



Council Meeting

AGENDA

Tuesday, August 03, 2021

6:00 PM

City Hall

I. CALL TO ORDER

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. July 6, 2021 Council Minutes
 - b. July 27, 2021 Council Minutes
 - c. July 6, 2021 Executive Session Minutes
 - d. July 20, 2021 Planning Commission Minutes
 - e. July 27, 2021 Historic Preservation Commission Minutes
 - f. June 3, 2021 Downtown Development Authority Minutes
 - g. June 3, 2021 Conventions and Visitors Bureau Minutes

II. PUBLIC PRESENTATIONS

1. Proclamation - Captain Hubert Hawkins
2. Habitat for Humanity Presentation

III. PUBLIC FORUM

1. Public Comments

2. Public Hearing

- a. Rezone - US Highway 78 & Aycock Avenue

IV. DEPARTMENT REPORTS

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

V. NEW BUSINESS

- 1. Rezone - US Highway 78 & Aycock Avenue
- 2. Preliminary Plat Review - 302 Michael Etchison Road
- 3. Approval - 2021 Millage Rate
- 4. Remote Payment Kiosk Purchase
- 5. Appointments - Airport Advisory Committee
- 6. Site Engineering & Project Formulation
- 7. Maintenance Hangar Ground Lease
- 8. 2020 CDBG Project Request / Bid Award
- 9. Mathews Park Phase II Project
- 10. Discussion / Approval - Transfer Station Scales
- 11. Approval – Walton County School SRO Program Agreement

[12.](#) Approval – Walton County School SRO Program Agreement Foothills Charter

[13.](#) Renewal - Internet Capacity Connections

[14.](#) Approval – Resolution and Solar Power Purchase Contract

VI. MAYOR'S UPDATE

VII. ADJOURN TO EXECUTIVE SESSION

1. Real Estate Issue (s)

VIII. ADJOURN

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor (via telephone)
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

Staff Present: Danny Smith, Jeremiah Still, R.V. Watts, Andrew Dykes, Beth Thompson, Brian Thompson, Rodney Middlebrooks, Patrick Kelley, Chris Bailey, Sadie Krawczyk, Beverly Harrison, Les Russell, Brad Callender

Visitors: Denise Etheridge, Susan Walker, Dianne Wilson, Kay Kingan, Ashley Dykes, Jason Sams, Clayton Mathias, Kim Greenlee, Lisa Hicks, Shauna Mathias, Julie Sams, Dan Smedley, Faith Paquette, Jayne Sinclair, Peggy Jones, Tara Polson, Mark Polson, Mike Mirolli, Michelle Mirolli, Cliff Howard, Valerie Garner, Kim Jolly

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Mayor Howard gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present. Vice-Mayor Larry Bradley was present via telephone. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. June 1, 2021 Council Minutes
- b. June 8, 2021 Council Minutes
- c. June 8, 2021 Executive Session Minutes
- d. June 15, 2021 Planning Commission Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Comments

Ms. Susan Walker, of 200 Felker Street, stated the sidewalks are really close to the street on the roundabouts on Church Street. There are a lot of 18 wheelers that fly up and down the street and knock the street signs out of the middle. She and her friends walk three miles every day, and it is very dangerous. She questioned increasing the fines or putting up cameras. Small children play at the park and play close to the sidewalks; it will only take one child getting killed. She discussed the fines in Snellville.

Ms. Diane Wilson, of 701 Davis Street, stated she is new to Monroe. She has already discussed with the Code Department about the home businesses and people playing loud music. There is someone running a business from the duplexes located at Davis Street and Pine Park; there are constantly eight to ten cars being worked on at the corner. They play loud vulgar music and race up and down the street.

Ms. Kay Kingan, of 700 East Church Street, discussed cars drag racing up and down Church Street, driving without tags on their cars, and playing very vulgar music. She stated they burn a lot on Davis Street; it smells like rubber or some type of chemical. She is concerned about the woods and buildings catching on fire.

Ms. Kim Jolly, of 135 Felker Street, questioned how she can get a report concerning offenses, citations, uninhabitable signs, and tenant complaints. They want to see improvements. She questioned what is being done about cars that are on cinder blocks. She questioned what streets are getting sidewalks or curbs. There has been a lot more police presence on Felker Street and it is really appreciated.

Ms. Julie Sams, of 615 East Washington Street, stated the City is moving in the right direction, but there is still room for improvement. The slum lords need to keep being pressured to maintain their properties, because the low-income families of Monroe deserve better. They need to stop taking advantage of people who are struggling. Low-income does not mean that they have to live in deplorable conditions, with terrible smells and rats running around. She explained how a group of people put together \$1,500 to help a tenant find somewhere else to go; they paid for their hotel room and food. Ms. Sams discussed a slum lord disputing over 300 property values, some of them were considered as salvage. If a property is considered salvage, then a person should not be allowed to live there. She requested the City and County get together and stop granting them reprieves on their property taxes and lowering the values. She suggested that the utilities report Code violations when they are observed. She stated there has to be better options for the people.

III. DEPARTMENT REPORTS

1. City Administrator Update

City Administrator Logan Propes stated they are continuing to work with Keck & Wood on several projects. The Federally Funded Transportation Alternatives Grant that links the North Broad LCI Streetscape Project into Downtown is in the right-of-way acquisition phase; construction is anticipated to start in 2024. Additional surveys are being done for the traffic calming on North Midland Avenue and Felker Street; they are trying to remain within the concept budget amount of \$500,000. He explained there have been some design adjustments for the Downtown Green amphitheater and restroom facility, which should be breaking ground in November. About 60% of the construction design plans are done for the Wayne Street Streetscape Project. The project will enhance the stormwater drainage system along with the sidewalks, including some utility and electric relocations. Mr. Propes explained he has been working with the Assistant District Traffic Engineer from GDOT concerning the intersection at Michael Etchison and Highway 138, where there have been numerous accidents lately. He discussed GDOT doing a study, making phasing changes, and working on the timing issues. The study showed most of the accidents were due to driver error; the City will be doing some public education on how the intersection works.

2. Central Services Update

Mr. Chris Bailey stated the facilities and grounds crews picked up 5,790 pounds of trash around the City; the six employees are at 160% of the overtime budget for the year. They are covering seven days a week with events, Friday night concerts, parks, downtown, and facilities. The budget will need to be looked at for next year. Construction bids for the 2020 CDBG Stormwater Project are due on July 27; a recommendation will be brought to Council for approval in August, after the bids are evaluated. Grant writing services and engineering services are out for bid for the 2022 CDBG Application. There are several Stormwater Capital Improvement Projects being worked on currently. He stated Keck & Wood is redesigning the stormwater system and 1,200 feet of sidewalk on North Madison Avenue from Spring Street to Edwards Street. The Police Department is in the process of moving into the new Police Station / Municipal Court Building, and mechanics are currently being set for Phase II of the Project. He discussed the timeline for ongoing projects within the City.

3. Monthly Finance Report

Ms. Beth Thompson presented the monthly Finance Report. Citywide all of the revenues and expenses are as budgeted overall. The Sales Tax Revenues continue to increase year over year. The City will receive 50% of the American Rescue Plan Act Fund in the next couple of weeks, which will be \$2.5 million. There will be strict guidelines for use of the funds. She discussed installing a payment kiosk at the new Police Department and Municipal Court Building to allow citizens to pay their utility bills on the east side of town. The drop box at City Hall could possibly be replaced with a kiosk, which would post payments to accounts immediately. Midyear budget reviews will be starting with the Department Heads next month. The Popular Annual Financial Report (PAFR) for 2020 is included with the Finance Report and has been posted on the City's website. The PAFR is a summary of the CAFR from Mauldin & Jenkins.

4. Monthly Airport Report

Mr. Chris Bailey presented the monthly Airport Report. The bi-annual inspection was done by GDOT on June 10, and the City got the cleanest report that he has seen since being involved

with the Airport. There were only a couple of minor brush areas to be removed and a couple of areas that need to be raised where the runway was recently paved. He explained the Coronavirus Response and Relief Supplemental Appropriation Act (CRRSA) Resolution will be read tonight, which will be additional funds for the Airport.

5. Monthly Solid Waste Report

Mr. Danny Smith presented the monthly Solid Waste Report. Distribution of the recycling cart upgrade to the 65-gallon carts will be completed next week. He explained that any customers who did not receive a cart and want to participate should call the office to request one. The glass collection services are now up to 304 customers. Mr. Smith reviewed the holiday schedule.

6. Monthly Streets & Transportation Report

Mr. Jeremiah Still presented the monthly Streets & Transportation Report. The crews have been able to do a considerable amount of utility patching over the last few weeks. The deep patching portion of the LMIG Project has been completed on Bryant Road, Pine Crest, and Washington Street; they will be milled for paving towards the end of August. Approximately 700 feet of sidewalk rehab has been completed on East Washington Street. He explained they should be ready to pave on Green Street, West Marable Street, Nowell Street, and Irving Street in the next couple of weeks. Mayfield Drive and the intersection at Green Street and Carver Drive have already been paved.

7. Monthly Electric & Telecom Report

Mr. Brian Thompson presented the monthly Electric & Telecom Report. Almost all of the feeder conduits for Publix are in place for both telecom and electric; they are on schedule to be open in January. There are about six or seven more fixtures to be installed for the Downtown Lighting Project. He stated the first splitter cabinet for the fiber project is up and running on Selman Drive and will be turned on for the customers within the next few weeks. The design has been done for the remainder of that area of town, and the materials will be ordered soon. The WiFi is up and running in Pilot Park on Church Street, and Mathews Park and the Pocket Park will be worked on next. He discussed the AMI Project, which is an automated metering system. The new LED lights have been installed on the Northeast ramp of Highway 78 and Highway 11, and he hopes to have the remainder installed by the end of next month.

8. Monthly Water, Sewer, & Gas Report

Mr. Rodney Middlebrooks presented the monthly Water, Sewer, & Gas Report. He explained the gas project on Southview Drive turned into an entire neighborhood replacement; the crews have completed Southview Drive, Bolton Street, Pierce Street, Reese Street, and Olympia Way. The contractors are moving the equipment in for the Wastewater Treatment Plant Rehab, and the actual plant equipment will be arriving in a few months. The plans for the 24-inch raw water line and the 20-inch finished water line are with EPD waiting on approval. The 18-inch line that is being installed from the plant to MAB Development is moving along quickly and should be completed by the first of next month. He stated the technicians are scheduled to do a manual startup on the 20-inch transmission main for Loganville on Monday. The pump station chlorination will be next week.

9. Monthly Fire Report

Fire Chief Andrew Dykes presented the monthly Fire Report. The department responded to 252 incident responses, with eight of them being fires. Approximately 55% of the responses were emergency medical related; there were not any motor vehicle versus pedestrian incidents in May. He discussed the Detailed Breakdown by Incident Type Report that he added, which shows how Monroe Fire and Walton Fire work together on aide responses. The City of Monroe and Walton County Fire each provided assistance to the other seven times. The total incident loss on property was approximately \$10,000, due to an apartment fire off of Towler Street. He stated they will be assisting Walton Fire at the Monroe Training Facility later this month with live fire burns for their recruit class.

10. Monthly Police Report

Police Chief R.V. Watts presented the monthly Police Report. The calls for service are going up, which is expected with COVID going away, the summer months, and longer days. He discussed a major incident that occurred at 504A Cook Street, where a stopped vehicle turned out to be a stolen vehicle. The Officers were able to make five arrests involving a home invasion at the address, and a total of 28 warrants were taken out on the individuals. The department is in transition from the old building to the new building. Chief Watts introduced Officer Caleb Jones, who is the newest Officer. Mr. Jones was previously a Church Pastor.

11. Monthly Code Report

Mr. Patrick Kelley presented the monthly Code Report. The Code office had 164 inspections and 64 total permits. He stated 16 new businesses acquired licenses and two businesses closed, which were simply under new ownership. The ongoing major projects are the Monroe Pavilion, The Roe, Grace Monroe Church, and the Reddy Clinic. The City Marshals removed 46 signs from the roadway, issued 250 repair / cleanup notices, investigated utility tampering cases, and issued four citations.

12. Monthly Economic Development Report

Ms. Sadie Krawczyk presented the monthly Economic Development Report. She gave an update on the First Friday Concert and the Monroe Blooms Flower Festival. The Farmers Market has been having an incredible turnout; there have been between 1,000 and 1,500 customers and between 40 and 50 vendors on Saturdays. She stated the City has been awarded a Certified Local Government Grant to update the Historic Survey, which keeps the City in compliance with Historic Preservation and CLG Status. The grant will start this year and be completed next year. They have started a Bicentennial Planning Committee; the entire week of November 30 will be celebrated to commemorate the 200th Birthday as a City. She explained the DDA Annual Planning Retreat will be held on July 28.

13. Monthly Parks Report

Mr. Chris Bailey presented the monthly Parks Report. Pilot Park remains busy and stays packed on the weekends. He explained that the pricing and bids for Mathews Park came back at around \$520,000, which is far above what the City has the ability to afford currently. He would like to discuss improvements and proper placement at one of the upcoming Planning Retreats. Paving and additional pavilions will require sealed bids, due to pricing. Hopefully, lumber prices will continue to decline, which could possibly save around five percent. Keck & Wood is looking at the dam and the stand pipe that is not functioning.

IV. NEW BUSINESS

1. Preliminary Plat Review – Brookland Commons

Code Enforcement Officer Patrick Kelley presented the Preliminary Plat Review for Brookland Commons Subdivision located at 961 Good Hope Road. The Code Office and the Planning & Zoning Commission recommend approval of the Plat with corrections, which have since been made. The Code Office will present the corrected copies for signatures once they are received. The subdivision will have 142 single-family residential lots, with two entrances.

To approve the Preliminary Plat for Brookland Commons, with corrections being made prior to signing of the Plat.

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

2. Preliminary Plat Review – Birchfields on Alcovy

Code Enforcement Officer Patrick Kelley presented the Preliminary Plat Review for Birchfields on Alcovy located at 605 Alcovy Street. The subdivision will have 13 single-family residential lots. There were some technical corrections to the Plat, which have already been made.

To approve the Preliminary Plat for Birchfields on Alcovy.

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

3. Tentative Allocation Request – Terminal Building

Mr. Chris Bailey requested approval of the tentative allocation for acceptance of funds to construct a terminal building at the Cy Nunnally Memorial Airport for the State Fiscal Year 2022. The State funding participation is 75% of the project, for up to \$550,000.00. The City will be required to provide matching funds estimated to be \$137,500.00. This will allow staff to sign the intention that the City plans on utilizing the 75% Grant Funding to build a terminal building, which would be a huge benefit for the Airport.

Approval to proceed with the request for State Funding Assistance to build a terminal building.

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

4. Discussion / Approval – Police Department Parking Lot Rehab

Mr. Jeremiah Still discussed the rehab of the parking lot at 140 Blaine Street, around the new Police Department and Municipal Court building. He requested approval to have Blount Construction Company, Inc. do the total rehab for \$34,487.55, which was the lowest bid amount. The rehab will include debris removal, crack seal, seal coat, and striping. The cost will come from SPLOST Funds.

City Administrator Logan Propes stated the area in front of the Police Department will be designated as Public Parking.

Vice-Mayor Larry Bradley questioned whether it includes any trees or vegetation islands.

Mr. Propes answered that will be included in a later phase. It will be included in the Master Plan with LAS, the design consultants.

Approval of Blount Construction Company, LLC. for \$34,487.55.

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

5. Phone System Upgrade / Repair

Mr. Brian Thompson explained the Citywide phone system has been acting erratically and shutting off randomly. The phone server is unrepairable; the best and cheapest solution is to replace the Voicemail Server and software, with Avaya IP Office Upgrade and IPOSS. He requested approval to have Digitel, the current vendor, replace the software and service for the City’s facilities phone system for \$14,961.58.

To approve Digitel for the amount of \$14,691.58.

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

6. Approval – Valve Insertion

Mr. Rodney Middlebrooks requested approval to have a 16-inch valve inserted into the force main on the discharge side of the Ammons Bridge Pump Station. This will avoid the force main draining back into the pump station, causing a major safety issue as well as a sewer spill. Consolidated Pipe & Supply, Inc. is the only company that will provide the service; other companies will only install water insertion valves, due to all of the disinfection that is required. He requested approval for Consolidated Pipe & Supply, Inc. for a total cost of 27,700.00.

Approval of Consolidated Pipe & Supply, Inc. for the amount of \$27,700.00.

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

7. Appointment – Historic Preservation Commission

To appoint Jane Camp to fill the unexpired term of Crista Carrell to expire May 1, 2022.

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

8. 2nd Reading – Ordinance to Amend Official Zoning Map

City Attorney Paul Rosenthal gave the second reading of the ordinance to adopt the “Official Zoning Map, City of Monroe, GA”.

To adopt the Ordinance to amend the Official Zoning Map of the City of Monroe.

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

9. 2nd Reading – Zoning Ordinance Code Text Amendment #10

City Attorney Paul Rosenthal gave the second reading of the ordinance to amend the Zoning Ordinance by implementing text amendments and changes in Article III – Establishment of Districts, Section 310 – District Boundaries; Article V – General Standards for all Districts, Section 520 – Off-Street Automobile Parking, and Section 570 – Lot Coverage; Article VI – Use Provisions by District, Section 620 – Commercial District: P, B-1, B-2, B-3, Section 640 – Overlay District: HPO, A-H, CDO, MHDO, CBD, Section 645 – Infill Overlay District (IOD), and Section 646 – Central Business District Overlay (CBD); and Article VII – Dimensional Requirements and Exceptions, Section 700 – Charts of Dimensional Requirements.

To adopt the Zoning Ordinance Code Text Amendment #10 as presented.

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

10. Resolution – Naming of Mathews Park Disc Golf Course

Mr. Chris Bailey explained the Club sent a letter in March requesting that the course be named after John Reid, who passed away of a heart attack. Disc golf was one of Mr. Reid’s many passions; he was instrumental in creating the course and helping to rejuvenate the park. They also requested that a tournament be held in his name. The signage at the entrance and at the first hole of the course will be replaced.

To approve the resolution.

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

11. Resolution – Coronavirus Response and Relief Supplemental Appropriation (CRRSA) Act

Mr. Chris Bailey stated the resolution is required by the Georgia Department of Transportation as acceptance of funding in the amount of \$13,000.00 for the Coronavirus Response and Relief Supplemental Appropriation (CRRSA) Act.

To approve the resolution.

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

12. Resolution – American Rescue Plan Act Funds

Ms. Beth Thompson explained the resolution authorizes the execution of the American Rescue Plan Act Terms and Conditions Agreement. The grant is to aid local government in responding to and recovering from the coronavirus pandemic, which will come from the Georgia Office of Planning & Budget. The resolution authorizes the acceptance of grant funds in the amount of \$5,105,995. She stated the City will be getting a single audit on the funds through 2026. The City will receive 50% this year and 50% twelve months later.

To approve the resolution.

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

13. Approval – August Meeting Schedule

City Administrator Logan Propes explained the GMA Annual Convention has been rescheduled from June to August 6 – 10, 2021, which conflicts with the August 10, 2021 Council Meeting.

To cancel the August 10, 2021 scheduled Council Meeting.

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

V. MAYOR’S UPDATE

Mayor John Howard had no update tonight.

VI. ADJOURN TO EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

VII. ADJOURN

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

MAYOR

CITY CLERK

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Ross Bradley	Council Member
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

Absent:	Myoshia Crawford	Council Member
	Norman Garrett	Council Member

Staff Present: Beth Thompson, Chris Bailey, Sadie Krawczyk, Patrick Kelley, Les Russell

Visitors: Sharon Swanepoel, David Clemons, Denise Etheridge, Debra Smith, Ron Smith, Svea Cohton, Richard Hawk, Shauna Mathias, Clayton Mathias, Jason Sams, Julie Sams, Bobby Beck, Ricky Buchanan, Marcia Young, Christie Johnson, Greg Fischer, Tally Fischer, Robert Chancey, Kathy Chancey, Sandra Davis, Drew Davis, Tara Polson, Jenifer Goodman, Rita Dickinson, Riley Tucker, Jo Ann Powers, James Hyde, June Hyde, Gareth Fenley, Laura Gross, Kathy Timm, Mike Timm, Joey Gross, Michael Wilkie, Gwendolyn Wilkie, Sophie Barnes, Brent Echols, Adriane Brown, Melissa Miller, Dav Miller, Sandra Dunham, Greg Moon, Pat Flack, Lauren Scruggs, Carole Franzone, Cynthia Johnson, Carolyn Miner, Jonathan Skelton, Janalyn Waldroup, Ray Waldroup, Josiah Waldroup, Mike Mirolli, Michelle Mirolli, Lorraine Payne, Kim Jolly, Wayne Jolly, Susan Walker, Dianne Wilson, Natalie Boswell, Gabrielle Boswell, Sam Davis, Moran Davis, BreAnne Robinson, Jim Brown, Rod Johnson, Kris Robinson, Dan Kelleher, Dan Miller, Georgia Horshel, Stanton Whitmire, Sarah Faircloth, Callie Bailey, Nathan Farmer, Chris Hall, Kelsey Hall, Debbie Bouchard, Kathy Clester, Amanda Dulaney, Nicholas Dulaney, Kerri Brooks, Kaylee Brooks, Maddie Brooks, Mary Williams, Joseph Gargas, Laura Powell, Rosa Crawford, Roney Manning, Bonnie Manning, Henry Harbuck, Elizabeth Goff, David Goff, Kimberly Robinson, Rachael Barrientos, Monica Mose, Emma Baldwin, Patty Holland, Walter Holland, Taylor Hanson, Kolby Hanson, Charlie Brooks, Marl Clevenger, Matt Stewart, Amanda Stewart, Theodore Wright, Shadonne Wright, Valerie Garner, Susan Helzerman, Kyle McKinnon, Fredrick Smith, Levi Roberts, Samantha Meehan, Therisa Booker, Cynthia Booker, Danial Corbin, Melinda Sumlin, Tabatha Patrick, Liane Akins, Eric Watts, June Roberts, Toni Petty, Aniyah Petty, Trevor Lovelace, JoAnn Darget, Mark Albury, Brian Krawczyk, Joe Gargas, Chip Morris, Caleb Morris, Ben Krawczyk, Spencer Seay, Grace Seay, Mark Polson, , Sally Potter, Jennifer Rice, Natalie Willett, Melissa Willett, Carla Fisher, Rita White, Angela Schwebel Kuykendall, Violet Martin, Kay Martin, Connie Camp, Robin Peters, Sarah Johnson, Zoey Johnson, Caleb Johnson, Alexis Lalaian, Mitch Allgood, Fay Brassie, Elizabeth Jones, Jane Camp, Tara Polson, Shelby Hawkins

I. CALL TO ORDER – JOHN HOWARD**1. Roll Call**

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

II. NEW BUSINESS**1. Discussion – Walton County Public Safety and Jail Complex**

Mayor Howard questioned how many audience members were in favor of the proposed location for the jail, which was zero. All members of the audience are against the new jail being located on Church Street.

City Administrator Logan Propes thanked everyone for coming tonight. He explained Council Members are going to be given a chance to discuss their thoughts on the Public Safety and Jail Complex. They can comment on the pros, cons, and what they are hearing from their constituents.

Council Member David Dickinson thanked everyone for what they have done by communicating the problem with the County. The County wants to take an action that will impact the City and the neighborhoods without consulting the City, while using information that is almost a decade old. Mr. Dickinson stated he did not know that the July 3 vote was going to happen, until after it had already happened; no one contacted him, any of the residents, or District 4 Council Member Larry Bradley. He discussed the study which was done in 2013, that stated there would be neighborhood push back. The petition on change.org has almost 1,600 signatures. This is bad policy by the County that hurts the entire City. The City of Monroe is the economic engine of Walton County; the Cities generate most of the sales tax revenue. He stated it is absurd that they didn't speak to the City about the jail location. The jail should not be in any residential area; it needs to be in an industrial area. The lame excuses given for using this site just doesn't add up. Council works for the citizens, and it is their sacred duty to stand up for the citizens. This meeting and resolution are Council's way of standing up collectively for the citizens; the City will not be run over by the County.

Vice-Mayor Larry Bradley stated he appreciates everyone being there and hopes they will come back for other Council Meetings, even if the items are not as significant as this one. He would like to speak to Chairman Thompson, the Commissioners, and Sheriff Chapman if they are listening; he wants them to understand that the City of Monroe is not fighting them on building a jail. Mr. Propes and the City staff are willing to help find an appropriate site that is not located in a residential neighborhood. He stated many people from Monroe and Walton County have contacted him about this issue over the last few weeks by email, text, phone, and personal visits. Mr. Bradley read the following email into the record that was sent from a constituent to Mayor Howard, Mr. Dickinson, and himself: First off, thank you so much for your leadership and desire to serve our city. I am writing today to you as my mayor and City Council representatives in regards to the County's potential decision to locate a new jail at the corner of East Church Street and Hammond. I am adamantly opposed to this decision. While I know this is a Walton County decision, I believe the impact of this will directly affect the health and growth of Monroe for many years. My hope is that the City leadership will unequivocally denounce this potential development, and intentionally work together with County leadership to find a better solution and/or location. When we first moved to Monroe 8 years ago, we were explicitly told by developers that they, "would not build in the Monroe Area school district." And in fact you could see the development of neighborhoods on one side of the Walnut Grove line and none on the other. When we renovated a house just off of Madison and Davis in 2013, and worked to improve the quality of housing in the area, we were told by some local leaders, "You couldn't give me a house on Davis Street." When we began to do clean up projects in the summer of 2014 at Pilot Park and the surrounding area, we were told we were, "wasting our time

because no one goes to that park except criminals and thugs.” So when the County says that 10 years ago there was a study that determined that area was the best site in the entire county for a new jail expansion, I reply that a lot has changed in the last 10 years. Monroe is not the same place it was a decade ago, and especially that side of town. And there is a whole lot of land in Walton County. There are a lot of new residents, like my family, that are passionate about this place. We have many church members who have bought, built, and/or renovated homes up and down East Church Street and in the adjacent area, some of whom now back up to this proposed site. In addition, we are now finally seeing the development of quality, family-oriented neighborhoods around Carver Middle School in areas that were largely ignored or abandoned before. That growth and excitement will all come to a screeching halt if there is even the potential of a jail being built on that plot of land. It makes zero sense to put a massive jail complex in the middle of an up-and-coming residential neighborhood, regardless of how convenient it may be to the current courthouse. I believe you can help find some land away from homes, parks, and schools, and/or in an industrial area like Vine Street if it is deemed necessary that we actually need a new, larger prison for our County detainees. The impact on future property tax values, as well as the stunted growth of one of the current hottest residential areas of our community will directly impact the City of Monroe. The site of a large detention facility, barbed wire and spotlights at one of the major gateways into our city will impact the perception of Monroe in the future. There is no pretty way to build a jail. The direct impact on Carver Middle School will eventually affect Monroe Area High School, which will have a future impact on our town. This is a legacy moment that will directly impact the kind of City we leave future generations. It reminds me of a story I read from a number of years ago about when the County was discussing bulldozing the historic courthouse in order to put in a parking lot, because it would “be better for business.” Had it not been for a handful of Monroe leaders and residents who stood together against that decision, we would now have a bunch of asphalt in the center of our beautiful town. So please come together as a City Council in opposition to this proposed site. I do not think this has to be ugly or political. We can all work together - City leaders, County officials, residents and neighbors, to figure out the best thing for all Walton County citizens. I believe we all want the same thing - for Monroe (and Walton County) to be a great place to live, work, and play, not just now, but for the next 100 years. Thank you again for all your hard work. I pray for each of you. If you have any questions, or know any way that I can serve or help please let me know. Mr. Bradley stated this sums up what everyone is trying to say to the people at Walton County.

Council Member Tyler Gregory thanked all of the citizens for voicing their opinions. Officials need to hear the voices in order to make the correct decisions when moving forward and to make the town what they want it to be. There is no reason this has to be political or a battle. The City wants a jail and what is best for the County, but not in this location. He thanked everyone that has poured time and energy into Church Street, Downtown, and the City. Amazing things have happened for the City in a short amount of time. Mr. Gregory stated he heard about the new jail from his wife, who saw it on Facebook, and he could not believe it. The City is very excited to work with the County and wants to keep the union alive, but also wants what is best for the citizens. He questioned whether someone would want to buy a house in front of a jail or want property to be taken away from homeowners. This is unacceptable. Council Members and the government work for the citizens; the government should fear the people, not the people fear the government. He thanked David Dickinson, Larry Bradley, and Mayor Howard for speaking up and standing up for the people.

Council Member Lee Malcom stated it is exciting to see the passion and leadership within the community that is against this County initiative. She also learned about it on social media, which is very disappointing. Everyone needs to work together with open minds; they need to come together with short- and long-range planning for the betterment of all. She hopes this resolution will make a strong statement to the County Commissioners and to the public. Involvement is key from the citizens and communication is key from the government.

Council Member Ross Bradley stated he has learned from having private businesses in other counties that local County and City leadership rarely ever get along. This Council works really well together and also has a good relationship with the County. He trusts the leadership in the City and believes in it; he trusts the heart of the community. He hopes by being unified together everyone will see the positive results that they want. Council is always available for questions and comments. He thanked everyone for being there.

Council Member Nathan Little stated he has not talked to anyone that thinks the jail being in this location is a good idea. It is very encouraging to see citizens stand up and speak out. He agrees with all of the comments and does not think it is the correct place to put the jail. The jail should not be in any residential area. He appreciates everyone coming.

Mayor Howard thanked Clayton and Shauna Mathias, Jason and Julie Sams, and Rita Dickinson for heading up this opposition campaign from the public.

2. Resolution – Opposing Jail Complex on East Church Street

To approve the resolution.

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

Mayor Howard stated that he and City Administrator Logan Propes have met with Chairman Thompson and Sheriff Chapman five or six times discussing alternate locations. Mayor Howard stated the County will be issuing a press release today dated July 27, 2021. Council Member Lee Malcom read the following joint press release from Chairman David Thompson and Mayor John Howard: County and City Leadership Considering Alternative Public Safety Complex Location Sites. Monroe – July 27, 2021 – Today, the Chairman of the Board of Commissioners, David Thompson, and the Mayor of the City of Monroe, John Howard, met concerning the proposed public safety complex location off Church Street. Both parties understand the concerns citizens have over the current proposed site off Church Street in Monroe. “When considering the current site behind the Government Building, my goal was to look at a site that was safe for our law enforcement, convenient to transport prisoners, and keeping our government buildings located within close proximity to each other,” stated Thompson. At the meeting of the two leaders, Mayor Howard stated that he understood the chairman’s point of view but expressed concerns citizens have on the Church Street location. Chairman Thompson stated that he was “open minded” about other locations. Both leaders are working together to consider alternative sites in the county seat. “We know that wherever we put the jail, someone is not going to be happy, but I’m open to considering other options,” stated Thompson.

III. ADJOURN

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

MAYOR

CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor (via phone)
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Russell Preston	City Attorney
	Paul Rosenthal	City Attorney

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that all Council Members were present. Vice-Mayor Larry Bradley was present via telephone. There was a quorum.

II. Real Estate Issue (s)

1. Real Estate Matter

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

III. Personnel Issue (s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

IV. Adjourn to Regular Session

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

MAYOR

CITY CLERK

**MONROE PLANNING COMMISSION
MEETING MINUTES
July 20, 2021**

Present: Mike Eckles, Randy Camp, Chase Sisk, Rosalind Parks

Absent: Nate Treadaway

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant
Laura Wilson – Code Department Assistant
Logan Propes – City Administrator
Brad Callender – Planner

Visitors: Roger Grant, Charles Preston, Tip Huynh, Ned Butler, Sam Patel, Anish Patel, Lori Volk, Todd Parker, Keith Black, Ron Anglin, Bruce Hendley, Eric Scarborough, George Baker III, Lee Rowell, and Paul Gourley

CALL TO ORDER by Chairman Eckles at 5:30 pm.

Chairman Eckles asked for any changes, corrections or additions to the June 15, 2021 minutes. Motion to approve minutes.

Motion Camp. Second Sisk
Motion carried unanimously

Chairman Eckles asked for a Code Officer Report.
Kelley: none

PH opened at 5:31 pm

The First Item of Business is #PLAT-000113-2021, a request for a Preliminary Plat review for Rivers Edge, 302 Michael Etchison Rd. The subdivision is for 105 lots. The application was made by Ned Butler on behalf of the owner, Reliant Homes GA LLC.

Code Department recommends approval with corrections (24) as detailed in the staff report. Kelley provided a summary of the conditions which are mostly technical in nature.

Chairmen Eckles asked if Reliant Homes had any opposition to any of the 24 conditions listed in the staff report. Ned Bulter said no.

Chairman Eckles asked for any opposition—none

PH closed at 5:34 pm

Chairman Eckles entertained a motion.
Motion to approve with conditions

Motion Camp. Second Parks.
Motion Carried

PH opened at 5:34 pm

The Second Item of Business: is Certificate of Appropriateness Case #22, a request for a COA at 100 Saratoga Dr to allow the construction of a commercial strip shopping center building. The application was made by Ron Anglin on behalf of the owner, Lifeline Management Group, LLC.

Code Department recommends approval with changes as detailed in the staff report. Kelley noted that this application had been presented to the commission members previously but had been withdrawn.

Ron Anglin spoke on behalf of the project and agreed to the conditions listed in the staff report.

Chairman Eckles asked for any questions—none
Chairman Eckles asked for any opposition—none

PH closed at 5:36 pm

Chairman Eckles entertained a motion.
To approve with conditions as presented.

Motion Sisk. Seconded Camp.
Motion carried.

PH opened at 5:37 pm

The Third Item of Business: is Preliminary Plat Case #29, a request for a Preliminary Plat review for The Overlook of Monroe at 319 S Madison Ave. The subdivision is for 7 lots. The application was made by Bruce Hendley on behalf of the owner, New Leaf Georgia, LLC.

Code Department recommends approval with corrections (5) as detailed in the staff report. Callender provided a summary of the corrections.

Tip Huynh of Alcovy Consulting Engineering spoke on behalf of the project. He indicated the owner, Bruce Hendley and himself did not receive a copy of the staff report detailing the requested changes. A written copy was provided to Huynh at the meeting. Because Hendley did not receive a copy of the staff report prior to the meeting, he requested the review be tabled to the next available meeting.

PH closed at 5:45 pm

Chairman Eckles entertained a motion.
To table.

Motion Parks. Seconded Camp.
Motion carried.

PH opened at 5:46 pm

The Fourth Item of Business: is Rezone Case #16, a request for a Rezone of the southwest corner of the intersection of US Hwy 78 and Aycock Ave from M-1 to PCD (Planned Commercial Development). The rezone encompasses ±26.64 acres. The application was submitted by the owner, Jacks Creek Landing LLC.

Code Department recommends approval of the rezone request as submitted without conditions.

Charles Preston spoke on behalf of the project. He provided a summary of the project to date.

Chairman Eckles asked for any questions: Camp inquired about a cemetery that was previously located on the property.

Preston stated the cemetery was found by the Walton County Development Authority when they were installing sewer lines. The site was properly document and remains removed.

Chairman Eckles asked for any opposition—none

PH closed at 5:48 pm

Chairman Eckles entertained a motion.
To approve.

Motion Camp. Seconded Sisk.
Motion carried.

Old Business—none
New Business—none

Prior to adjournment, Camp thanked retiring Code Department Assistant Debbie Adkinson for her years of service.

Chairman Eckles entertained a motion to adjourn.
To adjourn

Motion Camp. Second Sisk
Meeting adjourned at 5:49pm

Historic Preservation Commission
Meeting Minutes
July 28, 2021

Present: Mitch Alligood, Jane Camp, Fay Brassie, Elizabeth Jones

Absent: Susan Brown

Staff: Debbie Adkinson, Code Department Assistant
Laura Wilson, Code Department Assistant

Visitors: Denny Horne, Danny Horne

Meeting called to order at 5:59 P.M.

Acting Chairman Alligood asked if there were any changes or corrections to the May 25, 2021* minutes. To approve as submitted.

Motion by Brassie. Second by Jones
Motion carried.

The First Item of Business: Request for COA #58 at 803 S Broad St. The applicant is Denny Horne on behalf of White Cotton Investments LLC, owner of said property. The request is to make several changes to the exterior of the structure including siding, windows, doors, porches, and steps.

Denny Horne spoke to the request. He wants to remodel the house and bring it up to code. He would like to add a window to create a bedroom and replace four of the existing windows with vinyl windows that are 6 over 6 panes, replace the porches with the exact same materials, replace siding with rough wood and paint it so it matches the rest of the house, remove existing concrete porch steps and replace with wood, and replace two doors with in the same style as the existing doors which is glass on the top half divided into nine panes. Much discussion followed about the proposed changes. Wilson reminded Horne he had to bring the house up to code and he reaffirmed his plan to do so. He also admitted to putting a new roof on the house without permission from the Commission. The Commission members agreed with his choice of roof. A motion was made to approve each item individually.

To approve new windows as stated in summary.

Motion by Jones. Second by Camp.
Motion Carried.

To approve new doors as stated in summary.

Motion by Brassie. Second by Jones.
Motion Carried.

To approve new porches and steps as stated in summary.

Motion by Camp. Second by Brassie.
Motion Carried.

*There was no June 2021 meeting.

To approve siding as stated in summary.

Motion by Camp. Second by Jones.
Motion Carried. COA granted

Old Business:

The commission members discussed creating a form letter to send to properties who are in violation of HPC ordinances; specifically referring to the Hester House on Walton Street and The Roe on Broad Street. Acting Chairman Alligood will draft a letter and pass it around to Commission members for comment.

Camp asked the Commission about moving historic houses and the process for awarding plaques to historic properties even if the property is not in a local historic district. Discussion followed; Adkinson provided Camp a summary of the materials in the HPC Binder she was issued.

New Business:

The First Item of Business: Selecting a new chairman; after discussion Mitch Alligood was nominated as chairman.

To approve Mitch Alligood as Chairman

Motion by Jones. Seconded by Brassie
Motion carried

The Second Item of Business: Jones informed the Commission that the City has been awarded a federal grant by the Georgia Department of Community Affairs to update the current survey of historic properties. The timetable is to put the RFP out in August 2021 for Commission members to pick a firm at the August 24th meeting so the firm can be approved at the September Council Meeting. Due to the large number of properties that need to be surveyed, the survey will be a multiyear project.

Chairman Alligood entertained a motion to adjourn.

To adjourn

Motion by Jones. Second by Camp.
Motion carried. Adjourned at 6:39 pm

*There was no June 2021 meeting.



Downtown Development Authority

MINUTES

Thursday, June 03, 2021

8:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting was called to order at 8:06 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Vice Chair Meredith Malcom
- Secretary Andrea Gray
- Board Member Wesley Sisk
- City Council Representative Ross Bradley

CITY STAFF

- Sadie Krawczyk
- Leigh Ann Aldridge
- Les Russell
- John Howard

ABSENT

- Board Member Whit Holder
- Board Member Charles Sanders
- Board Member Chris Collin

APPROVAL OF PREVIOUS MEETING MINUTES

- . DDA May Meeting Minutes

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

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

APPROVAL OF FINANCIAL STATEMENTS

. DDA April Financials

Approved - Motion made by Vice Chair Malcom, Seconded by Secretary Gray.

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

PUBLIC FORUM

None

CITY UPDATE

Zoning updates will have first reading this month at City Council meeting; American Rescue Plan funds will be just over \$5 Million for the city over the next 2 years; next month a plan for completing upgrades to Matthews Park will be presented to council; Police department is supposed to be moved out by July 1st.

COUNTY UPDATE

None

COMMUNITY WORK PLAN &REPORTS

Existing Environment -

Onestreet Community Transformation Plan is now being funded and activated which will support upgrades to the Pilot Park community gardens, transportation for seniors support, and microloans/start-up funds for first time entrepreneurs.

Bicentennial pole banners are here and will be installed as the new downtown lights are put in.

Infill Development -

We are still getting pricing for bringing utilities to the VC parking lot site for the container pop-up; we have received the first draft of the W. Spring Street elevations from the Mainstreet Design Team.

Entertainment Draws -

Pocket park update is being priced out by a vendor. Staff will share the renderings and cost estimate once complete.

PROGRAMS

Events

First Friday concert on 6/4; Flower Festival coming up on 6/19, and we are now planning on closing Broad Street for the event.

Downtown Design

Farmers Market

FUNDING

SPONSORSHIP

FACADE GRANTS - NONE

. Walton Mill Facade Grant Applications

600 S. Broad Street Facade Grant Applications:

- Suite A-100, approved for \$1500.00

Motion made by Vice Chair Malcom, Seconded by Board Member Sisk.

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

- Suite A-200, approved for \$1500.00

Motion made by Secretary Gray, Seconded by Vice Chair Malcom.

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

- Suite A-300, approved for \$1500.00

Motion made by Board Member Sisk, Seconded by Secretary Gray.

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

- Suite A-400, approved for \$1500.00

Motion made by Vice Chair Malcom, Seconded by Board Member Sisk.

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

COMMUNITY EVENT GRANTS - NONE

NEW BUSINESS

July Planning Retreat date?

Sending out possible retreat dates for feedback from board. Targeting the last week of July.

ANNOUNCEMENTS:

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

Downtown Business Owner meeting scheduled for Tuesday, June 8, 8:30 am at City Hall.

ADJOURN

Motion made by Vice Chair Malcom, Seconded by Secretary Gray.

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



Convention and Visitors Bureau

MINUTES

Thursday, June 03, 2021

9:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting was called to order at 9:00 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Vice Chairman Meredith Malcom
- Secretary Andrea Gray
- Board Member Wesley Sisk
- City Council Representative Ross Bradley

CITY STAFF

- Sadie Krawczyk
- Leigh Ann Walker
- Les Russell

ABSENT

- Board Member Whit Holder
- Board Member Charles Sanders
- Board Member Chris Collin

APPROVAL OF EXCUSED ABSENCES

APPROVAL OF MINUTES FROM PREVIOUS MEETING

- . CVB May Meeting Minutes

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

APPROVAL OF CURRENT FINANCIAL STATEMENTS

. CVB April Financials

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

Chairman's Report

None

Director's Report

None

OLD BUSINESS

TripAdvisor Advertising Co-op update

NEW BUSINESS

Bicentennial Planning Committee Meeting?
Meeting scheduled for June 15th at 9:00 am.

ANNOUNCEMENTS

Next meeting will be July 8, 2021 at Monroe City Hall

ADJOURN

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

PROCLAMATION CITY OF MONROE, GEORGIA

A PROCLAMATION TO POSTHUMOUSLY HONOR CAPTAIN HUBERT HAWKINS OF THE CITY OF MONROE FIRE DEPARTMENT FOR HIS 22 YEARS OF SERVICE TO THE CITIZENS OF MONROE AND WALTON COUNTY

WHEREAS, on January 26, 1975, Hubert Hawkins began his career at the City of Monroe Fire Department and served under four Fire Chiefs until his retirement in 1996; and,

WHEREAS, during his 22 years of service Captain Hawkins served as a firefighter and driver, rising through the ranks in numerous positions before his final promotion as a Captain; and,

WHEREAS, during his time with the City of Monroe Fire Department, Captain Hawkins witnessed significant change and provided much knowledge to the Fire department while always being known for his servant’s heart; and,

WHEREAS, Captain Hawkins served the citizens of Monroe and Walton County with distinction and was held in the highest esteem by his colleagues with never a cross word spoken; and,

WHEREAS, it is recognized that Captain Hawkins passed away on January 18, 2021 and will be greatly missed by those whose lives he affected.

NOW, THEREFORE, I, JOHN S. HOWARD, Mayor of the City of Monroe and on behalf of the City Council, do hereby proclaim this 11th day of May 2021, that

CAPTAIN HUBERT HAWKINS

be, and is hereby, recognized and posthumously honored by the City of Monroe, Mayor and Council for his 22 years of meritorious service to the citizens of Monroe; and, be it

PROCLAIMED FURTHER, that the City of Monroe, Mayor and Council extends their warmest gratitude to the family of Captain Hawkins and expresses sincere thanks for his years of dedicated service to our community.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the City of Monroe to be affixed this 11th day of May, the year of our Lord two thousand twenty one.



John S. Howard

Mayor John S. Howard
Monroe, Georgia



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 07-12-2021
Description: Parcel #M0230011B00 Jack’s Creek Landing LLC Rezone request from M-1 to PCD

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Staff recommendation is approval as submitted without conditions

Background: This is previously undeveloped land fronting on Hwy 78 and Aycock Avenue. The applicant wishes to develop the land in the manner described in their PCD rezone pattern book. It contains ± 26.64 acres.

Attachment(s): Application, Staff report and supporting documents.



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

APPLICATION SUMMARY

REZONE CASE #: 16

DATE: June 25, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Jack’s Creek Landing LLC

PROPERTY OWNER: Jack’s Creek Landing LLC

LOCATION: Southwest corner of the intersection with US Hwy 78 and Aycock Avenue

ACREAGE: ±26.64

EXISTING ZONING: M-1 (Industrial District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone M-1 to PCD (Planned Commercial District)

REQUEST SUMMARY: The owners are petitioning for a rezone of this property in order to allow for commercial development.

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 20, 2021

CITY COUNCIL: August 10, 2021

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to construct a commercial development. The subject property was annexed into the City in October of 1999 and rezoned to M-1 (Industrial District). The property has never been developed. The applicant is requesting a rezone to PCD (Planned Commercial District) to develop the site into a commercial subdivision with land uses permitted in the B-3 (Highway Business) zoning district. The site plan included with this rezone requests illustrates one proposed street to be construct off US Hwy 78 to connect to Aycock Avenue. No specific land use or development is proposed with this rezone request.

PROPOSED PROJECT SUMMARY:

- Planned Commercial Development
 - Commercial development with uses permitted for the B-3 (Highway Commercial) zoning district
 - Development Area – ±26.64 Acres
 - Total Commercial Lots – 4

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 property was annexed into the City in October of 1999. The property was rezoned to M-1 (Industrial District). The property is currently undeveloped. The property has solid economic viability as currently zoned. However, due to lack of demand for industrial development on this property, the applicant wishes to rezone to allow for commercial development. The site plan included with this rezone proposes to develop the site into a commercial subdivision. No specific land uses were identified to be developed with this rezone request. The requested PCD (Planned Commercial District) is more suitable for commercial development of the site as opposed to the site remaining under the current M-1 zoning.
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PCD (Planned Commercial District) to allow for commercial development of the site. No specific uses were identified in this rezone request.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located west of the site are zoned M-1 (Industrial) and R-1 (Large Lot Residential District) along US Hwy 78 and are undeveloped. Properties north of the site are located in unincorporated Walton County and are undeveloped. Properties south and east of the site are zoned M-1 (Industrial) and are developed with restaurants, a convenience store with fuel pumps, and a warehouse and distribution center. The proposed commercial development is consistent with development on neighboring properties located east of the site. The proposed commercial development should not adversely affect adjacent properties.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted development plan illustrates a proposed street to be constructed with access to US Hwy 78. The proposed street will connect to Aycock Avenue and will provide driveway access to each of the proposed commercial lots. The applicant proposes to install a traffic signal at the US Hwy 78/Aycock Avenue intersection. Sanitary sewer, water, natural gas and telecommunications are available to serve the development. Additional City services should be adequate to serve the proposed development.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The Future Land Use Map designates this property under the category of Industrial. This rezone request could be considered a deviation from the intent of the Future Land Use Map. However, the proposed development will include commercial land uses best suited adjacent to a highway similar to existing commercial development east of the site. Properties east of the site along US Hwy 78 are also designated as Industrial on the Future Land Use Map.

(6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: Under the current M-1 zoning, the intent was to develop the site with industrial land uses. As previously described, there is a lack of demand for industrial development on this property. The intent of this rezone request is to allow for commercial development of the site.

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 as submitted without conditions.



City of Monroe

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

REZONING PERMIT

PERMIT #:	000016	DESCRIPTION:	REZONING
JOB ADDRESS:	Hwy 78	LOT #:	
PARCEL ID:	M0230011B11	BLK #:	
SUBDIVISION:		ZONING:	M1
ISSUED TO:	Jack's Creek Landing LLC	CONTRACTOR:	Jack's Creek Landing LLC
ADDRESS:	2971B North Columbia St	ADDRESS:	2971B North Columbia St
CITY, STATE ZIP:	Milledgeville GA 31061	CITY, STATE ZIP:	Milledgeville GA 31061
PHONE:	706-207-8111	PHONE:	
PROP. USE:	PCD	DATE ISSUED:	6/25/2021
VALUATION:	\$ 0.00	EXPIRATION:	
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 dadkinson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-02	COMM-OTHER REZONE/VARIANCE	\$ 200.00
FEE TOTAL		\$ 200.00
PAYMENTS		\$- 200.00
BALANCE		\$ 0.00


REQUEST FOR REZONE FROM M1 TO PCD - P&Z MTG 7/20/2021 @ 5:30 PM - COUNCIL MTG 8/10/2021 @ 6:00 PM 215 N BROAD ST

NOTES:

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)

6/25/21
DATE

REZONE APPLICATION FORM



PERMIT NUMBER _____

I. LOCATION US HWY 78 AND AYCOCK ACENUE
COUNCIL DISTRICT DISTRICT 4
MAPNUMBER _____
PARCEL NUMBER M0230011B00

II. PRESENT ZONING M1 REQUESTED ZONING PCD

III. ACREAGE 26.60 PROPOSED USE Retail/Commerical

IV. OWNER OF RECORD Jack's Creek Landing, LLC
ADDRESS 2971B North Columbia Street, Milledgeville, GA 31061

PHONE NUMBER (706)207-8111 Email jacks creeklanding@gmail.com

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

V. ANALYSIS:

1. A description of all existing uses and zoning of nearby property
North: Across Hwy 78- A2 Agricultural; East: M1 undeveloped; South: R1 undeveloped; West: R1 undeveloped

2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification The current zoning does not provide for the highest and best use of the property due to the location with accessible frontage and visibility on a major highway (US 78)

3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$750,000

4. The value of the property contained in the application for rezoning under the proposed zoning Classification \$1,500,000

5. A description of the suitability of the subject property under the existing zoning classification
A large stream and subsequent setbacks and buffers make the site difficult to plan for and engineer an industrial warehouse use suitable for tractor trailer routing

6. A description of the suitability of the subject property under the proposed zoning classification of the property
Having the flexibilitly to plan for smaller retail/commercial uses allow the property to be fully utilized while still providing for buffers and setbacks required

Rezoning Application
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property The site is currently undeveloped and undisturbed except for an existing sewer line running through the southern portion of the property
- 8. The length of time the property has been vacant or unused as currently zoned _____
The site is undeveloped and the duration of vacancy from any use is unknown
- 9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification The current owner has recently purchased the land with the intent of developing commercial uses after years of no interest in the property as an industrial use

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

LEGAL DESCRIPTION OF PROPERTY

Rezoning Application
Page Three (3)

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

Owner of property (signature) Charles Preston JACKS CREEK LANDING, LLC.
Address 2971B North Columbia St. Milledgeville, GA 31061
Phone Number 706.207.8111

Attorney/Agent (signature) _____
Address _____
Phone Number _____

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

Jasmine Hurst (Notary Public) 6/17/21 (Date)

My Commission Expires May 25, 2025



Page five (5)

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

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

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

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

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

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

Rezoning Application

Page six (6)

COMMENTS

Refer to the attached Pattern Book for an explanation of proposed zoning compliance and additional standards for the proposed PCD

Multiple horizontal lines for handwritten comments.

Disclosure of Campaign Contributions and/or gifts:

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years. The filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

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



June 17, 2021

Charles Preston
2971B North Columbia St.
Milledgeville, GA 31061

RE: Jacks Creek Landing Development Utilities Served by The City of Monroe

Mr. Preston,

The City of Monroe will be able to serve the proposed development located at parcel number M0230011B00 on U.S. Hwy 78, which lies within the incorporated boundaries of the city, with the following:

- Sanitary sewer services pending developer provided infrastructure improvements and extensions to current adjacent sewer lines or via any existing and future appropriate easements within City of Monroe incorporated boundaries. All connections and systems must be installed according to City specifications and in accordance with approvals of the City Wastewater Department.
- Water service is available.
- Natural Gas service is available.
- Telecommunications services are available.

Logan Propes

A handwritten signature in blue ink that reads 'Logan Propes'. The signature is fluid and cursive.

City Administrator
City of Monroe

AS-RECORDED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 107, 108, 109, 131, 132, AND 133, 3RD DISTRICT, TOWN G.M.D. 419, WALTON COUNTY, GEORGIA, BEING TRACT NO. 1, CONTAINING 173.180 ACRES, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR THE R. E. AYCOCK ESTATE BY JOHN F. BREWER AND ASSOCIATES, CERTIFIED BY JOHN F. BREWER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2115, DATED JULY 26, 1994, REVISED SEPTEMBER 2, 1998, RECORDED IN PLAT BOOK 80, PAGE 20, CLERK'S OFFICE, WALTON SUPERIOR COURT. REFERENCE IS HEREBY MADE TO SAID PLAT OF SURVEY, AND THE SAME IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED.

ACCORDING TO SUCH PLAT OF SURVEY, THE TRACT HEREIN IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROUTE NO. 83, A/K/A PIPE LINE ROAD AND UNISIA DRIVE (SHOWN AS BEING 80 FEET IN WIDTH) WITH THE SOUTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY 78 (SHOWN AS HAVING A VARIABLE RIGHT OF WAY); RUNNING THENCE ALONG SAID RIGHT OF WAY OF STATE ROUTE NO. 83 SOUTH 28°02'49" EAST 303.32 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'33" EAST 476.28 FEET TO A POINT; CONTINUING THENCE SOUTH 27°46'55" EAST 179.57 FEET TO A POINT; CONTINUING THENCE SOUTH 27°39'47" EAST 156.58 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'44" EAST 146.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°09'23" EAST 136.57 FEET TO A POINT; CONTINUING THENCE SOUTH 28°52'26" EAST 256.58 FEET TO A POINT; CONTINUING THENCE SOUTH 29°00'47" EAST 306.38 FEET TO A POINT; CONTINUING THENCE SOUTH 29°06'21" EAST 315.02 FEET TO A POINT; CONTINUING THENCE SOUTH 29°07'58" EAST 451.87 FEET TO A POINT; CONTINUING THENCE SOUTH 29°12'40" EAST 287.80 FEET TO A POINT; CONTINUING THENCE SOUTH 29°28'49" EAST 170.41 FEET TO A POINT; CONTINUING THENCE SOUTH 29°24'43" EAST 215.29 FEET TO A POINT; CONTINUING THENCE SOUTH 28°40'55" EAST 145.38 FEET TO A POINT; CONTINUING THENCE SOUTH 28°53'59" EAST 174.06 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 61°06'01" WEST 15.0 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 28°53'59" EAST 55.37 FEET TO AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF SUCH RIGHT OF WAY BY THE CENTERLINE OF JACKS CREEK, WHICH FORMS THE BOUNDARY OF THE SUBJECT PROPERTY AT THIS POINT; RUNNING THENCE ALONG THE CENTERLINE OF JACKS CREEK SOUTH 61°08'15" WEST 11.51 FEET TO A POINT; CONTINUING THENCE SOUTH 70°43'37" WEST 92.71 FEET TO A POINT; CONTINUING THENCE SOUTH 62°15'04" WEST 98.36 FEET TO A POINT; CONTINUING THENCE SOUTH 67°09'49" WEST 69.06 FEET TO A POINT; CONTINUING THENCE SOUTH 68°32'29" WEST 165.93 FEET TO A POINT; CONTINUING THENCE SOUTH 65°23'21" WEST 390.32 FEET TO A POINT; CONTINUING THENCE SOUTH 55°20'40" WEST 130.77 FEET TO A POINT; CONTINUING THENCE NORTH 79°50'10" WEST 138.38 FEET TO A POINT; CONTINUING THENCE NORTH 73°48'32" WEST 33.74 FEET TO A POINT; CONTINUING THENCE NORTH 83°38'34" WEST 363.81 FEET TO A POINT; CONTINUING THENCE NORTH 85°29'24" WEST 224.18 FEET TO A POINT; CONTINUING THENCE NORTH 80°47'40" WEST 116.11 FEET TO A POINT; CONTINUING THENCE SOUTH 81°28'17" WEST 113.81 FEET TO A POINT; CONTINUING THENCE NORTH 44°03'41" WEST 121.31 FEET TO A POINT; CONTINUING THENCE NORTH 59°31'41" WEST 54.97 FEET TO A POINT; CONTINUING THENCE NORTH 44°52'34" WEST 60.51 FEET TO A POINT; CONTINUING THENCE NORTH 46°36'37" WEST 195.97 FEET TO A POINT; CONTINUING THENCE NORTH 45°35'31" WEST 118.56 FEET TO A POINT; CONTINUING THENCE SOUTH 75°40'13" WEST 18.78 FEET TO A POINT; CONTINUING THENCE NORTH 35°44'46" WEST 86.31 FEET TO A

AS-RECORDED LEGAL DESCRIPTION (continued)

POINT; CONTINUING THENCE NORTH 44°38'18" WEST 178.35 FEET TO A POINT; CONTINUING THENCE NORTH 49°47'56" WEST 223.01 FEET TO A POINT; CONTINUING THENCE NORTH 46°26'06" WEST 310.54 FEET TO A POINT; CONTINUING THENCE NORTH 48°37'18" WEST 128.86 FEET TO A POINT; CONTINUING THENCE NORTH 46°46'34" WEST 196.23 FEET TO A POINT; CONTINUING THENCE NORTH 53°36'54" WEST 113.48 FEET TO A POINT; CONTINUING THENCE NORTH 37°26'01" WEST 88.60 FEET TO A POINT; CONTINUING THENCE NORTH 47°35'25" WEST 336.54 FEET TO A POINT; CONTINUING THENCE NORTH 53°25'31" WEST 122.86 FEET TO A POINT; CONTINUING THENCE NORTH 31°00'27" WEST 291.35 FEET TO A POINT; CONTINUING THENCE NORTH 33°47'11" WEST 214.60 FEET TO A POINT; CONTINUING THENCE NORTH 30°13'45" WEST 110.59 FEET TO A POINT; CONTINUING THENCE NORTH 71°54'46" WEST 49.39 FEET TO AN ALUMINUM PIN AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JACKS CREEK WITH THE SOUTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY 78; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 56°17'36" EAST 162.75 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 39°35'39" EAST 104.40 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 56°17'36" EAST 1624.59 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 33°42'24" EAST 5.0 FEET TO A RIGHT OF WAY MONUMENT; CONTINUING THENCE ALONG SAID RIGHT OF WAY, FOLLOWING THE CURVATURE THEREOF IN A GENERAL NORTHEASTERLY DIRECTION, AN ARC DISTANCE OF 522.05 FEET (BASED ON A RADIUS OF 6062.1 FEET) TO AN ALUMINUM PIN, THE EXACT BEARING AND DISTANCE BETWEEN THE LATTER TWO POINTS IS SHOWN BY A CHORD WHICH IS NORTH 53°18'28" EAST 521.89 FEET; CONTINUING THENCE NORTH 51°48'39" EAST 213.88 FEET TO THE POINT OF BEGINNING. THIS IS A PORTION OF THAT PROPERTY CONVEYED BY WARRANTY DEED FROM BEULAH P. AYCOCK TO R. E. AYCOCK, JR., DATED JANUARY 1, 1968, RECORDED IN DEED BOOK 76, PAGES 224--227, WALTON COUNTY RECORDS.

AS-SURVEYED
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 3rd DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA (GMD 419) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND (DISTURBED) AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 78 (STATE ROUTE NO. 10) (155 FEET FROM SURVEY CENTERLINE AT THIS POINT) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF AYCOCK AVENUE (74 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE FROM SAID POINT OF BEGINNING AND WITH THE SOUTHWESTERLY AND SOUTHERLY RIGHT OF WAY LINE OF AYCOCK AVENUE SOUTH 34 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 126.39 FEET TO A POINT; THENCE WITH SAID RIGHT OF WAY LINE A CURVE TO THE LEFT HAVING A RADIUS DISTANCE OF 330.00 FEET AND AN ARC LENGTH OF 545.01 FEET BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 81 DEGREES 49 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 485.15 FEET TO A POINT ON SAID RIGHT OF WAY LINE (60 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 50 DEGREES 52 MINUTES 07 SECONDS EAST A DISTANCE OF 10.35 FEET TO A 1/2 INCH REBAR WITH CAP SET AT THE CENTERLINE OF A BRANCH; THENCE LEAVING SAID RIGHT OF WAY LINE AND WITH THE CENTERLINE OF THE BRANCH IN A SOUTHWESTERLY DIRECTION FOR 1195 FEET MORE OR LESS, SAID BRANCH BEING A PROPERTY LINE COMMON TO NOW OR FORMERLY WAL-MART STORES EAST, LP AND BEING TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:
SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT;
THENCE SOUTH 41 DEGREES 26 MINUTES 25 SECONDS EAST A DISTANCE OF 9.51 FEET TO A POINT;
THENCE SOUTH 04 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 11.11 FEET TO A POINT;
THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 15.21 FEET TO A POINT;
THENCE SOUTH 28 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 20.25 FEET TO A POINT;
THENCE SOUTH 19 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 23.29 FEET TO A POINT;
THENCE SOUTH 10 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 13.41 FEET TO A POINT;
THENCE SOUTH 36 DEGREES 53 MINUTES 34 SECONDS WEST A DISTANCE OF 7.96 FEET TO A POINT;
THENCE SOUTH 04 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 24.65 FEET TO A POINT;
THENCE SOUTH 24 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 9.45 FEET TO A POINT;
THENCE SOUTH 51 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 16.93 FEET TO A POINT;
THENCE SOUTH 33 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;
THENCE SOUTH 03 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 13.84 FEET TO A POINT;
THENCE SOUTH 27 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 20.92 FEET TO A POINT;
THENCE SOUTH 23 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 28.76 FEET TO A POINT;
THENCE SOUTH 45 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 13.72 FEET TO A POINT;
THENCE NORTH 84 DEGREES 08 MINUTES 38 SECONDS EAST A DISTANCE OF 23.96 FEET TO A POINT;
THENCE SOUTH 38 DEGREES 03 MINUTES 58 SECONDS EAST A DISTANCE OF 14.42 FEET TO A POINT;
THENCE SOUTH 11 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 9.99 FEET TO A POINT;
THENCE SOUTH 46 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 16.94 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 55 MINUTES 20 SECONDS WEST A DISTANCE OF 13.64 FEET TO A POINT;
THENCE SOUTH 24 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT;
THENCE SOUTH 43 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 22.37 FEET TO A POINT;
THENCE SOUTH 65 DEGREES 05 MINUTES 58 SECONDS EAST A DISTANCE OF 1.15 FEET TO A POINT;
THENCE SOUTH 86 DEGREES 12 MINUTES 04 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;
THENCE SOUTH 59 DEGREES 40 MINUTES 32 SECONDS WEST A DISTANCE OF 5.73 FEET TO A POINT;
THENCE SOUTH 47 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 12.29 FEET TO A POINT;
THENCE SOUTH 78 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 19.66 FEET TO A POINT;
THENCE SOUTH 46 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 44.72 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS EAST A DISTANCE OF 24.14 FEET TO A POINT;
THENCE SOUTH 40 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 9.21 FEET TO A POINT;
THENCE NORTH 75 DEGREES 37 MINUTES 25 SECONDS EAST A DISTANCE OF 19.96 FEET TO A POINT;
THENCE NORTH 79 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 9.92 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 17.03 FEET TO A POINT;
THENCE SOUTH 43 DEGREES 54 MINUTES 31 SECONDS WEST A DISTANCE OF 19.35 FEET TO A POINT;
THENCE SOUTH 71 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 18.16 FEET TO A POINT;
THENCE NORTH 77 DEGREES 05 MINUTES 54 SECONDS WEST A DISTANCE OF 16.10 FEET TO A POINT;
THENCE SOUTH 79 DEGREES 26 MINUTES 55 SECONDS WEST A DISTANCE OF 4.97 FEET TO A POINT;
THENCE SOUTH 48 DEGREES 54 MINUTES 59 SECONDS WEST A DISTANCE OF 9.01 FEET TO A POINT;
THENCE SOUTH 29 DEGREES 15 MINUTES 41 SECONDS WEST A DISTANCE OF 9.90 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 13.57 FEET TO A POINT;
THENCE SOUTH 13 DEGREES 03 MINUTES 25 SECONDS WEST A DISTANCE OF 6.06 FEET TO A POINT;
THENCE SOUTH 27 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 7.79 FEET TO A POINT;
THENCE SOUTH 51 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 17.67 FEET TO A POINT;
THENCE NORTH 72 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE OF 10.39 FEET TO A POINT;
THENCE SOUTH 85 DEGREES 31 MINUTES 46 SECONDS WEST A DISTANCE OF 6.97 FEET TO A POINT;
THENCE SOUTH 37 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT;
THENCE SOUTH 32 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 14.22 FEET TO A POINT;
THENCE SOUTH 40 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 16.61 FEET TO A POINT;
THENCE SOUTH 21 DEGREES 51 MINUTES 18 SECONDS WEST A DISTANCE OF 13.53 FEET TO A POINT;
THENCE SOUTH 10 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 8.75 FEET TO A POINT;
THENCE SOUTH 22 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;
THENCE SOUTH 12 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 23.17 FEET TO A POINT;
THENCE SOUTH 31 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT;
THENCE SOUTH 15 DEGREES 34 MINUTES 37 SECONDS WEST A DISTANCE OF 19.51 FEET TO A POINT;
THENCE SOUTH 40 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 7.25 FEET TO A POINT;
THENCE SOUTH 59 DEGREES 29 MINUTES 19 SECONDS WEST A DISTANCE OF 12.60 FEET TO A POINT;
THENCE SOUTH 45 DEGREES 49 MINUTES 46 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT;
THENCE SOUTH 31 DEGREES 07 MINUTES 02 SECONDS WEST A DISTANCE OF 12.79 FEET TO A POINT;
THENCE SOUTH 48 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 13.88 FEET TO A POINT;
THENCE SOUTH 32 DEGREES 37 MINUTES 47 SECONDS WEST A DISTANCE OF 15.07 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 45 MINUTES 50 SECONDS EAST A DISTANCE OF 16.81 FEET TO A POINT;
THENCE SOUTH 27 DEGREES 58 MINUTES 35 SECONDS EAST A DISTANCE OF 6.53 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 7.59 FEET TO A POINT;
THENCE SOUTH 31 DEGREES 58 MINUTES 47 SECONDS WEST A DISTANCE OF 20.65 FEET TO A POINT;
THENCE SOUTH 18 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 19.25 FEET TO A POINT;
THENCE SOUTH 38 DEGREES 54 MINUTES 30 SECONDS WEST A DISTANCE OF 39.51 FEET TO A POINT;
THENCE SOUTH 42 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 10.08 FEET TO A POINT;
THENCE NORTH 85 DEGREES 10 MINUTES 17 SECONDS WEST A DISTANCE OF 8.57 FEET TO A POINT;
THENCE SOUTH 52 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 16.41 FEET TO A POINT;
THENCE SOUTH 51 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 30.13 FEET TO A POINT;
THENCE SOUTH 78 DEGREES 51 MINUTES 39 SECONDS WEST A DISTANCE OF 16.71 FEET TO A POINT;
THENCE SOUTH 78 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 11.43 FEET TO A POINT;
SAID POINT BEING NORTH 55 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 39.12 FEET
FROM A 3/4 INCH OPEN TOP PIPE FOUND; THENCE LEAVING THE CENTERLINE OF THE BRANCH AND
CONTINUING WITH SAID COMMON PROPERTY LINE SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST
A DISTANCE OF 670.23 FEET TO A POINT AT THE CENTERLINE OF JACK'S CREEK, SAID POINT BEING
SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 30.47 FEET FROM A 3/4 INCH OPEN
TOP PIPE FOUND; THENCE WITH THE CENTERLINE OF JACK'S CREEK IN A NORTHWESTERLY DIRECTION
FOR 947 FEET MORE OR LESS, SAID CREEK BEING THE PROPERTY LINE COMMON TO NOW OR FORMERLY
EAST VILLAGE RESERVE, LLC AND NOW OR FORMERLY JAMES R. COLE AND BEING TRAVERSED BY THE
FOLLOWING COURSES AND DISTANCES:

NORTH 28 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 18.68 FEET TO A POINT;
THENCE NORTH 31 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 30.74 FEET TO A POINT;
THENCE NORTH 54 DEGREES 45 MINUTES 52 SECONDS WEST A DISTANCE OF 58.10 FEET TO A POINT;
THENCE NORTH 39 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 25.98 FEET TO A POINT;
THENCE NORTH 42 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;
THENCE NORTH 73 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 27.69 FEET TO A POINT;
THENCE NORTH 71 DEGREES 57 MINUTES 41 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;
THENCE NORTH 49 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 55.21 FEET TO A POINT;
THENCE NORTH 31 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 25.83 FEET TO A POINT;
THENCE NORTH 31 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 45.40 FEET TO A POINT;
THENCE NORTH 27 DEGREES 45 MINUTES 56 SECONDS WEST A DISTANCE OF 62.89 FEET TO A POINT;
THENCE NORTH 32 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 35.35 FEET TO A POINT;
THENCE NORTH 36 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT;
THENCE NORTH 27 DEGREES 26 MINUTES 33 SECONDS WEST A DISTANCE OF 31.04 FEET TO A POINT;
THENCE NORTH 32 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 40.55 FEET TO A POINT;
THENCE NORTH 25 DEGREES 54 MINUTES 48 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;
THENCE NORTH 37 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 60.32 FEET TO A POINT;
THENCE NORTH 37 DEGREES 47 MINUTES 44 SECONDS WEST A DISTANCE OF 46.47 FEET TO A POINT;
THENCE NORTH 34 DEGREES 43 MINUTES 23 SECONDS WEST A DISTANCE OF 40.23 FEET TO A POINT;
THENCE NORTH 29 DEGREES 27 MINUTES 38 SECONDS WEST A DISTANCE OF 36.79 FEET TO A POINT;
THENCE NORTH 21 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 38.04 FEET TO A POINT;
THENCE NORTH 33 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 43.93 FEET TO A POINT;
THENCE NORTH 46 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 28.35 FEET TO A POINT;
THENCE NORTH 62 DEGREES 45 MINUTES 34 SECONDS WEST A DISTANCE OF 28.67 FEET TO A POINT;
THENCE NORTH 56 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 22.16 FEET TO A POINT;

THENCE NORTH 21 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 16.75 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 78 (STATE ROUTE NO. 10) (185 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 56 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 153.89 FEET TO A RIGHT OF WAY MARKER FOUND (DAMAGED); THENCE WITH SAID RIGHT OF WAY LINE NORTH 39 DEGREES 16 MINUTES 20 SECONDS EAST A DISTANCE OF 104.69 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND (155 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 917.38 FEET TO A 1/2 INCH REBAR FOUND (DISTURBED) BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND AS DESCRIBED CONTAINS 26.644 ACRES (1,160,647 SQ FT).

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property at the Southwest corner of US Hwy 78 and Aycock Avenue to be rezoned from M1 to PCD. A public hearing will be held before the Monroe Planning and Zoning Commission at City Hall Auditorium at 215 N. Broad Street on July 20, 2021 at 5:30 P.M. All those having an interest should be present to voice their interest.

A petition has been filed with the City of Monroe requesting the property at Southwest corner of US Hwy 78 and Aycock Avenue to be rezoned from M1 to PCD. A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on August 10, 2021 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

July 4, 2021

DATE CHANGE:

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at Southwest corner of
US Hwy 78 and Aycock Avenue to
be rezoned from M1 to PCD
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on August 3, 2021
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

July 28, 2021



To Whom It May Concern:

Below you will find information regarding a Legal Notice scheduled to run in The Walton Tribune on July 4, 2021 concerning a Variance, adjacent to your property.

Being an adjoining property owner, this could be of interest to you.

BE ADVISED OF THE DATE, TIME AND PLACE OF PUBLIC HEARING:

Planning Commission: July 20, 2021

Will be held at 215 N Broad St at 5:30 PM on the following application:

Rezone of 26.64 acres at southwest corner of the intersection of US Hwy 78 and Aycok Avenue from M1 to PCD; Petition #16

City Council: August 10, 2021

Will be held in the meeting room at 215 N Broad at 6:00 PM on the following application:

Rezone of 26.64 acres at southwest corner of the intersection of US Hwy 78 and Aycok Avenue from M1 to PCD; Petition #16

Copies of application submittal can be viewed on line at www.monroega.com. On the website, select Government, Agendas Meetings, & Minutes, choose the meeting you plan to attend for this application.

If you are interested in speaking at the Council Meeting for or against the request, you will need to sign up before the meeting starts.

