57,147	\$ 289,965	\$ 224,624	\$ 776,644
Revenue Per Bill (\$)	\$ 98	\$ 199	\$ 117	\$ 211	\$ 148
INTERNET					
Number of Bills	3,902	4,117	16,212	16,486	49,220
Revenue (\$)	\$ 224,851	\$ 230,770	\$ 932,948	\$ 909,056	\$ 2,794,336
Revenue Per Bill (\$)	\$ 58	\$ 56	\$ 58	\$ 55	\$ 57
WIRELESS INTERNET					
Number of Bills	149	31	416	125	658
Revenue (\$)	\$ 3,011	\$ 2,120	\$ 10,773	\$ 8,587	\$ 25,917
Revenue Per Bill (\$)	\$ 20	\$ 68	\$ 26	\$ 69	\$ 39
RESIDENTIAL PHONE					
Number of Bills	718	739	2,877	2,980	8,736
Revenue (\$)	\$ 6,923	\$ 6,268	\$ 26,544	\$ 24,802	\$ 79,090
Revenue Per Bill (\$)	\$ 10	\$ 8	\$ 9	\$ 8	\$ 9
COMMERCIAL PHONE					
Number of Bills	269	283	1,106	1,141	3,373
Revenue (\$)	\$ 17,894	\$ 18,311	\$ 72,183	\$ 73,087	\$ 217,508
Revenue Per Bill (\$)	\$ 67	\$ 65	\$ 65	\$ 64	\$ 64
TOTAL REVENUES	\$ 544,864	\$ 553,978	\$ 2,187,390	\$ 2,217,553	\$ 6,571,817

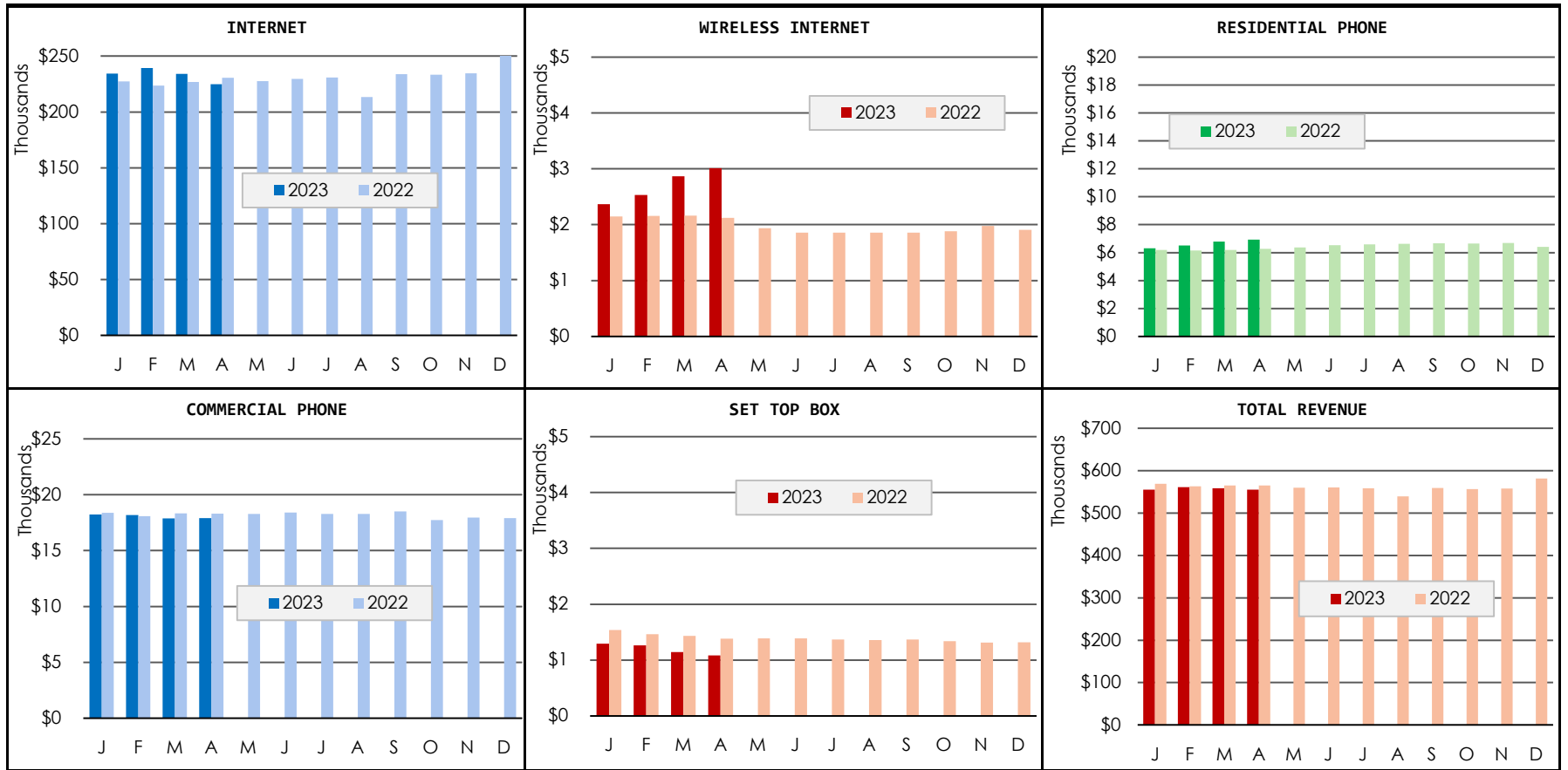
**CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR**

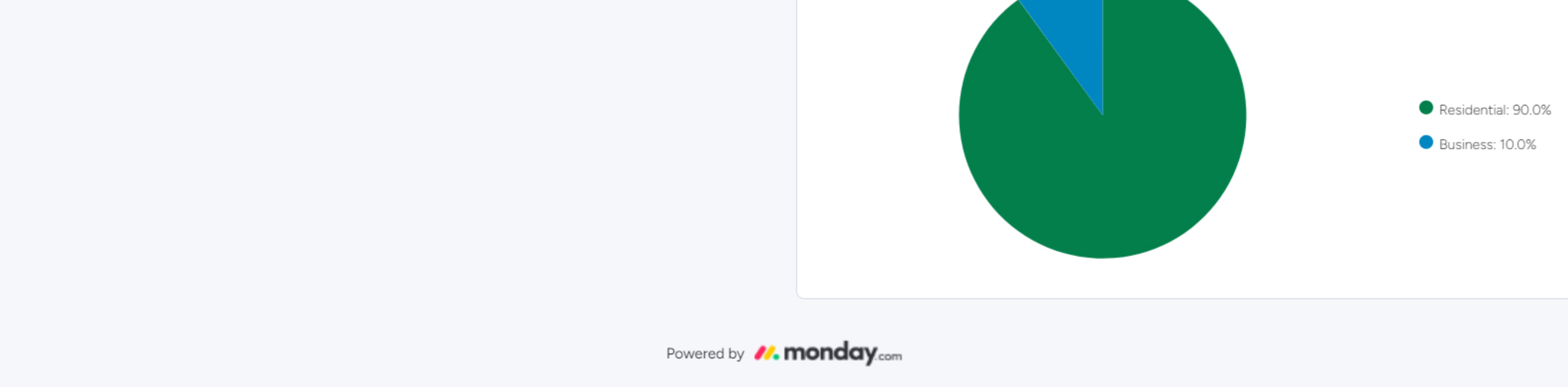
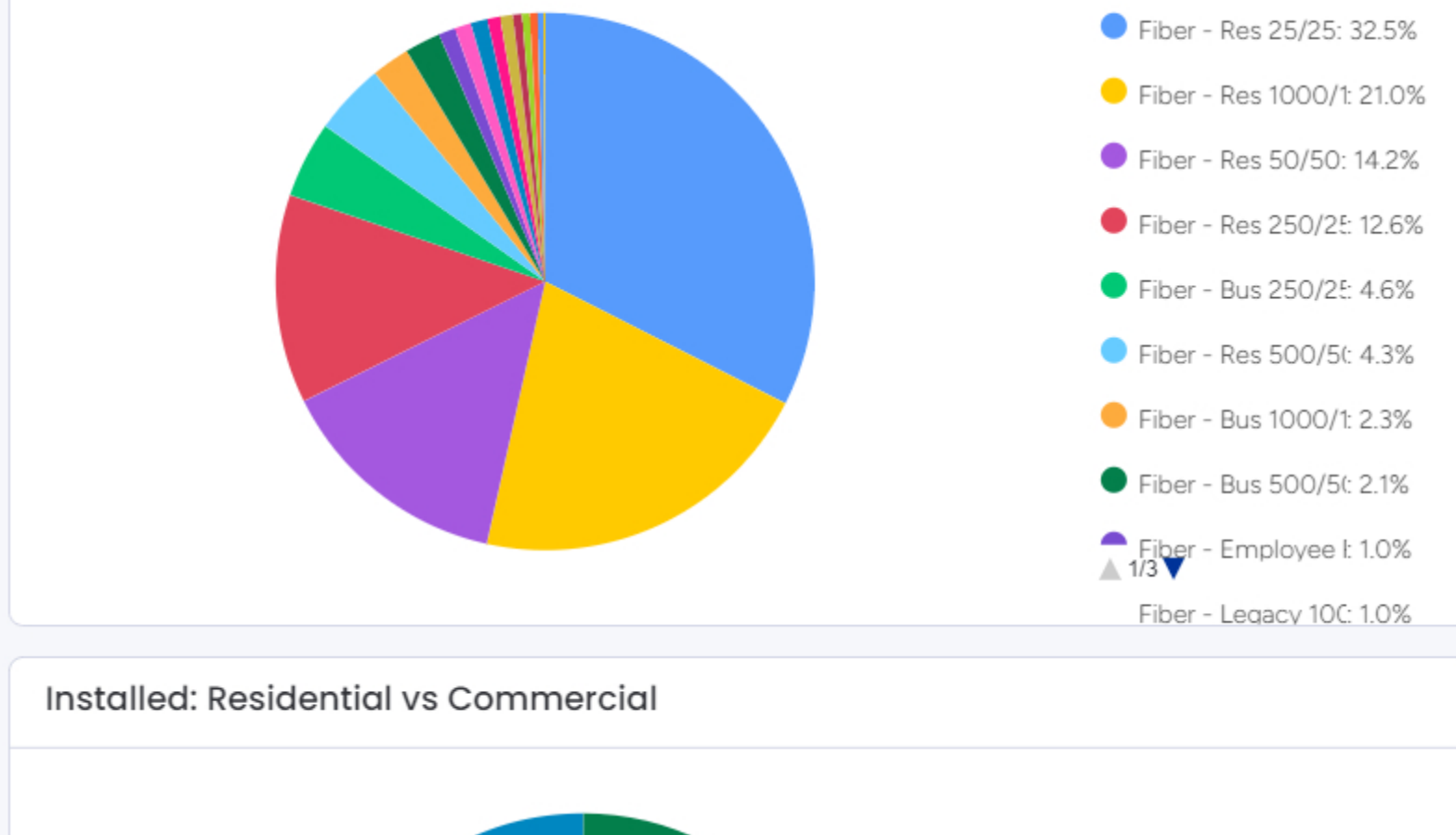
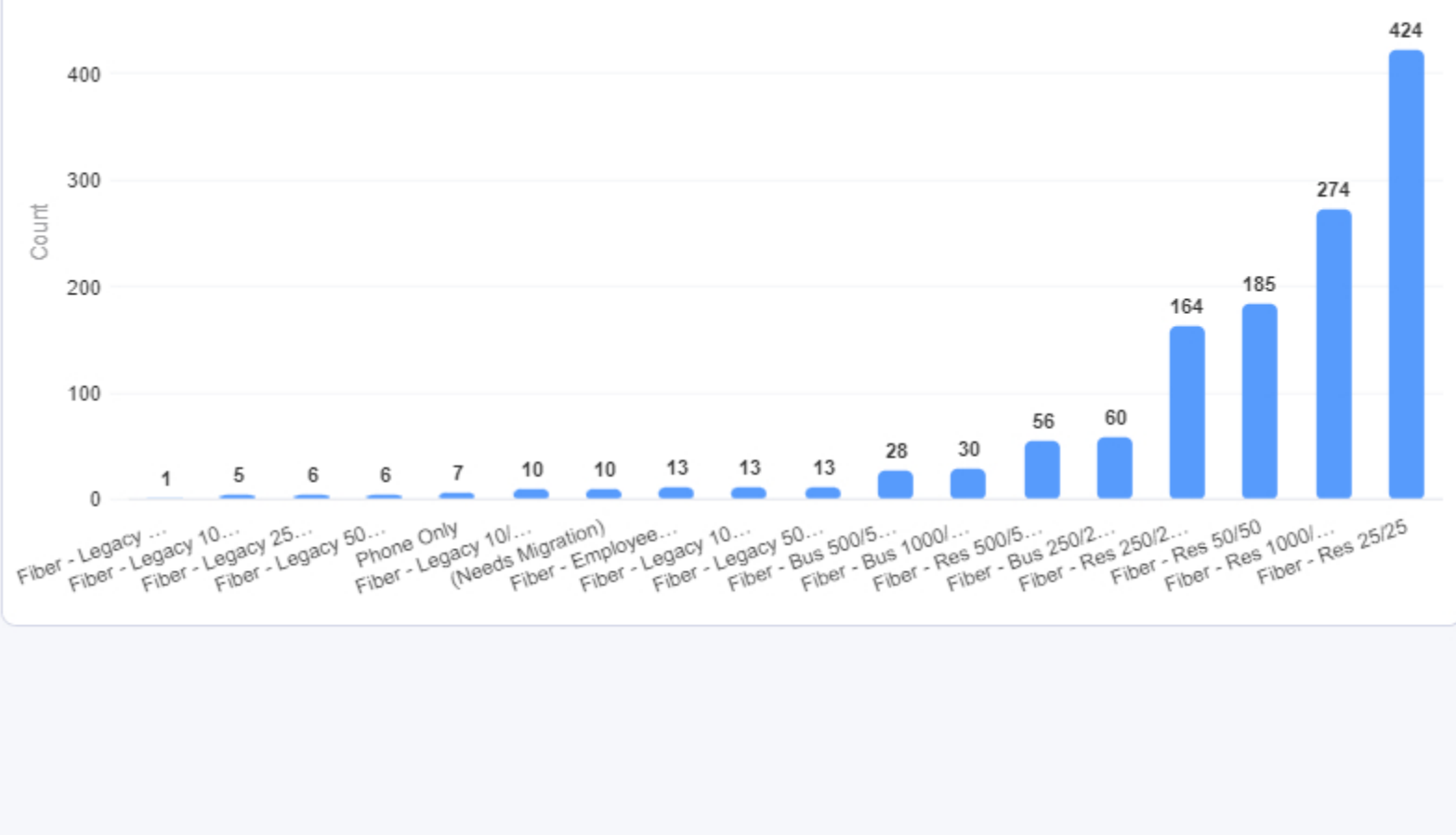
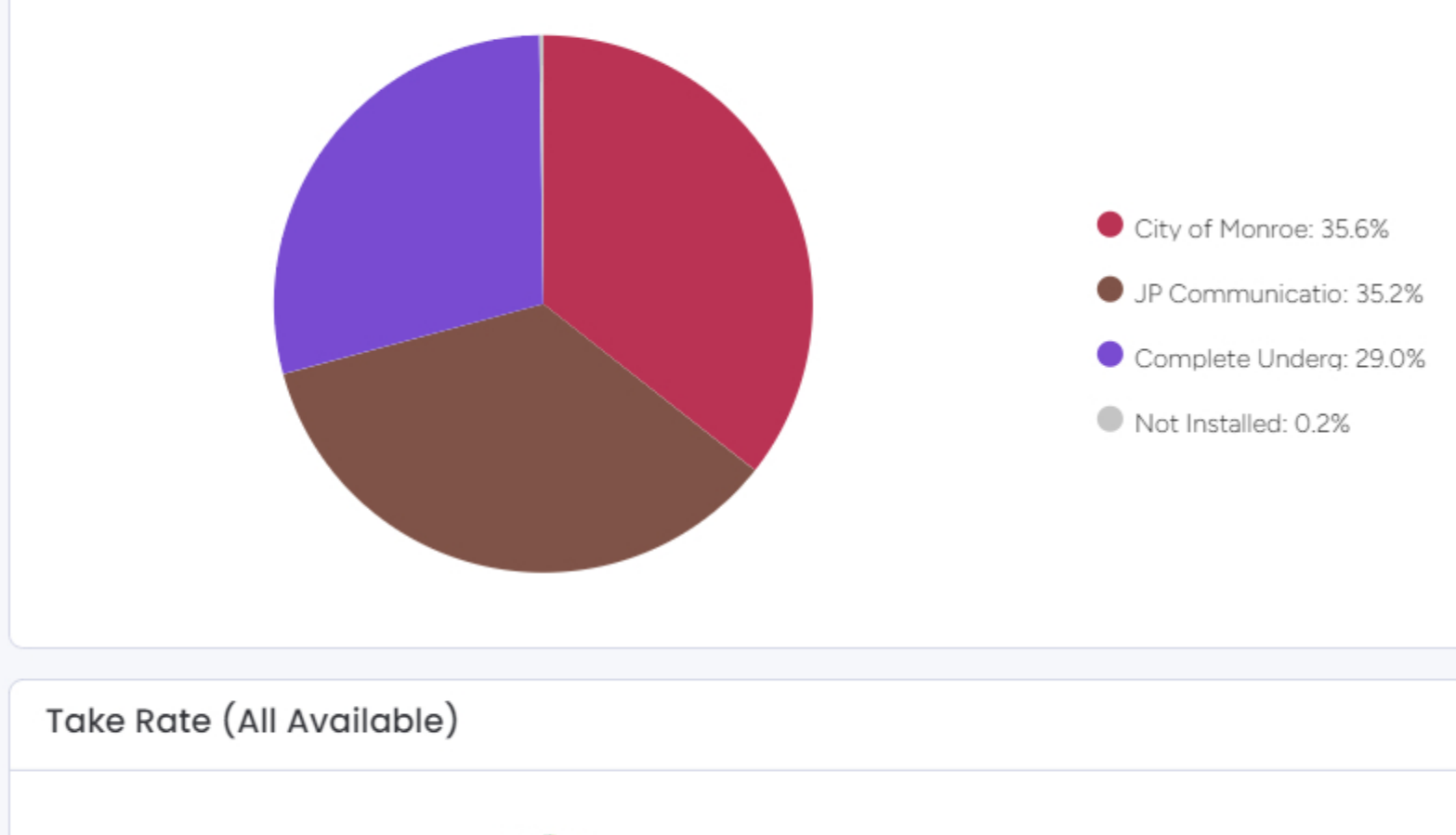
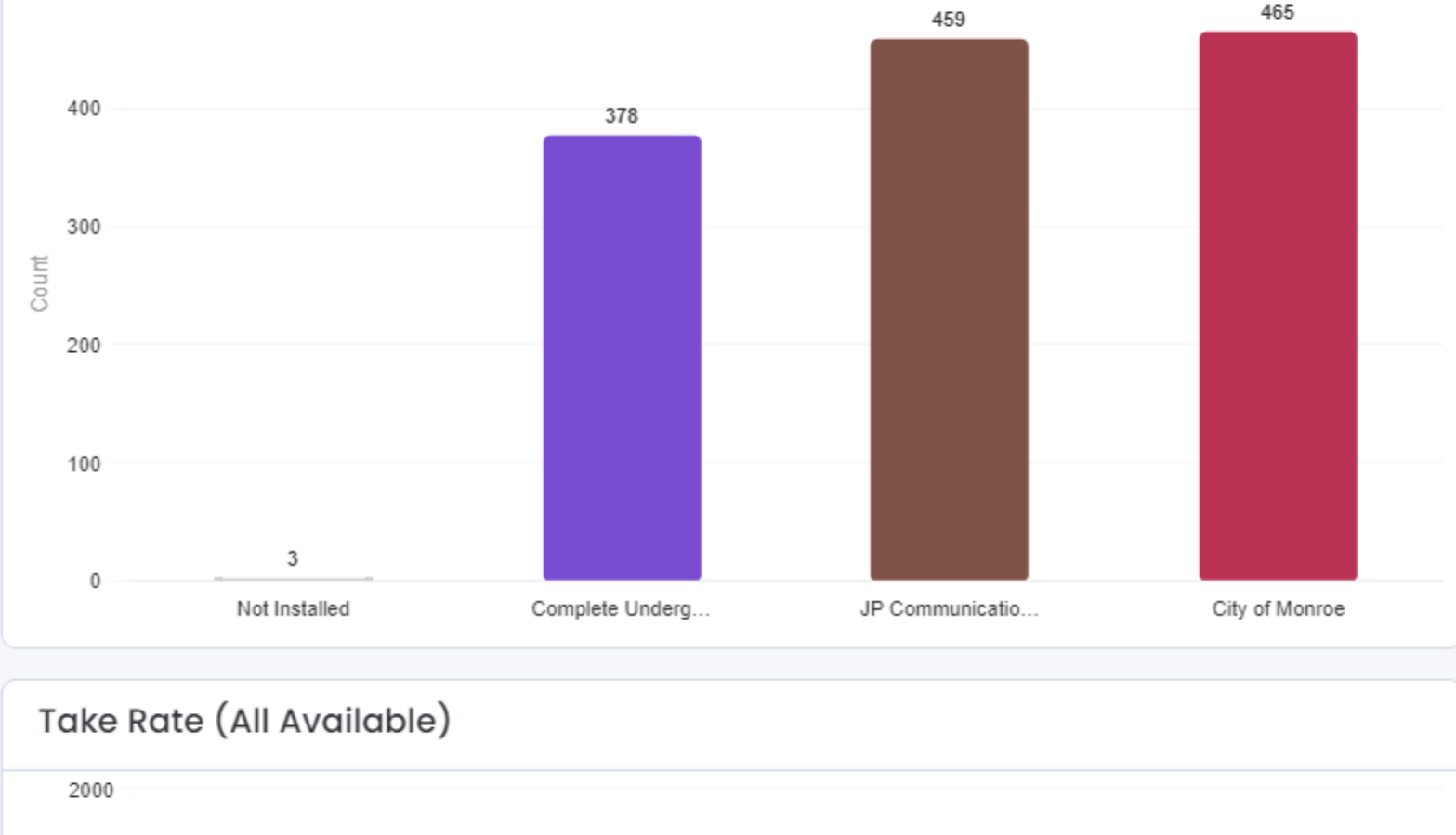
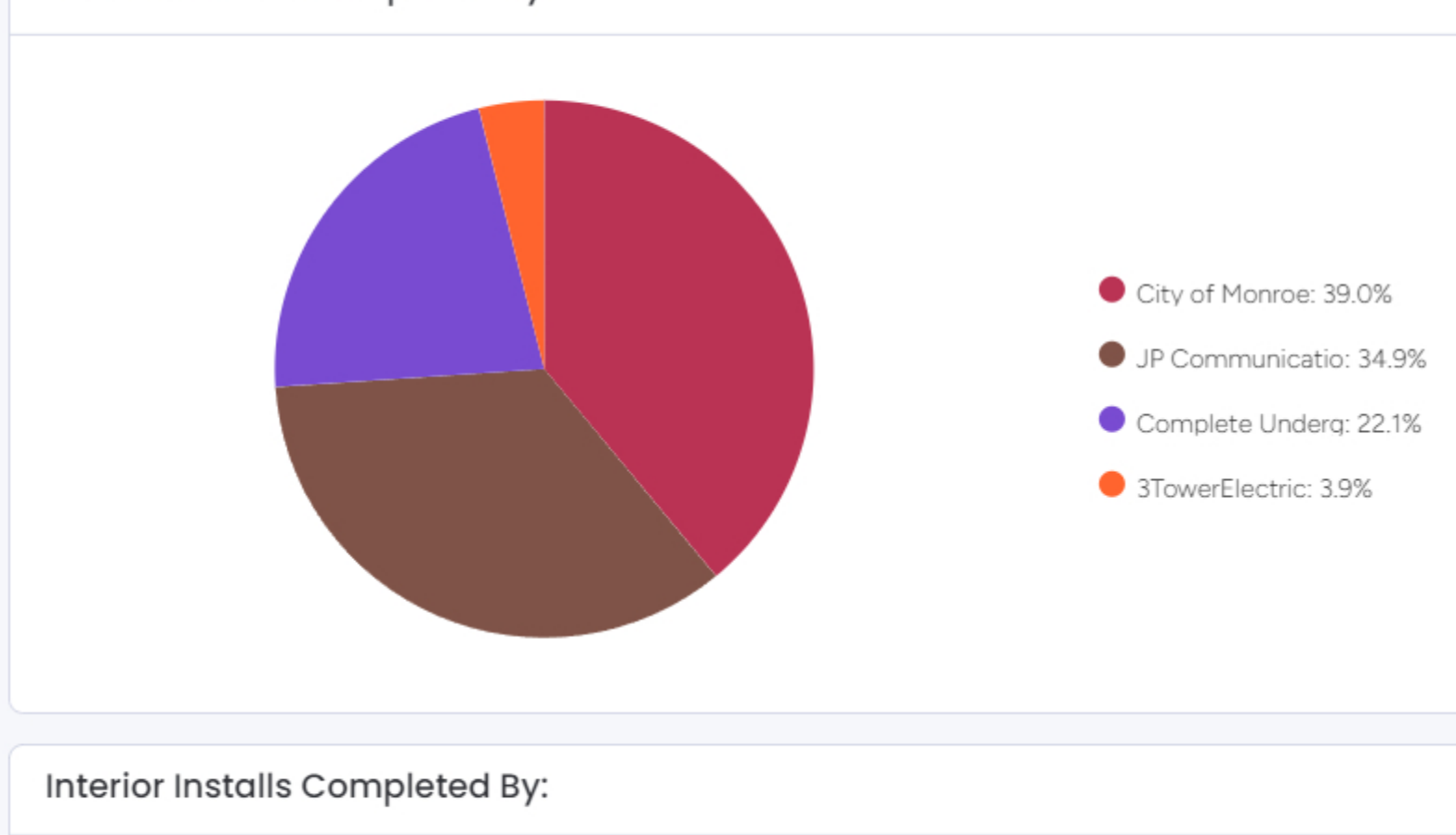
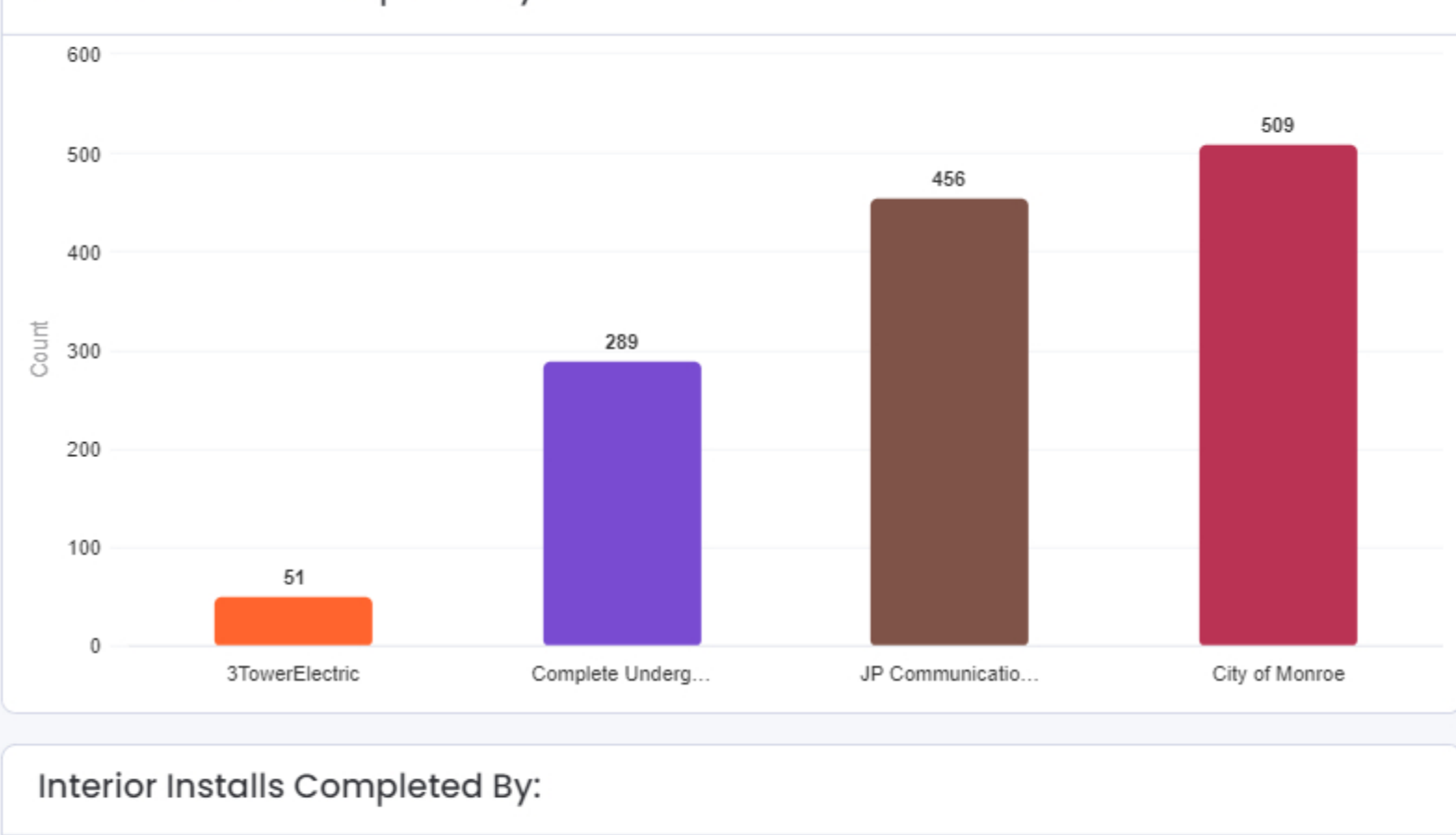
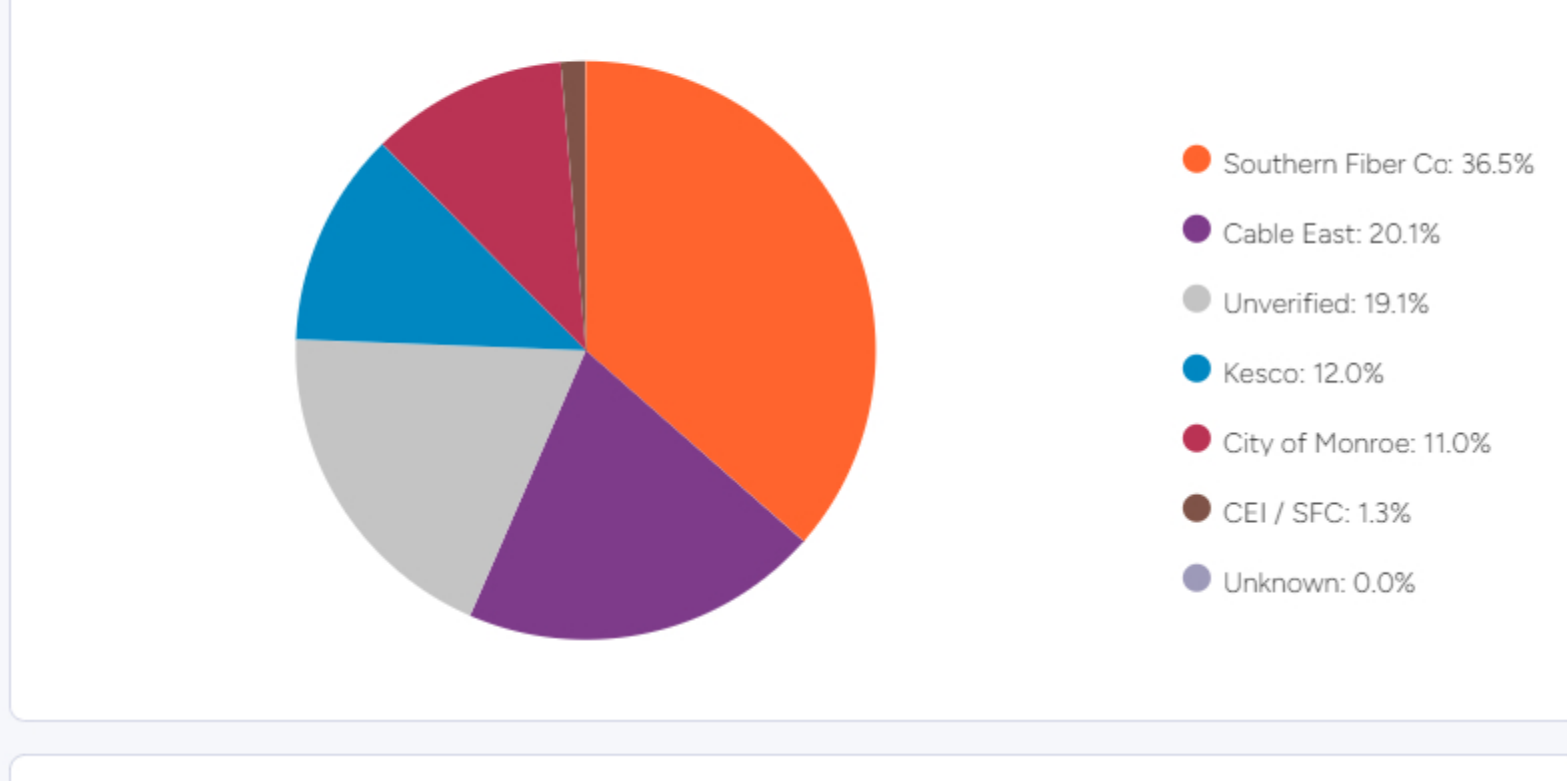