Sincerely,

Laura Wilson
Code Department Assistant

JACKS CREEK LANDING

LOCATED AT THE SOUTHWEST CORNER OF US HIGHWAY 78 AND AYCOCK AVENUE
MONROE, GEORGIA

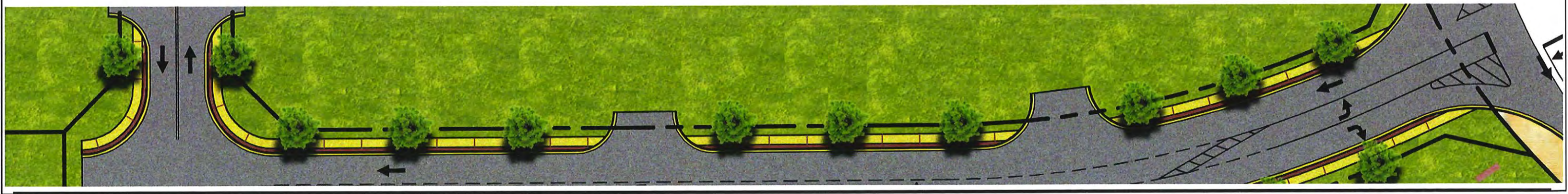
REZONING PATTERN BOOK
FOR A PLANNED COMMERCIAL DEVELOPMENT (PCD)
SUBMITTED: JUNE 2021

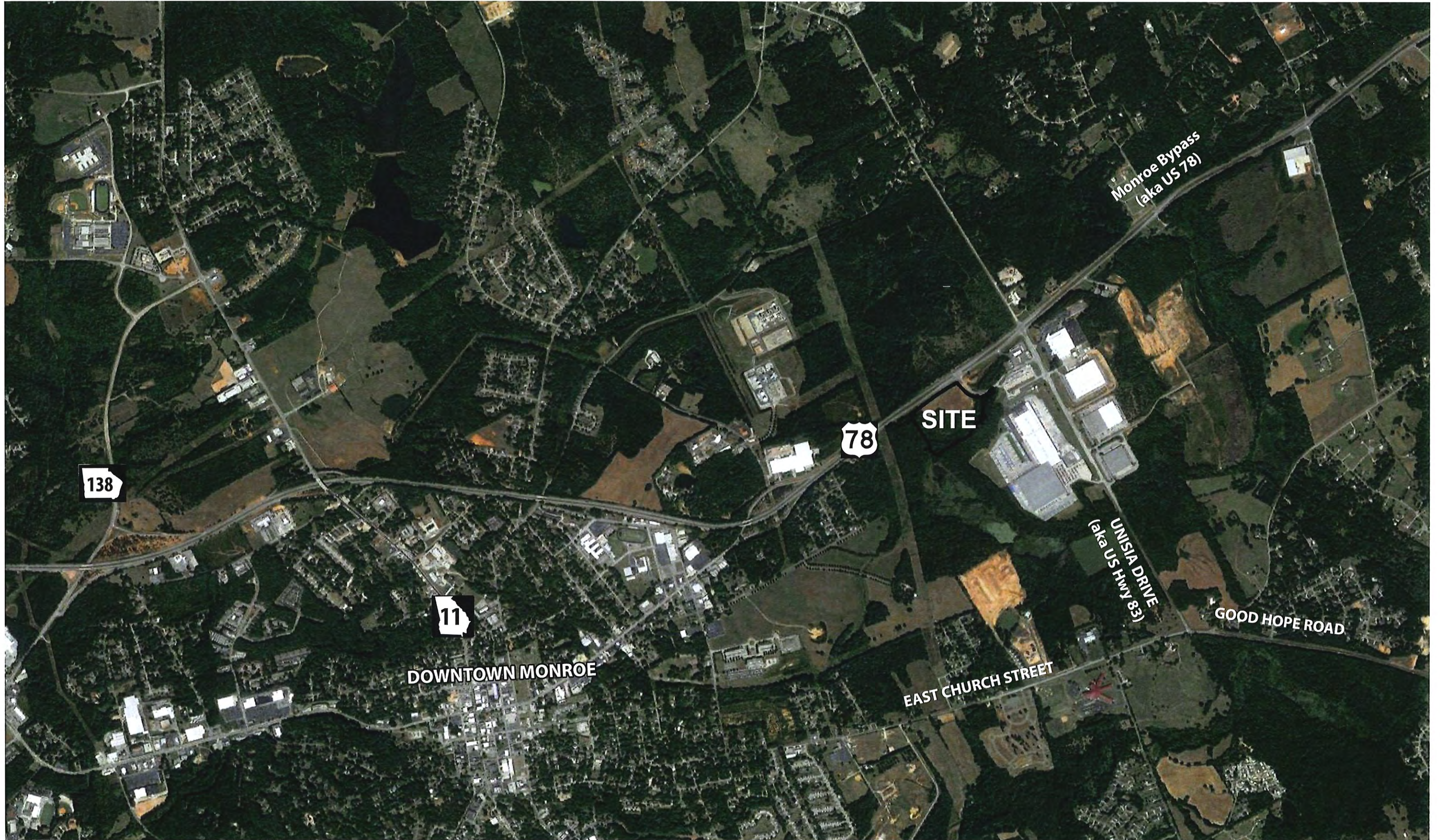
OWNER:
JACKS CREEK LANDING, LLC
2971B NORTH COLUMBIA STREET
MILLEDGEVILLE, GA 31061

PLANNER, SURVEYOR, AND ENGINEER:

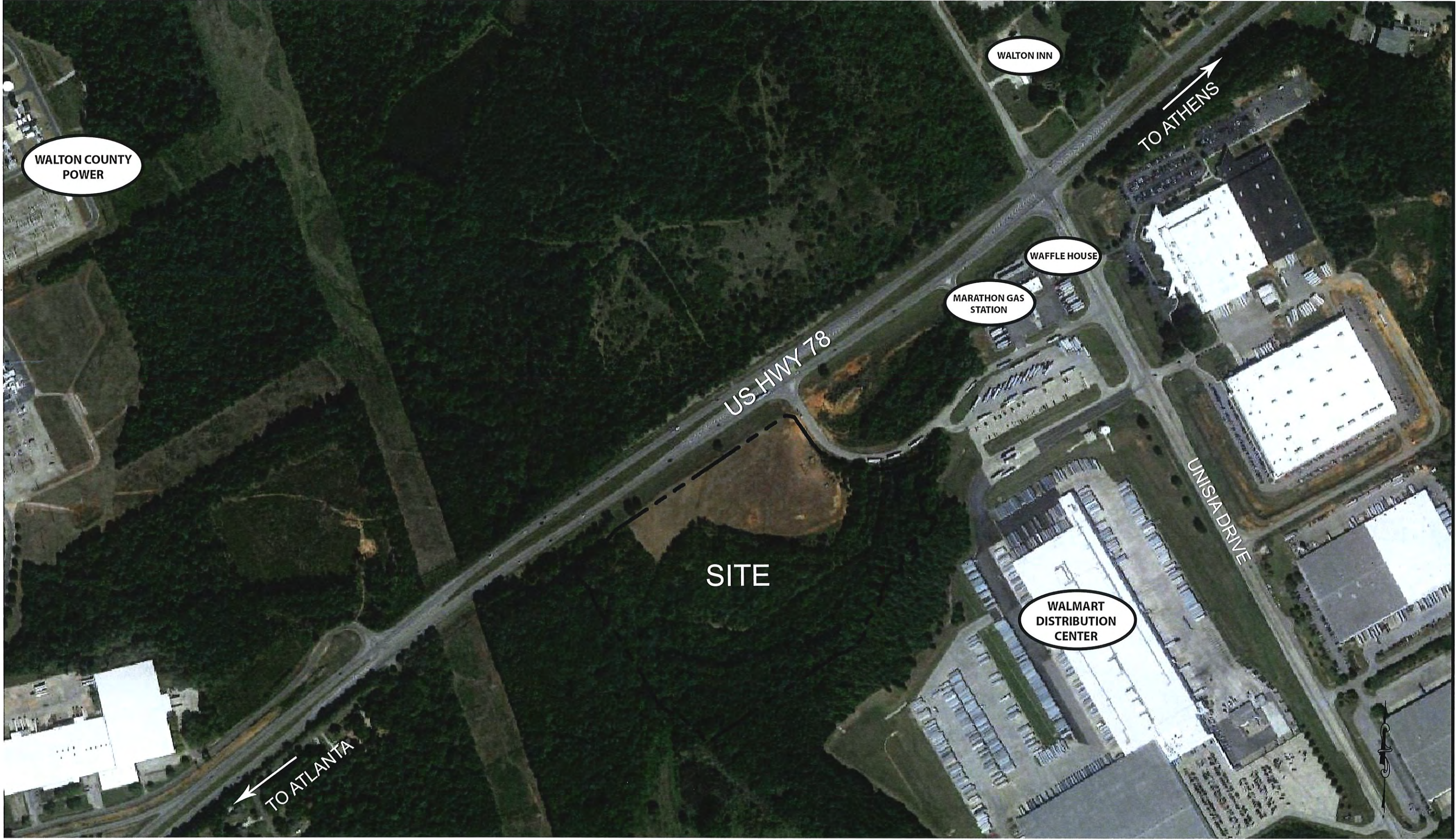


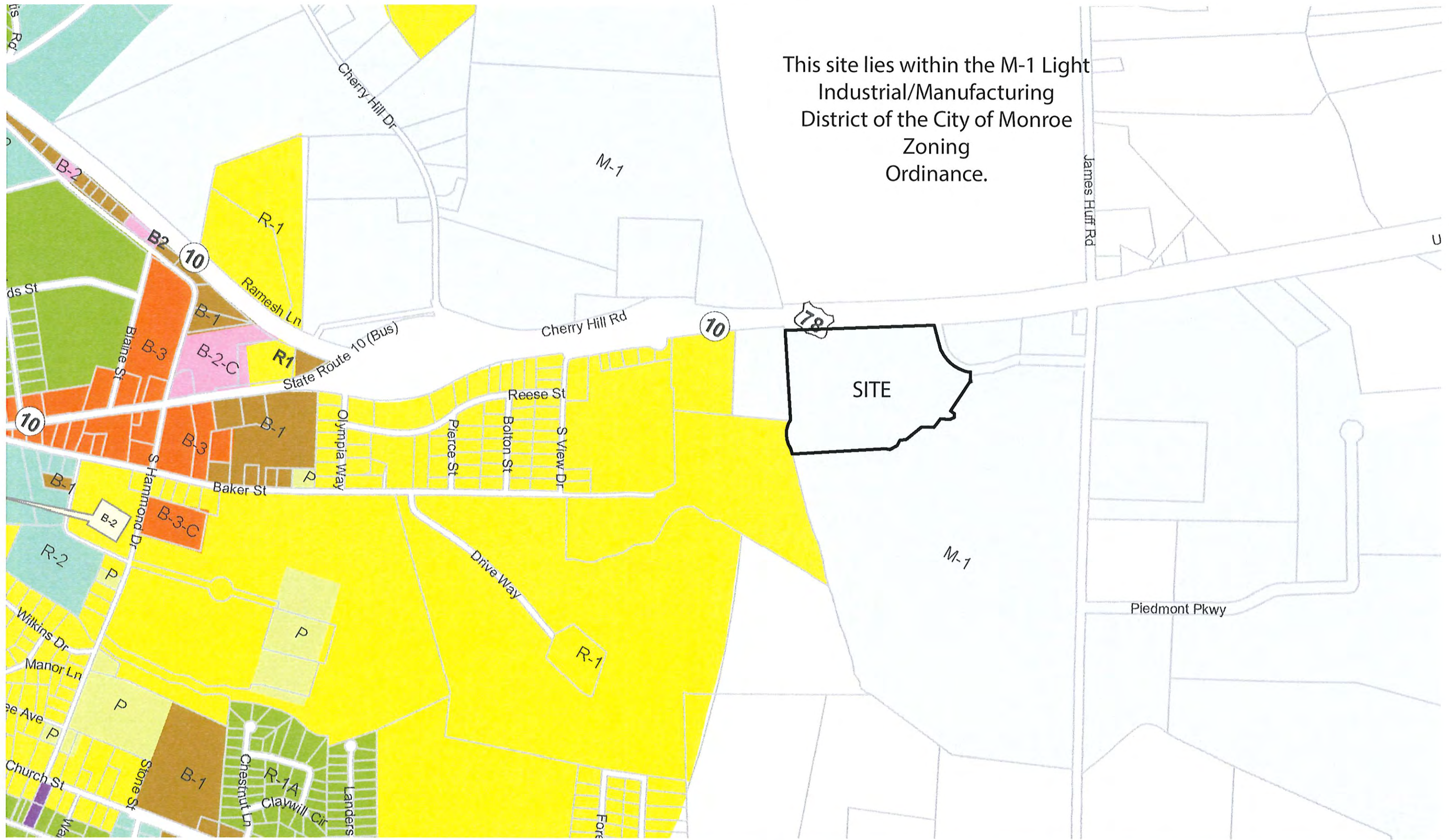
2862 Buford Highway, Suite 200
Duluth, Georgia 30096



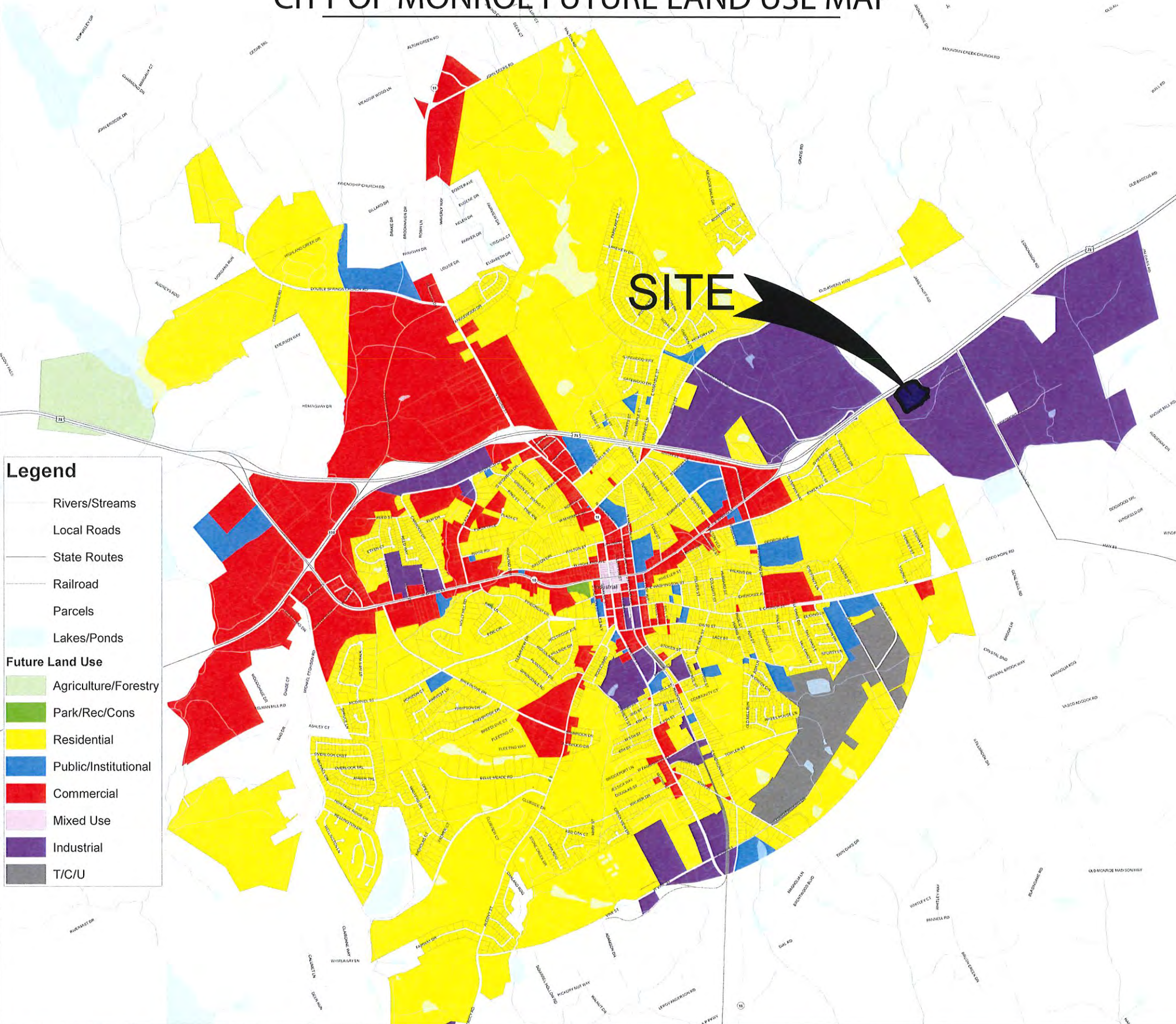


LOCATION MAP





CITY OF MONROE FUTURE LAND USE MAP



Legend

- Rivers/Streams
- Local Roads
- State Routes
- Railroad
- Parcels
- Lakes/Ponds

Future Land Use

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

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



LEGEND

STATE WATERS:



RIDGELINE:



DIRECTION OF FLOW:



SITE BOUNDARY:



KEY MAP



PICTURE 1



PICTURE 2



PICTURE 3

EXISTING CONDITIONS PHOTOS



PICTURE 1



PICTURE 2



PICTURE 3

PICTURE 4



MASTER PLAN



The Master Plan for the Jacks Creek Landing Planned Commercial Development (PCD), as illustrated on Page 2.1 , is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended April 9, 2019. The subject 26.64 -acre site is currently zoned M-1 Light Industrial/Manufacturing district and is within the Corridor Design Overlay District (CDO). The proposed development is intended to meet PCD and Overlay district standards with uses permitted in the B-3 Highway Commercial zoning district and, where certain requirements cannot be met, the spirit of the ordinance has been applied. The following is a discussion of how the proposed development will have a positive impact on the City and provide necessary services for residents and visitors to Monroe.

Land Use and Zoning Amendment:

The subject site is currently zoned M-1 for Light Industrial and Manufacturing use (Sheet 1.4) and it is located within an area identified as "Industrial" on the City of Monroe future land use map (Sheet 1.5). The future land use plan identifies surrounding properties as Industrial use as well. Existing industrial sites in close proximity to the subject parcel include a Walmart distribution center, Hitachi Automotive Systems of the Americas, and Tucker Door and Trim. The existing Industrial Park at Piedmont Parkway and other nearby M-1 zoned sites offer ample opportunities for redevelopment or new development of Light Industrial or manufacturing uses consistent with the M-1 zoning district and the "Industrial" designation on the land use plan. What makes the subject site unique is its location and access along US Highway 78 at the eastern gateway of the City. The proposed PCD development proposes uses consistent with the B-3 Highway Commercial zoning district in a cohesive master development framework, permitting uses which would serve residents, employees of the industrial developments, and visitors to the City of Monroe.

Access:

A transportation analysis and resulting recommendations have proposed 3 access improvements that would facilitate the development of the proposed site for commercial use as intended. The Georgia Department of Transportation has reviewed and approved of the location of the proposed right-in-right-out access to serve this site along US-78 as well as the proposed signalization of the intersection of Aycock Avenue and US Highway 78. An additional improvement of access at Unisia Drive will facilitate safe ingress and egress to and from this site from users approaching the site from the north or south along this road. The Master Plan proposes public roads with connections to US 78 and Aycock Road which are coordinated with GDOT and Monroe Department of Transportation to ensure safe access to and from the site. The Jacks Creek Landing development Master Plan identifies a potential future road extension to the west which is not intended to be developed at this time, but may provide a future connection at the discretion of the City of Monroe and the adjacent landowner.

Zoning and Overlay adherence:

The proposed development is to be constructed as a master development with pad graded areas to be independently developed. In order to ensure a successful framework for this, the following describes the zoning adherence to which all parts of this development will conform. Municipal requirements applicable to this development but not described in this section still apply.

Section 620.3 Commercial Land Use Regulations

This section describes land use regulations applicable to commercial districts. All uses permitted in the B-3 Highway Commercial zoning district shall be permitted within Jacks Creek Landing.

520.4(10) - Site Requirements: Sidewalk

This section requires all parking facilities to have five (5) foot wide sidewalks connecting the facility to all public right of way sidewalks and building entrances. While the Master Plan only illustrates the proposed network of public roads and sidewalks contained therein, individual developments within Jacks Creek Landing shall be responsible for providing a five (5) foot sidewalk connection to this network of public sidewalks.

Section 570 – Lot Coverage

This section defines that the maximum impervious lot coverage in all zoning districts shall be 60% with the exception of the CBD Downtown District. For this 26.64-acre Development, there are only three (3) tracts that can independently meet this requirement, one of which is a predominantly open space tract which acts as a buffer to adjacent properties. Therefore, this 26.64-acre Development shall be considered as a whole when evaluating lot coverage and Lots 1-5 shall be limited to lot coverages as identified on the Master Plan. Proposed right of way is not presumed to contribute to the aggregate coverage calculations. With the lot coverages provided, the overall lot coverage for the Development will be less than the allowed maximum of 60%.

Lot Coverage Calculations	Lot area (ac)	Max coverage (ac)	% coverage
Lot 1	3.12	2.34	75%
Lot 2	4.20	3.57	85%
Lot 3	4.16	2.97	72%
Lot 4	4.56	3.83	84%
Lot 5	8.02	1.00	27%
Lot 6 (Potential Future ROW)	N/A	N/A	N/A
Proposed ROW	N/A	N/A	N/A
Total*	24.06	13.71	57%

note: all area calculations are approximate until final subdivision plat

* overall acreage accounts for ROW dedication to Aycock Ave for improvements as well as ROW dedication to current and potential future roadways

Section 643 – Corridor Design Overlay District (CDO)

Section 643A – Corridor Design Standards and Guidelines

643A.1(1) Site Planning: General Criteria for Conceptual Planning

The proposed Jacks Creek Landing development meets the spirit of each element of the general development criteria as outlined below:

(a) The proposed development is a planned center with a mix of uses permissible in the B-3 zoning district. Access into and through the site is clear and legible. A right-in/right-out and a signal location along US 78 have preliminary approval from the Georgia Department of Transportation, and access improvements are planned for Aycock Avenue entrance and at Unisia Drive (GA 83) at Aycock Avenue to promote additional safe access into the site. These access improvements are generated from and supported by a transportation impact study for this development.

(b) Significant cultural and historic resources were found on site prior to land development. An existing cemetery has been removed from the site and is documented in a Phase 1 environmental report. No recognized environmental conditions exist on site per that report. Natural resources including streams and floodplain are preserved in their existing condition in Lot 5 on the Master Plan.

(c) Architectural and site design will not be developed independently of context or without harmony in relation to the overall development. Any deviations from CDO and other known City standards for architecture, site planning, streetscape, and signage standards applicable to the development will be described in this book.

(d) Landscape design shall be an integral component to the development and standards described in this section will ensure a cohesiveness of appearance and appropriate screening of vehicular uses and utilities.

642A.1(2) – Site Planning: Area Specific Criteria

This section requires that the Corridor shall have an integrated streetscape of a scale and character consistent with City’s traditional development pattern with walkways connecting buildings with the public right-of-way sidewalk network. The Master Plan identifies streetscapes including landscape, decorative sidewalk, and street trees to be installed along the proposed new roads which serve the development. The streetscape exhibit contained on Sheet 2.5 identifies that proposed streetscapes will match recently installed streetscape improvements along Main Street (GA 11) in downtown Monroe, echoing the City’s desired pedestrian character. In addition to proposed streetscapes, all individual developments will be required to provide a pedestrian access from the streetscape to their primary building as described in the CDO standards.

643A.2(1) – Architecture: General Criteria for Conceptual Planning

Proposed development within the Jacks Creek Landing Master plan will generally be oriented toward US Highway 78. Architectural materials will be consistent with this section with the exception that E.I.F.S. shall be permissible in lieu of stucco where building mounted signage is proposed. Regarding scale, buildings will be limited in height per the B-3 maximum height of thirty-five (35) feet (Section 700.2, Table 12) with the exception that a single hotel building may be constructed in either Lot 3 or Lot 4 but not both, which shall be permitted to be up to four (4) stories in height, provided it meets other required criteria for development. This will enhance the City by providing an opportunity for a high quality national brand hotel with sufficient capacity to improve local tourism at the eastern gateway to the City. Lots 3 and 4 sit lower than the surrounding roads and in addition to buffer plantings, Lot 5 provides a substantial undisturbed natural buffer as does the existing floodplain and additional stream buffers extending beyond the site to the south and west.

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

This section requires that properties less than three (3) acres shall follow a frontage setback of not more than seventy-five (75) feet. Potential subdivisions of Lots 1-4 could result in lots under three (3) acres in size. Traditional development patterns for the intended uses on this site will likely result in building placement closer in proximity to the proposed road system than to US Highway 78 or Aycock Road. Proposed streetscaping, landscape strips, and pavement standards alternate compliance as described in section 643A.3 of this sheet will result in the desired relationships and proportions without the maximum setback described in this section. This setback therefore shall not apply.

Further, this section requires that properties greater than three (3) acres should reserve two (2) or more outparcels for future development to insert buildings closer to the roadway. As depicted on the master plan, Tracts 1-4 all exceed three (3) acres. These tracts all act as outparcels in their current configuration, with none being a clear master tract with appropriate size and scale for this type of subdivision. Though they may be subdivided for development, they are not required to comply with subdivision as described in this section. Any subdivision of a Tract is still required to comply with applicable municipal standards for lot subdivision.

643A.3 - Pavement

The CDO proposed pavement standards to limit the adverse impacts of large areas of asphalt parking. Jack’s Creek Landing proposes to meet the spirit of this section as follows:

1. Frontage parking shall be permitted and not limited to two (2) spaces beyond either wall of the primary structure, but parking shall be provided on at least two (2) sides of all proposed buildings and landscape islands shall be interspersed amid front parking spaces to meet landscape standards as described in CDO section 643A.4.
2. Shared parking agreements are not prohibited by this pattern book. They may be agreed upon at future times by parties involved, provided they are approved by property owners and the City.
2. Frontage pavement is to be screened by a continuous hedgerow of evergreen shrubs in a consistent manner throughout the development (refer to Sheet 2.4, section 643A.4).
3. Sidewalk and streetscapes as depicted on sheet 2.5 shall be installed along the proposed dedicated public roads as part of the master development project.
4. Individual lot developments are limited to sixty (60) feet of pavement depth, permitting one drive aisle loaded on both sides, for one road frontage or potential future road frontage within the development.

Section 643 – Corridor Design Overlay District (CDO)
Section 643A – Corridor Design Standards and Guidelines

643A.4 - Landscaping

Landscape planning shall be integrated with the overall planning concept for the project. The existing site is generally composed of a previously cleared ridge that drops off topographically to streams on the south and west sides. Approximately 6 acres of existing stream buffer and floodplain areas and all associated vegetation are to remain protected in Lot 5 as is generally depicted on the Master Plan. Landscape requirements set forth in this section are to be applied to all developments within Tracts 1-4.

Further, in order to provide a uniform appearance throughout the development, individual lot developments are required to plant a continuous evergreen hedgerow composed of 'Carissa' Holly (*Ilex cornuta* 'Carissa') in a staggered double hedgerow at 3 gallon size and at 4' on center spacing along the landscape strip abutting the Proposed Public Roads within the development as well as landscape strip abutting Aycock Road. The hedge shall be installed in the landscape strip approximately three(3) feet from the the rights-of-way in order to provide a clear delineation of public and private property limits.

Streetscape plantings shall be installed as part of the initial phase of development and shall consist of turfgrass with 'Princeton' American Elm trees installed at three (3) inches caliper at fifty (50) feet on center spacing as shown on sheet 2.5. Proposed trees are required to be irrigated during establishment.

Decorative landscaping shall be provided to accompany proposed master signage. Proposed landscape materials shall be consistent among all master signage locations.

643A.5 - Signs

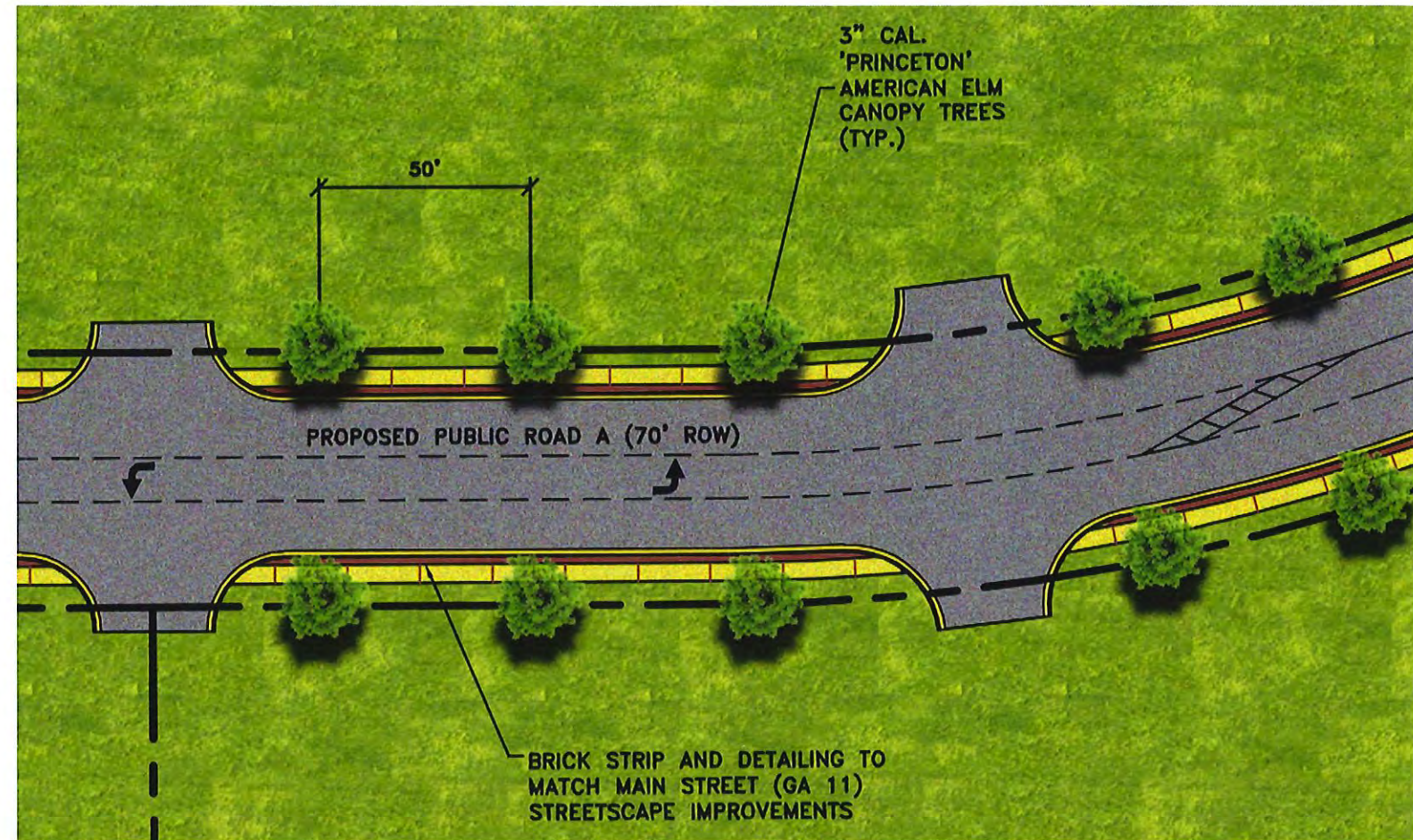
Because the site serves as the eastern gateway to the City from US 78, the consistency and character of signage is critical to clearly establish the Jacks Creek Landing as a single cohesive development. The Master Plan identifies 3 locations for Master Signage. It is not yet determined which tenants will be identified on each sign, but the signs identified on the Master Plan are intended to be ground mounted signs with a consistent appearance. They will be permitted through the City as the development moves beyond the initial phase of installing roads and infrastructure. Master signage shall be accompanied by decorative landscape plantings to enhance the sense of arrival. Plant palettes shall be consistent as described in the above Landscaping section.

643A.6 - Illumination

Due to the nature of the development and its location along a major US highway frontage, proposed monument signs are intended to be internally illuminated. Future buildings shall be permitted to have illuminated building signs only if they exceed 5,000 SF in size.



EXISTING STREETSCAPE ON MAIN STREET (GA HWY 11)
NORTH OF DOWNTOWN MONROE



PROPOSED STREETSCAPE AT JACKS CREEK LANDING TO MATCH MAIN ST. STREETSCAPE

THE JACKS CREEK LANDING PROJECT PROPOSES TO ECHO THE CHARACTER OF DOWNTOWN MONROE AND TO RESPECT THE INTENT OF THE CDO OVERLAY DISTRICT IN REGARDS TO CULTURAL AND HISTORIC CHARACTER BY PROVIDING A PEDESTRIAN FRIENDLY STREETSCAPE THROUGHOUT JACKS CREEK LANDING WHICH MATCHES THAT OF MAIN STREET NEAR DOWNTOWN MONROE INCLUDING:

- 6 FOOT WIDE CONCRETE SIDEWALK
- 3 ROWS BRICK PAVER INSET STRIP ALONG BACK OF CURB
- DOUBLE ROW BRICK PAVER BANDS AT TWENTY (20) FEET SPACING
- CANOPY STREET TREES (3" CAL. PRINCETON' AMERICAN ELM AT FIFTY (50) FEET ON CENTER SPACING

TITLE COMMITMENT
 REFERENCE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT No. 21-25633 HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2021.

- SCHEDULE B - PART II EXCEPTIONS**
- (NOTE: THE STATEMENTS BELOW AS TO WHETHER A DOCUMENT DOES OR DOES NOT AFFECT THE SUBJECT PROPERTY ARE BASED SOLELY UPON THE LOCATION DESCRIPTION CONTAINED IN THE RECORD DOCUMENT.)
- ALL MATTERS AS SHOWN ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 99, PAGE 112, AND PLAT BOOK 80, PAGE 20, WALTON COUNTY, GEORGIA RECORDS.
 - EASEMENT FOR RIGHT OF WAY FROM AYCOCK BROS. IN FAVOR OF GEORGIA RAILWAY & POWER COMPANY, DATED OCTOBER 30, 1925, RECORDED IN DEED BOOK 13, PAGE 334, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS LOCATED SOUTHWEST OF JACKS CREEK.
 - RIGHT OF WAY EASEMENT FROM J. H. BACCHUS IN FAVOR OF WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 26, 1938, RECORDED IN DEED BOOK 23, PAGE 250, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. BASED UPON RECORD DOCUMENT AND THE HIGHWAY MAP OF WALTON COUNTY PUBLISHED BY STATE HIGHWAY DEPARTMENT OF GEORGIA DATED 1950 RIGHT OF WAY EASEMENT IS LOCATED WITHIN GMD 454 (MOUNTAIN) AND NOT WITHIN GMD 419 (TOWNS).
 - RIGHT OF WAY DEED FROM R. E. AYCOCK IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED MAY 24, 1957, RECORDED IN DEED BOOK 40, PAGE 432, AFORESAID RECORDS. UNABLE TO DETERMINE EXACT LOCATION FROM RECORD DOCUMENT.
 - RIGHT OF WAY AGREEMENT BY AND BETWEEN R. E. AYCOCK AND TRANSCONTINENTAL GAS PIPE LINE CORPORATION, DATED SEPTEMBER 2, 1961, RECORDED IN DEED BOOK 53, PAGE 209, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY BASED UPON PROXIMITY TO ALCOVY RIVER AS REFERENCED IN DEED. AFFECTED PROPERTY IS WEST OF SUBJECT PROPERTY.
 - RIGHT OF WAY AS SHOWN IN THAT CERTAIN DECLARATION OF TAKING FROM R. E. AYCOCK, JR. IN FAVOR OF DEPARTMENT OF TRANSPORTATION, WALTON COUNTY SUPERIOR COUNTY DOCKET NO. 9422 AND AS RECORDED IN MINUTE BOOK 27, PAGE 715, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. PORTION OF RIGHT OF WAY OF US HIGHWAY NO. 78.
 - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, DATED MAY 7, 1955M RECORDED IN DEED BOOK 209, PAGE 557, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG STATE ROUTE NO. 83.
 - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF WALTON COUNTY, GEORGIA, DATED APRIL 11, 1985, RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG ATHENS HIGHWAY.
 - RIGHT OF WAY DEED FROM DEVELOPMENT AUTHORITY OF WALTON COUNTY IN FAVOR OF CITY OF MONROE, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 47, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.
 - CONSENT TO THE GRANTING OF RIGHT OF WAY BY AND BETWEEN WAL-MART STORES EAST, LP, AS SUCCESSOR TO WALMART STORES EAST, INC., WAL-MART STORES, INC. AND DEVELOPMENT AUTHORITY OF WALTON COUNTY, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 49, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.

GEORGIA SURVEYOR CERTIFICATION
 This plat is a retacement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRANDON T. MILLER, RLS No. 2945

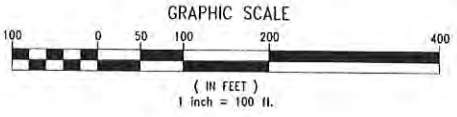
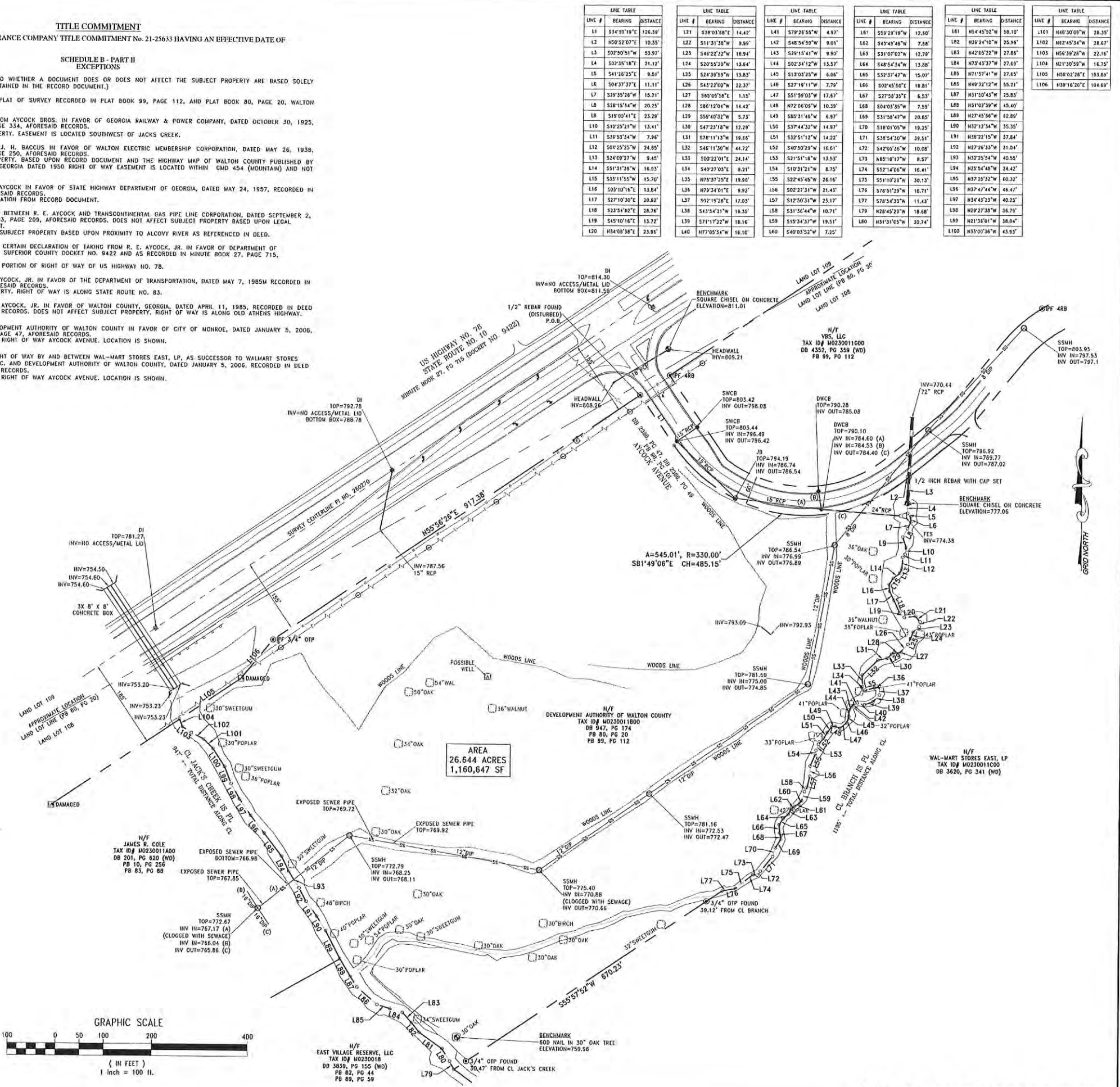

GENERAL NOTES:

- BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS IN SPECIAL FLOOD HAZARD AREA ZONE A, ACCORDING TO THE CITY OF MONROE, WALTON COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 15297C0137E, EFFECTIVE DATE DECEMBER 8, 2016.
- THE BEARING BASE FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83), GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 261,477 FEET.
- THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,608 FEET AND AN ANGULAR ERROR OF 3.8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON MARCH 11, 2021.
- EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE S7 TOTAL STATION AND A TRIMBLE R6 GPS RECEIVER WITH THE eGPS NETWORK.
- LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
- PROPERTIES WITHIN THE LIMITS OF THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR ARE OTHERWISE UNKNOWN TO THE SURVEYOR THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- PLAT BOOK 99 PAGE 112 DEPICTS THE SUBJECT SURVEYED PROPERTY AND SHOWS THE LOCATION OF THREE (3) GRAVES CENTRALLY LOCATED ON THE SUBJECT PARCEL. THE PHASE I ENVIRONMENTAL ASSESSMENT REPORT PREPARED BY DICKINSON PROPERTY SCIENCES, INC. FOR THE DEVELOPMENT AUTHORITY OF WALTON COUNTY DATED MARCH 13, 2020 INCLUDES DOCUMENTATION THAT STATES THESE GRAVES WERE RELOCATED TO REST HAVEN CEMETERY IN DOWNTOWN MONROE, GEORGIA. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT FIND ANY VISIBLE SURFACE EVIDENCE OF GRAVES LOCATED ON THIS PROPERTY. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT COMPLETE ANY SUBSURFACE EXPLORATION ON THE SUBJECT PROPERTY TO VERIFY THE COMPLETE REMOVAL OF PAST GRAVE SITES.
- THE SUBJECT SURVEYED PROPERTY IS PARTIALLY BOUNDED BY JACKS CREEK ON THE SOUTHWEST AND A UNNAMED BRANCH ON THE EAST. THE WATER BOUNDARIES WERE SURVEYED BETWEEN MARCH 1 - 11, 2021 AND THESE WATER COURSES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT SURVEYED PROPERTY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO: JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(b), 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/11/21.

DATE OF PLAT OR MAP: 04/07/21
 BY: BRANDON T. MILLER, RLS No. 2945



ALTA/NSPS LAND TITLE SURVEY FOR:
JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY
 LAND LOT 108 OF THE 3RD DISTRICT
 G.M.D. 419
 CITY OF MONROE
 WALTON COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

FILE NAME: 5458.00_SV
 DRAWN BY: JR
 PROJECT NO: 5458.00
 FIELD DATE: 03/11/21
 PLAT DATE: 04/07/21
 SCALE: 1"=100'

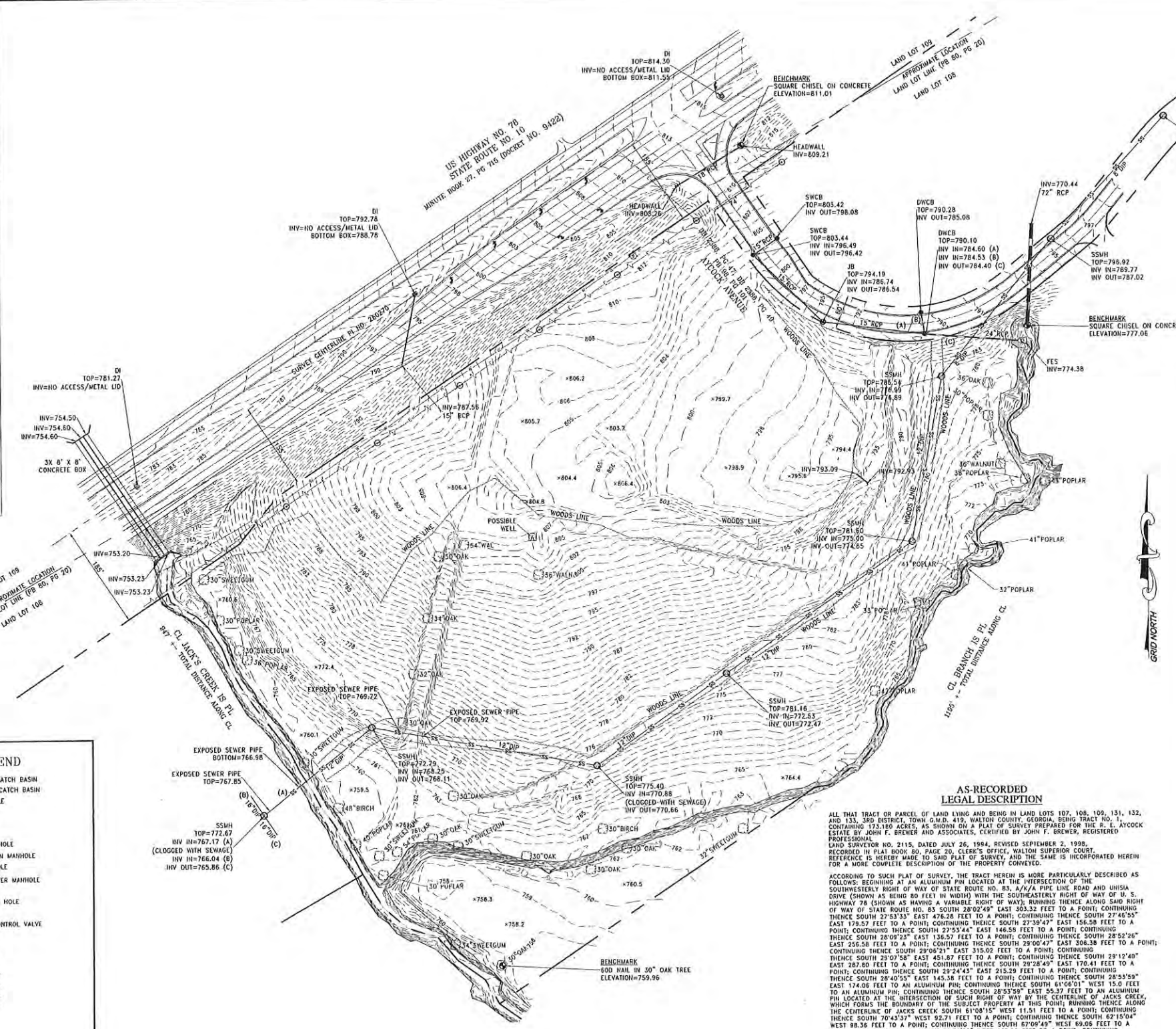
1 OF 2

CIVIL ENGINEERS * LAND PLANNERS
 * LANDSCAPE ARCHITECTS * SURVEYORS



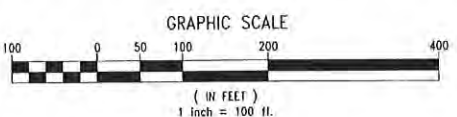
GEORGIA SURVEYOR CERTIFICATION
 This plat is a restatement of an existing parcel of parcels of land and does not subdivide or create a new parcel or mile any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRANDON T. MILLER, RLS No. 2945



SURVEY LEGEND

	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	STORM MANHOLE
	DROP INLET
	CURB INLET
	LIGHT POLE
	ELECTRIC MANHOLE
	COMMUNICATION MANHOLE
	UTILITY MANHOLE
	SANITARY SEWER MANHOLE
	MARKER
	TRAFFIC HAND HOLE
	GAS MARKER
	IRRIGATION CONTROL VALVE
	POWER POLE
	A/C UNIT
	GUY ANCHOR
	SIGN
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER VAULT
	SPIGOT
	TREE
	FIRE HYDRANT
	CRAPE MYRTLE
	COMMUNICATION PEDESTAL
	CLEAN OUT
	GAS METER
	ELECTRIC METER
	ELECTRIC BOX
	ELECTRIC PEDESTAL
	GAS VALVE
	BOLLARD
	ROAD CENTER LINE
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	POLYVINYL PLASTIC PIPE
	STORM LINE
	FENCE LINE
	WOODS LINE
	UNDERGROUND POWER LINE
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND COMMUNICATION LINE



AS-SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 3rd DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA (GMD 419) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2 INCH REBAR FOUND (DISTURBED) AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) 155 FEET FROM SURVEY CENTERLINE AT THIS POINT; THENCE FROM SAID POINT OF BEGINNING AND WITH THE CENTERLINE OF THE BRANCH IN A SOUTHWESTERLY DIRECTION FOR 195 FEET MORE OR LESS, SAID BRANCH BEING A PROPERTY LINE COMMON TO HOW OR FORMERLY WAL-MART STORES EAST, LP AND BEING TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:
 SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT;
 THENCE SOUTH 02 DEGREES 50 MINUTES 18 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT;
 THENCE SOUTH 41 DEGREES 26 MINUTES 25 SECONDS EAST A DISTANCE OF 9.51 FEET TO A POINT;
 THENCE SOUTH 04 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 11.11 FEET TO A POINT;
 THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 15.21 FEET TO A POINT;
 THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 20.25 FEET TO A POINT;
 THENCE SOUTH 28 DEGREES 15 MINUTES 34 SECONDS EAST A DISTANCE OF 23.29 FEET TO A POINT;
 THENCE SOUTH 19 DEGREES 00 MINUTES 34 SECONDS WEST A DISTANCE OF 8.45 FEET TO A POINT;
 THENCE SOUTH 04 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 24.65 FEET TO A POINT;
 THENCE SOUTH 10 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 15.41 FEET TO A POINT;
 THENCE SOUTH 36 DEGREES 53 MINUTES 34 SECONDS WEST A DISTANCE OF 8.45 FEET TO A POINT;
 THENCE SOUTH 24 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 16.93 FEET TO A POINT;
 THENCE SOUTH 33 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;
 THENCE SOUTH 03 DEGREES 10 MINUTES 16 SECONDS WEST A DISTANCE OF 13.72 FEET TO A POINT;
 THENCE SOUTH 03 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 20.92 FEET TO A POINT;
 THENCE SOUTH 23 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 28.76 FEET TO A POINT;
 THENCE SOUTH 05 DEGREES 10 MINUTES 16 SECONDS WEST A DISTANCE OF 13.72 FEET TO A POINT;
 THENCE NORTH 84 DEGREES 08 MINUTES 36 SECONDS EAST A DISTANCE OF 23.96 FEET TO A POINT;
 THENCE SOUTH 58 DEGREES 03 MINUTES 38 SECONDS WEST A DISTANCE OF 9.99 FEET TO A POINT;
 THENCE SOUTH 46 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 16.94 FEET TO A POINT;
 THENCE SOUTH 45 DEGREES 19 MINUTES 16 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT;
 THENCE SOUTH 24 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT;
 THENCE SOUTH 43 DEGREES 39 MINUTES 00 SECONDS WEST A DISTANCE OF 22.57 FEET TO A POINT;
 THENCE SOUTH 09 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 12.29 FEET TO A POINT;
 THENCE SOUTH 76 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 19.66 FEET TO A POINT;
 THENCE SOUTH 59 DEGREES 19 MINUTES 32 SECONDS WEST A DISTANCE OF 14.72 FEET TO A POINT;
 THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS EAST A DISTANCE OF 24.14 FEET TO A POINT;
 THENCE SOUTH 40 DEGREES 27 MINUTES 29 SECONDS WEST A DISTANCE OF 19.96 FEET TO A POINT;
 THENCE SOUTH 49 DEGREES 05 MINUTES 32 SECONDS WEST A DISTANCE OF 17.47 FEET TO A POINT;
 THENCE SOUTH 09 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 12.29 FEET TO A POINT;
 THENCE SOUTH 43 DEGREES 54 MINUTES 31 SECONDS WEST A DISTANCE OF 19.35 FEET TO A POINT;
 THENCE SOUTH 71 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT;
 THENCE SOUTH 79 DEGREES 26 MINUTES 59 SECONDS WEST A DISTANCE OF 4.87 FEET TO A POINT;
 THENCE SOUTH 79 DEGREES 26 MINUTES 59 SECONDS WEST A DISTANCE OF 18.16 FEET TO A POINT;
 THENCE SOUTH 29 DEGREES 15 MINUTES 41 SECONDS WEST A DISTANCE OF 9.90 FEET TO A POINT;
 THENCE SOUTH 02 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 13.57 FEET TO A POINT;
 THENCE SOUTH 27 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 6.49 FEET TO A POINT;
 THENCE SOUTH 51 DEGREES 08 MINUTES 09 SECONDS WEST A DISTANCE OF 17.47 FEET TO A POINT;
 THENCE SOUTH 85 DEGREES 31 MINUTES 46 SECONDS WEST A DISTANCE OF 6.97 FEET TO A POINT;
 THENCE SOUTH 28 DEGREES 05 MINUTES 28 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT;
 THENCE SOUTH 32 DEGREES 51 MINUTES 18 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT;
 THENCE SOUTH 10 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 8.75 FEET TO A POINT;
 THENCE SOUTH 14 DEGREES 34 MINUTES 31 SECONDS WEST A DISTANCE OF 23.17 FEET TO A POINT;
 THENCE SOUTH 02 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;
 THENCE SOUTH 12 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 23.17 FEET TO A POINT;
 THENCE SOUTH 04 DEGREES 05 MINUTES 17 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT;
 THENCE SOUTH 15 DEGREES 34 MINUTES 37 SECONDS WEST A DISTANCE OF 19.51 FEET TO A POINT;
 THENCE SOUTH 49 DEGREES 05 MINUTES 32 SECONDS WEST A DISTANCE OF 17.47 FEET TO A POINT;
 THENCE SOUTH 59 DEGREES 19 MINUTES 32 SECONDS WEST A DISTANCE OF 14.72 FEET TO A POINT;
 THENCE SOUTH 48 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 13.88 FEET TO A POINT;
 THENCE SOUTH 32 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 16.81 FEET TO A POINT;
 THENCE SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT;
 THENCE SOUTH 27 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 6.53 FEET TO A POINT;
 THENCE SOUTH 04 DEGREES 03 MINUTES 28 SECONDS WEST A DISTANCE OF 7.59 FEET TO A POINT;
 THENCE SOUTH 31 DEGREES 58 MINUTES 47 SECONDS WEST A DISTANCE OF 20.65 FEET TO A POINT;
 THENCE SOUTH 18 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 18.25 FEET TO A POINT;
 THENCE SOUTH 38 DEGREES 19 MINUTES 43 SECONDS WEST A DISTANCE OF 30.51 FEET TO A POINT;
 THENCE SOUTH 42 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 10.08 FEET TO A POINT;
 THENCE SOUTH 85 DEGREES 31 MINUTES 46 SECONDS WEST A DISTANCE OF 6.97 FEET TO A POINT;
 THENCE SOUTH 51 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 30.13 FEET TO A POINT;
 THENCE SOUTH 78 DEGREES 04 MINUTES 39 SECONDS WEST A DISTANCE OF 16.71 FEET TO A POINT;
 THENCE SOUTH 78 DEGREES 04 MINUTES 39 SECONDS WEST A DISTANCE OF 11.43 FEET TO A POINT;
 THENCE SOUTH 78 DEGREES 04 MINUTES 39 SECONDS WEST A DISTANCE OF 38.12 FEET TO A POINT;
 SAID POINT BEING NORTH 55 DEGREES 52 SECONDS WEST A DISTANCE OF 155 FEET FROM SURVEY CENTERLINE AT THIS POINT; THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 52 SECONDS WEST A DISTANCE OF 155 FEET TO A POINT AT THE CENTERLINE OF JACKS CREEK, SAID POINT BEING 94.7 FEET MORE OR LESS, SAID CREEK BEING THE PROPERTY LINE COMMON TO HOW OR FORMERLY WAL-MART STORES EAST, LP AND BEING TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:
 NORTH 28 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 18.68 FEET TO A POINT;
 THENCE NORTH 31 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 30.74 FEET TO A POINT;
 THENCE NORTH 54 DEGREES 45 MINUTES 52 SECONDS WEST A DISTANCE OF 28.10 FEET TO A POINT;
 THENCE NORTH 39 DEGREES 19 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;
 THENCE NORTH 42 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;
 THENCE NORTH 73 DEGREES 41 MINUTES 17 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;
 THENCE NORTH 71 DEGREES 57 MINUTES 41 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;
 THENCE NORTH 49 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 55.21 FEET TO A POINT;
 THENCE NORTH 31 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 29.83 FEET TO A POINT;
 THENCE NORTH 31 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 45.40 FEET TO A POINT;
 THENCE NORTH 27 DEGREES 45 MINUTES 32 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;
 THENCE NORTH 32 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 40.55 FEET TO A POINT;
 THENCE NORTH 25 DEGREES 54 MINUTES 48 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT;
 THENCE NORTH 37 DEGREES 52 MINUTES 25 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;
 THENCE NORTH 37 DEGREES 47 MINUTES 44 SECONDS WEST A DISTANCE OF 46.47 FEET TO A POINT;
 THENCE NORTH 34 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 60.32 FEET TO A POINT;
 THENCE NORTH 29 DEGREES 27 MINUTES 38 SECONDS WEST A DISTANCE OF 36.79 FEET TO A POINT;
 THENCE NORTH 21 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 38.04 FEET TO A POINT;
 THENCE NORTH 33 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 43.83 FEET TO A POINT;
 THENCE NORTH 46 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 28.35 FEET TO A POINT;
 THENCE NORTH 82 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 22.16 FEET TO A POINT;
 THENCE NORTH 21 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 16.75 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) 155 FEET FROM SURVEY CENTERLINE AT THIS POINT; THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 52 SECONDS WEST A DISTANCE OF 155.89 FEET TO A POINT OF WAY MARKER FOUND (DAMAGED); THENCE WITH SAID RIGHT OF WAY LINE NORTH 39 DEGREES 16 MINUTES 20 SECONDS EAST A DISTANCE OF 104.69 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND 155 FEET FROM SURVEY CENTERLINE AT THIS POINT; THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 917.56 FEET TO A 1/2 INCH REBAR FOUND (DISTURBED) BEING THE POINT OF BEGINNING.

AS-RECORDED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 107, 108, 109, 131, 132, AND 133, 3RD DISTRICT, TOWN OF MONROE, WALTON COUNTY, GEORGIA, BEING TRACT NO. 1, CONTAINING 173.180 ACRES, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR THE E. L. AYCOCK ESTATE BY JOHN F. BREWER AND ASSOCIATES, CARRIED BY JOHN F. BREWER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2115, DATED JULY 26, 1994, REVISED SEPTEMBER 2, 1998, RECORDED IN PLAT BOOK 80, PAGE 20, CLERK'S OFFICE, WALTON SUPERIOR COURT. REFERENCE IS HEREBY MADE TO SAID PLAT AND THE SAME IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED.

ACCORDING TO SUCH PLAT OF SURVEY, THE TRACT HEREIN IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROUTE NO. 83 1/2 A/P A PIPE LINE ROAD AND UNISA DRIVE (SHOWN AS BEING 80 FEET IN WIDTH) WITH THE SOUTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY 78 (SHOWN AS HAVING A VARIABLE WIDTH) RUNNING THENCE ALONG SAID RIGHT OF WAY OF STATE ROUTE NO. 83 SOUTH 28°02'49" EAST 303.32 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'33" EAST 476.28 FEET TO A POINT; CONTINUING THENCE SOUTH 27°46'55" EAST 179.57 FEET TO A POINT; CONTINUING THENCE SOUTH 27°39'47" EAST 156.59 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'44" EAST 146.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°09'25" EAST 136.57 FEET TO A POINT; CONTINUING THENCE SOUTH 28°12'40" EAST 256.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°00'47" EAST 306.38 FEET TO A POINT; CONTINUING THENCE SOUTH 28°28'49" EAST 170.41 FEET TO A POINT; CONTINUING THENCE SOUTH 29°24'43" EAST 215.29 FEET TO A POINT; CONTINUING THENCE SOUTH 28°40'55" EAST 145.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°34'59" EAST 174.06 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 61°08'01" WEST 15.0 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 28°53'59" EAST 55.37 FEET TO AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF SUCH RIGHT OF WAY BY THE CENTERLINE OF JACKS CREEK, WHICH FORMS THE BOUNDARY OF THE SUBJECT PROPERTY AT THIS POINT; RUNNING THENCE ALONG THE CENTERLINE OF JACKS CREEK SOUTH 61°08'15" WEST 115.31 FEET TO A POINT; CONTINUING THENCE SOUTH 70°43'37" WEST 92.71 FEET TO A POINT; CONTINUING THENCE SOUTH 62°18'04" WEST 58.16 FEET TO A POINT; CONTINUING THENCE SOUTH 67°09'41" WEST 69.68 FEET TO A POINT; CONTINUING THENCE SOUTH 68°32'29" WEST 165.93 FEET TO A POINT; CONTINUING THENCE SOUTH 65°22'21" WEST 390.32 FEET TO A POINT; CONTINUING THENCE SOUTH 65°20'40" EAST 190.77 FEET TO A POINT; CONTINUING THENCE NORTH 78°50'10" WEST 138.38 FEET TO A POINT; CONTINUING THENCE NORTH 73°48'32" WEST 33.74 FEET TO A POINT; CONTINUING THENCE NORTH 83°38'54" WEST 365.81 FEET TO A POINT; CONTINUING THENCE NORTH 85°29'24" WEST 224.18 FEET TO A POINT; CONTINUING THENCE NORTH 80°47'40" WEST 116.11 FEET TO A POINT; CONTINUING THENCE SOUTH 81°28'17" WEST 113.81 FEET TO A POINT; CONTINUING THENCE NORTH 44°07'41" WEST 121.51 FEET TO A POINT; CONTINUING THENCE NORTH 59°31'14" WEST 54.97 FEET TO A POINT; CONTINUING THENCE NORTH 44°52'34" WEST 60.21 FEET TO A POINT; CONTINUING THENCE NORTH 46°36'27" WEST 185.99 FEET TO A POINT; CONTINUING THENCE NORTH 42°32'31" WEST 118.56 FEET TO A POINT; CONTINUING THENCE SOUTH 75°40'13" WEST 18.78 FEET TO A POINT; CONTINUING THENCE NORTH 35°44'46" WEST 86.31 FEET TO A POINT; CONTINUING THENCE NORTH 44°18'18" WEST 128.35 FEET TO A POINT; CONTINUING THENCE NORTH 49°47'55" WEST 223.01 FEET TO A POINT; CONTINUING THENCE NORTH 46°26'56" WEST 310.54 FEET TO A POINT; CONTINUING THENCE NORTH 48°37'18" WEST 128.88 FEET TO A POINT; CONTINUING THENCE NORTH 48°44'54" WEST 186.23 FEET TO A POINT; CONTINUING THENCE NORTH 53°36'54" WEST 113.48 FEET TO A POINT; CONTINUING THENCE NORTH 37°26'01" WEST 88.60 FEET TO A POINT; CONTINUING THENCE NORTH 48°24'24" WEST 115.99 FEET TO A POINT; CONTINUING THENCE NORTH 53°25'51" WEST 122.86 FEET TO A POINT; CONTINUING THENCE NORTH 31°00'27" WEST 291.35 FEET TO A POINT; CONTINUING THENCE NORTH 33°47'11" WEST 214.60 FEET TO A POINT; CONTINUING THENCE NORTH 53°28'45" WEST 115.99 FEET TO A POINT; CONTINUING THENCE NORTH 51°48'33" EAST 213.88 FEET TO THE POINT OF BEGINNING. THIS IS A PORTION OF THE PROPERTY CONVEYED FROM E. L. AYCOCK TO THE ESTATE OF E. L. AYCOCK BY DEED DATED JANUARY 1, 1988, RECORDED IN DEED BOOK 76, PAGES 224-227, WALTON COUNTY RECORDS.

SAID TRACT OR PARCEL OF LAND AS DESCRIBED CONTAINS 26.644 ACRES (1,160,647 SQ FT).

ALTA/NSPS LAND TITLE SURVEY FOR:

JACKS CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY
 LAND LOTS 108 OF THE 3RD DISTRICT
 CITY OF MONROE
 WALTON COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE

ALTA/NSPS LAND TITLE SURVEY

FILE NAME: 5458.00_SV
 DRAWN BY: JR
 PROJECT NO: 5458.00
 FIELD DATE: 03/11/21
 PLAT DATE: 04/07/21
 SCALE: 1"=100'

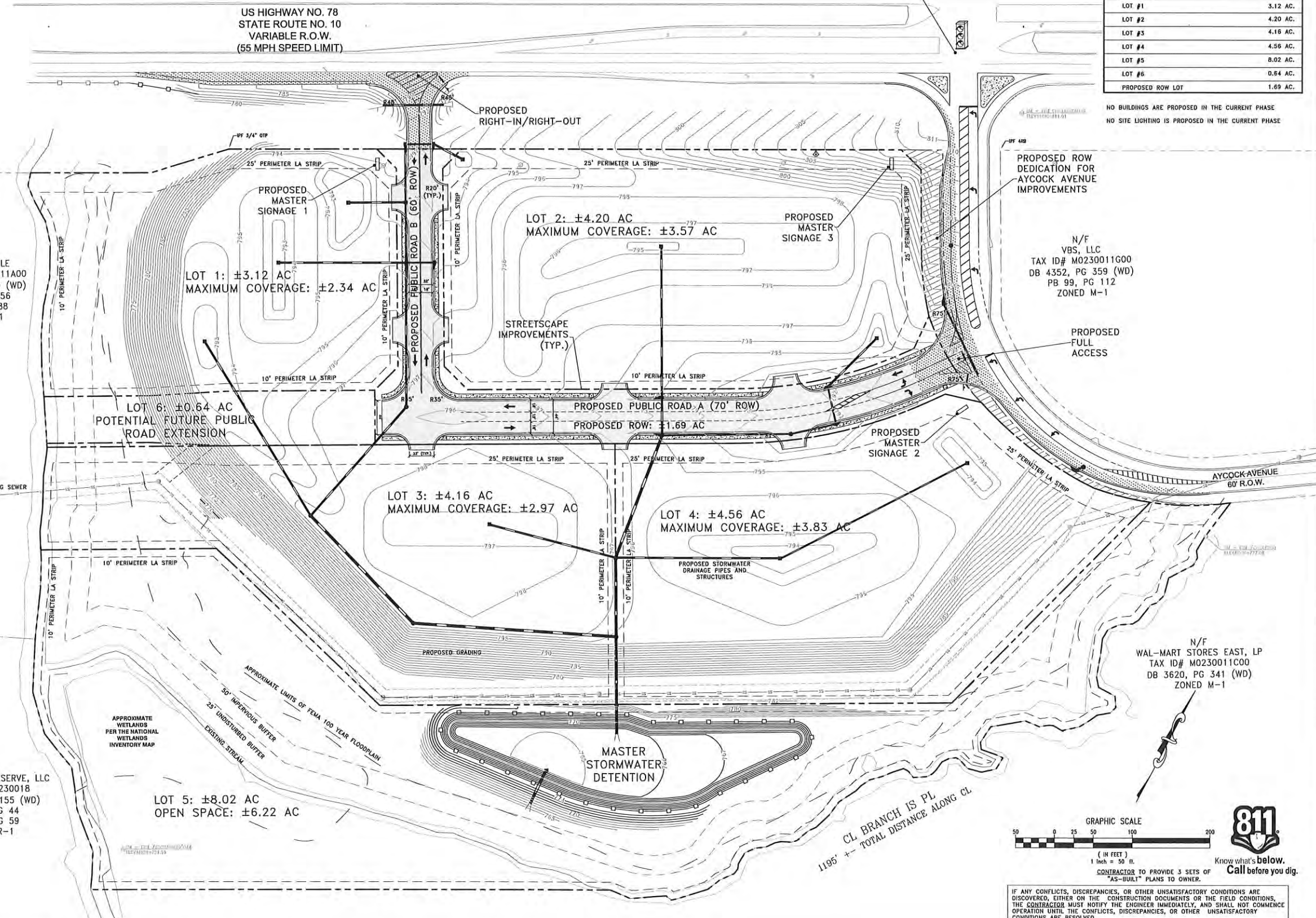
2 OF 2

COLUMBIA ENGINEERING
 2862 BUFORD HIGHWAY
 SUITE 200
 DULUTH, GEORGIA 30096
 (770) 925-0357

SITE DATA	
TOTAL SITE AREA	26.64 ACRES
ROW TO BE DEDICATED TO AYCOCK AVE	0.26 ACRES
CURRENT ZONING	INDUSTRIAL DISTRICT (M-1)
PROPOSED ZONING	PLANNED COMMERCIAL DISTRICT (PCD)
PROPOSED USE	COMMERCIAL DEVELOPMENT
LANDSCAPE AREA	
REQUIRED LANDSCAPE AREA	40% (9.62 ACRES)
PROVIDED LANDSCAPE AREA	43% (10.35 ACRES)
PROPOSED LOTS	
LOT #1	3.12 AC.
LOT #2	4.20 AC.
LOT #3	4.16 AC.
LOT #4	4.56 AC.
LOT #5	8.02 AC.
LOT #6	0.64 AC.
PROPOSED ROW LOT	1.69 AC.

NO BUILDINGS ARE PROPOSED IN THE CURRENT PHASE
 NO SITE LIGHTING IS PROPOSED IN THE CURRENT PHASE

LEGEND		
PROPOSED CURB & GUTTER	ROW TO BE DEDICATED	
REVERSED PITCH CURB & GUTTER	GA DOT PAVING	
PROPERTY LINE	CITY OF MONROE PAVING	
ADJOINING LOT LINE	CONCRETE SIDEWALK	
RETAINING WALL	EXISTING FEATURES SCREENED	
FENCING		
ODOT STD W-BEAM GUARDRAIL		
PAINTED TRAFFIC ARROW		
DIRECTIONAL TRAFFIC FLOW		



N/F
 JAMES R. COLE
 TAX ID# M0230011A00
 DB 201, PG 620 (WD)
 PB 10, PG 256
 PB 83, PG 88
 ZONED M-1

N/F
 VBS, LLC
 TAX ID# M0230011G00
 DB 4352, PG 359 (WD)
 PB 99, PG 112
 ZONED M-1

N/F
 EAST VILLAGE RESERVE, LLC
 TAX ID# M0230018
 DB 3839, PG 155 (WD)
 PB 82, PG 44
 PB 89, PG 59
 ZONED R-1

PROJECT
JACKS CREEK LANDING
 US-78 AT AYCOCK AVENUE
 MONROE, GEORGIA

DEVELOPER
JACKS CREEK LANDING, LLC
 2971B NORTH COLUMBIA STREET
 MILLEDGEVILLE, GEORGIA

APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE

DRAWING TITLE	
REZONING SITE PLAN	
DATE	DRAWING NO.
06/18/21	RZ-1
DATE	DRAWING NO.
5/15/00	RZ-1

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.
 Know what's below.
Call before you dig.
 CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

CENTRAL SERVICES

MONTHLY REPORT

AUGUST 2021

	2021 January	2021 February	2021 March	2021 April	2021 May	2021 June	2021 July	2020 July	2020 August	2020 September	2020 October	2020 November	2020 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	5	3	11	4	3	7	4	8	9	4	5	3	5	5.5	71
Vehicle Inspections	0	0	4	5	6	3	6	0	0	5	0	4	5	2.9	38
Equipment Inspections	3	0	4	3	2	0	2	0	0	0	0	0	2	1.2	16
Worksite Inspections	3	6	1	1	2	4	8	3	7	6	4	3	6	4.2	54
Employee Safety Classes	5	5	4	2	1	4	0	0	0	2	0	3	2	2.2	28
PURCHASING															
P-Card Transactions	377	397	495	431	446	591	377	446	416	430	448	344	367	428.1	5,565
Purchase Orders	120	86	110	84	113	97	65	83	92	77	80	47	75	86.8	1,129
Total Purchases	497	483	605	515	559	688	442	529	508	507	528	391	442	514.9	6,694
Sealed Bids/Proposals	1	2	5	4	1	1	5	0	1	0	1	3	2	2.0	26
INFORMATION TECHNOLOGY															
Workorder Tickets	75	125	157	94	89	119	98	106	89	96	99	103	97	103.6	1,347
Phishing Fail Percentage	2.0%	2.0%	2.0%	4.0%	2.8%	3.6%	2.0%	0.0%	1.4%	1.8%	1.8%	2.8%	2.4%	2.2%	
MARKETING															
Newsletters Distributed	0	0	1	0	0	1	0	0	1	0	0	0	1	0.3	4
Social Media Updates	12	8	11	22	19	14	11	12	7	11	14	7	10	12.2	158
GROUNDS & FACILITIES															
Contractor Acres Mowed	115.3	115.3	115.3	122.9	130.5	130.5	130.5	156.3	156.3	166.0	166.0	166.0	115.3	137.4	1,786.1
Trash Collection	3,360.0	3,060.0	5,730.0	3,220.0	5,850.0	5,790.0	3,040.0	2,520.0	2,980.0	3,480.0	2,810.0	2,880.0	3,340.0	3,696.9	48,060.0
Crew Acres Mowed	30.7	15.3	15.3	62.1	73.4	87.4	87.4	77.3	77.3	77.3	77.3	47.3	30.7	58.4	758.6

CENTRAL SERVICES PROJECTS & UPDATES – AUGUST 2021

FACILITIES & GROUNDS MAINTENANCE

Currently the City maintains all rights-of-way, facilities, and parks with a combination of City staff and contractor labor. This has allowed for the most efficient approach to maintaining all areas in a timely manner. During the month of July, the grounds and parks crews collected 3,040 pounds of trash and debris while also maintaining approximately 87.4 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 130.5 acres of rights-of-way and grounds at facilities and parks.

CDBG 2020 STORMWATER TIMELINE

Currently, permanent easements are being situated by staff and attorneys, with temporary easements to follow. The project bid is before Council this month for approval. Due to current market conditions, the bid amount was much higher than budgeted but funding is available. Construction should then be scheduled to start in September to push this project to completion by the end of 2021. Staff is also currently working on the 2022 CDBG application with consultants.

CIP STORMWATER UPDATES



Staff is currently in the process of working through several Stormwater projects in the Capital Budget for 2021 that include several major repairs to the system. There is a minor issue on Breedlove Drive working on the maintenance of a retention pond belonging to the city. There will be approximately 300’ of pipe installed in Highland Creek Subdivision to complete an incomplete design, thus providing for a better operation of the system in that area that has routinely flooded since the completion of the west side of the area.

Barron Drive will also see the installation of a small footage of pipe and headwall to better capture stormwater runoff from a section of the street.

NORTH MADISON AVENUE STORMWATER / SIDEWALK PROJECT

Currently, Keck & Wood are working on a rehabilitation plan for the North Madison Avenue section (1,200 feet) from East Spring Street to Edwards Street. This plan will be for the repair/upgrade of the stormwater system and the repair/replacement of the sidewalks adjacent to Rest Haven Cemetery. This area has continuously been an issue in the area with the runoff causing issues in the cemetery and creating standing water on the roadway of a high traffic area. This project will hopefully be designed and can be budgeted for 2022 as a streets and stormwater joint project.

PLAZA PHASE II PROJECT UPDATE



Material for the repair of the roof and exterior of the remaining buildings at the Plaza Shopping Center is partially delivered and on site as the initial phases have started. This phase will match the exterior of the new Police Department and Municipal Court building in appearance. Once this portion of the project is complete, the interior of the structures will then be examined further for repair, as will all utilities on site.

COMMUNITY CLEANUP EVENT

A second community cleanup event is currently scheduled for December 4th, 2021. This date will coincide with the end of the Bicentennial activities the week prior and should be a great way to start our Christmas season and get things moving in a clean direction for the next 100 years. There will be other coordinated cleanup events around parts of town during the remaining summer and fall months as well by citizen volunteer groups. This type of activity will hopefully continue to grow throughout the city as we keep it clean and beautiful. Notifications and event reminders will be posted on social media in the weeks to come.

PROJECT TIMELINE UPDATE

Over the course of the past few months, efforts have taken place to build a timeline of projects currently ongoing by the City of Monroe. 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.

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
		\$ 37,320,898.96	\$ 35,204,738.87	\$ 14,720,310.10									
Airport Paving	19-002 21-007	\$ 1,453,975.00	\$ 965,842.06	\$ 886,313.13	Atlanta Paving & Concrete Construction	Reimbursement	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
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
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)
Hangar Site Projects	18-005	\$ 350,000.00	\$ 350,000.00	\$ 331,404.81	GMC / Conner / JRM / NRC / APCC	T-Hangar Site Complete, Single Hangar Site In Progress		N/A	N/A	N/A	04/01/20	52 weeks	Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping
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	\$ 1,506,579.00	\$ 91,699.00	Allen Smith / Carter & Sloope	Approval Discussion, Easements		N/A	N/A	Yes	N/A	N/A	Engineering Phase, Bidding, Construction planned for late summer/early fall
Sidewalk Repair Project	20-005	\$ 45,000.00	\$ 45,000.00	\$ 17,465.50	Black Oak / J&R	Phased Project	765'	N/A	N/A	No	06/07/21	N/A	East Washington COMPLETE,
Murray Lot Improvement	N/A	\$ 58,500.00	\$ 73,500.00	\$ 83,000.00	J&S Consolidated Holdings	Complete		N/A	N/A	No	03/17/21	3-4 weeks	Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN!
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
Mathews Park	20-044	\$ 175,000.00	\$ 175,000.00	\$ 165,510.00	PlaySouth Playground Creators / CXT Concrete	Approval Discussion, Bidding		N/A	N/A	Yes			Playgournd Equipment, Building Placement, Paving (County), Pavillion
Pilot Park	20-014	\$ 250,000.00	\$ 250,000.00	\$ 286,042.00	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
Stormwater Retention Pond Rehabilitation	21-028	\$ 275,000.00	\$ 4,500.00	\$ 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	21-029	\$ 145,510.00	\$ 38,617.00	\$ -	Conner Grading / City of Monroe	Scheduling	320'	N/A	N/A	No	N/A	N/A	Highland Creek, Baron Drive
Sidewalk Additions	20-003	\$ 50,000.00	\$ 50,000.00	\$ -		Planning							
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
Terminal Building	N/A	\$ 550,000.00	\$ -	\$ -	TBD	Design, Planning		N/A	N/A	Yes	11/01/21	7 months	Award, Acceptance/Rejection, Planning, Design, Bidding, Contracting, Construction
Gateway Entrance Signage	21-014	\$ 100,000.00	\$ 35,000.00	\$ 38,000.00	Black Oak, SignBros	Reimbursement		N/A	N/A	Yes	N/A	N/A	REBC grant award (31k), Design, Landscaping, Signage
Cemetery Rehabilitation	N/A	\$ 200,000.00	\$ 50,000.00	\$ -	TBD	Planning		N/A	N/A				Paving Portions, Design and Fencing, Shrub/Tree Removal
Green Street Court	N/A	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	PlaySouth Playground Creators	Planning		N/A	N/A				
Stormwater Marketing	N/A	\$ 3,500.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Solid Waste Marketing & Recycling Education	N/A	\$ 30,000.00	\$ -	\$ -	TBD	Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Library Parking Lot Rehabilitation	N/A	\$ -	\$ -	\$ -		Planning		N/A	N/A				Planning, Project Bidding during the Spring
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
Solid Waste Transfer Station Improvements	19-011	\$ 350,000.00	\$ 350,000.00	\$ 304,524.79	Osborn / Garland / Peters / CupriDyne / ProCare	Scheduling		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	\$ 100,000.00	\$ -	Fairbanks	Approval Discussion							
East Washington Street	LMIG	\$ 71,045.40	\$ -	\$ -		Awaiting Schedule	3,200'	N/A	N/A	Yes			Bidding, Milling, Paving
Pinecrest Drive	LMIG	\$ 46,550.00	\$ -	\$ -		Awaiting Schedule	2,700'	N/A	N/A	Yes			Bidding, Milling, Paving
Plaza Drive	LMIG	\$ 102,564.07	\$ -	\$ -		Awaiting Schedule	3,400'	N/A	N/A	Yes			Bidding, Milling, Paving
Bryant Road	LMIG	\$ 29,050.00	\$ -	\$ -		Awaiting Schedule	2,800'	N/A	N/A	Yes			Bidding, Milling, Paving
South Madison Avenue	LMIG	\$ 77,770.00	\$ -	\$ -		Awaiting Schedule	4,500'	N/A	N/A	Yes			Bidding, Milling, Paving
Maintenance Hangar Building	N/A	\$ -	\$ -	\$ -	Owner / Lessee	Approval Discussion		N/A	N/A	No	N/A	12 months	Planning, Council Approval, Engineering, 7460, DOT Approval, Lease Agreement
Police / Municipal Court Renovation Project		\$ 3,560,523.00	\$ 3,560,523.00	\$ 3,372,576.32	Garland / Place Services	Complete		N/A	N/A	Yes	06/01/19	24 months	Exterior, Bidding Architectural, Design, Bidding, Interior Renovation, Final
Plaza Renovation Phase II	21-021	\$ 971,288.00	\$ 971,288.00	\$ -	Garland Company	In Progress		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP
	21-022	\$ 478,678.00	\$ 478,678.00	\$ -	Garland Company	In Progress		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP
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
Park Restrooms		\$ 130,000.00	\$ -	\$ -	CXT Concrete Buildings	Planning / Funding		N/A	12-16 weeks	No	TBD	5 months	
Alcovy River Park	21-026	\$ -	\$ -	\$ 5,954.00		Planning							
Parks Buildings Demo	21-030	\$ 20,000.00	\$ 20,000.00	\$ 38,314.84	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
MyCivic Implemetation	N/A	\$ -	\$ -	\$ -	Tyler / MyCivic	In Progress		N/A	N/A	No	05/17/21	6 weeks	Development, Implementation
North Midland Traffic Calming		\$ -	\$ -	\$ -	Keck & Wood	Planning		N/A	N/A	No	N/A	4 weeks	Design, Planning, Pricing, Construction
Old WTP Exterior/Brick Rehabilitation	21-032	\$ 100,000.00	\$ 100,000.00	\$ -	Garland Company	In Progress		N/A	N/A	No	05/17/21	6 weeks	Emergency Restoration, Brick Removal, Shoring, Brick Replacement, (520-4400-541303)
Lumpkin Alleyway Phase II		\$ -	\$ -	\$ -	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

Highway 186 Gas Extension	21-001	\$ 1,000,000.00	\$ 1,000,000.00	\$ 173,160.00	City of Monroe	In Progress	36,000'	N/A	N/A	No	01/01/21	12 months	6" Plastic
Highway 83 Gas Extension					City of Monroe	Material Ordered	114,502'			No	06/01/21	6 months	4" Plastic, Hwy 83, Chandler, Old Monroe Madison, Simmons, Lipscomb, Whitney, Mt. Paran, Brown Hill Church, Hestertown, Adcock
Poplar Street Gas Renewal / Installation					City of Monroe	Planning	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	21-004	\$ 316,494.00	\$ 316,494.00	\$ 3,060.00	City of Monroe	All completed and services tied over	3,000'			No	01/01/21	4 weeks	2" Plastic
Carwood Drive Gas Renewal				\$ 3,231.36	Southern Pipeline	Completed & services tied over.	3,000'	N/A	N/A	No	05/01/21	6-8 weeks	2" Steel
Victory Drive Renewal				\$ 1,530.00	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	Completed		N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 4" Plastic
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	\$ 3,690.36	City of Monroe	Complete	4,000'	N/A	N/A		03/01/21	1 week	2" Plastic
South Madison Sewer Replacement					City of Monroe	Complete	550'	N/A	N/A		02/01/21	4-6 weeks	6" Clay
Church Street Sewer Replacement					City of Monroe	Complete	400'	N/A	N/A		03/01/21	4-6 weeks	6" Clay
Gratis Road / Birch Street / Highway 78 Sewer Repairs					City of Monroe	Completed					03/01/21	4-6 weeks	12 Manholes Raised in Jacks Creek area
2018 CDBG					IPR / Dickerson Group / Blount	Completed		N/A	N/A	Yes	09/18/21	20 months	Water / Sewer Rehabilitation, Paving
Alcovy River / Highway 138 Sewer Extension	18-002	\$ 4,000,000.00	\$ 4,000,000.00	\$ 209,625.18	Contractor	Contractor has started installing sewer main, dealing with a lot of rock		N/A	N/A	Yes	01/01/21	12 months	Bid, Preconstruction, Construction
Water Model Development					Weideman & Singleton	Complete		N/A	N/A	Yes	11/01/20	6-8 weeks	
WWTP Rehabilitation	19-012	\$ 7,500,000.00	\$ 7,500,000.00	\$ 550,163.75	Hofstadter & Associates	Awarded Heavy Constructors, Inc		N/A	N/A	Yes	01/01/00	forever	Design, Planning, Design, Bid, Design, Planning, Bid, Construction
Raw Water Main Replacement	20-030	\$ 3,520,000.00	\$ 3,520,000.00	\$ 53,256.80	Weideman & Singleton	Apprived by EPD	TBD	N/A	N/A	Yes	01/01/21	12 months	30" / 20" Water Main Replacement / Expansion
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	Planning	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	\$ 7,377,162.04	Contractor	Control work being completed		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		Unisia Drive, Jacks Creek, Southview Drive, Birch Street, East Marable
Piedmont Industrial Park Water Tank	20-039	\$ 2,000,000.00	\$ 2,000,000.00	\$ 15,788.75	TBD	Planning		N/A	N/A	Yes	TBD	TBD	
Jim Daws Road Water Extension					City of Monroe	Complete	1,000'	N/A	N/A	No	01/01/21	4 weeks	
Poplar Street Pressure Improvements					City of Monroe	Complete	2,800'	N/A	N/A	No	01/01/21	6-8 weeks	



FINANCIAL STATUS REPORT
as of June 2021

City of Monroe
 Financial Performance Report
 For the Period Ended
 June 30, 2021

Cash balances for the City of Monroe at month end totaled **\$88,545,330** including the utility bond funds.
 The following table shows the individual account balances.