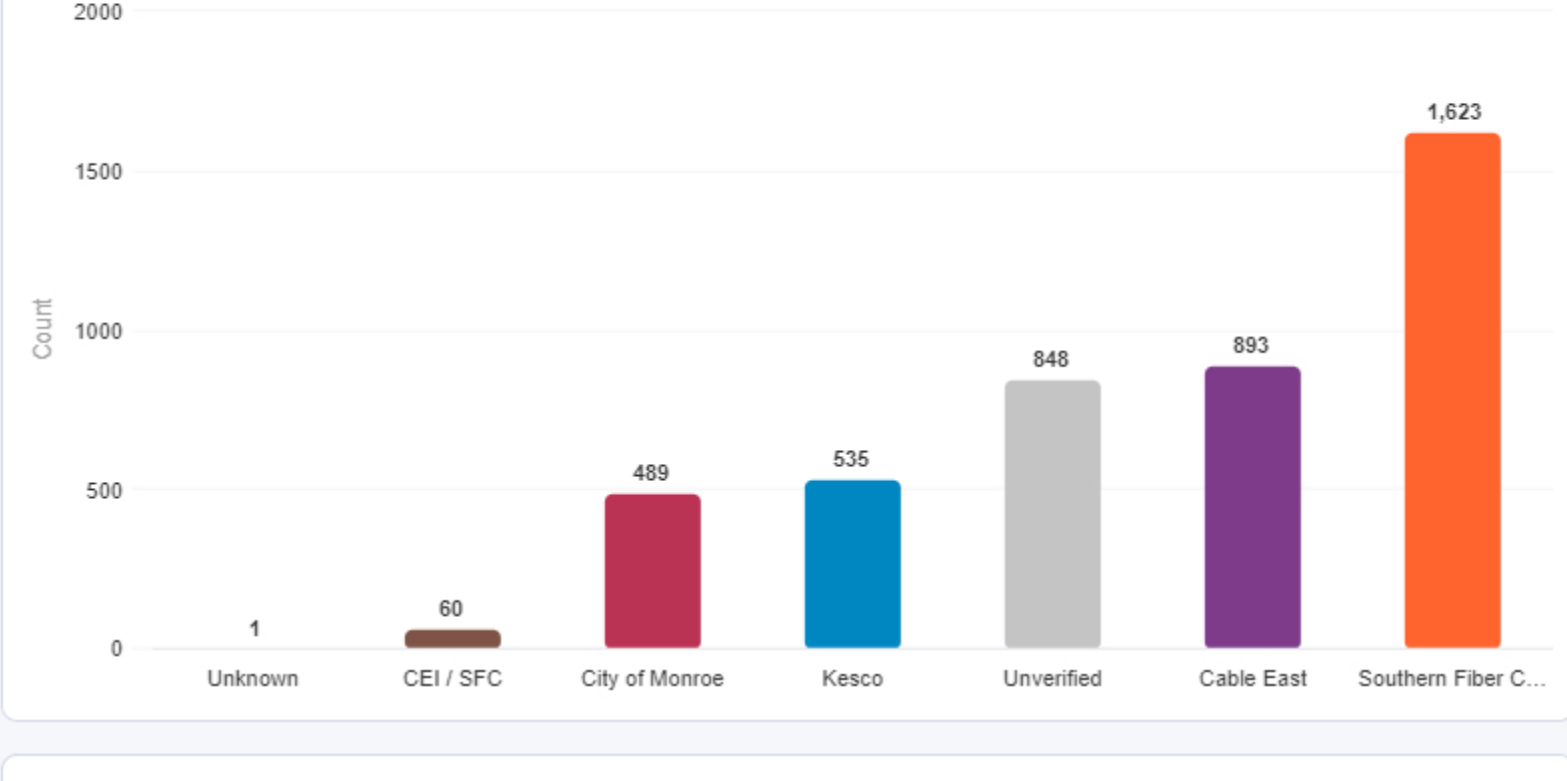
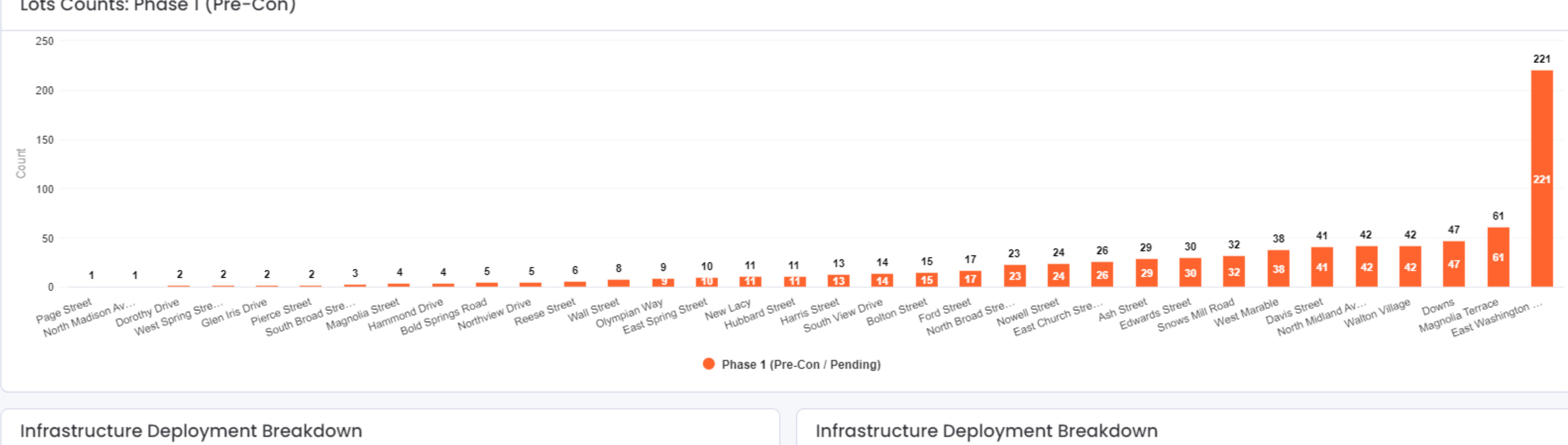
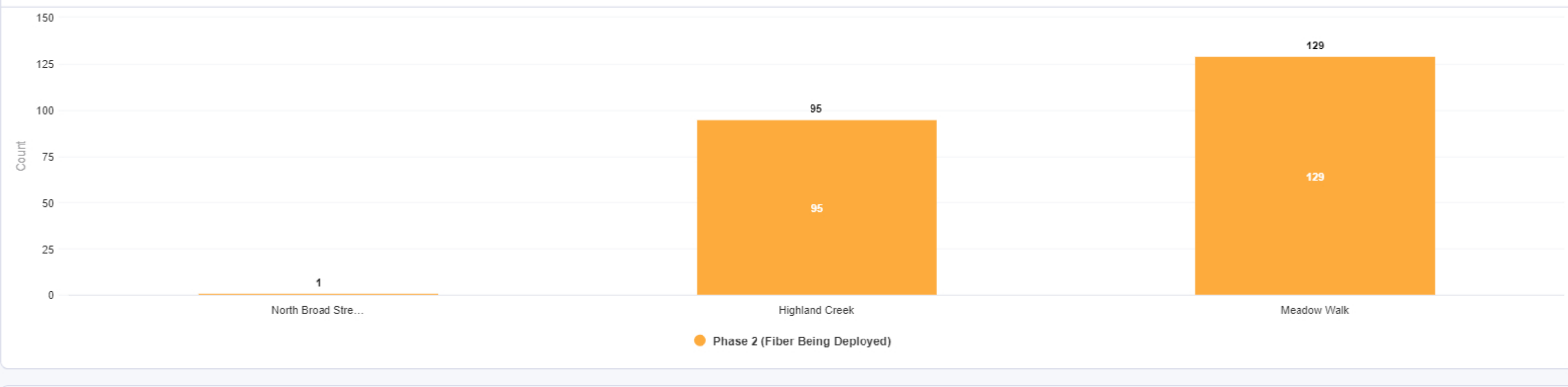
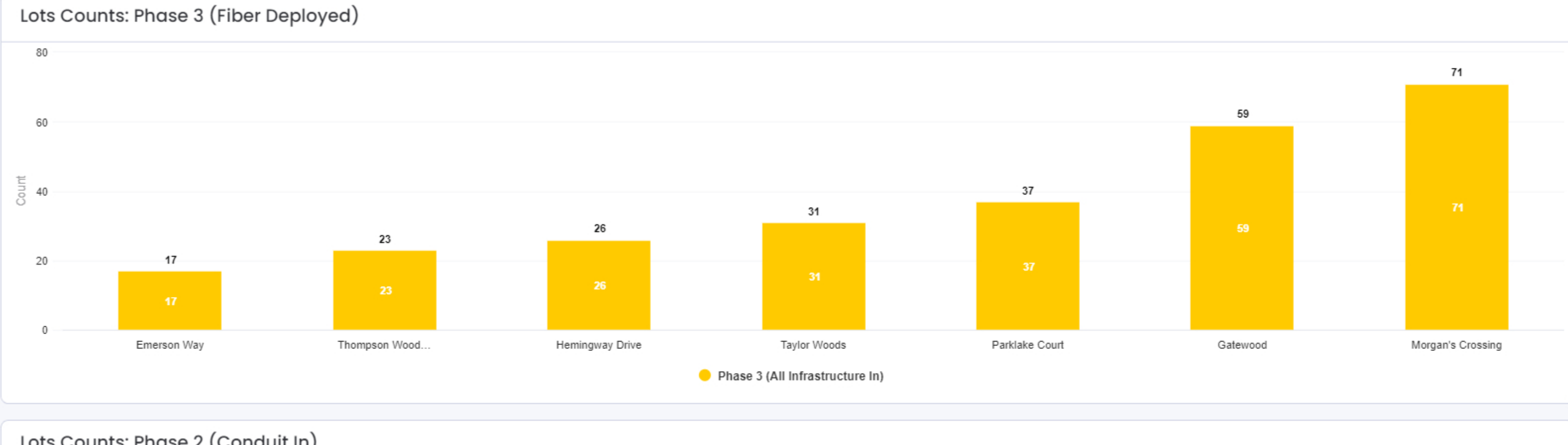
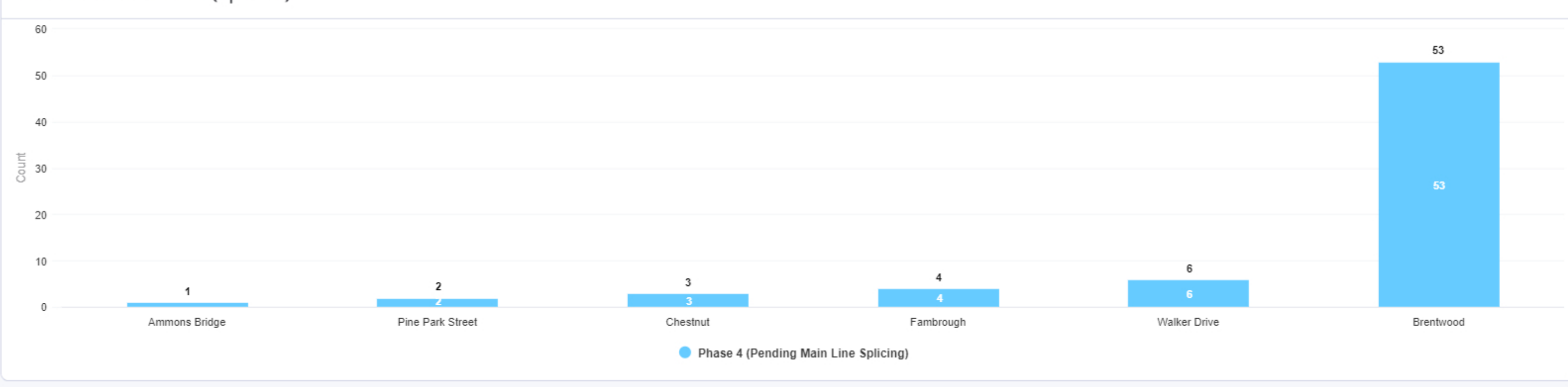
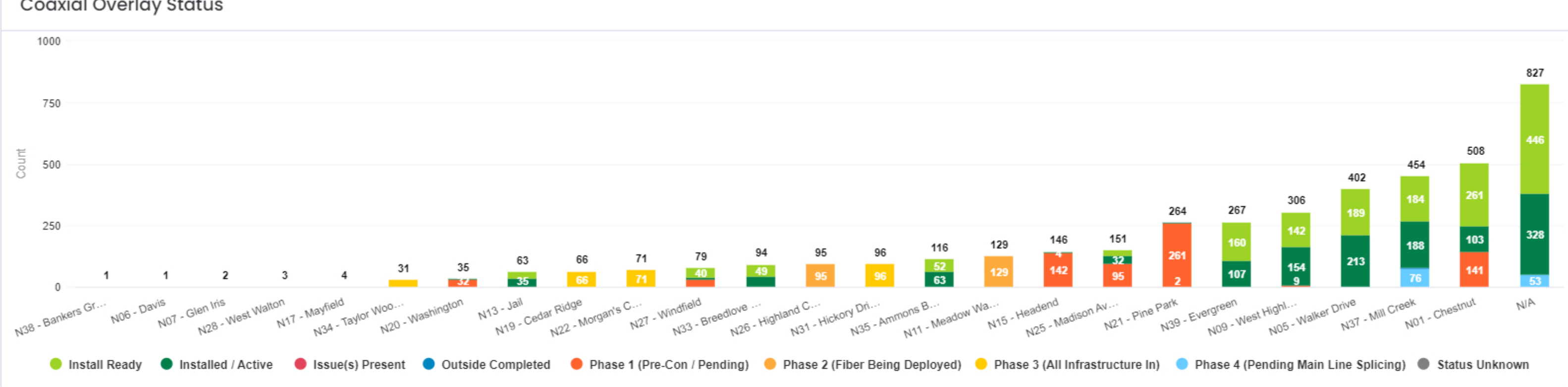
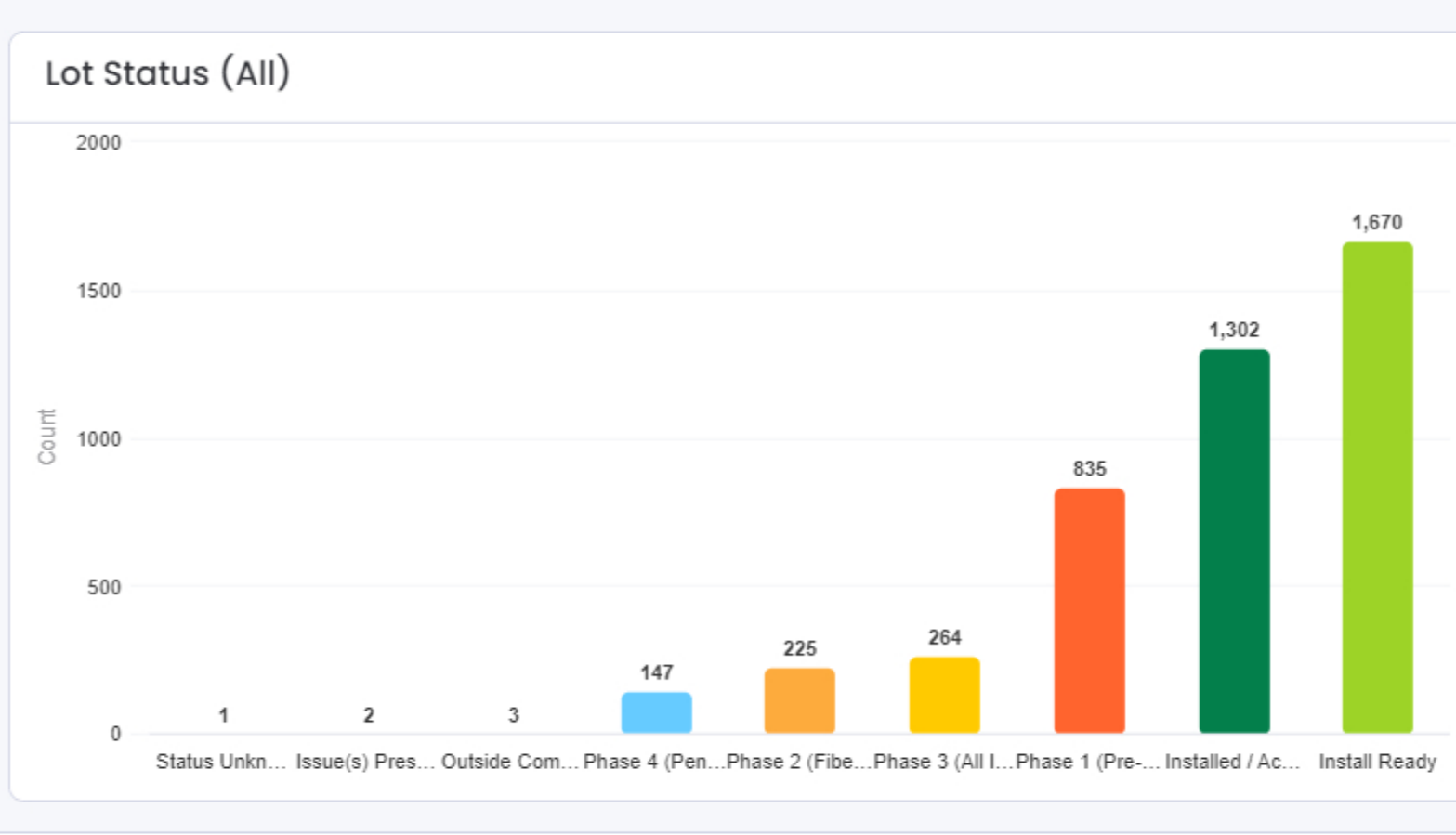
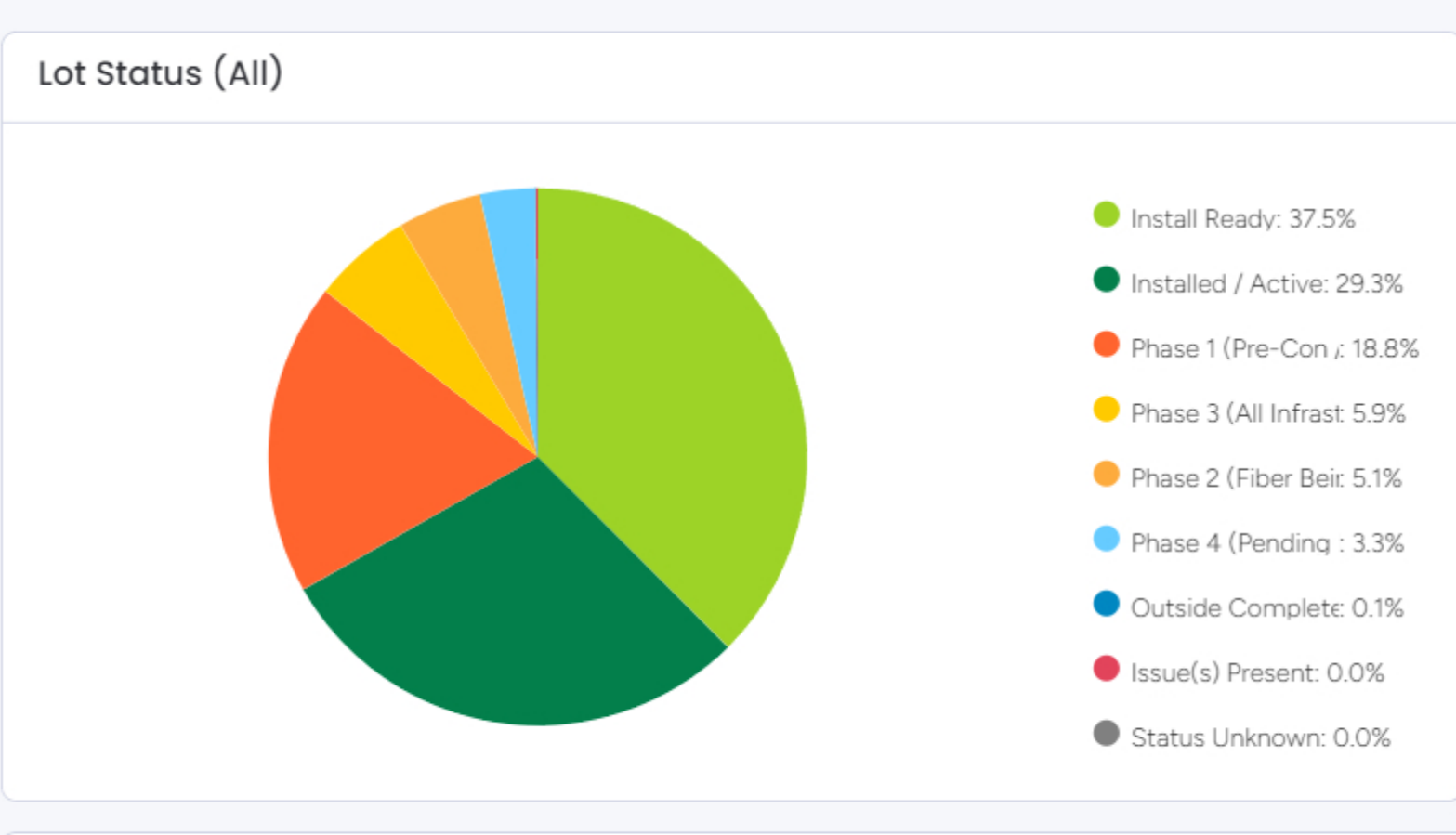


**CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR**



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







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

**JUNE
2023**

2023 Project List

	<i>Estimated Start Date</i>	<i>Estimated Completion Date</i>	<i>Notes</i>	<i>Progress</i>	<i>Contractor or City</i>
Natural Gas					
Hwy 83 Good Hope to Chandler Road main extension	Jun-22	Dec-22	Install 10,500' of 4" plastic gas main	Planning Stage	City
Victory Drive Gas Renewal	Jan-22	Dec-22	Replace 1500' of 2" steel with 2" plastic	Planning Stage	City
Brookland Commons gas install	Feb-23	Mar-23	Install 6,500' of 2" plastic gas main	Completed	City
Charlotte Rowell Blvd/Drake Drive gas extension	Feb-23	Mar-23	Install 4,000 of 4" plastic main	Completed	City
Harris & Lacy Streets Gas Renewal	Jan-22	Dec-22	Replace 2000' of 2" steel with 2" plastic	Planning Stage	Contractor
Sewer Collection					
2022 CDBG	21-Dec	23-Dec	Rehab of 6" sewer mains along Glen Iris, Stowers and sections of Bryant and Edwards Street	Awarded	Carter & Sloope
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Gravity sewer installed and completed/waiting on pump station contractor to complete station	Completed	Contractor
Sewer Treatment Plant					
Jacks Creek Plant Rehab	Sep-21	Sep-22	Startups for some of the equipment has taken place, more scheduled of next 2 weeks	90% Complete	Heavy/Hofstadter
Water Distribution					
Implementation of EPA's new Lead & Copper Rule	22-Jul	23-Dec	Inventory of all water services to determine presence of lead	Data Collection Obtaining	City/120Water Wiedeman & Singleton
24" Raw Water Main / 20" Finished Water Main	Jan-21	Jan-22	EPD approval 7/26/21 / GDOT, Georgia Power, Transco permits submitted	easements	City
S. Broad St main extension Mears St to John's Supermarket	May-21	Jun-21	Main installed from Mears Street to Walker Street	Completed	City
Water Treatment Plant					
Install 24" raw water main & 20" finished water main	22-Nov	23-Jan	Installed before GDOT starts the Hwy 138/CR Blvd on-ramp slated for Dec 2022	Completed	Contractor
500,000 gal elevated water tank @ Piedmont Industrial Park	Jul-21	Dec-22	Engineering in process	Design Phase	Carter & Sloope Wiedeman & Singleton
1,000,000 gallon clearwell @ WTP location	Jun-21	Oct-22	Concrete work complete, stripping forms, disinfection to take place next week	Work Begun	City
Electric					
2022 Pole Inspections	23-Jan	23-Jul	Continued changing out poles from the 2022 Pole Inspection	In Progress	City
Automated Switching	23-Apr	23-Jun	South Madison Ave & North Broad switching in operation. Programming other locations	In progress	City
Tree Trimming	23-Apr	23-May	E. Spring Street at various locations	Monthly	Contractor
Power to WWTP Rehab	23-May	23-Jun	Joint use poles set for power to WWTP to EMC, overhead ran and transfer switching tested	Completed	City

WATER / WASTEWATER: MONTHLY DIRECTOR'S REPORT

0

REPORTING PERIOD: 04/2023 | FY 2023



COVER	1
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SALES REPORT	3-4
SALES STATISTICS	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	FY 2023	AS BUDGET	FY 2022
REVENUES	\$ 1.016M	\$ 1.088M	\$ 1.034M	\$ 1.088M									\$ 4.226M	\$ 13.317M	\$ 4.063M
PERSONNEL COSTS	\$ 0.230M	\$ 0.272M	\$ 0.331M	\$ 0.232M									\$ 1.064M	\$ 3.059M	\$ 0.932M
CONTRACTED SVC	\$ 0.039M	\$ 0.099M	\$ 0.093M	\$ 0.066M									\$ 0.297M	\$ 1.492M	\$ 0.166M
SUPPLIES	\$ 0.098M	\$ 0.198M	\$ 0.217M	\$ 0.196M									\$ 0.709M	\$ 2.370M	\$ 0.637M
CAPITAL OUTLAY	\$ 0.115M	\$ 0.503M	\$ 0.116M	\$ 0.442M									\$ 1.176M	\$ 2.707M	\$ 0.568M
FUND TRANSFERS	\$ 0.074M	\$ 0.056M	\$ 0.056M	\$ 0.052M									\$ 0.238M	\$ 1.837M	\$ 0.253M
DEPRECIATION	\$ 0.205M	\$ 0.205M	\$ 0.205M	\$ 0.205M									\$ 0.821M	\$ -	\$ 0.374M
EXPENSES	\$ 0.760M	\$ 1.333M	\$ 1.019M	\$ 1.193M									\$ 4.306M	\$ 11.464M	\$ 2.929M
MARGIN	\$ 0.256M	\$ (0.245M)	\$ 0.015M	\$ (0.105M)									\$ (0.079M)	\$ 1.853M	\$ 1.134M

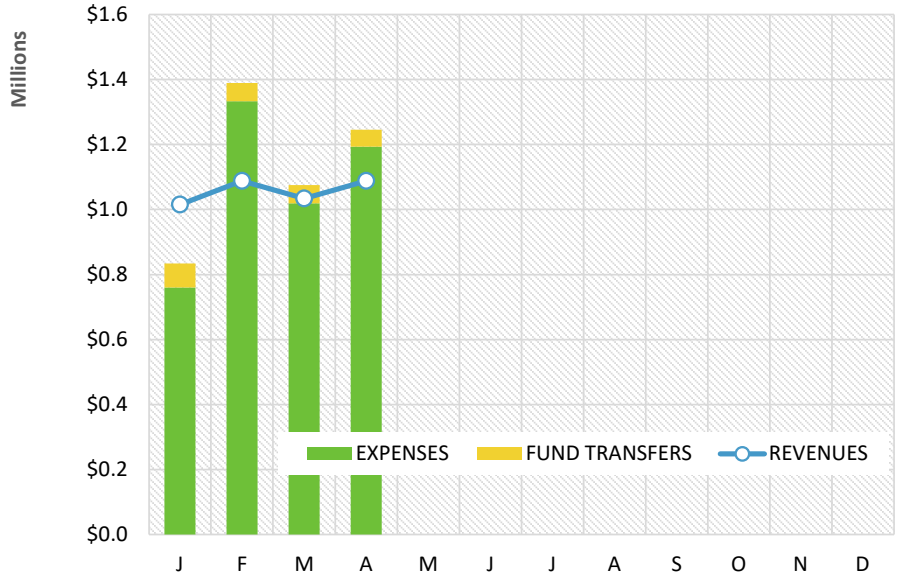
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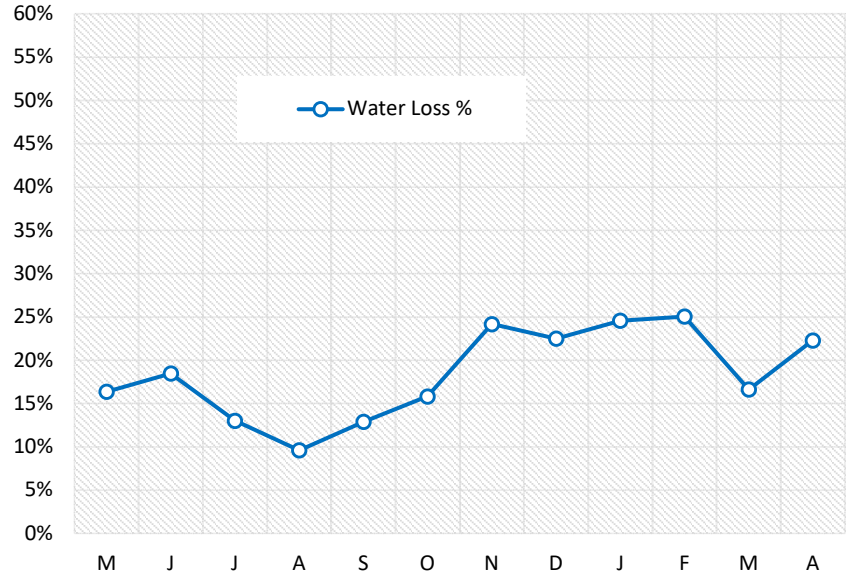
ROLLING 12-MO LINE LOSS

18.38%

REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

[Jan 2023](#)
 [Feb 2023](#)
 [Mar 2023](#)
 [Apr 2023](#)
 [May 2023](#)
 [Jun 2023](#)
 [Jul 2023](#)
 [Aug 2023](#)
 [Sep 2023](#)
 [Oct 2023](#)
 [Nov 2023](#)
 [Dec 2023](#)

CUSTOMER COUNT - WATER

Residential	9,123	9,127	9,139	9,152
Commercial	985	383,487	998	995
Industrial	1		1	1
Water Authority	1	1	1	1
Residential Sprinkler	559	560	555	556
Commercial Sprinkler	92	92	92	92
Loganville	1	1	1	1
Total	10,762	483,279	10,787	10,798
YOY Δ	-3.50%	4222.71%	-3.54%	-3.56%

KGALLONS - WATER

Residential	36,704	38,478	34,500	33,876
Commercial	12,520	14,162	12,809	11,917
Industrial	2,404	2,560	2,486	2,354
Water Authority	55	16	9	2
Loganville	42,010	34,795	33,077	36,811
Total	93,693	90,011	82,881	84,960
YOY Δ	20.67%	4.19%	0.43%	2.49%

REVENUE - WATER

Residential	\$ 0.320M	\$ 0.334M	\$ 0.304M	\$ 0.299M
Commercial	\$ 0.104M	\$ 0.105M	\$ 0.096M	\$ 0.091M
Industrial	\$ 0.010M	\$ 0.011M	\$ 0.010M	\$ 0.010M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
Loganville	\$ 0.152M	\$ 0.128M	\$ 0.122M	\$ 0.135M
Total	\$ 0.587M	\$ 0.577M	\$ 0.532M	\$ 0.534M
YOY Δ	15.07%	8.37%	1.05%	1.06%

RETAIL SALES REPORT

[Jan 2023](#)
 [Feb 2023](#)
 [Mar 2023](#)
 [Apr 2023](#)
 [May 2023](#)
 [Jun 2023](#)
 [Jul 2023](#)
 [Aug 2023](#)
 [Sep 2023](#)
 [Oct 2023](#)
 [Nov 2023](#)
 [Dec 2023](#)

Residential	6,959	6,968	6,968	6,978
Commercial	821	832	834	830
Water Authority	1	1	1	1
Total	7,781	7,801	7,803	7,809

YOY Δ -2.58% 1.55% 1.35% 1.49%

KGALLONS - SEWER

Residential	36,704	38,478	34,500	33,876
Commercial	12,520	14,162	12,809	11,917
Water Authority	55	16	9	2
Total	49,279	52,656	47,318	45,795

YOY Δ 7.11% 16.22% 1.80% -2.36%

REVENUE - SEWER

Residential	\$ 0.224M	\$ 0.228M	\$ 0.216M	\$ 0.216M
Commercial	\$ 0.142M	\$ 0.154M	\$ 0.141M	\$ 0.134M
Water Authority	\$ 0.002M	\$ 0.002M	\$ 0.001M	\$ 0.002M
Total	\$ 0.368M	\$ 0.383M	\$ 0.359M	\$ 0.351M

YOY Δ 6.99% 12.15% 2.49% -1.59%

SALES STATISTICS

Jan 2023
Feb 2023
Mar 2023
Apr 2023
May 2023
Jun 2023
Jul 2023
Aug 2023
Sep 2023
Oct 2023
Nov 2023
Dec 2023
YTD

AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4
Commercial	13	0	13	12	9
Industrial	2,404	0	2,486	2,354	1,811
Water Authority	55	16	9	2	21
Loganville	42,010	34,795	33,077	36,811	29,339

AVERAGE \$/CUSTOMER (WATER)

Residential	\$35	\$37	\$33	\$33	\$34
Commercial	\$106	\$0	\$96	\$91	\$73
Industrial	\$9,881	\$0	\$10,212	\$9,679	\$7,443
Water Authority	\$391	\$233	\$205	\$177	\$252
Loganville	\$152,072	\$127,761	\$121,971	\$134,554	\$134,090

AVERAGE \$/KGALLON (WATER)

Residential	\$8.73	\$8.68	\$8.81	\$8.82	\$8.76
Commercial	\$8.31	\$7.40	\$7.49	\$7.63	\$7.71
Industrial	\$4.11	\$4.11	\$4.11	\$4.11	\$4.11
Water Authority	\$7.11	\$14.59		\$88.42	\$36.70
Loganville	\$3.62	\$3.67	\$3.69	\$3.66	
Average	\$7.0643	\$8.6940	\$6.8046	\$27.2448	\$12.45

AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	6	5	5	5
Commercial	15	17	15	14	15
Water Authority	55	16	9	2	21

AVERAGE \$/CUSTOMER (SEWER)

Residential	\$32	\$33	\$31	\$31	\$32
Commercial	\$173	\$185	\$169	\$161	\$172
Water Authority	\$2,281	\$1,599	\$1,407	\$1,546	\$1,708

AVERAGE \$/KGALLON (SEWER)

Residential	\$6.10	\$5.92	\$6.27	\$6.36	\$6.16
Commercial	\$11.36	\$10.89	\$11.00	\$11.24	\$11.12
Water Authority	\$41.48	\$99.94	\$156.35	\$772.85	\$267.65
Average	\$19.65	\$38.91	\$57.87	\$263.48	\$94.9792

MOST RECENT
12-MONTH

Apr 2023 Apr 2022 FY2023 YTD FY2022 YTD

SALES REVENUES

0	WATER SALES	\$ 533,078	\$ 526,044	\$ 2,204,665	\$ 2,099,727	\$ 7,370,657
	STORMWATER PLAN REVIEW FEES	\$ 1,250	\$ -	\$ 1,850	\$ -	\$ 1,850
	SEWER SALES	\$ 348,133	\$ 351,022	\$ 1,433,325	\$ 1,378,154	\$ 4,379,513
	SALES REVENUES (ACTUAL)	\$ -	\$ 877,066	\$ 3,639,840	\$ 3,477,881	\$ 11,752,020
	AS BUDGET	\$ 991,667	\$ 916,667	\$ 3,966,667	\$ 3,666,667	Not Applicable
	% ACTUAL TO BUDGET	0.00%	95.68%	91.76%	94.85%	Not Applicable

OTHER REVENUES

WATER

	GEFA PRINCIPAL FORGIVENESS	\$ -	\$ -	\$ -	\$ -	\$ -
	OP REVENUE	\$ 327	\$ 148	\$ 1,206	\$ 832	\$ 424
	MISC REVENUE	\$ 255	\$ 7,831	\$ 17,287	\$ 26,239	\$ 5,953
	SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
	TAP FEES	\$ 79,625	\$ 27,400	\$ 164,049	\$ 129,000	\$ 60,600
	REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ -	\$ -
	OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ 19,691	\$ -	\$ -
	ADMIN ALLOC WATER	\$ 29,132	\$ 11,833	\$ 92,394	\$ 43,280	\$ 11,428
	INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
	STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
	FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
	OTHER REVENUES (WATER)	\$ 109,339	\$ 47,212	\$ 294,627	\$ 199,351	\$ 78,405

SEWER

	OP REVENUE	\$ 59,005	\$ 37,188	\$ 111,385	\$ 109,505	\$ 5,575
	FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
	MISC REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
	TAP FEES	\$ 8,000	\$ 10,000	\$ 88,111	\$ 233,250	\$ 141,400
	SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
	CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
	OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
	FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
	ADMIN ALLOC SEWAGE	\$ 29,132	\$ 11,833	\$ 92,394	\$ 43,280	\$ 11,428
	OTHER - UTILITY	\$ -	\$ -	\$ -	\$ 86	\$ -
	INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
	STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
	OPERATNG TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
	OPERATING TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
	OTHER REVENUES (SEWER)	\$ 96,137	\$ 59,020	\$ 291,890	\$ 386,121	\$ 158,403

	OTHER REVENUES (TOTAL)	\$ 205,476	\$ 106,232	\$ 586,517	\$ 585,471	\$ 236,808
	AS BUDGET	\$ 118,089	\$ 162,847	\$ 472,356	\$ 651,389	Not Applicable
	% ACTUAL TO BUDGET	174.00%	65.23%	124.17%	89.88%	Not Applicable

	TOTAL REVENUES (ACTUAL)	\$ 205,476	\$ 983,297	\$ 4,226,356	\$ 4,063,352	\$ 11,988,828
	AS BUDGET	\$ 1,109,756	\$ 1,079,514	\$ 4,439,022	\$ 4,318,055	Not Applicable
	% ACTUAL TO BUDGET	18.52%	91.09%	95.21%	94.10%	Not Applicable