GOVERNMENTAL FUND	
General Fund Checking	3,063,709
Stabilization Fund	1,250,000
Group Health Insurance Claims (Insurance Trust)	32,991
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,740
Old SPLOST 2007	1,380,834
SPLOST 2013	641,830
SPLOST 2019	1,977,500
SPECIAL REVENUE FUND	
Hotel/Motel	1,461
DEA Confiscated Assets Fund	23,047
Confiscated Assets Fund	71,676
ENTERPRISE FUND	
Solid Waste	779,771
Solid Waste Capital	893,205
Utility Revenue	643,138
Utility Revenue Reserve	833,114
Utility MEAG Short-Term Investment	6,463,801
Utility MEAG Intermediate Extended Investment	8,254,471
Utility MEAG Intermediate Portfolio Investment	3,157,437
Utility Capital Improvement	7,775,007
Utility Tap Fees	5,020,295
Utility GEFA	1,000
Utility Bond Sinking Fund	296,606
2020 Util Bond Sinking Fund	148,606
2020 Bond Fund	43,233,905
Utility Customer Deposits (Restricted)	679,890
Utility Customer Deposits (Investment)	1,583,101

City of Monroe
 Financial Performance Report
 For the Period Ended
 June 30, 2021

The total Utility Capital funds available at month end are \$13,628,416 as broken down in the section below:

Utility Capital Improvement Cash Balance	7,775,007
Utility Revenue Reserve Cash Balance	833,114
Tap Fees Cash Balance	5,020,295
Total Current Funds Available	13,628,416

	Remaining Budget	2021 Budgeted Expense	2021 Actual Expense	Remaining Budget	2022 Budgeted Expense	2023 Budgeted Expense
Totals	7,091,407	4,943,062	2,294,081	9,999,666	2,470,000	2,406,500
Remaining estimated annual Tap Fees		1,200,000	600,000	600,000	1,200,000	1,200,000
Remaining estimated annual CIP transfers-in		3,000,000	1,500,000	1,500,000	3,000,000	3,000,000
Estimated Utility Capital Cash Balance EOY	6,537,009	5,793,947	15,728,416	5,728,750	7,458,750	9,252,250

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

Utility Capital Funding

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>Remaining Budget</u>	<u>2021 Budgeted Expense</u>	<u>2021 Actual Expense</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2023 Budgeted Expense</u>
Sewer	Pump Station SCADA	0			0		
Sewer	Pump Station SCADA	50,874			50,874		
Sewer	Sewer Main Rehab	0			0		
Sewer	Sewer Main Rehab	451,474	100,000		551,474	100,000	100,000
Sewer	Infrastructure Repair/Replacement	-			-		
Sewer	Infrastructure Repair/Replacement	-			-		
Sewer	Sewer CDBG 2018-Initial Application	3,430		5,750	(2,320)		
Sewer	CDBG 2018 Construction & Design			392,048	(392,048)		
Sewer	CDBG 2018 Revenue (DCA draws)	77,850			77,850		
Sewer	Lime Slurry System	0			0		
Sewer	Kawasaki Mule	0			0		
Sewer	air compressor	24,760			24,760		
Sewer	GIS Program Development	-			-		
Sewer	excavator	90,755		91,202	0		
Sewer	motors, pumps, controls, etc	133,367	150,000	193,475	89,892	150,000	150,000
Sewer	Trenchbox	0			0		
Sewer	Trickling Filter Pump	1,161	40,000		41,161		
Sewer	Truck Replacement	-			-	50,000	
Sewer	Application/Design CDBG 2022 submittal	-			-	50,000	
Sewer	CDBG 2022 Construction	-			-		250,000
Sewer	Final Clarifier Clean Out	-	20,000		20,000		20,000
Sewer	WWTP gutters - Garland	0			0		
Sewer	30 TON DUMP TRAILER	0			0		
Sewer	Trailblazer 325 Arc reach for pump station truck	0			0		
Sewer	equipment trailer	-	8,190		8,190		
Sewer	Sewer Extensions	-	100,000		100,000	100,000	100,000
Water	Water Main Rehab	500,000	125,000	29,852	595,148	125,000	125,000
Water	Fire Hydrant Replacement	-			-		
Water	Fire Hydrant Replacement	72,273	55,000		127,273	55,000	55,000
Water	Infrastructure Repair/Replacement	-			-		
Water	Infrastructure Repair/Replacement	511,179	250,000		761,179	150,000	150,000
Water/Telecom	Loganville Water Line-Fiber	245,000			245,000		
Water	Water Plant remodel	-			-		
Water	replace truck	-			-		
Water	Replacement of Controls	40,000			40,000		
Water	Warehouse Improvements	22,384			22,384		
Water	Water Valve Maintenance Trailer	-			-		
Water	Swan Turbidity Meters	-			-		
Water	air compressors	-			-		
Water	Membrane Filters	-			-		
Water	Membrane Filters	66,365	25,000		91,365	25,000	25,000
Water	Excavator	-			-		
Water	Water Meters	-			-		
Water	Water Meters	56,500	56,500		113,000	56,500	56,500
Water	GIS Program Development	-			-		
Water	Alcovy River Screen	350,000			350,000		
Water	Badgepass for Water plant security	-			-		
Water	Fire Hydrant Security	25,000	50,000		75,000	50,000	50,000
Water	High Service Pumps	12,034			12,034		
Water	Service Renewals	100,000	200,000		300,000	200,000	200,000
Water	Water Master Plan	81,805		31,264	50,541		
Water	Waterline extensions & pressure improvements	-			-		
Water	Waterline extensions & pressure improvements	84,238	150,000		234,238	125,000	100,000
Water	8 Mstr Mtr Octave AWWA Mtr	-			-		
Water	New Construction Water Meters	-			-		
Water	New Construction Water Meters	20,560			20,560		
Water	Application/Design CDBG 2022 submittal	-			-	25,000	
Water	CDBG 2022 Construction	-			-		250,000
Water	Control Vlv Replacement Reservoir & Alcovy River	-			-		
Water	30" Water Main	-			-		
Water	VFD	-			-		
Water	Econ Dev grant Piedmont Park Water Tank	-			-		
Water	Water Treatment Plant generators	-			-		
Water	equipment trailer	-	8,190		8,190		
Water	truck	-		60,385	(60,385)		
Water	replace engine in F350 truck	-		14,780	(14,780)		
Central Svcs	Vehicle	-			-	33,500	
Central Svcs	Exchange server	47,100	64,000	62,062	49,038		
Central Svcs	Forklift at Warehouse	-	36,100		36,100		
Central Svcs	Control System for Broad St Gate	-		9,480	(9,480)		
Central Svcs	Plaza renovations phase #2 (bldgs B thru E)	-	971,288		971,288		
Admin	Financial/Utility Billing Software	-			-		
Admin	Drive Thru Rehab/City Hall	-			-		
Admin	Trucks	-	48,000		48,000		
Admin	Itron hand-held mobile unit	-			-		

Admin	My Civic Citizen citywide app		-	8,300	(8,300)		
Admin	Itron Equip Upgrades	75,800		56,596	19,204		
Admin	Barracuda Archiver	0			0		
Admin	Rack Server	0			0		
Admin	Basement Chiller Compressor	0			0		
Admin	City Hall concrete, drainage, sprinkler	0			0		
Electric	Reconductor Distrubtion System	153,271		4,823	148,448		
Electric	Automated Switching	74,572			74,572		
Electric	3 Phase Feeder (Hwy138 - Hospital)	95,000			95,000		
Electric	Cover Gear	25,000			25,000		
Electric	Bucket Truck replacement	-			-		
Electric	mini excavator	-			-		
Electric	fault finder	-			-		
Electric	2018 LED Streetlights	36,454		39,070	-		
Electric	meter load tester	-			-		
Electric	Pole Crane	80,000			80,000		
Electric	Warehouse Project	30,186		5,266	-		
Electric	Stone Creek phase 2	-			-		
Electric	Holdrs (at the Mill)	-			-		
Electric	One Street (at the Mill)	-			-		
Electric	System Automation 2019-2020	103,978			103,978	75,000	75,000
Electric	Underground for Town Green	151,489		3,070	148,419		
Electric	AMI meters/system	340,215	140,000	47,123	433,092		
Electric	Rebuild Highland & S Madison Ave (poles, transformers, wi	726,700		83,928	642,772		
Electric	GIS Program Development	11,386		5,569	5,817		
Electric	commercial demand meters	70,000			70,000		
Electric	electric line truck	-			-		
Electric	replace HDD drill	-			-		
Electric	2 F150 pickup trucks	-			-		
Electric	Crimping Tools	-			-		
Electric	Pole Relocation	-			-		
Electric	John's parking lot lights	-			-		
Electric	Monroe Pavilion Electric	-		259,637	-		
Electric	Pole Replacement		400,000		400,000	400,000	
Electric	Pole / Wire trailer		20,230	22,330	(2,100)		
Electric	Downtown Lighting Replacement		109,632	87,630	22,002		
Electric	Hwy11/78 Lighting		76,500	89,654	(13,154)		
Electric	Meadows Farm Subdivision			44,897	(44,897)		
Electric	Etten Drive Commercial Bldg			901	(901)		
Telecom	IP Conversion	107,729			107,729		
Telecom	IPTV	100,585			100,585		
Telecom	Community WiFi / Wireless Deployment	50,459			50,459		
Telecom	Fusion Splicer	38,079			38,079		
Telecom	Fiber Blower				0		
Telecom	Halon Fire Suppression	44,000			44,000		
Telecom	Micro Trench Saw				0		
Telecom	GIS Program Development				-		
Telecom	Carrier Grade NAT	-			-		
Telecom	Fiber to the X services	177,806		160,203	17,604		
Telecom	Telecom Expansion to PD bldg			8,929			
Telecom	Core switch replacement	22,198			22,198		
Telecom	Stone Creek phase 2	-			-		
Telecom	Weston Estates Fiber	-		51,810	(51,810)		
Telecom	18 cable replace	24,323		4,677	19,646		
Telecom	replacement receiver - CATV	-		9,127	(9,127)		
Gas	Gas GIS	72,249			72,249		
Gas	Good Hope	-			-		
Gas	James Huff/Gratis	-			-		
Gas	Old Mill Replacement	-			-		
Gas	Unisia Dr Extension	-			-		
Gas	Lacy, Davis, Harris & Ash Streets	140,000			140,000		
Gas	Service Trencher	-			-		
Gas	2018 System Rehab/Expansion	-			-		
Gas	Various Projects	100,000			100,000		
Gas	Gas Main Renewal	-			-		
Gas	Gas Main Renewal	-			-		
Gas	Walton Co Gas Extension			7,320			
Gas	Morgan Co Gas Extension	-			-		
Gas	Stone Creek Gas Extension	-			-		
Gas	GIS Program Development	11,386		5,569	5,817		
Gas	natural gas master plan	150,000			150,000		
Gas	pickup truck	-			-		
Gas	badgepass security	-			-		
Gas	trencher parts	-			-		
Gas	Gas Main Renewal		316,494	127,060	189,434	300,000	300,000
Gas	equipment trailer		16,380		16,380		
Gas	Main Extension (Monroe Pavilion, etc)		250,000	91,685	158,315	250,000	250,000
Gas	Truck		62,979	62,979	-		
Stormwater	2018 Infrastructure Repair/Replacement	45,510			45,510		
Stormwater	x3 dump truck conversions	-			-		

Stormwater	mini excavator				-		
Stormwater	Lateral Repair	8,183			8,183		
Stormwater	Storm/Drain Retention Pond Rehab	175,000	100,000		275,000	100,000	100,000
Stormwater	Heritage Trace Retention Pond	-			-		
Stormwater	GIS Program Development	0			0		
Stormwater	Improvements	100,000			100,000		
Stormwater	equipment trailer	-			-		
Stormwater	F450 Service Body Truck	-	60,000	56,658	3,342		
Stormwater	pickup truck	33,232	60,000		93,232		
Stormwater	Infrastructure / Pipes / Inlets / etc.	95,510	50,000		145,510	50,000	50,000
Stormwater	Skid Steer	-	85,000		85,000		
Stormwater	Public Works Retention Pond	-			-		
Stormwater	CDBG2020 Application & Design	52,998		58,247	-		
Stormwater	CDBG 2020 Construction	500,000	706,579		1,206,579		
Stormwater	N Madison Stormwater	-	-	727	(727)		
Stormwater	FAE mulching head	-	32,000		32,000		

Utility 2020 Bond Projects

	Original Budget	Expenditures	Balance
Wastewater Treatment Plant Upgrades	7,500,000	132,430	7,367,570
Alcovy Sewer Line Extension	4,000,000	389,738	3,610,262
Loganville Water Transmission Line Extension	5,580,000	5,580,000	-
Future Water Transmission Line Extensions	1,700,000		1,700,000
Raw Water Line Upgrades	3,520,000	92,599	3,427,401
Water Tank Industrial Park & Line Extension	3,000,000	44,514	2,955,486
Water Tank Northside of System	1,750,000		1,750,000
Water Plant System Upgrades	3,000,000		3,000,000
East Walton Gas Line Extension	1,000,000	170,293	829,707
Broadband Fiber Extension	12,700,000	633,118	12,066,882
Future Expansion Projects	6,250,000		6,250,000
	\$50,000,000	\$7,042,692	\$42,957,308

Solid Waste Capital Funding

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>2021 Budgeted Expense</u>	<u>2021 Actual Expense</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2023 Budgeted Expense</u>
Solid Waste	Recycling Carts (purchased via OPEX # 531108)	70,000	54,798	15,203		
Solid Waste	Replace Scales @ Transfer Station	100,000		100,000		
Solid Waste	Transfer Station Improvements	350,000	298,490	51,510	25,000	25,000
Solid Waste	Downtown Dumpster Corrals	150,000		150,000		
Solid Waste	Commercial Garbage Truck	270,000		270,000		
Solid Waste	JD Loader boom	-	19,014			
Solid Waste	Pickup Truck			-	35,000	
Solid Waste	major repair JD 644K loader (orig asset# 00001448)		18,606	(18,606)		
Totals		940,000	390,908	568,106	60,000	25,000
Remaining estimated annual CIP transfers-in		300,000	150,000	150,000	300,000	300,000
Estimated Solid Waste Capital Cash Balance				475,099	715,099	990,099

Solid Waste Capital Improvement Cash Balance 893,205 as of June 2021

SPLOST Budgets

2013 SPLOST	Original Budget	Total Revenue Received Amended Budget	Expenditures	Reimbursements	Balance
Transportation	5,785,963.91	5,953,753.25	9,299,059.04	3,839,812.33	\$ 494,507
Public Safety	1,200,000.00	1,210,932.86	1,082,565.04	18,955.68	\$ 147,324
Solid Waste	2,513,543.61	2,119,132.51	2,119,132.25		\$ 0
	9,499,507.52	9,283,818.62	12,500,756.33	3,858,768.01	\$ 641,830

2019 SPLOST	Original Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	6,139,675.00	3,571,128.57	2,630,603.18	303,182.27	\$ 1,243,708
Parks	2,631,289.00	1,530,483.67	796,863.29	171.85	\$ 733,792
	8,770,964.00	5,101,612.24	3,427,466.47	303,354.12	\$ 1,977,500

General Fund

For Fiscal: 2021 Period Ending: 6/2021



	Original Total Budget	Current Total Budget	Period Activity	YTD June	Assumed July-Dec	Projected Year End 2021	Year End 2020
Revenue							
1510 - FINANCE ADMIN	11,981,521	11,981,521	658,291	4,376,644	7,658,259	12,034,903	12,475,661
1519 - INTERGOVERNMENTAL	109,600	109,600	18,821	27,924	94,715	122,638	189,879
1565 - WALTON PLAZA	3,308	3,308	276	1,654	1,655	3,309	3,308
2650 - MUNICIPAL COURT	475,000	475,000	17,146	137,430	134,697	272,127	269,919
3200 - POLICE	360,000	360,000	11,808	37,511	417,923	455,434	842,386
3500 - FIRE OPERATIONS	-	-	26,048	26,188	65,958	92,145	114,805
3510 - FIRE PREVENTION/CRR	-	-	500	500	-	500	500
4200 - STREETS & TRANSPORTATION	152,099	152,099	-	152,099	-	152,099	209,010
5530 - COMMUNITY CENTER	25,000	25,000	1,667	3,333	11,667	15,000	13,142
7200 - CODE & DEVELOPMENT	390,000	390,000	19,883	351,195	157,797	508,992	414,450
7520 - ECONOMIC DEVELOPMENT	20,000	20,000	-	8,884	8,442	17,325	14,006
7521 - MAINSTREET	35,000	35,000	-	8,750	26,250	35,000	35,000
7563 - AIRPORT	205,350	205,350	21,929	78,559	117,872	196,431	237,164
Revenue Total:	13,756,878	13,756,878	776,369	5,210,670	8,695,233	13,905,903	14,819,230
Expense							
1100 - LEGISLATIVE	250,791	250,791	17,413	104,667	48,121	152,788	250,658
1300 - EXECUTIVE	403,555	403,555	24,259	165,454	141,274	306,728	299,910
1400 - ELECTIONS	15,300	15,300	-	-	-	-	-
1500 - GENERAL ADMIN	145,244	145,244	10,953	72,671	78,855	151,526	151,761
1510 - FINANCE ADMIN	355,918	355,918	19,667	131,118	245,126	376,244	399,895
1530 - LAW	105,000	105,000	62,699	94,257	107,085	201,343	185,781
1560 - AUDIT	40,000	40,000	7,000	39,500	3,405	42,905	39,500
1565 - WALTON PLAZA	596,372	596,372	28,277	298,244	200,461	498,706	302,574
2650 - MUNICIPAL COURT	105,625	105,625	33,662	74,832	55,726	130,558	115,994
3200 - POLICE	5,571,928	5,571,928	158,869	2,449,870	3,157,391	5,607,261	5,922,577
3500 - FIRE OPERATIONS	2,467,333	2,467,333	212,965	1,137,249	1,207,968	2,345,217	2,389,971
3510 - FIRE PREVENTION/CRR	97,948	97,948	6,658	38,496	39,319	77,815	114,952
4200 - STREETS & TRANSPORTATION	1,548,926	1,548,926	107,963	681,377	703,545	1,384,923	1,451,600
5500 - COMMUNITY SERVICES	12,600	12,600	-	4,331	5,775	10,106	11,375
5530 - COMMUNITY CENTER	5,000	5,000	410	3,308	2,951	6,260	11,829
6200 - BLDGS & GROUNDS	607,135	607,135	31,771	235,669	282,683	518,351	457,378
6500 - LIBRARIES	124,075	124,075	30,972	72,509	63,608	136,117	127,491
7200 - CODE & DEVELOPMENT	649,658	649,658	79,768	357,603	400,926	758,530	869,538
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,360	4,360	4,360
7520 - ECONOMIC DEVELOPMENT	463,476	463,476	34,784	180,315	150,996	331,311	232,920
7550 - DOWNTOWN DEVELOPMENT	25,000	25,000	6,278	18,844	12,500	31,344	25,000
7563 - AIRPORT	161,150	161,150	1,364	49,097	85,455	134,552	118,106
9001 - GEN - OTHER FINANCING USES	-	-	-	-	-	-	92,000
Expense Total:	13,756,878	13,756,878	875,732	6,209,410	6,997,532	13,206,942	13,575,170
Report Surplus (Deficit):				(998,741)		698,961	1,244,060



Monroe, GA

General Fund

Monthly Budget Report
Group Summary
 For Fiscal: 2021 Period Ending: 06/30/2021

DEP...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	693,534.16	376,796.49	-316,737.67	-45.67 %	4,161,204.96	2,536,353.97	-1,624,850.99	-39.05 %	8,325,740.46
Total R1: 31 - TAXES:	693,534.16	376,796.49	-316,737.67	-45.67 %	4,161,204.96	2,536,353.97	-1,624,850.99	-39.05 %	8,325,740.46
R1: 32 - LICENSES & PERMITS									
7200 - CODE & DEVELOPMENT	35,253.83	19,883.36	-15,370.47	-43.60 %	211,522.98	350,538.61	139,015.63	65.72 %	423,200.00
Total R1: 32 - LICENSES & PERMITS:	35,253.83	19,883.36	-15,370.47	-43.60 %	211,522.98	350,538.61	139,015.63	65.72 %	423,200.00
R1: 33 - INTERGOVERNMENTAL									
1519 - INTERGOVERNMENTAL	9,129.68	18,820.50	9,690.82	106.15 %	54,778.08	27,923.68	-26,854.40	-49.02 %	109,600.00
3200 - POLICE	2,165.80	1,633.50	-532.30	-24.58 %	12,994.80	14,334.41	1,339.61	10.31 %	26,000.00
3500 - FIRE OPERATIONS	0.00	26,047.62	26,047.62	0.00 %	0.00	26,187.62	26,187.62	0.00 %	0.00
4200 - STREETS & TRANSPORTATION	12,669.81	0.00	-12,669.81	-100.00 %	76,018.86	152,098.59	76,079.73	100.08 %	152,098.59
Total R1: 33 - INTERGOVERNMENTAL:	23,965.29	46,501.62	22,536.33	94.04 %	143,791.74	220,544.30	76,752.56	53.38 %	287,698.59
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	59,101.35	65,228.93	6,127.58	10.37 %	354,608.10	417,406.80	62,798.70	17.71 %	709,500.00
3200 - POLICE	1,666.00	237.30	-1,428.70	-85.76 %	9,996.00	1,564.31	-8,431.69	-84.35 %	20,000.00
3510 - FIRE PREVENTION/CRR	0.00	500.00	500.00	0.00 %	0.00	500.00	500.00	0.00 %	0.00
7200 - CODE & DEVELOPMENT	416.50	0.00	-416.50	-100.00 %	2,499.00	655.95	-1,843.05	-73.75 %	5,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	1,666.00	0.00	-1,666.00	-100.00 %	9,996.00	8,883.65	-1,112.35	-11.13 %	20,000.00
7563 - AIRPORT	91.63	85.00	-6.63	-7.24 %	549.78	255.00	-294.78	-53.62 %	1,100.00
Total R1: 34 - CHARGES FOR SERVICES:	62,941.48	66,051.23	3,109.75	4.94 %	377,648.88	429,265.71	51,616.83	13.67 %	755,600.00
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	39,567.50	17,145.68	-22,421.82	-56.67 %	237,405.00	137,429.87	-99,975.13	-42.11 %	475,000.00
3200 - POLICE	0.00	1,716.55	1,716.55	0.00 %	0.00	13,391.51	13,391.51	0.00 %	0.00
Total R1: 35 - FINES & FORFEITURES:	39,567.50	18,862.23	-20,705.27	-52.33 %	237,405.00	150,821.38	-86,583.62	-36.47 %	475,000.00
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	0.00	90.33	90.33	0.00 %	0.00	229.32	229.32	0.00 %	0.00
Total R1: 36 - INVESTMENT INCOME:	0.00	90.33	90.33	0.00 %	0.00	229.32	229.32	0.00 %	0.00
R1: 37 - CONTRIBUTIONS & DONATIONS									
1500 - GENERAL ADMIN	0.00	-64.32	-64.32	0.00 %	0.00	0.00	0.00	0.00 %	0.00
3200 - POLICE	333.20	0.00	-333.20	-100.00 %	1,999.20	0.00	-1,999.20	-100.00 %	4,000.00
7521 - MAINSTREET	2,915.50	0.00	-2,915.50	-100.00 %	17,493.00	8,750.00	-8,743.00	-49.98 %	35,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	3,248.70	-64.32	-3,313.02	-101.98 %	19,492.20	8,750.00	-10,742.20	-55.11 %	39,000.00

Monthly Budget Report

For Fiscal: 2021 Period Ending: 06/30/21

DEP...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
R1: 38 - MISCELLANEOUS REVENUE									
1510 - FINANCE ADMIN	2,915.50	845.76	-2,069.74	-70.99 %	17,493.00	24,322.78	6,829.78	39.04 %	35,000.00
1565 - WALTON PLAZA	275.55	275.63	0.08	0.03 %	1,653.30	1,653.78	0.48	0.03 %	3,308.00
3200 - POLICE	0.00	8,221.00	8,221.00	0.00 %	0.00	8,221.00	8,221.00	0.00 %	0.00
5530 - COMMUNITY CENTER	2,082.50	1,666.67	-415.83	-19.97 %	12,495.00	3,333.34	-9,161.66	-73.32 %	25,000.00
7563 - AIRPORT	17,014.02	21,844.36	4,830.34	28.39 %	102,084.12	78,304.26	-23,779.86	-23.29 %	204,250.00
Total R1: 38 - MISCELLANEOUS REVENUE:	22,287.57	32,853.42	10,565.85	47.41 %	133,725.42	115,835.16	-17,890.26	-13.38 %	267,558.00
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	242,509.62	215,394.25	-27,115.37	-11.18 %	1,455,057.72	1,398,331.07	-56,726.65	-3.90 %	2,911,280.08
3200 - POLICE	25,823.00	0.00	-25,823.00	-100.00 %	154,938.00	0.00	-154,938.00	-100.00 %	310,000.00
Total R1: 39 - OTHER FINANCING SOURCES:	268,332.62	215,394.25	-52,938.37	-19.73 %	1,609,995.72	1,398,331.07	-211,664.65	-13.15 %	3,221,280.08
Total Revenue:	1,149,131.15	776,368.61	-372,762.54	-32.44 %	6,894,786.90	5,210,669.52	-1,684,117.38	-24.43 %	13,795,077.13
Expense									
1100 - LEGISLATIVE	20,890.87	17,412.69	3,478.18	16.65 %	125,345.22	104,667.19	20,678.03	16.50 %	250,791.00
1300 - EXECUTIVE	33,616.08	24,259.17	9,356.91	27.83 %	201,696.48	165,454.16	36,242.32	17.97 %	403,555.00
1400 - ELECTIONS	1,274.49	0.00	1,274.49	100.00 %	7,646.94	0.00	7,646.94	100.00 %	15,300.00
1500 - GENERAL ADMIN	12,098.80	10,952.69	1,146.11	9.47 %	72,592.80	72,671.12	-78.32	-0.11 %	145,244.00
1510 - FINANCE ADMIN	29,647.92	19,666.72	9,981.20	33.67 %	177,887.52	131,118.58	46,768.94	26.29 %	355,918.00
1530 - LAW	8,746.50	62,698.97	-53,952.47	-616.85 %	52,479.00	94,257.19	-41,778.19	-79.61 %	105,000.00
1560 - AUDIT	3,332.00	7,000.00	-3,668.00	-110.08 %	19,992.00	39,500.00	-19,508.00	-97.58 %	40,000.00
1565 - WALTON PLAZA	49,677.78	28,276.56	21,401.22	43.08 %	298,066.68	298,244.36	-177.68	-0.06 %	596,372.00
2650 - MUNICIPAL COURT	8,791.27	33,662.18	-24,870.91	-282.90 %	52,834.62	74,831.81	-21,997.19	-41.63 %	105,625.00
3200 - POLICE	464,141.52	158,869.37	305,272.15	65.77 %	2,784,849.12	2,449,869.71	334,979.41	12.03 %	5,571,927.56
3500 - FIRE OPERATIONS	205,528.81	212,965.13	-7,436.32	-3.62 %	1,233,172.86	1,137,248.78	95,924.08	7.78 %	2,467,333.00
3510 - FIRE PREVENTION/CRR	8,159.04	6,657.97	1,501.07	18.40 %	48,954.24	38,496.01	10,458.23	21.36 %	97,948.00
4200 - STREETS & TRANSPORTATION	129,025.50	107,963.30	21,062.20	16.32 %	774,153.00	681,377.28	92,775.72	11.98 %	1,548,926.00
5500 - COMMUNITY SERVICES	1,049.58	0.00	1,049.58	100.00 %	6,297.48	4,331.00	1,966.48	31.23 %	12,600.00
5530 - COMMUNITY CENTER	416.50	409.79	6.71	1.61 %	2,499.00	3,308.75	-809.75	-32.40 %	5,000.00
6200 - BLDGS & GROUNDS	50,574.23	31,770.62	18,803.61	37.18 %	303,445.42	235,668.98	67,776.44	22.34 %	607,134.57
6500 - LIBRARIES	10,335.44	30,971.82	-20,636.38	-199.67 %	62,012.64	72,509.01	-10,496.37	-16.93 %	124,075.00
7200 - CODE & DEVELOPMENT	57,299.81	79,768.41	-22,468.60	-39.21 %	343,798.86	357,603.50	-13,804.64	-4.02 %	687,858.00
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00 %	2,421.00	0.00	2,421.00	100.00 %	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	38,607.51	34,784.46	3,823.05	9.90 %	231,645.06	180,315.38	51,329.68	22.16 %	463,476.00
7550 - DOWNTOWN DEVELOPMENT	2,082.50	6,277.92	-4,195.42	-201.46 %	12,495.00	18,843.76	-6,348.76	-50.81 %	25,000.00
7563 - AIRPORT	13,423.76	1,364.39	12,059.37	89.84 %	80,542.56	49,096.84	31,445.72	39.04 %	161,150.00
Total Expense:	1,149,123.41	875,732.16	273,391.25	23.79 %	6,894,827.50	6,209,413.41	685,414.09	9.94 %	13,795,077.13
Report Total:	7.74	-99,363.55	-99,371.29		-40.60	-998,743.89	-998,703.29		0.00

General Fund

Income Statement

Group Summary

For Fiscal: 2021 Period Ending: 06/30/2021



Monroe, GA

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1500 - GENERAL ADMIN	0.00	0.00	-64.32	0.00	0.00
1510 - FINANCE ADMIN	11,981,520.54	11,981,520.54	658,355.76	4,376,643.94	7,604,876.60
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	18,820.50	27,923.68	81,676.32
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,653.78	1,654.22
2650 - MUNICIPAL COURT	475,000.00	475,000.00	17,145.68	137,429.87	337,570.13
3200 - POLICE	360,000.00	360,000.00	11,808.35	37,511.23	322,488.77
3500 - FIRE OPERATIONS	0.00	0.00	26,047.62	26,187.62	-26,187.62
3510 - FIRE PREVENTION/CRR	0.00	0.00	500.00	500.00	-500.00
4200 - STREETS & TRANSPORTATION	152,098.59	152,098.59	0.00	152,098.59	0.00
5530 - COMMUNITY CENTER	25,000.00	25,000.00	1,666.67	3,333.34	21,666.66
7200 - CODE & DEVELOPMENT	390,000.00	428,200.00	19,883.36	351,194.56	77,005.44
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	0.00	8,883.65	11,116.35
7521 - MAINSTREET	35,000.00	35,000.00	0.00	8,750.00	26,250.00
7563 - AIRPORT	205,350.00	205,350.00	21,929.36	78,559.26	126,790.74
Revenue Total:	13,756,877.13	13,795,077.13	776,368.61	5,210,669.52	8,584,407.61
Expense					
1100 - LEGISLATIVE	250,791.00	250,791.00	17,412.69	104,667.19	146,123.81
1300 - EXECUTIVE	403,555.00	403,555.00	24,259.17	165,454.16	238,100.84
1400 - ELECTIONS	15,300.00	15,300.00	0.00	0.00	15,300.00
1500 - GENERAL ADMIN	145,244.00	145,244.00	10,970.92	72,718.15	72,525.85
1510 - FINANCE ADMIN	355,918.00	355,918.00	19,666.72	131,118.58	224,799.42
1530 - LAW	105,000.00	105,000.00	62,698.97	94,257.19	10,742.81
1560 - AUDIT	40,000.00	40,000.00	7,000.00	39,500.00	500.00
1565 - WALTON PLAZA	596,372.00	596,372.00	28,276.56	298,244.36	298,127.64
2650 - MUNICIPAL COURT	105,625.00	105,625.00	33,662.18	74,831.81	30,793.19
3200 - POLICE	5,571,927.56	5,571,927.56	158,869.37	2,449,869.71	3,122,057.85
3500 - FIRE OPERATIONS	2,467,333.00	2,467,333.00	212,965.13	1,137,248.78	1,330,084.22
3510 - FIRE PREVENTION/CRR	97,948.00	97,948.00	6,657.97	38,496.01	59,451.99
4200 - STREETS & TRANSPORTATION	1,548,926.00	1,548,926.00	107,963.30	681,377.28	867,548.72
5500 - COMMUNITY SERVICES	12,600.00	12,600.00	0.00	4,331.00	8,269.00
5530 - COMMUNITY CENTER	5,000.00	5,000.00	409.79	3,308.75	1,691.25
6200 - BLDGS & GROUNDS	607,134.53	607,134.57	31,770.62	235,668.98	371,465.59
6500 - LIBRARIES	124,075.00	124,075.00	30,971.82	72,509.01	51,565.99
7200 - CODE & DEVELOPMENT	649,658.00	687,858.00	79,768.41	357,603.50	330,254.50
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	463,476.00	463,476.00	34,784.46	180,315.38	283,160.62
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	6,277.92	18,843.76	6,156.24
7563 - AIRPORT	161,150.00	161,150.00	1,364.39	49,096.84	112,053.16
Expense Total:	13,756,877.09	13,795,077.13	875,750.39	6,209,460.44	7,585,616.69
Total Surplus (Deficit):	0.04	0.00	-99,381.78	-998,790.92	



Monroe, GA

General Fund

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 06/30/2021

DEP...	2020 June Activity	2021 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1500 - GENERAL ADMIN	0.00	-64.32	-64.32	0.00%	0.00	0.00	0.00	0.00%
1510 - FINANCE ADMIN	570,404.76	658,355.76	87,951.00	15.42%	3,778,667.57	4,376,643.94	597,976.37	15.83%
1519 - INTERGOVERNMENTAL	7,782.25	18,820.50	11,038.25	141.84%	95,164.50	27,923.68	-67,240.82	-70.66%
1565 - WALTON PLAZA	275.63	275.63	0.00	0.00%	1,653.78	1,653.78	0.00	0.00%
2650 - MUNICIPAL COURT	22,780.08	17,145.68	-5,634.40	-24.73%	130,640.92	137,429.87	6,788.95	5.20%
3200 - POLICE	-2,779.14	11,808.35	14,587.49	524.89%	422,858.28	37,511.23	-385,347.05	-91.13%
3500 - FIRE OPERATIONS	0.00	26,047.62	26,047.62	0.00%	31,257.25	26,187.62	-5,069.63	-16.22%
3510 - FIRE PREVENTION/CRR	500.00	500.00	0.00	0.00%	500.00	500.00	0.00	0.00%
4200 - STREETS & TRANSPORTATION	8,606.00	0.00	-8,606.00	-100.00%	209,009.88	152,098.59	-56,911.29	-27.23%
5530 - COMMUNITY CENTER	0.00	1,666.67	1,666.67	0.00%	1,475.00	3,333.34	1,858.34	125.99%
7200 - CODE & DEVELOPMENT	15,079.00	19,883.36	4,804.36	31.86%	256,653.25	351,194.56	94,541.31	36.84%
7520 - ECONOMIC DEVELOPMENT & PLANNING	172.00	0.00	-172.00	-100.00%	5,564.00	8,883.65	3,319.65	59.66%
7521 - MAINSTREET	0.00	0.00	0.00	0.00%	8,750.00	8,750.00	0.00	0.00%
7563 - AIRPORT	17,086.38	21,929.36	4,842.98	28.34%	89,293.05	78,559.26	-10,733.79	-12.02%
Revenue Total:	639,906.96	776,368.61	136,461.65	21.33%	5,031,487.48	5,210,669.52	179,182.04	3.56%
Expense								
1100 - LEGISLATIVE	7,197.75	17,412.69	-10,214.94	-141.92%	77,126.94	104,667.19	-27,540.25	-35.71%
1300 - EXECUTIVE	25,663.79	24,259.17	1,404.62	5.47%	158,475.72	165,454.16	-6,978.44	-4.40%
1500 - GENERAL ADMIN	10,775.63	10,970.92	-195.29	-1.81%	70,757.16	72,718.15	-1,960.99	-2.77%
1510 - FINANCE ADMIN	26,410.00	19,666.72	6,743.28	25.53%	137,538.37	131,118.58	6,419.79	4.67%
1530 - LAW	33,749.98	62,698.97	-28,948.99	-85.77%	78,694.52	94,257.19	-15,562.67	-19.78%
1560 - AUDIT	5,595.00	7,000.00	-1,405.00	-25.11%	36,095.00	39,500.00	-3,405.00	-9.43%
1565 - WALTON PLAZA	28,845.31	28,276.56	568.75	1.97%	102,112.81	298,244.36	-196,131.55	-192.07%
2650 - MUNICIPAL COURT	4,193.26	33,662.18	-29,468.92	-702.77%	43,034.11	74,831.81	-31,797.70	-73.89%
3200 - POLICE	829,107.53	158,869.37	670,238.16	80.84%	2,828,043.67	2,449,869.71	378,173.96	13.37%
3500 - FIRE OPERATIONS	171,743.33	212,965.13	-41,221.80	-24.00%	1,162,747.10	1,137,248.78	25,498.32	2.19%
3510 - FIRE PREVENTION/CRR	7,845.26	6,657.97	1,187.29	15.13%	42,996.41	38,496.01	4,500.40	10.47%
4200 - STREETS & TRANSPORTATION	106,341.77	107,963.30	-1,621.53	-1.52%	636,473.91	681,377.28	-44,903.37	-7.06%
5500 - COMMUNITY SERVICES	0.00	0.00	0.00	0.00%	5,600.00	4,331.00	1,269.00	22.66%
5530 - COMMUNITY CENTER	1,226.54	409.79	816.75	66.59%	8,877.76	3,308.75	5,569.01	62.73%
6200 - BLDGS & GROUNDS	30,565.16	31,770.62	-1,205.46	-3.94%	167,659.99	235,668.98	-68,008.99	-40.56%
6500 - LIBRARIES	30,978.75	30,971.82	6.93	0.02%	63,883.44	72,509.01	-8,625.57	-13.50%
7200 - CODE & DEVELOPMENT	55,688.18	79,768.41	-24,080.23	-43.24%	398,630.25	357,603.50	41,026.75	10.29%
7520 - ECONOMIC DEVELOPMENT & PLANNING	3,743.16	34,784.46	-31,041.30	-829.28%	77,392.59	180,315.38	-102,922.79	-132.99%
7550 - DOWNTOWN DEVELOPMENT	6,250.00	6,277.92	-27.92	-0.45%	12,500.00	18,843.76	-6,343.76	-50.75%

Prior-Year Comparative Income Statement

For the Period Ending 06/30/2

DEP...	2020 June Activity	2021 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
7563 - AIRPORT	2,420.79	1,364.39	1,056.40	43.64%	32,651.35	49,096.84	-16,445.49	-50.37%
Expense Total:	1,388,341.19	875,750.39	512,590.80	36.92%	6,141,291.10	6,209,460.44	-68,169.34	-1.11%
Total Surplus (Deficit):	-748,434.23	-99,381.78	649,052.45	86.72%	-1,109,803.62	-998,790.92	111,012.70	10.00%

General Fund

Budget Report
Group Summary

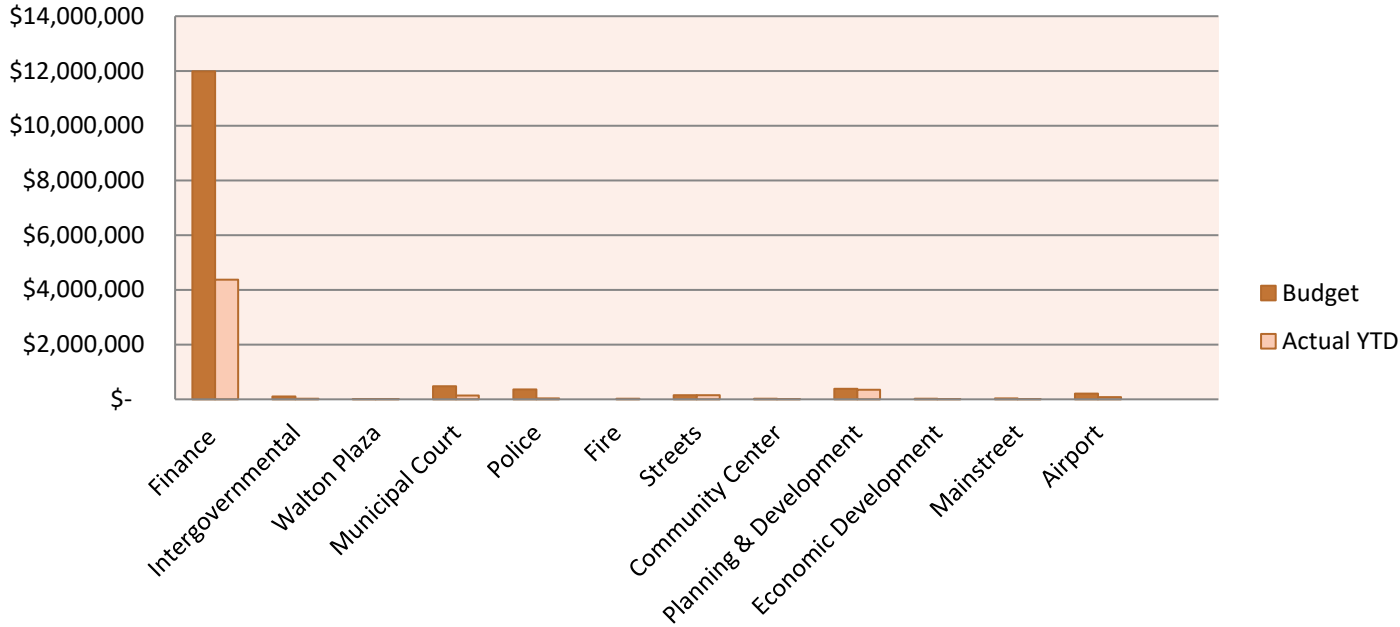
For Fiscal: 2021 Period Ending: 06/30/2021



Monroe, GA

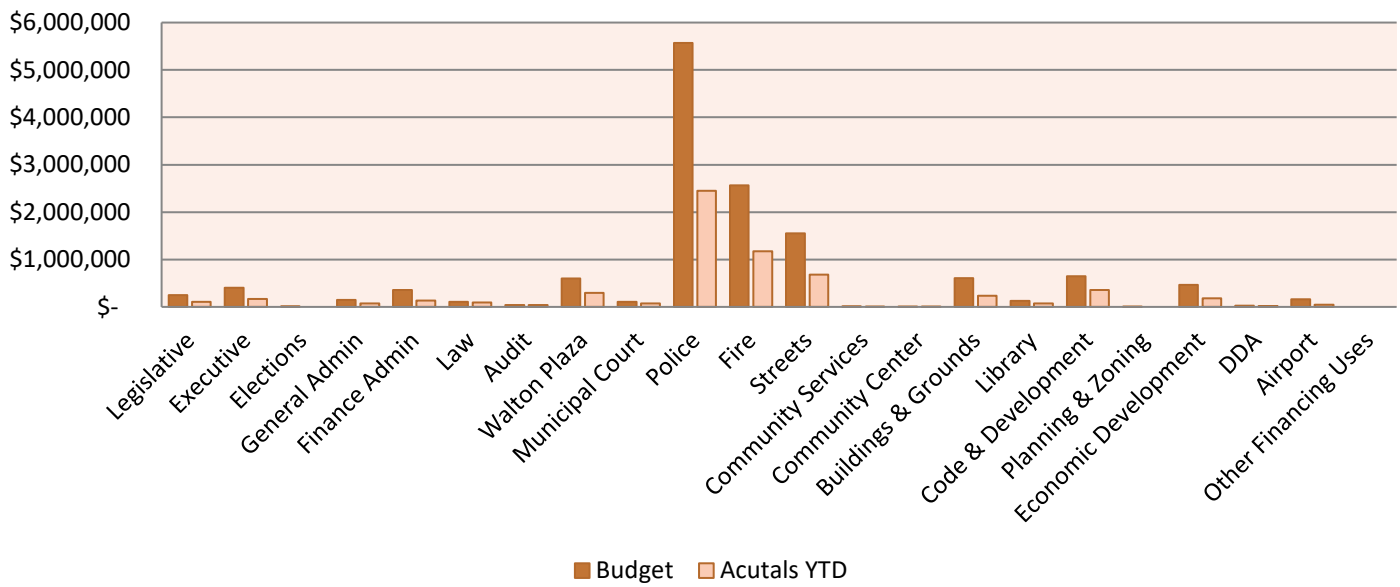
DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1500 - GENERAL ADMIN	0.00	0.00	-64.32	0.00	0.00	0.00 %
1510 - FINANCE ADMIN	11,981,520.54	11,981,520.54	658,355.76	4,376,643.94	-7,604,876.60	63.47 %
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	18,820.50	27,923.68	-81,676.32	74.52 %
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,653.78	-1,654.22	50.01 %
2650 - MUNICIPAL COURT	475,000.00	475,000.00	17,145.68	137,429.87	-337,570.13	71.07 %
3200 - POLICE	360,000.00	360,000.00	11,808.35	37,511.23	-322,488.77	89.58 %
3500 - FIRE OPERATIONS	0.00	0.00	26,047.62	26,187.62	26,187.62	0.00 %
3510 - FIRE PREVENTION/CRR	0.00	0.00	500.00	500.00	500.00	0.00 %
4200 - STREETS & TRANSPORTATION	152,098.59	152,098.59	0.00	152,098.59	0.00	0.00 %
5530 - COMMUNITY CENTER	25,000.00	25,000.00	1,666.67	3,333.34	-21,666.66	86.67 %
7200 - CODE & DEVELOPMENT	390,000.00	428,200.00	19,883.36	351,194.56	-77,005.44	17.98 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	0.00	8,883.65	-11,116.35	55.58 %
7521 - MAINSTREET	35,000.00	35,000.00	0.00	8,750.00	-26,250.00	75.00 %
7563 - AIRPORT	205,350.00	205,350.00	21,929.36	78,559.26	-126,790.74	61.74 %
Revenue Total:	13,756,877.13	13,795,077.13	776,368.61	5,210,669.52	-8,584,407.61	62.23 %
Expense						
1100 - LEGISLATIVE	250,791.00	250,791.00	17,412.69	104,667.19	146,123.81	58.27 %
1300 - EXECUTIVE	403,555.00	403,555.00	24,259.17	165,454.16	238,100.84	59.00 %
1400 - ELECTIONS	15,300.00	15,300.00	0.00	0.00	15,300.00	100.00 %
1500 - GENERAL ADMIN	145,244.00	145,244.00	10,952.69	72,671.12	72,572.88	49.97 %
1510 - FINANCE ADMIN	355,918.00	355,918.00	19,666.72	131,118.58	224,799.42	63.16 %
1530 - LAW	105,000.00	105,000.00	62,698.97	94,257.19	10,742.81	10.23 %
1560 - AUDIT	40,000.00	40,000.00	7,000.00	39,500.00	500.00	1.25 %
1565 - WALTON PLAZA	596,372.00	596,372.00	28,276.56	298,244.36	298,127.64	49.99 %
2650 - MUNICIPAL COURT	105,625.00	105,625.00	33,662.18	74,831.81	30,793.19	29.15 %
3200 - POLICE	5,571,927.56	5,571,927.56	158,869.37	2,449,869.71	3,122,057.85	56.03 %
3500 - FIRE OPERATIONS	2,467,333.00	2,467,333.00	212,965.13	1,137,248.78	1,330,084.22	53.91 %
3510 - FIRE PREVENTION/CRR	97,948.00	97,948.00	6,657.97	38,496.01	59,451.99	60.70 %
4200 - STREETS & TRANSPORTATION	1,548,926.00	1,548,926.00	107,963.30	681,377.28	867,548.72	56.01 %
5500 - COMMUNITY SERVICES	12,600.00	12,600.00	0.00	4,331.00	8,269.00	65.63 %
5530 - COMMUNITY CENTER	5,000.00	5,000.00	409.79	3,308.75	1,691.25	33.83 %
6200 - BLDGS & GROUNDS	607,134.53	607,134.57	31,770.62	235,668.98	371,465.59	61.18 %
6500 - LIBRARIES	124,075.00	124,075.00	30,971.82	72,509.01	51,565.99	41.56 %
7200 - CODE & DEVELOPMENT	649,658.00	687,858.00	79,768.41	357,603.50	330,254.50	48.01 %
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	463,476.00	463,476.00	34,784.46	180,315.38	283,160.62	61.09 %
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	6,277.92	18,843.76	6,156.24	24.62 %
7563 - AIRPORT	161,150.00	161,150.00	1,364.39	49,096.84	112,053.16	69.53 %
Expense Total:	13,756,877.09	13,795,077.13	875,732.16	6,209,413.41	7,585,663.72	54.99 %
Report Surplus (Deficit):	0.04	0.00	-99,363.55	-998,743.89	-998,743.89	0.00 %

General Fund Revenue June YTD Budget Comparison



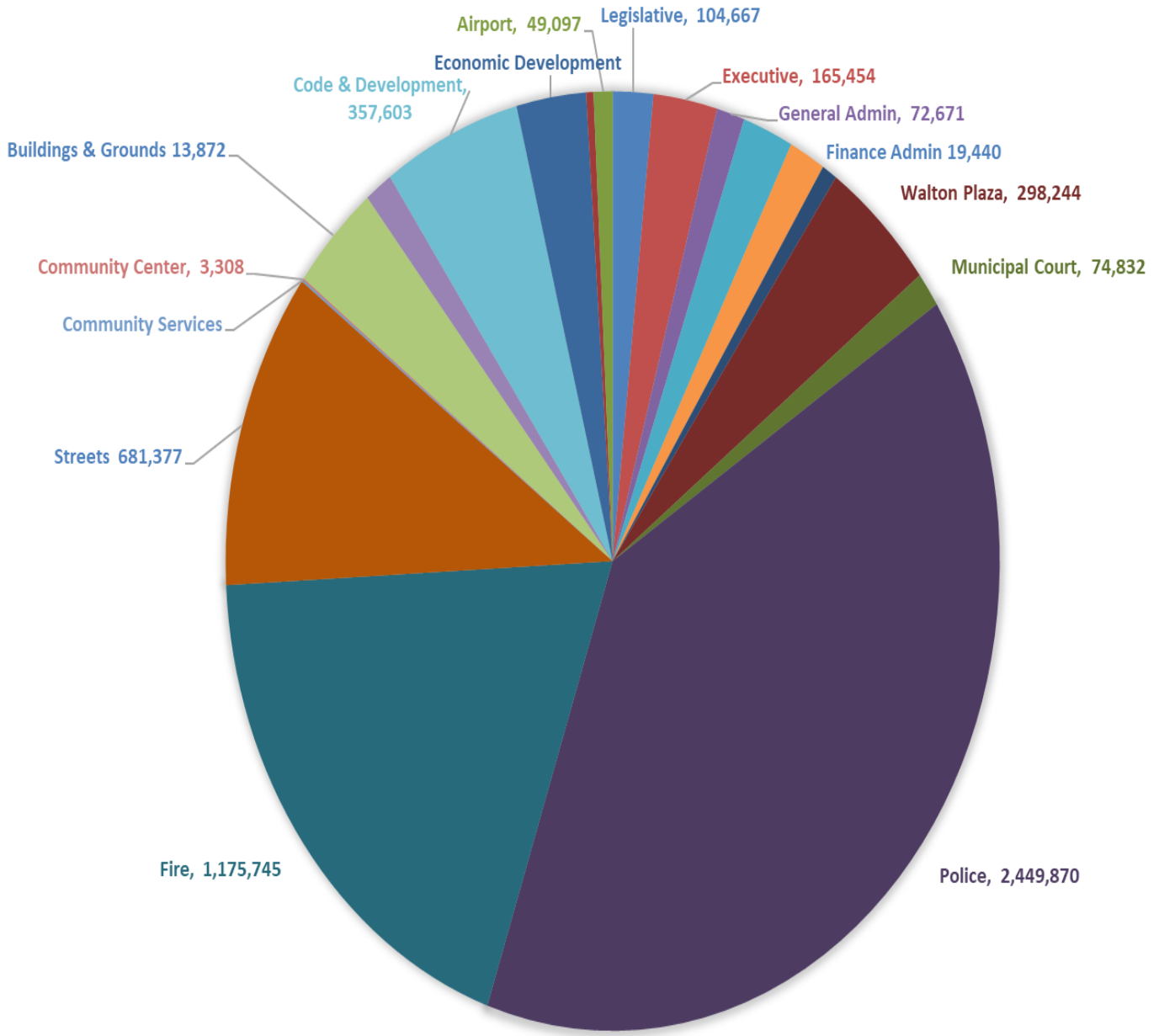
General Fund year-to-date revenues for the month totaled \$5,210,670 which is 37.8% of total budgeted revenues of \$13,756,877 for 2021. Property Tax & Insurance Premium Tax collections make up @ 37% of total General Fund Revenues, which is not collected until the fourth quarter of each year.

General Fund Expense June YTD Budget Comparison



General Fund year-to-date expenses for the month totaled \$6,209,413 which is 45% of total budgeted expenses of \$13,756,877 for 2021.

GENERAL FUND EXPENSES JUNE YTD



Utilities Fund

For Fiscal: 2021 Period Ending: 6/2021



	Original Total Budget	Current Total Budget	Period Activity	YTD June	Assumed July-Dec	Projected Year End 2021	Year End 2020
Revenue							
4002 - WATER	6,125,577	6,125,577	494,405	2,788,542	3,131,932	5,920,474	5,732,224
4003 - SEWER	5,524,167	5,524,167	411,471	2,963,249	2,583,709	5,546,958	5,399,910
4005 - GAS	4,072,608	4,072,608	229,175	2,959,691	1,299,383	4,259,074	3,672,382
4006 - GUTA	130,000	130,000	16,090	50,988	82,669	133,657	150,854
4008 - ELECTRIC	20,165,167	20,165,167	1,458,838	10,202,593	10,837,731	21,040,324	19,793,670
4009 - TELECOM & INTERNET	3,424,167	3,424,167	308,614	1,836,800	1,741,703	3,578,504	3,349,923
4010 - CABLE TV	3,934,167	3,934,167	289,871	1,902,913	1,569,483	3,472,397	3,202,263
4012 - UTIL FINANCE			-	0	265,649	265,650	747,844
Revenue Total:	43,375,851	43,375,851	3,208,465	22,704,777	21,512,260	44,217,037	42,049,070
Expense							
4002 - WATER	6,185,269	6,185,269	568,319	2,789,914	2,668,204	5,458,117	5,087,160
4003 - SEWER	5,354,230	5,354,230	407,504	2,189,548	2,217,429	4,406,977	4,621,536
4004 - STORMWATER	381,765	381,765	(50,954)	138,232	242,636	380,868	478,837
4005 - GAS	4,262,732	4,262,732	287,906	2,254,203	1,382,285	3,636,488	3,315,782
4006 - GUTA	250,914	250,914	18,206	113,601	142,159	255,759	254,954
4007 - GEN ADMIN WSG	234,745	234,745	17,671	114,033	138,437	252,470	262,683
4008 - ELECTRIC	17,165,182	17,165,182	1,392,882	8,669,438	9,379,157	18,048,595	17,434,007
4009 - TELECOM & INTERNET	3,092,616	3,092,616	231,062	1,364,821	853,007	2,217,828	1,463,544
4010 - CABLE TV	5,457,472	5,457,472	371,874	2,325,919	2,541,477	4,867,396	5,134,676
4011 - GEN ADMIN ELEC/TELECOM	208,412	208,412	16,204	103,301	119,453	222,755	234,656
4012 - UTIL FINANCE	(1,952,223)	(1,952,223)	(229,407)	(1,554,265)	(1,117,708)	(2,671,973)	(2,936,261)
4013 - UTIL CUST SVC	1,530,403	1,530,403	117,343	794,508	775,318	1,569,826	1,636,811
4014 - UTIL BILLING	477,506	477,506	32,135	241,269	236,119	477,388	480,739
4015 - CENTRAL SERVICES	726,830	726,830	79,700	518,260	512,904	1,031,164	1,024,534
Expense Total:	43,375,851	43,375,851	3,260,445	20,062,780	20,090,878	40,153,658	38,493,658
Report Surplus (Deficit):				2,641,997		4,063,379	3,555,412



Monroe, GA

Utilities Fund
without Capital Expense

Monthly Budget Report
Group Summary
For Fiscal: 2021 Period Ending: 06/30/2021

ACTIVIT...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4002 - WATER	510,260.53	494,405.31	-15,855.22	-3.11 %	3,061,563.18	2,788,604.77	-272,958.41	-8.92 %	6,125,576.67
4003 - SEWER	460,163.08	411,471.02	-48,692.06	-10.58 %	2,760,978.48	2,963,312.19	202,333.71	7.33 %	5,524,166.67
4005 - GAS	339,248.21	229,174.51	-110,073.70	-32.45 %	2,035,489.26	2,959,754.39	924,265.13	45.41 %	4,072,607.67
4006 - GUTA	10,829.00	16,090.00	5,261.00	48.58 %	64,974.00	50,988.32	-13,985.68	-21.53 %	130,000.00
4008 - ELECTRIC	1,679,758.38	1,458,838.33	-220,920.05	-13.15 %	10,078,550.28	10,202,592.91	124,042.63	1.23 %	20,165,166.67
4009 - TELECOM & INTERNET	285,233.08	308,614.38	23,381.30	8.20 %	1,711,398.48	1,836,863.04	125,464.56	7.33 %	3,424,166.67
4010 - CABLE TV	327,716.08	289,871.28	-37,844.80	-11.55 %	1,966,296.48	1,902,976.06	-63,320.42	-3.22 %	3,934,166.67
4012 - UTIL FINANCE	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %	0.00
Total Revenue:	3,613,208.36	3,208,464.83	-404,743.53	-11.20 %	21,679,250.16	22,705,091.68	1,025,841.52	4.73 %	43,375,851.02
Expense									
4002 - WATER	514,686.41	568,318.82	53,632.41	-10.42 %	3,090,016.86	2,789,913.32	300,103.54	9.71 %	6,182,888.83
4003 - SEWER	445,840.55	407,503.51	-38,337.04	8.60 %	2,675,043.30	2,189,547.07	485,496.23	18.15 %	5,352,229.98
4004 - STORMWATER	31,800.97	-50,953.79	-82,754.76	260.23 %	190,228.13	138,231.86	51,996.27	27.33 %	381,187.31
4005 - GAS	355,085.52	287,906.29	-67,179.23	18.92 %	2,130,513.12	2,254,203.12	-123,690.00	-5.81 %	4,262,732.21
4006 - GUTA	20,901.09	18,205.93	-2,695.16	12.89 %	125,406.54	113,600.27	-11,806.27	9.41 %	250,914.00
4007 - GEN ADMIN WSG	19,554.22	17,670.96	-1,883.26	9.63 %	117,325.32	114,032.16	-3,293.16	2.81 %	234,745.00
4008 - ELECTRIC	1,429,859.55	1,392,881.70	-36,977.85	2.59 %	8,579,157.30	8,669,437.91	-90,280.61	-1.05 %	17,165,181.50
4009 - TELECOM & INTERNET	257,614.82	231,061.63	-26,553.19	10.31 %	1,545,688.92	1,364,820.36	-180,868.56	11.70 %	3,092,615.50
4010 - CABLE TV	454,607.31	371,873.90	-82,733.41	18.20 %	2,727,643.86	2,325,918.17	-401,725.69	14.73 %	5,457,471.50
4011 - GEN ADMIN ELEC/TELECOM	17,360.69	16,203.69	-1,157.00	6.66 %	104,164.14	103,301.45	-862.69	0.83 %	208,412.00
4012 - UTIL FINANCE	-162,620.23	-229,407.39	-66,787.16	-41.07 %	-975,721.38	-1,554,265.87	-578,544.49	-59.29 %	-1,952,223.00
4013 - UTIL CUST SVC	127,482.52	117,343.24	-10,139.28	7.95 %	764,895.01	794,508.20	-29,613.19	-3.87 %	1,530,402.82
4014 - UTIL BILLING	39,776.23	32,134.60	-7,641.63	19.21 %	238,657.38	241,267.57	-2,610.19	-1.09 %	477,506.00
4015 - CENTRAL SERVICES	60,544.90	79,699.55	19,154.65	-31.64 %	363,269.40	518,260.10	-154,990.70	-42.67 %	726,830.00
Total Expense:	3,612,494.55	3,260,442.64	352,051.91	9.75 %	21,676,287.90	20,062,775.69	1,613,512.21	7.44 %	43,370,893.65
Report Total:	713.81	-51,977.81	-52,691.62		2,962.26	2,642,315.99	2,639,353.73		4,957.37



Monroe, GA

Utilities Fund
with Capital Expense

Income Statement
Group Summary

For Fiscal: 2021 Period Ending: 06/30/2021

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	6,125,576.67	6,125,576.67	494,405.31	3,150,373.27	2,975,203.40
4003 - SEWER	5,524,166.67	5,524,166.67	411,471.02	2,963,312.19	2,560,854.48
4005 - GAS	4,072,607.67	4,072,607.67	229,174.51	2,959,754.39	1,112,853.28
4006 - GUTA	130,000.00	130,000.00	16,090.00	50,988.32	79,011.68
4008 - ELECTRIC	20,165,166.67	20,165,166.67	1,458,838.33	10,202,592.91	9,962,573.76
4009 - TELECOM & INTERNET	3,424,166.67	3,424,166.67	308,614.38	1,836,863.04	1,587,303.63
4010 - CABLE TV	3,934,166.67	3,934,166.67	289,871.28	1,902,976.06	2,031,190.61
4012 - UTIL FINANCE	0.00	0.00	0.00	0.00	0.00
Revenue Total:	43,375,851.02	43,375,851.02	3,208,464.83	23,066,860.18	20,308,990.84
Expense					
4002 - WATER	6,185,268.51	6,185,268.51	647,145.06	3,826,226.29	2,359,042.22
4003 - SEWER	5,354,229.98	5,354,229.98	1,015,282.39	3,312,078.44	2,042,151.54
4004 - STORMWATER	381,765.00	381,765.00	-48,045.41	196,856.28	184,908.72
4005 - GAS	4,262,732.21	4,262,732.21	383,232.26	2,730,905.05	1,531,827.16
4006 - GUTA	250,914.00	250,914.00	18,245.93	113,640.27	137,273.73
4007 - GEN ADMIN WSG	234,745.00	234,745.00	17,710.96	114,072.16	120,672.84
4008 - ELECTRIC	17,165,181.50	17,165,181.50	1,601,041.41	9,288,652.79	7,876,528.71
4009 - TELECOM & INTERNET	3,092,615.50	3,092,615.50	356,159.28	2,026,568.12	1,066,047.38
4010 - CABLE TV	5,457,471.50	5,457,471.50	371,993.90	2,330,714.92	3,126,756.58
4011 - GEN ADMIN ELEC/TELECOM	208,412.00	208,412.00	16,356.86	103,454.62	104,957.38
4012 - UTIL FINANCE	-1,952,223.00	-1,952,223.00	-221,107.39	-1,535,966.87	-416,256.13
4013 - UTIL CUST SVC	1,530,402.93	1,530,402.82	117,343.24	794,508.20	735,894.62
4014 - UTIL BILLING	477,506.00	477,506.00	88,560.60	297,943.57	179,562.43
4015 - CENTRAL SERVICES	726,830.00	726,830.00	89,329.95	589,952.31	136,877.69
Expense Total:	43,375,851.13	43,375,851.02	4,453,249.04	24,189,606.15	19,186,244.87
Total Surplus (Deficit):	-0.11	0.00	-1,244,784.21	-1,122,745.97	

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 06/30/2021



Monroe, GA

Utilities Fund
with Capital Expense

ACTIVIT...	2020 June Activity	2021 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	1,221,410.00	494,405.31	-727,004.69	-59.52%	3,862,983.54	3,150,373.27	-712,610.27	-18.45%
4003 - SEWER	401,888.43	411,471.02	9,582.59	2.38%	2,816,522.07	2,963,312.19	146,790.12	5.21%
4005 - GAS	202,208.95	229,174.51	26,965.56	13.34%	2,373,320.76	2,959,754.39	586,433.63	24.71%
4006 - GUTA	31,750.00	16,090.00	-15,660.00	-49.32%	68,185.00	50,988.32	-17,196.68	-25.22%
4008 - ELECTRIC	1,431,018.48	1,458,838.33	27,819.85	1.94%	8,956,259.75	10,202,592.91	1,246,333.16	13.92%
4009 - TELECOM & INTERNET	277,571.10	308,614.38	31,043.28	11.18%	1,633,844.98	1,836,863.04	203,018.06	12.43%
4010 - CABLE TV	268,628.38	289,871.28	21,242.90	7.91%	1,633,102.21	1,902,976.06	269,873.85	16.53%
4012 - UTIL FINANCE	121,616.21	0.00	-121,616.21	-100.00%	495,938.76	0.00	-495,938.76	-100.00%
Revenue Total:	3,956,091.55	3,208,464.83	-747,626.72	-18.90%	21,840,157.07	23,066,860.18	1,226,703.11	5.62%
Expense								
4002 - WATER	1,442,301.50	647,145.06	795,156.44	55.13%	4,359,871.89	3,826,226.29	533,645.60	12.24%
4003 - SEWER	508,702.35	1,015,282.39	-506,580.04	-99.58%	3,038,119.14	3,312,078.44	-273,959.30	-9.02%
4004 - STORMWATER	35,074.76	-48,045.41	83,120.17	236.98%	270,136.77	196,856.28	73,280.49	27.13%
4005 - GAS	328,390.01	383,232.26	-54,842.25	-16.70%	1,999,537.63	2,730,905.05	-731,367.42	-36.58%
4006 - GUTA	15,653.85	18,245.93	-2,592.08	-16.56%	103,380.01	113,640.27	-10,260.26	-9.92%
4007 - GEN ADMIN WSG	18,857.79	17,710.96	1,146.83	6.08%	113,700.09	114,072.16	-372.07	-0.33%
4008 - ELECTRIC	1,636,319.52	1,601,041.41	35,278.11	2.16%	9,028,512.58	9,288,652.79	-260,140.21	-2.88%
4009 - TELECOM & INTERNET	112,604.47	356,159.28	-243,554.81	-216.29%	958,344.60	2,026,568.12	-1,068,223.52	-111.47%
4010 - CABLE TV	487,050.55	371,993.90	115,056.65	23.62%	2,585,299.89	2,330,714.92	254,584.97	9.85%
4011 - GEN ADMIN ELEC/TELECOM	16,722.83	16,356.86	365.97	2.19%	102,034.74	103,454.62	-1,419.88	-1.39%
4012 - UTIL FINANCE	-293,824.92	-221,107.39	-72,717.53	-24.75%	-1,515,643.92	-1,535,966.87	20,322.95	1.34%
4013 - UTIL CUST SVC	154,733.38	117,343.24	37,390.14	24.16%	801,263.43	794,508.20	6,755.23	0.84%
4014 - UTIL BILLING	31,447.18	88,560.60	-57,113.42	-181.62%	229,598.74	297,943.57	-68,344.83	-29.77%
4015 - CENTRAL SERVICES	107,644.36	89,329.95	18,314.41	17.01%	484,781.75	589,952.31	-105,170.56	-21.69%
Expense Total:	4,601,677.63	4,453,249.04	148,428.59	3.23%	22,558,937.34	24,189,606.15	-1,630,668.81	-7.23%
Total Surplus (Deficit):	-645,586.08	-1,244,784.21	-599,198.13	-92.81%	-718,780.27	-1,122,745.97	-403,965.70	-56.20%



Monroe, GA

Utilities Fund
without Capital Expense

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 06/30/2021

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	6,125,576.67	6,125,576.67	494,405.31	2,788,604.77	-3,336,971.90	54.48 %
4003 - SEWER	5,524,166.67	5,524,166.67	411,471.02	2,963,312.19	-2,560,854.48	46.36 %
4005 - GAS	4,072,607.67	4,072,607.67	229,174.51	2,959,754.39	-1,112,853.28	27.33 %
4006 - GUTA	130,000.00	130,000.00	16,090.00	50,988.32	-79,011.68	60.78 %
4008 - ELECTRIC	20,165,166.67	20,165,166.67	1,458,838.33	10,202,592.91	-9,962,573.76	49.40 %
4009 - TELECOM & INTERNET	3,424,166.67	3,424,166.67	308,614.38	1,836,863.04	-1,587,303.63	46.36 %
4010 - CABLE TV	3,934,166.67	3,934,166.67	289,871.28	1,902,976.06	-2,031,190.61	51.63 %
4012 - UTIL FINANCE	0.00	0.00	0.00	0.00	0.00	0.00 %
Revenue Total:	43,375,851.02	43,375,851.02	3,208,464.83	22,705,091.68	-20,670,759.34	47.65 %
Expense						
4002 - WATER	6,185,268.51	6,182,888.83	568,318.82	2,789,913.32	3,392,975.51	54.88 %
4003 - SEWER	5,354,229.98	5,352,229.98	407,503.51	2,189,547.07	3,162,682.91	59.09 %
4004 - STORMWATER	381,765.00	381,187.31	-50,953.79	138,231.86	242,955.45	63.74 %
4005 - GAS	4,262,732.21	4,262,732.21	287,906.29	2,254,203.12	2,008,529.09	47.12 %
4006 - GUTA	250,914.00	250,914.00	18,205.93	113,600.27	137,313.73	54.73 %
4007 - GEN ADMIN WSG	234,745.00	234,745.00	17,670.96	114,032.16	120,712.84	51.42 %
4008 - ELECTRIC	17,165,181.50	17,165,181.50	1,392,881.70	8,669,437.91	8,495,743.59	49.49 %
4009 - TELECOM & INTERNET	3,092,615.50	3,092,615.50	231,061.63	1,364,820.36	1,727,795.14	55.87 %
4010 - CABLE TV	5,457,471.50	5,457,471.50	371,873.90	2,325,918.17	3,131,553.33	57.38 %
4011 - GEN ADMIN ELEC/TELECOM	208,412.00	208,412.00	16,203.69	103,301.45	105,110.55	50.43 %
4012 - UTIL FINANCE	-1,952,223.00	-1,952,223.00	-229,407.39	-1,554,265.87	-397,957.13	20.38 %
4013 - UTIL CUST SVC	1,530,402.93	1,530,402.82	117,343.24	794,508.20	735,894.62	48.09 %
4014 - UTIL BILLING	477,506.00	477,506.00	32,134.60	241,267.57	236,238.43	49.47 %
4015 - CENTRAL SERVICES	726,830.00	726,830.00	79,699.55	518,260.10	208,569.90	28.70 %
Expense Total:	43,375,851.13	43,370,893.65	3,260,442.64	20,062,775.69	23,308,117.96	53.74 %
Report Surplus (Deficit):	-0.11	4,957.37	-51,977.81	2,642,315.99	2,637,358.62	53,200.76 %

Utilities Fund
Capital Expense

Budget Report
Group Summary

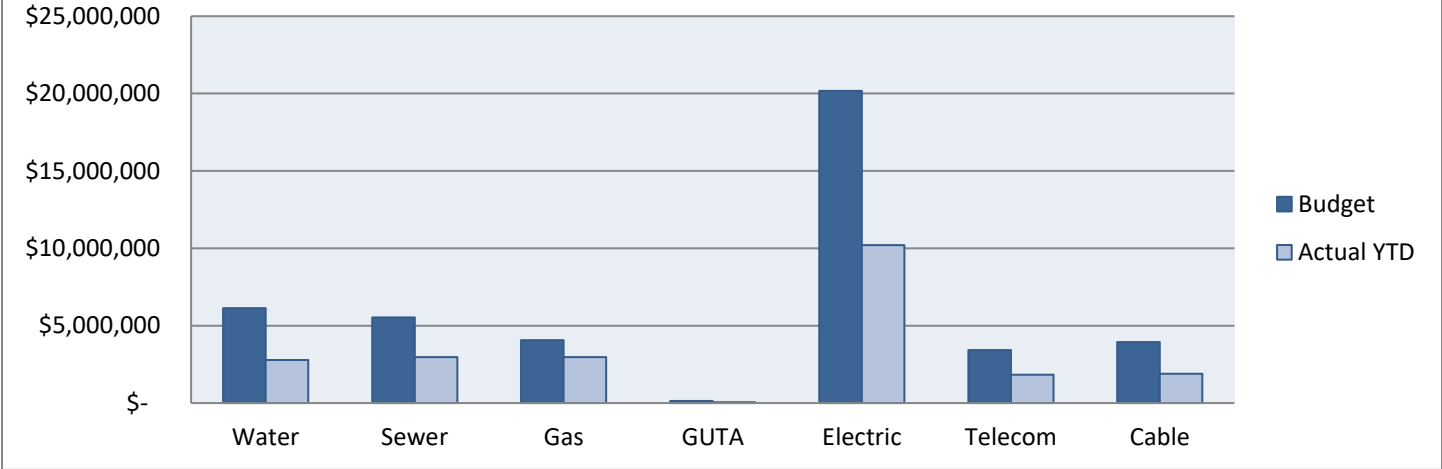
For Fiscal: 2021 Period Ending: 06/30/2021



Monroe, GA

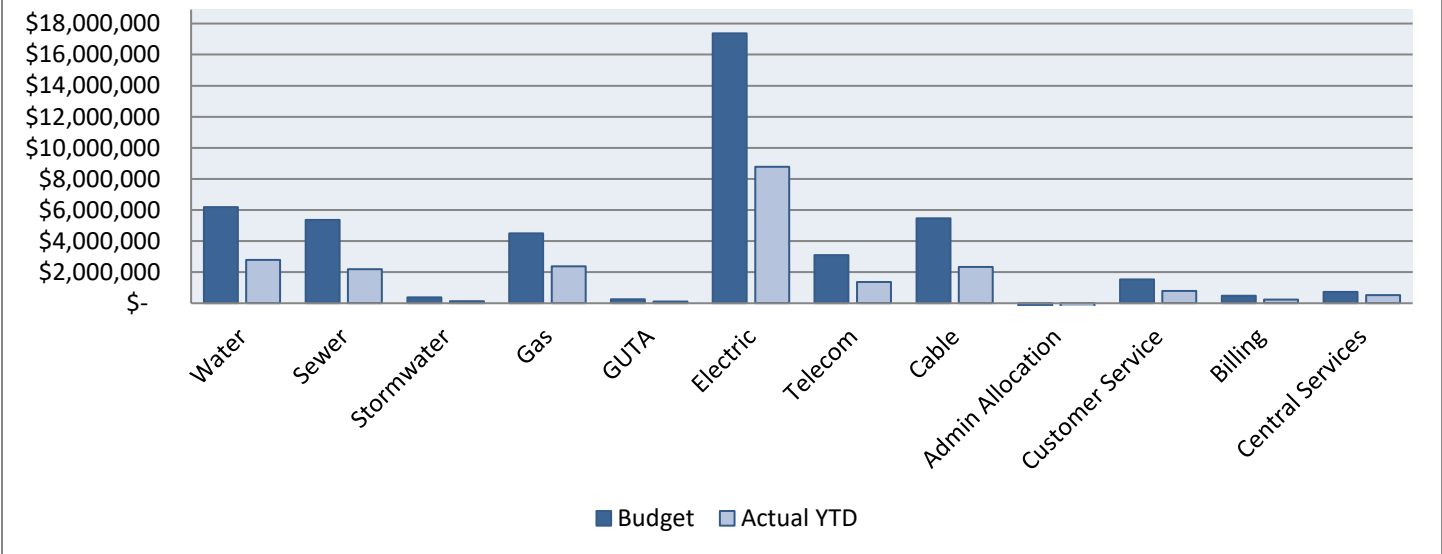
ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	0.00	0.00	0.00	361,768.50	361,768.50	0.00 %
4003 - SEWER	0.00	0.00	0.00	0.00	0.00	0.00 %
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - 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	361,768.50	361,768.50	0.00 %
Expense						
4002 - WATER	0.00	0.00	78,776.24	1,035,634.13	-1,035,634.13	0.00 %
4003 - SEWER	0.00	0.00	607,608.88	1,121,741.02	-1,121,741.02	0.00 %
4004 - STORMWATER	0.00	0.00	2,800.00	58,607.20	-58,607.20	0.00 %
4005 - GAS	0.00	0.00	95,325.97	476,322.24	-476,322.24	0.00 %
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	208,159.71	619,214.88	-619,214.88	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	125,017.65	661,667.76	-661,667.76	0.00 %
4010 - CABLE TV	0.00	0.00	0.00	4,676.75	-4,676.75	0.00 %
4012 - UTIL FINANCE	0.00	0.00	8,300.00	18,299.00	-18,299.00	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	56,346.00	56,596.00	-56,596.00	0.00 %
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00 %
Expense Total:	0.00	0.00	1,182,334.45	4,052,758.98	-4,052,758.98	0.00 %
Report Surplus (Deficit):	0.00	0.00	-1,182,334.45	-3,690,990.48	-3,690,990.48	0.00 %

Utilities Revenue June YTD Budget Comparison



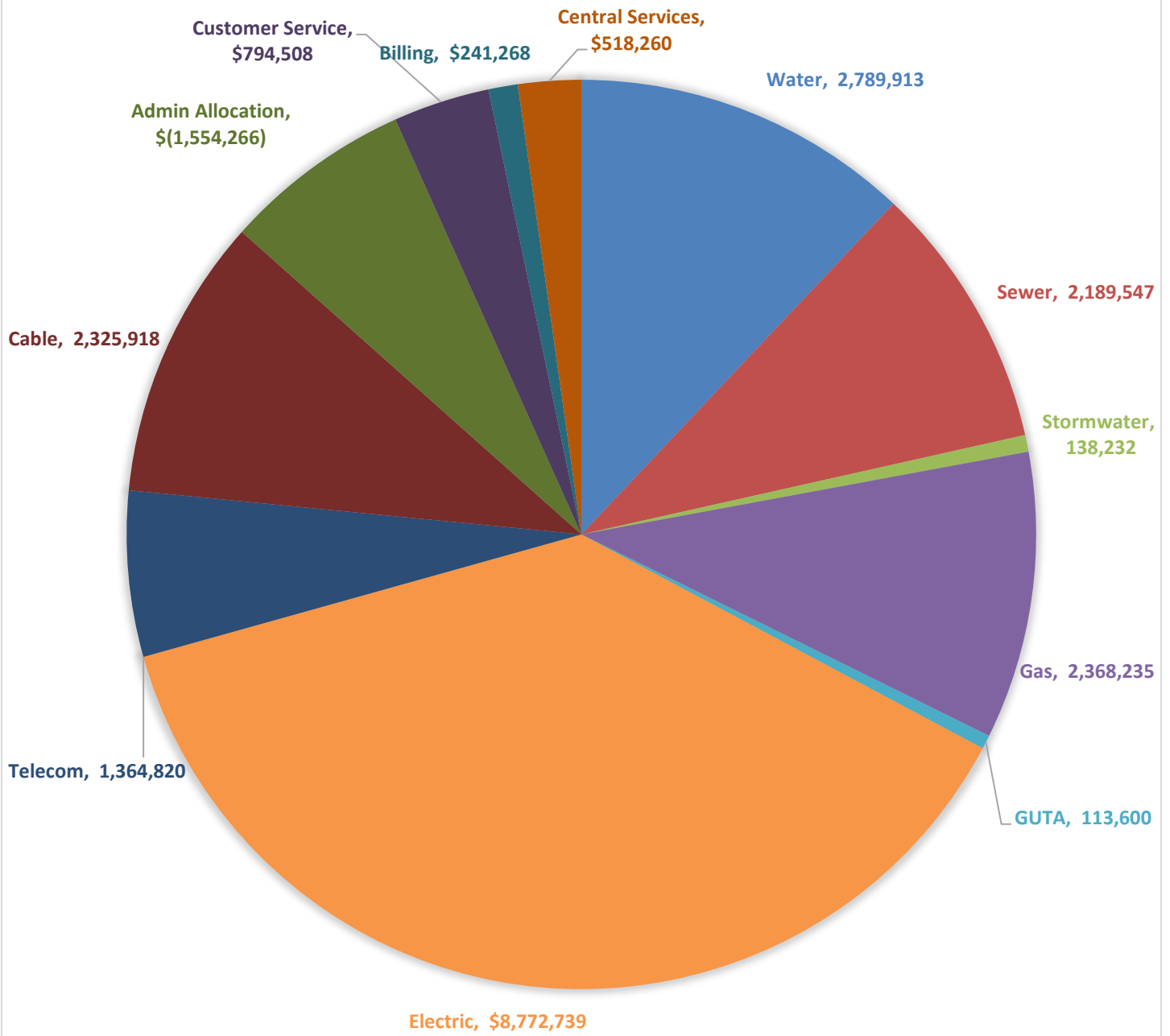
Utility Fund year-to-date revenues for the month totaled \$22,705,092 which is 52.3% of total budgeted revenues of \$43,375,851 for 2021.

Utilities Expense June YTD Budget Comparison



Utility Fund year-to-date expenses for the month totaled \$20,062,776 (excluding capital expense) which is 46.3% of total budgeted expenses of \$43,375,851 for 2021. Year-to-date capital expense totaled \$4,052,759 with \$361,769 in contributed capital revenue received.