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	12-MONTH
PERSONNEL	\$ 231,633	\$ 300,242	\$ 1,063,983	\$ 931,973	\$ 3,004,460
CONTRACTED SERVICES	\$ 66,497	\$ 63,326	\$ 297,473	\$ 167,453	\$ 963,878
SUPPLIES	\$ 195,544	\$ 172,853	\$ 709,366	\$ 640,030	\$ 2,345,327
CAPITAL OUTLAY	\$ 441,944	\$ 288,523	\$ 1,176,302	\$ 901,333	\$ 3,073,404
FUND TRANSFERS	\$ 52,238	\$ 68,269	\$ 238,396	\$ 252,993	\$ 896,112
DEPRECIATION	\$ 205,390	\$ 175,482	\$ 820,875	\$ 615,196	\$ 2,049,977
TOTAL	\$ 1,193,246	\$ 1,068,694	\$ 4,306,395	\$ 3,508,977	\$ 12,333,157

WATER

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 46,220	\$ 65,036	\$ 216,212	\$ 177,521	\$ 597,445
PERSONNEL (ACTUAL)	\$ 67,125	\$ 87,470	\$ 307,564	\$ 261,656	\$ 862,349
AS BUDGET	\$ 69,264	\$ 64,455	\$ 277,054	\$ 257,820	Not Applicable
% ACTUAL TO BUDGET	96.91%	135.71%	111.01%	101.49%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 33,463	\$ 7,251	\$ 117,726	\$ 32,489	\$ 372,102
AS BUDGET	\$ 27,788	\$ 26,263	\$ 111,150	\$ 105,050	Not Applicable
% ACTUAL TO BUDGET	120.42%	27.61%	105.92%	30.93%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 63,220	\$ 71,266	\$ 302,638	\$ 241,980	\$ 1,067,053
AS BUDGET	\$ 79,108	\$ 63,192	\$ 316,433	\$ 252,767	Not Applicable
% ACTUAL TO BUDGET	79.92%	112.78%	95.64%	95.73%	Not Applicable
CAPITAL OUTLAY					
Amortization	\$ (9,408)	\$ (9,408)	\$ (44,324)	\$ (44,324)	\$ (139,665)
Admin Allocation - Water Treatment	\$ 171,362	\$ 93,383	\$ 396,404	\$ 285,996	\$ 948,460
Interest Expense	\$ 107,842	\$ 109,116	\$ 431,386	\$ 436,486	\$ 1,328,499
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 269,796	\$ 193,091	\$ 783,466	\$ 678,158	\$ 2,137,294
AS BUDGET	\$ 88,075	\$ 88,847	\$ 352,301	\$ 355,388	Not Applicable
% ACTUAL TO BUDGET	306.32%	217.33%	222.39%	190.82%	Not Applicable
DEPRECIATION					
DEPRECIATION (ACTUAL)	\$ 111,728	\$ 91,903	\$ 446,781	\$ 362,028	\$ 1,088,572
AS BUDGET	\$ 111,728	\$ 91,903	\$ 446,781	\$ 362,028	\$ 1,088,572
% ACTUAL TO BUDGET	100.00%	100.00%	100.00%	100.00%	100.00%
FUND TRANSFERS					
FUND TRANSFERS (ACTUAL)	\$ 30,994	\$ 40,565	\$ 143,874	\$ 148,188	\$ 558,839
AS BUDGET	\$ 93,605	\$ 92,662	\$ 374,421	\$ 370,650	Not Applicable
% ACTUAL TO BUDGET	33.11%	43.78%	38.43%	39.98%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
PERSONNEL (ACTUAL)	\$ 57,499	\$ 77,043	\$ 269,002	\$ 240,536	\$ 823,566
AS BUDGET	\$ 68,493	\$ 67,198	\$ 273,973	\$ 268,791	Not Applicable
% ACTUAL TO BUDGET	83.95%	114.65%	98.19%	89.49%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 5,970	\$ 16,458	\$ 17,062	\$ 25,585	\$ 73,341
AS BUDGET	\$ 18,817	\$ 15,963	\$ 75,267	\$ 63,850	Not Applicable
% ACTUAL TO BUDGET	31.73%	103.10%	22.67%	40.07%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 34,534	\$ 19,647	\$ 89,177	\$ 111,339	\$ 301,848
AS BUDGET	\$ 34,521	\$ 32,229	\$ 138,083	\$ 128,917	Not Applicable
% ACTUAL TO BUDGET	100.04%	60.96%	64.58%	86.37%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress [Water Dist]	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle [Water Dist]	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment [Water Dist]	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ -	\$ -	\$ -	\$ -	\$ -
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
TOTAL WATER EXPENSES (ACTUAL)	\$ 674,328	\$ 604,694	\$ 2,477,289	\$ 2,101,959	\$ 7,284,965
AS BUDGET	\$ 479,671	\$ 450,808	\$ 1,918,682	\$ 1,803,232	Not Applicable
% ACTUAL TO BUDGET	140.58%	134.14%	129.11%	116.57%	Not Applicable

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	12-MONTH
WASTEWATER					
STORMWATER					
PERSONNEL					
PERSONNEL (ACTUAL)	\$ 26,014	\$ 25,159	\$ 111,118	\$ 80,741	\$ 268,854
AS BUDGET	\$ 29,531	\$ 23,246	\$ 118,123	\$ 92,983	Not Applicable
% ACTUAL TO BUDGET	88.09%	108.23%	94.07%	86.83%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 2,899	\$ 478	\$ 41,248	\$ 4,841	\$ 54,487
AS BUDGET	\$ 3,928	\$ 2,679	\$ 15,711	\$ 10,717	Not Applicable
% ACTUAL TO BUDGET	73.80%	17.84%	262.54%	45.18%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 2,260	\$ 6,844	\$ 7,697	\$ 15,144	\$ 37,822
AS BUDGET	\$ 79,108	\$ 63,192	\$ 316,433	\$ 252,767	Not Applicable
% ACTUAL TO BUDGET	2.86%	10.83%	2.43%	5.99%	Not Applicable
CAPITAL OUTLAY					
Amortization	\$ (4,557)	\$ (4,557)	\$ (24,937)	\$ (17,025)	\$ (81,518)
Admin Alloc - Adm Exp	\$ 171,362	\$ 93,383	\$ 396,404	\$ 213,781	\$ 948,460
Interest Expense	\$ 5,342	\$ 6,605	\$ 21,368	\$ 26,419	\$ 69,168
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 172,147	\$ 95,431	\$ 392,836	\$ 223,175	\$ 936,110
AS BUDGET	\$ 137,476	\$ 136,994	\$ 549,905	\$ 547,975	Not Applicable
% ACTUAL TO BUDGET	125.22%	69.66%	71.44%	40.73%	Not Applicable
DEPRECIATION	\$ 6,587	\$ 3,061	\$ 26,347	\$ 11,993	\$ 47,772
DEPRECIATION (ACTUAL)	\$ 6,587	\$ 3,061	\$ 26,347	\$ 11,993	\$ 47,772
SEWAGE					
FUND TRANSFERS					
FUND TRANSFERS (ACTUAL)	\$ 21,244	\$ 27,703	\$ 94,523	\$ 104,805	\$ 337,273
AS BUDGET	\$ 59,438	\$ 67,875	\$ 237,754	\$ 271,500	Not Applicable
% ACTUAL TO BUDGET	35.74%	40.82%	39.76%	38.60%	Not Applicable
DEPRECIATION	\$ 87,076	\$ 80,518	\$ 347,746	\$ 241,174	\$ 913,632
DEPRECIATION (ACTUAL)	\$ 87,076	\$ 80,518	\$ 347,746	\$ 241,174	\$ 913,632
SEWAGE COLLECTION					
PERSONNEL					
PERSONNEL (ACTUAL)	\$ 39,411	\$ 55,220	\$ 190,644	\$ 181,160	\$ 533,350
AS BUDGET	\$ 43,591	\$ 42,920	\$ 174,365	\$ 171,681	Not Applicable
% ACTUAL TO BUDGET	90.41%	128.66%	109.34%	105.52%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 6,195	\$ 8,109	\$ 22,308	\$ 27,201	\$ 86,038
AS BUDGET	\$ 8,298	\$ 8,396	\$ 33,192	\$ 33,583	Not Applicable
% ACTUAL TO BUDGET	74.66%	96.58%	67.21%	81.00%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 21,141	\$ 12,395	\$ 40,370	\$ 27,116	\$ 130,783
AS BUDGET	\$ 11,421	\$ 10,804	\$ 45,683	\$ 43,217	Not Applicable
% ACTUAL TO BUDGET	185.11%	114.72%	88.37%	62.74%	Not Applicable
SEWAGE TREATMENT					
PERSONNEL					
PERSONNEL (ACTUAL)	\$ 41,585	\$ 55,348	\$ 185,655	\$ 167,881	\$ 516,340
AS BUDGET	\$ 43,916	\$ 42,740	\$ 175,663	\$ 170,960	Not Applicable
% ACTUAL TO BUDGET	94.69%	129.50%	105.69%	98.20%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 17,971	\$ 31,031	\$ 99,129	\$ 77,336	\$ 377,909
AS BUDGET	\$ 65,504	\$ 61,038	\$ 262,017	\$ 244,150	Not Applicable
% ACTUAL TO BUDGET	27.43%	50.84%	37.83%	31.68%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 74,389	\$ 62,701	\$ 269,484	\$ 244,451	\$ 807,820
AS BUDGET	\$ 67,717	\$ 63,104	\$ 270,867	\$ 252,417	Not Applicable
% ACTUAL TO BUDGET	109.85%	99.36%	99.49%	96.84%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 518,919	\$ 463,999	\$ 1,829,106	\$ 1,407,019	\$ 5,048,192
AS BUDGET	\$ 549,928	\$ 522,987	\$ 2,199,713	\$ 2,091,948	Not Applicable
% ACTUAL TO BUDGET	94.36%	88.72%	83.15%	67.26%	Not Applicable

NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 04/2023 | FY 2023



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CITY OF MONROE: NATURAL GAS FUND OVERVIEW

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	FY 2023	AS BUDGET	FY 2022
REVENUES	\$ 0.805M	\$ 0.831M	\$ 0.649M	\$ 0.532M									\$ 2.816M	\$ 1.914M	\$ 2.797M
PERSONNEL COSTS	\$ 0.063M	\$ 0.074M	\$ 0.085M	\$ 0.055M									\$ 0.277M	\$ 0.278M	\$ 0.266M
CONTRACTED SVC	\$ 0.006M	\$ 0.020M	\$ 0.012M	\$ 0.015M									\$ 0.052M	\$ 0.088M	\$ 0.099M
SUPPLIES	\$ 0.560M	\$ 0.451M	\$ 0.303M	\$ 0.266M									\$ 1.581M	\$ 1.185M	\$ 1.308M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.069M	\$ 0.274M	\$ 0.081M	\$ 0.230M									\$ 0.654M	\$ 0.589M	\$ 0.555M
EXPENSES	\$ 0.698M	\$ 0.819M	\$ 0.481M	\$ 0.566M									\$ 2.564M	\$ 2.139M	\$ 2.227M
MARGIN	\$ 0.106M	\$ 0.012M	\$ 0.168M	\$ (0.035M)									\$ 0.252M	\$ (0.226M)	\$ 0.569M

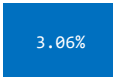
12-MO
PURCHASED
CCF 's



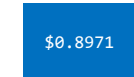
12-MO
RETAIL
CCF 's



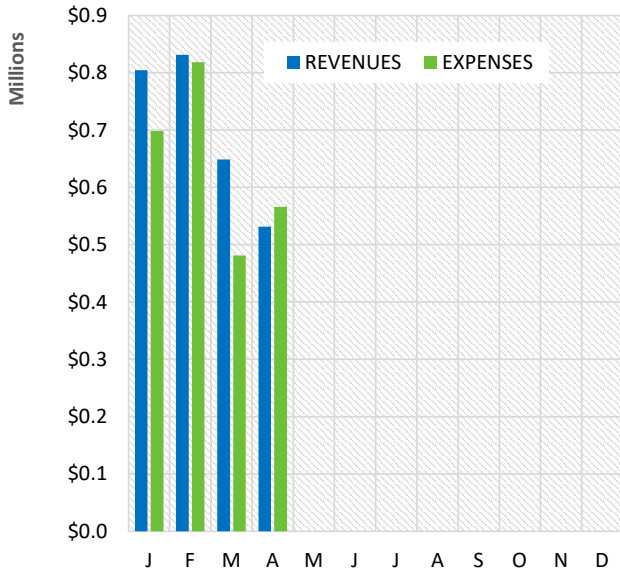
12-MO LINE
LOSS



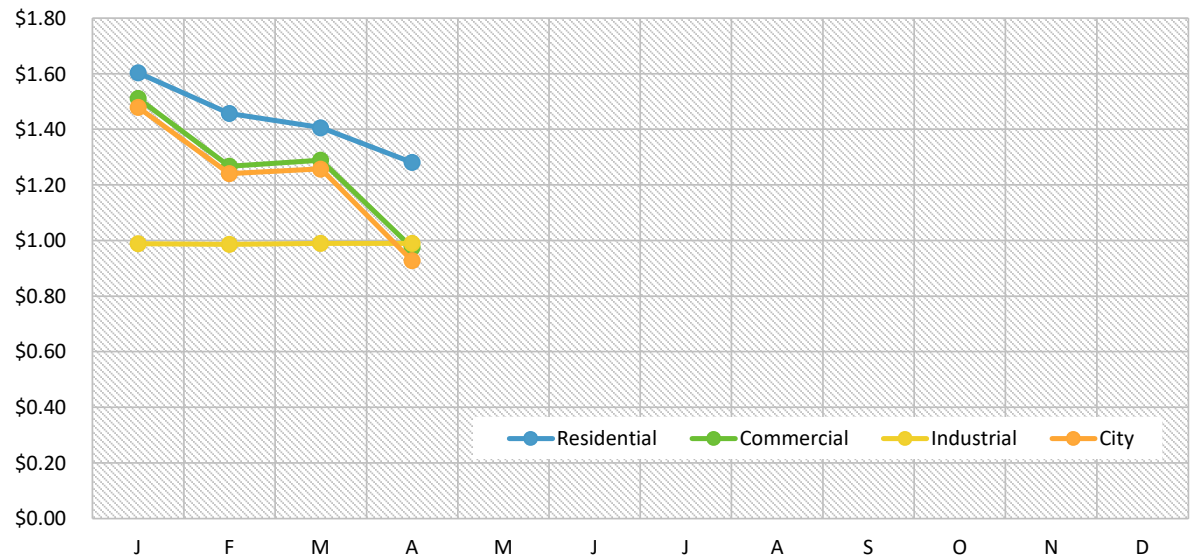
AVERAGE
COST PER
CCF



REVENUES vs. EXPENSES



AVERAGE \$/CCF



RETAIL SALES REPORT

[Jan 2023](#)
 [Feb 2023](#)
 [Mar 2023](#)
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 [May 2023](#)
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 [Nov 2023](#)
 [Dec 2023](#)

432

CUSTOMER COUNT

Residential	3,727	3,747	3,754	3,748
Commercial	580	586	589	584
Industrial	7	6	6	6
City	20	20	20	20
Total	4,336	4,361	4,371	4,360
Year-Over-Year Δ	3.98%	4.08%	4.15%	3.74%

CCF

Residential	0.284M	0.326M	0.235M	0.165M
Commercial	0.187M	0.217M	0.182M	0.113M
Industrial	0.015M	0.019M	0.012M	0.013M
City	0.013M	0.015M	0.012M	0.007M
Total	0.512M	0.589M	0.457M	0.311M
Year-Over-Year Δ	22.46%	16.20%	-26.54%	-15.74%

REVENUE

Residential	\$ 0.455M	\$ 0.475M	\$ 0.331M	\$ 0.211M
Commercial	\$ 0.283M	\$ 0.275M	\$ 0.235M	\$ 0.110M
Industrial	\$ 0.015M	\$ 0.019M	\$ 0.012M	\$ 0.012M
Other	\$ 0.016M	\$ 0.013M	\$ 0.017M	\$ 0.010M
City	\$ 0.020M	\$ 0.018M	\$ 0.015M	\$ 0.007M
Total	\$ 0.789M	\$ 0.800M	\$ 0.610M	\$ 0.351M
Year-Over-Year Δ	44.53%	8.94%	-26.02%	-32.02%

SALES STATISTICS

[Jan 2023](#)
[Feb 2023](#)
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[Oct 2023](#)
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[Dec 2023](#)

YTD 433

AVERAGE CCF/CUSTOMER

Residential	76	87	63	44	67
Commercial	323	371	309	194	299
Industrial	2,174	3,178	2,045	2,087	2,371
City	673	735	614	359	595

AVERAGE \$/CUSTOMER

Residential	\$122	\$127	\$88	\$56	\$98
Commercial	\$488	\$470	\$398	\$189	\$386
Industrial	\$2,150	\$3,134	\$2,023	\$2,065	\$2,343
City	\$995	\$912	\$771	\$333	\$753

AVERAGE \$/CCF

Residential	\$1.6031	\$1.4567	\$1.4058	\$1.2804	\$1.4365
Commercial	\$1.5113	\$1.2671	\$1.2892	\$0.9745	\$1.2605
Industrial	\$0.9889	\$0.9860	\$0.9894	\$0.9892	\$0.9884
City	\$1.4787	\$1.2403	\$1.2573	\$0.9269	\$1.2258
Average	\$1.3955	\$1.2376	\$1.2354	\$1.0427	\$1.2278

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 50,719	\$ 50,621	\$ 214,918	\$ 214,494	\$ 515,380
Demand Storage/Peaking Services	\$ 2,317	\$ 2,214	\$ 9,112	\$ 8,643	\$ 27,871
Supply Charges	\$ 91,922	\$ 166,537	\$ 1,025,629	\$ 1,025,721	\$ 2,098,279
Gas Authority Supply Charges	\$ 5,701	\$ 5,508	\$ 32,371	\$ 31,183	\$ 52,851
Gas Authority Charges	\$ (7,852)	\$ (18,800)	\$ (29,751)	\$ (59,096)	\$ (53,540)
P.A.C.E	300	300	1,200	1,200	3,600
APGA Annual Dues	-	-	3,652	3,528	3,652
Other	3,340	(298)	19,062	13,076	35,409
TOTAL MGAG BILL	\$ 146,447	\$ 206,082	\$ 1,276,193	\$ 1,238,749	\$ 2,683,502

DELIVERED SUPPLY

Volume CCF	352,300	355,520	1,963,310	1,995,850	3,396,520
Volume Dth (MGAG)	344,030	346,770	1,908,230	1,964,900	3,304,320

*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	0.4257	0.5943	0.6688	0.6304	0.8121
\$/CCF	0.4157	0.5797	0.6500	0.6207	0.7901

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
SALES REVENUES					
NATURAL GAS SALES	\$ 350,904	\$ 516,261	\$ 2,552,746	\$ 2,622,179	\$ 5,157,382
SALES REVENUES (ACTUAL)	\$ 350,904	\$ 516,261	\$ 2,552,746	\$ 2,622,179	\$ 5,157,382
AS BUDGET	\$ 455,024	\$ 334,348	\$ 1,820,095	\$ 334,348	Not Applicable
% ACTUAL TO BUDGET	77.12%	154.41%	140.25%	784.27%	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	250	353	750	853	3,236
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE FIXED ASSETS	-	-	-	-	-
TAP FEES	5,987	4,353	24,714	30,708	70,373
REIMB DAMAGED PROP - GAS	-	-	-	-	-
ADMIN ALLOC	29,132	11,833	92,394	43,280	229,660
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
MGAG REBATE	145,297	99,495	145,297	99,495	145,297
OPERATING TRANSFERS IN	-	-	-	-	249,725
SALE OF ASSETS - GAS	-	-	-	-	257
OTHER REVENUES (ACTUAL)	\$ 180,666	\$ 116,033	\$ 263,155	\$ 174,335	\$ 698,548
AS BUDGET	\$ 23,444	\$ 23,694	\$ 93,778	\$ 94,778	Not Applicable
% ACTUAL TO BUDGET	770.61%	489.70%	280.62%	183.94%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 531,570	\$ 632,294	\$ 2,815,900	\$ 2,796,514	\$ 5,855,930
AS BUDGET	\$ 478,468	\$ 358,042	\$ 1,913,873	\$ 1,432,169	Not Applicable
% ACTUAL TO BUDGET	111.10%	176.60%	147.13%	195.26%	Not Applicable

**MOST RECENT
12-MONTH**

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	12-MONTH
PERSONNEL					
Compensation	\$ 33,938	\$ 59,885	\$ 183,976	\$ 181,266	\$ 500,229
Benefits	21,046	21,989	93,146	84,026	261,526
PERSONNEL (ACTUAL)	\$ 55,059	\$ 81,940	\$ 277,361	\$ 265,711	\$ 762,832
AS BUDGET	\$ 69,357	\$ 62,156	\$ 277,428	\$ 248,623	Not Applicable
% ACTUAL TO BUDGET	79.39%	131.83%	99.98%	106.87%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ -	\$ -	\$ -	\$ -	\$ 15,787
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	32	32	96	64	256
Holiday Events	-	-	-	-	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	821	-	1,381	508	12,235
Vehicle Rep & Maint Outside	270	11,746	1,195	12,728	(9,102)
R&M System - Outside	-	700	6,200	10,567	25,819
R & M Buildings - Outside	2,111	-	2,513	349	2,939
Maintenance Contracts	299	544	2,875	2,153	9,824
Equip Rent/Lease	3,995	2,906	5,802	7,085	15,621
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	-	-	56	47	314
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	599	591	1,961	1,845	6,801
Postage	-	-	-	-	-
Adverstising	554	-	554	-	1,538
Mkt Expense	-	-	-	-	1,943
Printing	-	-	-	-	450
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	414	255	663	255	3,555
Fees	-	-	-	-	370
Vehicle Tag & Title Fee	-	-	-	-	42
Ga Dept Rev Fee	-	-	-	-	-
Training & Ed	1,010	200	2,596	470	11,026
Gen Liab Ins	-	-	-	-	-
Uniform Rental	922	-	922	-	922
Contract Labor	3,521	18,305	24,748	62,470	11,880
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 14,547	\$ 35,280	\$ 51,562	\$ 98,542	\$ 112,221
AS BUDGET	\$ 21,996	\$ 20,079	\$ 87,983	\$ 80,317	Not Applicable
% ACTUAL TO BUDGET	66.14%	175.70%	58.60%	122.69%	Not Applicable

**MOST RECENT
12-MONTH**

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	12-MONTH
SUPPLIES					
Gas Cost	247,160	206,082	1,518,330	1,220,984	3,181,584
Office Supplies	-	125	230	251	1,320
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	84	771	846	1,836	2,428
Construction Materials	-	-	-	-	82
Damage Claims	-	-	-	-	100
Expendable Fluids	-	-	108	28	173
Tires	-	-	-	280	675
Uniform Expense	667	1,780	1,068	4,006	4,967
Janitorial	136	129	593	811	2,639
Computer Equipment	-	-	1,171	3,819	1,171
Equipment Parts	642	7,736	3,789	12,409	10,575
Repair & Maintenance	11,139	7,683	34,144	42,809	152,364
Util Costs - Util Fund	349	357	1,475	1,446	4,278
Covid-19 Expenses	-	-	-	-	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	3,145	3,744	7,276	8,635	38,862
Food	600	379	1,212	782	2,877
Sm Tool & Min Equip	111	(1,218)	1,278	4,908	9,621
Meters	2,400	-	8,477	1,742	25,069
Sm Oper Supplies	-	1,817	1,045	3,623	7,823
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-

SUPPLIES (ACTUAL)	\$ 266,432	\$ 229,386	\$ 1,581,042	\$ 1,308,370	\$ 3,446,606
AS BUDGET	\$ 296,343	\$ 16,500	\$ 1,185,372	\$ 66,000	Not Applicable
% ACTUAL TO BUDGET	89.91%	1390.22%	133.38%	1982.38%	Not Applicable

CAPITAL OUTLAY

Amortization Def Chg 2016 Bond	\$ 1,080	\$ 1,080	\$ 2,160	\$ 2,160	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ (692)	\$ (2,767)	\$ (2,767)	\$ (8,302)
Depr Exp	\$ 17,927	\$ 17,056	\$ 71,707	\$ 67,685	\$ 193,205
Int Exp 2016 Rev Bond	1,720	2,127	6,880	8,506	22,270
Interest Exp - 2020 Rev Bonds	3,417	3,417	13,670	13,670	41,009
Issuance Costs	-	-	-	-	-

CAPITAL OUTLAY (ACTUAL)	\$ 23,452	\$ 22,988	\$ 91,649	\$ 89,253	\$ 252,502
AS BUDGET	\$ 1,976	\$ 2,385	\$ 7,904	\$ 9,541	Not Applicable
% ACTUAL TO BUDGET	1186.79%	963.74%	1159.47%	935.47%	Not Applicable

**MOST RECENT
12-MONTH**

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 171,362	\$ 93,383	\$ 396,404	\$ 285,996	\$ 948,460
Transfer To Gf	35,476	64,222	166,027	190,380	370,528
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 206,838	\$ 157,606	\$ 562,431	\$ 476,376	\$ 1,318,988
AS BUDGET	\$ 145,199	\$ 132,048	\$ 580,795	\$ 528,193	Not Applicable
% ACTUAL TO BUDGET	142.45%	119.35%	96.84%	90.19%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 566,329	\$ 527,199	\$ 2,564,045	\$ 2,238,251	\$ 5,893,149
AS BUDGET	\$ 534,871	\$ 233,169	\$ 2,139,484	\$ 932,674	Not Applicable
% ACTUAL TO BUDGET	105.88%	226.10%	119.84%	239.98%	Not Applicable

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 04/2023 | FY 2023

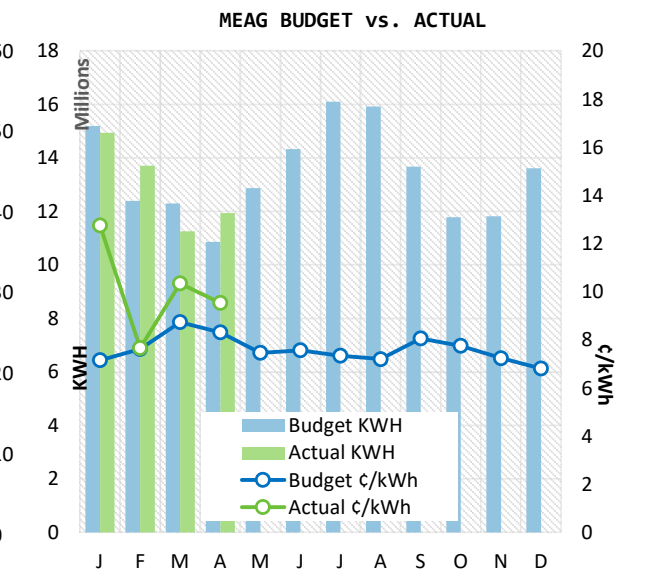
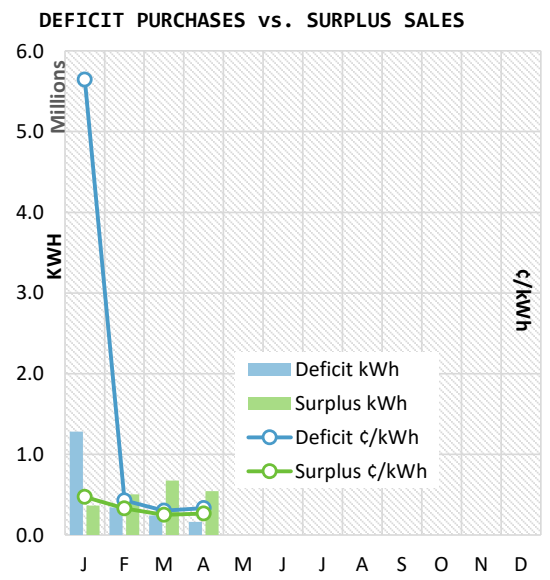
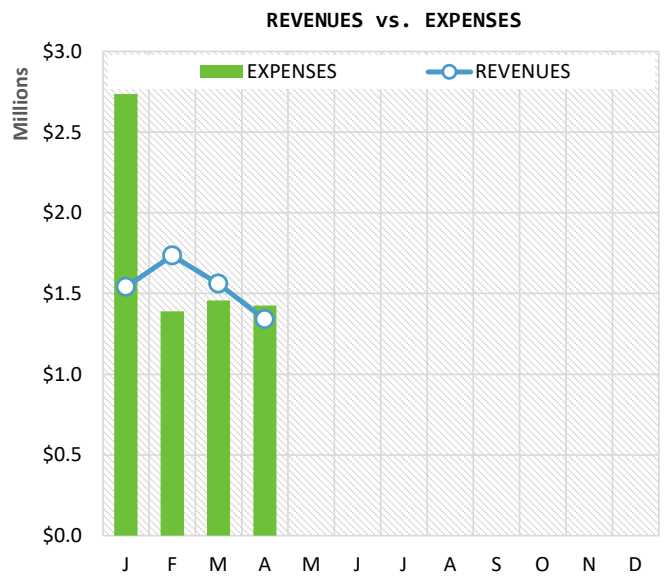