UTILITIES EXPENSES JUNE YTD





Solid Waste Fund

For Fiscal: 2021 Period Ending: 6/2021

	Original Total Budget	Current Total Budget	Period Activity	YTD June	Assumed July-Dec	Projected Year End 2021	Year End 2020
Revenue							
4520 - SOLID WASTE COLLECTION	2,163,000	2,163,000	198,724	1,442,620	1,296,656	2,739,276	2,725,136
4530 - SOLID WASTE DISPOSAL	3,316,318	3,316,318	266,839	1,957,597	1,638,259	3,595,856	3,783,831
4540 - RECYCLABLES COLLECTION	32,000	32,000	4,297	12,397	16,453	28,849	51,212
Revenue Total:	5,511,318	5,511,318	469,860	3,412,614	2,951,367	6,363,981	6,560,179
Expense							
4500 - SOLID WASTE & RECYCLING	-	-	-	-	-	-	-
4510 - SOLID WASTE ADMINISTRATION	390,397	390,397	26,323	157,776	177,624	335,399	339,504
4520 - SOLID WASTE COLLECTION	1,099,070	1,099,070	87,504	584,812	691,103	1,275,914	1,285,294
4530 - SOLID WASTE DISPOSAL	2,953,379	2,953,379	298,145	1,580,619	2,214,507	3,795,125	3,715,227
4540 - RECYCLABLES COLLECTION	167,414	167,414	30,082	109,254	79,821	189,075	125,091
4585 - YARD TRIMMINGS COLLECTION	294,813	294,813	21,467	125,140	152,772	277,912	298,127
9003 - SW - OTHER FINANCING USES	606,245	606,245	28,192	188,842	184,855	373,697	365,216
Expense Total:	5,511,318	5,511,318	491,713	2,746,442	3,500,681	6,247,123	6,128,459
Report Surplus (Deficit):				666,172		116,859	431,720



Monroe, GA

Solid Waste Fund
without Capital Expense

100

Monthly Budget Report

Group Summary

For Fiscal: 2021 Period Ending: 06/30/2021

DEP...	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4520 - SOLID WASTE COLLECTION	180,177.90	198,724.33	18,546.43	10.29 %	1,081,067.40	1,442,620.66	361,553.26	33.44 %	2,163,000.00
4530 - SOLID WASTE DISPOSAL	276,249.28	266,839.03	-9,410.25	-3.41 %	1,657,495.68	1,957,597.37	300,101.69	18.11 %	3,316,318.00
4540 - RECYCLABLES COLLECTION	2,665.60	4,297.42	1,631.82	61.22 %	15,993.60	12,397.60	-3,596.00	-22.48 %	32,000.00
Total Revenue:	459,092.78	469,860.78	10,768.00	2.35 %	2,754,556.68	3,412,615.63	658,058.95	23.89 %	5,511,318.00
Expense									
4510 - SOLID WASTE ADMINISTRATION	32,520.03	26,323.40	6,196.63	19.05 %	195,120.18	157,775.78	37,344.40	19.14 %	390,397.00
4520 - SOLID WASTE COLLECTION	91,552.52	87,503.79	4,048.73	4.42 %	549,314.96	584,811.56	-35,496.60	-6.46 %	1,099,070.02
4530 - SOLID WASTE DISPOSAL	246,016.43	298,144.93	-52,128.50	-21.19 %	1,476,098.58	1,580,617.93	-104,519.35	-7.08 %	2,953,379.00
4540 - RECYCLABLES COLLECTION	13,945.53	30,081.52	-16,135.99	-115.71 %	83,673.18	109,253.41	-25,580.23	-30.57 %	167,414.00
4585 - YARD TRIMMINGS COLLECTION	24,557.89	21,466.63	3,091.26	12.59 %	147,347.34	125,139.48	22,207.86	15.07 %	294,813.00
9003 - SW - OTHER FINANCING USES	50,500.19	28,191.65	22,308.54	44.18 %	303,001.14	188,841.38	114,159.76	37.68 %	606,244.98
Total Expense:	459,092.59	491,711.92	-32,619.33	-7.11 %	2,754,555.38	2,746,439.54	8,115.84	0.29 %	5,511,318.00
Report Total:	0.19	-21,851.14	-21,851.33		1.30	666,176.09	666,174.79		0.00



Monroe, GA

Solid Waste Fund
with Capital Expense

Income Statement
Group Summary

For Fiscal: 2021 Period Ending: 06/30/2021

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	2,163,000.00	2,163,000.00	198,724.33	1,472,748.16	690,251.84
4530 - SOLID WASTE DISPOSAL	3,316,318.00	3,316,318.00	266,839.03	1,957,597.37	1,358,720.63
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	4,297.42	12,397.60	19,602.40
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	1,774.80	-1,774.80
Revenue Total:	5,511,318.00	5,511,318.00	469,860.78	3,444,517.93	2,066,800.07
Expense					
4510 - SOLID WASTE ADMINISTRATION	390,397.00	390,397.00	26,383.40	157,857.18	232,539.82
4520 - SOLID WASTE COLLECTION	1,099,070.18	1,099,070.02	87,503.79	584,811.56	514,258.46
4530 - SOLID WASTE DISPOSAL	2,953,379.00	2,953,379.00	298,184.93	1,743,131.72	1,210,247.28
4540 - RECYCLABLES COLLECTION	167,414.00	167,414.00	30,101.52	109,273.41	58,140.59
4585 - YARD TRIMMINGS COLLECTION	294,813.00	294,813.00	21,466.63	125,139.48	169,673.52
9003 - SW - OTHER FINANCING USES	606,244.98	606,244.98	28,191.65	188,841.38	417,403.60
Expense Total:	5,511,318.16	5,511,318.00	491,831.92	2,909,054.73	2,602,263.27
Total Surplus (Deficit):	-0.16	0.00	-21,971.14	535,463.20	

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 06/30/2021



Monroe, GA

Solid Waste Fund
with Capital Expense

DEP...	2020 June Activity	2021 June Activity	June Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	184,928.13	198,724.33	13,796.20	7.46%	1,091,824.97	1,472,748.16	380,923.19	34.89%
4530 - SOLID WASTE DISPOSAL	316,283.29	266,839.03	-49,444.26	-15.63%	1,817,300.38	1,957,597.37	140,296.99	7.72%
4540 - RECYCLABLES COLLECTION	3,570.91	4,297.42	726.51	20.35%	34,759.35	12,397.60	-22,361.75	-64.33%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00%	0.00	1,774.80	1,774.80	0.00%
Revenue Total:	504,782.33	469,860.78	-34,921.55	-6.92%	2,943,884.70	3,444,517.93	500,633.23	17.01%
Expense								
4510 - SOLID WASTE ADMINISTRATION	27,847.47	26,383.40	1,464.07	5.26%	161,848.50	157,857.18	3,991.32	2.47%
4520 - SOLID WASTE COLLECTION	97,232.86	87,503.79	9,729.07	10.01%	563,792.12	584,811.56	-21,019.44	-3.73%
4530 - SOLID WASTE DISPOSAL	271,697.28	298,184.93	-26,487.65	-9.75%	1,326,938.12	1,743,131.72	-416,193.60	-31.36%
4540 - RECYCLABLES COLLECTION	4,866.89	30,101.52	-25,234.63	-518.50%	39,371.58	109,273.41	-69,901.83	-177.54%
4585 - YARD TRIMMINGS COLLECTION	21,162.28	21,466.63	-304.35	-1.44%	129,770.68	125,139.48	4,631.20	3.57%
9003 - SW - OTHER FINANCING USES	30,401.79	28,191.65	2,210.14	7.27%	180,361.03	188,841.38	-8,480.35	-4.70%
Expense Total:	453,208.57	491,831.92	-38,623.35	-8.52%	2,402,082.03	2,909,054.73	-506,972.70	-21.11%
Total Surplus (Deficit):	51,573.76	-21,971.14	-73,544.90	-142.60%	541,802.67	535,463.20	-6,339.47	-1.17%



Monroe, GA

Solid Waste Fund
without Capital Expense

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 06/30/2021

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	2,163,000.00	2,163,000.00	198,724.33	1,442,620.66	-720,379.34	33.30 %
4530 - SOLID WASTE DISPOSAL	3,316,318.00	3,316,318.00	266,839.03	1,957,597.37	-1,358,720.63	40.97 %
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	4,297.42	12,397.60	-19,602.40	61.26 %
Revenue Total:	5,511,318.00	5,511,318.00	469,860.78	3,412,615.63	-2,098,702.37	38.08 %
Expense						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00 %
4510 - SOLID WASTE ADMINISTRATION	390,397.00	390,397.00	26,323.40	157,775.78	232,621.22	59.59 %
4520 - SOLID WASTE COLLECTION	1,099,070.18	1,099,070.02	87,503.79	584,811.56	514,258.46	46.79 %
4530 - SOLID WASTE DISPOSAL	2,953,379.00	2,953,379.00	298,144.93	1,580,617.93	1,372,761.07	46.48 %
4540 - RECYCLABLES COLLECTION	167,414.00	167,414.00	30,081.52	109,253.41	58,160.59	34.74 %
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4585 - YARD TRIMMINGS COLLECTION	294,813.00	294,813.00	21,466.63	125,139.48	169,673.52	57.55 %
9003 - SW - OTHER FINANCING USES	606,244.98	606,244.98	28,191.65	188,841.38	417,403.60	68.85 %
Expense Total:	5,511,318.16	5,511,318.00	491,711.92	2,746,439.54	2,764,878.46	50.17 %
Report Surplus (Deficit):	-0.16	0.00	-21,851.14	666,176.09	666,176.09	0.00 %



Monroe, GA

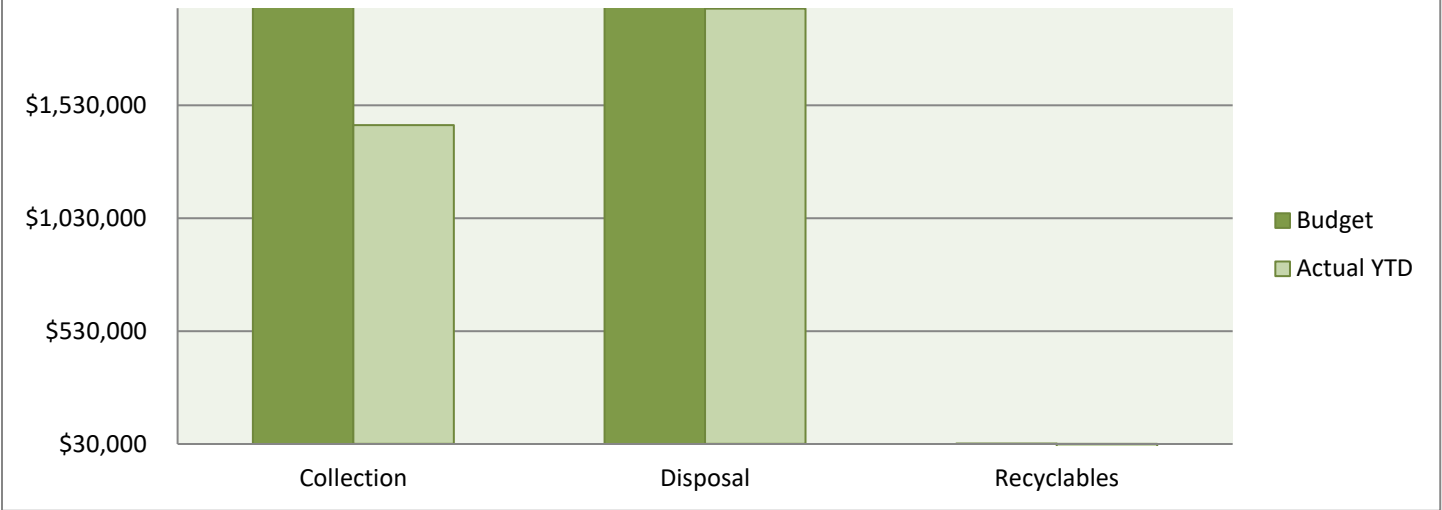
Solid Waste Fund
Capital Expense

Budget Report Group Summary

For Fiscal: 2021 Period Ending: 06/30/2021

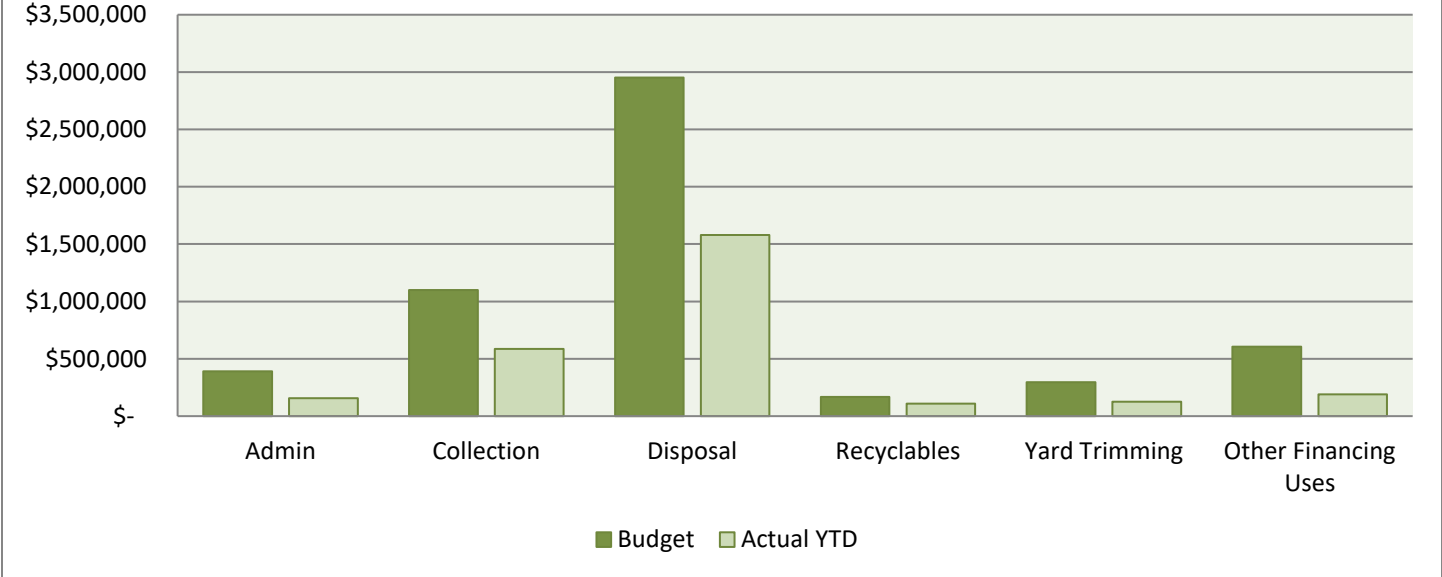
DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
4530 - SOLID WASTE DISPOSAL	0.00	0.00	0.00	162,473.79	-162,473.79	0.00 %
Expense Total:	0.00	0.00	0.00	162,473.79	-162,473.79	0.00 %
Report Total:	0.00	0.00	0.00	162,473.79	-162,473.79	0.00 %

Solid Waste Revenue June YTD Budget Comparison



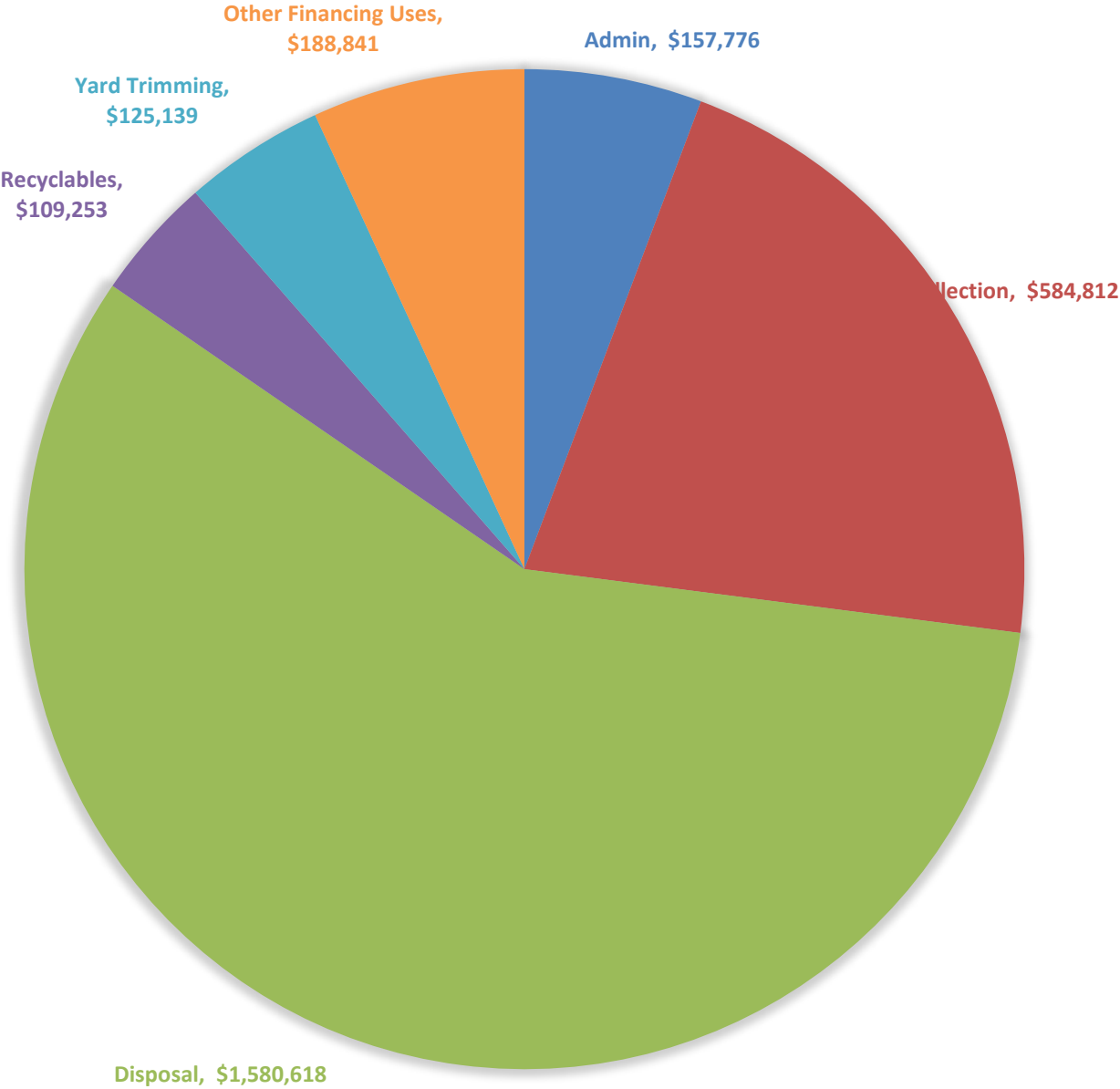
Solid Waste year-to-date revenues for the month totaled \$3,412,616. This is 62% of total budgeted revenues of \$5,511,318 for the year.

Solid Waste Expense June YTD Budget Comparison



Solid Waste year-to-date expenses for the month totaled \$2,746,440 (excluding capital expense) which is 49.8% of total budgeted expenses \$5,511,318 for 2021. Year-to-date capital expenses total \$162,474.

SOLID WASTE EXPENSES JUNE YTD



Performance Indicators	Jun-21	May-21	Apr-21	Mar-21	Feb-21	Jan-21	Dec-20	Nov-20	Oct-20	Sep-20	Aug-20	Jul-20	Jun-20
Telephone Calls													
Admin Support													
Utilities - Incoming Calls				6,276		6,753	7,941	7,175	8,577	7,823	8,116	7,061	7,162
Utilities - Abandoned Calls				375		492	543	574	955	640	701	531	519
% of Abandoned Calls - Utility	#DIV/0!	#DIV/0!		5.98%		7.29%	6.84%	8.00%	11.13%	8.18%	8.64%	7.52%	7.25%
Utilities													
Electric Customers	6,717	6,718	6,693	6,712	6,703	6,645	6,647	6,663	6,600	6,556	6,527	6,523	6,529
Natural Gas Customers	4,087	4,082	4,067	4,056	4,037	4,021	3,997	3,983	3,973	3,954	3,942	3,935	3,925
Water Customers	10,374	10,315	10,270	10,250	10,192	10,138	10,128	10,132	10,049	9,984	9,947	9,985	9,895
Wastewater Customers	7,531	7,502	7,489	7,491	7,454	7,418	7,427	7,425	7,378	7,355	7,323	7,236	7,308
Cable TV Customers	2,357	2,404	2,491	2,595	2,695	2,758	2,820	2,885	2,904	2,937	2,956	2,976	2,988
Digital Cable Customers	180	179	179	182	168	186	186	188	193	192	194	192	192
Internet Customers	4,152	4,156	4,138	4,138	4,117	4,085	4,107	4,071	4,073	4,084	4,033	4,012	4,003
Residential Phone Customers	790	799	807	815	817	828	838	843	846	848	846	847	850
Commercial Phone Customers	282	285	285	290	283	281	283	285	286	290	279	282	284
Fiber Customers	185	178	163	157	148	132	124	120	116	118	113	114	111
Work Orders Generated													
Utilities													
Connects	289	194	204	273	229	248	232	270	354	371	279	340	312
Cutoff for Non-Payment	73	52	91	77	75	33	56	88	97	100	93	78	132
Electric Work Orders	72	92	106	97	67	76	108	95	163	188	132	163	134
Water Work Orders	180	125	144	170	136	177	166	133	173	170	153	271	84
Natural Gas Work Orders	44	24	51	48	57	55	66	34	41	41	32	79	22
Disconnects	212	175	179	226	190	183	153	161	213	179	188	183	185
Telecomm Work Orders	243	214	270	335	279	307	279	220	310	265	313	291	212
Stormwater Work Orders	3	3	2	-	-	-	-	-	2	-	1	2	
Billing/Collections													
Utilities													
Utility Revenue Billed	\$ 3,270,643	\$ 3,394,195	\$ 3,473,239	\$ 4,333,887	\$ 3,955,624	\$ 3,398,911	\$ 3,374,126	\$ 3,057,618	\$ 3,590,360	\$ 3,960,880	\$ 3,780,877	\$ 3,568,674	\$ 3,095,390
Utility Revenue Collected	\$ 3,088,986	\$ 3,242,432	\$ 3,915,994	\$ 4,422,789	\$ 3,981,237	\$ 3,423,364	\$ 3,346,521	\$ 2,883,034	\$ 3,376,520	\$ 3,819,655	\$ 3,744,579	\$ 3,565,811	\$ 2,959,713
Amount Written Off for Bad Debt	\$ 21,531	\$ 22,231	\$ 14,213	\$ 16,399	\$ 24,772	\$ 24,813	\$ 35,896	\$ 21,509	\$ 5,751	\$ 45,860	\$ 82,126		
Extensions													
Utilities													
Extensions Requested	548	416	445	495	574	559	548	579	636	565	564	533	481
Extensions Pending	23	74	174	143	262	176	110	52	240	244	239	173	6
Extensions Defaulted	33	28	28	28	21	28	15	34	33	14	16	22	14
Extensions Paid per Agreement	909	758	451	628	575	530	389	837	663	546	482	338	461
Percentage of Extensions Paid	94%	93%	94%	94%	96%	95%	97%	94%	95%	98%	97%	96%	97%
Taxes													
Admin Support													
Property Tax Collected	\$ 4,444	\$ 3,947	\$ 6,957	\$ 17,571	\$ 146,807	\$ 165,982	\$ 2,257,379	\$ 539,206	\$ 191,037	\$ 3,308	\$ 5,673	\$ 6,368	\$ 4,456
Accounting													
Payroll & Benefits													
Payroll Checks issued	-	-	-	-	-	-	1	1	-	5	2	1	1
Direct Deposit Advices	692	653	961	634	637	638	650	763	959	642	637	681	650
General Ledger													
Accounts Payable Checks Issued	342	308	268	312	247	288	269	264	253	292	267	315	249
Accounts Payable Invoices Entered	431	411	359	423	342	392	347	368	329	368	349	392	311
Journal Entries Processed	104	96	112	93	96	105	300	275	256	114	138	132	112
Miscellaneous Receipts	321	290	241	372	307	190	254	248	278	256	301	293	271
Utility Deposit Refunds Processed	45	34	40	38	30	24	40	33	38	40	33	44	36
Local Option Sales Tax	\$ 260,738	\$ 262,466	\$ 247,131	\$ 223,376	\$ 213,951	\$ 260,666	\$ 214,924	\$ 214,380	\$ 213,603	\$ 408,610	\$ 213,666	\$ 230,569	\$ 224,022
Special Local Option Sales Tax - 2019		232,327	233,864	220,200	199,034	190,635	232,247	191,506	191,008	190,315	364,081	194,642	205,442
Payroll & Benefits													

Performance Indicators	Jun-21	May-21	Apr-21	Mar-21	Feb-21	Jan-21	Dec-20	Nov-20	Oct-20	Sep-20	Aug-20	Jul-20	Jun-20
Filled Positions	243	243	250	249	244	241	242	240	239	234	233	236	239
Vacancies	11	11	5	6	10	13	16	18	19	24	25	22	19
Unfunded Positions	38	38	38	38	38	38	38	38	38	38	38	38	38
Airport													
Airport													
Airport Fuel Sales - Gallons	3,287	2,175	593	3,035	2,772	2,661	2,875	3,751	4,291	3,996	3,242	2,829	2,568
Fuel Sales - Revenue	14,102	9,330	2,543	11,391	9,675	9,285	10,032	13,091	14,977	13,546	10,992	9,590	8,706

AIRPORT

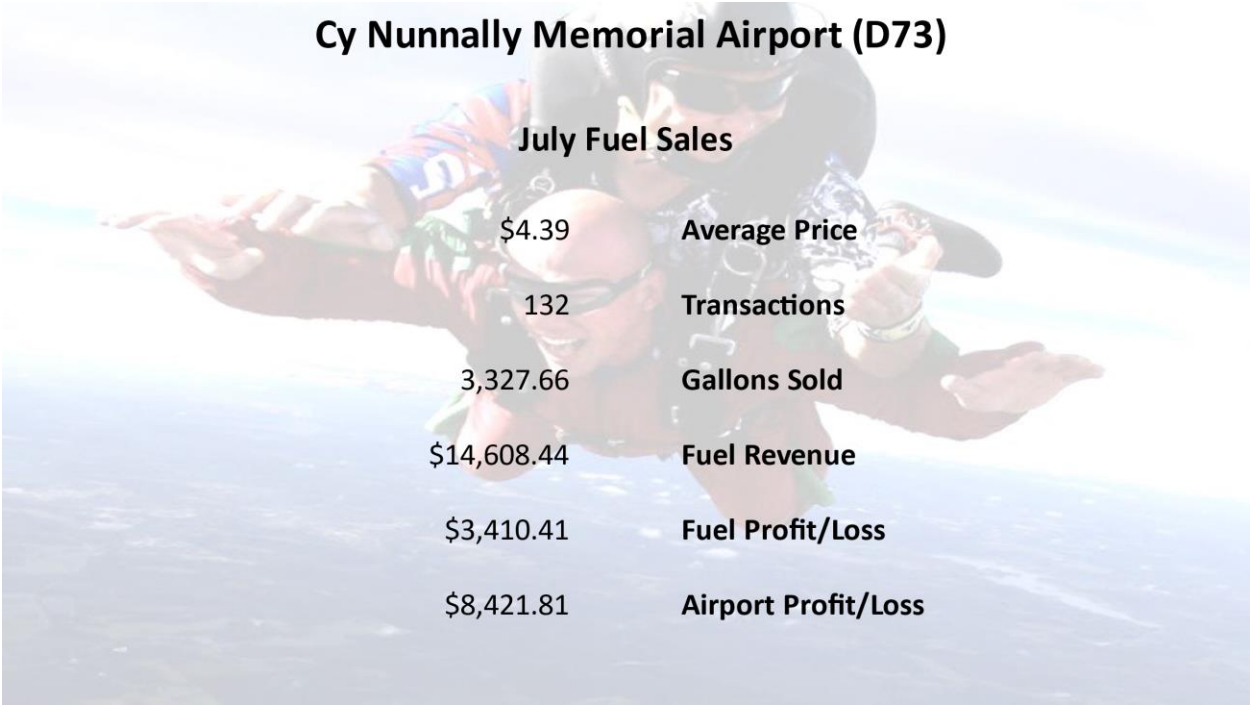
MONTHLY REPORT

AUGUST 2021

	2021 January	2021 February	2021 March	2021 April	2021 May	2021 June	2021 July	2020 July	2020 August	2020 September	2020 October	2020 November	2020 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$3.49	\$3.49	\$3.78	\$4.29	\$4.29	\$4.29	\$4.39	\$3.39	\$3.39	\$3.40	\$3.49	\$3.49	\$3.49	\$3.74	
Transactions	91	113	117	34	138	113	132	122	143	158	162	149	116	122.2	1588
Gallons Sold	2,531.9	2,865.2	2,744.7	635.9	2,735.1	2,926.5	3,327.7	2,658.2	3,212.6	3,990.4	4,040.7	3,659.9	2,804.6	2933.3	38,133.5
AvGas Revenue	\$8,836.44	\$9,999.62	\$10,387.94	\$2,728.22	\$11,733.58	\$12,554.84	\$14,608.44	\$9,011.20	\$10,890.66	\$13,550.09	\$14,101.99	\$12,773.16	\$9,788.02	\$10,843.40	\$140,964.20
AvGas Profit/Loss	\$652.16	\$739.99	\$1,070.32	\$214.10	\$970.26	\$1,039.16	\$3,410.41	\$2,098.30	\$1,889.53	\$1,126.87	\$1,333.34	\$989.65	\$754.86	\$1,253.00	\$16,288.95
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$0.00	\$0.00	\$0.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$3,230.77	\$42,000.00
Lease Agreements	\$4,215.07	\$4,215.07	\$4,215.07	\$0.00	\$0.00	\$0.00	\$4,327.57	\$4,165.07	\$4,165.07	\$4,165.07	\$4,165.07	\$4,165.07	\$3,015.07	\$3,139.48	\$40,813.20
Grounds Maintenance	\$2,535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$2,535.00	\$535.00	\$535.00	\$535.00	\$2,535.00	\$535.00	\$535.00	\$535.00	\$996.54	\$12,955.00
Buildings Maintenance	\$380.00	\$1,783.00	\$488.95	\$380.00	\$430.00	\$430.00	\$517.00	\$380.00	\$380.00	\$380.00	\$1,109.89	\$1,580.71	\$2,930.90	\$859.27	\$11,170.45
Equipment Maintenance	\$765.17	\$119.50	\$733.52	\$6,986.13	\$109.17	\$109.17	\$109.17	\$106.46	\$4,717.91	\$106.46	\$836.35	\$118.47	\$1,629.98	\$1,265.19	\$16,447.46
Airport Profit/Loss	\$3,007.57	\$4,338.06	\$5,348.42	(\$10,129.03)	(\$2,545.91)	(\$4,977.01)	\$8,421.81	\$30,189.64	\$8,714.86	\$4,090.98	\$4,837.67	\$3,991.05	(\$155.45)	\$4,240.97	\$55,132.66

AIRPORT PROJECTS & UPDATES – AUGUST 2021

Cy Nunnally Memorial Airport (D73)



\$4.39	Average Price
132	Transactions
3,327.66	Gallons Sold
\$14,608.44	Fuel Revenue
\$3,410.41	Fuel Profit/Loss
\$8,421.81	Airport Profit/Loss

LAND LEASE PROPOSAL / MAINTENANCE HANGAR

There is a current proposal for a land lease in the area near the Fuel Farm and proposed Terminal Building. This facility would be approximately 100' x 100' and meets the Airport Layout Plan (ALP) usage of the area, and would also provide a much-needed maintenance facility. This proposal is for the city to develop the site plan, and for the site work and construction to be performed by the Lessee. The parking for the entire area would all be coordinated and adjacent to parking for the upcoming Terminal Building and existing FBO operation.

ADVISORY COMMITTEE APPOINTMENT

The three (3) year term limits are expiring in August for the five (5) members of the Airport Advisory Committee. New appointments are scheduled to take place and remain active through August of 2024.

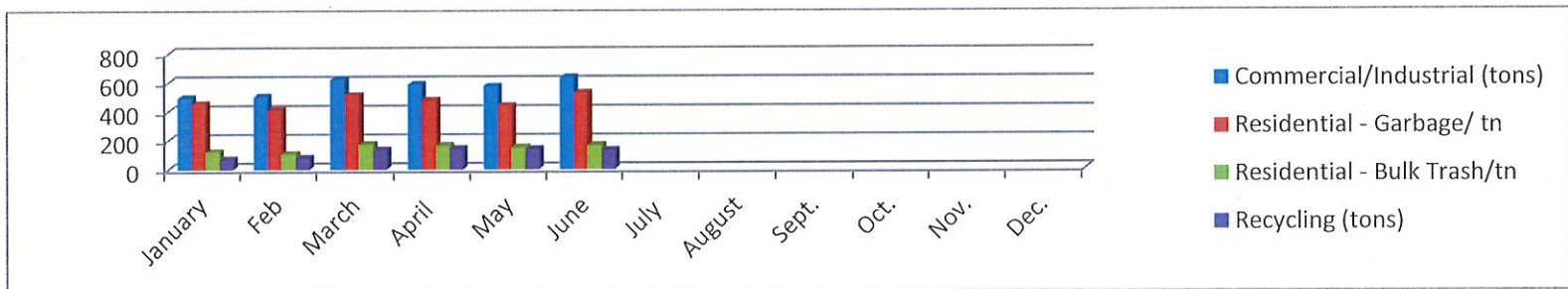
EXTRA SPECIAL PEOPLE (ESP) EVENT 2021

Currently the 2021 ESP Event is scheduled for August 28th. Details about the event are still in planning with a monitoring of current pandemic situations being evaluated during that time span.



**SOLID WASTE
DEPARTMENT
MONTHLY REPORT
AUGUST
2021**

2021	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	494.37	504.62	623.1	590.52	577.74	635.34						
Residential - Garbage/ tn	457.76	414.33	516.5	478.61	443.53	530.64						
Residential - Bulk Trash/tn	123.33	109.11	172.87	164.02	151.81	165.25						
Recycling (tons)	71.30	79.42	135.83	144.55	141.75	134.03						
Transfer Station (tons)	7,831.74	8,113.39	9,373.15	7,832.17	7,720.88	8,321.84						
Customers (TS)	16	17	18	17	18	18						
Sweeper debris (tons)	25.55	21.16	33.26	30.65	20.41	13.03						
Storm drain debris (tons)	0.33	0.13	0.21	0.31	1.52	0.16						
	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Trim (tons)	34.42	42.17	88.52	108.73	99.47	93.6						
Recycling - Curbside (tons)	25.52	19.23	27.07	24.3	25.33	22.4						
Recycling - Cardboard (tons)	8.95	11.15	10.71	5.29	14.27	12.21						
Recycling - Scrap Metal (tons)		3.28	5.31									
Recycling - Scrap tires (tons)	44 (.91)	102(2.10)	133 (2.74)	204 (4.21)	62 (1.28)	282(5.82)						
Recycling - Glass (tons)	1.5	1.49	1.48	2.02	1.4	2.36						
Recycling - C & D (tons)												
95G Garbage carts (each)	51	47	68	44	51	59						
65G Recycling Carts (each)			296	344	213	248						
Recycling bins (each)	32	19	36	28	26	37						
Dumpsters (each)	5	3	3		4							
Lids & Rods (each)				3								
Cemetery Permits	13	7	6	9	11	13						



Note:
1,331.23 tons of trash /garbage collected and disposed.
134.03 tons of recycled materials collected, including scrap tires.

ITEMS OF INTEREST

- I. Transfer Station tonnage report: Deposited 8,321.84 tons in June. An increase of 461.80 tons compared to June 2020.

- II. Curbside Recycling – Transitioning to the 65-gallon carts!
Update: Cart distribution has been completed. Moving forward, our focus will be on education and quality control measures to reduce contamination and increase recovered materials.
 - ***Customers who did not receive their cart or would like to participate, should call our office 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***

- III. Curbside Glass Collection Update: Currently have 311 customers participating in the program. (2.36 tons collected in June)
Reminder: Please rinse the glass containers and remove all caps or lids. Also, Items cannot be mixed with other recycling materials! A separate vehicle will collect the glass.

Dps



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
AUGUST
2021**

Public Works Administration

June 2021

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	452	N/A	519	810	683	709							3173
Work orders received	91	84	130	187	161	196							849
Work orders completed	80	82	126	186	153	178							805
Permits received/approved -													
Parade													0
Procession													0
Public demonstration													0
Assembly	1	1	2	4	3	2							13
Picket													0
Road race			1	1		1							3

Fleet Maintenance Division

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

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
City Hall													0
Code	1		2	1	1								5
Electric/Cable	5	4		7	4	1							21
Finance													0
Fire			2	2	1	1							6
Gas/Water/Sewer		5	8	5	5	2							25
GUTA		1											1
Meter Readers		2	2	4	1	1							10
Motor Pool													0
Police	17	16	21	15	17	16							102
Public Works	11	19	13	24	16	28							111
TOTAL	34	47	48	58	45	49	0	0	0	0	0	0	281

Street Division

- Removed litter from the right of way
- Utility patching
- Right of way mowing
- Athens Tech Demo
- East Washington Street Sidewalk Replacement
- 2021 LMIG Patching
 - Washington Street
 - Bryant Road
 - Pine Crest Drive



ELECTRIC & TELECOM
DEPARTMENT
MONTHLY REPORT

AUGUST

Items of interest

1. Church St outage and storms.
2. Pulling underground on front loop of Pavilion.
3. FTTX update.
 - Pollock installs started
 - Pine Crest design under review
 - Brentwood conduit installed
 - Heritage conduit installed
 - Wellington conduit installed
 - Bethany project conduit installed
 - Spring Place conduit started
 - Tall Oaks conduit started
 - East side OLT location prep started
 - West side OLT 80% delivered
 - Conduits for Pavilion installed

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2021 | FY 2021



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CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 1.447M	\$ 1.621M	\$ 1.802M	\$ 1.485M	\$ 1.432M	\$ 1.359M							\$ 9.146M	\$ 9.983M	\$ 8.223M
PERSONNEL COSTS	\$ 0.103M	\$ 0.106M	\$ 0.103M	\$ 0.159M	\$ 0.106M	\$ 0.105M							\$ 0.683M	\$ 0.676M	\$ 0.692M
CONTRACTED SVC	\$ 0.047M	\$ 0.048M	\$ 0.045M	\$ 0.054M	\$ 0.078M	\$ 0.064M							\$ 0.337M	\$ 0.320M	\$ 0.295M
SUPPLIES	\$ 1.104M	\$ 1.104M	\$ 1.211M	\$ 1.023M	\$ 1.005M	\$ 1.035M							\$ 6.482M	\$ 5.918M	\$ 6.025M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ -
DEPRECIATION	\$ 0.029M	\$ 0.038M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ 0.033M							\$ 0.200M	\$ 0.100M	\$ 0.184M
EXPENSES	\$ 1.283M	\$ 1.295M	\$ 1.393M	\$ 1.269M	\$ 1.224M	\$ 1.238M							\$ 7.701M	\$ 7.014M	\$ 7.197M
FUND TRANSFERS	\$ 0.137M	\$ 0.148M	\$ 0.196M	\$ 0.181M	\$ 0.151M	\$ 0.155M							\$ 0.968M	\$ 1.665M	\$ 1.014M
MARGIN W/O TRANSFERS	\$ 0.164M	\$ 0.326M	\$ 0.409M	\$ 0.216M	\$ 0.208M	\$ 0.121M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.445M	\$ 2.968M	\$ 1.026M
MARGIN W/ TRANSFER	\$ 0.027M	\$ 0.178M	\$ 0.214M	\$ 0.036M	\$ 0.057M	\$ (0.034M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.477M	\$ 1.303M	\$ 0.013M
PART CONTR/MEAG YES	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.556M	\$ 0.100M	\$ 0.100M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.056M	\$ 0.200M	\$ 0.733M

* Participant Contribution & Year End Settlement excluded

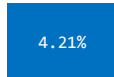
12-MO PURCHASED KWH's



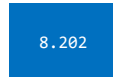
12-MO RETAIL KWH's



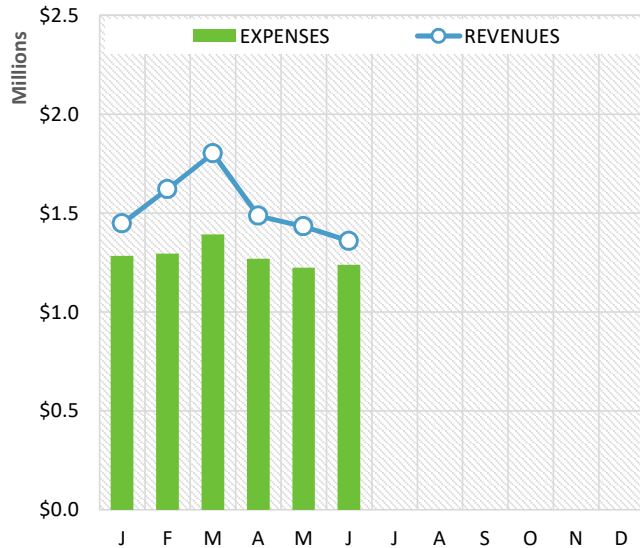
12-MO LINE LOSS



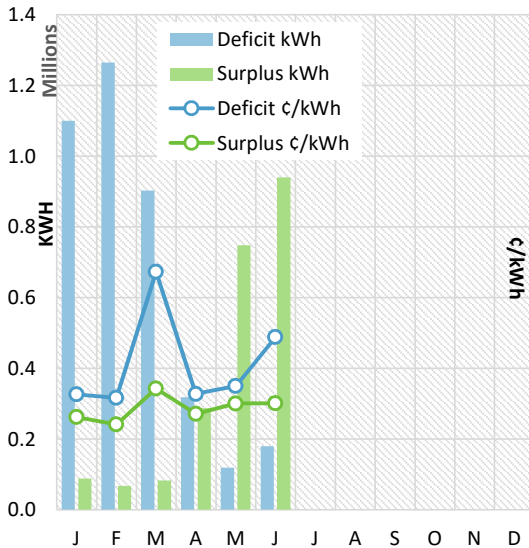
12-MO WHOLESALE \$/kwh



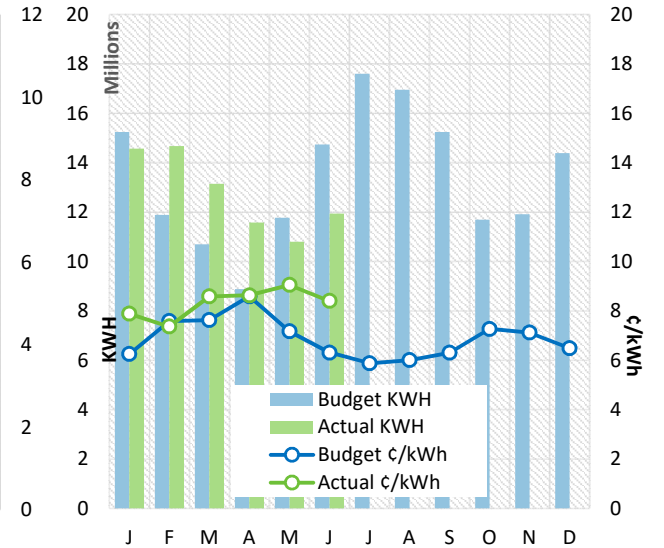
REVENUES vs. EXPENSES



DEFICIT PURCHASES vs. SURPLUS SALES



MEAG BUDGET vs. ACTUAL



RETAIL SALES REPORT

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CUSTOMER COUNT

Residential	5,741	5,781	5,801	5,782	5,799	5,800
Commercial	855	873	861	863	870	868
Industrial	1	1	1	1	1	1
City	48	48	49	47	48	48
Total	6,645	6,703	6,712	6,693	6,718	6,717

Year-Over-Year Δ 3.02% 3.68% 3.44% 2.72% 3.27% 2.88%

KWH

Residential	6.283M	7.942M	7.451M	5.948M	4.654M	4.342M
Commercial	4.374M	5.039M	4.847M	4.424M	4.764M	4.842M
Industrial	0.531M	0.666M	0.630M	0.620M	0.664M	0.651M
Other	-	-	-	-	-	-
City	0.451M	0.530M	0.472M	0.454M	0.411M	0.459M
Total	11.639M	14.178M	13.399M	11.446M	10.493M	10.293M

Year-Over-Year Δ -0.98% 15.73% 7.63% -1.04% 15.68% 8.92%

REVENUE

Residential	\$ 0.689M	\$ 0.846M	\$ 0.800M	\$ 0.657M	\$ 0.604M	\$ 0.562M
Commercial	\$ 0.597M	\$ 0.653M	\$ 0.624M	\$ 0.590M	\$ 0.624M	\$ 0.633M
Industrial	\$ 0.043M	\$ 0.058M	\$ 0.056M	\$ 0.055M	\$ 0.058M	\$ 0.057M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
City	\$ 0.043M	\$ 0.051M	\$ 0.045M	\$ 0.043M	\$ 0.039M	\$ 0.044M
Total	\$ 1.372M	\$ 1.609M	\$ 1.525M	\$ 1.346M	\$ 1.325M	\$ 1.296M

Year-Over-Year Δ -2.45% 15.42% 4.84% -0.04% 10.59% -1.00%

SALES STATISTICS

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YTD 122

AVERAGE KWH/CUSTOMER

Residential	1,094	1,374	1,284	1,029	803	749	1,055
Commercial	5,116	5,772	5,630	5,126	5,475	5,578	5,449
Industrial	531,448	665,501	629,574	620,075	663,822	650,528	626,825
City	9,402	11,051	9,632	9,656	8,562	9,565	9,645

AVERAGE \$/CUSTOMER

Residential	\$120	\$146	\$138	\$114	\$104	\$97	\$120
Commercial	\$698	\$748	\$725	\$684	\$717	\$729	\$717
Industrial	\$43,203	\$58,232	\$56,021	\$55,474	\$58,007	\$57,237	\$54,696
City	\$900	\$1,058	\$922	\$924	\$819	\$916	\$923

AVERAGE \$/KWH

Residential	\$0.1097	\$0.1066	\$0.1073	\$0.1105	\$0.1297	\$0.1295	\$0.1155
Commercial	\$0.1364	\$0.1297	\$0.1288	\$0.1333	\$0.1309	\$0.1307	\$0.1316
Industrial	\$0.0813	\$0.0875	\$0.0890	\$0.0895	\$0.0874	\$0.0880	\$0.0871
City	\$0.0957	\$0.0958	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0957
Average	\$0.1058	\$0.1049	\$0.1052	\$0.1073	\$0.1109	\$0.1110	\$0.1075

MOST RECENT
12-MONTH

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	
POWER SUPPLY COSTS					
MEAG Project Power	\$ 797,502	\$ 789,481	\$ 4,914,280	\$ 4,647,123	\$ 10,054,225
Transmission	128,318	100,994	730,210	616,411	1,357,433
Supplemental	23,470	26,880	356,657	282,570	759,911
SEPA	51,748	57,048	322,240	347,204	641,050
Other Adjustments	954	988	5,759	5,632	11,689
TOTAL POWER SUPPLY COSTS	\$ 1,001,992	\$ 975,391	\$ 6,329,145	\$ 5,898,940	\$ 12,824,308
AS BUDGET	928,704	989,440	5,200,082	5,864,966	10,993,863
% ACTUAL TO BUDGET	107.89%	98.58%	121.71%	100.58%	116.65%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	29,527	22,245	30,911	30,310	33,613
Non-Coincident Peak (NCP)	29,817	23,504	30,937	30,310	33,833
CP (BUDGET)	29,460	33,450	29,689	34,512	34,331
NCP (BUDGET)	30,424	34,109	30,424	34,905	35,076

Energy (KWH)

MEAG Energy	11,378,552	10,171,191	65,177,678	58,814,695	131,749,657
Supplemental Purchases (or sales)	(666,194)	(636,985)	3,199,333	1,897,451	8,817,139
SEPA Energy	1,217,777	1,660,222	8,278,625	9,844,643	15,789,120
Total Energy (KWH)	11,930,134	11,194,428	76,655,636	70,556,789	156,355,916
AS BUDGET	14,727,000	15,197,000	73,186,000	79,940,000	158,842,000
% ACTUAL TO BUDGET	81.01%	73.66%	104.74%	88.26%	98.43%

CP Load Factor	56.12%	69.89%	28.31%	26.57%	53.10%
NCP Load Factor	55.57%	66.15%	28.29%	26.57%	52.76%
% Supplemental	5.29%	5.38%	4.17%	2.69%	5.64%

UNIT COSTS (¢/kWh)

Bulk Power	8.6139	9.3941	8.4420	8.8990	8.3691
Supplemental	3.5230	4.2199	11.1479	14.8921	8.6186
SEPA Energy	4.2494	3.4362	3.8924	3.5268	4.0601
MEAG Total	8.3988	8.7132	8.2566	8.3606	8.2020

Note on Supplemental Unit Cost: Unit cost is based on the aggregated hourly energy and the associated market price for which the energy was purchased or sold.

**MOST RECENT
12-MONTH**

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	
SALES REVENUES					
ELECTRIC SALES	\$ 1,296,162	\$ 1,275,577	\$ 8,478,750	\$ 7,900,256	\$ 18,052,919
SALES REVENUES (ACTUAL)	\$ 1,296,162	\$ 1,275,577	\$ 8,478,750	\$ 7,900,256	\$ 18,052,919
AS BUDGET	\$ 1,583,333	\$ 1,583,333	\$ 1,583,333	\$ 1,583,333	Not Applicable
% ACTUAL TO BUDGET	81.86%	80.56%	535.50%	498.96%	Not Applicable

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

OTHER REVENUES

OP REVENUE	34,470	33,967	206,261	203,675	411,237
FEDERAL GRANT	-	-	-	-	-
MISC REVENUE	7,075	1,400	377,980	8,725	469,742
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE OF FIXED ASSETS	-	-	-	-	-
GAIN UTILITIES ASSETS	-	-	-	-	-
REIMB DAMAGED PROPERTY	-	-	3,000	-	3,000
CUST ACCT FEES	-	-	-	-	-
OTHER REV	-	-	-	-	-
ADMIN ALLOC	9,920	20,100	66,628	110,555	115,570
INTEREST REVENUES - UTILITY	11,210	-	13,634	-	308,980
STATE GRANTS	-	-	-	-	-
SALE OF RECYCLED MATERIALS	-	-	-	-	22,837
OTHER REVENUES (ACTUAL)	\$ 62,676	\$ 55,467	\$ 667,504	\$ 322,955	\$ 1,331,366
AS BUDGET	\$ 80,431	\$ 87,500	\$ 482,583	\$ 525,000	Not Applicable
% ACTUAL TO BUDGET	77.93%	63.39%	138.32%	61.52%	Not Applicable

TRANSFER

Transfer From CIP	-	-	-	-	-
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TOTAL REVENUES (ACTUAL)	\$ 1,358,838	\$ 1,331,043	\$ 9,146,254	\$ 8,223,211	\$ 19,384,285
AS BUDGET	\$ 1,663,764	\$ 1,670,833	\$ 9,982,583	\$ 10,025,000	Not Applicable
% ACTUAL TO BUDGET	81.67%	79.66%	91.62%	82.03%	Not Applicable

MCT CREDIT	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 100,000	\$ 100,000	\$ 600,000	\$ 300,000	\$ 1,200,000
MEAG REBATE	-	-	456,339	432,748	456,339

MEAG YES/PART CONTR/MCT C	\$ 100,000	\$ 100,000	\$ 1,056,339	\$ 732,748	\$ 1,656,339
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Note on MEAG Credit/YES/Participant Contribution: excluded from revenues

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
PERSONNEL					
Compensation	\$ 76,950	\$ 85,278	\$ 498,432	\$ 513,853	\$ 985,736
Benefits	28,342	33,338	184,093	178,305	412,671
PERSONNEL (ACTUAL)	\$ 105,292	\$ 118,616	\$ 682,524	\$ 692,157	\$ 1,398,407
AS BUDGET	\$ 112,623	\$ 109,087	\$ 675,741	\$ 654,521	Not Applicable
% ACTUAL TO BUDGET	93.49%	108.74%	101.00%	105.75%	Not Applicable
CONTRACTED SERVICES					
Consulting	\$ -	\$ -	\$ -	\$ 17,346	\$ (16,755)
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	-
Maintenance Contracts	822	386	7,469	2,887	9,447
Rents/Leases	470	548	3,202	2,740	24,280
Repairs & Maintenance (Outside)	12,820	2,042	31,678	14,272	56,782
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	2,516	715	8,955	8,591	21,568
Postage	-	16	27	16	149
Public Relations	-	-	800	-	800
Mkt Expense	-	800	-	2,446	18,050
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	1,214	368	1,422
Vehicle Tag & Title Fee	-	74	-	74	-
Ga Dept Rev Fee	-	900	900	900	900
Fees	-	-	300	319	300
Training & Ed	14	-	14	-	1,064
Contract Labor	47,137	39,675	282,188	244,898	493,149
Shipping/Freight	-	-	-	368	-
CONTRACTED SERVICES (ACTUAL)	\$ 63,779	\$ 45,156	\$ 336,747	\$ 295,224	\$ 611,364
AS BUDGET	\$ 53,296	\$ 50,357	\$ 319,775	\$ 302,140	Not Applicable
% ACTUAL TO BUDGET	119.67%	89.67%	105.31%	97.71%	Not Applicable

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
SUPPLIES					
Office Supplies	77	44	339	1,153	1,201
Furniture <5001	-	-	-	650	-
Postage	-	-	-	-	-
Auto Parts	1,197	172	2,036	1,032	4,480
Construction Materials	-	3,035	6,528	10,511	27,148
Damage Claims	-	-	1,439	-	3,738
Expendable Fluids	8	-	8	36	68
Safety/Medical Supplies	-	-	-	-	5,780
Tires	-	-	301	1,114	7,478
Uniform Expense	1,051	-	11,012	4,832	23,774
Janitorial	373	141	1,759	1,197	4,033
Computer Equipment	-	-	5,766	-	6,466
R & M Buildings - Inside	-	-	-	-	2,640
Util Costs - Util Fund	491	567	10,399	6,346	14,345
Covid-19 Expenses	-	507	957	2,132	1,354
Streetlights	-	-	6,536	-	6,536
Auto & Truck Fuel	2,681	2,653	13,470	10,624	29,002
Food	731	-	1,388	665	3,095
Sm Tool & Min Equip	8,200	6,963	17,872	13,386	54,735
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	7,421	2,079	19,344	9,889	35,174
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,001,992	975,391	6,274,566	5,841,441	12,971,001
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
Misc	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,035,353	\$ 1,039,102	\$ 6,482,366	\$ 6,027,911	\$ 13,660,956
AS BUDGET	\$ 986,383	\$ 1,055,868	\$ 5,918,298	\$ 6,335,210	Not Applicable
% ACTUAL TO BUDGET	104.96%	98.41%	109.53%	95.15%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Depr Exp	\$ 33,243	\$ 32,012	\$ 199,706	\$ 184,355	\$ 364,402
CAPITAL OUTLAY (ACTUAL)	\$ 33,243	\$ 32,012	\$ 199,706	\$ 184,355	\$ 364,402
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 70,927	\$ 99,457	\$ 431,027	\$ 515,601	\$ 862,429
Transfer To Gf	84,287	72,808	537,068	497,941	1,151,037
Transfer To Cip	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 155,215	\$ 172,265	\$ 968,095	\$ 1,013,542	\$ 2,013,467
AS BUDGET	\$ 277,595	\$ 270,566	\$ 1,665,028	\$ 1,623,394	Not Applicable
% ACTUAL TO BUDGET	55.93%	63.67%	58.14%	62.43%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,392,882	\$ 1,407,152	\$ 8,669,438	\$ 8,213,190	\$ 18,048,595
AS BUDGET	\$ 1,429,807	\$ 1,485,877	\$ 8,578,841	\$ 8,915,264	Not Applicable
% ACTUAL TO BUDGET	97.42%	94.70%	101.06%	92.13%	Not Applicable

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2021 | FY 2021



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CHART 3: RETAIL REVENUES	14-16

COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was 1.31%

RECOMMENDATIONS

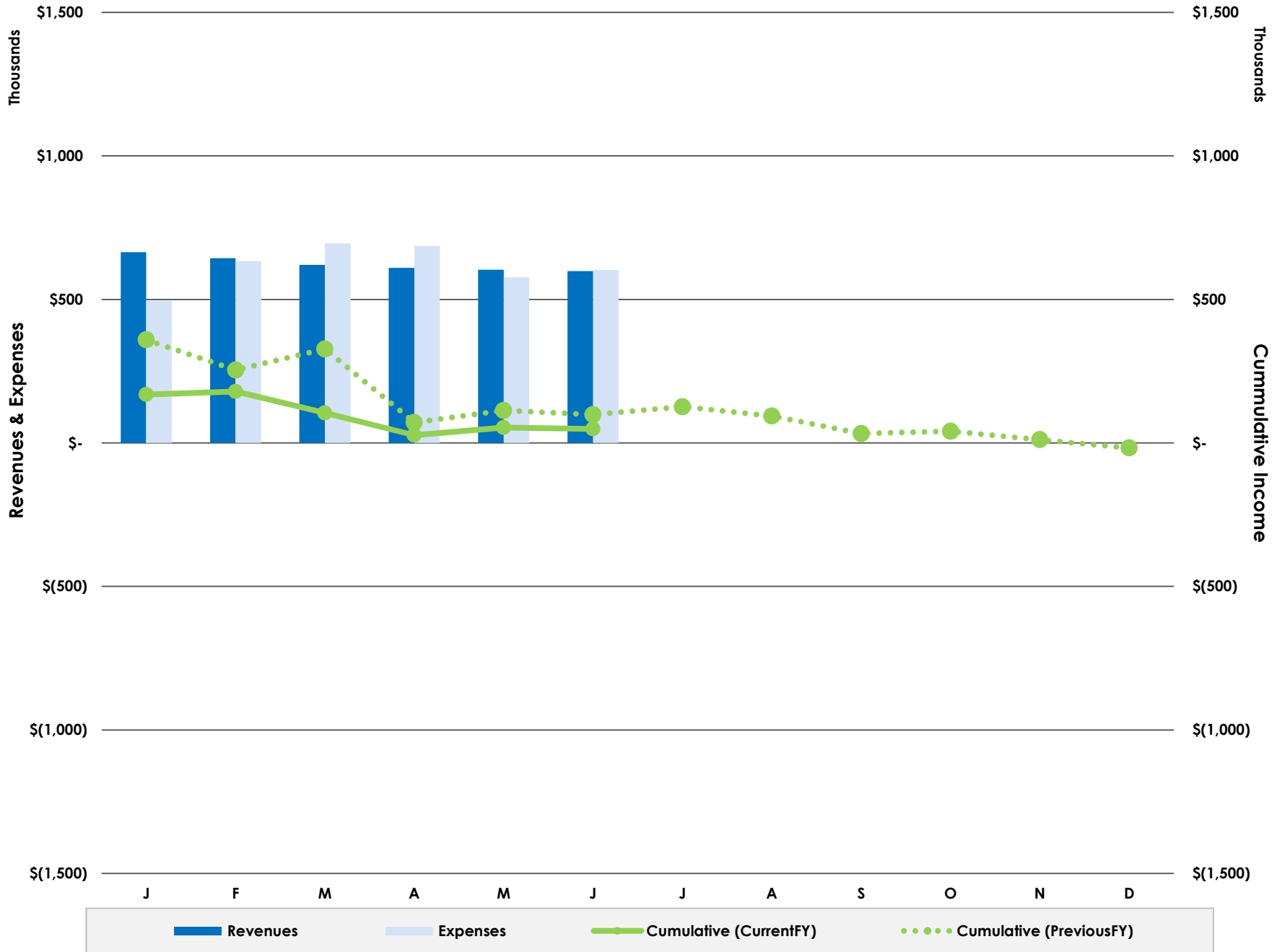
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**MOST RECENT
12-MONTH**

FINANCIALS

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	
Revenues					
RETAIL SALES	\$ 577,802	\$ 515,460	\$ 3,538,086	\$ 3,053,048	\$ 6,644,982
OTHER REVENUES	27,028	44,707	212,172	282,714	428,932
ADJUSTMENTS	(6,344)	(13,968)	(10,419)	(68,814)	(22,890)
Total Revenues	\$ 598,486	\$ 546,199	\$ 3,739,838	\$ 3,266,947	\$ 7,051,024
Expenses					
PERSONNEL	\$ 61,039	\$ 66,080	\$ 455,108	\$ 405,816	\$ 915,573
PURCHASED & CONTRACTED SVC	17,566	10,415	90,214	69,830	210,815
PURCHASED PROPERTY SERVICES	8,398	7,057	27,286	45,568	42,050
SUPPLIES	31,511	27,700	160,153	134,921	341,197
COST OF GOODS SOLD	256,859	302,555	1,580,287	1,714,009	3,451,127
DEPR, DEBT SVC & OTHER COSTS	119,901	114,065	724,869	604,129	1,302,563
FUND TRANSFERS	107,662	32,676	652,821	193,732	855,045
Total Combined Expenses	\$ 602,936	\$ 560,548	\$ 3,690,739	\$ 3,168,005	\$ 7,118,371
Income					
Before Transfer	\$ 103,212	\$ 18,328	\$ 701,921	\$ 292,674	\$ 787,699
After Transfer	\$ (4,450)	\$ (14,348)	\$ 49,099	\$ 98,942	\$ (67,346)
Margin					
Before Transfer	17.25%	3.36%	18.77%	8.96%	11.17%
After Transfer	-0.74%	-2.63%	1.31%	3.03%	-0.96%

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2021



**MOST RECENT
12-MONTH**

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 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	\$ 248,388	\$ 222,010	\$ 1,619,047	\$ 1,350,753	\$ 2,912,218
DVR SERVICE	21,865	18,950	132,348	115,800	244,885
FIBER OPTICS	51,560	46,405	296,565	275,898	578,784
INTERNET	220,937	195,079	1,296,503	1,111,939	2,519,061
TELEPHONE	33,223	30,668	182,161	183,771	364,895
SET TOP BOX	1,828	2,349	11,463	14,886	25,139
Total RETAIL SALES (ACTUAL)	\$ 577,802	\$ 515,460	\$ 3,538,086	\$ 3,053,048	\$ 6,644,982
OTHER REVENUES					
CATV INSTALL/UPGRADE	\$ 180	\$ 915	\$ 2,430	\$ 19,090	\$ 7,400
MARKETPLACE ADS	-	-	-	-	-
PHONE FEES	722	509	4,191	3,586	8,467
EQUIPMENT SALES	-	7,772	-	46,626	45,996
MODEM RENTAL	8,047	1,929	48,005	11,550	59,546
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	8,159	5,734	79,870	45,950	133,644
ADMIN ALLOCATION	9,920	20,100	77,675	110,555	126,617
CONTRIBUTED CAPITAL	-	-	-	-	-
Transfer from CIP	-	-	-	-	-
MISCELLANEOUS	-	7,749	-	45,357	47,262
Total OTHER REVENUES ACTUAL	\$ 27,028	\$ 44,707	\$ 212,172	\$ 282,714	\$ 428,932
Adjustment	\$ (6,344)	\$ (13,968)	\$ (10,419)	\$ (68,814)	\$ (22,890)
<i>Note: Adjustment added to match Financials</i>					
TOTAL REVENUES (ACTUAL)	\$ 598,486	\$ 546,199	\$ 3,739,838	\$ 3,266,947	\$ 7,051,024

SUMMARY

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Personnel	\$ 61,039	\$ 66,080	\$ 455,108	\$ 405,816	\$ 915,573
Purchased & Contracted Svc	17,566	10,415	90,214	69,830	210,815
Purchased Property Services	8,398	7,057	27,286	45,568	42,050
Supplies	31,511	27,700	160,153	134,921	341,197
Cost of Goods Sold	256,859	302,555	1,580,287	1,714,009	3,451,127
Depr, Debt Svc & Other Costs	119,901	114,065	724,869	604,129	1,302,563
Fund Transfers	107,662	32,676	652,821	193,732	855,045
TOTAL SUMMARY (ACTUAL)	\$ 602,936	\$ 560,548	\$ 3,690,739	\$ 3,168,005	\$ 7,118,371

TELECOM

Personnel

Salaries	\$ 41,410	\$ 45,088	\$ 289,043	\$ 288,734	\$ 600,845
Benefits	19,628	20,992	166,066	117,083	314,728
Total Personnel (ACTUAL)	\$ 61,039	\$ 66,080	\$ 455,108	\$ 405,816	\$ 915,573

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	45	-	224	668
Web Design	-	-	-	41	-
Consulting - Technical	-	2,250	171	9,000	6,921
HOLIDAY EVENTS	-	-	-	650	-
Lawn Care & Maintenance	-	-	-	-	89
Security Systems	-	-	478	258	1,490
Pest Control	-	-	-	-	-
Maintenance	6,976	1,881	12,036	4,526	21,152
Equipment Rents/Leases	376	454	1,314	2,459	1,493
Pole Equip. Rents/Leases	-	-	2,000	2,000	2,000
Equipment Rental	29	29	73	87	145
CONSULTING - TECHNICAL	-	-	-	-	-
LAWN CARE & MAINTENANCE	-	-	-	-	59
Outside Maintenance	(4,379)	-	8,417	6,565	14,418
EQUIPMENT RENTS / LEASES	-	267	-	1,333	(1,333)
POLE EQUIPMENT RENTS / LEASES	-	-	2,679	2,726	2,679
MAINTENANCE CONTRACTS	215	69	7,375	4,274	12,922
EQUIPMENT RENTAL	20	20	49	58	97
COMMUNICATION SERVICES	1,937	1,187	7,769	8,396	18,499
INTERNET COSTS	530	1,060	2,650	2,352	5,830
POSTAGE	5	-	110	-	110
TRAVEL EXPENSE	-	-	-	-	-
DUES/FEES	-	-	2,353	-	4,828
VEHICLE TAG & TITLE FEE	-	-	-	-	-
FCC FEES	4,393	3,153	23,187	16,467	51,882
GA DEPT OF REV FEES	-	-	-	-	-
TRAINING & EDUCATION -EMPLOYEE	14	-	14	8,360	279
CONTRACT LABOR	7,370	-	19,460	-	66,509
SOFTWARE EXPENSE	80	-	80	-	80
SHIPPING / FREIGHT	-	-	-	56	-
Total Purchased & Contracted Svc (ACTUAL)	\$ 17,566	\$ 10,415	\$ 90,214	\$ 69,830	\$ 210,815

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	-	-
Repair & Maintenance (Inside)	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	1,027	660	6,450	7,274	14,604
Postage	-	-	10	-	10
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	260
Marketing Expense	-	-	-	-	-
Utility Bill Printing Services	-	-	-	-	-
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	1,166	78	1,166
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	182	-
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	200	200	200	200
Uniform Rental	-	-	-	-	-
Contract Labor	7,370	6,197	19,460	37,240	23,811
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	594	-
Total Purchased Property Services (ACTUAL)	\$ 8,398	\$ 7,057	\$ 27,286	\$ 45,568	\$ 42,050

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
TELECOM (Continued)					
Supplies					
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	-	-	497	123
Postage	-	-	-	-	-
Auto Parts	811	256	2,732	2,725	4,305
CONSTRUCTION MATERIALS	-	2,921	3,745	12,745	33,730
Damage Claims	-	-	-	-	-
EXPENDABLE FLUIDS	-	-	38	-	60
Tires	-	-	167	1,777	971
Uniform Expense	44	-	3,676	-	3,676
Janitorial Supplies	391	141	1,800	1,141	3,332
Equipment Parts	79	129	566	3,022	1,970
R&M Building - Inside	-	-	202	-	202
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	2,129	4,225	13,712	24,586	40,777
Sys R&M - Inside/Shipping	-	-	-	-	-
COVID-19 EXPENSES	-	319	957	319	1,354
Utility Costs	2,917	4,547	16,203	23,710	26,168
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	1,156	1,159	5,256	5,472	11,667
Food	131	-	485	392	1,112
Small Tools & Minor Equipment	192	1,066	627	3,445	2,817
Small Operating Supplies	1,230	3,510	4,661	9,405	15,372
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	29	-	1,046	771	1,295
AUTO PARTS	-	-	-	-	-
CONSTRUCTION MATERIALS	-	2,605	11,992	3,391	27,610
UNIFORM EXPENSE	-	-	-	683	-
JANITORIAL SUPPLIES	-	-	256	66	403
COMPUTER EQUIP NON-CAP	2,596	-	7,097	2,574	8,176
EQUIPMENT PARTS	-	-	599	1,442	968
REPAIRS & MAINTENANCE	2,270	-	34,913	3,833	49,781
COVID-19 EXPENSES	-	94	957	112	1,118
UTILITY COSTS	1,814	-	9,073	-	30,954
AUTO & TRUCK FUEL	1,156	1,268	5,256	5,548	11,596
SMALL TOOLS & MINOR EQUIPMENT	282	810	2,122	4,140	9,257
SMALL OPERATING SUPPLIES	12,134	2,923	19,119	12,770	30,584
CONSTRUCTION IN PROGRESS	-	-	-	-	-
DEPRECIATION EXPENSE	2,150	1,726	12,898	10,355	21,527
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 31,511	\$ 27,700	\$ 160,153	\$ 134,921	\$ 341,197

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	16,072	18,281	96,559	100,947	192,310
Cost of Sales CATV	210,424	252,691	1,325,930	1,442,721	2,917,251
Cost of Sales Internet	21,709	21,779	113,466	111,039	234,380
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	8,654	9,804	44,332	59,301	107,187
Cost of Programming CATV	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	\$ 256,859	\$ 302,555	\$ 1,580,287	\$ 1,714,009	\$ 3,451,127

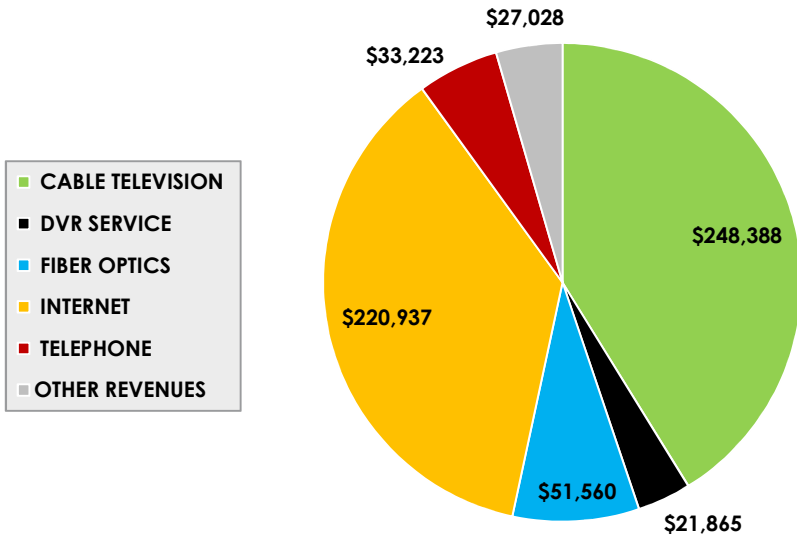
Depr, Debt Svc & Other Costs					
Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	14,608	14,608	87,648	88,528	160,687
INTEREST EXP - 2020 REV BONDS	43,089	-	258,535	-	331,787
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	70,928	99,457	431,027	515,601	862,429
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)	\$ 119,901	\$ 114,065	\$ 724,869	\$ 604,129	\$ 1,302,563

Fund Transfers					
Transfer 5% to General Fund	17,156	15,364	107,738	94,553	198,944
TRANS OUT UTIL 5% TO GEN FUND	19,579	17,312	114,056	99,180	225,074
ADMIN ALLOC - ADMIN EXPENSES	70,928	-	431,027	-	431,027
Total Fund Transfers (ACTUAL)	\$ 107,662	\$ 32,676	\$ 652,821	\$ 193,732	\$ 855,045

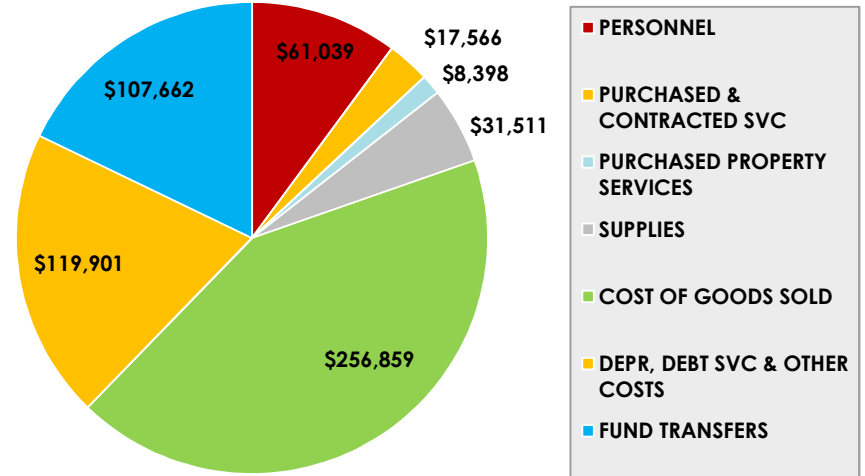
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 602,936	\$ 560,548	\$ 3,690,739	\$ 3,168,005	\$ 7,118,371
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**CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES**

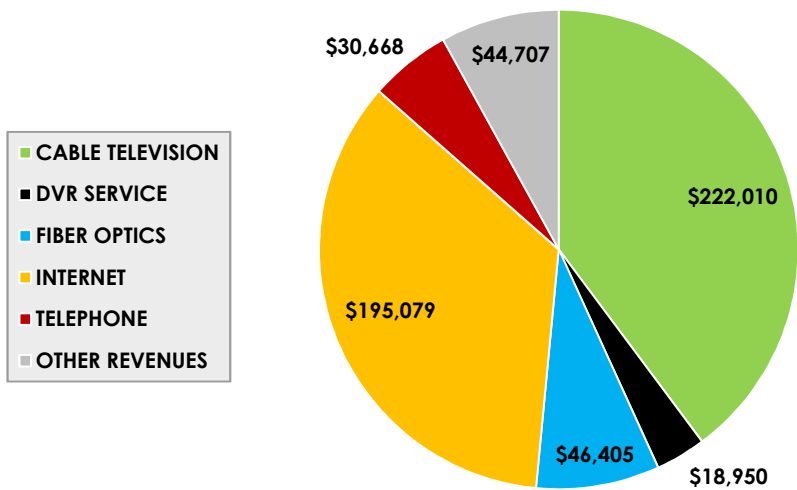
REVENUES [Jun 2021]



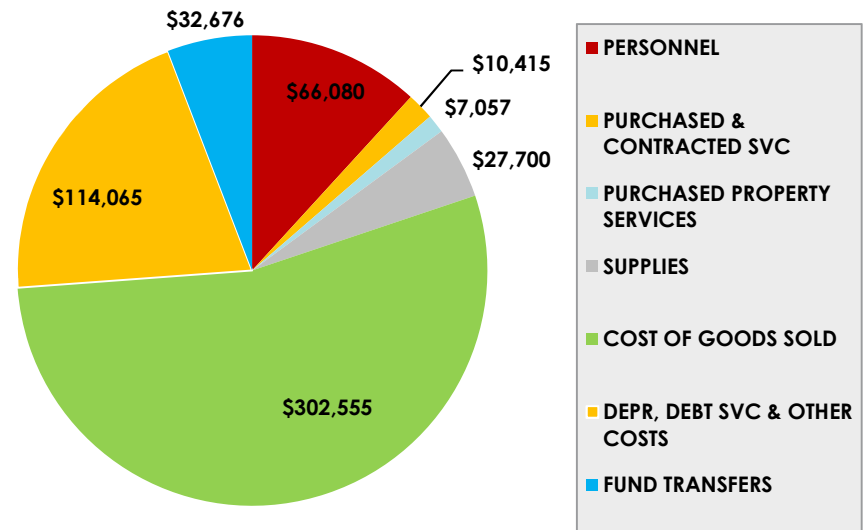
EXPENSES [Jun 2021]



REVENUES [Jun 2020]



EXPENSES [Jun 2020]



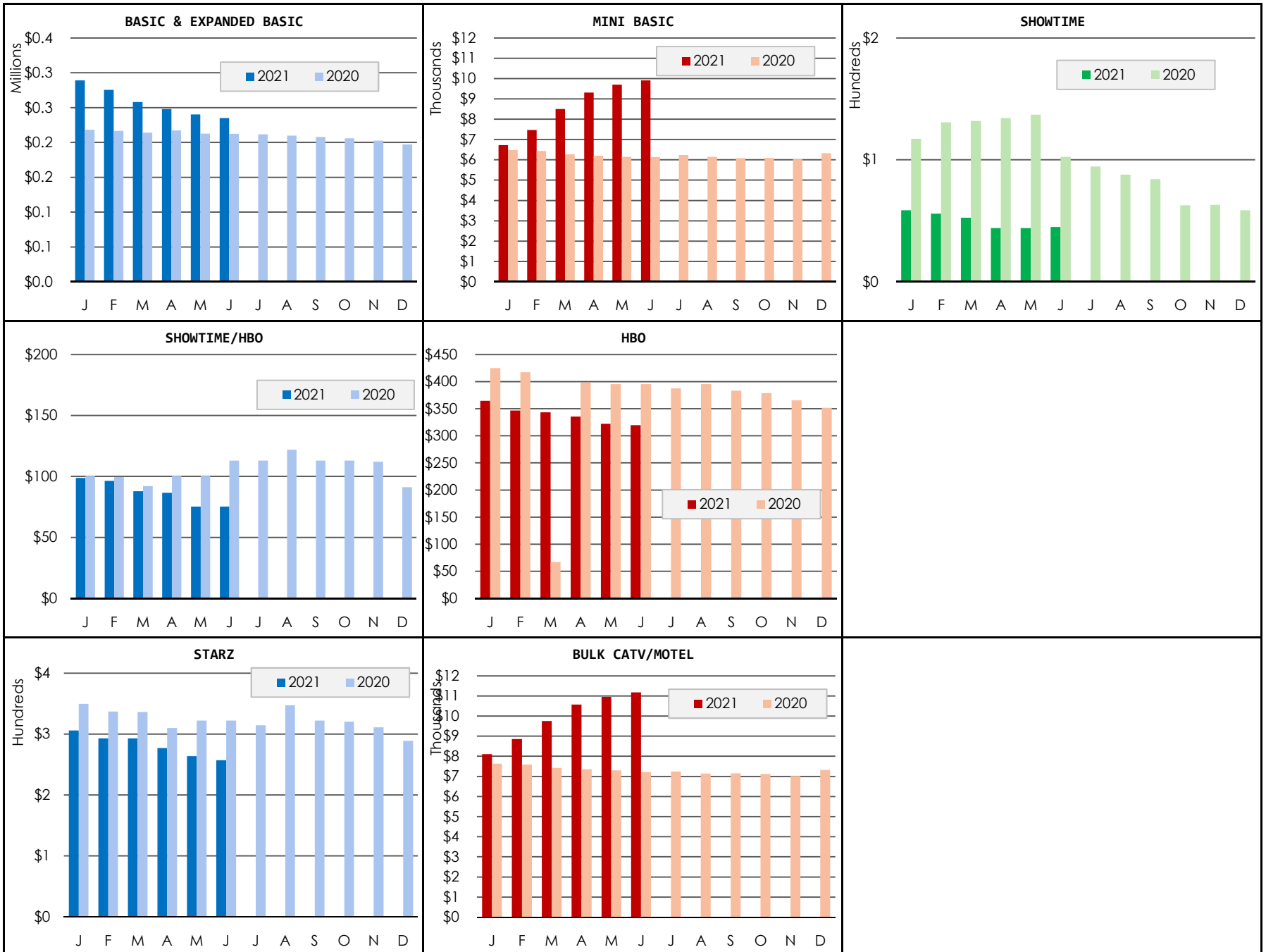
	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	2,074	2,809	13,737	17,094	30,140
Revenue (\$)	\$ 234,867	\$ 212,198	\$ 1,545,162	\$ 1,290,892	\$ 2,780,071
Revenue Per Bill (\$)	\$ 113	\$ 76	\$ 112	\$ 76	\$ 92
MINI BASIC					
Number of Bills	272	164	1,485	1,001	2,479
Revenue (\$)	\$ 9,913	\$ 6,136	\$ 51,605	\$ 37,686	\$ 88,508
Revenue Per Bill (\$)	\$ 36	\$ 37	\$ 35	\$ 38	\$ 36
BOSTWICK					
Number of Bills	11	15	68	90	149
Revenue (\$)	\$ 1,265	\$ 1,087	\$ 7,835	\$ 6,817	\$ 13,924
Revenue Per Bill (\$)	\$ 115	\$ 72	\$ 115	\$ 76	\$ 93
BULK CATV/MOTEL					
Number of Bills	5	5	30	30	60
Revenue (\$)	\$ 1,550	\$ 1,550	\$ 9,300	\$ 9,300	\$ 18,600
Revenue Per Bill (\$)	\$ 310	\$ 310	\$ 310	\$ 310	\$ 310
SHOWTIME					
Number of Bills	3	7	22	52	56
Revenue (\$)	\$ 45	\$ 103	\$ 300	\$ 754	\$ 751
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 14	\$ 14	\$ 13
SHOW/HBO					
Number of Bills	6	9	42	49	97
Revenue (\$)	\$ 75	\$ 113	\$ 520	\$ 606	\$ 1,184
Revenue Per Bill (\$)	\$ 13	\$ 13	\$ 12	\$ 12	\$ 12
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
CINEMAX					
Number of Bills	2	2	12	15	25
Revenue (\$)	\$ 29	\$ 29	\$ 176	\$ 219	\$ 362
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 14

**MOST RECENT
12-MONTH**

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
HBO					
Number of Bills	23	27	141	146	301
Revenue (\$)	\$ 320	\$ 396	\$ 2,032	\$ 2,099	\$ 4,294
Revenue Per Bill (\$)	\$ 14	\$ 15	\$ 14	\$ 14	\$ 14
MAX/HBO					
Number of Bills	6	7	35	34	77
Revenue (\$)	\$ 67	\$ 75	\$ 428	\$ 404	\$ 931
Revenue Per Bill (\$)	\$ 11	\$ 11	\$ 12	\$ 12	\$ 12
PLAYBOY					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
STARZ					
Number of Bills	19	21	117	130	250
Revenue (\$)	\$ 257	\$ 322	\$ 1,689	\$ 1,977	\$ 3,594
Revenue Per Bill (\$)	\$ 14	\$ 15	\$ 14	\$ 15	\$ 14
DVR					
Number of Bills	140	149	860	886	1,755
Revenue (\$)	\$ 16,367	\$ 13,964	\$ 99,486	\$ 84,120	\$ 183,317
Revenue Per Bill (\$)	\$ 117	\$ 94	\$ 116	\$ 95	\$ 104
NON DVR					
Number of Bills	40	43	214	253	464
Revenue (\$)	\$ 4,477	\$ 3,977	\$ 26,639	\$ 25,674	\$ 49,081
Revenue Per Bill (\$)	\$ 112	\$ 92	\$ 124	\$ 101	\$ 106
SET TOP BOX					
Number of Bills	148	191	932	1,207	2,034
Revenue (\$)	\$ 1,828	\$ 2,349	\$ 11,463	\$ 14,886	\$ 25,139
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	56	55	340	330	692
Revenue (\$)	\$ 856	\$ 800	\$ 5,231	\$ 4,740	\$ 10,303
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 14	\$ 15
ADD'L NON DVR BOX					
Number of Bills	16	19	85	124	189
Revenue (\$)	\$ 165	\$ 210	\$ 992	\$ 1,266	\$ 2,184
Revenue Per Bill (\$)	\$ 10	\$ 11	\$ 12	\$ 10	\$ 12
FIBER					
Number of Bills	185	111	963	652	1,668
Revenue (\$)	\$ 51,560	\$ 46,405	\$ 296,565	\$ 275,898	\$ 578,784
Revenue Per Bill (\$)	\$ 279	\$ 418	\$ 308	\$ 423	\$ 347
INTERNET					
Number of Bills	4,112	3,960	24,551	22,986	48,692
Revenue (\$)	\$ 218,252	\$ 192,261	\$ 1,280,088	\$ 1,094,565	\$ 2,486,414
Revenue Per Bill (\$)	\$ 53	\$ 49	\$ 52	\$ 48	\$ 51
WIRELESS INTERNET					
Number of Bills	40	43	235	261	474
Revenue (\$)	\$ 2,685	\$ 2,818	\$ 16,415	\$ 17,374	\$ 32,647
Revenue Per Bill (\$)	\$ 67	\$ 66	\$ 70	\$ 67	\$ 69
RESIDENTIAL PHONE					
Number of Bills	790	850	4,856	5,074	9,924
Revenue (\$)	\$ 5,599	\$ 10,188	\$ 31,441	\$ 60,353	\$ 102,475
Revenue Per Bill (\$)	\$ 7	\$ 12	\$ 6	\$ 12	\$ 10
COMMERCIAL PHONE					
Number of Bills	282	284	1,706	1,692	3,411
Revenue (\$)	\$ 18,438	\$ 20,480	\$ 113,279	\$ 123,418	\$ 224,980
Revenue Per Bill (\$)	\$ 65	\$ 72	\$ 66	\$ 73	\$ 66
TOTAL REVENUES	\$ 568,616	\$ 515,460	\$ 3,500,646	\$ 3,053,048	\$ 6,607,542

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



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

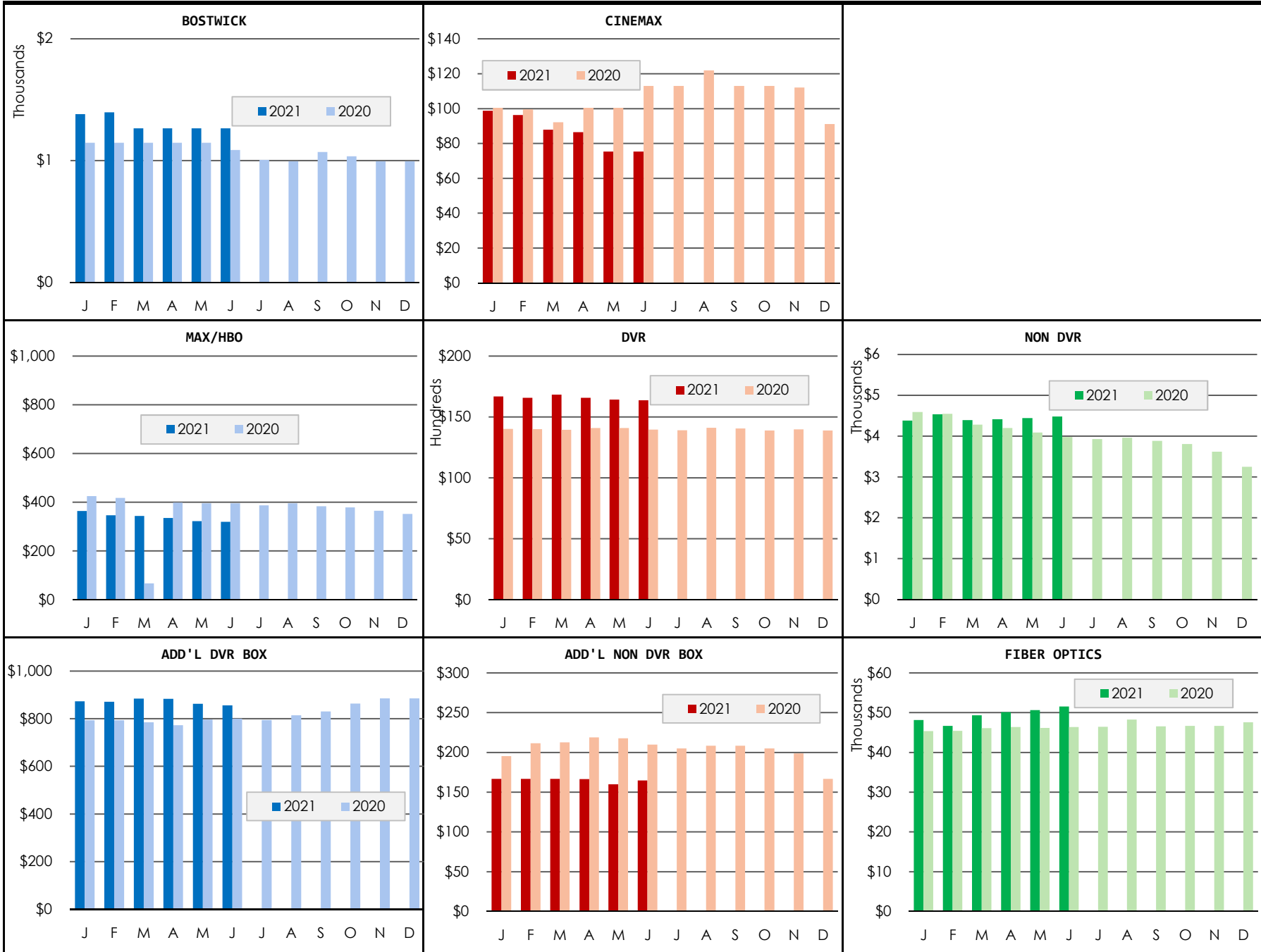
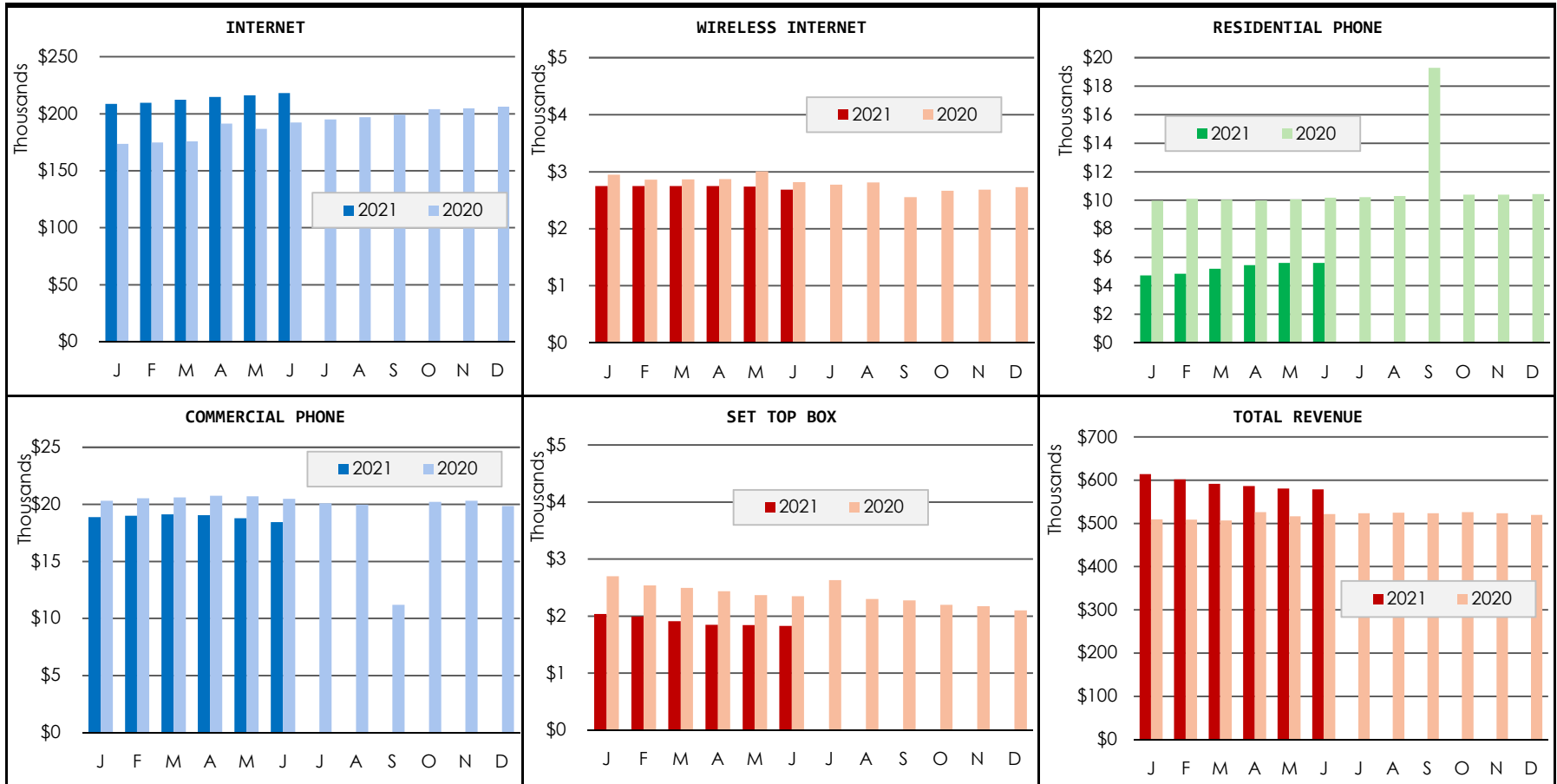


CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR





WATER, SEWER, & GAS
MONTHLY REPORT
AUGUST
2021

2021 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 186 Gas main extension	Jan-21	Dec-21	13,200' of 26,000' installed to date. Line pressure tested & gassed	Started	City
Hwy 83 Good Hope to Chandler Road main extension	Jan-21	Feb-22	Install 10,500' of 4" plastic gas main	Material delivered	City
Chandler Road to Old Monroe-Madison Rd main extension	Oct-21	Feb-22	Install 15,000' of 4" plastic gas main/will serve 5 chicken houses	Material delivered	City
Old Monroe-Madison Rd to Morgan County line	Aug-21	Dec-21	Install 23,000' of 4" plastic gas main/will serve 4 chicken houses	Start June 7th	City
Poplar Street main install/renewal	Mar-21	Apr-21	Install 2800' of new 2" plastic main and 1500' of 2" steel main renewal (under runway)	Planning Stage	City
Southview Drive, Bolton Street, Pierce Street, Reese Street and Olympian Way main renewal	Jan-21	Feb-21	Replace 3000' of 2" steel with 2" plastic	Completed	City
Victory Drive Gas Renewal	Jan-21	Jun-21	Replace 1500' of 2" steel with 2" plastic	Planning Stage	Planning
Harris & Lacy Streets Gas Renewal	Apr-21	Aug-21	Replace 2000' of 2" steel with 2" plastic	Planning Stage	Planning
Main extension MAB Development	Mar-21	Apr-21	Install 2" /4" plastic thru MAB development/services installed	Completed	City
Sewer Collection					
Gratis Rd/Birch St/Hwy 78 I & I repairs	Mar-21	Apr-21	Raise 12 manholes along Jacks Creek located in flood area	Completed	City
2018 CDBG	Sep-18	Jun-21	Patching complete / Paving to begin in April 2021	Completed	Contractor
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Contractor started laying pipe, has encountered lots of rock	Awarded	Contractor
Sewer Treatment Plant					
Design/Review for WWTP rehab	Jan-21	Jan-22	Contractor started re-use line install / removal of influent building to begin August 2nd	Awarded	Contractor
Water Distribution					
30" Raw Water Main / 20" Finished Water Main	Jan-21	Jan-22	EPD approval 7/26/21 / engineer preparing the easements	Design Near Completion	Contractor
18" water main from plant to MAB Development	Apr-21	Jul-21	Main installed up to N. Broad Street	Started	Contractor
S. Broad St main extension Mears St to John's Supermarket	May-21	Jun-21	Main installed from Mears Street to Walker Street	Crew has started	City
Hwy 78 East 1500' main extension Jim Daws Rd	Mar-21	Jun-21	Install 8" main extension beginning @ Jim Daws Rd along Hwy 78 East	On hold	City
Monroe-Loganville 20" Water Transmission Main/Pump Station	Jul-18	Apr-21	Chlorination complete, still waiting on pump station contractor to finish control work	Ongoing	Contractor
Water Treatment Plant					
1,000,000 gallon clearwell @ WTP location	Jun-21	Oct-22	Construction of a new 1,000,000 gallon clearwell / crews test drill area 7/13/21	Design	Engineer

2021 CIP Completion

3100' extension of 4" plastic gas main along Unisia Drive (City crews)
Hwy 11 South gas main renewal 3.8 miles of 4" steel replaced with 4" plastic (Contractor)
Water model of the water distribution system - Weideman & Singleton
Installed 4000' of 2" gas main in The Fields @ Alcovy Mountain to serve 61 lots (City crews)
Installed 1500' of 10" water main along Piedmont Industrial Parkway (City crews)
Installed 1000' of water main along Jim Daws Spur (City crews)
Installed 2800' of water main along Poplar Street to serve 4 homes and looped to provide pressure improvements (City crews)
Pipeburst 550' of 6" clay sewer main along S. Madison Ave. (City crews)
Pipeburst 400' of 6" clay sewer main along Church Street (City crews)
Installed 3500' of 20" water main along Cedar Ridge Rd (Contractor)
Purchased 2021 Ford F450 service body (Gas Department)
Installed 1750' of 2" plastic gas main on Holly Jones Rd (City crews)
Replace 3000' of bare steel 2" gas main along Carwood Drive (Contractor)
Emergency purchase of pump for Grand Haven subdivision (51,779.87 from Xylem Water Solutions)

WATER / WASTEWATER: MONTHLY DIRECTOR'S REPORT

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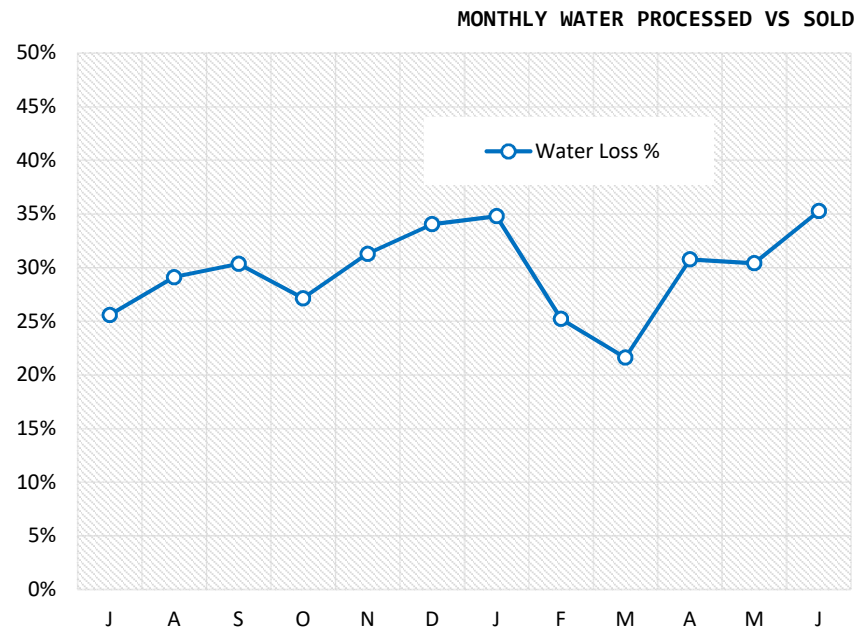
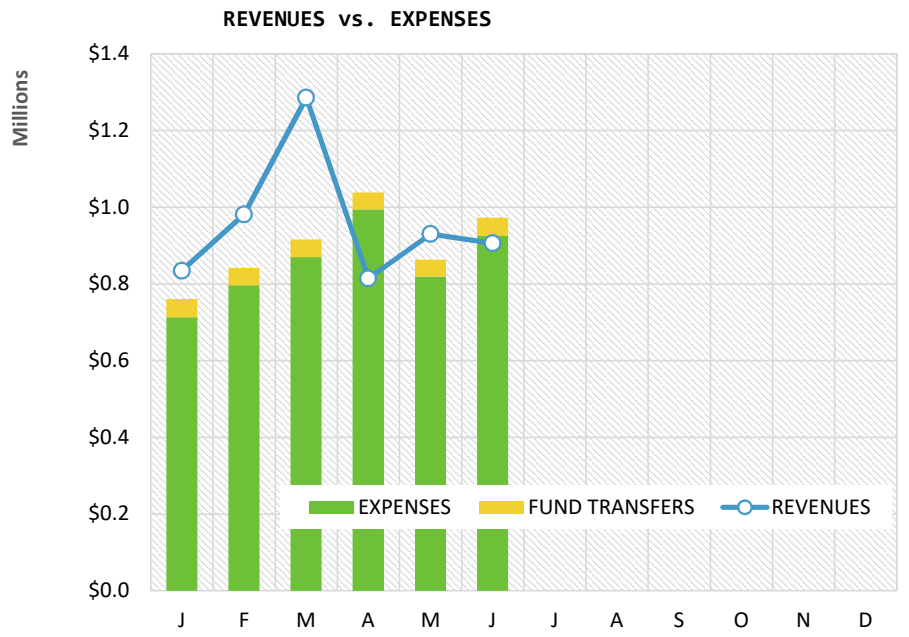


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CITY OF MONROE: WATER & SEWER FUND OVERVIEW

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	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 0.835M	\$ 0.981M	\$ 1.286M	\$ 0.815M	\$ 0.930M	\$ 0.906M							\$ 5.752M	\$ 11.650M	\$ 5.417M
PERSONNEL COSTS	\$ 0.196M	\$ 0.195M	\$ 0.190M	\$ 0.334M	\$ 0.208M	\$ 0.195M							\$ 1.319M	\$ 2.531M	\$ 1.109M
CONTRACTED SVC	\$ 0.011M	\$ 0.032M	\$ 0.025M	\$ 0.060M	\$ 0.037M	\$ 0.093M							\$ 0.259M	\$ 1.395M	\$ 0.424M
SUPPLIES	\$ 0.079M	\$ 0.138M	\$ 0.158M	\$ 0.123M	\$ 0.135M	\$ 0.185M							\$ 0.817M	\$ 1.916M	\$ 0.746M
CAPITAL OUTLAY	\$ 0.214M	\$ 0.220M	\$ 0.286M	\$ 0.271M	\$ 0.229M	\$ 0.238M							\$ 1.460M	\$ 2.607M	\$ 1.155M
FUND TRANSFERS	\$ 0.048M	\$ 0.045M	\$ 0.045M	\$ 0.044M	\$ 0.044M	\$ 0.048M							\$ 0.274M	\$ 1.559M	\$ 0.260M
DEPRECIATION	\$ 0.166M	\$ 0.166M	\$ 0.165M	\$ 0.162M	\$ 0.166M	\$ 0.165M							\$ 0.989M	\$ -	\$ 0.925M
EXPENSES	\$ 0.713M	\$ 0.796M	\$ 0.870M	\$ 0.994M	\$ 0.819M	\$ 0.925M							\$ 5.118M	\$ 10.009M	\$ 4.620M
MARGIN	\$ 0.121M	\$ 0.185M	\$ 0.416M	\$ (0.180M)	\$ 0.111M	\$ (0.019M)							\$ 0.634M	\$ 1.641M	\$ 0.797M



RETAIL SALES REPORT

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CUSTOMER COUNT - WATER

Residential	8,653	8,684	8,740	8,745	8,763	8,802
Commercial	939	947	939	943	948	958
Industrial	1	1	1	1	1	1
Water Authority	1	1	1	1	1	1
Residential Sprinkler	461	474	482	496	516	527
Commercial Sprinkler	83	85	87	84	85	85
Total	10,138	10,192	10,250	10,270	10,314	10,374

YOY Δ	0.40%	0.49%	0.32%	0.05%	0.18%	0.13%
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KGALLONS - WATER

Residential	34,525	35,039	32,670	32,123	34,850	36,901
Commercial	9,962	10,087	9,595	10,119	12,524	13,408
Industrial	1,295	2,502	1,584	1,395	1,094	1,659
Water Authority	-	22	-	15	92	5,257
Total	45,782	47,650	43,849	43,652	48,560	57,225

YOY Δ	1.58%	6.64%	-1.00%	0.69%	6.40%	10.47%
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REVENUE - WATER

Residential	\$ 0.297M	\$ 0.303M	\$ 0.285M	\$ 0.281M	\$ 0.300M	\$ 0.318M
Commercial	\$ 0.078M	\$ 0.075M	\$ 0.077M	\$ 0.080M	\$ 0.094M	\$ 0.099M
Industrial	\$ 0.005M	\$ 0.010M	\$ 0.007M	\$ 0.006M	\$ 0.005M	\$ 0.007M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.001M	\$ 0.021M
Total	\$ 0.380M	\$ 0.388M	\$ 0.369M	\$ 0.367M	\$ 0.399M	\$ 0.445M

YOY Δ	2.13%	6.08%	1.94%	2.60%	6.29%	7.64%
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RETAIL SALES REPORT

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CUSTOMER COUNT - SEWER

Residential	6,635	6,660	6,707	6,702	6,710	6,737
Commercial	782	793	783	786	791	793
Water Authority	1	1	1	1	1	1
Total	7,418	7,454	7,491	7,489	7,502	7,531
YOY Δ	3.33%	3.40%	3.32%	2.96%	3.13%	3.05%

KGALLONS - SEWER

Residential	34,525	35,039	32,670	32,123	34,850	36,901
Commercial	9,962	10,087	9,595	10,119	12,524	13,408
Water Authority	-	22	-	15	92	5,257
Total	44,487	45,148	42,265	42,257	47,466	55,566
YOY Δ	2.32%	5.02%	-0.23%	1.04%	7.67%	10.38%

REVENUE - SEWER

Residential	\$ 0.211M	\$ 0.210M	\$ 0.205M	\$ 0.204M	\$ 0.210M	\$ 0.212M
Commercial	\$ 0.117M	\$ 0.120M	\$ 0.118M	\$ 0.122M	\$ 0.142M	\$ 0.141M
Water Authority	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.002M
Total	\$ 0.328M	\$ 0.331M	\$ 0.324M	\$ 0.327M	\$ 0.353M	\$ 0.354M
YOY Δ	0.37%	1.68%	-1.21%	1.91%	14.47%	12.01%

SALES STATISTICS

Jan 2021
Feb 2021
Mar 2021
Apr 2021
May 2021
Jun 2021
Jul 2021
Aug 2021
Sep 2021
Oct 2021
Nov 2021
Dec 2021
YTD

AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4	4	4
Commercial	11	11	10	11	13	14	12
Industrial	1,295	2,502	1,584	1,395	1,094	1,659	1,588
Water Authority	-	22	-	15	92	5,257	898

AVERAGE \$/CUSTOMER (WATER)

Residential	\$34	\$35	\$33	\$32	\$34	\$36	\$34
Commercial	\$83	\$79	\$82	\$84	\$99	\$103	\$88
Industrial	\$5,401	\$10,277	\$6,568	\$5,805	\$4,589	\$6,871	\$6,585
Water Authority	\$169	\$258	\$169	\$229	\$540	\$21,407	\$3,795

AVERAGE \$/KGALLON (WATER)

Residential	\$8.5939	\$8.6461	\$8.7351	\$8.7626	\$8.6174	\$8.6127	\$8.6613
Commercial	\$7.8103	\$7.3874	\$8.0235	\$7.8586	\$7.4857	\$7.3756	\$7.6569
Industrial	\$4.1703	\$4.1074	\$4.1465	\$4.1610	\$4.1943	\$4.1417	\$4.1535
Water Authority		\$11.7105		\$15.2900	\$5.8742	\$4.0721	\$9.2367
Average	\$6.8582	\$7.9628	\$6.9684	\$9.0180	\$6.5429	\$6.0505	\$7.2335

AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5	5	5	5	5
Commercial	13	13	12	13	16	17	14
Water Authority	-	22	-	15	92	5,257	898

AVERAGE \$/CUSTOMER (SEWER)

Residential	\$32	\$32	\$31	\$30	\$31	\$31	\$31
Commercial	\$149	\$151	\$150	\$155	\$180	\$178	\$161
Water Authority	\$1,247	\$1,380	\$1,333	\$1,237	\$1,210	\$1,604	\$1,335

AVERAGE \$/KGALLON (SEWER)

Residential	\$6.0971	\$5.9879	\$6.2885	\$6.3392	\$6.0164	\$5.7406	\$6.0783
Commercial	\$11.7091	\$11.8748	\$12.2610	\$12.0612	\$11.3684	\$10.5134	\$11.6313
Water Authority		\$62.7486		\$82.4373		\$0.3052	\$48.4970
Average	\$8.9031	\$26.8705	\$9.2747	\$33.6126	\$8.6924	\$5.5197	\$15.4788

**MOST RECENT
12-MONTH**

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	12-MONTH
SALES REVENUES					
WATER SALES	\$ 442,774	\$ 411,319	\$ 2,324,312	\$ 2,227,328	\$ 4,963,501
SEWER SALES	\$ 350,531	\$ 313,249	\$ 1,996,697	\$ 1,908,523	\$ 4,063,303
SALES REVENUES (ACTUAL)	\$ 793,305	\$ 724,569	\$ 4,321,009	\$ 4,135,851	\$ 9,026,804
AS BUDGET	\$ 811,667	\$ 758,333	\$ 4,870,000	\$ 4,550,000	Not Applicable
% ACTUAL TO BUDGET	97.74%	95.55%	88.73%	90.90%	Not Applicable

OTHER REVENUES

WATER

OP REVENUE	\$ 136	\$ 152	\$ 1,105	\$ 1,025	\$ (113)
MISC REVENUE	\$ 5,791	\$ 5,485	\$ 36,542	\$ 33,913	\$ 5,296
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 35,785	\$ 48,475	\$ 358,485	\$ 227,792	\$ 121,371
REIMB DAMAGE PROP	\$ -	\$ -	\$ 1,533	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC WATER	\$ 9,920	\$ 20,100	\$ 66,628	\$ 110,555	\$ 17,288
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_WATER	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 51,632	\$ 74,212	\$ 464,293	\$ 373,285	\$ 143,842

SEWER

OP REVENUE	\$ 18,738	\$ 28,730	\$ 170,705	\$ 93,480	\$ 23,850
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ 32	\$ 2,561	\$ 32	\$ 16,003	\$ 1,200
TAP FEES	\$ 32,250	\$ 40,536	\$ 729,250	\$ 682,741	\$ 96,723
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEW COLLECT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER - UTILITY	\$ -	\$ -	\$ -	\$ 5,220	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_SEWER	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 9,920	\$ 20,100	\$ 66,628	\$ 110,555	\$ 17,288
OTHER REVENUES (SEWER)	\$ 60,940	\$ 91,926	\$ 966,616	\$ 908,000	\$ 139,061

OTHER REVENUES (TOTAL)	\$ 112,571	\$ 166,138	\$ 1,430,908	\$ 1,281,285	\$ 282,903
AS BUDGET	\$ 148,798	\$ 126,768	\$ 892,788	\$ 760,605	Not Applicable
% ACTUAL TO BUDGET	75.65%	131.06%	160.27%	168.46%	Not Applicable
TOTAL REVENUES (ACTUAL)	\$ 905,876	\$ 890,706	\$ 5,751,917	\$ 5,417,135	\$ 9,309,707
AS BUDGET	\$ 960,465	\$ 885,101	\$ 5,762,788	\$ 5,310,605	Not Applicable
% ACTUAL TO BUDGET	94.32%	100.63%	99.81%	102.01%	Not Applicable

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	12-MONTH
PERSONNEL	\$ 195,099	\$ 177,011	\$ 1,319,471	\$ 1,109,429	\$ 2,504,125
CONTRACTED SERVICES	\$ 93,455	\$ 79,519	\$ 258,607	\$ 424,127	\$ 679,558
SUPPLIES	\$ 185,174	\$ 136,834	\$ 816,763	\$ 746,373	\$ 1,790,518
CAPITAL OUTLAY	\$ 238,182	\$ 216,318	\$ 1,459,640	\$ 1,155,140	\$ 3,290,767
FUND TRANSFERS	\$ 47,982	\$ 42,670	\$ 274,427	\$ 260,402	\$ 580,867
DEPRECIATION	\$ 164,977	\$ 154,172	\$ 988,783	\$ 924,912	\$ 1,778,294
TOTAL	\$ 924,869	\$ 806,522	\$ 5,117,692	\$ 4,620,383	\$ 10,624,129

WATER

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 34,246	\$ 22,165	\$ 210,611	\$ 141,305	\$ 387,079
PERSONNEL (ACTUAL)	\$ 50,412	\$ 36,679	\$ 314,942	\$ 227,781	\$ 591,352
AS BUDGET	\$ 53,887	\$ 48,774	\$ 323,325	\$ 292,641	Not Applicable
% ACTUAL TO BUDGET	93.55%	75.20%	97.41%	77.84%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 8,440	\$ 12,996	\$ 52,757	\$ 74,936	\$ 169,905
AS BUDGET	\$ 23,763	\$ 24,693	\$ 142,575	\$ 148,160	Not Applicable
% ACTUAL TO BUDGET	35.52%	52.63%	37.00%	50.58%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 71,057	\$ 53,373	\$ 291,099	\$ 258,024	\$ 635,411
AS BUDGET	\$ 57,921	\$ 52,138	\$ 347,525	\$ 312,825	Not Applicable
% ACTUAL TO BUDGET	122.68%	102.37%	83.76%	82.48%	Not Applicable

CAPITAL OUTLAY

Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 167,943	\$ 108,416	\$ 1,022,950	\$ 579,127	\$ 2,365,897
AS BUDGET	\$ 85,194	\$ 78,614	\$ 511,164	\$ 471,682	Not Applicable
% ACTUAL TO BUDGET	197.13%	137.91%	200.12%	122.78%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ 89,227	\$ 86,509	\$ 536,677	\$ 518,194	\$ 973,259
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FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$ 25,326	\$ 23,240	\$ 145,508	\$ 137,627	\$ 317,247
AS BUDGET	\$ 70,832	\$ 66,360	\$ 424,991	\$ 398,162	Not Applicable
% ACTUAL TO BUDGET	35.76%	35.02%	34.24%	34.57%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
PERSONNEL (ACTUAL)	\$ 131,493	\$ 46,104	\$ 425,178	\$ 281,703	\$ 675,482
AS BUDGET	\$ 63,678	\$ 50,449	\$ 382,067	\$ 302,695	Not Applicable
% ACTUAL TO BUDGET	206.50%	91.39%	111.28%	93.06%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 33,268	\$ 3,850	\$ 58,015	\$ 17,532	\$ 117,762
AS BUDGET	\$ 15,629	\$ 14,879	\$ 93,775	\$ 89,275	Not Applicable
% ACTUAL TO BUDGET	212.86%	25.87%	61.87%	19.64%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 30,230	\$ 15,213	\$ 177,251	\$ 108,554	\$ 405,778
AS BUDGET	\$ 24,604	\$ 23,342	\$ 147,625	\$ 140,050	Not Applicable
% ACTUAL TO BUDGET	122.86%	65.17%	120.07%	77.51%	Not Applicable

CAPITAL OUTLAY

CAPITAL OUTLAY (ACTUAL)	\$ -	\$ -	\$ -	\$ -	\$ -
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable

TOTAL WATER EXPENSES (ACTUAL)	\$ 607,396	\$ 386,379	\$ 3,024,378	\$ 2,203,479	\$ 6,252,093
AS BUDGET	\$ 395,508	\$ 359,248	\$ 2,373,047	\$ 2,155,491	Not Applicable
% ACTUAL TO BUDGET	153.57%	107.55%	127.45%	102.23%	Not Applicable

Jun 2021 Jun 2020 FY2021 YTD FY2020 YTD 12-MONTH

WASTEWATER

STORMWATER

PERSONNEL

PERSONNEL (ACTUAL)	\$	(60,426)	\$	23,098	\$	103,851	\$	152,940	\$	288,387
AS BUDGET	\$	15,550	\$	30,591	\$	93,303	\$	183,548		Not Applicable
% ACTUAL TO BUDGET		-388.58%		75.50%		111.31%		83.32%		Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	381	\$	5,138	\$	6,819	\$	22,756	\$	30,354
AS BUDGET	\$	8,001	\$	8,446	\$	48,005	\$	50,675		Not Applicable
% ACTUAL TO BUDGET		4.76%		60.83%		14.21%		44.91%		Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	7,266	\$	4,708	\$	18,755	\$	16,467	\$	43,343
AS BUDGET	\$	57,921	\$	52,138	\$	347,525	\$	312,825		Not Applicable
% ACTUAL TO BUDGET		12.55%		9.03%		5.40%		5.26%		Not Applicable

CAPITAL OUTLAY

Capital Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-
CAPITAL OUTLAY (ACTUAL)	\$	70,239	\$	107,903	\$	436,690	\$	576,013	\$	924,870
AS BUDGET	\$	132,086	\$	124,431	\$	792,517	\$	746,585		Not Applicable
% ACTUAL TO BUDGET		53.18%		86.72%		55.10%		77.15%		Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$	1,826	\$	1,331	\$	8,807	\$	7,016	\$	18,734
DEPRECIATION (ACTUAL)	\$	1,826	\$	1,331	\$	8,807	\$	7,016	\$	18,734

SEWAGE

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$	22,656	\$	19,430	\$	128,919	\$	122,775	\$	263,621
AS BUDGET	\$	59,125	\$	52,800	\$	354,750	\$	316,800		Not Applicable
% ACTUAL TO BUDGET		38.32%		36.80%		36.34%		38.75%		Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$	73,924	\$	66,331	\$	443,299	\$	399,702	\$	786,301
DEPRECIATION (ACTUAL)	\$	73,924	\$	66,331	\$	443,299	\$	399,702	\$	786,301

SEWAGE COLLECTION

PERSONNEL

PERSONNEL (ACTUAL)	\$	35,827	\$	34,502	\$	220,579	\$	212,342	\$	445,172
AS BUDGET	\$	39,237	\$	42,418	\$	235,425	\$	254,507		Not Applicable
% ACTUAL TO BUDGET		91.31%		81.34%		93.69%		83.43%		Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	7,986	\$	6,949	\$	30,911	\$	42,827	\$	65,753
AS BUDGET	\$	8,313	\$	8,040	\$	49,875	\$	48,238		Not Applicable
% ACTUAL TO BUDGET		96.07%		86.43%		61.98%		88.78%		Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	10,652	\$	9,227	\$	44,830	\$	62,209	\$	88,278
AS BUDGET	\$	10,179	\$	9,904	\$	61,075	\$	59,425		Not Applicable
% ACTUAL TO BUDGET		104.65%		93.16%		73.40%		104.68%		Not Applicable

SEWAGE TREATMENT

PERSONNEL

PERSONNEL (ACTUAL)	\$	37,793	\$	36,628	\$	254,921	\$	234,664	\$	503,731
AS BUDGET	\$	38,559	\$	37,113	\$	231,352	\$	222,681		Not Applicable
% ACTUAL TO BUDGET		98.02%		98.69%		110.19%		105.38%		Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	43,381	\$	50,587	\$	110,104	\$	266,075	\$	295,785
AS BUDGET	\$	60,517	\$	55,138	\$	363,100	\$	330,825		Not Applicable
% ACTUAL TO BUDGET		71.68%		91.75%		30.32%		80.43%		Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	65,969	\$	54,313	\$	284,828	\$	301,120	\$	617,708
AS BUDGET	\$	58,604	\$	54,530	\$	351,625	\$	327,182		Not Applicable
% ACTUAL TO BUDGET		112.57%		99.60%		81.00%		92.03%		Not Applicable

TOTAL EXPENSES (ACTUAL)	\$	317,472	\$	420,143	\$	2,093,314	\$	2,416,905	\$	4,372,037
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AS BUDGET	\$	488,092	\$	475,548	\$	2,928,551	\$	2,853,289		Not Applicable
% ACTUAL TO BUDGET		65.04%		88.35%		71.48%		84.71%		Not Applicable

NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2021 | FY 2021



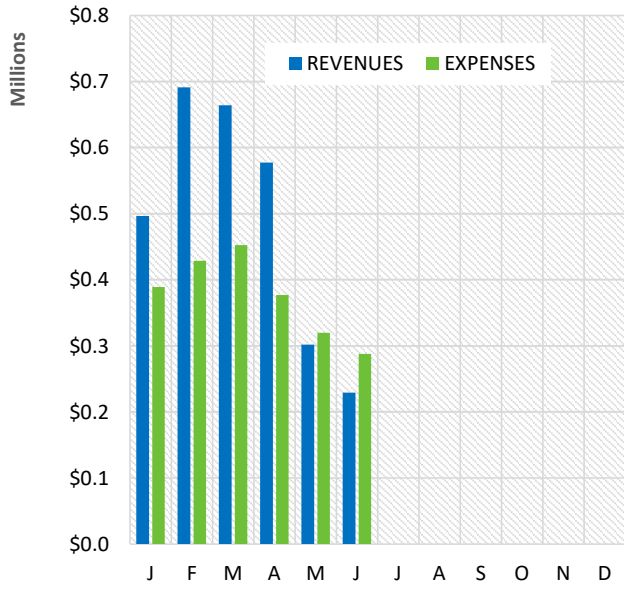
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CITY OF MONROE: NATURAL GAS FUND OVERVIEW

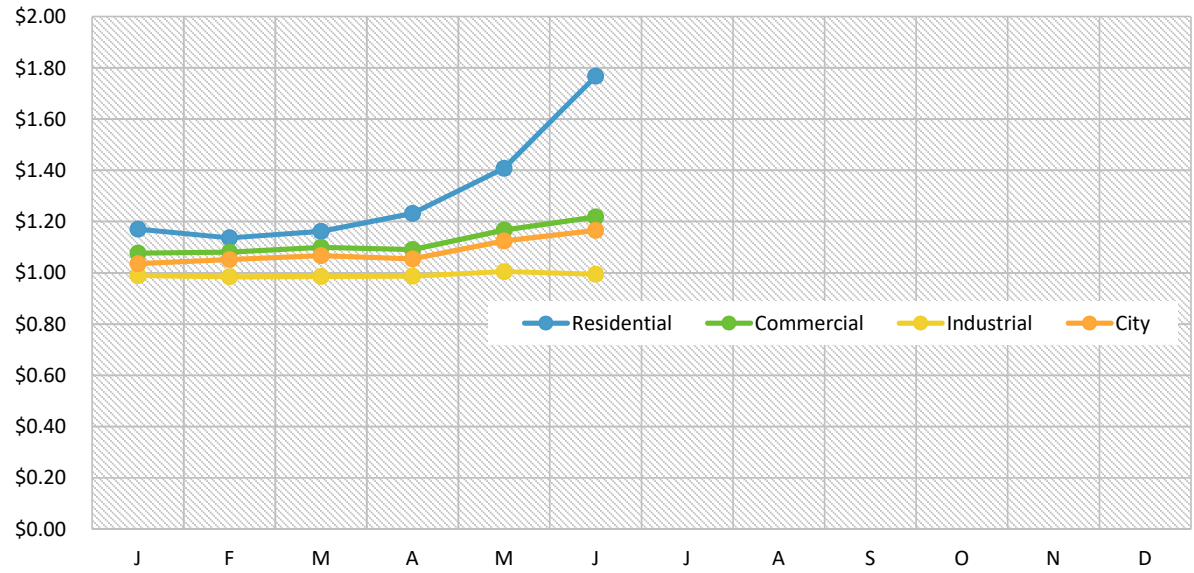
	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 0.496M	\$ 0.691M	\$ 0.664M	\$ 0.578M	\$ 0.302M	\$ 0.229M							\$ 2.960M	\$ 2.036M	\$ 2.373M
PERSONNEL COSTS	\$ 0.048M	\$ 0.046M	\$ 0.047M	\$ 0.066M	\$ 0.057M	\$ 0.044M							\$ 0.308M	\$ 0.332M	\$ 0.256M
CONTRACTED SVC	\$ 0.007M	\$ 0.015M	\$ 0.025M	\$ 0.012M	\$ 0.020M	\$ 0.030M							\$ 0.109M	\$ 0.117M	\$ 0.064M
SUPPLIES	\$ 0.238M	\$ 0.257M	\$ 0.224M	\$ 0.150M	\$ 0.128M	\$ 0.103M							\$ 1.099M	\$ 0.819M	\$ 0.813M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.096M	\$ 0.111M	\$ 0.157M	\$ 0.149M	\$ 0.115M	\$ 0.110M							\$ 0.738M	\$ 0.731M	\$ 0.763M
EXPENSES	\$ 0.389M	\$ 0.429M	\$ 0.452M	\$ 0.377M	\$ 0.320M	\$ 0.288M							\$ 2.254M	\$ 1.999M	\$ 1.897M
MARGIN	\$ 0.108M	\$ 0.262M	\$ 0.212M	\$ 0.201M	\$ (0.018M)	\$ (0.059M)							\$ 0.706M	\$ 0.037M	\$ 0.475M



REVENUES vs. EXPENSES



AVERAGE \$/CCF



RETAIL SALES REPORT

[Jan 2021](#)
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 [Dec 2021](#)

CUSTOMER COUNT

Residential	3,437	3,451	3,472	3,478	3,489	3,493
Commercial	555	556	554	559	563	565
Industrial	6	7	7	7	7	7
City	21	21	21	21	21	20
Total	4,021	4,037	4,056	4,067	4,082	4,087

Year-Over-Year Δ 3.39% 3.51% 3.36% 3.59% 4.37% 4.13%

CCF

Residential	0.248M	0.337M	0.321M	0.199M	0.108M	0.058M
Commercial	0.140M	0.215M	0.189M	0.139M	0.093M	0.069M
Industrial	0.012M	0.024M	0.022M	0.017M	0.005M	0.009M
City	0.012M	0.018M	0.016M	0.009M	0.005M	0.004M
Total	0.430M	0.606M	0.565M	0.383M	0.229M	0.154M

Year-Over-Year Δ 1.98% 36.37% 19.41% 18.81% 39.43% 11.71%

REVENUE

Residential	\$ 0.291M	\$ 0.383M	\$ 0.373M	\$ 0.245M	\$ 0.152M	\$ 0.102M
Commercial	\$ 0.151M	\$ 0.233M	\$ 0.208M	\$ 0.152M	\$ 0.109M	\$ 0.083M
Industrial	\$ 0.012M	\$ 0.023M	\$ 0.021M	\$ 0.017M	\$ 0.005M	\$ 0.009M
Other	\$ 0.016M	\$ 0.012M	\$ 0.016M	\$ 0.016M	\$ 0.016M	\$ 0.015M
City	\$ 0.012M	\$ 0.019M	\$ 0.017M	\$ 0.010M	\$ 0.006M	\$ 0.004M
Total	\$ 0.482M	\$ 0.670M	\$ 0.635M	\$ 0.441M	\$ 0.289M	\$ 0.213M

Year-Over-Year Δ 6.11% 44.53% 31.29% 29.07% 42.69% 19.97%

SALES STATISTICS

[Jan 2021](#)
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YTD 156

AVERAGE CCF/CUSTOMER

Residential	72	98	92	57	31	16	61
Commercial	253	387	341	249	166	121	253
Industrial	1,948	3,362	3,094	2,499	766	1,284	2,159
City	557	843	755	448	256	180	507

AVERAGE \$/CUSTOMER

Residential	\$85	\$111	\$107	\$71	\$44	\$29	\$74
Commercial	\$272	\$419	\$375	\$272	\$194	\$148	\$280
Industrial	\$1,928	\$3,311	\$3,052	\$2,468	\$770	\$1,278	\$2,134
City	\$576	\$887	\$806	\$473	\$288	\$209	\$540

AVERAGE \$/CCF

Residential	\$1.1711	\$1.1364	\$1.1619	\$1.2314	\$1.4075	\$1.7667	\$1.3125
Commercial	\$1.0772	\$1.0810	\$1.0999	\$1.0906	\$1.1663	\$1.2182	\$1.1222
Industrial	\$0.9898	\$0.9849	\$0.9862	\$0.9877	\$1.0052	\$0.9950	\$0.9915
City	\$1.0356	\$1.0524	\$1.0672	\$1.0546	\$1.1243	\$1.1656	\$1.0833
Average	\$1.0684	\$1.0637	\$1.0788	\$1.0911	\$1.1758	\$1.2864	\$1.1274

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 35,626	\$ 45,910	\$ 291,758	\$ 374,848	\$ 518,668
Demand Storage/Peaking Services	\$ 2,215	\$ 1,518	\$ 13,002	\$ 8,960	\$ 26,076
Supply Charges	\$ 42,346	\$ 25,351	\$ 704,139	\$ 430,450	\$ 901,303
Gas Authority Supply Charges	\$ 2,262	\$ 2,226	\$ 40,590	\$ 38,646	\$ 55,795
Gas Authority Charges	\$ 1,363	\$ 1,307	\$ (73,457)	\$ (97,630)	\$ (92,208)
P.A.C.E	300	300	1,800	1,800	3,600
APGA Annual Dues	-	-	3,368	3,297	3,368
Other	2,684	1,171	20,767	16,495	34,096
TOTAL MGAG BILL	\$ 86,796	\$ 77,782	\$ 1,001,967	\$ 776,866	\$ 1,450,698

DELIVERED SUPPLY

Volume CCF	140,130	141,610	2,534,530	2,077,400	3,374,780
Volume Dth (MGAG)	136,450	138,050	2,460,890	2,019,850	3,277,420

*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	0.6361	0.5634	0.4072	0.3846	0.4426
\$/CCF	0.6194	0.5493	0.3953	0.3740	0.4299

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
SALES REVENUES					
NATURAL GAS SALES	\$ 213,259	\$ 177,849	\$ 2,729,100	\$ 2,121,776	\$ 3,752,377
SALES REVENUES (ACTUAL)	\$ 213,259	\$ 177,849	\$ 2,729,100	\$ 2,121,776	\$ 3,752,377
AS BUDGET	\$ 315,287	\$ 296,941	\$ 1,891,721	\$ 296,941	Not Applicable
% ACTUAL TO BUDGET	67.64%	59.89%	144.27%	714.55%	Not Applicable
<i>Note on Natural Gas Sales: Detail break-down for individual rate class is shown in NATURAL GAS RETAIL SALES section.</i>					
OTHER REVENUES					
OP REVENUE	-	-	-	-	-
MISC REVENUE	400	250	1,550	290	5,251
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE FIXED ASSETS	-	-	-	-	-
TAP FEES	5,596	4,410	42,056	23,426	88,485
OTHER REV	-	-	-	2,015	-
ADMIN ALLOC	9,920	20,100	66,628	110,555	115,570
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
MGAG REBATE	-	-	120,420	114,493	298,220
TRANSFER FROM CIP	-	-	-	-	-
OTHER REVENUES (ACTUAL)	\$ 15,916	\$ 24,760	\$ 230,654	\$ 250,779	\$ 507,525
AS BUDGET	\$ 24,097	\$ 32,320	\$ 144,583	\$ 193,920	Not Applicable
% ACTUAL TO BUDGET	66.05%	76.61%	159.53%	129.32%	Not Applicable
TOTAL REVENUES (ACTUAL)	\$ 229,175	\$ 202,609	\$ 2,959,754	\$ 2,372,556	\$ 4,259,902
AS BUDGET	\$ 339,384	\$ 329,261	\$ 2,036,304	\$ 1,975,565	Not Applicable
% ACTUAL TO BUDGET	67.53%	61.53%	145.35%	120.10%	Not Applicable

**MOST RECENT
12-MONTH**

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	
PERSONNEL					
Compensation	\$ 26,159	\$ 25,374	\$ 193,319	\$ 160,065	\$ 131,185
Benefits	17,896	16,272	113,991	96,037	224,596
PERSONNEL (ACTUAL)	\$ 44,215	\$ 41,656	\$ 307,619	\$ 256,280	\$ 356,229
AS BUDGET	\$ 55,273	\$ 53,644	\$ 331,639	\$ 321,866	Not Applicable
% ACTUAL TO BUDGET	79.99%	77.65%	92.76%	79.62%	Not Applicable
CONTRACTED SERVICES					
Consulting	\$ -	\$ 656	\$ 725	\$ 725	\$ 13,608
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	-	-	-	-	148
Holiday Events	-	35	-	35	(35)
Security Sys	-	-	-	-	-
Equipment Rep & Maint	191	-	1,847	8	9,863
Vehicle Rep & Maint Outside	60	-	3,350	-	4,037
R&M System - Outside	2,900	2,460	14,472	13,120	29,900
R & M Buildings - Outside	-	-	44	66	456
Maintenance Contracts	616	220	7,552	11,458	9,073
Equip Rent/Lease	15,732	454	19,469	2,459	28,235
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	49	1,520	122	1,617	(1,230)
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,623	62	3,853	2,974	7,902
Postage	-	-	81	-	921
Adverstising	-	-	-	912	825
Mkt Expense	-	-	5,650	1,050	6,296
Printing	-	-	825	1,715	825
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	-	-	778
Fees	360	-	810	553	1,260
Vehicle Tag & Title Fee	21	11	(18)	11	3
Ga Dept Rev Fee	50	50	100	50	100
Training & Ed	14	-	1,669	7,975	2,246
Gen Liab Ins	-	-	-	-	-
Uniform Rent	-	-	-	-	-
Contract Labor	8,498	1,159	49,146	19,724	79,515
Shipping/Freight	-	-	-	-	1,575
CONTRACTED SERVICES (ACTUAL)	\$ 30,113	\$ 6,628	\$ 109,696	\$ 64,450	\$ 196,301
AS BUDGET	\$ 19,571	\$ 19,338	\$ 117,425	\$ 116,025	Not Applicable
% ACTUAL TO BUDGET	153.87%	34.27%	93.42%	55.55%	Not Applicable

**MOST RECENT
12-MONTH**

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
SUPPLIES					
Gas Cost	83,812	76,312	976,038	755,274	1,465,971
Office Supplies	-	-	211	1,124	1,016
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	294	340	397	988	1,222
Construction Materials	-	320	13,093	1,503	20,474
Damage Claims	-	-	-	-	-
Expendable Fluids	-	-	44	-	58
Tires	-	-	1,603	1,519	3,384
Uniform Expense	1,215	-	2,099	838	4,873
Janitorial	249	114	1,325	560	1,959
Computer Equipment	-	-	250	-	2,935
Equipment Parts	984	50	7,560	165	14,204
Repair & Maintenance	9,613	12,247	55,475	24,294	147,040
Util Costs - Util Fund	371	386	2,186	2,186	4,289
Covid-19 Expenses	-	591	957	10,917	1,479
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	3,019	1,701	9,658	6,834	21,693
Food	499	20	1,098	821	5,290
Sm Tool & Min Equip	1,498	518	10,982	10,658	30,042
Meters	-	-	2,179	-	2,179
Sm Oper Supplies	1,830	2,406	13,912	6,471	25,516
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 103,383	\$ 95,004	\$ 1,099,070	\$ 824,152	\$ 1,753,624
AS BUDGET	\$ 136,497	\$ 12,800	\$ 818,982	\$ 76,800	Not Applicable
% ACTUAL TO BUDGET	75.74%	742.22%	134.20%	1073.11%	Not Applicable

CAPITAL OUTLAY

Amortization Def Chg 2016 Bond	\$ -	\$ -	\$ 2,160	\$ 2,160	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ -	\$ (4,151)	\$ -	\$ (4,151)
Depr Exp	\$ 16,018	\$ 13,956	\$ 97,131	\$ 83,739	\$ 169,206
Int Exp 2016 Rev Bond	2,325	2,719	14,947	17,291	31,067
Interest Exp - 2020 Rev Bonds	3,417	-	20,504	-	26,314
Issuance Costs	-	-	-	-	22,707
CAPITAL OUTLAY (ACTUAL)	\$ 21,069	\$ 16,676	\$ 130,591	\$ 103,190	\$ 249,463
AS BUDGET	\$ 2,785	\$ 3,177	\$ 16,709	\$ 19,061	Not Applicable
% ACTUAL TO BUDGET	756.58%	524.93%	781.57%	541.37%	Not Applicable

	Jun 2021	Jun 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 70,928	\$ 99,457	\$ 431,027	\$ 515,601	\$ 862,429
Transfer To Gf	18,199	12,573	176,201	144,616	231,104
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 89,126	\$ 112,029	\$ 607,228	\$ 660,217	\$ 1,093,533
AS BUDGET	\$ 119,012	\$ 108,198	\$ 714,069	\$ 649,186	Not Applicable
% ACTUAL TO BUDGET	74.89%	103.54%	85.04%	101.70%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 287,906	\$ 271,993	\$ 2,254,203	\$ 1,908,290	\$ 3,649,151
AS BUDGET	\$ 333,137	\$ 197,156	\$ 1,998,823	\$ 1,182,938	Not Applicable
% ACTUAL TO BUDGET	86.42%	137.96%	112.78%	161.32%	Not Applicable



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING**

AUGUST 2021

City of Monroe Fire Dept

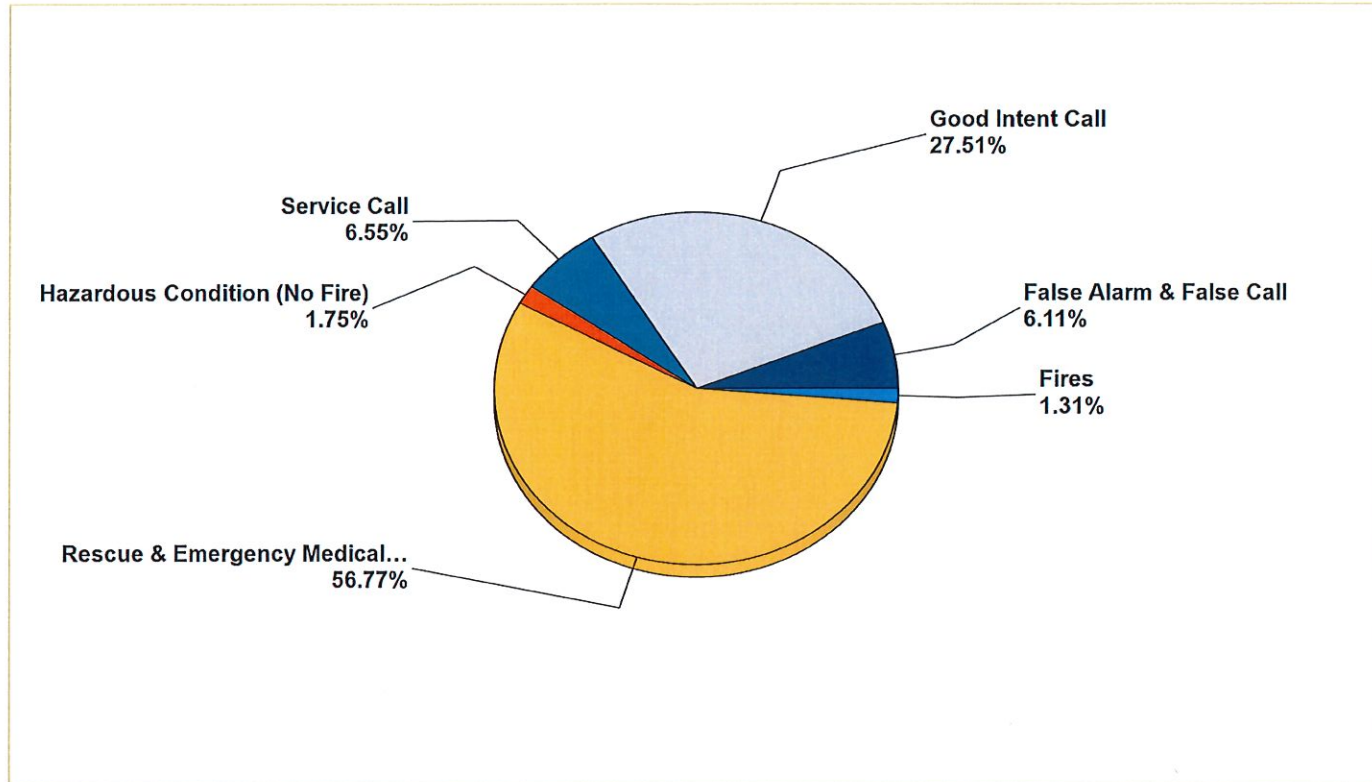
Monroe, GA

This report was generated on 7/13/2021 10:38:49 AM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 06/01/2021 | End Date: 06/30/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	3	1.31%
Rescue & Emergency Medical Service	130	56.77%
Hazardous Condition (No Fire)	4	1.75%
Service Call	15	6.55%
Good Intent Call	63	27.51%
False Alarm & False Call	14	6.11%
TOTAL	229	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.

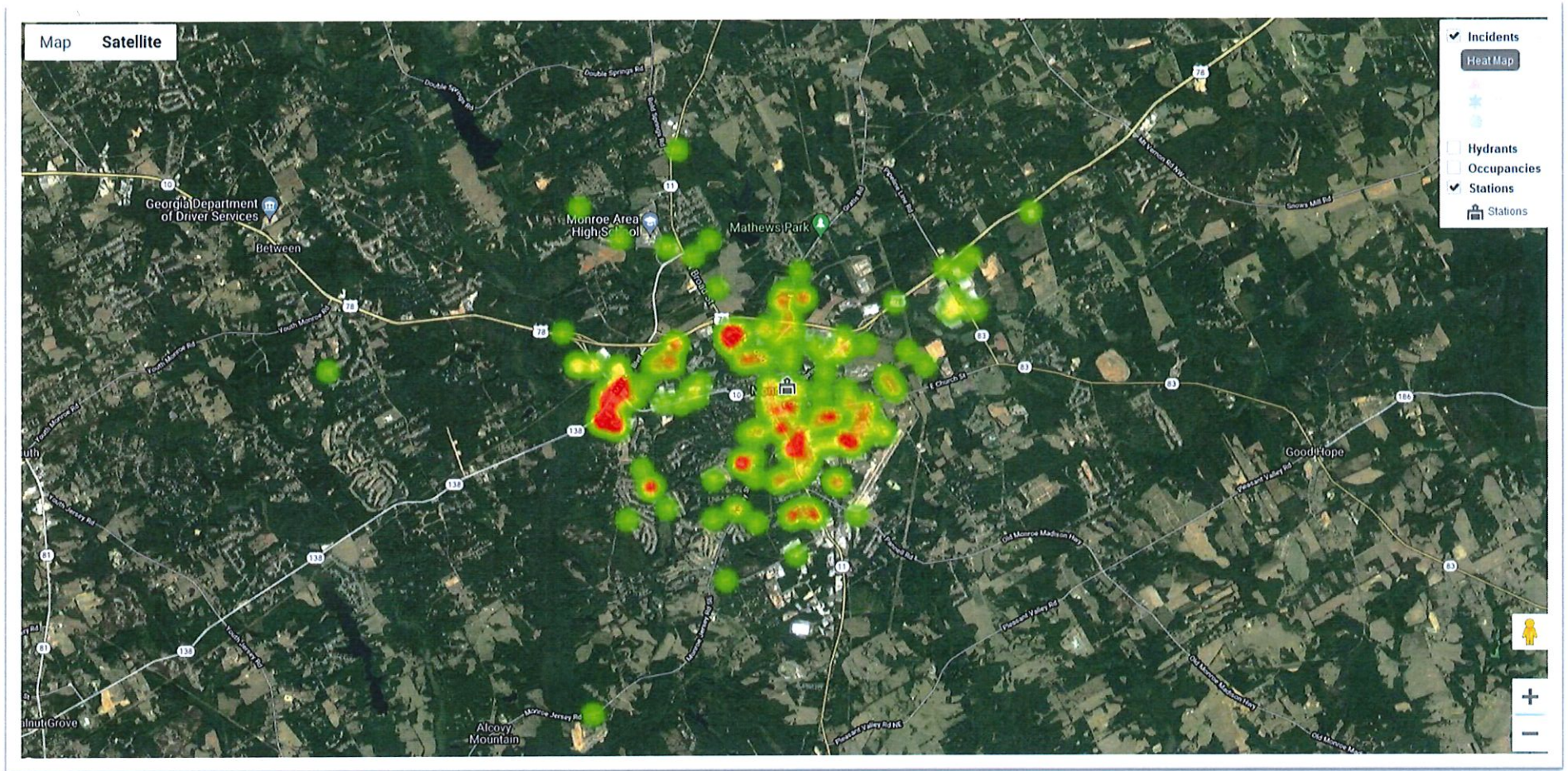
Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	3	1.31%
311 - Medical assist, assist EMS crew	77	33.62%
321 - EMS call, excluding vehicle accident with injury	33	14.41%
322 - Motor vehicle accident with injuries	13	5.68%
324 - Motor vehicle accident with no injuries.	6	2.62%
352 - Extrication of victim(s) from vehicle	1	0.44%
400 - Hazardous condition, other	3	1.31%
444 - Power line down	1	0.44%
522 - Water or steam leak	3	1.31%
531 - Smoke or odor removal	2	0.87%
542 - Animal rescue	1	0.44%
551 - Assist police or other governmental agency	3	1.31%
553 - Public service	3	1.31%
554 - Assist invalid	2	0.87%
561 - Unauthorized burning	1	0.44%
611 - Dispatched & cancelled en route	62	27.07%
621 - Wrong location	1	0.44%
715 - Local alarm system, malicious false alarm	1	0.44%
731 - Sprinkler activation due to malfunction	1	0.44%
733 - Smoke detector activation due to malfunction	1	0.44%
735 - Alarm system sounded due to malfunction	3	1.31%
743 - Smoke detector activation, no fire - unintentional	1	0.44%
745 - Alarm system activation, no fire - unintentional	7	3.06%
TOTAL INCIDENTS:	229	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

City of Monroe Fire Dept

Monroe, GA



June 2021 Incident Distribution Map

City of Monroe Fire Dept

Monroe, GA

This report was generated on 7/13/2021 10:35:25 AM



Detailed Losses For Date Range

Start Date: 06/01/2021 | End Date: 06/30/2021

# 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
2	\$212,107.00	\$108,000.00	\$320,107.00	\$160,053.00	\$162,957.00	\$46,637.00	\$209,594.00	\$104,797.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2021-1088	06/08/2021	111 - Building fire	613 W Creek CIR Monroe	\$56,650.00	\$28,000.00	\$84,650.00	\$7,500.00	\$0.00	\$7,500.00
2021-1243	06/27/2021	111 - Building fire	501 Pine Park ST Monroe	\$155,457.00	\$80,000.00	\$235,457.00	\$155,457.00	\$46,637.00	\$202,094.00

Only Reviewed Incidents included.



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POLICE

DEPARTMENT

MONTHLY REPORT

AUGUST

2021

Comparison of June 2020 to June 2021 Activity Reports

	2021			2020		
Calls for Service	1,842			1,815		
Area Checks	7,395			9,637		
Calls to MPD	NA			1,628		
Court Cases	138			98		
Training Hours	203			298		
Part A Crimes	72			52		
Part B Crimes	175			23		
Arrest-Adult	68			32		
Juvenile	12			0		
C/S Trash Pick Up	0			0		
Tires	0			0		

Fw: Monthly report for June

Mary Knotts

Tue 7/20/2021 10:20 AM

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

From: Joseph Bryant
Sent: Tuesday, July 20, 2021 8:49 AM
To: Mary Knotts
Subject: RE: Monthly report for June

	June 2020	June 2021
Citations/Warnings issued:	250	305
Adjudicated/Closed cases:	98	138
Fines collected per month:	\$16,598.00	\$23,945.00
Year to date collected:	\$166,461.12	\$191,798.70

Joseph Bryant

Court Administrator

City of Monroe

O: 770-266-5158

D: 770-266-5341

F: 678-638-8311

June 2021 Training Hours for Monroe Police Department

GPSTC online training: 16

Conference training: 0

In-service Training: 47

Off Site Training: 140

Total Training Hours: 203



Offense and Arrest Summary Report

Printed On:
07/07/2021

Beginning Date: 06/01/2021

Ending Date: 06/30/2021

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Agency: MONROE POLICE DEPARTMENT

Total Offenses	175	Clearance Rate	42.86%
% change from last year	133.33%	Last years rate	26.67%
Total Arrests	80	Hate Crime Offenses	0
% change from last year	105.13%	Law Officers Assaulted	1
Group A Crime Rate per 100,000 Population :	1280.93	Summary based reporting Crime Rate per 100,000 Population :	395.26
Arrest Rate per 100,000 Population :	585.57		

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	0
Negligent Manslaughter	0	0	0	0	0
Justifiable Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	1	4	0	5	0
Aggravated Assault	1	3	0	4	2
Burglary	1	0	0	1	0
Larceny	8	1	0	9	6
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	8	0	0	8	4
Intimidation	1	0	0	1	0
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0
Vandalism	2	2	0	4	0
Drug/Narcotic Violations	22	1	0	23	6
Drug Equipment Violations	0	0	0	0	1
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	1	0	0	1	0
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	0	0	0	0	0
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	0
Weapons Law Violations	1	1	0	2	0
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	0
Total Group A Arrests	46	12	0	58	19
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	0	0	0	0	1
Disorderly Conduct	7	0	0	7	7
DUI	6	0	0	6	5
Drunkenness	0	0	0	0	0
Family Offenses-nonviolent	0	0	0	0	0
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	0	0	0	0	1
All Other Offenses	9	0	0	9	6
Total Group B Arrests	22	0	0	22	20
Total Arrests	68	12	0	80	39

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	0
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	0	0	0
Robbery	3	2	1
Aggravated Assault	13	9	4
Burglary	3	3	5
Larceny	33	7	29
Motor Vehicle Theft	2	0	3
Arson	0	0	0
Simple Assault	18	7	10
Intimidation	15	3	1
Bribery	0	0	0
Counterfeiting/Forgery	0	0	0
Vandalism	27	6	5
Drug/Narcotic Violations	27	21	7
Drug Equipment Violations	11	9	2
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	11	1	4
Gambling	0	0	0
Kidnapping	1	0	0
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	0	0	1
Sexual Assault w/Object	0	0	0
Fondling	2	0	1
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	2	1	0
Weapons Law Violations	7	6	2
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
Total Group "A"	175	75	75

Crime Against Person
49 - This year
17 - Last year
188.24% - Percent Change

Crime Against Property
81 - This year
47 - Last year
72.34% - Percent Change

Crime Against Society
45 - This year
11 - Last year
309.09% - Percent Change

Population : 13662

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



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	7
ANIMAL COMPLAINT	9
INJURED ANIMAL	3
PROWLER	6
ATTEMPTED BURGLARY	1
BURGLARY IN PROGRESS	1
BURGLARY REPORT	1
DOMESTIC NON-VIOLENT	44
DOMESTIC VIOLENT	3
WARRANT SERVICE	19
SUBJECT WITH WEAPON	1
SUSPICIOUS PERSON	89
SUSPICIOUS VEHICLE	111
TRAFFIC STOP	1
SUICIDE ATTEMPT	3
SUICIDE THREAT	5
KEYS LOCKED IN VEHICLE	106
SPEEDING AUTO	5
ACCIDENT NO INJURIES	65
INJURY BY COMPLAINT	1
ACCIDENT WITH A DEER	1
ACCIDENT WITH INJURIES	11
PERSON STRUCK WITH AUTO	1
ACCIDENT UNKNOWN INJURIES	7
ROAD HAZARD	8
DRUNK DRIVER	3
INTOXICATED PERSON	2
HIT AND RUN	8
HIT AND RUN W/ PEDISTRIAN	1
DIRECT TRAFFIC	3
TRANSPORT FOR BUSINESS	7
FUNERAL ESCORT	11
TRANSPORT	6
DISABLED VEHICLE	22
AREA/BLDG CHECK	27
LITTERING/ILLEGAL DUMPING	1
CHILD ABUSE	1
SEXUAL ASSAULT	2
CHASE	2
BANK ALARM	2
BUSINESS ALARM	65
CHURCH ALARM	2
RESIDENTIAL ALARM	27
SCHOOL ALARM	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
DRAG RACING	1
SUBJECT IN CUSTODY	4
TRANSPORT TO COURT	1
DEMENTED PERSON NON-VIOLENT	16
STOLEN VEHICLE	3
911 HANGUP	99
CONTROL SUBSTANCE PROBLEM	13
AGENCY ASSISTANCE	7
AGGRAVATED ASSAULT	1
ASSAULT	1
ASSAULT PRIORITY 2	1
ASSAULT LAW ENFORCEMENT ONLY	3
CHILD CUSTODY DISPUTE	6
CIVIL ISSUE/DISPUTE	26
CIVIL PAPER SERVICE	2
MISC CYBER CRIMES	1
DAMAGE TO PROPERTY	42
DISPUTE NON VIOLENT IN NATURE	82
DISPUTE VIOLENT IN NATURE	1
DISTRUBING THE PEACE	8
Dead Body	1
DISORDERLY CONDUCT	2
EMERGENCY MESSAGE	4
LE ASSIST FOR EMS	18
ENTERING AN AUTO	14
EXTRA PATROL REQUEST	9
ASSIST FIRE DEPARTMENT	5
POWER LINES FIRE	1
FIREARMS DISCHARGED	16
FIREWORKS	6
FISH & GAME COMPLAINT	1
FOLLOW UP TO PREVIOUS CALL	4
FOUND PROPERTY	6
FRAUD	8
GAS DRIVE OFF	1
HARRASSING PHONE CALLS	2
HARRASSMENT	10
IDENTITY THEFT	2
ILLEGAL PARKING	8
JUVENILE RUNAWAY	1
JUVENILE COMPLAINT	19
JUVENILE PROBLEM -NO COMPLAINT	7
LOITERING	5
LOST ITEM REPOR	7
LOUD MUSIC COMPLAINT	8
MENTAL PSYCHOLOGICAL EMOTIONAL	1
MISCELLANEOUS LAW INCIDENT	23
PARKING PAROBLEM	1
POWER LINES DOWN	2
ROAD RAGE	4

<u>Nature of Incident</u>	<u>Total Incidents</u>
PHONE CALLS/MAIL SCAMS	1
SHOPLIFTING	7
SHOTS FIRED	4
SMOKE IN RESIDENCE	1
THEFT REPORT	27
THREATS	10
TRAFFIC LIGHT OUT	1
TRAFFIC VIOLATION	500
TRAILER INSPECTION	4
TREE DOWN	1
TRESPASSING	2
UNKNOWN PRIORITY 1	1
UNKNOWN LAW PROBLEM	12
UNSECURE PREMISES	4
VEHICLE INSPECTION	10
VIOLATION TPO	1
WANTED PERSON	4
WELFARE CHECK	36

Total reported: 1842

Report Includes:

All dates between `00:00:00 06/01/21` and `23:59:59 06/30/21`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
311	LAW ENFORCEMENT UNIT	2
316	LAW ENFORCEMENT UNIT	28
321	LAW ENFORCEMENT UNIT	7
323	LAW ENFORCEMENT UNIT	64
324	LAW ENFORCEMENT UNIT	48
325	LAW ENFORCEMENT UNIT	127
326	LAW ENFORCEMENT UNIT	217
327	LAW ENFORCEMENT UNIT	54
333	LAW ENFORCEMENT UNIT	344
335	LAW ENFORCEMENT UNIT	123
337	LAW ENFORCEMENT UNIT	507
338	LAW ENFORCEMENT UNIT	371
340	LAW ENFORCEMENT UNIT	644
342	LAW ENFORCEMENT UNIT	275
343	LAW ENFORCEMENT UNIT	289
344	LAW ENFORCEMENT UNIT	214
345	LAW ENFORCEMENT UNIT	407
346	LAW ENFORCEMENT UNIT	53
347	LAW ENFORCEMENT UNIT	414
348	LAW ENFORCEMENT UNIT	450
349	LAW ENFORCEMENT UNIT	38
355	LAW ENFORCEMENT UNIT	391
356	LAW ENFORCEMENT UNIT	556
357	LAW ENFORCEMENT UNIT	137
359	LAW ENFORCEMENT UNIT	375
362	LAW ENFORCEMENT UNIT	511
364	LAW ENFORCEMENT UNIT	1
366	LAW ENFORCEMENT UNIT	247
367	LAW ENFORCEMENT UNIT	501
Total Radio Logs:		7395

Report Includes:

All dates between `00:00:00 06/01/21` and `23:59:59 06/30/21`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



CODE

DEPARTMENT

MONTHLY REPORT

August

2021

The Code Department of the City of Monroe respectfully submits this report to the Mayor and Council. It is the intent of this report to highlight statistics, specific job duties, and any job functions related to the Code Department during the time period of June 1, 2021 thru June 30, 2021.

Statistics:

- Total Calls: 586
- Total Minutes: 31:31:21
- Total Minutes/Call: 3:14
- Code Inspections: 145
- Total Permits Written: 67
- Amount collected for permits: \$14,224.00
- Check postings for General Ledger: 73

Business/Alcohol Licenses new & renewals:

New Businesses: 4

- Afaq M Enterprises LLC- 1311 W. Spring St
- The Treasure Couple – 226 Alcovy St. Ste. G
- Lueder, Larkin & Hunter LLC – 808 S. Broad St
- Sheryl Hester – 1232 Claywill Circle – residential office only

Closed Businesses: 4

- YP Monroe – 110 S. Broad St - change of ownership
- Moon Starz & Smoke – 1112 E. Church St.
- Bruce's Sweet Sensations – 214 Martin Luther King Jr. Blvd.
- Betty Still Beauty Shop – 209 Highland Terrace – residential business

Major Projects:

- Major Projects Permitted: None
- Major Projects Ongoing: Monroe Pavilion, - The Roe 100 S Broad St. – Grace Monroe Church
203 Bold Springs Avenue – Reddy Clinic Complex 2130 W Spring St.

Code Department:

- Receiving business license payments, affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork
- Following up on unpaid business licenses
- Processing paperwork for alcohol licenses and special event permits
- Checking turn on list from utilities and contacting businesses that have not purchased business licenses
- Checking all businesses for delinquent city and county personal property taxes prior to accepting payments for licenses
- Researching state license requirements for businesses
- Updating spread sheets regarding business licenses, number of employees, E-Verify #'s etc.

- Applications for PTVR registrations and renewals
- Following up on golf cart permits that have not been renewed
- Software Conversion
- Communicating with Tyler for Incode problems and conversion to new software
- Training for conversion
- Verifying status for non-citizens thru the SAVE program
- 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 & Zoning and Historic Preservation Meetings.
- Scheduling Planning and Zoning and Historic Preservation meetings and attending
- Taking minutes for Planning & Zoning and Historic Preservation meetings and preparing them
- Taking and recording complaints.
- Researching Zoning Inquiries.
- Responding online inquiries.
- Cleaning up expired permits.
- Preparing all permit reports and copies of permit for County Tax Dept.
- Preparing and reviewing permits for Bureau Veritas Billing
- Entering data for inspections being done into Incode software.
- Processing Open Records Request
- Training Code Dept Assistant replacement.
- Training on new Incode software

City Marshal:

- Patrolled city daily.
- Removed 76 signs from road way.
- 338 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 1 utility tampering and theft cases. 9 citations
- Represented city in Municipal Court.