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CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	FY 2023	AS BUDGET	FY 2022
REVENUES	\$ 1.540M	\$ 1.735M	\$ 1.560M	\$ 1.341M									\$ 6.176M	\$ 6.784M	\$ 6.082M
PERSONNEL COSTS	\$ 0.114M	\$ 0.148M	\$ 0.152M	\$ 0.108M									\$ 0.523M	\$ 0.501M	\$ 0.461M
CONTRACTED SVC	\$ 0.038M	\$ 0.076M	\$ 0.065M	\$ 0.050M									\$ 0.229M	\$ 0.280M	\$ 0.260M
SUPPLIES	\$ 2.583M	\$ 1.090M	\$ 1.201M	\$ 1.230M									\$ 6.105M	\$ 4.157M	\$ 4.685M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -
DEPRECIATION	\$ -	\$ 0.076M	\$ 0.039M	\$ 0.039M									\$ 0.153M	\$ 0.051M	\$ 0.141M
EXPENSES	\$ 2.736M	\$ 1.390M	\$ 1.458M	\$ 1.426M									\$ 7.010M	\$ 4.989M	\$ 5.546M
FUND TRANSFERS	\$ 0.108M	\$ 0.293M	\$ 0.106M	\$ 0.259M									\$ 0.765M	\$ 1.098M	\$ 0.717M
MARGIN W/O TRANSFERS	\$ (-1.196M)	\$ 0.345M	\$ 0.103M	\$ (-0.086M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (-0.834M)	\$ 1.796M	\$ 0.536M
MARGIN W/ TRANSFER	\$ (-1.303M)	\$ 0.052M	\$ (-0.003M)	\$ (-0.345M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (-1.599M)	\$ 0.698M	\$ (-0.181M)
PART CONTR/MEAG YES/INTI	\$ 0.289M	\$ 0.013M	\$ 0.480M	\$ 0.395M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.177M	\$ 0.400M	\$ 0.473M

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



RETAIL SALES REPORT

Jan 2023 Feb 2023 Mar 2023 Apr 2023 May 2023 Jun 2023 Jul 2023 Aug 2023 Sep 2023 Oct 2023 Nov 2023 Dec 2023

441

CUSTOMER COUNT

Residential	5,896	5,908	5,922	5,938
Commercial	922	931	932	926
Industrial	1	1	1	1
City	51	51	51	51
Total	6,870	6,891	6,906	6,916
Year-Over-Year Δ	1.85%	1.80%	2.01%	1.86%

KWH

Residential	6.702M	7.569M	6.513M	5.204M
Commercial	5.343M	5.471M	5.441M	4.707M
Industrial	0.223M	0.234M	0.291M	0.242M
Other	-	-	-	-
City	0.545M	0.567M	0.527M	0.449M
Total	12.813M	13.840M	12.772M	10.602M
Year-Over-Year Δ	8.03%	6.98%	-11.25%	-10.70%

REVENUE

Residential	\$ 0.731M	\$ 0.814M	\$ 0.713M	\$ 0.589M
Commercial	\$ 0.685M	\$ 0.707M	\$ 0.701M	\$ 0.624M
Industrial	\$ 0.026M	\$ 0.027M	\$ 0.030M	\$ 0.027M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
City	\$ 0.052M	\$ 0.054M	\$ 0.050M	\$ 0.043M
Total	\$ 1.495M	\$ 1.602M	\$ 1.495M	\$ 1.283M
Year-Over-Year Δ	5.88%	5.71%	-9.92%	-9.33%

SALES STATISTICS

[Jan 2023](#)
[Feb 2023](#)
[Mar 2023](#)
[Apr 2023](#)
[May 2023](#)
[Jun 2023](#)
[Jul 2023](#)
[Aug 2023](#)
[Sep 2023](#)
[Oct 2023](#)
[Nov 2023](#)
[Dec 2023](#)

YTD 442

AVERAGE KWH/CUSTOMER

Residential	1,137	1,281	1,100	876	1,098
Commercial	5,795	5,876	5,838	5,083	5,648
Industrial	223,258	233,859	291,101	242,214	247,608
City	10,692	11,115	10,326	8,801	10,234

AVERAGE \$/CUSTOMER

Residential	\$124	\$138	\$120	\$99	\$120
Commercial	\$743	\$760	\$752	\$674	\$732
Industrial	\$25,891	\$26,567	\$30,232	\$27,099	\$27,447
City	\$1,024	\$1,065	\$989	\$842	\$980

AVERAGE \$/KWH

Residential	\$0.1091	\$0.1075	\$0.1095	\$0.1132	\$0.1098
Commercial	\$0.1283	\$0.1293	\$0.1288	\$0.1327	\$0.1298
Industrial	\$0.1160	\$0.1136	\$0.1039	\$0.1119	\$0.1113
City	\$0.0958	\$0.0958	\$0.0958	\$0.0957	\$0.0958
Average	\$0.1123	\$0.1115	\$0.1095	\$0.1134	\$0.1117

**MOST RECENT
12-MONTH**

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
POWER SUPPLY COSTS					
MEAG Project Power	\$ 887,630	\$ 788,842	\$ 3,610,052	\$ 3,523,222	\$ 10,994,198
Transmission	123,061	99,139	480,779	435,580	1,289,752
Supplemental	70,509	137,072	940,515	250,806	1,452,508
SEPA	54,356	55,898	213,241	213,313	699,260
Other Adjustments	890	983	3,653	3,904	11,521
TOTAL POWER SUPPLY COSTS	\$ 1,136,446	\$ 1,081,934	\$ 5,248,240	\$ 4,426,825	\$ 14,447,239
AS BUDGET	901,028	708,843	3,999,320	3,400,580	10,834,247
% ACTUAL TO BUDGET	126.13%	152.63%	131.23%	130.18%	133.35%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	27,718	26,170	40,520	28,842	40,520
Non-Coincident Peak (NCP)	27,718	27,526	40,520	29,793	40,520
CP (BUDGET)	22,593	22,852	32,438	33,343	33,000
NCP (BUDGET)	22,807	23,069	32,774	33,705	33,683

Energy (KWH)

MEAG Energy	9,753,558	8,131,585	44,447,204	45,869,786	143,875,215
Supplemental Purchases (or sales)	771,874	2,084,174	2,104,987	1,266,949	1,378,881
SEPA Energy	1,407,959	1,562,662	5,255,161	5,129,118	13,245,033
Total Energy (KWH)	11,933,391	11,778,421	51,807,353	52,265,852	158,499,130
AS BUDGET	10,853,000	8,090,000	50,712,000	46,035,000	151,074,000
% ACTUAL TO BUDGET	109.95%	145.59%	102.16%	113.54%	104.91%

CP Load Factor	59.80%	62.51%	14.60%	20.69%	44.65%
NCP Load Factor	59.80%	59.43%	14.60%	20.03%	44.65%
% Supplemental	6.47%	17.69%	4.06%	2.42%	0.87%

UNIT COSTS (¢/kWh)

Bulk Power	9.9941	9.8237	10.4174	8.5409	9.1779
Supplemental	9.1347	6.5768	44.6803	19.7960	105.3396
SEPA Energy	3.8607	3.5771	4.0577	4.1589	5.2794
MEAG Total	9.5232	9.1857	10.1303	8.4698	9.1150

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

Apr 2023

Apr 2022

FY2023 YTD

FY2022 YTD

SALES REVENUES

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
ELECTRIC SALES	\$ 1,283,357	\$ 1,380,803	\$ 5,874,532	\$ 5,864,049	\$ 18,720,556
SALES REVENUES (ACTUAL)	\$ 1,283,357	\$ 1,380,803	\$ 5,874,532	\$ 5,864,049	\$ 18,720,556
AS BUDGET	\$ 1,641,667	\$ 1,625,000	\$ 6,566,667	\$ 6,500,000	Not Applicable
% ACTUAL TO BUDGET	78.17%	84.97%	89.46%	90.22%	Not Applicable

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

OTHER REVENUES

OP REVENUE	34,960	34,495	139,459	137,787	415,264
FEDERAL GRANT	-	-	-	-	-
MISC REVENUE	(6,770)	3,386	69,471	37,292	185,326
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE OF FIXED ASSETS	-	-	-	-	-
GAIN UTILITIES ASSETS	-	-	-	-	-
REIMB DAMAGED PROPERTY	-	-	-	-	-
CUST ACCT FEES	-	-	-	-	-
OTHER REV	-	-	-	-	-
ADMIN ALLOC	29,132	11,833	92,394	43,280	229,660
STATE GRANTS	-	-	-	-	-
SALE OF RECYCLED MATERIALS	-	-	-	-	16,950
OTHER REVENUES (ACTUAL)	\$ 57,322	\$ 49,714	\$ 301,324	\$ 218,359	\$ 847,200
AS BUDGET	\$ 54,444	\$ 53,195	\$ 217,778	\$ 212,778	Not Applicable
% ACTUAL TO BUDGET	105.29%	93.46%	138.36%	102.62%	Not Applicable

TRANSFER

OPERATING TRANSFERS IN	-	-	-	-	17,963
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TOTAL REVENUES (ACTUAL)	\$ 1,340,679	\$ 1,430,517	\$ 6,175,856	\$ 6,082,409	\$ 19,585,719
AS BUDGET	\$ 1,696,111	\$ 1,678,195	\$ 6,784,444	\$ 6,712,778	Not Applicable
% ACTUAL TO BUDGET	79.04%	85.24%	91.03%	90.61%	Not Applicable

MEAG YES/PART CONTR/INTEREST

PARTICIPANT CONT	\$ 100,000	\$ 100,000	\$ 400,000	\$ 179,659	\$ 1,420,341
MEAG REBATE	\$ 213,892	-	213,892	711,447	213,892
INTEREST REVENUES - UTILITY	\$ 80,669	\$ (118,472)	562,668	(418,370)	203,883
TOTAL EXCLUDED	\$ 394,561	\$ (18,472)	\$ 1,176,561	\$ 472,737	\$ 1,838,117

Note on Interest/YES/Participant Contribution: excluded from revenues

**MOST RECENT
12-MONTH**

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	MOST RECENT 12-MONTH
PERSONNEL					
Compensation	\$ 78,835	\$ 113,232	\$ 393,463	\$ 326,297	\$ 1,043,635
Benefits	29,136	35,752	129,265	134,330	402,814
PERSONNEL (ACTUAL)	\$ 107,971	\$ 148,984	\$ 522,727	\$ 460,627	\$ 1,446,449
AS BUDGET	\$ 125,077	\$ 125,707	\$ 500,308	\$ 502,830	Not Applicable
% ACTUAL TO BUDGET	86.32%	118.52%	104.48%	91.61%	Not Applicable
CONTRACTED SERVICES					
Consulting	\$ -	\$ -	\$ 288	\$ -	\$ 30,348
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	8,122
Maintenance Contracts	363	608	6,756	5,415	10,768
Rents/Leases	188	376	2,218	1,035	25,678
Repairs & Maintenance (Outside)	3,759	4,087	40,644	12,927	101,562
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	2,302	1,603	8,144	5,905	23,127
Postage	-	-	-	-	-
Public Relations	-	-	-	-	4
Mkt Expense	-	-	-	-	4,362
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	2,328	-	2,328	836	4,236
Vehicle Tag & Title Fee	71	-	142	-	142
Ga Dept Rev Fee	-	-	-	-	-
Fees	-	-	-	-	-
Training & Ed	18	-	519	251	9,831
Contract Labor	40,803	43,216	167,655	232,387	625,782
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 49,864	\$ 50,627	\$ 229,350	\$ 259,526	\$ 844,777
AS BUDGET	\$ 69,952	\$ 52,838	\$ 279,808	\$ 211,350	Not Applicable
% ACTUAL TO BUDGET	71.28%	95.82%	81.97%	122.79%	Not Applicable

MOST RECENT
12-MONTH

	Apr 2023	Apr 2022	FY2023 YTD	FY2022 YTD	
SUPPLIES					
Office Supplies	119	95	908	1,035	2,042
Furniture <5001	-	-	-	-	1,674
Postage	-	-	-	-	-
Auto Parts	-	297	-	558	1,658
Construction Materials	-	-	-	-	33
Damage Claims	-	-	159	-	159
Sponsorships/Donations	-	-	-	-	750
Expendable Fluids	-	-	108	41	155
Safety/Medical Supplies	-	-	-	4,485	-
Tires	1,865	1,625	1,865	4,878	8,238
Uniform Expense	8,518	180	10,226	1,656	24,993
Janitorial	229	192	919	960	3,927
Computer Equipment	-	-	5,223	-	5,283
R & M Buildings - Inside	-	-	-	-	-
Util Costs - Util Fund	1,343	1,570	10,184	9,672	16,361
Covid-19 Expenses	-	-	-	-	-
Streetlights	-	-	-	-	-
Auto & Truck Fuel	3,264	3,339	10,452	8,817	43,617
Food	86	91	960	274	8,767
Sm Tool & Min Equip	4,300	90	15,584	2,095	34,953
Meters	-	-	-	-	6,789
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	609	1,422	4,284	3,843	15,866
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,136,446	1,081,934	5,195,693	4,374,822	13,424,004
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,229,812	\$ 1,109,253	\$ 6,104,828	\$ 4,689,618	\$ 14,791,508
AS BUDGET	\$ 1,039,146	\$ 1,028,188	\$ 4,156,583	\$ 4,112,750	Not Applicable
% ACTUAL TO BUDGET	118.35%	107.88%	146.87%	114.03%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Depr Exp	\$ 38,739	\$ 35,293	\$ 153,204	\$ 141,172	\$ 401,869
CAPITAL OUTLAY (ACTUAL)	\$ 38,739	\$ 35,293	\$ 153,204	\$ 141,172	\$ 401,869
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 171,362	\$ 93,383	\$ 396,404	\$ 285,996	\$ 948,460
TRANSFER TO GF	87,452	127,051	368,151	431,005	1,389,817
TRANSFER TO CIP	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 258,814	\$ 220,435	\$ 764,555	\$ 717,001	\$ 2,338,277
AS BUDGET	\$ 274,472	\$ 313,677	\$ 1,097,887	\$ 1,254,708	Not Applicable
% ACTUAL TO BUDGET	94.30%	70.27%	69.64%	57.14%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,685,199	\$ 1,564,591	\$ 7,774,665	\$ 6,267,943	\$ 19,822,880
AS BUDGET	\$ 1,508,647	\$ 1,520,409	\$ 6,034,586	\$ 6,081,637	Not Applicable
% ACTUAL TO BUDGET	111.70%	102.91%	128.84%	103.06%	Not Applicable