Historic Preservation Commission:

No June meeting

Planning Commission:

Request for COA to add Metal Building—113 S Hammond Dr—Denied

Preliminary Plat Review—961 Good Hope Rd/Brookland Commons S/D—Approved w/conditions

Preliminary Plat Review—605 Alcovy St/Birchfields on Alcovy S/D—Approved w/conditions

1-Jun-21	602 Kelton Rd	Tall grass and weeds	RC	15-Jun-21	closed
2-Jun-21	340A Tanglewood Dr	Tall grass and weeds	RC	16-Jun-21	closed
2-Jun-21	332A Tanglewood Dr	open outdoor storage	RC	29-Jun-21	closed
2-Jun-21	224B Tanghlwood Dr	open outdoor storage	RC	29-Jun-21	closed
2-Jun-21	232 East Marabel St.	Junk/abandond vehicle	RC	16-Jun-21	open
3-Jun-21	300A Tanglewood Dr	Tall grass and weeds/trash in yard	rc	17-Jun-21	closed
3-Jun-21	300B Tanglewood Dr	Tall grass and weeds/trash in yard	rc	17-Jun-21	closed
3-Jun-21	329 Turner St.	unsightly, busted concrete	RC	17-Jun-21	open
3-Jun-21	204B Tanglewood dr	open outdoor storage	RC	17-Jun-21	closed
3-Jun-21	340A Tanglewood Dr	tall grass and weeds	RC	17-Jun-21	closed
4-Jun-21	207B Sorrells St.	open outdoor storage	RC	18-Jun-21	closed
4-Jun-21	309 Knight St.	vehicles parked improper surface	RC	18-Jun-21	closed
4-Jun-21	309 Knight St.	Junk/abandond vehicle	RC	18-Jun-21	closed
4-Jun-21	305 Knight St.	Junk/abandond vehicle	RC	18-Jun-21	closed
4-Jun-21	305 Knight St.	vehicles parked improper surface	RC	18-Jun-21	closed
7-Jun-21	518 Roosevelt	building materials/trash in yard	RC	28-Jun-21	closed
7-Jun-21	405 North broad st	tall grass and weeds-cemitary behind church	RC	21-Jun-21	closed
7-Jun-21	121 Morrow St	open outdoor storage	RC	21-Jun-21	open
7-Jun-21	112B Dean St	open outdoor storage	RC	21-Jun-21	closed
8-Jun-21	513 Green St	open outdoor storage	RC	22-Jun-21	closed
8-Jun-21	137 Perry St	tall grass and weeds	RC	22-Jun-21	closed
8-Jun-21	121 Perry St	Roof	RC	22-Jul-21	open
8-Jun-21	113 Perry St	trash in yard/tall grass and weeds	RC	22-Jun-21	closed
8-Jun-21	300 East Marabel St	trash in yard	RC	22-Jun-21	closed
9-Jun-21	565 North Broad St	tall grass and weeds	RC	23-Jun-21	open
9-Jun-21	305 East Marabel St	tall grass and weeds	RC	23-Jun-21	closed
9-Jun-21	301 East Marabel St.	tall grass and weeds	RC	30-Jun-21	open
9-Jun-21	315 Turner St.	tall grass and weeds	RC	23-Jun-21	closed
9-Jun-21	319A North Midland Ave	trash in yard, tall grass and weeds	RC	23-Jun-21	closed
10-Jun-21	328 Glen Irus Dr	tall grass and weeds	RC	24-Jun-21	closed
10-Jun-21	604 East Marabel St	tall grass and weeds, vehicle improper	RC	24-Jun-21	closed
10-Jun-21	712 cloverdale dr	tall grass and weeds	RC	24-Jun-21	closed
10-Jun-21	711 cloverdale dr	tall grass and weeds	RC	24-Jun-21	closed
10-Jun-21	707 cloverdale dr	tall grass and weeds	rc	24-Jun-21	closed

11-Jun-21	116 White Oak Ln	open outdoor storage/tall grass	RC	25-Jun-21	open
11-Jun-21	307 Etten Dr	tall grass and weeds	RC	25-Jun-21	closed
11-Jun-21	311 Etten Dr	tall grass and weeds	RC	25-Jun-21	closed
11-Jun-21	701 Reed St	Tall grass and weeds	RC	25-Jun-21	closed
11-Jun-21	932 Elm Dr	Tall grass and weeds	RC	25-Jun-21	closed
14-Jun-21	518 Roosevelt	unsightly, building materials in front yard	RC	28-Jun-21	closed
14-Jun-21	602 Kelton Rd	tall grass and weeds/uncultivated veg	RC	12-Jul-21	closed
14-Jun-21	517 Hill St	Tall grass and weeds	RC	28-Jun-21	closed
14-Jun-21	609 Hill St	Junk vehicle in driveway	RC	28-Jun-21	closed
14-Jun-21	802 East Marabel St.	trash in front yard	RC	28-Jun-21	closed
15-Jun-21	223 Mayfield Dr	tall grass weeds/fallen dead tree	RC	6-Jul-21	open
15-Jun-21	219 Mayfield Dr	junk vehicles/tall grass and weeds	RC	29-Jun-21	open
15-Jun-21	130 Sorrells St	tall grass and weeds	RC	29-Jun-21	open
16-Jun-21	301 East Marabel St.	Junk vehicle	RC	14-Jul-21	open
16-Jun-21	315 Bryant Rd	Tall grass and weeds	RC	14-Jul-21	closed
16-Jun-21	207B Sorrells St.	open outdoor storage	RC	30-Jun-21	closed
16-Jun-21	128 sorrells st.	Junk cars, open outdoor storage, tall grass	RC	15-Jul-21	open
16-Jun-21	407 North Broad St	trash, boxes, tires	RC	30-Jun-21	closed
17-Jun-21	141A West Marabel St	Tall grass and weeds	RC	1-Jul-21	closed
17-Jun-21	141B West Marable St	Tall grass and weeds	RC	1-Jul-21	closed
17-Jun-21	139 West Marable St	open outdoor storage	RC	16-Jul-21	open
17-Jun-21	131 West Marabel St	trash, furnatue in yard	RC	1-Jul-21	closed
17-Jun-21	533 Plaza Dr	tall grass and weeds	RC	1-Jul-21	closed
18-Jun-21	811 Rosewood Ln	Tall grass and weeds/open outdoor storage	RC	2-Jul-21	open
18-Jun-21	922 Creekside Way	Tall grass and weeds	RC	2-Jul-21	open
18-Jun-21	833 Fawnfield Dr	Tall grass and weeds	RC	2-Jul-21	closed
18-Jun-21	824 Fawnfield Dr	Tall grass and weeds	RC	2-Jul-21	closed
18-Jun-21	812 Fawnfield Dr	Tall grass and weeds	RC	2-Jul-21	closed
21-Jun-21	814 Rosewood Ln	open outdoor storage, tall grass	RC	5-Jul-21	closed
21-Jun-21	1113 Meadowalk Dr	Tall grass and weeds	RC	5-Jul-21	closed
21-Jun-21	1214 meadow view dr	tall grass and weeds	RC	5-Jul-21	closed
21-Jun-21	616 brookwood ln	open outdoor storagage	RC	20-Jul-21	open
22-Jun-21	223 Mayfield Dr	tall grass and weeds/ fallen, dead tree	RC	6-Jul-21	open
22-Jun-21	1400 Meadow Ct	Tall grass and weeds	RC	6-Jul-21	closed

22-Jun-21	1411 Meadow Ct	tall grass and weeds	RC	6-Jul-21	closed
22-Jun-21	1401 Meadowalk Dr	tall grass and weeds	RC	6-Jul-21	closed
22-Jun-21	1505 Meadowalk Dr	tall grass and weeds	RC	6-Jul-21	closed
23-Jun-21	305 Knight St.	junk/abandoned car part	citation issued	0-Jan-00	closed
23-Jun-21	309 Knight St.	vehicles parked improper surface	citation issued	0-Jan-00	closed
23-Jun-21	305 Knight St.	vehicles parked improper surface	citation issued	0-Jan-00	closed
23-Jun-21	150A West Marabel St	Junk vehicle, improper surface	RC	7-Jul-21	closed
23-Jun-21	344 north madison ave	tall grass and weeds	RC	7-Jul-21	closed
24-Jun-21	1710 Meadow Tr.	tall grass and weeds	RC	8-Jul-21	closed
24-Jun-21	1611 Manor Pl	tall grass and weeds	RC	8-Jul-21	closed
24-Jun-21	1807 Meadowalk Dr.	tall grass and weeds	RC	8-Jul-21	closed
24-Jun-21	1811 Meadowalk Dr.	tall grass and weeds	rc	8-Jul-21	closed
24-Jun-21	1908 Brookland Ct	tall grass and weeds	RC	8-Jul-21	closed
25-Jun-21	411 windosr dr	tall grass and weeds	RC	9-Jul-21	closed
25-Jun-21	1218 Meadow View Dr	tall grass and weeds	RC	9-Jul-21	closed
25-Jun-21	1206 Meadowview Dr	tall grass and weeds	RC	9-Jul-21	closed
25-Jun-21	1906 Brookland Ct	tall grass and weeds	RC	22-Jul-21	open
25-Jun-21	905 Meadowalk Dr	tall grass and weeds	RC	9-Jul-21	closed
28-Jun-21	602 Kelton Rd	tall grass and weeds	RC	12-Jul-21	closed
28-Jun-21	625 Peters St	vehicles parked improper surface	RC	12-Jul-21	open
28-Jun-21	222 north hammond dr	roof, tall grass and weeds	RC	12-Jul-21	closed
28-Jun-21	224 North hammon Dr	roof, tall grass and weeds	RC	12-Jul-21	closed
28-Jun-21	407 North Broad St	vehicles parked improper surface	RC	12-Jul-21	open
29-Jun-21	108 Glen Irus Dr	trash, building materiels in yard	RC	13-Jul-21	open
29-Jun-21	132 Glen Irus Dr	junk vehicles/tall grass and weeds	RC	13-Jul-21	open
29-Jun-21	426 Edwards St	open outdoor storage, trash in yard	RC	13-Jul-21	open
29-Jun-21	123 Ford St	tall grass and weeds, uncultivated vegtitation	RC	13-Jul-21	open
29-Jun-21	107 Ford St	tall grass and weeds	RC	13-Jul-21	open
30-Jun-21	301 East Marabel St.	Junk vehicle, tall grass and weeds	RC	14-Jul-21	open
30-Jun-21	615 east spring st	trash, furnatue in yard, busted concrete	RC	14-Jul-21	open
30-Jun-21	709 east spring st	furniture in yard	RC	14-Jul-21	closed
30-Jun-21	130 Bryant rd	tall grass and weeds	RC	14-Jul-21	closed
30-Jun-21	315 Bryant Rd	tall grass and weeds	RC	14-Jul-21	closed

6/1/2021	135 VICTORY DR.	TALL GRASS/WEEDS	R/C	6/16/2021	CUT
6/1/2021	149 VICTORY DR.	JUNK VEHICLE IN YARD	R/C	6/16/2021	REMOVED
6/1/2021	117 ATHA ST.	TALL GRASS/WEEDS	R/C	6/16/2021	CUT
6/1/2021	1214 S. BROAD ST.	TALL GRASS/WEEDS	R/C	6/16/2021	CUT
6/1/2021	1205 S. BROAD ST.	TALL GRASS/WEEDS	R/C	6/16/2021	CUT
6/2/2021	338 WALKER DR.	TALL GRASS/WEEDS	R/C	6/17/2021	CUT
6/2/2021	326 WALKER DR.	TALL GRASS/WEEDS	R/C	6/17/2021	CUT
6/2/2021	404 CHURCH ST.	TALL GRASS/WEEDS	R/C	6/17/2021	CUT
6/2/2021	907 S. BROAD ST.	TALL GRASS/WEEDS	R/C	6/17/2021	CUT
6/3/2021	521-B S. MADISON AVE	JUNK VEHICLE IN YARD	R/C	6/18/2021	COURT CASE PENDING
6/3/2021	521-B S. MADISON AVE	VEHICLES PARKED ON IMPROPER SURFACE	R/C	6/18/2021	COURT CASE PENDING
6/3/2021	521-B S. MADISON AVE	BLOCKING EGRESS AROUND BUILDING	R/C	6/18/2021	COURT CASE PENDING
6/3/2021	525-D S. MADISON AVE.	CAN, TRASH IN YARD	R/C	6/18/2021	COURT CASE PENDING
6/4/2021	525 S. MADISON AVE.	PARKING VEHICLES ON PROPER SURFACE	R/C	6/19/2021	COURT CASE PENDING
6/4/2021	525 S. MADISON AVE.	TRASH, CANS, JUNK BEHIND BUILDING	R/C	6/19/2021	COURT CASE PENDING
6/4/2021	525 S. MADISON AVE.	JUNK VEHICLE IN YARD	R/C	6/19/2021	COURT CASE PENDING
6/4/2021	517 S. MADISON AVE.	PARKING OF VEHICLES ON IMPROPER SURFACE	R/C	6/19/2021	COURT CASE PENDING
6/4/2021	517 S. MADISON AVE.	JUNK VEHICLE, VEHICLE PARTS, TRASH	R/C	6/19/2021	COURT CASE PENDING
	on vacation 6-13 June				
6/14/2021	511 S. MADISON AVE.	TALL GRASS/WEEDS	R/C	6/30/2021	CUT
6/14/2021	501-B PINEPARK ST.	TALL GRASS/WEEDS	R/C	6/30/2021	CUT
6/14/2021	501-A PINEPARK ST.	TALL GRASS/WEEDS	R/C	6/30/2021	CUT
6/14/2021	504 PINEPARK ST.	TALL GRASS/WEEDS	R/C	6/30/2021	CUT
6/15/2021	307 BRIDGEPORT LN.	TALL GRASS/WEEDS	R/C	6/	CUT
6/15/2021	254 BRIDGEPORT LN.	TRASH/TALL GRASS/WEEDS	R/C	6/	CUT/CLEANED
6/15/2021	108 FAMBROUGH ST.	TALL GRASS/WEEDS	R/C	6/	CUT
6/15/2021	206 DOUGLAS ST.	TALL GRASS/WEEDS	R/C	6/	CUT
6/15/2021	501 HARRIS ST.	TALL GRASS/WEEDS	R/C	7/1/2021	CUT
6/16/2021	314 PINEPARK ST.	PARKING IN GRASS/JUNK VEHICLES IN YARD	R/C	7/2/2021	MOVED
6/16/2021	417 SHAMROCK DR.	TALL GRASS/WEEDS	R/C	7/2/2021	CUT
6/16/2021	112 FAMBROUGH ST.	TALL GRASS/WEEDS	R/C	7/2/2021	CUT
6/16/2021	416 SHAMROCK DR.	TALL GRASS/WEEDS	R/C	7/2/2021	CUT
6/16/2021	409 KNIGHT ST.	TALL GRASS/WEEDS	R/C	7/2/2021	CUT
6/17/2021	1450 S. BROAD ST, LOT 217	OPEN OUTDOOR STORAGE	R/C	7/3/2021	CLEANED
6/17/2021	1450 S. BROAD ST, LOT 217	TRASH IN YARD	R/C	7/3/2021	CLEANED
6/18/2021	135 5TH ST.	TALL GRASS/WEEDS	R/C	7/4/2021	CUT

6/18/2021	538 BRIDGEPORT LN.	TALL GRASS/WEEDS	R/C	7/4/2021	CUT
6/18/2021	423 ASH ST.	TALL GRASS/WEEDS	R/C	7/4/2021	CUT
6/18/2021	509 HARRIS ST	TRASH IN YARD	R/C	7/4/2021	CLEANED
6/18/2021	314 ASH ST.	OLD TIRES IN YARD	R/C	7/4/2021	REMOVED
6/21/2021	723 W. CREEK CIRCLE.	VEHICLES PARKED ON IMPROPER SURFACE	R/C	7/7/2021	WORKING WITH ELDERLY OWNER
6/21/2021	709 W. CREEK CIRCLE.	TRASH/JUNK IN YARD	R/C	7/7/2021	CLEANED
6/21/2021	603 ASH LN.	VEHICLES PARKED ON IMPROPER SURFACE	R/C	7/7/2021	MOVED
6/21/2021	609 W. CREEK CIRCLE	JUNK VEHICLE, VEHICLE PARTS, TRASH	R/C	7/7/2021	WORKING WITH OWNER
6/21/2021	712 W. CREEK CIRCLE.	JUNK ITEMS IN YARD	R/C	7/7/2021	CLEANED
6/22/2021	132 VICTORY DR.	TALL GRASS/WEEDS	R/C	7/8/2021	CUT
6/22/2021	121 5TH ST.	TALL GRASS/WEEDS	R/C	7/8/2021	CUT
6/22/2021	123 4TH ST.	TRASH/OLD WOOD	R/C	7/8/2021	REMOVED
6/22/2021	454 GLENWOOD DR.	TALL GRASS/WEEDS	R/C	7/8/2021	CUT
6/22/2021	209 WALKER DR.	JUNK ITEMS IN YARD	R/C	7/8/2021	REMOVED
6/23/2021	517 S. MADISON AVE.	PARKING VEHICLES ON PROPER SURFACE	CITATION		CITATION
6/23/2021	517 S. MADISON AVE.	62.9 NEIGHBORHOOD STANDARDS	CITATION		CITATION
6/23/2021	525 S. MADISON AVE.	VEHICLES PARKED ON IMPROPER SURFACE	CITATION		CITATION
6/23/2021	525 S. MADISON AVE.	62.9 JUNK VEHICLES	CITATION		CITATION
6/23/2021	525 S. MADISON AVE.	62-10 TRASH, BEER CAN,	CITATION		CITATION
6/24/2021	350 TOWLER ST.	TALL GRASS/WEEDS	R/C	7/10/2021	CUT
6/24/2021	1107 S. MADISON AVE.	TALL GRASS/WEEDS	R/C	7/10/2021	CUT
6/24/2021	1250 S. MADISON AVE.	TRASH IN YARD	R/C	7/10/2021	CLEANED
6/24/2021	119 ATHA ST.	TRASH IN YARD	R/C	7/10/2021	CLEANED
6/24/2021	1215 S. BROAD ST.	TRASH/TIRE IN YARD	R/C	7/10/2021	CLEANED
6/25/2021	709 KENDELL CT.	TALL GRASS/WEEDS	R/C	7/10/2021	CLEANED
6/25/2021	711 KENDELL CT.	TALL GRASS/WEEDS	CITATION	7/11/2021	CITATION
6/28/2021	120 NORRIS ST.	TRASH/JUNK IN YARD	R/C	7/11/2021	CLEANED
6/28/2021	403 ASH ST	JUNK VEHICLE IN YARD	R/C	7/11/2021	MOVED
6/29/2021	404 CHURCH ST.	TALL GRASS/WEEDS	R/C	7/13/2021	
6/30/2021	618 DAVIS ST.	JUNK IN YARD/TALL GRASS/WEEDS	R/C	7/14/2021	
6/30/2021	611 DAVIS ST.	TALL GRASS/WEEDS	R/C	7/14/2021	
6/30/2021	608 DAVIS ST.	TALL GRASS/WEEDS	R/C	7/14/2021	
6/30/2021	509 DAVIS ST.	TALL GRASS/WEEDS	R/C	7/14/2021	

Economic Development July Report:

- Olympic Watch Parties - Women's 100m - 4x100m Relay on Wednesday, August 4th, 8:00 pm to 10:00 pm, and Friday, August 6th, at 8:30 am
- Bicentennial Planning Committee update (Bicentennial Celebration Week - 11/28 through 12/4)
- DDA Planning Retreat
- Blaine Station Master Plan - October before Council
- GMA Conference - 2 Monroe Presentations
- Georgia Downtown Conference - Awards + Presentation
- Walton County Healthcare Foundation, Inc. Grant for Downtown Green



Upcoming Events:

- First Friday Concert - Friday, August 6th
- Farmers Market Saturdays - August 7, 14, 21, & 28
- DDA/CVB Board Meetings - Thursday, August 12, 8:00 am
- URA Meeting - Thursday, August 12, 10:00 am

Ongoing Tasks:

- DCA Main Street compliance
- LAS Master Plan for Blaine Station
- City Branding Effort
- Retail Recruitment + Retention
- Visitors Center - open to the public

PARKS PROJECTS & UPDATES – AUGUST 2021

PILOT PARK



Pilot Park continues to thrive and as warmer weather approaches this will only increase. The next major addition to the park will be the installation of a restroom later in 2021 as funding reaches the needed level. The total cost of the improvements made to Pilot Park are approximately \$303,649. There have been two speed bumps/humps put in place on High School Avenue to slow traffic at the entrance to Pilot Park. This will be monitored over time for

effectiveness and safety. Monthly cleaning is also continuing to keep the equipment sanitized and clean for all patrons. There will be some drainage adjustments made to the lower play area and entrance path in the coming months.

MATHEWS PARK

The second phase of renovations/additions will come before Council in August for the rehabilitation work of paving/parking, shade structures, pavilions, additional signage, disc golf renovations, fencing, and other amenities. There are a few items currently involved in a sealed bid process as part of this second phase. The first phase of renovations is complete at Mathews Park. The new restroom facility is installed and operational,



and will be the facility that will be placed at other parks later in the year and years to come. There are numerous design variations to fit with each specific location. The idea is to blend while being

functional and effective. The total cost of the improvements made to Mathews Park are approximately \$165,510.

PLAYSOUTH / BIBA APPLICATION

This new application offered by Play South Playground Creators is currently in a full development phase but has been offered to Monroe as a potential test site, and fully implemented system. The system through an online gaming application helps to anonymously track activity at different play equipment and



stations throughout parks. It simply stores how much activity occurs at particular augmented reality (AR) markers throughout playgrounds.



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 07-12-2021
Description: Parcel #M0230011B00 Jack’s Creek Landing LLC Rezone request from M-1 to PCD

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Staff recommendation is approval as submitted without conditions

Background: This is previously undeveloped land fronting on Hwy 78 and Aycock Avenue. The applicant wishes to develop the land in the manner described in their PCD rezone pattern book. It contains ± 26.64 acres.

Attachment(s): Application, Staff report and supporting documents.



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

APPLICATION SUMMARY

REZONE CASE #: 16

DATE: June 25, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Jack’s Creek Landing LLC

PROPERTY OWNER: Jack’s Creek Landing LLC

LOCATION: Southwest corner of the intersection with US Hwy 78 and Aycock Avenue

ACREAGE: ±26.64

EXISTING ZONING: M-1 (Industrial District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone M-1 to PCD (Planned Commercial District)

REQUEST SUMMARY: The owners are petitioning for a rezone of this property in order to allow for commercial development.

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 20, 2021

CITY COUNCIL: August 10, 2021

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to construct a commercial development. The subject property was annexed into the City in October of 1999 and rezoned to M-1 (Industrial District). The property has never been developed. The applicant is requesting a rezone to PCD (Planned Commercial District) to develop the site into a commercial subdivision with land uses permitted in the B-3 (Highway Business) zoning district. The site plan included with this rezone requests illustrates one proposed street to be construct off US Hwy 78 to connect to Aycock Avenue. No specific land use or development is proposed with this rezone request.

PROPOSED PROJECT SUMMARY:

- Planned Commercial Development
 - Commercial development with uses permitted for the B-3 (Highway Commercial) zoning district
 - Development Area – ±26.64 Acres
 - Total Commercial Lots – 4

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 property was annexed into the City in October of 1999. The property was rezoned to M-1 (Industrial District). The property is currently undeveloped. The property has solid economic viability as currently zoned. However, due to lack of demand for industrial development on this property, the applicant wishes to rezone to allow for commercial development. The site plan included with this rezone proposes to develop the site into a commercial subdivision. No specific land uses were identified to be developed with this rezone request. The requested PCD (Planned Commercial District) is more suitable for commercial development of the site as opposed to the site remaining under the current M-1 zoning.
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PCD (Planned Commercial District) to allow for commercial development of the site. No specific uses were identified in this rezone request.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located west of the site are zoned M-1 (Industrial) and R-1 (Large Lot Residential District) along US Hwy 78 and are undeveloped. Properties north of the site are located in unincorporated Walton County and are undeveloped. Properties south and east of the site are zoned M-1 (Industrial) and are developed with restaurants, a convenience store with fuel pumps, and a warehouse and distribution center. The proposed commercial development is consistent with development on neighboring properties located east of the site. The proposed commercial development should not adversely affect adjacent properties.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted development plan illustrates a proposed street to be constructed with access to US Hwy 78. The proposed street will connect to Aycock Avenue and will provide driveway access to each of the proposed commercial lots. The applicant proposes to install a traffic signal at the US Hwy 78/Aycock Avenue intersection. Sanitary sewer, water, natural gas and telecommunications are available to serve the development. Additional City services should be adequate to serve the proposed development.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The Future Land Use Map designates this property under the category of Industrial. This rezone request could be considered a deviation from the intent of the Future Land Use Map. However, the proposed development will include commercial land uses best suited adjacent to a highway similar to existing commercial development east of the site. Properties east of the site along US Hwy 78 are also designated as Industrial on the Future Land Use Map.

(6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: Under the current M-1 zoning, the intent was to develop the site with industrial land uses. As previously described, there is a lack of demand for industrial development on this property. The intent of this rezone request is to allow for commercial development of the site.

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 as submitted without conditions.



City of Monroe

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

REZONING PERMIT

PERMIT #:	000016	DESCRIPTION:	REZONING
JOB ADDRESS:	Hwy 78	LOT #:	
PARCEL ID:	M0230011B11	BLK #:	
SUBDIVISION:		ZONING:	M1
ISSUED TO:	Jack's Creek Landing LLC	CONTRACTOR:	Jack's Creek Landing LLC
ADDRESS:	2971B North Columbia St	ADDRESS:	2971B North Columbia St
CITY, STATE ZIP:	Milledgeville GA 31061	CITY, STATE ZIP:	Milledgeville GA 31061
PHONE:	706-207-8111	PHONE:	
PROP. USE:	PCD	DATE ISSUED:	6/25/2021
VALUATION:	\$ 0.00	EXPIRATION:	
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 dadkinson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-02	COMM-OTHER REZONE/VARIANCE	\$ 200.00
FEE TOTAL		\$ 200.00
PAYMENTS		\$- 200.00
BALANCE		\$ 0.00


REQUEST FOR REZONE FROM M1 TO PCD - P&Z MTG 7/20/2021 @ 5:30 PM - COUNCIL MTG 8/10/2021 @ 6:00 PM 215 N BROAD ST

NOTES:

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)

6/25/21
DATE

REZONE APPLICATION FORM



PERMIT NUMBER _____

I. LOCATION US HWY 78 AND AYCOCK ACENUE
COUNCIL DISTRICT DISTRICT 4
MAPNUMBER _____
PARCEL NUMBER M0230011B00

II. PRESENT ZONING M1 REQUESTED ZONING PCD

III. ACREAGE 26.60 PROPOSED USE Retail/Commerical

IV. OWNER OF RECORD Jack's Creek Landing, LLC
ADDRESS 2971B North Columbia Street, Milledgeville, GA 31061

PHONE NUMBER (706)207-8111 Email jacks creeklanding@gmail.com

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

V. ANALYSIS:

1. A description of all existing uses and zoning of nearby property
North: Across Hwy 78- A2 Agricultural; East: M1 undeveloped; South: R1 undeveloped; West: R1 undeveloped

2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification The current zoning does not provide for the highest and best use of the property due to the location with accessible frontage and visibility on a major highway (US 78)

3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$750,000

4. The value of the property contained in the application for rezoning under the proposed zoning Classification \$1,500,000

5. A description of the suitability of the subject property under the existing zoning classification
A large stream and subsequent setbacks and buffers make the site difficult to plan for and engineer an industrial warehouse use suitable for tractor trailer routing

6. A description of the suitability of the subject property under the proposed zoning classification of the property
Having the flexibilty to plan for smaller retail/commercial uses allow the property to be fully utilized while still providing for buffers and setbacks required

Rezoning Application
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property The site is currently undeveloped and undisturbed except for an existing sewer line running through the southern portion of the property
- 8. The length of time the property has been vacant or unused as currently zoned _____
The site is undeveloped and the duration of vacancy from any use is unknown
- 9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification The current owner has recently purchased the land with the intent of developing commercial uses after years of no interest in the property as an industrial use

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

LEGAL DESCRIPTION OF PROPERTY

Rezoning Application
Page Three (3)

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

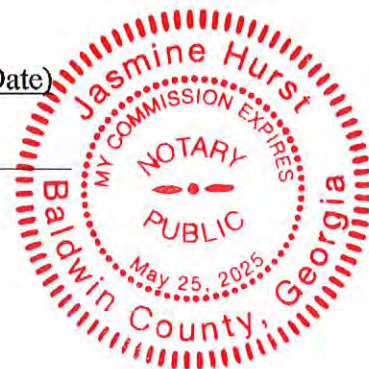
Owner of property (signature) Charles Preston - JACKS CREEK LANDING, LLC.
Address 2971B North Columbia St. Milledgeville, GA 31061
Phone Number 706.207.8111

Attorney/Agent (signature) _____
Address _____
Phone Number _____

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

Jasmine Hurst (Notary Public) 6/17/21 (Date)

My Commission Expires May 25, 2025



Page five (5)

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

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

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

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

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

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

Rezoning Application

Page six (6)

COMMENTS

Refer to the attached Pattern Book for an explanation of proposed zoning compliance and additional standards for the proposed PCD

Multiple horizontal lines for writing comments.

Disclosure of Campaign Contributions and/or gifts:

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years. The filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

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



June 17, 2021

Charles Preston
2971B North Columbia St.
Milledgeville, GA 31061

RE: Jacks Creek Landing Development Utilities Served by The City of Monroe

Mr. Preston,

The City of Monroe will be able to serve the proposed development located at parcel number M0230011B00 on U.S. Hwy 78, which lies within the incorporated boundaries of the city, with the following:

- Sanitary sewer services pending developer provided infrastructure improvements and extensions to current adjacent sewer lines or via any existing and future appropriate easements within City of Monroe incorporated boundaries. All connections and systems must be installed according to City specifications and in accordance with approvals of the City Wastewater Department.
- Water service is available.
- Natural Gas service is available.
- Telecommunications services are available.

Logan Propes

A handwritten signature in blue ink, appearing to read 'Logan Propes', is written over a thin blue horizontal line.

City Administrator
City of Monroe

AS-RECORDED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 107, 108, 109, 131, 132, AND 133, 3RD DISTRICT, TOWN G.M.D. 419, WALTON COUNTY, GEORGIA, BEING TRACT NO. 1, CONTAINING 173.180 ACRES, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR THE R. E. AYCOCK ESTATE BY JOHN F. BREWER AND ASSOCIATES, CERTIFIED BY JOHN F. BREWER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2115, DATED JULY 26, 1994, REVISED SEPTEMBER 2, 1998, RECORDED IN PLAT BOOK 80, PAGE 20, CLERK'S OFFICE, WALTON SUPERIOR COURT. REFERENCE IS HEREBY MADE TO SAID PLAT OF SURVEY, AND THE SAME IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED.

ACCORDING TO SUCH PLAT OF SURVEY, THE TRACT HEREIN IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROUTE NO. 83, A/K/A PIPE LINE ROAD AND UNISIA DRIVE (SHOWN AS BEING 80 FEET IN WIDTH) WITH THE SOUTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY 78 (SHOWN AS HAVING A VARIABLE RIGHT OF WAY); RUNNING THENCE ALONG SAID RIGHT OF WAY OF STATE ROUTE NO. 83 SOUTH 28°02'49" EAST 303.32 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'33" EAST 476.28 FEET TO A POINT; CONTINUING THENCE SOUTH 27°46'55" EAST 179.57 FEET TO A POINT; CONTINUING THENCE SOUTH 27°39'47" EAST 156.58 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'44" EAST 146.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°09'23" EAST 136.57 FEET TO A POINT; CONTINUING THENCE SOUTH 28°52'26" EAST 256.58 FEET TO A POINT; CONTINUING THENCE SOUTH 29°00'47" EAST 306.38 FEET TO A POINT; CONTINUING THENCE SOUTH 29°06'21" EAST 315.02 FEET TO A POINT; CONTINUING THENCE SOUTH 29°07'58" EAST 451.87 FEET TO A POINT; CONTINUING THENCE SOUTH 29°12'40" EAST 287.80 FEET TO A POINT; CONTINUING THENCE SOUTH 29°28'49" EAST 170.41 FEET TO A POINT; CONTINUING THENCE SOUTH 29°24'43" EAST 215.29 FEET TO A POINT; CONTINUING THENCE SOUTH 28°40'55" EAST 145.38 FEET TO A POINT; CONTINUING THENCE SOUTH 28°53'59" EAST 174.06 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 61°06'01" WEST 15.0 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 28°53'59" EAST 55.37 FEET TO AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF SUCH RIGHT OF WAY BY THE CENTERLINE OF JACKS CREEK, WHICH FORMS THE BOUNDARY OF THE SUBJECT PROPERTY AT THIS POINT; RUNNING THENCE ALONG THE CENTERLINE OF JACKS CREEK SOUTH 61°08'15" WEST 11.51 FEET TO A POINT; CONTINUING THENCE SOUTH 70°43'37" WEST 92.71 FEET TO A POINT; CONTINUING THENCE SOUTH 62°15'04" WEST 98.36 FEET TO A POINT; CONTINUING THENCE SOUTH 67°09'49" WEST 69.06 FEET TO A POINT; CONTINUING THENCE SOUTH 68°32'29" WEST 165.93 FEET TO A POINT; CONTINUING THENCE SOUTH 65°23'21" WEST 390.32 FEET TO A POINT; CONTINUING THENCE SOUTH 55°20'40" WEST 130.77 FEET TO A POINT; CONTINUING THENCE NORTH 79°50'10" WEST 138.38 FEET TO A POINT; CONTINUING THENCE NORTH 73°48'32" WEST 33.74 FEET TO A POINT; CONTINUING THENCE NORTH 83°38'34" WEST 363.81 FEET TO A POINT; CONTINUING THENCE NORTH 85°29'24" WEST 224.18 FEET TO A POINT; CONTINUING THENCE NORTH 80°47'40" WEST 116.11 FEET TO A POINT; CONTINUING THENCE SOUTH 81°28'17" WEST 113.81 FEET TO A POINT; CONTINUING THENCE NORTH 44°03'41" WEST 121.31 FEET TO A POINT; CONTINUING THENCE NORTH 59°31'41" WEST 54.97 FEET TO A POINT; CONTINUING THENCE NORTH 44°52'34" WEST 60.51 FEET TO A POINT; CONTINUING THENCE NORTH 46°36'37" WEST 195.97 FEET TO A POINT; CONTINUING THENCE NORTH 45°35'31" WEST 118.56 FEET TO A POINT; CONTINUING THENCE SOUTH 75°40'13" WEST 18.78 FEET TO A POINT; CONTINUING THENCE NORTH 35°44'46" WEST 86.31 FEET TO A

AS-RECORDED LEGAL DESCRIPTION (continued)

POINT; CONTINUING THENCE NORTH 44°38'18" WEST 178.35 FEET TO A POINT; CONTINUING THENCE NORTH 49°47'56" WEST 223.01 FEET TO A POINT; CONTINUING THENCE NORTH 46°26'06" WEST 310.54 FEET TO A POINT; CONTINUING THENCE NORTH 48°37'18" WEST 128.86 FEET TO A POINT; CONTINUING THENCE NORTH 46°46'34" WEST 196.23 FEET TO A POINT; CONTINUING THENCE NORTH 53°36'54" WEST 113.48 FEET TO A POINT; CONTINUING THENCE NORTH 37°26'01" WEST 88.60 FEET TO A POINT; CONTINUING THENCE NORTH 47°35'25" WEST 336.54 FEET TO A POINT; CONTINUING THENCE NORTH 53°25'31" WEST 122.86 FEET TO A POINT; CONTINUING THENCE NORTH 31°00'27" WEST 291.35 FEET TO A POINT; CONTINUING THENCE NORTH 33°47'11" WEST 214.60 FEET TO A POINT; CONTINUING THENCE NORTH 30°13'45" WEST 110.59 FEET TO A POINT; CONTINUING THENCE NORTH 71°54'46" WEST 49.39 FEET TO AN ALUMINUM PIN AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JACKS CREEK WITH THE SOUTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY 78; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 56°17'36" EAST 162.75 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 39°35'39" EAST 104.40 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 56°17'36" EAST 1624.59 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 33°42'24" EAST 5.0 FEET TO A RIGHT OF WAY MONUMENT; CONTINUING THENCE ALONG SAID RIGHT OF WAY, FOLLOWING THE CURVATURE THEREOF IN A GENERAL NORTHEASTERLY DIRECTION, AN ARC DISTANCE OF 522.05 FEET (BASED ON A RADIUS OF 6062.1 FEET) TO AN ALUMINUM PIN, THE EXACT BEARING AND DISTANCE BETWEEN THE LATTER TWO POINTS IS SHOWN BY A CHORD WHICH IS NORTH 53°18'28" EAST 521.89 FEET; CONTINUING THENCE NORTH 51°48'39" EAST 213.88 FEET TO THE POINT OF BEGINNING. THIS IS A PORTION OF THAT PROPERTY CONVEYED BY WARRANTY DEED FROM BEULAH P. AYCOCK TO R. E. AYCOCK, JR., DATED JANUARY 1, 1968, RECORDED IN DEED BOOK 76, PAGES 224--227, WALTON COUNTY RECORDS.

AS-SURVEYED
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 3rd DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA (GMD 419) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND (DISTURBED) AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 78 (STATE ROUTE NO. 10) (155 FEET FROM SURVEY CENTERLINE AT THIS POINT) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF AYCOCK AVENUE (74 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE FROM SAID POINT OF BEGINNING AND WITH THE SOUTHWESTERLY AND SOUTHERLY RIGHT OF WAY LINE OF AYCOCK AVENUE SOUTH 34 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 126.39 FEET TO A POINT; THENCE WITH SAID RIGHT OF WAY LINE A CURVE TO THE LEFT HAVING A RADIUS DISTANCE OF 330.00 FEET AND AN ARC LENGTH OF 545.01 FEET BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 81 DEGREES 49 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 485.15 FEET TO A POINT ON SAID RIGHT OF WAY LINE (60 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 50 DEGREES 52 MINUTES 07 SECONDS EAST A DISTANCE OF 10.35 FEET TO A 1/2 INCH REBAR WITH CAP SET AT THE CENTERLINE OF A BRANCH; THENCE LEAVING SAID RIGHT OF WAY LINE AND WITH THE CENTERLINE OF THE BRANCH IN A SOUTHWESTERLY DIRECTION FOR 1195 FEET MORE OR LESS, SAID BRANCH BEING A PROPERTY LINE COMMON TO NOW OR FORMERLY WAL-MART STORES EAST, LP AND BEING TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:
SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT;
THENCE SOUTH 41 DEGREES 26 MINUTES 25 SECONDS EAST A DISTANCE OF 9.51 FEET TO A POINT;
THENCE SOUTH 04 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 11.11 FEET TO A POINT;
THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 15.21 FEET TO A POINT;
THENCE SOUTH 28 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 20.25 FEET TO A POINT;
THENCE SOUTH 19 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 23.29 FEET TO A POINT;
THENCE SOUTH 10 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 13.41 FEET TO A POINT;
THENCE SOUTH 36 DEGREES 53 MINUTES 34 SECONDS WEST A DISTANCE OF 7.96 FEET TO A POINT;
THENCE SOUTH 04 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 24.65 FEET TO A POINT;
THENCE SOUTH 24 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 9.45 FEET TO A POINT;
THENCE SOUTH 51 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 16.93 FEET TO A POINT;
THENCE SOUTH 33 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;
THENCE SOUTH 03 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 13.84 FEET TO A POINT;
THENCE SOUTH 27 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 20.92 FEET TO A POINT;
THENCE SOUTH 23 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 28.76 FEET TO A POINT;
THENCE SOUTH 45 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 13.72 FEET TO A POINT;
THENCE NORTH 84 DEGREES 08 MINUTES 38 SECONDS EAST A DISTANCE OF 23.96 FEET TO A POINT;
THENCE SOUTH 38 DEGREES 03 MINUTES 58 SECONDS EAST A DISTANCE OF 14.42 FEET TO A POINT;
THENCE SOUTH 11 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 9.99 FEET TO A POINT;
THENCE SOUTH 46 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 16.94 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 55 MINUTES 20 SECONDS WEST A DISTANCE OF 13.64 FEET TO A POINT;
THENCE SOUTH 24 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT;
THENCE SOUTH 43 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 22.37 FEET TO A POINT;
THENCE SOUTH 65 DEGREES 05 MINUTES 58 SECONDS EAST A DISTANCE OF 1.15 FEET TO A POINT;
THENCE SOUTH 86 DEGREES 12 MINUTES 04 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;
THENCE SOUTH 59 DEGREES 40 MINUTES 32 SECONDS WEST A DISTANCE OF 5.73 FEET TO A POINT;
THENCE SOUTH 47 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 12.29 FEET TO A POINT;
THENCE SOUTH 78 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 19.66 FEET TO A POINT;
THENCE SOUTH 46 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 44.72 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS EAST A DISTANCE OF 24.14 FEET TO A POINT;
THENCE SOUTH 40 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 9.21 FEET TO A POINT;
THENCE NORTH 75 DEGREES 37 MINUTES 25 SECONDS EAST A DISTANCE OF 19.96 FEET TO A POINT;
THENCE NORTH 79 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 9.92 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 17.03 FEET TO A POINT;
THENCE SOUTH 43 DEGREES 54 MINUTES 31 SECONDS WEST A DISTANCE OF 19.35 FEET TO A POINT;
THENCE SOUTH 71 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 18.16 FEET TO A POINT;
THENCE NORTH 77 DEGREES 05 MINUTES 54 SECONDS WEST A DISTANCE OF 16.10 FEET TO A POINT;
THENCE SOUTH 79 DEGREES 26 MINUTES 55 SECONDS WEST A DISTANCE OF 4.97 FEET TO A POINT;
THENCE SOUTH 48 DEGREES 54 MINUTES 59 SECONDS WEST A DISTANCE OF 9.01 FEET TO A POINT;
THENCE SOUTH 29 DEGREES 15 MINUTES 41 SECONDS WEST A DISTANCE OF 9.90 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 13.57 FEET TO A POINT;
THENCE SOUTH 13 DEGREES 03 MINUTES 25 SECONDS WEST A DISTANCE OF 6.06 FEET TO A POINT;
THENCE SOUTH 27 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 7.79 FEET TO A POINT;
THENCE SOUTH 51 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 17.67 FEET TO A POINT;
THENCE NORTH 72 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE OF 10.39 FEET TO A POINT;
THENCE SOUTH 85 DEGREES 31 MINUTES 46 SECONDS WEST A DISTANCE OF 6.97 FEET TO A POINT;
THENCE SOUTH 37 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT;
THENCE SOUTH 32 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 14.22 FEET TO A POINT;
THENCE SOUTH 40 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 16.61 FEET TO A POINT;
THENCE SOUTH 21 DEGREES 51 MINUTES 18 SECONDS WEST A DISTANCE OF 13.53 FEET TO A POINT;
THENCE SOUTH 10 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 8.75 FEET TO A POINT;
THENCE SOUTH 22 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;
THENCE SOUTH 12 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 23.17 FEET TO A POINT;
THENCE SOUTH 31 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT;
THENCE SOUTH 15 DEGREES 34 MINUTES 37 SECONDS WEST A DISTANCE OF 19.51 FEET TO A POINT;
THENCE SOUTH 40 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 7.25 FEET TO A POINT;
THENCE SOUTH 59 DEGREES 29 MINUTES 19 SECONDS WEST A DISTANCE OF 12.60 FEET TO A POINT;
THENCE SOUTH 45 DEGREES 49 MINUTES 46 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT;
THENCE SOUTH 31 DEGREES 07 MINUTES 02 SECONDS WEST A DISTANCE OF 12.79 FEET TO A POINT;
THENCE SOUTH 48 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 13.88 FEET TO A POINT;
THENCE SOUTH 32 DEGREES 37 MINUTES 47 SECONDS WEST A DISTANCE OF 15.07 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 45 MINUTES 50 SECONDS EAST A DISTANCE OF 16.81 FEET TO A POINT;
THENCE SOUTH 27 DEGREES 58 MINUTES 35 SECONDS EAST A DISTANCE OF 6.53 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 7.59 FEET TO A POINT;
THENCE SOUTH 31 DEGREES 58 MINUTES 47 SECONDS WEST A DISTANCE OF 20.65 FEET TO A POINT;
THENCE SOUTH 18 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 19.25 FEET TO A POINT;
THENCE SOUTH 38 DEGREES 54 MINUTES 30 SECONDS WEST A DISTANCE OF 39.51 FEET TO A POINT;
THENCE SOUTH 42 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 10.08 FEET TO A POINT;
THENCE NORTH 85 DEGREES 10 MINUTES 17 SECONDS WEST A DISTANCE OF 8.57 FEET TO A POINT;
THENCE SOUTH 52 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 16.41 FEET TO A POINT;
THENCE SOUTH 51 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 30.13 FEET TO A POINT;
THENCE SOUTH 78 DEGREES 51 MINUTES 39 SECONDS WEST A DISTANCE OF 16.71 FEET TO A POINT;
THENCE SOUTH 78 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 11.43 FEET TO A POINT;
SAID POINT BEING NORTH 55 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 39.12 FEET
FROM A 3/4 INCH OPEN TOP PIPE FOUND; THENCE LEAVING THE CENTERLINE OF THE BRANCH AND
CONTINUING WITH SAID COMMON PROPERTY LINE SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST
A DISTANCE OF 670.23 FEET TO A POINT AT THE CENTERLINE OF JACK'S CREEK, SAID POINT BEING
SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 30.47 FEET FROM A 3/4 INCH OPEN
TOP PIPE FOUND; THENCE WITH THE CENTERLINE OF JACK'S CREEK IN A NORTHWESTERLY DIRECTION
FOR 947 FEET MORE OR LESS, SAID CREEK BEING THE PROPERTY LINE COMMON TO NOW OR FORMERLY
EAST VILLAGE RESERVE, LLC AND NOW OR FORMERLY JAMES R. COLE AND BEING TRAVERSED BY THE
FOLLOWING COURSES AND DISTANCES:

NORTH 28 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 18.68 FEET TO A POINT;
THENCE NORTH 31 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 30.74 FEET TO A POINT;
THENCE NORTH 54 DEGREES 45 MINUTES 52 SECONDS WEST A DISTANCE OF 58.10 FEET TO A POINT;
THENCE NORTH 39 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 25.98 FEET TO A POINT;
THENCE NORTH 42 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;
THENCE NORTH 73 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 27.69 FEET TO A POINT;
THENCE NORTH 71 DEGREES 57 MINUTES 41 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;
THENCE NORTH 49 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 55.21 FEET TO A POINT;
THENCE NORTH 31 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 25.83 FEET TO A POINT;
THENCE NORTH 31 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 45.40 FEET TO A POINT;
THENCE NORTH 27 DEGREES 45 MINUTES 56 SECONDS WEST A DISTANCE OF 62.89 FEET TO A POINT;
THENCE NORTH 32 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 35.35 FEET TO A POINT;
THENCE NORTH 36 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT;
THENCE NORTH 27 DEGREES 26 MINUTES 33 SECONDS WEST A DISTANCE OF 31.04 FEET TO A POINT;
THENCE NORTH 32 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 40.55 FEET TO A POINT;
THENCE NORTH 25 DEGREES 54 MINUTES 48 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;
THENCE NORTH 37 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 60.32 FEET TO A POINT;
THENCE NORTH 37 DEGREES 47 MINUTES 44 SECONDS WEST A DISTANCE OF 46.47 FEET TO A POINT;
THENCE NORTH 34 DEGREES 43 MINUTES 23 SECONDS WEST A DISTANCE OF 40.23 FEET TO A POINT;
THENCE NORTH 29 DEGREES 27 MINUTES 38 SECONDS WEST A DISTANCE OF 36.79 FEET TO A POINT;
THENCE NORTH 21 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 38.04 FEET TO A POINT;
THENCE NORTH 33 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 43.93 FEET TO A POINT;
THENCE NORTH 46 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 28.35 FEET TO A POINT;
THENCE NORTH 62 DEGREES 45 MINUTES 34 SECONDS WEST A DISTANCE OF 28.67 FEET TO A POINT;
THENCE NORTH 56 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 22.16 FEET TO A POINT;

THENCE NORTH 21 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 16.75 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) (185 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 56 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 153.89 FEET TO A RIGHT OF WAY MARKER FOUND (DAMAGED); THENCE WITH SAID RIGHT OF WAY LINE NORTH 39 DEGREES 16 MINUTES 20 SECONDS EAST A DISTANCE OF 104.69 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND (155 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 917.38 FEET TO A 1/2 INCH REBAR FOUND (DISTURBED) BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND AS DESCRIBED CONTAINS 26.644 ACRES (1,160,647 SQ FT).

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property at the Southwest corner of US Hwy 78 and Aycock Avenue to be rezoned from M1 to PCD. A public hearing will be held before the Monroe Planning and Zoning Commission at City Hall Auditorium at 215 N. Broad Street on July 20, 2021 at 5:30 P.M. All those having an interest should be present to voice their interest.

A petition has been filed with the City of Monroe requesting the property at Southwest corner of US Hwy 78 and Aycock Avenue to be rezoned from M1 to PCD. A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on August 10, 2021 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

July 4, 2021

DATE CHANGE:

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property at Southwest corner of
US Hwy 78 and Aycock Avenue to
be rezoned from M1 to PCD
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on August 3, 2021
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

July 28, 2021



To Whom It May Concern:

Below you will find information regarding a Legal Notice scheduled to run in The Walton Tribune on July 4, 2021 concerning a Variance, adjacent to your property.

Being an adjoining property owner, this could be of interest to you.

BE ADVISED OF THE DATE, TIME AND PLACE OF PUBLIC HEARING:

Planning Commission: July 20, 2021

Will be held at 215 N Broad St at 5:30 PM on the following application:

Rezone of 26.64 acres at southwest corner of the intersection of US Hwy 78 and Aycok Avenue from M1 to PCD; Petition #16

City Council: August 10, 2021

Will be held in the meeting room at 215 N Broad at 6:00 PM on the following application:

Rezone of 26.64 acres at southwest corner of the intersection of US Hwy 78 and Aycok Avenue from M1 to PCD; Petition #16

Copies of application submittal can be viewed on line at www.monroega.com. On the website, select Government, Agendas Meetings, & Minutes, choose the meeting you plan to attend for this application.

If you are interested in speaking at the Council Meeting for or against the request, you will need to sign up before the meeting starts.

Sincerely,

Laura Wilson
Code Department Assistant

JACKS CREEK LANDING

LOCATED AT THE SOUTHWEST CORNER OF US HIGHWAY 78 AND AYCOCK AVENUE
MONROE, GEORGIA

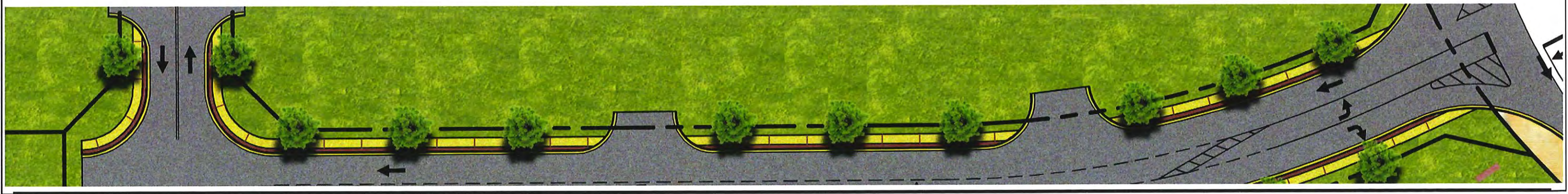
REZONING PATTERN BOOK
FOR A PLANNED COMMERCIAL DEVELOPMENT (PCD)
SUBMITTED: JUNE 2021

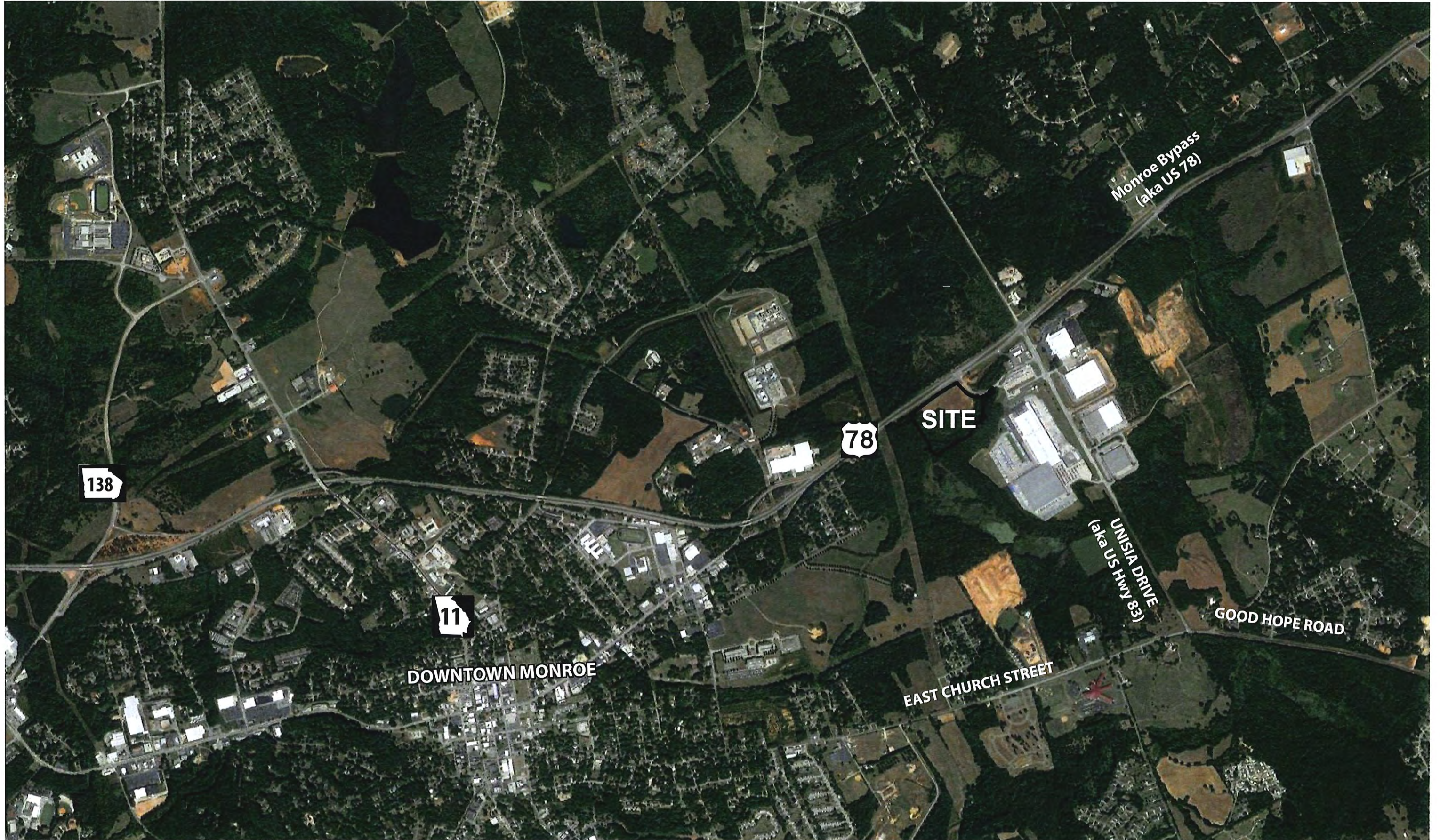
OWNER:
JACKS CREEK LANDING, LLC
2971B NORTH COLUMBIA STREET
MILLEDGEVILLE, GA 31061

PLANNER, SURVEYOR, AND ENGINEER:

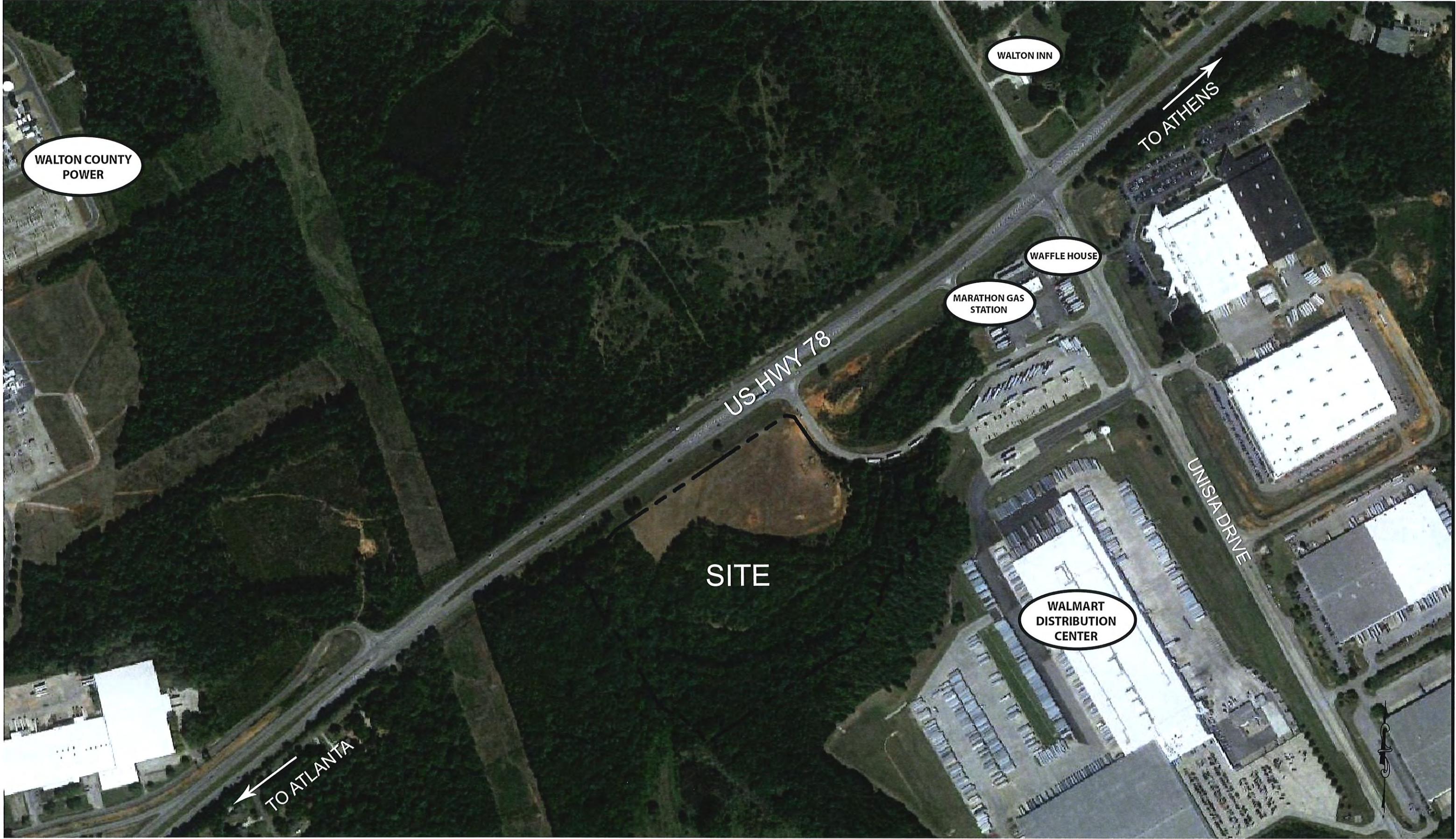


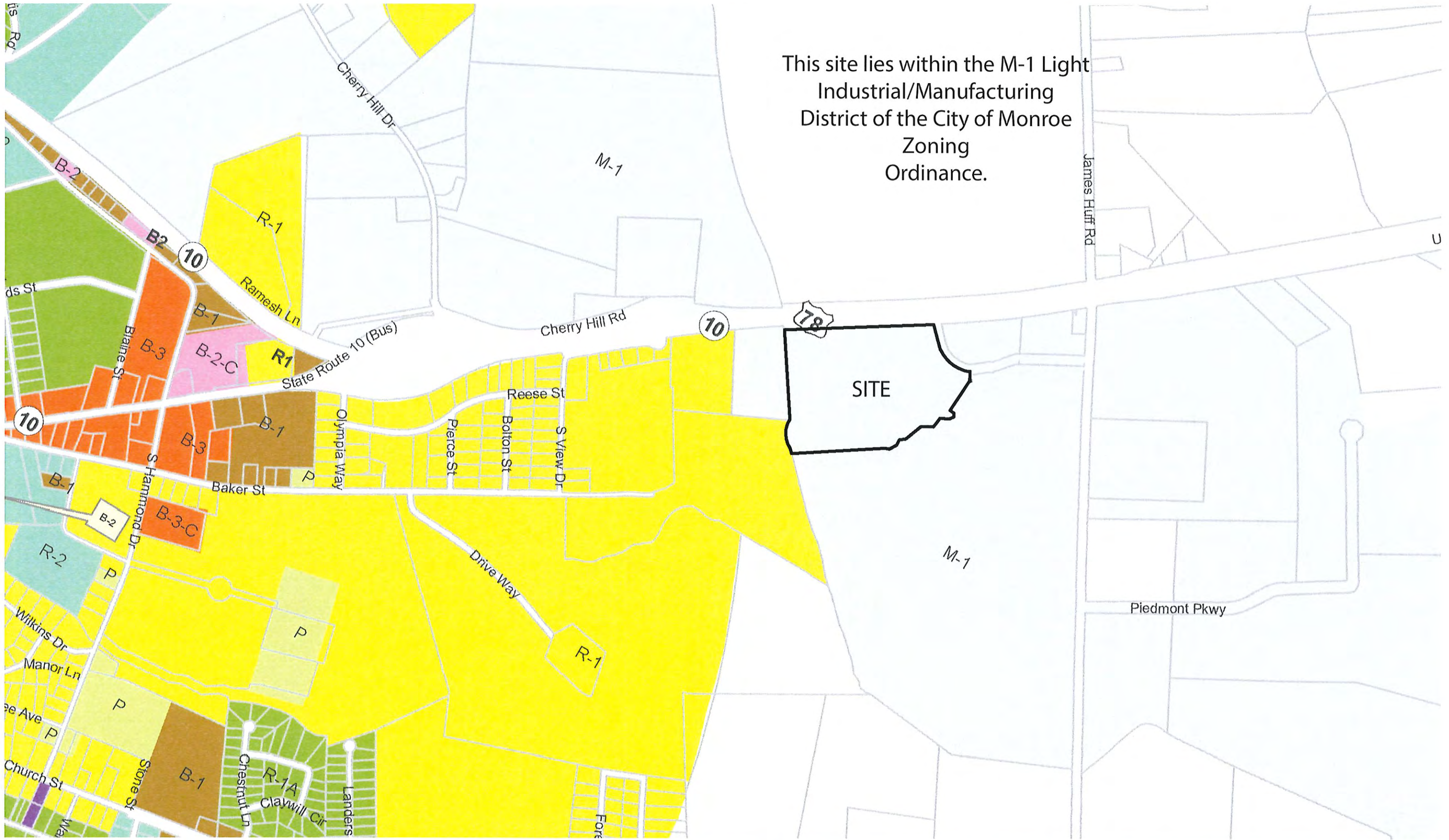
2862 Buford Highway, Suite 200
Duluth, Georgia 30096





LOCATION MAP

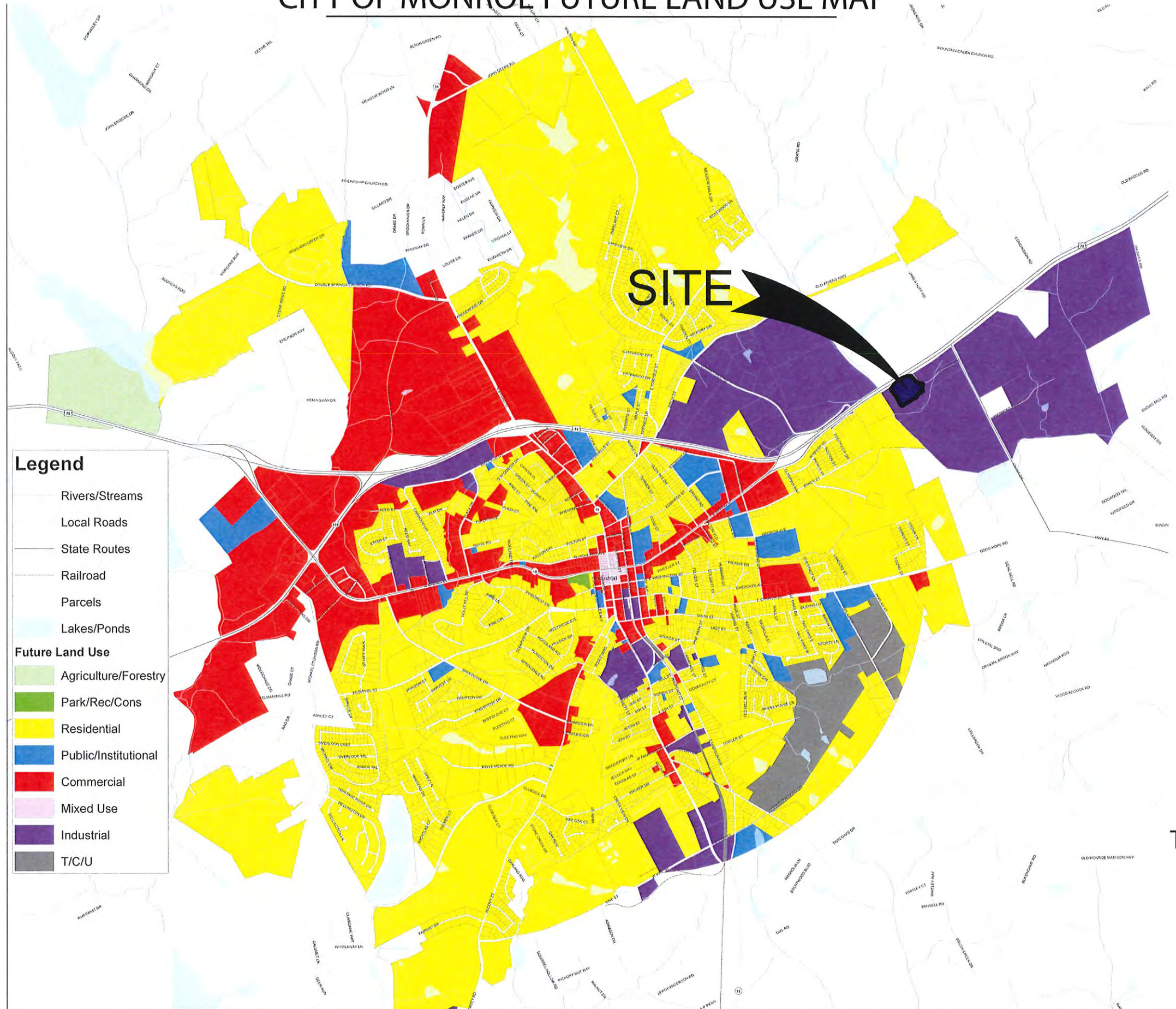




This site lies within the M-1 Light Industrial/Manufacturing District of the City of Monroe Zoning Ordinance.

SITE

CITY OF MONROE FUTURE LAND USE MAP



- Legend**
- Rivers/Streams
 - Local Roads
 - State Routes
 - Railroad
 - Parcels
 - Lakes/Ponds
- Future Land Use**
- Agriculture/Forestry
 - Park/Rec/Cons
 - Residential
 - Public/Institutional
 - Commercial
 - Mixed Use
 - Industrial
 - T/C/U

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





KEY MAP



PICTURE 1



PICTURE 2



PICTURE 3

EXISTING CONDITIONS PHOTOS



PICTURE 1



PICTURE 2



PICTURE 3

PICTURE 4



MASTER PLAN



The Master Plan for the Jacks Creek Landing Planned Commercial Development (PCD), as illustrated on Page 2.1 , is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended April 9, 2019. The subject 26.64 -acre site is currently zoned M-1 Light Industrial/Manufacturing district and is within the Corridor Design Overlay District (CDO). The proposed development is intended to meet PCD and Overlay district standards with uses permitted in the B-3 Highway Commercial zoning district and, where certain requirements cannot be met, the spirit of the ordinance has been applied. The following is a discussion of how the proposed development will have a positive impact on the City and provide necessary services for residents and visitors to Monroe.

Land Use and Zoning Amendment:

The subject site is currently zoned M-1 for Light Industrial and Manufacturing use (Sheet 1.4) and it is located within an area identified as "Industrial" on the City of Monroe future land use map (Sheet 1.5). The future land use plan identifies surrounding properties as Industrial use as well. Existing industrial sites in close proximity to the subject parcel include a Walmart distribution center, Hitachi Automotive Systems of the Americas, and Tucker Door and Trim. The existing Industrial Park at Piedmont Parkway and other nearby M-1 zoned sites offer ample opportunities for redevelopment or new development of Light Industrial or manufacturing uses consistent with the M-1 zoning district and the "Industrial" designation on the land use plan. What makes the subject site unique is its location and access along US Highway 78 at the eastern gateway of the City. The proposed PCD development proposes uses consistent with the B-3 Highway Commercial zoning district in a cohesive master development framework, permitting uses which would serve residents, employees of the industrial developments, and visitors to the City of Monroe.

Access:

A transportation analysis and resulting recommendations have proposed 3 access improvements that would facilitate the development of the proposed site for commercial use as intended. The Georgia Department of Transportation has reviewed and approved of the location of the proposed right-in-right-out access to serve this site along US-78 as well as the proposed signalization of the intersection of Aycock Avenue and US Highway 78. An additional improvement of access at Unisia Drive will facilitate safe ingress and egress to and from this site from users approaching the site from the north or south along this road. The Master Plan proposes public roads with connections to US 78 and Aycock Road which are coordinated with GDOT and Monroe Department of Transportation to ensure safe access to and from the site. The Jacks Creek Landing development Master Plan identifies a potential future road extension to the west which is not intended to be developed at this time, but may provide a future connection at the discretion of the City of Monroe and the adjacent landowner.

Zoning and Overlay adherence:

The proposed development is to be constructed as a master development with pad graded areas to be independently developed. In order to ensure a successful framework for this, the following describes the zoning adherence to which all parts of this development will conform. Municipal requirements applicable to this development but not described in this section still apply.

Section 620.3 Commercial Land Use Regulations

This section describes land use regulations applicable to commercial districts. All uses permitted in the B-3 Highway Commercial zoning district shall be permitted within Jacks Creek Landing.

520.4(10) - Site Requirements: Sidewalk

This section requires all parking facilities to have five (5) foot wide sidewalks connecting the facility to all public right of way sidewalks and building entrances. While the Master Plan only illustrates the proposed network of public roads and sidewalks contained therein, individual developments within Jacks Creek Landing shall be responsible for providing a five (5) foot sidewalk connection to this network of public sidewalks.

Section 570 – Lot Coverage

This section defines that the maximum impervious lot coverage in all zoning districts shall be 60% with the exception of the CBD Downtown District. For this 26.64-acre Development, there are only three (3) tracts that can independently meet this requirement, one of which is a predominantly open space tract which acts as a buffer to adjacent properties. Therefore, this 26.64-acre Development shall be considered as a whole when evaluating lot coverage and Lots 1-5 shall be limited to lot coverages as identified on the Master Plan. Proposed right of way is not presumed to contribute to the aggregate coverage calculations. With the lot coverages provided, the overall lot coverage for the Development will be less than the allowed maximum of 60%.

Lot Coverage Calculations	Lot area (ac)	Max coverage (ac)	% coverage
Lot 1	3.12	2.34	75%
Lot 2	4.20	3.57	85%
Lot 3	4.16	2.97	72%
Lot 4	4.56	3.83	84%
Lot 5	8.02	1.00	27%
Lot 6 (Potential Future ROW)	N/A	N/A	N/A
Proposed ROW	N/A	N/A	N/A
Total*	24.06	13.71	57%

note: all area calculations are approximate until final subdivision plat

* overall acreage accounts for ROW dedication to Aycock Ave for improvements as well as ROW dedication to current and potential future roadways

Section 643 – Corridor Design Overlay District (CDO)

Section 643A – Corridor Design Standards and Guidelines

643A.1(1) Site Planning: General Criteria for Conceptual Planning

The proposed Jacks Creek Landing development meets the spirit of each element of the general development criteria as outlined below:

(a) The proposed development is a planned center with a mix of uses permissible in the B-3 zoning district. Access into and through the site is clear and legible. A right-in/right-out and a signal location along US 78 have preliminary approval from the Georgia Department of Transportation, and access improvements are planned for Aycock Avenue entrance and at Unisia Drive (GA 83) at Aycock Avenue to promote additional safe access into the site. These access improvements are generated from and supported by a transportation impact study for this development.

(b) Significant cultural and historic resources were found on site prior to land development. An existing cemetery has been removed from the site and is documented in a Phase 1 environmental report. No recognized environmental conditions exist on site per that report. Natural resources including streams and floodplain are preserved in their existing condition in Lot 5 on the Master Plan.

(c) Architectural and site design will not be developed independently of context or without harmony in relation to the overall development. Any deviations from CDO and other known City standards for architecture, site planning, streetscape, and signage standards applicable to the development will be described in this book.

(d) Landscape design shall be an integral component to the development and standards described in this section will ensure a cohesiveness of appearance and appropriate screening of vehicular uses and utilities.

642A.1(2) – Site Planning: Area Specific Criteria

This section requires that the Corridor shall have an integrated streetscape of a scale and character consistent with City’s traditional development pattern with walkways connecting buildings with the public right-of-way sidewalk network. The Master Plan identifies streetscapes including landscape, decorative sidewalk, and street trees to be installed along the proposed new roads which serve the development. The streetscape exhibit contained on Sheet 2.5 identifies that proposed streetscapes will match recently installed streetscape improvements along Main Street (GA 11) in downtown Monroe, echoing the City’s desired pedestrian character. In addition to proposed streetscapes, all individual developments will be required to provide a pedestrian access from the streetscape to their primary building as described in the CDO standards.

643A.2(1) – Architecture: General Criteria for Conceptual Planning

Proposed development within the Jacks Creek Landing Master plan will generally be oriented toward US Highway 78. Architectural materials will be consistent with this section with the exception that E.I.F.S. shall be permissible in lieu of stucco where building mounted signage is proposed. Regarding scale, buildings will be limited in height per the B-3 maximum height of thirty-five (35) feet (Section 700.2, Table 12) with the exception that a single hotel building may be constructed in either Lot 3 or Lot 4 but not both, which shall be permitted to be up to four (4) stories in height, provided it meets other required criteria for development. This will enhance the City by providing an opportunity for a high quality national brand hotel with sufficient capacity to improve local tourism at the eastern gateway to the City. Lots 3 and 4 sit lower than the surrounding roads and in addition to buffer plantings, Lot 5 provides a substantial undisturbed natural buffer as does the existing floodplain and additional stream buffers extending beyond the site to the south and west.

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

This section requires that properties less than three (3) acres shall follow a frontage setback of not more than seventy-five (75) feet. Potential subdivisions of Lots 1-4 could result in lots under three (3) acres in size. Traditional development patterns for the intended uses on this site will likely result in building placement closer in proximity to the proposed road system than to US Highway 78 or Aycock Road. Proposed streetscaping, landscape strips, and pavement standards alternate compliance as described in section 643A.3 of this sheet will result in the desired relationships and proportions without the maximum setback described in this section. This setback therefore shall not apply.

Further, this section requires that properties greater than three (3) acres should reserve two (2) or more outparcels for future development to insert buildings closer to the roadway. As depicted on the master plan, Tracts 1-4 all exceed three (3) acres. These tracts all act as outparcels in their current configuration, with none being a clear master tract with appropriate size and scale for this type of subdivision. Though they may be subdivided for development, they are not required to comply with subdivision as described in this section. Any subdivision of a Tract is still required to comply with applicable municipal standards for lot subdivision.

643A.3 - Pavement

The CDO proposed pavement standards to limit the adverse impacts of large areas of asphalt parking. Jack’s Creek Landing proposes to meet the spirit of this section as follows:

1. Frontage parking shall be permitted and not limited to two (2) spaces beyond either wall of the primary structure, but parking shall be provided on at least two (2) sides of all proposed buildings and landscape islands shall be interspersed amid front parking spaces to meet landscape standards as described in CDO section 643A.4.
2. Shared parking agreements are not prohibited by this pattern book. They may be agreed upon at future times by parties involved, provided they are approved by property owners and the City.
2. Frontage pavement is to be screened by a continuous hedgerow of evergreen shrubs in a consistent manner throughout the development (refer to Sheet 2.4, section 643A.4).
3. Sidewalk and streetscapes as depicted on sheet 2.5 shall be installed along the proposed dedicated public roads as part of the master development project.
4. Individual lot developments are limited to sixty (60) feet of pavement depth, permitting one drive aisle loaded on both sides, for one road frontage or potential future road frontage within the development.

Section 643 – Corridor Design Overlay District (CDO)
Section 643A – Corridor Design Standards and Guidelines

643A.4 - Landscaping

Landscape planning shall be integrated with the overall planning concept for the project. The existing site is generally composed of a previously cleared ridge that drops off topographically to streams on the south and west sides. Approximately 6 acres of existing stream buffer and floodplain areas and all associated vegetation are to remain protected in Lot 5 as is generally depicted on the Master Plan. Landscape requirements set forth in this section are to be applied to all developments within Tracts 1-4.

Further, in order to provide a uniform appearance throughout the development, individual lot developments are required to plant a continuous evergreen hedgerow composed of 'Carissa' Holly (*Ilex cornuta* 'Carissa') in a staggered double hedgerow at 3 gallon size and at 4' on center spacing along the landscape strip abutting the Proposed Public Roads within the development as well as landscape strip abutting Aycock Road. The hedge shall be installed in the landscape strip approximately three(3) feet from the the rights-of-way in order to provide a clear delineation of public and private property limits.

Streetscape plantings shall be installed as part of the initial phase of development and shall consist of turfgrass with 'Princeton' American Elm trees installed at three (3) inches caliper at fifty (50) feet on center spacing as shown on sheet 2.5. Proposed trees are required to be irrigated during establishment.

Decorative landscaping shall be provided to accompany proposed master signage. Proposed landscape materials shall be consistent among all master signage locations.

643A.5 - Signs

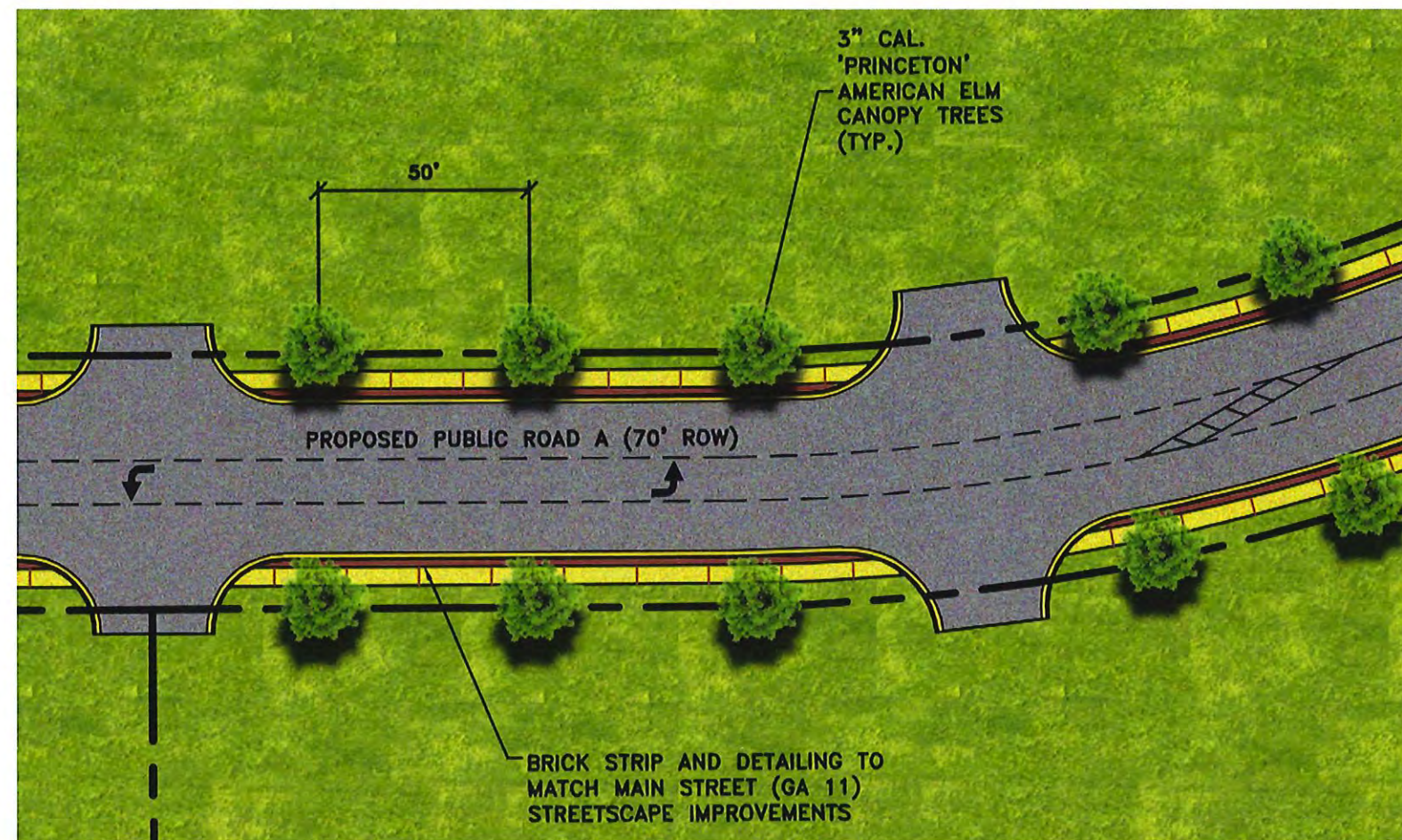
Because the site serves as the eastern gateway to the City from US 78, the consistency and character of signage is critical to clearly establish the Jacks Creek Landing as a single cohesive development. The Master Plan identifies 3 locations for Master Signage. It is not yet determined which tenants will be identified on each sign, but the signs identified on the Master Plan are intended to be ground mounted signs with a consistent appearance. They will be permitted through the City as the development moves beyond the initial phase of installing roads and infrastructure. Master signage shall be accompanied by decorative landscape plantings to enhance the sense of arrival. Plant palettes shall be consistent as described in the above Landscaping section.

643A.6 - Illumination

Due to the nature of the development and its location along a major US highway frontage, proposed monument signs are intended to be internally illuminated. Future buildings shall be permitted to have illuminated building signs only if they exceed 5,000 SF in size.



EXISTING STREETSCAPE ON MAIN STREET (GA HWY 11)
NORTH OF DOWNTOWN MONROE



PROPOSED STREETSCAPE AT JACKS CREEK LANDING TO MATCH MAIN ST. STREETSCAPE

THE JACKS CREEK LANDING PROJECT PROPOSES TO ECHO THE CHARACTER OF DOWNTOWN MONROE AND TO RESPECT THE INTENT OF THE CDO OVERLAY DISTRICT IN REGARDS TO CULTURAL AND HISTORIC CHARACTER BY PROVIDING A PEDESTRIAN FRIENDLY STREETSCAPE THROUGHOUT JACKS CREEK LANDING WHICH MATCHES THAT OF MAIN STREET NEAR DOWNTOWN MONROE INCLUDING:

- 6 FOOT WIDE CONCRETE SIDEWALK
- 3 ROWS BRICK PAVER INSET STRIP ALONG BACK OF CURB
- DOUBLE ROW BRICK PAVER BANDS AT TWENTY (20) FEET SPACING
- CANOPY STREET TREES (3" CAL. PRINCETON' AMERICAN ELM AT FIFTY (50) FEET ON CENTER SPACING

TITLE COMMITMENT

REFERENCE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT No. 21-25633 HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2021.

SCHEDULE B - PART II EXCEPTIONS

- (NOTE: THE STATEMENTS BELOW AS TO WHETHER A DOCUMENT DOES OR DOES NOT AFFECT THE SUBJECT PROPERTY ARE BASED SOLELY UPON THE LOCATION DESCRIPTION CONTAINED IN THE RECORD DOCUMENT.)
- ALL MATTERS AS SHOWN ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 99, PAGE 112, AND PLAT BOOK 80, PAGE 20, WALTON COUNTY, GEORGIA RECORDS.
 - EASEMENT FOR RIGHT OF WAY FROM AYCOCK BROS. IN FAVOR OF GEORGIA RAILWAY & POWER COMPANY, DATED OCTOBER 30, 1925, RECORDED IN DEED BOOK 13, PAGE 334, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS LOCATED SOUTHWEST OF JACKS CREEK.
 - RIGHT OF WAY EASEMENT FROM J. H. BACCHUS IN FAVOR OF WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 26, 1938, RECORDED IN DEED BOOK 23, PAGE 250, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. BASED UPON RECORD DOCUMENT AND THE HIGHWAY MAP OF WALTON COUNTY PUBLISHED BY STATE HIGHWAY DEPARTMENT OF GEORGIA DATED 1950 RIGHT OF WAY EASEMENT IS LOCATED WITHIN GMD 454 (MOUNTAIN) AND NOT WITHIN GMD 419 (TOWNS).
 - RIGHT OF WAY DEED FROM R. E. AYCOCK IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED MAY 24, 1957, RECORDED IN DEED BOOK 40, PAGE 432, AFORESAID RECORDS. UNABLE TO DETERMINE EXACT LOCATION FROM RECORD DOCUMENT.
 - RIGHT OF WAY AGREEMENT BY AND BETWEEN R. E. AYCOCK AND TRANSCONTINENTAL GAS PIPE LINE CORPORATION, DATED SEPTEMBER 2, 1961, RECORDED IN DEED BOOK 53, PAGE 209, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY BASED UPON PROXIMITY TO ALCOVY RIVER AS REFERENCED IN DEED. AFFECTED PROPERTY IS WEST OF SUBJECT PROPERTY BASED UPON PROXIMITY TO ALCOVY RIVER AS REFERENCED IN DEED.
 - RIGHT OF WAY AS SHOWN IN THAT CERTAIN DECLARATION OF TAKING FROM R. E. AYCOCK, JR. IN FAVOR OF DEPARTMENT OF TRANSPORTATION, WALTON COUNTY SUPERIOR COUNTY DOCKET NO. 9422 AND AS RECORDED IN MINUTE BOOK 27, PAGE 715, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. PORTION OF RIGHT OF WAY OF US HIGHWAY NO. 78.
 - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, DATED MAY 7, 1955M RECORDED IN DEED BOOK 209, PAGE 557, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG STATE ROUTE NO. 83.
 - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF WALTON COUNTY, GEORGIA, DATED APRIL 11, 1985, RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG ATHENS HIGHWAY.
 - RIGHT OF WAY DEED FROM DEVELOPMENT AUTHORITY OF WALTON COUNTY IN FAVOR OF CITY OF MONROE, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 47, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.
 - CONSENT TO THE GRANTING OF RIGHT OF WAY BY AND BETWEEN WAL-MART STORES EAST, LP, AS SUCCESSOR TO WALMART STORES EAST, INC., WAL-MART STORES, INC. AND DEVELOPMENT AUTHORITY OF WALTON COUNTY, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 49, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.

GEORGIA SURVEYOR CERTIFICATION
 This plat is a retacement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRANDON T. MILLER, RLS No. 2945

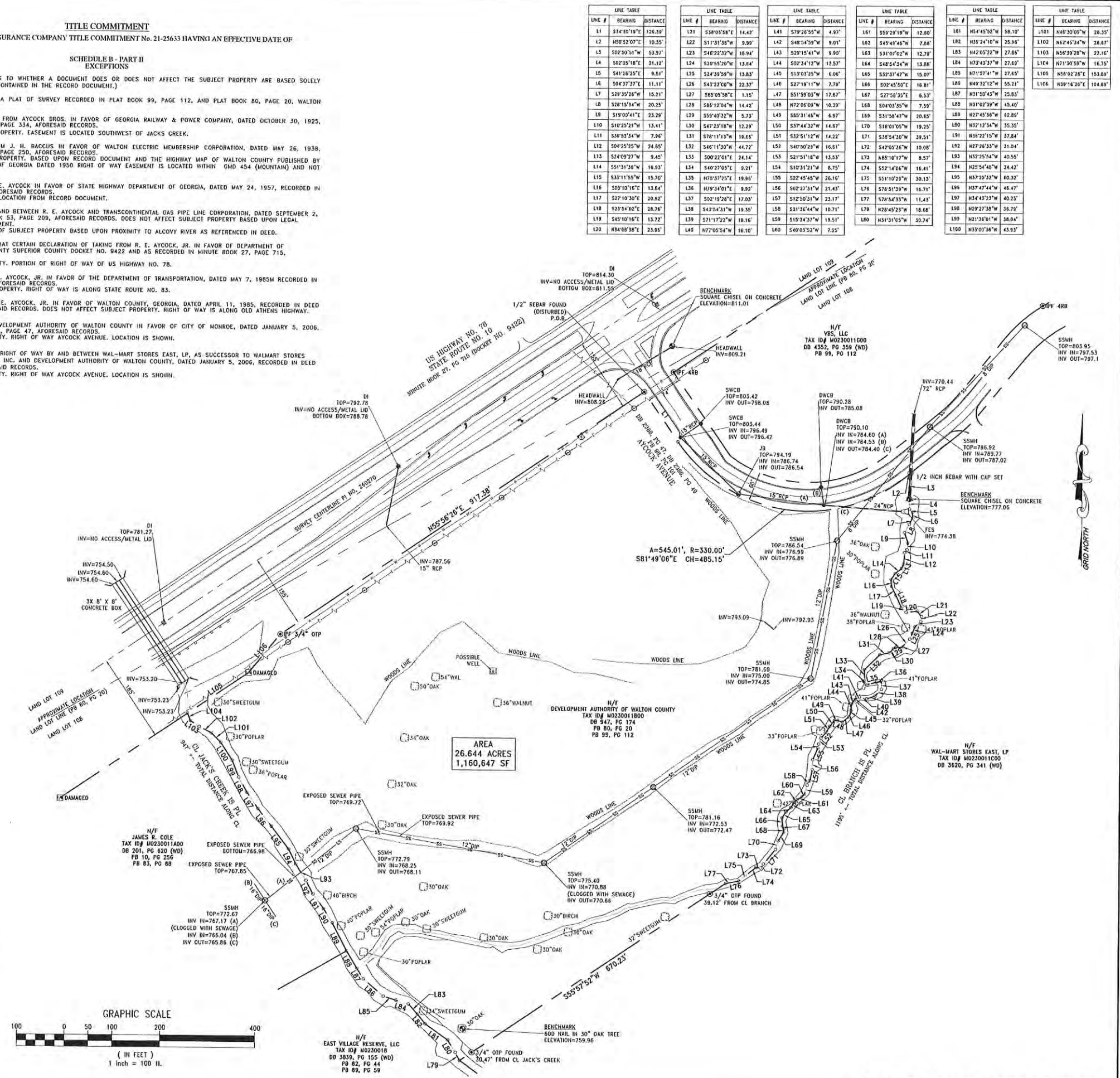

GENERAL NOTES:

- BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS IN SPECIAL FLOOD HAZARD AREA ZONE A, ACCORDING TO THE CITY OF MONROE, WALTON COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 15297C0137E, EFFECTIVE DATE DECEMBER 8, 2016.
- THE BEARING BASE FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83), GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 261,477 FEET.
- THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,608 FEET AND AN ANGULAR ERROR OF 3.8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON MARCH 11, 2021.
- EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE S7 TOTAL STATION AND A TRIMBLE R6 GPS RECEIVER WITH THE eGPS NETWORK.
- LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
- PROPERTIES WITHIN THE LIMITS OF THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR ARE OTHERWISE UNKNOWN TO THE SURVEYOR THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- PLAT BOOK 99 PAGE 112 DEPICTS THE SUBJECT SURVEYED PROPERTY AND SHOWS THE LOCATION OF THREE (3) GRAVES CENTRALLY LOCATED ON THE SUBJECT PARCEL. THE PHASE I ENVIRONMENTAL ASSESSMENT REPORT PREPARED BY DICKINSON PROPERTY SCIENCES, INC. FOR THE DEVELOPMENT AUTHORITY OF WALTON COUNTY DATED MARCH 13, 2020 INCLUDES DOCUMENTATION THAT STATES THESE GRAVES WERE RELOCATED TO REST HAVEN CEMETERY IN DOWNTOWN MONROE, GEORGIA. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT FIND ANY VISIBLE SURFACE EVIDENCE OF GRAVES LOCATED ON THIS PROPERTY. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT COMPLETE ANY SUBSURFACE EXPLORATION ON THE SUBJECT PROPERTY TO VERIFY THE COMPLETE REMOVAL OF PAST GRAVE SITES.
- THE SUBJECT SURVEYED PROPERTY IS PARTIALLY BOUNDED BY JACKS CREEK ON THE SOUTHWEST AND A UNNAMED BRANCH ON THE EAST. THE WATER BOUNDARIES WERE SURVEYED BETWEEN MARCH 1 - 11, 2021 AND THESE WATER COURSES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT SURVEYED PROPERTY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO: JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(b), 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/11/21.

DATE OF PLAT OR MAP: 04/07/21
 BY: BRANDON T. MILLER, RLS No. 2945



ALTA/NSPS LAND TITLE SURVEY FOR:
JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY
 LAND LOT 108 OF THE 3RD DISTRICT
 G.M.D. 419
 CITY OF MONROE
 WALTON COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

FILE NAME: 5458.00_SV
 DRAWN BY: JR
 PROJECT NO: 5458.00
 FIELD DATE: 03/11/21
 PLAT DATE: 04/07/21
 SCALE: 1"=100'

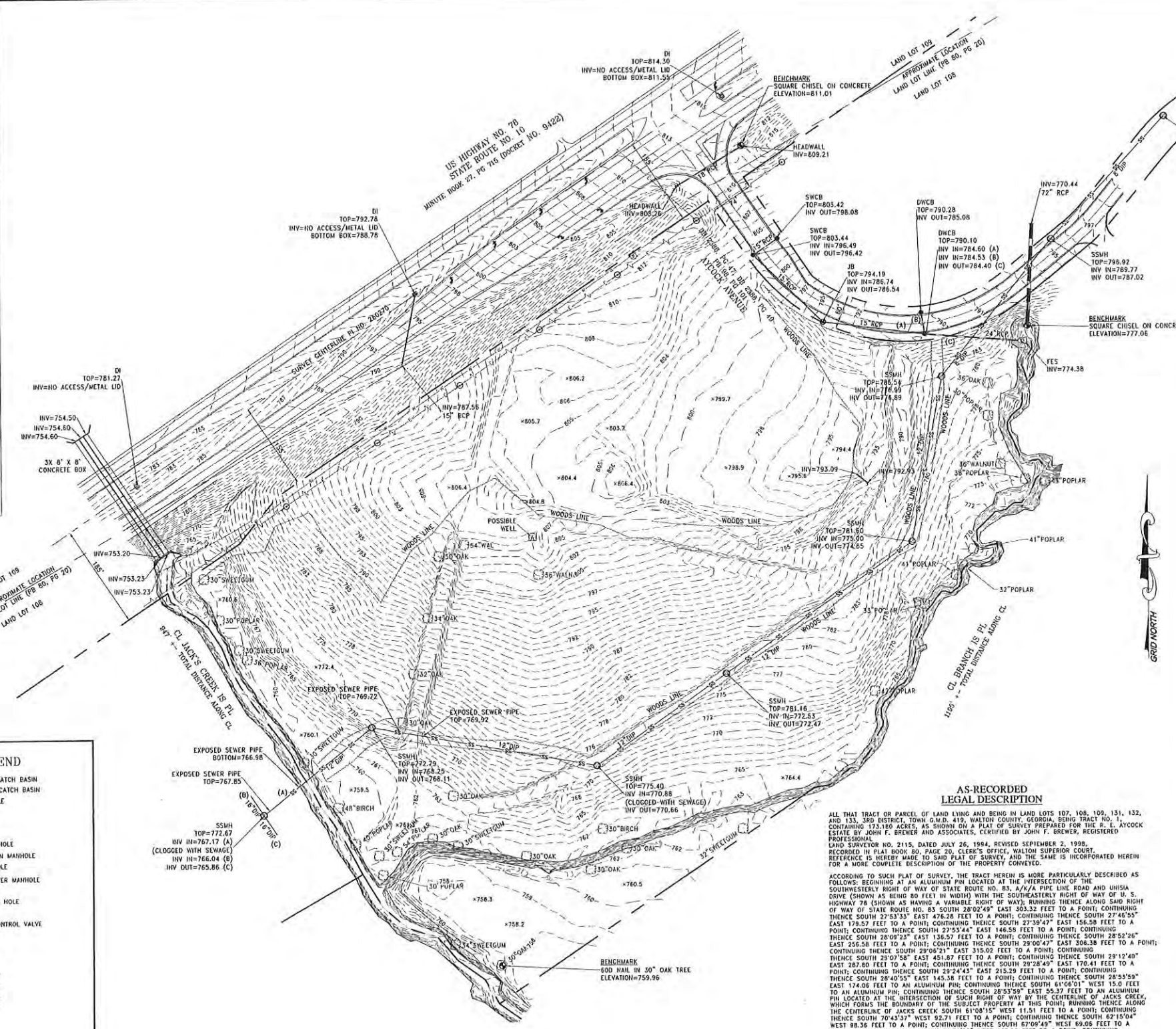
1 OF 2

CIVIL ENGINEERS * LAND PLANNERS
 * LANDSCAPE ARCHITECTS * SURVEYORS



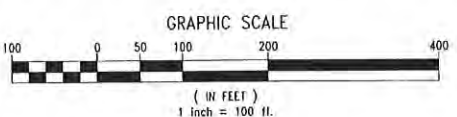
GEORGIA SURVEYOR CERTIFICATION
 This plat is a restatement of an existing parcel of parcels of land and does not subdivide or create a new parcel or mile any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRANDON T. MILLER, RLS No. 2945



SURVEY LEGEND

	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	STORM MANHOLE
	DROP INLET
	CURB INLET
	LIGHT POLE
	ELECTRIC MANHOLE
	COMMUNICATION MANHOLE
	UTILITY MANHOLE
	SANITARY SEWER MANHOLE
	MARKER
	TRAFFIC HAND HOLE
	GAS MARKER
	IRRIGATION CONTROL VALVE
	AIR UNIT
	GUY ANCHOR
	SIGN
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER VAULT
	SPIGOT
	TREE
	FIRE HYDRANT
	CRAPE MYRTLE
	COMMUNICATION PEDESTAL
	CLEAN OUT
	GAS METER
	ELECTRIC METER
	ELECTRIC BOX
	ELECTRIC PEDESTAL
	GAS VALVE
	BOLLARD
	ROAD CENTER LINE
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	POLYVINYL PLASTIC PIPE
	STORM LINE
	FENCE LINE
	WOODS LINE
	UNDERGROUND POWER LINE
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND COMMUNICATION LINE



AS-SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 3rd DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA (GRID 419) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2 INCH REBAR FOUND (DISTURBED) AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) 155 FEET FROM SURVEY CENTERLINE AT THIS POINT; THENCE FROM SAID POINT OF BEGINNING AND WITH THE CENTERLINE OF THE BRANCH IN A SOUTHWESTERLY DIRECTION FOR 195 FEET MORE OR LESS SAID BRANCH BEING A PROPERTY LINE COMMON TO HOW OR FORMERLY WAL-MART STORES EAST, LP AND BEING TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:
 SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT;
 THENCE SOUTH 02 DEGREES 50 MINUTES 15 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT;
 THENCE SOUTH 41 DEGREES 26 MINUTES 25 SECONDS EAST A DISTANCE OF 9.51 FEET TO A POINT;
 THENCE SOUTH 04 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 11.11 FEET TO A POINT;
 THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 15.21 FEET TO A POINT;
 THENCE SOUTH 28 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 20.25 FEET TO A POINT;
 THENCE SOUTH 19 DEGREES 04 MINUTES 44 SECONDS EAST A DISTANCE OF 23.29 FEET TO A POINT;
 THENCE SOUTH 10 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 15.41 FEET TO A POINT;
 THENCE SOUTH 36 DEGREES 53 MINUTES 34 SECONDS WEST A DISTANCE OF 8.45 FEET TO A POINT;
 THENCE SOUTH 04 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 24.65 FEET TO A POINT;
 THENCE SOUTH 24 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 16.93 FEET TO A POINT;
 THENCE SOUTH 33 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;
 THENCE SOUTH 03 DEGREES 10 MINUTES 16 SECONDS WEST A DISTANCE OF 13.72 FEET TO A POINT;
 THENCE SOUTH 23 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 20.92 FEET TO A POINT;
 THENCE SOUTH 05 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 14.42 FEET TO A POINT;
 THENCE SOUTH 84 DEGREES 08 MINUTES 36 SECONDS EAST A DISTANCE OF 23.96 FEET TO A POINT;
 THENCE SOUTH 38 DEGREES 03 MINUTES 38 SECONDS WEST A DISTANCE OF 9.99 FEET TO A POINT;
 THENCE SOUTH 46 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 16.94 FEET TO A POINT;
 THENCE SOUTH 45 DEGREES 55 MINUTES 20 SECONDS WEST A DISTANCE OF 12.72 FEET TO A POINT;
 THENCE SOUTH 24 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT;
 THENCE SOUTH 43 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 22.57 FEET TO A POINT;
 THENCE SOUTH 11 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 11.12 FEET TO A POINT;
 THENCE SOUTH 86 DEGREES 12 MINUTES 04 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;
 THENCE SOUTH 59 DEGREES 19 MINUTES 16 SECONDS WEST A DISTANCE OF 17.03 FEET TO A POINT;
 THENCE SOUTH 09 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 12.29 FEET TO A POINT;
 THENCE SOUTH 76 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 19.66 FEET TO A POINT;
 THENCE SOUTH 59 DEGREES 59 MINUTES 32 SECONDS WEST A DISTANCE OF 14.72 FEET TO A POINT;
 THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS EAST A DISTANCE OF 24.14 FEET TO A POINT;
 THENCE SOUTH 40 DEGREES 27 MINUTES 02 SECONDS EAST A DISTANCE OF 15.07 FEET TO A POINT;
 THENCE SOUTH 72 DEGREES 05 MINUTES 29 SECONDS EAST A DISTANCE OF 10.39 FEET TO A POINT;
 THENCE SOUTH 79 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 9.92 FEET TO A POINT;
 THENCE SOUTH 04 DEGREES 19 MINUTES 28 SECONDS WEST A DISTANCE OF 17.03 FEET TO A POINT;
 THENCE SOUTH 43 DEGREES 54 MINUTES 31 SECONDS WEST A DISTANCE OF 19.35 FEET TO A POINT;
 THENCE SOUTH 71 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 16.10 FEET TO A POINT;
 THENCE SOUTH 12 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 8.75 FEET TO A POINT;
 THENCE SOUTH 14 DEGREES 05 MINUTES 18 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT;
 THENCE SOUTH 02 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;
 THENCE SOUTH 12 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 23.17 FEET TO A POINT;
 THENCE SOUTH 44 DEGREES 52 MINUTES 52 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT;
 THENCE SOUTH 15 DEGREES 34 MINUTES 37 SECONDS WEST A DISTANCE OF 19.51 FEET TO A POINT;
 THENCE SOUTH 49 DEGREES 03 MINUTES 44 SECONDS WEST A DISTANCE OF 12.60 FEET TO A POINT;
 THENCE SOUTH 59 DEGREES 29 MINUTES 19 SECONDS WEST A DISTANCE OF 12.80 FEET TO A POINT;
 THENCE SOUTH 45 DEGREES 49 MINUTES 46 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT;
 THENCE SOUTH 01 DEGREES 01 MINUTES 01 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT;
 THENCE SOUTH 18 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 18.25 FEET TO A POINT;
 THENCE SOUTH 38 DEGREES 19 MINUTES 43 SECONDS WEST A DISTANCE OF 30.51 FEET TO A POINT;
 THENCE SOUTH 42 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 10.08 FEET TO A POINT;
 THENCE SOUTH 08 DEGREES 11 MINUTES 17 SECONDS WEST A DISTANCE OF 8.57 FEET TO A POINT;
 THENCE SOUTH 52 DEGREES 10 MINUTES 06 SECONDS WEST A DISTANCE OF 16.41 FEET TO A POINT;
 THENCE SOUTH 51 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 30.13 FEET TO A POINT;
 THENCE SOUTH 78 DEGREES 54 MINUTES 39 SECONDS WEST A DISTANCE OF 16.71 FEET TO A POINT;
 THENCE SOUTH 78 DEGREES 54 MINUTES 39 SECONDS WEST A DISTANCE OF 11.43 FEET TO A POINT;
 THENCE SOUTH 78 DEGREES 54 MINUTES 39 SECONDS WEST A DISTANCE OF 38.12 FEET TO A POINT;
 SAID POINT BEING NORTH 55 DEGREES 52 SECONDS EAST A DISTANCE OF 38.12 FEET FROM A 3/4 INCH OPEN TOP PIPE FOUND; THENCE LEAVING THE CENTERLINE OF THE BRANCH AND CONTINUING WITH SAID COMMON PROPERTY LINE SOUTH 55 DEGREES 52 SECONDS WEST A DISTANCE OF 670.23 FEET TO A POINT AT THE CENTERLINE OF JACK'S CREEK, SAID POINT BEING EAST VILLAGE RESERVE, LLC AND NOW OR FORMERLY JAMES R. COLE AND BEING TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:
 NORTH 22 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 18.68 FEET TO A POINT;
 THENCE NORTH 31 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 30.74 FEET TO A POINT;
 THENCE NORTH 54 DEGREES 45 MINUTES 52 SECONDS WEST A DISTANCE OF 28.10 FEET TO A POINT;
 THENCE NORTH 39 DEGREES 19 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;
 THENCE NORTH 42 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;
 THENCE NORTH 73 DEGREES 41 MINUTES 17 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;
 THENCE NORTH 71 DEGREES 57 MINUTES 41 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;
 THENCE NORTH 49 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 55.21 FEET TO A POINT;
 THENCE NORTH 31 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 29.83 FEET TO A POINT;
 THENCE NORTH 31 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 45.40 FEET TO A POINT;
 THENCE NORTH 27 DEGREES 45 MINUTES 32 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;
 THENCE NORTH 32 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 40.55 FEET TO A POINT;
 THENCE NORTH 25 DEGREES 54 MINUTES 48 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT;
 THENCE NORTH 37 DEGREES 52 MINUTES 25 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;
 THENCE NORTH 37 DEGREES 47 MINUTES 44 SECONDS WEST A DISTANCE OF 46.47 FEET TO A POINT;
 THENCE NORTH 34 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 60.23 FEET TO A POINT;
 THENCE NORTH 29 DEGREES 27 MINUTES 38 SECONDS WEST A DISTANCE OF 36.79 FEET TO A POINT;
 THENCE NORTH 21 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 38.04 FEET TO A POINT;
 THENCE NORTH 37 DEGREES 44 MINUTES 36 SECONDS WEST A DISTANCE OF 43.83 FEET TO A POINT;
 THENCE NORTH 46 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 28.35 FEET TO A POINT;
 THENCE NORTH 62 DEGREES 19 MINUTES 34 SECONDS WEST A DISTANCE OF 28.67 FEET TO A POINT;
 THENCE NORTH 56 DEGREES 19 MINUTES 28 SECONDS WEST A DISTANCE OF 22.18 FEET TO A POINT;
 THENCE NORTH 21 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 16.75 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO.78 (STATE ROUTE NO.10) 155 FEET FROM SURVEY CENTERLINE AT THIS POINT; THENCE WITH SAID RIGHT OF WAY LINE NORTH 56 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 153.89 FEET TO A RIGHT OF WAY MARKER FOUND (DAMAGED); THENCE WITH SAID RIGHT OF WAY LINE NORTH 39 DEGREES 16 MINUTES 20 SECONDS EAST A DISTANCE OF 104.69 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND 155 FEET FROM SURVEY CENTERLINE AT THIS POINT; THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 917.56 FEET TO A 1/2 INCH REBAR FOUND (DISTURBED) BEING THE POINT OF BEGINNING.

AS-RECORDED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 107, 108, 109, 131, 132, AND 133, 3RD DISTRICT, TOWN OF MONROE, WALTON COUNTY, GEORGIA, BEING TRACT NO. 1, CONTAINING 173.180 ACRES, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR THE E. L. AYCOCK ESTATE BY JOHN F. BREWER AND ASSOCIATES, CREDITED BY JOHN F. BREWER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2115, DATED JULY 26, 1994, REVISED SEPTEMBER 2, 1998, RECORDED IN PLAT BOOK 80, PAGE 20, CLERK'S OFFICE, WALTON SUPERIOR COURT. REFERENCE IS HEREBY MADE TO SAID PLAT AND THE SAME IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED.
 ACCORDING TO SUCH PLAT OF SURVEY, THE TRACT HEREIN IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROUTE NO. 83 1/2 A PIPE LINE ROAD AND UNISA DRIVE (SHOWN AS BEING 80 FEET IN WIDTH) WITH THE SOUTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY 78 (SHOWN AS HAVING A VARIABLE WIDTH) RUNNING THENCE ALONG SAID RIGHT OF WAY OF STATE ROUTE NO. 83 SOUTH 20°02'49" EAST 303.32 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'33" EAST 476.28 FEET TO A POINT; CONTINUING THENCE SOUTH 27°46'55" EAST 179.57 FEET TO A POINT; CONTINUING THENCE SOUTH 27°39'47" EAST 156.59 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'44" EAST 146.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°09'25" EAST 136.57 FEET TO A POINT; CONTINUING THENCE SOUTH 28°12'40" EAST 256.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°00'47" EAST 306.38 FEET TO A POINT; CONTINUING THENCE SOUTH 28°28'49" EAST 170.41 FEET TO A POINT; CONTINUING THENCE SOUTH 29°24'43" EAST 215.29 FEET TO A POINT; CONTINUING THENCE SOUTH 28°40'55" EAST 145.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°34'59" EAST 174.06 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 61°08'01" WEST 15.0 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 28°35'59" EAST 55.37 FEET TO AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF SUCH RIGHT OF WAY BY THE CENTERLINE OF JACK'S CREEK, WHICH FORMS THE BOUNDARY OF THE SUBJECT PROPERTY AT THIS POINT; RUNNING THENCE ALONG THE CENTERLINE OF JACK'S CREEK SOUTH 61°08'15" WEST 11.51 FEET TO A POINT; CONTINUING THENCE SOUTH 70°43'37" WEST 92.71 FEET TO A POINT; CONTINUING THENCE SOUTH 62°18'04" WEST 51.86 FEET TO A POINT; CONTINUING THENCE SOUTH 67°09'41" WEST 69.68 FEET TO A POINT; CONTINUING THENCE SOUTH 68°32'29" WEST 165.93 FEET TO A POINT; CONTINUING THENCE SOUTH 65°22'21" WEST 350.32 FEET TO A POINT; CONTINUING THENCE SOUTH 65°20'40" EAST 130.77 FEET TO A POINT; CONTINUING THENCE NORTH 78°50'10" WEST 138.38 FEET TO A POINT; CONTINUING THENCE NORTH 73°48'32" WEST 33.74 FEET TO A POINT; CONTINUING THENCE NORTH 83°38'54" WEST 365.81 FEET TO A POINT; CONTINUING THENCE NORTH 85°29'24" WEST 224.18 FEET TO A POINT; CONTINUING THENCE NORTH 80°47'40" WEST 116.11 FEET TO A POINT; CONTINUING THENCE NORTH 81°28'17" WEST 113.81 FEET TO A POINT; CONTINUING THENCE NORTH 40°41'41" WEST 121.51 FEET TO A POINT; CONTINUING THENCE NORTH 59°11'41" WEST 54.97 FEET TO A POINT; CONTINUING THENCE NORTH 44°52'34" WEST 40.21 FEET TO A POINT; CONTINUING THENCE NORTH 46°36'27" WEST 185.99 FEET TO A POINT; CONTINUING THENCE NORTH 42°32'31" WEST 118.56 FEET TO A POINT; CONTINUING THENCE SOUTH 75°40'13" WEST 18.78 FEET TO A POINT; CONTINUING THENCE NORTH 35°44'46" WEST 86.31 FEET TO A POINT; CONTINUING THENCE NORTH 128.35 FEET TO A POINT; CONTINUING THENCE NORTH 49°47'55" WEST 223.01 FEET TO A POINT; CONTINUING THENCE NORTH 46°26'56" WEST 310.54 FEET TO A POINT; CONTINUING THENCE NORTH 48°37'18" WEST 128.88 FEET TO A POINT; CONTINUING THENCE NORTH 48°44'54" WEST 186.23 FEET TO A POINT; CONTINUING THENCE NORTH 42°32'31" WEST 118.56 FEET TO A POINT; CONTINUING THENCE NORTH 33°42'24" EAST 5.0 FEET TO A RIGHT OF WAY MONUMENT; CONTINUING THENCE ALONG THE RIGHT OF WAY OF STATE ROUTE NO. 83 EAST 521.49 FEET, CONTINUING THENCE NORTH 51°48'33" EAST 213.88 FEET TO THE POINT OF BEGINNING. THIS IS A PORTION OF THE PROPERTY CONVEYED FROM E. L. AYCOCK TO THE E. L. AYCOCK ESTATE BY DEED FROM E. L. AYCOCK TO THE E. L. AYCOCK ESTATE, DATED JANUARY 1, 1988, RECORDED IN DEED BOOK 76, PAGES 224-227, WALTON COUNTY RECORDS.

ALTA/NSPS LAND TITLE SURVEY FOR:

JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY
 LAND LOTS 108 OF THE 3RD DISTRICT
 CITY OF MONROE
 WALTON COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE

ALTA/NSPS LAND TITLE SURVEY

FILE NAME: 5458.00_SV
 DRAWN BY: JR DRAWING NO:
 PROJECT NO: 5458.00
 FIELD DATE: 03/11/21
 PLAT DATE: 04/07/21
 SCALE: 1"=100'

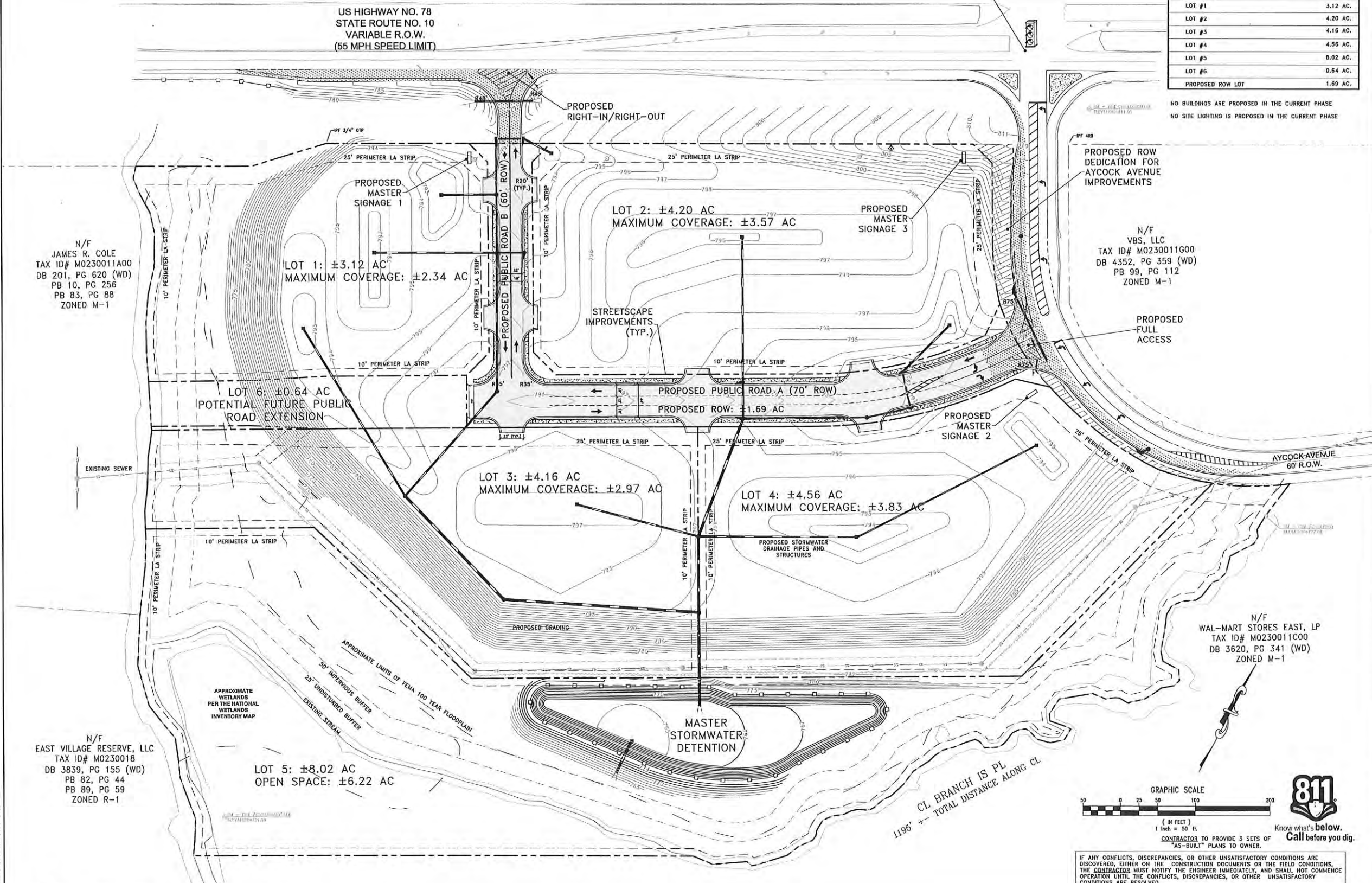
2 OF 2

COLUMBIA ENGINEERING
 2862 BUFORD HIGHWAY
 SUITE 200
 DULUTH, GEORGIA 30096
 (770) 925-0357

SITE DATA	
TOTAL SITE AREA	26.64 ACRES
ROW TO BE DEDICATED TO AYCOCK AVE	0.26 ACRES
CURRENT ZONING	INDUSTRIAL DISTRICT (M-1)
PROPOSED ZONING	PLANNED COMMERCIAL DISTRICT (PCD)
PROPOSED USE	COMMERCIAL DEVELOPMENT
LANDSCAPE AREA	
REQUIRED LANDSCAPE AREA	40% (9.62 ACRES)
PROVIDED LANDSCAPE AREA	43% (10.35 ACRES)
PROPOSED LOTS	
LOT #1	3.12 AC.
LOT #2	4.20 AC.
LOT #3	4.16 AC.
LOT #4	4.56 AC.
LOT #5	8.02 AC.
LOT #6	0.64 AC.
PROPOSED ROW LOT	1.69 AC.

NO BUILDINGS ARE PROPOSED IN THE CURRENT PHASE
 NO SITE LIGHTING IS PROPOSED IN THE CURRENT PHASE

LEGEND		
PROPOSED CURB & GUTTER	ROW TO BE DEDICATED	
REVERSED PITCH CURB & GUTTER	GA DOT PAVING	
PROPERTY LINE	CITY OF MONROE PAVING	
ADJOINING LOT LINE	CONCRETE SIDEWALK	
RETAINING WALL	EXISTING FEATURES SCREENED	
FENCING		
ODOT STD W-BEAM GUARDRAIL		
PAINTED TRAFFIC ARROW		
DIRECTIONAL TRAFFIC FLOW		



PROJECT: JACKS CREEK LANDING
 US-78 AT AYCOCK AVENUE
 MONROE, GEORGIA

DEVELOPER: JACKS CREEK LANDING, LLC
 2971B NORTH COLUMBIA STREET
 MILLEDGEVILLE, GEORGIA

APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE

DRAWING TITLE	
REZONING SITE PLAN	
DATE	DRAWING NO.
06/18/21	RZ-1
DATE	DRAWING NO.
5/15/00	RZ-1

GRAPHIC SCALE
 1 inch = 50 ft.
 CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

811
 Know what's below. Call before you dig.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 07-12-2021
Description: Preliminary plat review 302 Michael Etchison Rd., Rivers Edge PRD

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Staff recommends approval of this preliminary plat subject to corrections as listed in the staff report.

Background: This PRD has been proposed since 2016 and is now coming on line for construction.

Attachment(s): Application, staff report supporting documents.



Planning
City of Monroe, Georgia

PRELIMINARY PLAT REVIEW

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: PLAT-000113-2021

DATE: June 25, 2021

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: Reliant Homes GA LLC

PROPERTY OWNER: Reliant Homes GA LLC

DESIGN CONSULTANT: Sullins Engineering

LOCATION: West side of Michael Etchison Road – 302 Michael Etchison Road

ACREAGE: ±197.201

EXISTING ZONING: PRD (Planned Residential District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: The owner is requesting Preliminary Plat approval for a single-family detached residential subdivision.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: July 20, 2021

CITY COUNCIL: August 10, 2021

PRELIMINARY PLAT REVIEW SUMMARY

The submitted Preliminary Plat requires the following corrections prior to signing the plat for approval. Due to the number and type of comments identified, additional corrections may be required upon submission of the revised Preliminary Plat.

1. The project boundary of the overall site does not match the recorded deed and plat records for the current property owner, Reliant Homes GA LLC. The overall boundary depicted on the preliminary plat excludes ±5.401 acres located in the northeast portion of the site. The portion of the excluded area is referenced in Deed Book 1022-pg 385 as “Tract Two” (recorded 10/1/1999), in Deed Book 2975-pg 147 as “Tract Two” (recorded 11/17/2008), in Deed Book 4328-pg 125 as “Tract Two” (recorded 1/8/2019), and illustrated on Plat Book 81-pg 188 (recorded 10/7/1999). (7.2.3(a))

2. The Preliminary Plat does not include any boundary information (metes and bounds) for the subject property. Revise the Preliminary Plat to include boundary information descriptions for the entirety of the subject property based upon the referenced survey in the notes section and the additional tract described above. (7.2.3(a))
3. In reference to the comments above, revise the total acreage of the project to read "197.201 Acres". (7.2.3(a))
4. The Preliminary Plat copies are not printed to scale, i.e. 1" does not equal 1". (7.2.2 & 7.2.4(d))
5. In the title block, revise to read "Rivers Edge, Phase 1". Avoid using an apostrophe in the project name or street names. (7.2.4(a))
6. Remove the City Subdivision Utility Placement, Curb Detail, Ramp Detail, and Street Cross Section diagrams from sheets 1 and 2 of the preliminary plat. These items are required in Site Development Plans but not on the Preliminary Plat.
7. In the Notes Section on sheet 1-note #1, revise the statement "To be rezoned PRD (Planned Residential District) per the City of Monroe Zoning Ordinance" to read "Existing Zoning: PRD". (7.2.4(f) & 7.2.4(o))
8. In the Notes Section on sheet 1, state the Proposed Use to read "Single-Family Detached Residential Subdivision with Green Space and Recreation Areas". (7.2.4(f))
9. The following lot dimension standards were omitted from the original zone documents approved on 4/12/16: Lot Width Minimum at the Building Line, Lot Frontage Minimum, and Building Width Minimum. Per Section 651(4) of the Zoning Ordinance under Planned Residential Districts, standards which are not specifically proposed defaults to the applicable standards of the R-1 zoning district. In this case, the minimum lot width is required to be 100 feet at the building setback line, the minimum lot frontage is required to be 75 feet, and the minimum building width is required to be 24 feet. However, the City will accept the missing dimensions required for the development *as they were illustrated* on the draft preliminary plat provided at the time the zoning was approved on 4/12/16. Revise the Notes section to include the 3 omitted dimensions described above with the other proposed dimensions in Note 1. These dimensions shall be required for the remaining phases of the development, unless a zoning amendment is approved for this project that would otherwise alter those dimensions. (7.2.4(g))
10. Remove and relocate the 30-foot access easement and 12-foot access road from the back of lot 74. There is adequate availability of access to Pond "A" along Rivers Edge Drive without the need to penetrate through a proposed lot at a 45-degree angle. (7.2.4(i))
11. Remove the storm water pipe details from all sheets of the preliminary plat. Storm water pipe locations are not required to be shown, however all easements related to storm water drainage should remain on the drawings. (7.2.4(i))
12. Provide a minimum 20-foot access easement and maintenance access road to the sanitary sewer lift station located in the western portion of the site. (7.2.4(i))
13. Revise the street name "River's Edge Drive" to exclude the apostrophe in the street name. (7.2.4(i))

14. Clearly demarcate the area of the subject property to be dedicated for right-of-way on Michael Etchison Road. Provide a statement on the preliminary plat as follows indicating the acceptance of right-of-way to be dedicated on Michael Etchison Road is subject to the approval of Walton County. (7.2.4(i))
15. Provide a tabular chart of the lots proposed in phase 1. The chart should include the lot size and lot dimensions with boundary descriptions for each lot. (7.2.4(k))
16. In the Notes section, add a note stating the largest and smallest lots proposed in phase 1. (7.2.4(l))
17. All lots located adjacent to intersections must have a 10-foot miter boundary at the intersection. Revise the following lots to include the required 10-foot miter: 11, 12, 25, 33, 39, 50, 58, 74, 92, and 105. (7.2.4(l) & 9.2.4)
18. Show the location of flood plain areas located on the site. Include reference information in the Notes section. (7.2.4(m))
19. Remove the statement from the top of sheet 1 of the preliminary plat which reads "Walton County Utility Permit Required". (7.2.4(n))
20. Show the zoning of all adjacent properties. (7.2.4(o))
21. Show the names of all adjacent property owners. (7.2.4(p))
22. Show topography on the site with contours no greater than 2 feet. Provide elevation labels on the topographic contours. (7.2.4(q))
23. In the Authorization Statement (owner's certification), revise "Sketch Plat" to read "Preliminary Plat." (7.2.4(x))
24. Remove the Certificate of Approval by Monroe Water Light and Gas Commissions signature block. Replace with the Certificates of Approval by the City of Monroe Combined Utilities signature blocks from the Subdivision Plat Checklist. (7.2.4(aa) & 7.2.4(bb))



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

Plan Report

Plan NO.: PLAT-000113-2021

Plan Type: Subdivision Plat

Work Classification: Preliminary Plat

Plan Status: In Review

Apply Date: 06/08/2021

Expiration:

Location Address

302 Michael Etchison Rd, Monroe, GA 30655

Contacts

RELIANT HOMES PO BOX 2655, LOGANVILLE, GA 30052 (678)373-0536	Applicant nbutler@relianthomes.com
---	--

Description: RIVERS EDGE S/D 105 LOTS-P&Z MTG 7/20/21 @ 5:30PM-COUNCIL MTG 8/10/21 @ 6:00PM 215 N BROAD ST

Valuation:	\$0.00
Total Sq Feet:	0.00

Fees	Amount
Preliminary Subdivision Plat Fee	\$2,100.00
Total:	\$2,100.00

Payments	Amt Paid
Total Fees	\$2,100.00
Check # 015343	\$2,100.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
-----------------------	--------------------	-----------------



 Issued By: Laura Wilson

June 08, 2021

 Date

Plan_Signature_1

Date

Plan_Signature_2

Date

RECEIVED
JUN 01 2021
BY:

CITY OF MONROE
DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

Application fees: Preliminary Subdivision Plats - \$20 per lot Non-residential Projects - 50% of BP
NPDES fees: \$40/disturbed acre to EPD and \$40/disturbed acre to City of Monroe
Shall be paid prior to issuance of permit.

Three copies of the site development plans including erosion, sediment & pollution control plan and two copies of the stormwater management study or two copies of the preliminary subdivision plat. Also required on all developments...
Two copies of the hydraulic calculations with water line design must accompany all applications.

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name River's Edge Subdivision

Project Location Michael Etchison Road

Proposed Use residential subdivision Map/Parcel M0030001

Acreage 56.06 #S/D Lots 105 # Multifamily Units _____ # Bldgs _____

Water(provider) Monroe Sewer(provider) Monroe

Property Owner Reliant Homes GA, LLC Phone# 770-715-2800

Address PO Box 2655 City Loganville State GA Zip 30052

Developer Reliant Homes GA, LLC Phone# 770-715-2800

Address PO Box 2655 City Loganville State GA Zip 30052

Designer Sullins Engineering, LLC Phone# 678-687-6219

Address 1380 Inwood Drive City Athens State GA Zip 30606

Site Contractor Reliant Homes GA, LLC Phone# 770-715-2800

Address PO Box 2655 City Loganville State GA Zip 30052

The applicant shall be responsible from the date of the permit, or from the time of the beginning of the first work, whichever shall be the earlier, for all injury or damage of any kind resulting from this work, whether for basic services or additional services, to persons or property. The applicant shall exonerate, indemnify and save harmless the City from and against all claims or actions, and all expenses incidental to the defense (including death) to persons or property caused or sustained in connection with the performance of this permit or by conditions created thereby or arising out of or anyway connected with the work performed under the permit or for any and all claims for damages under the laws of the United States or of Georgia arising out of or in any way connected with the acquisition of and construction under the permit and shall assume and pay for, without cost to the City, the defense of any and all claims, litigation, and actions, suffered through any act or omission of the applicant or any subcontractor or anyone directly or indirectly employed under the supervision of any of them.

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.

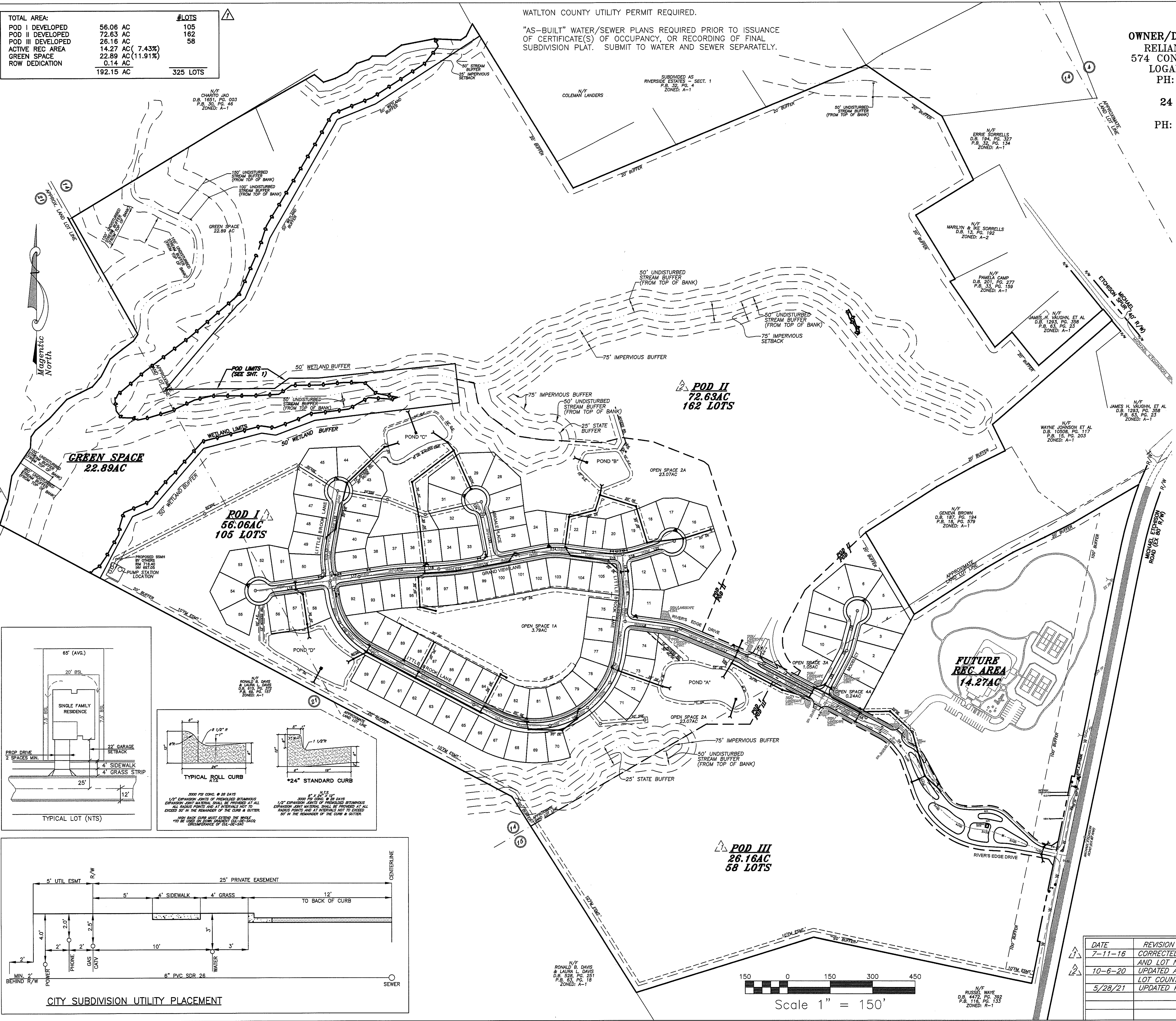
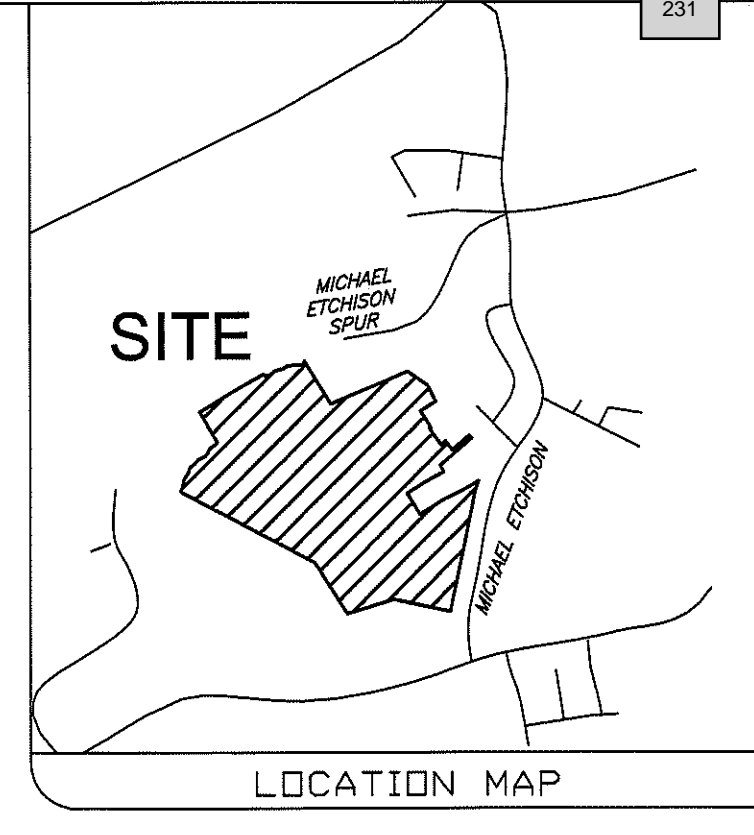
SIGNATURE OF APPLICANT: [Signature] DATE: 6-1-2021

TOTAL AREA:	56.06 AC	#LOTS	325
POD I DEVELOPED	72.63 AC		105
POD II DEVELOPED	26.16 AC		58
POD III DEVELOPED	14.27 AC (7.43%)		
ACTIVE REC AREA	22.89 AC (11.91%)		
GREEN SPACE	0.14 AC		
ROW DEDICATION	192.15 AC		

WALTON COUNTY UTILITY PERMIT REQUIRED.
 "AS-BUILT" WATER/SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY, OR RECORDING OF FINAL SUBDIVISION PLAT. SUBMIT TO WATER AND SEWER SEPARATELY.

OWNER/DEVELOPER/APPLICANT
 RELIANT HOMES GA, LLC
 574 CONYERS RD, SUITE 200
 LOGANVILLE, GA 30052
 PH: 770-715-2800

24 HOUR CONTACT
 NED BUTLER
 PH: 770-601-8583



- GENERAL NOTES**
1. TO BE REZONED PRD (PLANNED RESIDENTIAL DISTRICT) PER THE CITY OF MONROE ZONING ORDINANCE.
 - MAX. LOT COVERAGE 60%
 - MAX. BUILDING HEIGHT 35FT
 - MIN. DWELLING SIZE 1800-SQ-FT
 - MIN. BUILDING SETBACKS: 0' FRONT BSL, 7.5' SIDE BSL, 20' REAR BSL.
 - OPEN SPACE PROVIDED
 - MIN. LOT SIZE: 10000SF
 2. TOTAL GROSS AREA: 192.15AC
 TOTAL NUMBER OF LOTS: 325
 GROSS DENSITY: 1.69
 3. ALL UTILITIES TO BE UNDERGROUND.
 4. THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED VIA AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY JACK BERRY AND ASSOCIATES. CONTOUR INTERVAL IS TWO FEET.
 5. BOUNDARY INFORMATION BASED ON BOUNDARY AND TOPOGRAPHIC INFORMATION SURVEY MERIDIAN HOMES, PREPARED BY TRAVIS PRUITT + ASSOCIATES, INC. DATED 6/10/02.
 6. PORTIONS OF THIS PROPERTY LIE IN THE FEMA FLOOD PLAN.
 7. WATER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
 8. SEWER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
 9. OPEN SPACE AND RECREATION AREA SHALL BE OWNED IN FEE-SIMPLE BY A MANDATORY PROPERTY OWNERS ASSOCIATION.
 10. THERE ARE NOT CEMETARIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
 11. THE APPROVED STORMWATER MANAGEMENT STUDY SUBMITTED TO WALTON COUNTY ON 10-06-06, FOR RIVERS EDGE DATED 9-12-06, BY ROCHESTER + ASSOCIATES WILL BE UTILIZED FOR THE DEVELOPMENT.
 12. THE DEVELOPMENT IS TO BE GATED. THE STREETS WITHIN THIS DEVELOPMENT ARE TO BE PRIVATE.
 13. PORTIONS OF THIS PROPERTY LIE WITHIN A 100-YEAR FLOOD PLAN PER FEMA PANELS.
 14. THE 100-YEAR FLOOD ELEVATION IS PROVIDED FROM A STUDY PREPARED BY ROCHESTER + DATED FEBRUARY 24, 2006.
 15. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GA DEPT. OF COMMUNITY AFFAIRS.

AUTHORIZATION STATEMENT:
 I hereby submit this Sketch Plat as authorized agent/owner of all property shown thereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Preliminary Plat, as req. by the Development Regulations.

Signature of Authorized Agent/Owner _____ Date _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:
 This Preliminary Plat has been reviewed and approved for general compliance with the Zoning Ordinance and Development Regulations of the City of Monroe.

Code Enforcement Officer _____ Date _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:
 The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Planning Commission. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval.

Dated this _____ day of _____, 20____

By: _____, Chairman

By: _____, Secretary

CERTIFICATE OF APPROVAL BY MONROE WATER LIGHT AND GAS COMMISSIONS:
 The lots shown hereon and plans for water and sewage collection have been reviewed and approved by the City of Monroe Health Department, and with the exception of lots are approved for development.

Dated this _____ day of _____, 20____

By: _____, Chairman

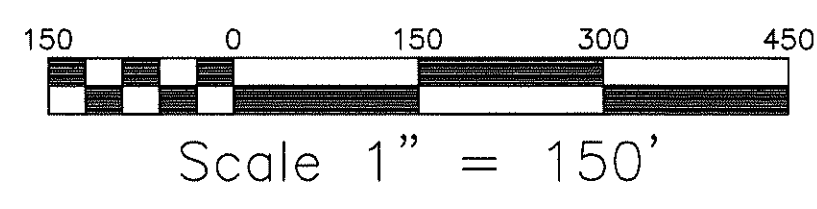
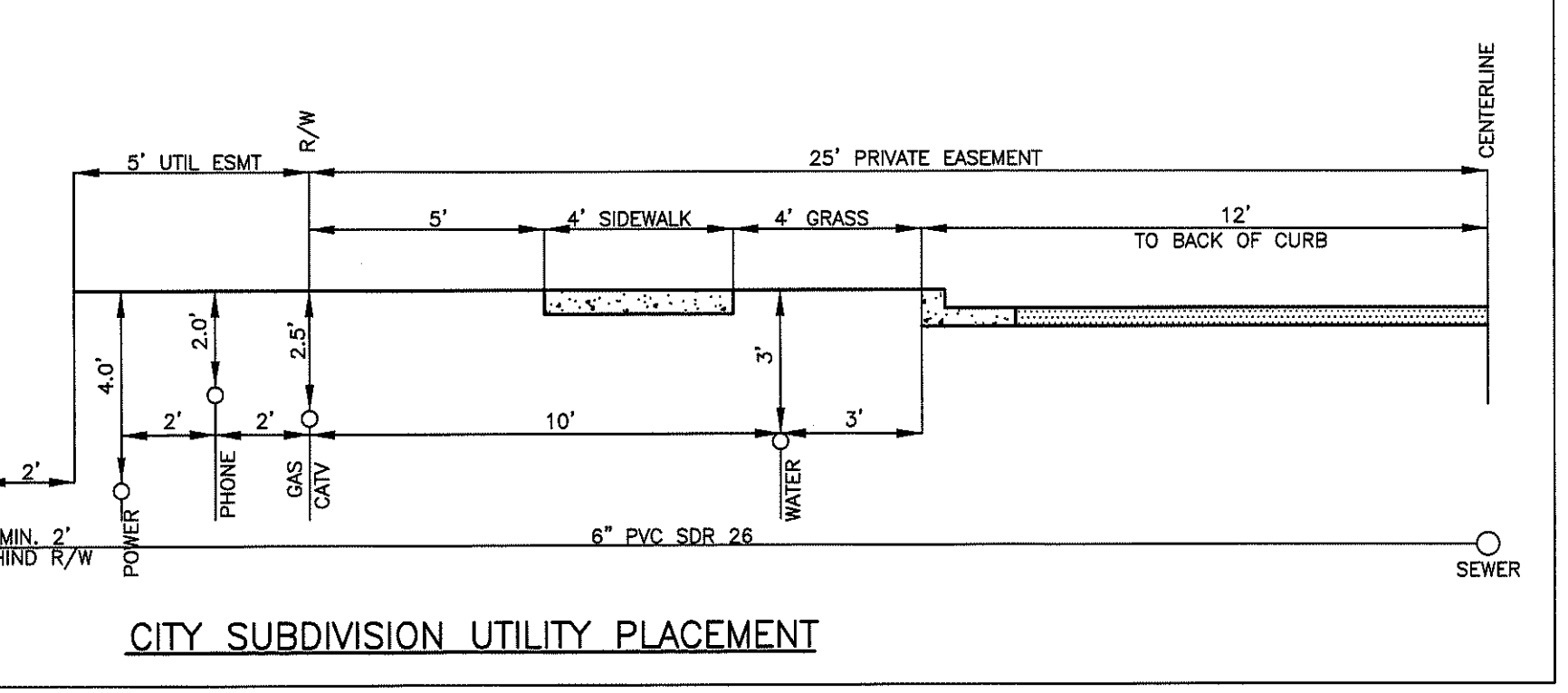
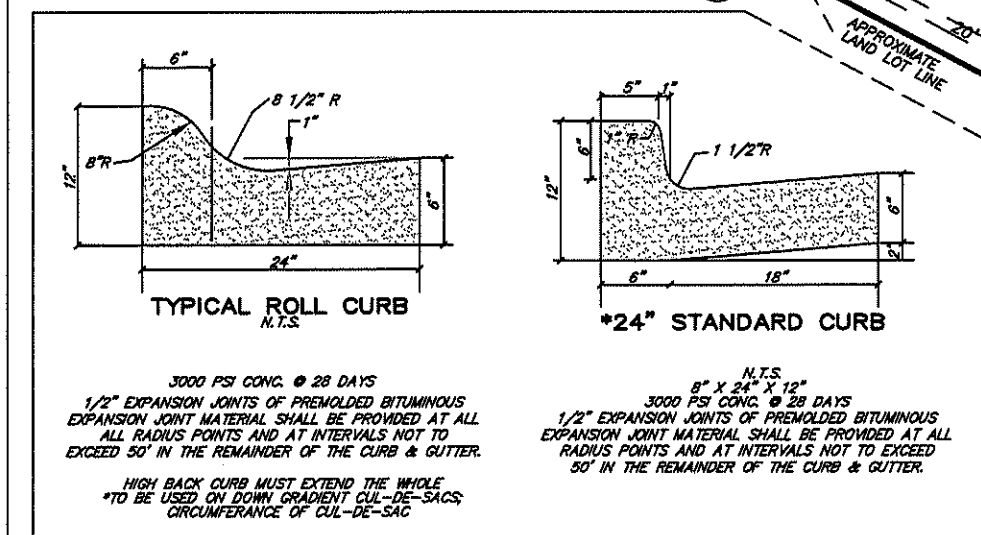
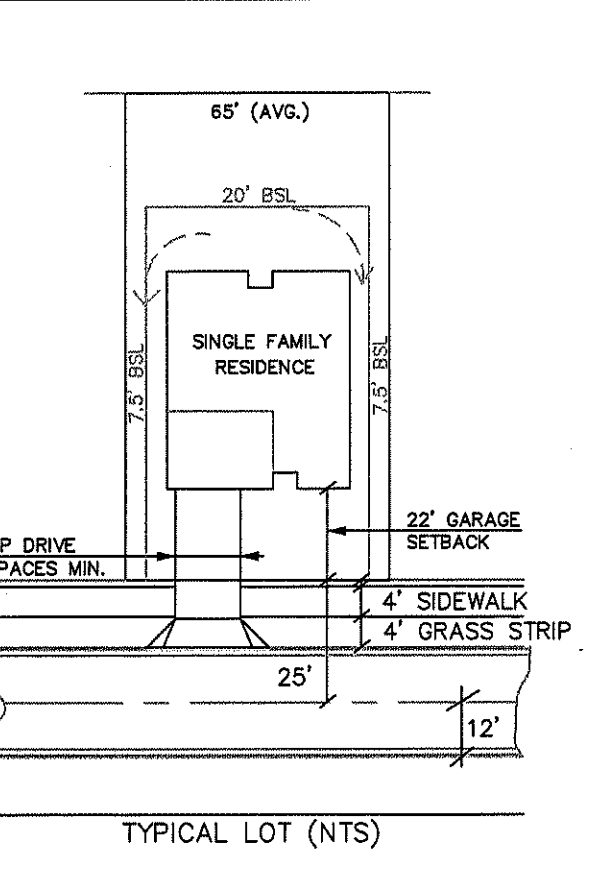
By: _____, Secretary

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:
 The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Mayor and Council. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from date of this Certificate of Approval.

Dated this _____ day of _____, 20____

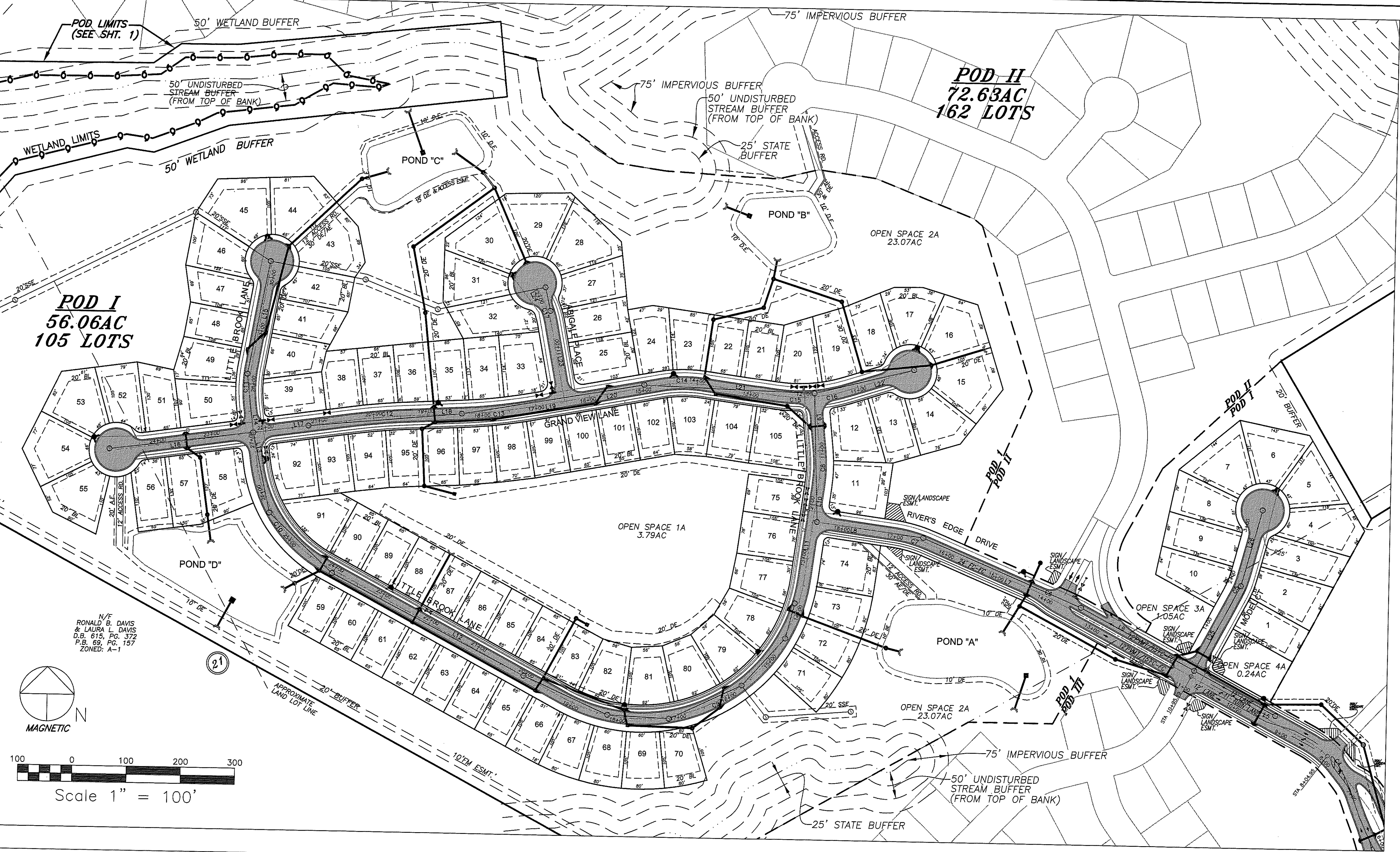
By: _____, Chairman

By: _____, Secretary



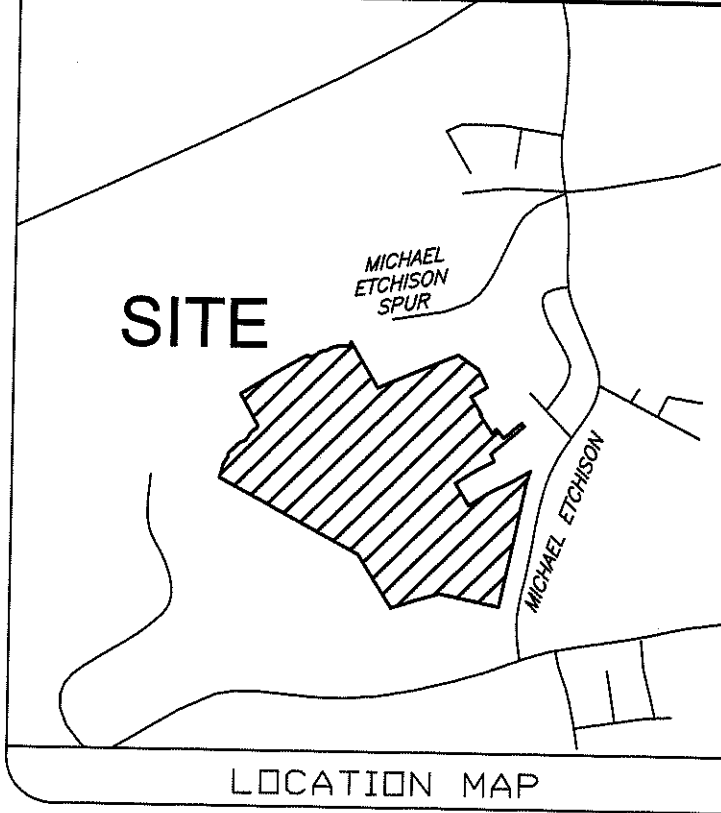
DATE	REVISION
7-11-16	CORRECTED POD ACREAGES AND LOT NUMBERS
10-6-20	UPDATED ADJOINERS AND LOT COUNT
5/28/21	UPDATED PLANS

OVERALL PRELIMINARY PLAT				SHEET 1
RIVER'S EDGE				
LL & DIST	CITY	COUNTY	SCALE	DATE
14.15,21/4TH	MONROE	WALTON	1"=150'	4-27-16
SULLINS ENGINEERING, LLC				
1380 WYNWOOD DRIVE		(878) 687-8219		ATHENS, GEORGIA



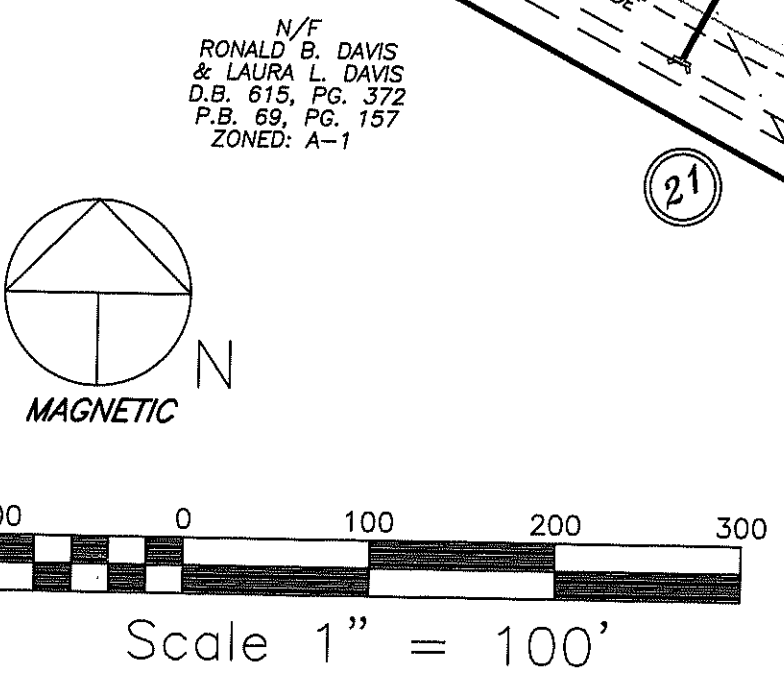
OWNER/DEVELOPER/APPLICANT
 RELIANT HOMES GA, LLC
 574 CONYERS RD, SUITE 200
 LOGANVILLE, GA 30052
 PH: 770-715-2800

24 HOUR CONTACT
 NED BUTLER
 PH: 770-601-8583



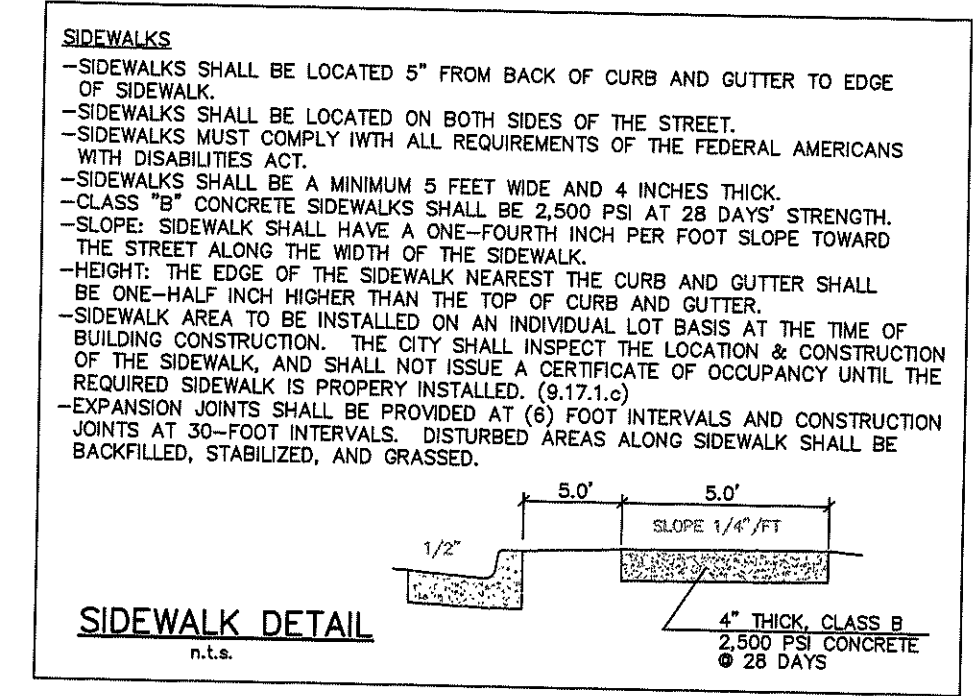
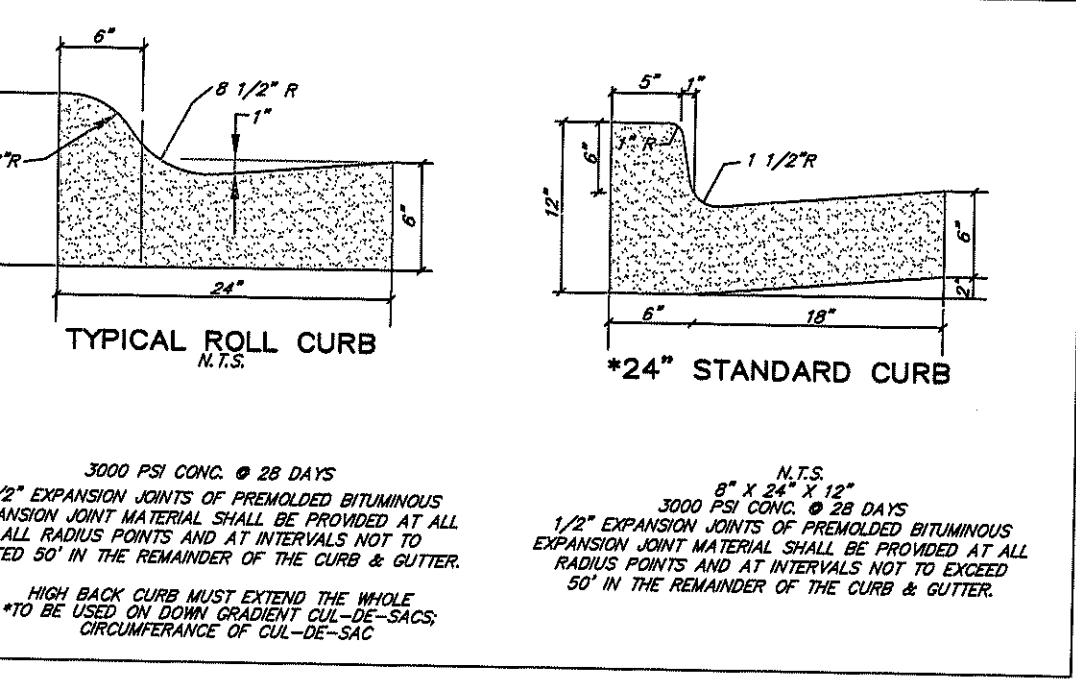
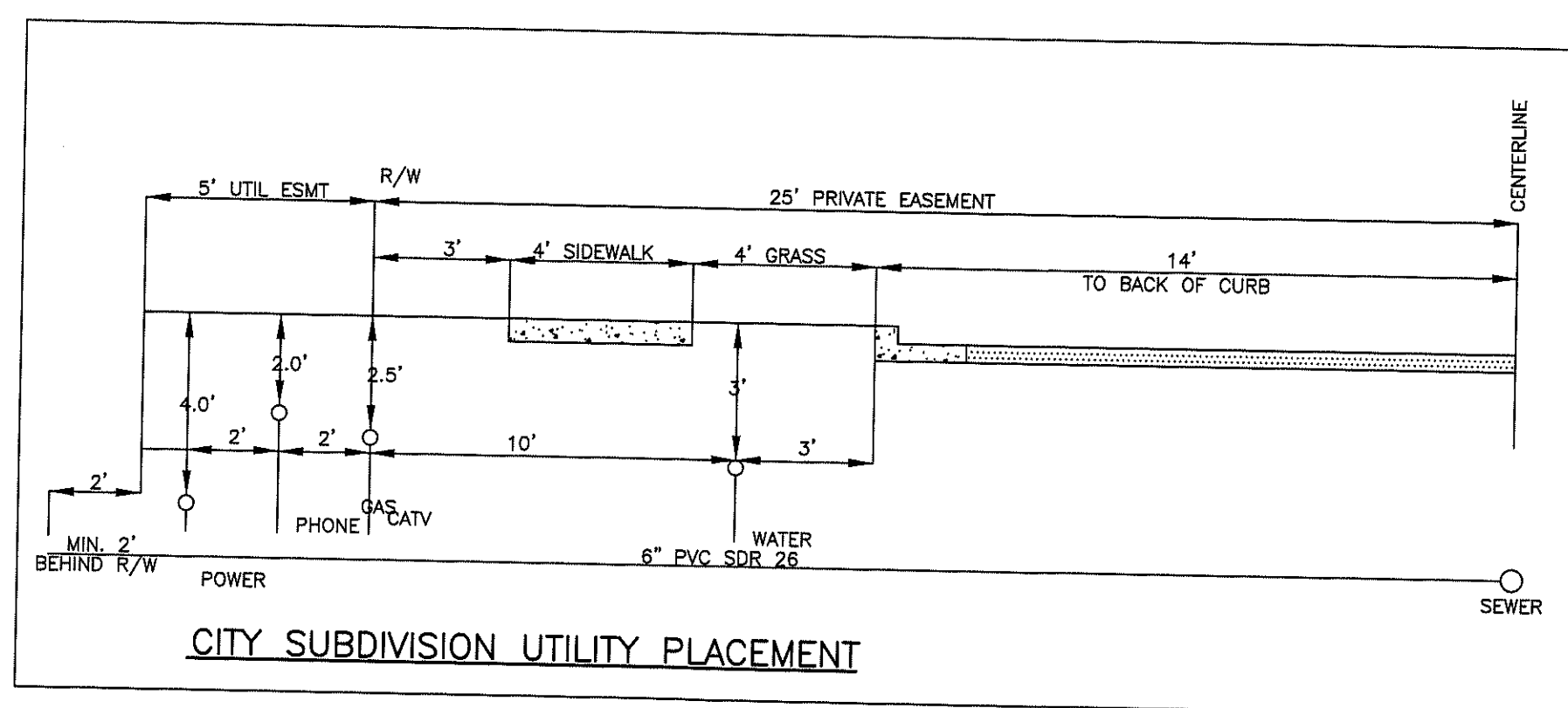
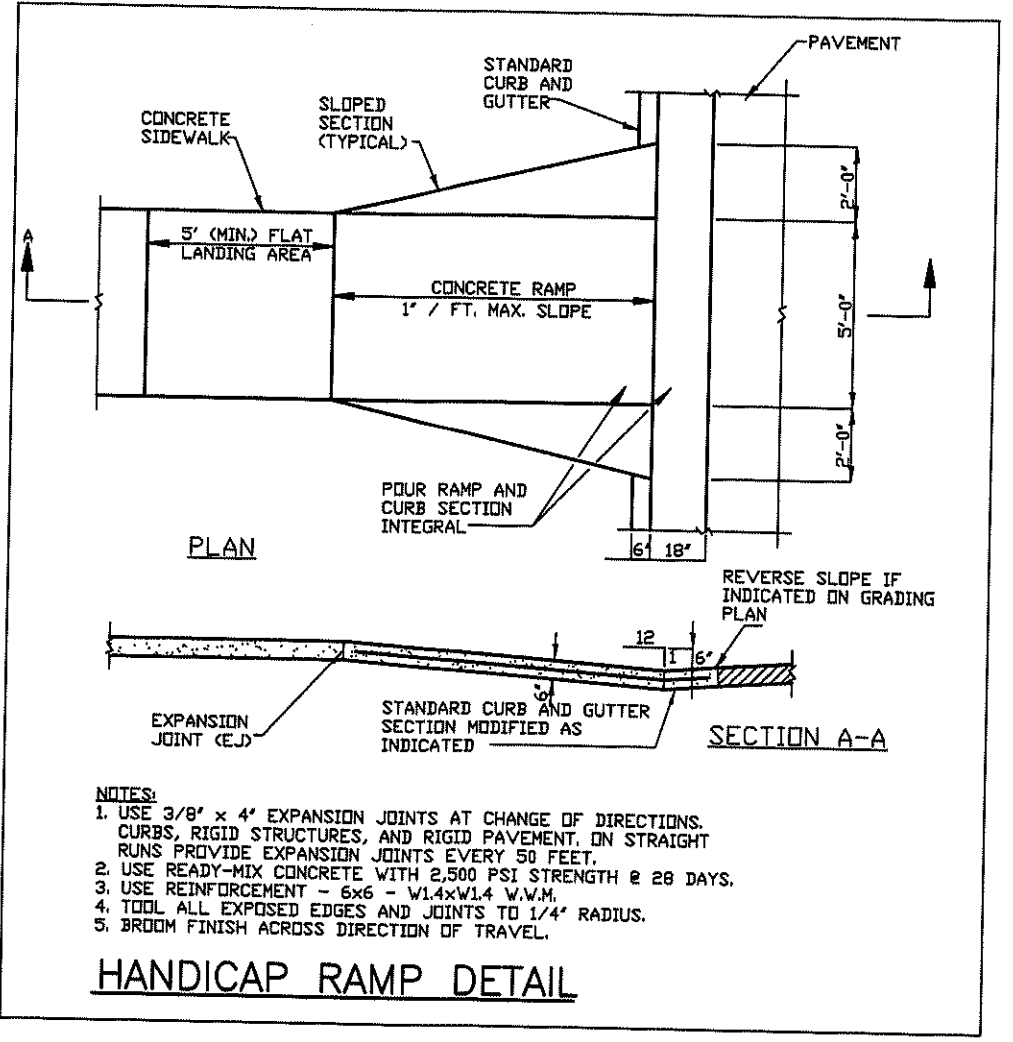
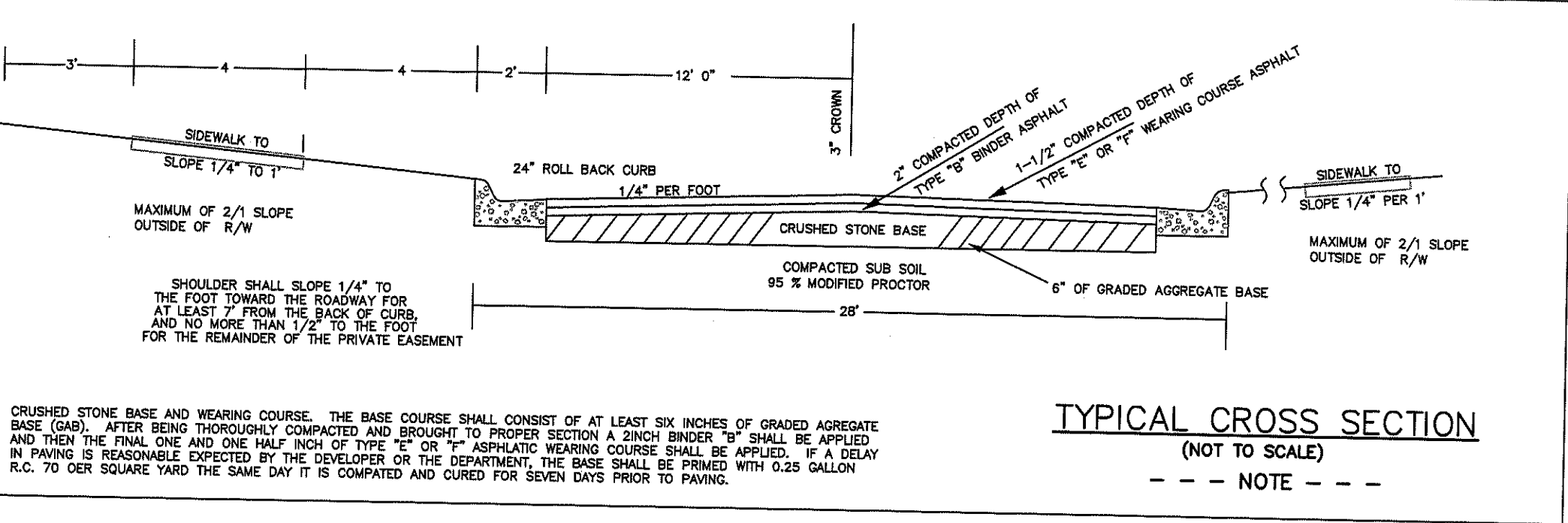
POD I
 56.06AC
 105 LOTS

POD II
 72.63AC
 162 LOTS



△ SITE DATA POD I

TOTAL ACREAGE:	56.06 AC
TOTAL LOTS:	105
TOTAL OPEN SPACE IN POD I:	26.86 AC
GREEN SPACE TO BE RECORDED WITH POD I:	22.89 AC
TOTAL AREA TO BE RECORDED IN POD I:	82.95 AC
DENSITY: (105/78.95=1.33)	1.33 LOTS/AC



CENTERLINE DATA

NUMBER	CD	R	L	LC
C1	N 64°40'51" W	121.00	109.13	105.47
C2	N 54°09'21" W	187.00	211.96	198.02
C3	S 57°28'52" W	281.00	388.84	358.63
C4	N 38°58'29" W	178.00	135.28	131.94
C5	N 21°27'19" E	150.00	33.81	33.74
C6	S 84°43'02" E	350.00	45.90	45.88
C7	N 75°19'28" W	250.00	89.62	89.39
C8	S 00°43'11" W	250.00	59.34	59.20
C9	S 82°42'58" W	300.00	578.02	492.67
C10	N 35°03'22" W	250.00	235.31	226.72
C11	N 00°55'50" E	250.00	79.03	78.70
C12	N 84°17'26" E	1000.00	85.48	85.46
C13	N 82°59'08" E	1000.00	131.05	130.96
C14	N 85°22'30" E	250.00	79.80	79.48
C15	S 89°16'49" E	300.00	171.21	171.04
C16	N 78°04'27" E	300.00	61.21	61.11
C17	N 18°19'38" W	150.00	44.81	44.64

CENTERLINE DATA

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 78°13'41" W	112.84	L15	N 09°57'11" E	196.35
L2	N 38°50'37" W	121.77	L16	N 81°50'30" E	254.47
L3	S 89°28'55" W	80.27	L17	N 81°50'30" E	189.94
L4	N 17°47'44" W	69.62	L18	N 85°44'22" E	111.83
L5	N 61°44'52" W	244.83	L19	N 78°13'51" E	58.00
L6	N 82°23'03" W	280.11	L20	N 78°13'51" E	178.86
L7	N 67°20'49" W	215.35	L21	S 82°28'50" E	135.29
L8	N 82°24'06" W	147.92	L22	N 72°13'43" E	120.30
L9	S 06°04'49" E	102.17	L23	N 10°48'09" W	148.68
L10	S 07°31'10" W	69.42	L24	N 27°53'07" W	35.02
L11	S 07°31'10" W	108.63	L25	N 27°54'48" E	170.98
L12	N 62°05'15" W	500.58	L26	N 14°59'52" E	128.14
L13	N 08°09'30" W	57.85	L27	S 82°54'00" W	121.58
L14	N 08°09'30" W	44.25	L28	N 17°47'44" W	73.32

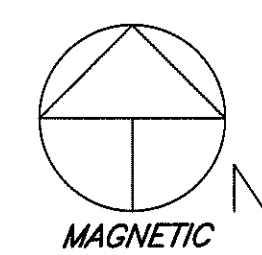
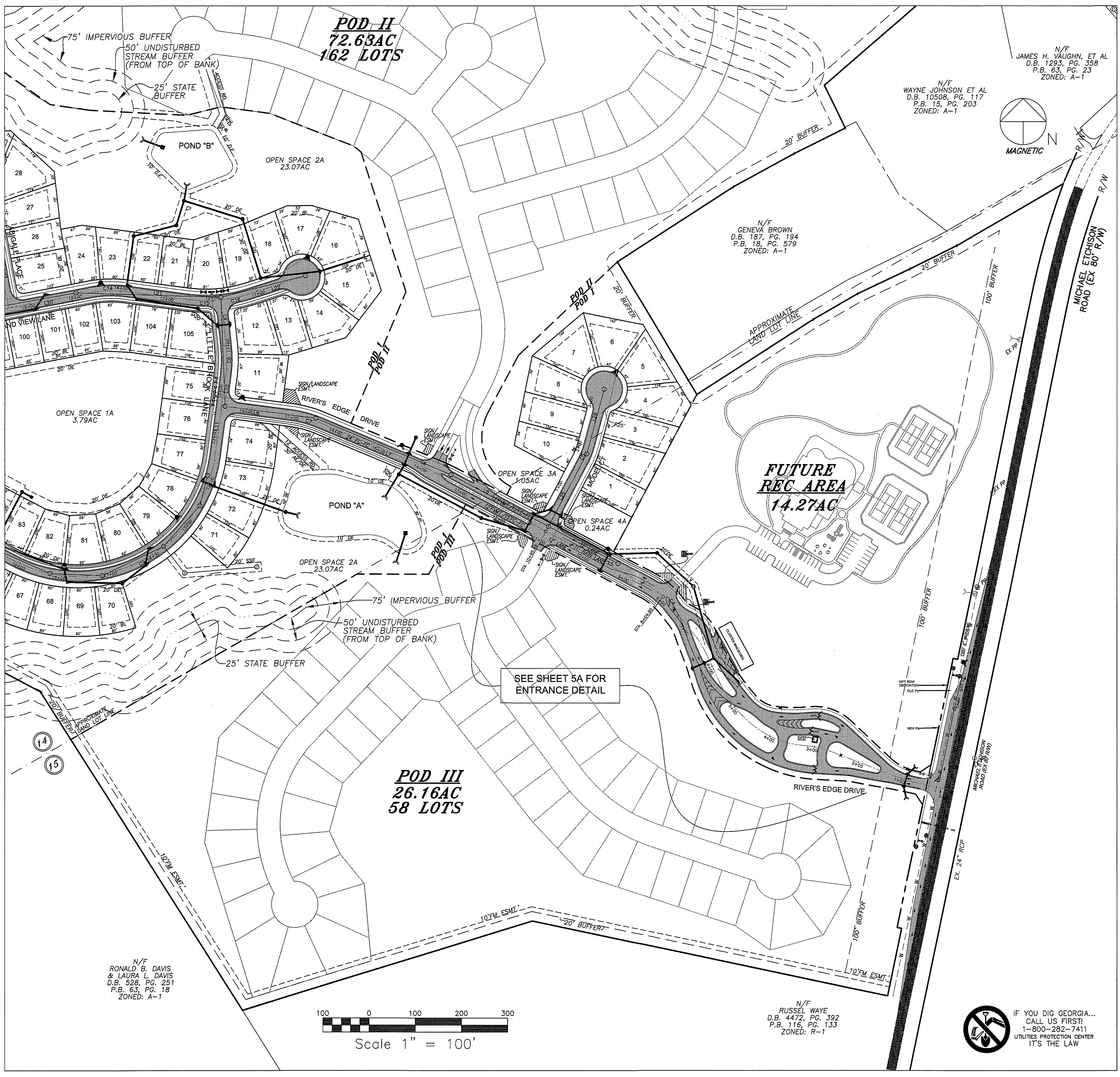
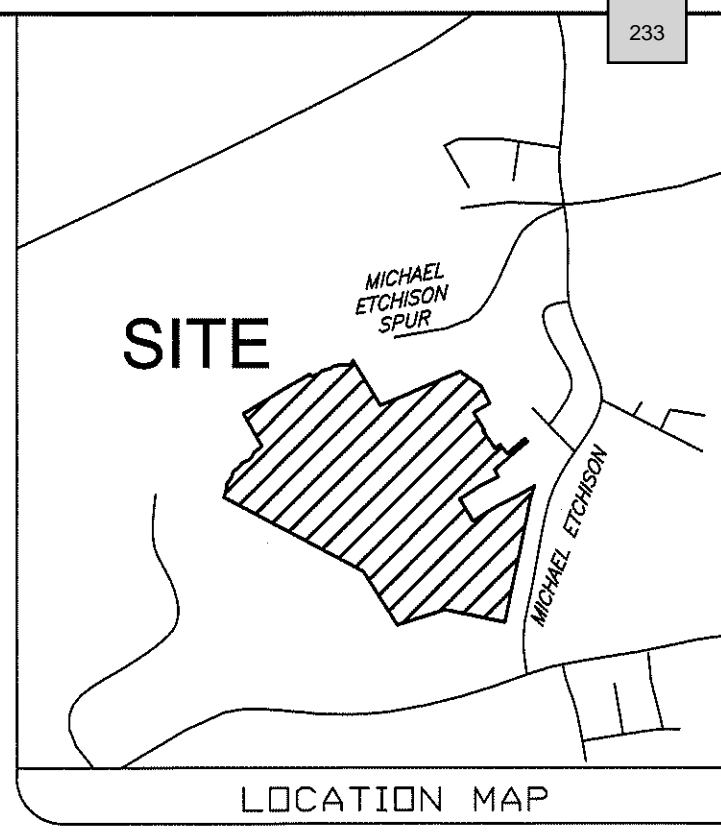
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 1-800-282-7411
 UTILITIES PROTECTION CENTER
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DATE	REVISION	PRELIMINARY PLAT A-A				
7/11/16	REV SITE DATA	RIVER'S EDGE				
5/28/21	UPDATED PLANS					
		CITY	GMD	COUNTY	SCALE	DATE
		MONROE	249	WALTON	1"=100'	4-27-16
SULLINS ENGINEERING, LLC						
1380 WYWOOD DRIVE (678) 687-6219 ATHENS, GEORGIA						

OWNER/DEVELOPER/APPLICANT
RELIANT HOMES GA, LLC
574 CONYERS RD, SUITE 200
LOGANVILLE, GA 30052
PH: 770-715-2800

24 HOUR CONTACT
NED BUTLER
PH: 770-601-8583



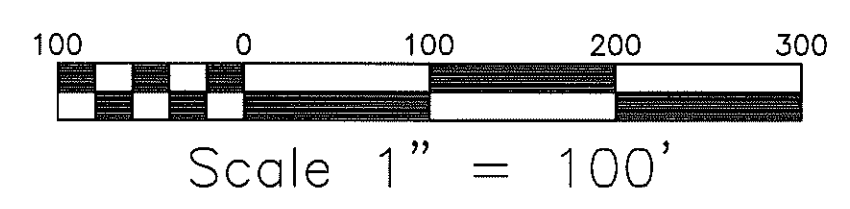
N/F
GENEVA BROWN
D.B. 187, PG. 194
P.B. 18, PG. 579
ZONED: A-1

N/F
JAMES H. VAUGHN, ET AL
D.B. 1293, PG. 358
P.B. 63, PG. 23
ZONED: A-1

N/F
RONALD B. DAVIS
& LAURA L. DAVIS
D.B. 528, PG. 251
P.B. 63, PG. 18
ZONED: A-1

N/F
RUSSEL WAYE
D.B. 4472, PG. 392
P.B. 116, PG. 133
ZONED: R-1

SEE SHEET 5A FOR
ENTRANCE DETAIL



CENTERLINE DATA

NUMBER	CD	DIRECTION	R'	L'	LC'
C1	N	64°40'51" W	121.00	109.13	105.47
C2	N	54°09'24" W	167.00	211.96	198.02
C3	N	57°29'55" W	261.00	368.94	358.63
C4	N	39°26'25" W	173.00	135.28	131.94
C5	N	21°27'19" E	150.00	33.81	33.74
C6	S	64°43'02" E	500.00	45.90	45.88
C7	N	75°19'28" W	250.00	69.62	69.39
C8	S	00°43'11" W	250.00	59.34	59.20
C9	S	62°42'58" W	300.00	578.02	492.67
C10	N	35°07'22" W	250.00	235.31	226.72
C11	N	00°53'50" E	250.00	79.03	78.70
C12	N	64°17'26" E	1000.00	85.48	85.46
C13	N	82°59'06" E	1000.00	131.05	130.96
C14	N	88°22'30" E	250.00	79.80	79.46
C15	S	66°18'49" E	300.00	71.21	71.04
C16	N	78°04'27" E	300.00	81.21	81.11
C17	N	19°19'38" W	150.00	44.81	44.64

CENTERLINE DATA

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 78°13'41" W	112.84'	L15	N 09°57'11" E	196.35'
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L4	N 17°47'44" W	69.62'	L18	N 86°44'22" E	111.83'
L5	N 61°44'52" W	244.83'	L19	N 78°13'51" E	58.00'
L6	N 62°23'03" W	280.11'	L20	N 78°13'51" E	178.86'
L7	N 67°20'49" W	215.35'	L21	S 82°28'50" E	135.29'
L8	N 82°24'08" W	147.92'	L22	N 72°13'43" E	120.30'
L9	S 06°04'49" E	102.17'	L23	N 10°46'09" W	145.66'
L10	S 07°31'10" W	68.42'	L24	N 27°53'07" W	35.02'
L11	S 07°31'10" W	1108.03'	L25	N 27°54'48" E	170.98'
L12	N 62°05'15" W	500.58'	L26	N 14°59'52" E	128.14'
L13	N 08°09'30" W	57.65'	L27	S 82°54'00" W	121.58'
L14	N 08°09'30" W	44.25'	L28	N 17°47'44" W	73.32'

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DATE	REVISION
5/28/21	UPDATED PLANS

PRELIMINARY PLAT B-B

RIVER'S EDGE

CITY	GMD	COUNTY	SCALE	DATE
MONROE	249	WALTON	1"=100'	2-26-1

SULLINS ENGINEERING, LLC
1380 WYWOOD DRIVE (878) 687-6219 ATHENS, GEORGIA



To: City Council
From: Beth Thompson, Finance Director
Department: Finance
Date: August 3, 2021
Subject: 2021 Tax Levy

Budget Account/Project Name: n/a

Funding Source: n/a

Description:

Recommend approval of the 2021 millage rate as presented on form PT-38 and execute all necessary documentation for the 2021 tax levy for a total millage rate of 7.404 mills.

Background:

The 2021 tax digest from the County shows an increase of 8.866%. If the millage rate was left unchanged from 2020, this would qualify as a tax increase due to inflationary growth (reassessments) in the digest. Instead, it is recommended by staff to adopt the full rollback rate of 7.404 mills for 2021. This will give the City a prospective 10.06% increase coming from new growth in the digest, which translates to \$345,609 more than 2020 at 100% collections.

The net maintenance & operations millage rate is 7.404 mills and bond millage rate 0.00, giving a total millage rate of 7.404. This is 0.184 mills less than 2020.

The five year history of the digest with current year's digest and levy were properly advertised in the City's legal organ on July 25, 2021 as well as the City of Monroe's website. Property taxes will be collected by the Walton County Tax Commissioner's office.

Attachment(s):

Form PT-32 (rollback form)
Form PT-38
Current Levy and Five Year History of Digest

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2021

COUNTY: **WALTON** TAXING JURISDICTION: **MONROE** 235

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2020 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2021 DIGEST
REAL	352,762,489	20,107,629	23,736,372	396,606,490
PERSONAL	139,672,696		(1,809,776)	137,862,920
MOTOR VEHICLES	3,217,420		(518,750)	2,698,670
MOBILE HOMES	1,082,670		39,417	1,122,087
TIMBER -100%	117,627		(107,644)	9,983
HEAVY DUTY EQUIP	0		12,494	12,494
GROSS DIGEST	496,852,902	20,107,629	21,352,113	538,312,644
EXEMPTIONS	43,995,439	7,705,250	(24,178,356)	27,522,333
NET DIGEST	452,857,463	12,402,379	45,530,469	510,790,311
	(PYD)	(RVA)	(NAG)	(CYD)

2020 MILLAGE RATE: 7.588

2021 MILLAGE RATE:

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2020 Net Digest	PYD	452,857,463	
Net Value Added-Reassessment of Existing Real Property	RVA	12,402,379	
Other Net Changes to Taxable Digest	NAG	45,530,469	
2021 Net Digest	CYD	510,790,311	(PYD+RVA+NAG)
2020 Millage Rate	PYM	7.588	PYM
Millage Equivalent of Reassessed Value Added	ME	0.184	(RVA/CYD) * PYM
Rollback Millage Rate for 2021	RR - ROLLBACK RATE	7.404	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2021 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)	Rollback Millage Rate	7.404
	2021 Millage Rate	7.404
	Percentage Tax Increase	0.00%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

Chairman, Board of Tax Assessors

Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Tax Collector or Tax Commissioner

Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2021 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2021 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2021 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2021 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party

Title

Date

CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2020

<http://www.dor.ga.gov>



Complete this form once the levy is determined, and if zero, report this information in Column 1. Mail a copy to the address below or fax to (404)724-7011 and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Service Division with the millage rates for the distribution of Railroad Equipment Tax and Alternative Ad Valorem Tax.

Georgia Department of Revenue
Local Government Services Division
4125 Welcome All Road
Atlanta, Georgia 30349
Phone: (404) 724-7003

CITY NAME Monroe, Georgia		ADDRESS 215 North Broad Street			CITY, STATE, ZIP Monroe, GA 30655	
FEI # 58-6000626	CITY CLERK Debbie Kirk	PHONE NO. 770-266-5312	FAX 770-267-2319	EMAIL dkirk@monroega.gov		
OFFICE DAYS / HOURS M-F 8am-5pm	ARE TAXES BILLED AND COLLECTED BY THE () CITY OR () COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO. Walton County Tax Commissioner, Derry Boyd					
List below the amount & qualifications for each <u>LOCAL</u> homestead exemption granted by the City and Independent School System.						
CITY			INDEPENDENT SCHOOL			
Exemption Amount	Qualifications		Exemption Amount	Qualifications		
If City and School assessment is other than 40%, enter percentage millage is based on _____%. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.						
CITY DISTRICTS	DISTRICT NO.	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
List Special Districts if different from City District below such as CID's, BID's, or DA's	List District Numbers	Gross Millage for Maintenance & Operations	**Less Rollback for Local Option Sales Tax	Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Bond Millage (If Applicable)	Total Millage Column 3 + Column 4
City Millage Rate		12.341	4.937	7.404	0.000	7.404
Independent School System						0.000
Special Districts						0.000
						0.000
						0.000
						0.000
**Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.						

Name of County(s) in which your city is located:

Walton		
--------	--	--

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2018

Date

Mayor or City Clerk

NOTICE

The City of Monroe does hereby announce that the millage rate will be set at a meeting to be held at City Hall located at 215 N. Broad Street, Monroe, GA on August 3, 2021 at 6:00 P.M. and pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2021 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

CITY WIDE	2016	2017	2018	2019	2020	2021
Real & Personal	378,851,404	420,795,985	435,676,831	445,203,942	492,435,185	534,469,410
Motor Vehicles	8,422,990	6,318,190	4,686,440	3,885,620	3,217,420	2,698,670
Mobile Homes	793,130	772,850	765,328	796,580	1,082,670	1,122,087
Timber - 100%		23,124	67,463	25,686	117,627	9,983
Heavy Duty Equipment		18,868		0	0	12,494
Gross Digest	388,067,524	427,929,017	441,196,062	449,911,828	496,852,902	538,312,644
Less M& O Exemptions	21,630,049	31,688,869	22,627,411	27,839,611	43,995,439	27,522,333
Net M & O Digest	366,437,475	396,240,148	418,568,651	422,072,217	452,857,463	510,790,311
State Forest Land Assistance Grant Value						
Adjusted Net M&O Digest	366,437,475	396,240,148	418,568,651	422,072,217	452,857,463	510,790,311
Gross M&O Millage	10.056	9.393	9.373	10.265	12.303	12.341
Less Rollbacks	4.474	3.975	4.075	4.444	4.715	4.937
Net M&O Millage	5.582	5.418	5.298	5.821	7.588	7.404
Bond Millage	2.220	2.003	1.979	1.981	0.000	0.000
Total Millage Rate	7.802	7.421	7.277	7.802	7.588	7.404
Total City Taxes Levied	\$2,858,945	\$2,940,498	\$3,045,924	\$3,293,007	\$3,436,282	\$3,781,891
Net Taxes \$ Increase	\$85,069	\$81,553	\$105,426	\$247,083	\$143,275	\$345,609
Net Taxes % Increase	3.07%	2.85%	3.59%	8.11%	4.35%	10.06%



To: City Council
From: Beth Thompson, Finance Director
Department: Finance
Date: August 3, 2021
Subject: Remote payment kiosk purchase

Budget Account/Project Name: 520-4115-542500

Funding Source: American Rescue Plan Funds

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$66,551.20

Company of Purchase: AdComp Systems Group

Description:

Asking approval to purchase two remote payment kiosks for customer utility payments. \$33,276 each

Background:

The payment kiosk machines will integrate with our Utility Billing software. When a payment is made by a customer by Cash, Check or Credit Card, the payment will be in real time to their utility account. The customer will get a receipt for their payment & can check their balance 24 hours a day, 365 days a year. Cameras will be installed outside the machine & inside the safe/vault portion of the machines.

One payment kiosk machine will replace the current drop box at City Hall in the drive thru. Currently, customers who drop off a payment do not get a receipt and we have had instances of discrepancies of cash payments dropped off. This will greatly reduce the number of errors, the need for manual entry of payments each day & a reduction of face to face payments.

A second kiosk machine will be installed outside at the new Police/Municipal Court building. This will give an extra option for customers to make payments on the east side of town without having to come to City Hall.

Attachment(s):

Quote Ad Comp Systems Group



To: City Council
From: Chris Bailey, Assistant City Administrator
Department: Airport
Date: 07/27/21
Subject: Airport 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:

This is a request for the appointment of five (5) members to the Airport Advisory Committee for three (3) year terms. These appointments will be effective on August 3rd, 2021 and expire on August 4th, 2024. They will continue to serve in an advisory capacity for the activities and continued advancement of the Cy Nunnally Memorial Airport.

Background:

The City of Monroe has maintained a committee of aviation community members in an advisory capacity to Airport management for the overall advancement of the Cy Nunnally Memorial Airport.

Attachment(s):

Member Appointment – 1 page

Cy Nunnally Memorial Airport

Airport Advisory Committee Appointment Nominees

August 3rd, 2021 – August 4th, 2024

William Scott

Daniel Nugent

William Chapman

Charlie Brown

Nichole Hanson Nunnally



To: City Council
From: Chris Bailey, Assistant City Administrator
Department: Airport
Date: 07/21/21
Subject: Site Engineering & Project Formulation

Budget Account/Project Name: Maintenance Hangar Site Plan

Funding Source: SPLOST 2019

Budget Allocation: \$0.00

Budget Available: \$1,228,081.00

Requested Expense: \$35,500.00

Company of Record: GMC Network

Description:

This is a request for the approval of a site engineering plan to include project formulation, topographic survey, geotechnical investigation, construction plans, contract documents, and coordination of plan development for a 100 x 100 maintenance hangar at the Cy Nunnally Memorial Airport. This hangar would set adjacent to the proposed terminal building site and would eventually be tied together by way of access and parking additions in 2022. Sitework and construction would be performed by the Lessee of the proposed site. This plan will cover all submittals and construction safety plans with the GDOT and FAA for approval. The total cost of engineering will be \$35,500 for the project by GMC.

Background:

The City of Monroe has continued to push growth and facilities at the Cy Nunnally Memorial Airport. The proposed maintenance hangar will provide a much-needed addition to the airport and create more growth through fuel sales, apron usage, and help facilitate the usage of the terminal building.

Attachment(s):

Scope of Services – 1 page
 Services Proposal – 1 page
 Site Map – 1 page

**Cy Nunnally Memorial Airport (D73)
Monroe, Georgia**

**EXHIBIT A
TASK Order # 3 - SCOPE OF SERVICES**

**ENGINEERING DESIGN SERVICES FOR
SITWORK OF 100'x100' BOX HANGAR**

GMC Project Number: _____

The City of Monroe, Ga. will retain Goodwin, Mills, Cawood, LLC (GMC) for design services for the following construction project at the Cy Nunnally Memorial Airport:

- 1. 100'x100' Box Hangar Sitework (with Stormwater Coordination).

The Engineering Design Services will consist of the preparation of construction drawings and technical specifications necessary to complete the project. The design services will include the following elements of work:

- **Element 1 – Project Formulation** will include the preparation of work scope, fees, predesign/scoping meeting with Client, preliminary project evaluation, and submittal of 7460 and Construction Safety Phasing Plan to FAA for preliminary airspace review.
- **Element 2 –Topographic Survey** work shall be included. Survey shall be completed/provided by GMC and shall incorporate at a minimum 50' grid in an area of survey approx. 225' x 275'.
- **Element 3 –Geotechnical Investigation** shall be included and provided by GMC. Six (6) each 20' deep soil borings will be taken in the new Box hangar footprint. Four (4) each 5'-10' deep borings will be conducted in apron areas and parking areas associated (Location TBD).
- **Element 4 – Construction Plans** will consist of:
 1. Cover Sheet listing the name of the airport, description of the project, vicinity and location maps, project number, and index of drawings.
 2. Legend, Abbreviations and Quantities with item number, specification numbers, description of work item, unit and quantity.
 3. Construction Safety and Phasing Plan Layout and General Notes
 4. Construction Sequence Plan
 5. Existing Conditions
 6. Project Layout Plan and Staking Plan
 7. Demolition Plan, Demolition Notes
 8. Erosion and Sediment Control Details Plan, Notes and Details
 9. Marking Plan and Marking Details
 10. Grading and Paving Plan
 11. Pavement Typical Sections
- **Element 5 – Contract Document(s)** shall include technical specifications for items of work shown.
- **Element 6 - Coordination, Review and Comments** will submit plans and specifications to Client and address comments as follows:
 1. Provide one electronic set of plans and specifications to Client for initial review.
 2. Respond to Client comments and resubmit.
 3. Provide one (1) electronic copy of the final plan in AutoCAD format to Client
 4. Provide one (1) electronic copy of the final plan in PDF format to Client

Note: Bidding and permitting services will be not be required for the project. Architectural services are not associated with this contract. 100'x100' Box Hangar provided by others (NITC).

Task Order # 3

**ENGINEERING DESIGN SERVICES FOR
100'x100' BOX HANGAR (SITEWORK PACKAGE)**

GMC will provide professional services for the following project at the Cy Nunnally Memorial Airport (D73):

100' x 100' Box Hangar Sitework This project shall consist of the design for a new Box Hangar Site layout. It also includes the associated stormwater documents/permitting services for the hangar area.

The professional services will include the items in attached "Exhibit A - Scope of Services".

The total lump sum cost of this Task Order # 3 is Thirty-Five Thousand, Five Hundred and No/100 dollars (\$35,500.00). Fee broken down as follows (Elements per Exhibit A):

Elements 1, 4-6:	\$22,000.00
Element 2:	\$ 6,000.00
<u>Element 3:</u>	<u>\$ 7,500.00</u>
Total:	\$35,500.00

IN WITNESS WHEREOF the parties hereto have made and executed this Task Order # 3.

OWNER:

ENGINEER:

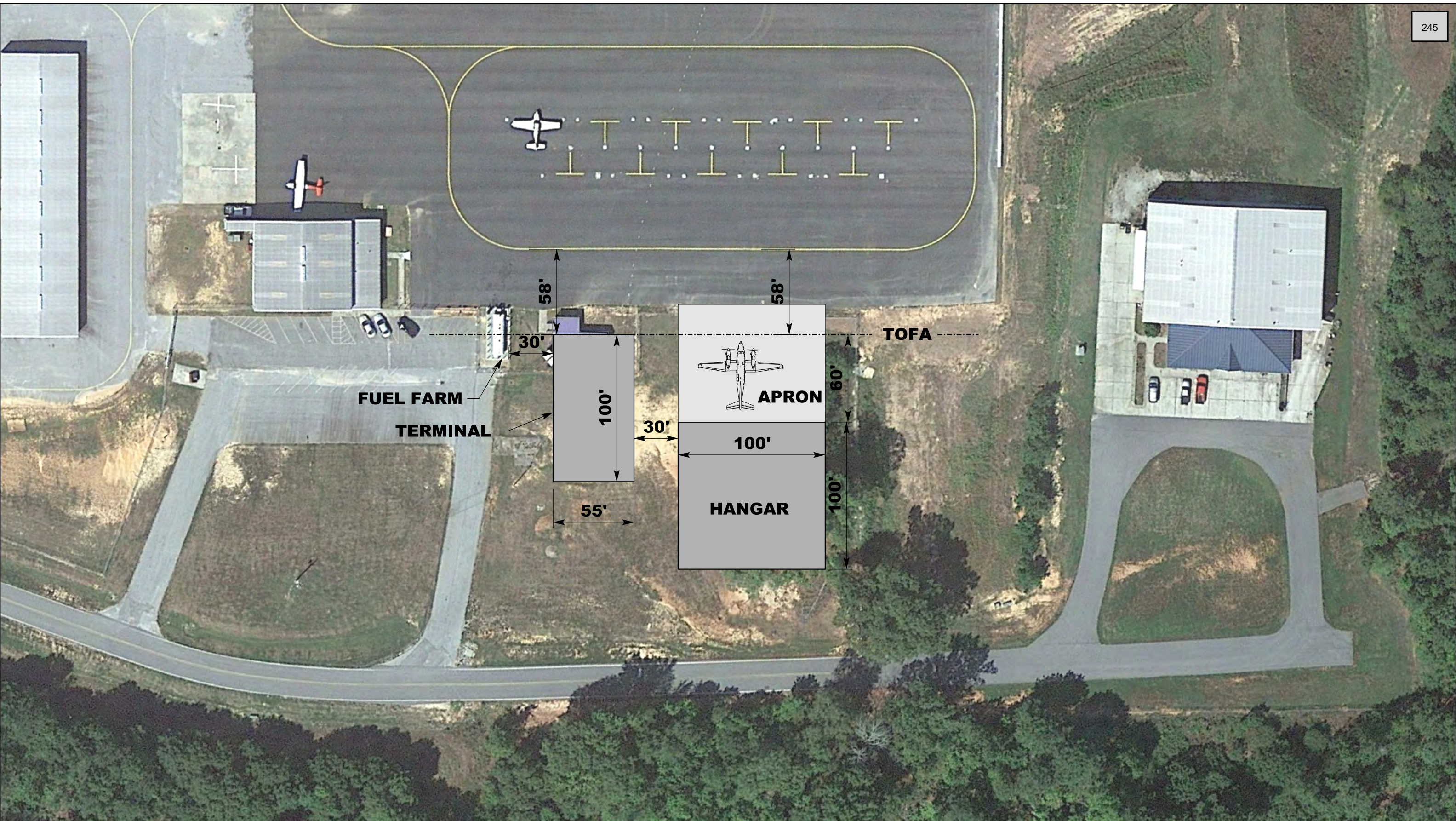
Name:
Title:

Name: Ryan Pearce
Title: Vice President, Aviation

Date

ATTEST:

ATTEST:





To: City Council
From: Chris Bailey, Assistant City Administrator
Department: Airport
Date: 07/28/21
Subject: Maintenance Hangar Ground Lease

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: E3 AIR, LLC

Description:

This is a request for the approval of the requested ground lease on the Richard Parsons Drive side of the Cy Nunnally Memorial Airport. This space was situated on the Airport Layout Plan (ALP) as an area for the Terminal Building which has been granted Tentative Allocation / Acceptance by the state and city, and (2) adjacent 50' x 50' hangar spaces. This request is for a 100' x 100' hangar space / lease and subsequent build in the same space which complies with the ALP. Both engineering and state have approved the concept and placement of the hangar on the airport property. This agreement will at the minimum generate \$50,000 revenue for the city over the next 50 years, while also providing a much-needed maintenance facility for the airport and aviation community as the based aircraft count continues to increase.

Background:

The City of Monroe has continually sought-after development that benefits the overall advancement of the Cy Nunnally Memorial Airport.

Attachment(s):

- Lease Agreement – 15 pages
- ALP Section – 1 page

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT (hereinafter "**Lease**") is made and entered into this ____ day of _____ 2021, by and between **THE CITY OF MONROE, GEORGIA** a political subdivision of the State of Georgia (hereinafter called "**Lessor**") and **E3 AIR, LLC**, a Georgia Limited Liability company (hereinafter called "**Lessee**").

WITNESSETH

WHEREAS, Lessor is the owner of a tract of land lying and being in the city of Monroe, Walton County, Georgia, and being known as the Cy Nunnally Memorial Airport (hereinafter called "Airport"); and

WHEREAS, Lessee and Lessor are mutually desirous of entering into a Ground Lease for the use and occupancy of certain portions of the Airport in accordance with the terms and conditions contained in this Lease; and

WHEREAS, the Lessor has established an area adjacent to the Airport runway and taxiways, with immediate access thereto, certain lots or parcels to be leased to businesses whose activities will contribute significantly to the Airport's viability and the general economy of the community; and

WHEREAS, the Lessee, upon application and after due investigation, is found to be a person, firm, or corporation whose business activities will promote and facilitate the services offered at the Airport, create new jobs and/or preserve existing jobs within the local economy;

NOW THEREFORE, for and in consideration of the respective promises and covenants herein contained and in further consideration of the payment of rent hereinafter stipulated, and of the terms and conditions herein set forth, the parties hereto do hereby agree as follows:

SECTION 1. LEASED PROPERTY

Lessor hereby leases to the Lessee, and the Lessee hereby rents and takes upon the terms and conditions which hereinafter appear, the unimproved real property consisting of approximately 10,000 square feet and being more particularly identified and outlined on the plat or drawing attached hereto as **Exhibit A** (the "Leased Property") and incorporated herein by reference.

SECTION 2. TERM

- A. Term. The Term of this Lease shall be for a period of fifty (50) years commencing on the date of execution of this Lease and, unless sooner terminated, expiring at 12:00 a.m. on the 50th anniversary thereof.
- B. If Lessee holds over after the expiration of this lease term, then he becomes a tenant at sufferance.

SECTION 3. POSSESSION OF LEASED PROPERTY

Lessor covenants to provide actual delivery of the Leased Property to the Lessee upon the execution of this Lease. Possession of the Leased Property by the Lessee shall and hereby does begin upon the execution of this Lease. Lessor covenants that the Lessee shall and may peaceably and quietly have, hold, and enjoy the Leased Property exclusively to it during the term hereof unless sooner cancelled as provided in this Lease.

SECTION 4. PROPERTY

Lessor agrees to provide site plans of the area as defined in this Lease for the purpose of the Lessee making site ready and erecting the agreed upon structure on the Leased Property defined hereinbelow. Site work shall consist of possible ditching, grading per specifications to pave, and elevation requirements for apron access. Lessor agrees to pave apron access area of approximately 6,000 square feet. Parking areas will be adjacently provided upon the completion of terminal building area.

SECTION 5. BUILDING

Subject to the provisions of this Lease, Lessee intends to erect on the Leased Property a certain building improvement described as a maintenance purposed hangar with rolling doors, consisting of approximately 10,000 square feet for the purpose of maintenance operations, office usage, and storage of aircraft, as more fully shown in the attached **Exhibit B** (the "Building"). Lessee shall have the right to remove, reconstruct, improve, add to, alter and renovate the Building for the Term of this Lease. Upon termination of this Lease, title to all improvements of any kind, including the Building (with the exception of any trade fixtures, equipment, furnishing or inventory) shall vest in Lessor.

SECTION 6. USE OF LEASED PROPERTY

A. Use by Lessee.

- 1) Lessee shall use the Leased Property for maintenance, storage of aircraft, and for any other legal purposes, so long as Lessee warrants that the facility will be used strictly for aircraft and aeronautical related activities.
- 2) Lessee shall not violate any assurances made by the Lessor to the Federal Aviation Administration (FAA).

B. Ingress and Egress. Lessee shall have the right of airplane, motor vehicle and pedestrian ingress to, and egress from, the Leased Property, over and across the Airport. This right shall extend to the Lessee's employees, guests, invitees, licensees, agents, and patrons. The right includes the use of Airport roadways, including the use of common-use roadways and the use of common areas of the Airport, including runways, taxiways, aprons, roadways, and other conveniences for the take-off, taxiing, and landing of aircraft, so long as done so in compliance with all Airport rules and regulations.

C. Parking. Lessee and Lessee's employees, guests, invitees, licensees, agents, and patrons shall have the right to the nonexclusive use of Airport parking areas, appurtenances and improvements subject to rules and regulations of the airport.

SECTION 7. STANDARD OPERATING PROCEDURES

Lessee agrees to follow all issued Standard Operating Procedures as adopted by the Airport and City of Monroe City Council. Those Standard Operating Procedures are to be followed as well by all tenants renting storage space and are the responsibility of the Lessee to enforce. The Lessor has authority to enforce all Standard Operating Procedures on Leased Property and the Airport, generally.

SECTION 8. RENT

- A. Lessee agrees to pay to the Lessor during the Term for the use of the Leased Property described herein, and for the rights and easements herein provided, a yearly rental charge as set forth below, payable in equal monthly installments. All rent due under this article shall be paid by Lessee on a monthly basis, in advance, on the first day of the first calendar month of Lessee's possession of the Leased Premises and completion of and issuance of a certificate of occupancy for the Building, or on the first month occurring after the one (1) year anniversary of the day and year first written above, whichever is first to occur, and on the first day of each calendar month thereafter. All installments of rent shall be paid in lawful money of The United States. Rent installments unpaid for more than thirty (30) days shall bear interest at the rate of one and one-half (1.5%) percent per month, commencing on the date the rent was due and continuing until the installment is paid in full.
- B. Lessee shall pay rent to Lessor, without notice or demand and without abatement, reduction, or set-off for any reason at the office of the airport manager or any other place that Lessor may hereafter designate in writing. The rent shall be payable at the following annual rates for the Term: Lessee shall pay to Lessor an annual rent calculated at the rate of \$0.10 per square foot of ground area leased, payable in twelve (12) equal monthly installments of \$83.33.
- C. Lessee covenants and agrees to construct, operate, and maintain its improvements upon the Leased Property in good order, condition, and repair, free from waste and nuisance. At all times, Lessee covenants to conform its business operations on the Leased Property to all requirements imposed by the Federal Aviation Administration (FAA) governing airport regulations of the Cy Nunnally Memorial Airport.
- D. The rent paid to Lessor in accordance with this Lease shall be net to Lessor. This means that in addition to the rent obligation called for herein, Lessee shall pay and be solely liable for all "operating costs" and "impositions" relating to the Leased Property as defined below.
 - 1) "Operating costs" shall include but shall not be limited to all expenses paid or incurred in connection with the following activities:
 - a. Repairs, maintenance, replacements, painting, and redecorating;
 - b. Landscaping and maintenance of outside areas;
 - c. Ice and snow removal;
 - d. Insurance, including premises liability;
 - e. Heating, ventilating, and air conditioning repair and maintenance;
 - f. Solid waste removal;
 - g. Supplies and sundries;
 - h. Sales or use taxes on supplies and services;
 - i. Cost of wages and salaries of all persons engaged in the operation, maintenance, and repair of the demised premises, including fringe benefits and social security taxes;

- j. All other expenses, whether or not mentioned in this Lease, incurred in Lessee's operation of Leased Property.
- 2) "Impositions" shall include all fines and levies that result from construction activities or the normal operation of the Leased Property; all real and personal property taxes, assessments, and other governmental charges that are laid, assessed, levied, or imposed on Lessee's business operations on the Leased Property; or any lien that arises during the time of this Lease on the Leased Property or on any improvements constructed thereon.

SECTION 9. DEFAULT OF LESSEE

It is mutually agreed that in the event the Lessee shall default in the payment of rent when due, and fails to cure said default within ten (10) days after receipt of written notice of said default from the Lessor; or if the Lessee shall be in default in performing any of the terms or provisions of this Lease (other than the provision requiring payment of rent), and fails to cure such default within thirty (30) days after receipt of written notice of default from the Lessor, the Lessor at its option may terminate this Lease by written notice to the Lessee; whereupon this Lease shall end. Upon such termination by the Lessor, the Lessee will at once surrender possession of the Leased Property to the Lessor and remove all of the Lessee's personal effects therefrom.

SECTION 10. UTILITIES

Lessor agrees to provide all utility infrastructure (water, sewer, electricity, gas, internet, telecom and cable television) to the boundary line of the Leased Property or per utility installation guidelines as with any other business. Lessee is responsible for final utility construction and connection within the Building. Lessee is responsible for all utility payments thereafter.

SECTION 11. TITLE

Lessor covenants that the Lessor has marketable title to the Leased Property.

SECTION 12. TAXES

Lessee shall pay all other taxes or assessments that may be levied against the personal property of the Lessee.

SECTION 13. SUBLETTING

Excluding the contemplated sublease of the maintenance hangar to individuals as contemplated in the usage of the Building, Lessee shall not sublease, transfer, or assign the Leased Property or Building prior to termination of this Lease without prior written approval of Lessor, which shall not be unreasonably withheld.

SECTION 14. INSURANCE

- A. To safeguard the interest of the Lessor, the Lessee at its sole cost and expense shall procure and maintain throughout the term of this Lease insurance protection for "all risk" coverage on

the Building and improvements of which the Leased Property is a part, to the extent that they are covered in a sum equal to their replacement value. If said insurance company becomes financially incapable of performing under the terms of said policy, the Lessee shall promptly obtain a new policy issued by a financially responsible carrier.

- B. At all times during the lease term, Lessee shall maintain, at its sole cost, comprehensive broad-form general public liability insurance against claims and liability for personal injury, death, and property damage arising from the use, occupancy, disuse, or condition of the demised premises and adjoining areas. The insurance shall be carried by a company authorized to transact business in the state of Georgia, acceptable to Lessor. In addition, the following conditions shall be met:
- i. The insurance provided pursuant to this paragraph shall be in an amount no less than \$1,000,000.00 per occurrence and \$3,000,000.00 yearly aggregate. The insurance policy shall name both Lessor and Lessee as insureds.
 - ii. The amounts of insurance shall be increased as Lessor may reasonably require from time to time to account for inflation or generally increased insurance settlements or jury verdicts.
- C. Lessee agrees to obtain construction liability insurance at all times when demolition, excavation, grading, or construction work is in progress on the Leased Property. This insurance shall be carried by a company authorized to transact business in the state of Georgia, acceptable to Lessor, in amounts not less than \$1,000,000.00 per occurrence and \$3,000,000.00 annual aggregate. This insurance shall name both Lessor and Lessee as insureds.
- D. In satisfaction of the foregoing requirements, Lessee shall furnish to Lessor by delivery to the Airport Manager certificates of all insurance required by this Lease. Each policy shall provide that the coverage is in full force and effect and may not be canceled unless written notice of intent to cancel has been given the insureds at least ten (10) days in advance. In the event of non-payment of premiums by the Lessee, Lessor may elect to pay the premiums and collect the amount thereof from Lessee as additional rent. Interest may be charged by Lessor on unpaid premiums paid hereunder at the rate of eighteen percent (18%) per annum.
- E. Lessor shall not be liable for any loss, damage, or injury of any kind or character whatsoever to any person or property arising from any use of the Leased Property or improvements, or caused by any defect in any building, structure, equipment, facility, or other improvements on the Leased Property, or caused by or arising from any act or omission of Lessee, or any of its agents, employees, licensees, or invitees, or by or from any accident, fire, or other casualty on the land, or occasioned by the failure of Lessee to maintain the Leased Property in safe condition. Lessee waives all claims and demands on its behalf against Lessor for any loss, damage, or injury and agrees to indemnify and hold Lessor entirely free and harmless from all liability for any loss, damage, or injury of other persons and from all costs and expenses arising from any claims or demands of other persons concerning any loss, damage, or injury caused other than by the negligent or intentional act or omission of Lessor.

SECTION 15. AIRPORT MANAGER

Lessor, through its Airport Manager, shall have the exclusive right and responsibility during the term of this Lease of managing and operating said Airport for civilian flying adjacent to the Leased Property, including the promulgating of such rules and regulations, including traffic rules, so that said Airport may be operated safely, efficiently and to the further end that all take

offs, landings, taxiing, and flying in the immediate vicinity of the field shall be uniform for maximum safety.

SECTION 16. MAINTENANCE

- A. Lessee shall throughout the term of this Lease assume the entire responsibility, cost and expense, for all repair and maintenance on the Leased Property and all improvements thereon.
- B. Lessor shall maintain the runways, taxiways, aprons, roadways, and other conveniences for the take-off, taxiing and landing of aircraft in good repair. Lessor agrees to keep in good repair Airport parking areas, appurtenances, improvements, and hard surfaced public roads for access to the Leased Property. Lessor also agrees to maintain its water and sanitary sewer facilities in areas designated for utilities or easements adjacent to the Leased Property for access thereto by the Lessee.

SECTION 17. RUBBISH DISPOSAL

Lessee is responsible for the disposal of trash created by its occupancy and operations in the Leased Property. Trash shall not be allowed to accumulate but shall be disposed of in a reasonable time by the Lessee. Lessor shall provide a standard residential or commercial trash container for the Lessee's use to be serviced by the Lessor at regular intervals, for normal utility charges.

SECTION 18. WAIVERS

No waiver by the Lessor or Lessee at any time of any of the terms, conditions, covenants or agreements of this Lease, or non-compliance therewith, shall be deemed or taken as a waiver at any time thereafter of the same or any other term, condition, covenant or agreement herein contained. No term, condition, or covenant of this Lease can be waived except by written consent signed by the Lessor and Lessee.

SECTION 19. AMENDMENT TO THIS AGREEMENT

No subsequent alteration, amendment, change or addition to this Lease shall be binding upon the Lessor or Lessee unless reduced to writing and signed by the Lessor and Lessee.

SECTION 20. TERMINATION

- A. Lessee may cancel this Lease at any time, without penalty, if the Airport ceases to be used for public airport purposes.
- B. Lessee may cancel this Lease at any time, without penalty, if a court of competent jurisdiction issues an injunction which in any way substantially prevents or restrains the use of the Leased Property, or any part thereof necessary to the Lessee's business operations at the Airport, and which injunction remains in force for a period of at least thirty (30) days after the party against whom the injunction has been issued has exhausted or abandoned all appeals or one hundred twenty (120) days whichever is shorter, if such injunction is not necessitated by or issued as a result of an act or omission of Lessee.

- C. Lessee may cancel this Lease at any time, without penalty, upon the assumption by the United States Government, or any authorized agency thereof, of the operation, control or use of the Airport and its facilities, or any substantial part thereof, in such a manner as substantially to restrict the Lessee from operating its authorized Airport business for a continuous period of at least ninety (90) days.
- D. In the event that the improvements are completely destroyed or damaged in excess of fifty (50%) percent due to any cause whatsoever the Lessee may at its own expense repair, restore, or replace the destroyed improvements if Lessee deems it practical or advisable to do so and this Lease will continue in full force and effect. If Lessee deems it impractical or inadvisable to repair, restore, replace the destroyed improvements, this Lease shall terminate on sixty (60) days written notice to Lessor.
- E. Lessee shall not be permitted to mortgage or encumber Lessee's leasehold interest in the Leased Property.
- F. Lessee's abandonment of the Leased Property either by failure to begin construction of the Building within six (6) months of the execution hereof or by failure to maintain a viable aviation-related business operation from the Building for a period of three (3) months or greater shall constitute a default under this Lease. Filing of a petition in bankruptcy or insolvency by Lessee for reorganization or appointment of a receiver or trustee shall constitute a default under this Lease. Any attempted assignment of Lessee's leasehold interest without the written consent and approval of the Lessor shall constitute an event of default under this Lease.
- G. In the event of any default by Lessee under this lease, Lessor may without further notice or demand elect to terminate Lessee's right of possession and enter upon the demised premises. This right of re-entry shall be cumulative of all other rights and remedies available to Lessor either under this Lease or at law. Termination of this Lease or termination of Lessee's right of possession pursuant to this paragraph shall not relieve Lessee of its liability and obligation to pay rent and other charges accrued prior to these events or relieve Lessee of liability for damages for breach. These liabilities and obligations of Lessee shall survive any expiration or termination of this Lease or any entry and possession by Lessor.
- H. Upon the termination of Lessee's right of possession under this Lease as set forth herein Lessor may retain, sell, or let any improvements, in whole or in part. Any trade fixtures, equipment and personal articles remaining on the Leased Property after the expiration date of the Lease, or after sixty (60) days following entry by Lessor hereunder shall be deemed abandoned and shall become the property of Lessor.

SECTION 21. SUCCESSORS AND ASSIGNS

The provisions of this Lease shall bind and inure to the benefit of the successors and assigns of the parties hereto.

SECTION 22. RELATIONSHIP BETWEEN THE PARTIES AND THIRD PARTIES

Lessor is neither a joint venture with nor a partner or associate of the Lessee with respect to any matter provided for in this Lease. Nothing herein contained shall be construed to create any such relationship between the parties or to subject the Lessor to any obligation of the Lessee whatsoever.

Additionally, this Lease is made for the sole and exclusive benefit of the Lessor and Lessee, their successors and assigns, and is not made for the benefit of any third party.

SECTION 23. CONSENT NOT TO BE UNREASONABLY WITHHELD

Whenever consent or approval is required hereunder by either party, such consent is not to be unreasonably withheld, nor to be delayed for any unreasonable period of time.

SECTION 24. NOTICES

Any notice required to be given to the Lessor shall be in writing and sent certified mail, return receipt requested, to:

Attn: Airport Manager
City of Monroe
P.O. Box 1249
Monroe, Georgia 30655

Any notice required to be given to the Lessee shall be in writing and sent certified mail, return receipt requested, to:

Robert Everett
E3 AIR, LLC
1050 Clotfelter Road
Bogart, GA 30622

SECTION 25. SEVERABILITY

In the event any provision of this Lease is held to be unenforceable for any reason, the remainder of this Lease shall be in full force and effect and enforceable in accordance with its terms.

SECTION 26. HEADINGS

The headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provisions of this Lease.

SECTION 27. EMPLOYMENT AND CONTRACTS

- A. As a condition of this Lease, Lessee covenants and agrees that it will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, sex, age, or disability. Lessee will take affirmative efforts to comply in its employment practices with all requirements of equal opportunity in employment act.
- B. In the letting of contracts for construction of improvements on the demised premises Lessee further covenants that it will seek similar assurances from its contractors and their sub-contractors of equal employment opportunity practices and shall refrain from entering into any

contract with a contractor debarred from constructing public work projects for failure to comply with equal employment opportunity practices.

- C. Lessee further covenants and agrees to conduct its programs, services, and activities on a non-discriminatory basis without regard to disability.

SECTION 28. QUIET ENJOYMENT

Lessor covenants and agrees that Lessee on payment of the rent and other charges provided for in this Lease and fulfillment of the obligations under the covenants, agreements, and conditions of this Lease, shall lawfully and quietly hold, occupy and enjoy the demised premises during the lease term without any interference from anyone claiming through or under Lessor.

SECTION 29. TAXATION AND LICENSE

Lessee shall obtain all necessary licenses, permits, and certificates required by the City of Monroe as a condition or the right to conduct a business or profession from the demised premises. Lessee acknowledges that rent paid to Lessor under this Lease is not in lieu of any required permits and licenses including occupational taxes, if any.

SECTION 30. ENTIRE AGREEMENT

This Lease contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties, not embodied herein, shall be of any force or effect.

[Remainder of page left intentionally blank. Signature page to follow.]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first written above.

LESSOR
CITY OF MONROE, GEORGIA

Witness

John Howard, Mayor

Notary Public

Debbie Kirk, City Clerk

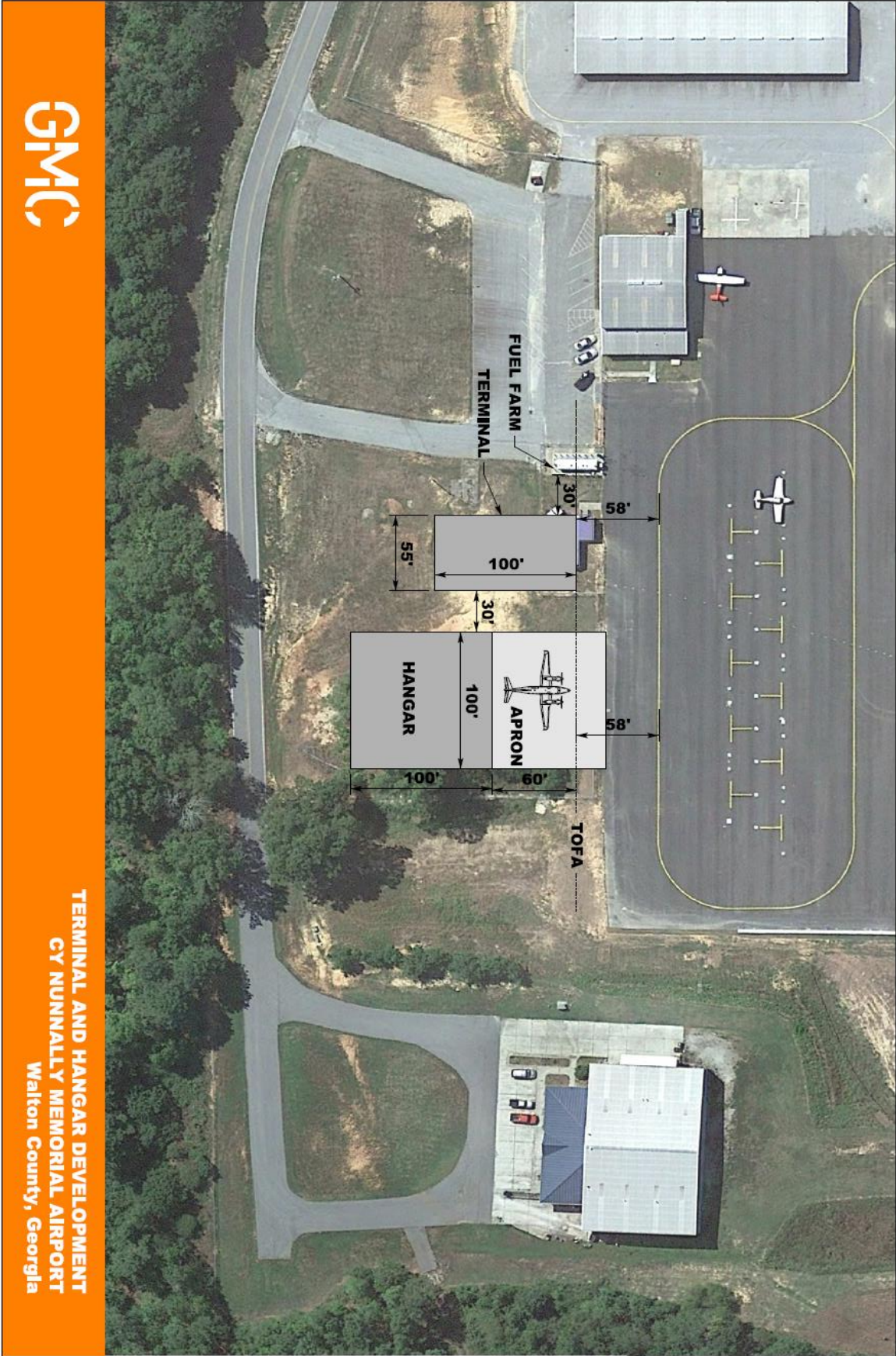
LESSEE
E3 AIR, LLC

Witness

Robert Everett

Notary Public

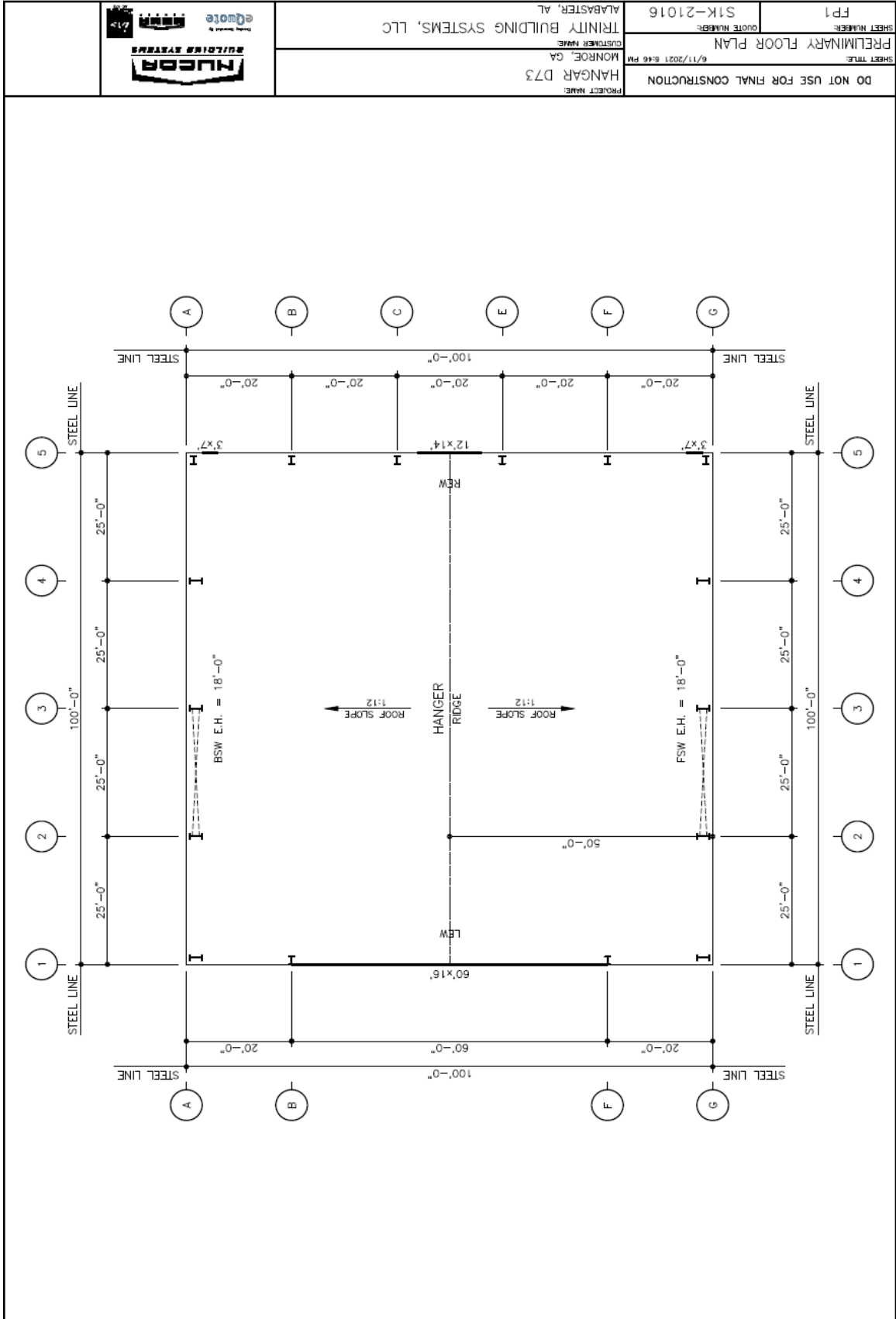
EXHIBIT A





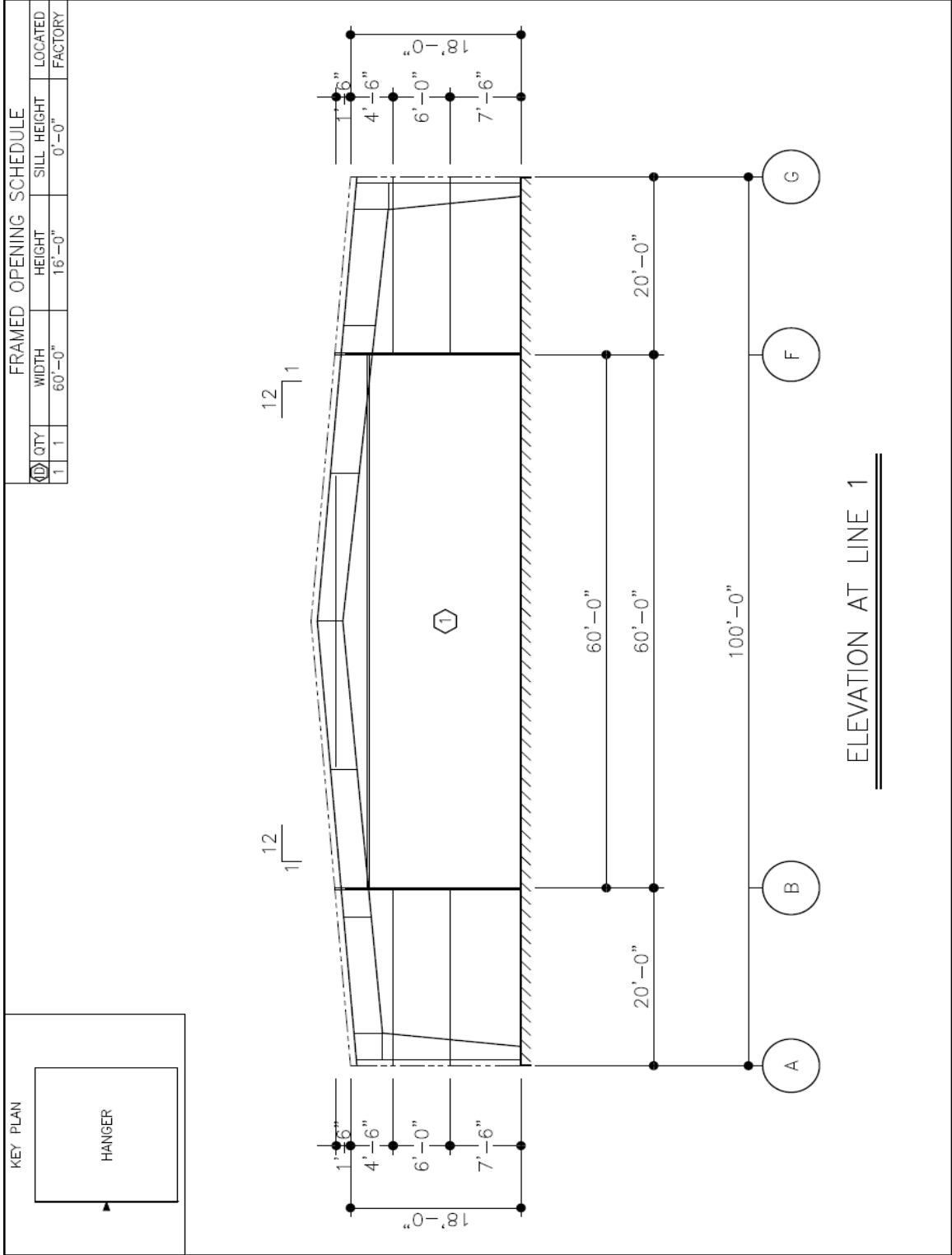
GMC


**TERMINAL AND HANGAR DEVELOPMENT
CY NUNNALLY MEMORIAL AIRPORT
Walton County, Georgia**

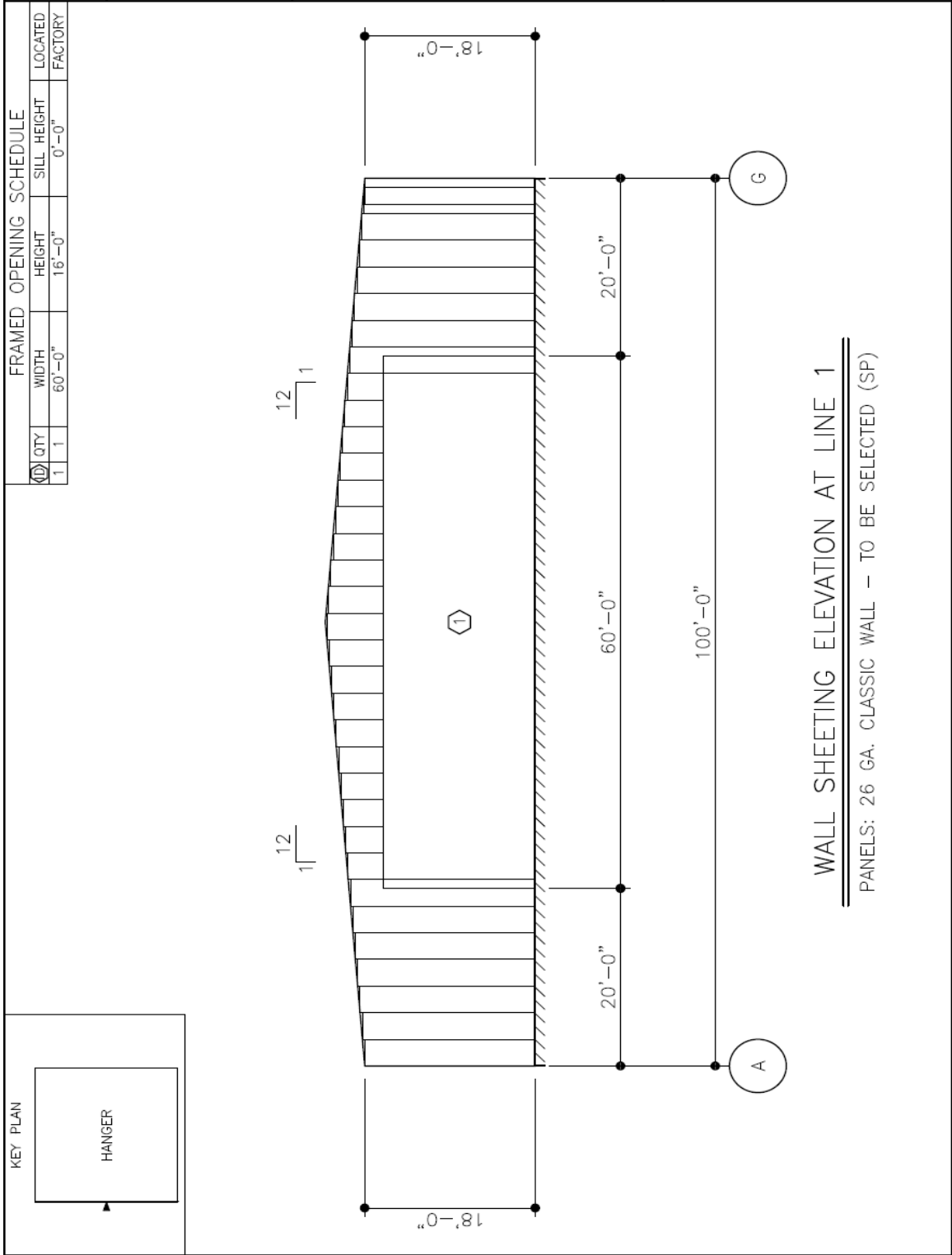
EXHIBIT B



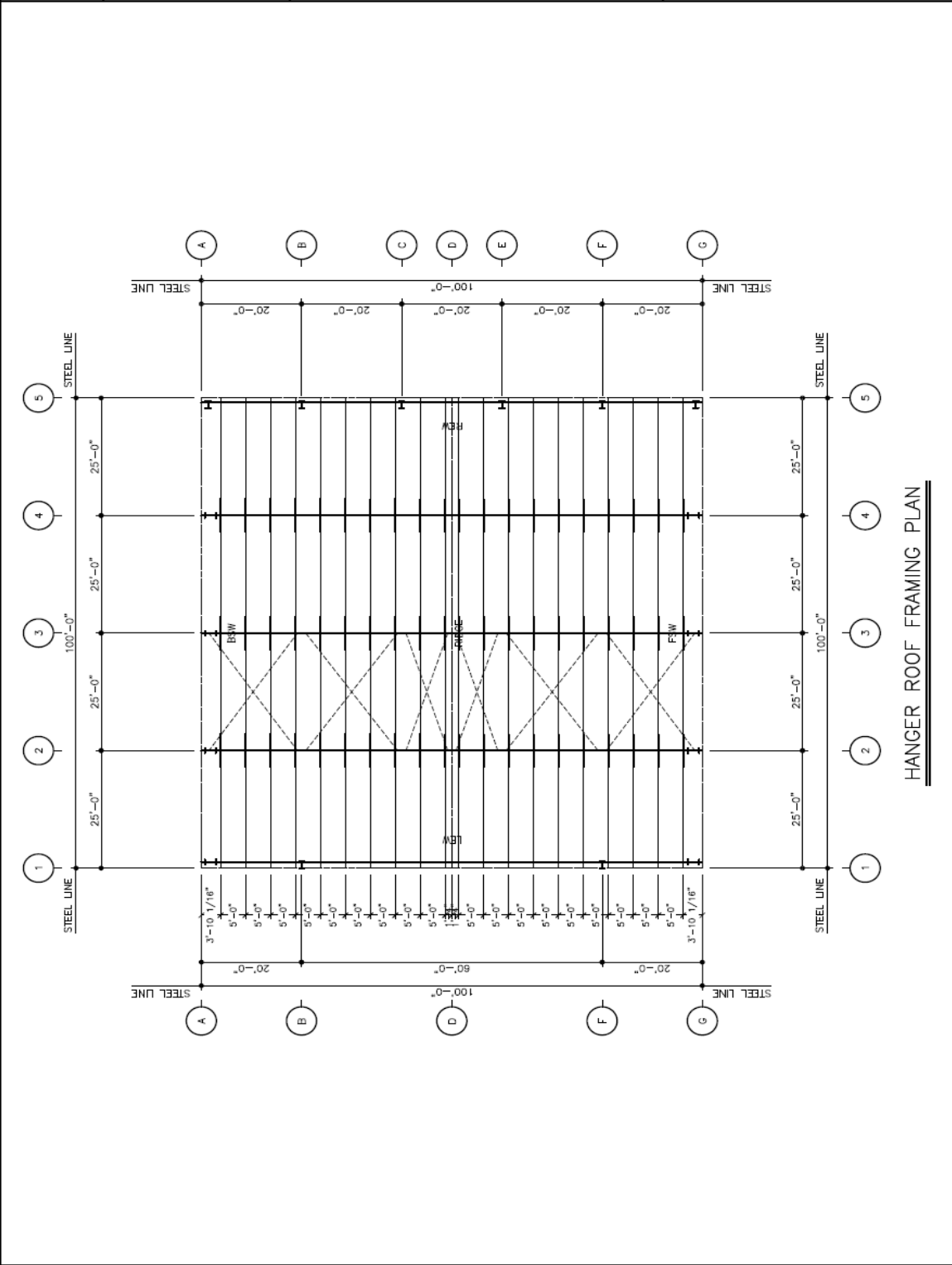
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CUSTOMER NAME: MONROE, GA		PRELIMINARY STRUCTURAL ELEVATIONS	
DATE: 6/11/2021 8:48 PM		DO NOT USE FOR FINAL CONSTRUCTION	
			
TRINITY BUILDING SYSTEMS, LLC		ALABASTER, AL	



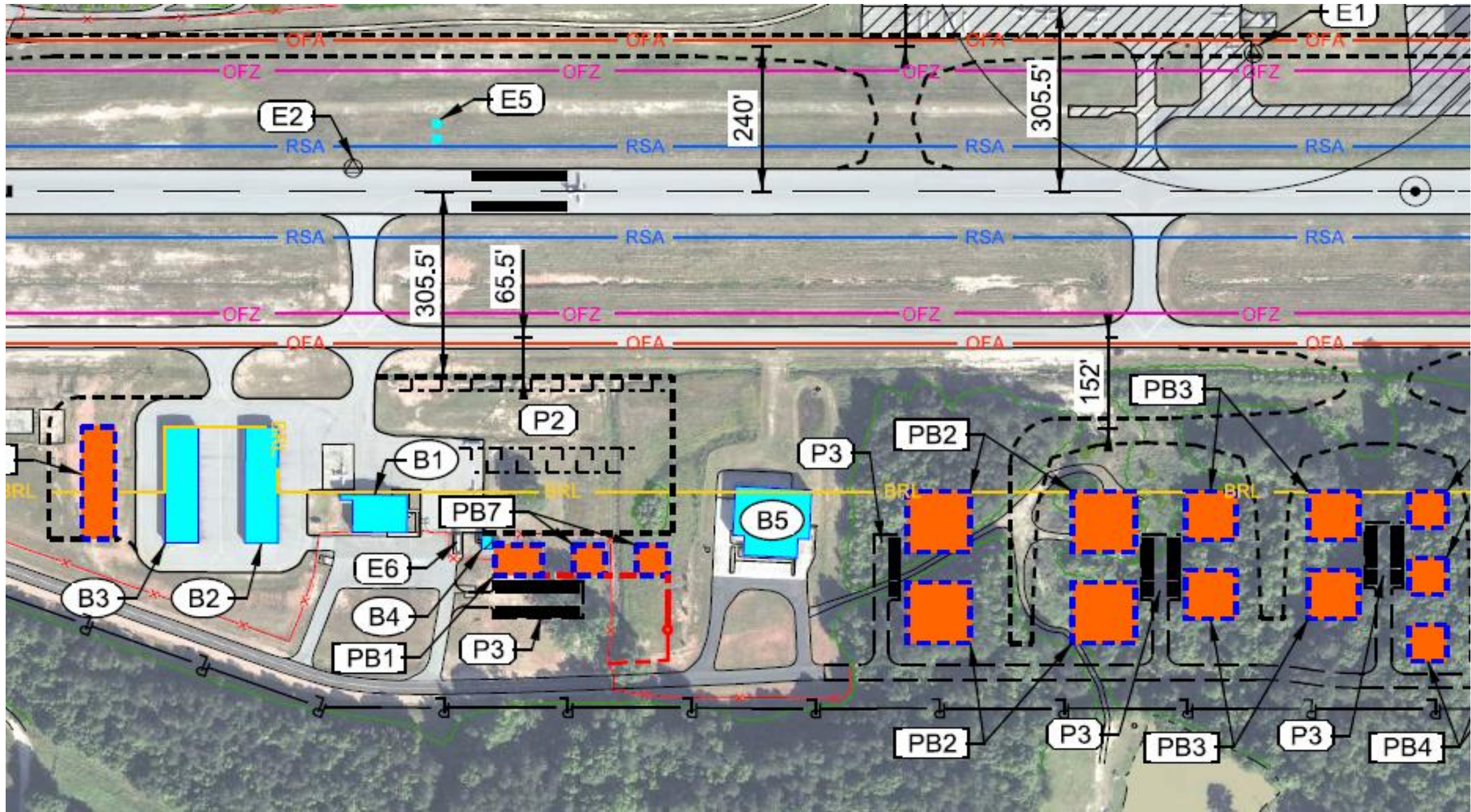
		PROJECT NAME: HANGAR D73	SHEET TITLE: DO NOT USE FOR FINAL CONSTRUCTION
TRINITY BUILDING SYSTEMS, LLC ALABASTER, AL		CUSTOMER NAME: MONROE, GA	SHEET NUMBER: WSS
QUOTE NUMBER: STK-21016		PRELIMINARY SHEETING ELEVATIONS	
DATE: 6/11/2021 6:46 PM		QUOTE NUMBER: STK-21016	



PROJECT NAME: HANGAR D73		MONROE, GA	TRINITY BUILDING SYSTEMS, LLC	ALABASTER, AL
SHEET TITLE: PRELIMINARY ROOF FRAMING PLAN		DATE: 6/11/2021 8:48 PM	CUSTOMER NAME: TRINITY BUILDING SYSTEMS, LLC	QUOTE NUMBER: STK-21016
DO NOT USE FOR FINAL CONSTRUCTION		SHEET NUMBER: RF1		



HANGER ROOF FRAMING PLAN



PB1 – Terminal Building (Tentative Allocation / Acceptance – \$550,000)

PB7 – (2) 50' x 50' hangar spaces (combine spacing to become single 100' x 100' hangar space)



To: City Council
From: Chris Bailey, Assistant City Administrator
Department: Stormwater
Date: 07/28/21
Subject: 2020 CDBG Project Request / Bid Award

Budget Account/Project Name: 2020 CDBG Stormwater

Funding Source: 2021 Utility CIP / CDBG Grant

Budget Allocation: \$1,506,579.00

Budget Available: \$1,414,880.00

Requested Expense: \$1,822,077.00 **Company of Record:** The Dickerson Group, Inc

Description:

This is a request for the approval of the low bid for the 2020 CDBG Stormwater project of \$1,822,077 to The Dickerson Group, Inc. This project covers all drainage, curbs, ditching, and paving to the areas of Mobley Circle, Felker, East Washington, Colquitt, Hubbard, and Cherokee. This construction bid came in over budget due material prices being elevated. There are currently alternate construction materials being considered and discussed to lower the overall cost of the construction portion of the project. The additional funding will come from other CIP projects in stormwater and from other ARP grant/aid funds.

Background:

The City of Monroe has continually applied and leverage grant funded projects to improve areas of the City through cost matching applications.

Attachment(s):

Bid Documentation – 7 pages

Letter of Recommendation (2), Bid Tabulation (1), Notice of Award (1), Minutes (2), Attendance (1)

Project Location – 1 page



Carter & Sloope
CONSULTING ENGINEERS

July 28, 2021

City of Monroe, GA
Mr. Chris Bailey
215 N. Broad Street
Monroe, GA 30655

RE: City of Monroe
2020 CDBG Storm Drainage and Street Improvements
C&S Project No.: M6750.005

Dear Mr. Bailey:

As you are aware, bids were received and opened for the above referenced project on July 27, 2021 at 2:00 PM. We have checked, corrected and tabulated the base bids received as follows:

	<u>Contractor</u>	<u>Total Base Bid</u>	<u>% Over Low Bid</u>
1.	The Dickerson Group, Inc.	\$1,822,077.00	---
2.	Site Engineering	\$3,265,470.00	79%

Carter & Sloope has determined that **The Dickerson Group, Inc.** of Lawrenceville, GA is the low bidder for this project **when evaluated on the basis of the Total Base Bid amount.**

Since the low bidder appears to have adequate experience, technical ability, and financial capability to complete this project and has successfully completed similar projects, **Carter & Sloope recommends the project be awarded to The Dickerson Group, Inc. in an amount equal to the Total Base Bid amount of \$1,822,077.00.**

We are enclosing one (1) copy of the "Bid Opening Minutes," "Bid Opening Attendance" sheet, and certified "Bid Tabulation" for your records. We are also enclosing the Notice of Award for this project. Please execute four (4) copies of the Notice of Award and return them to our office as soon as possible. We will prepare four (4) originals of the Agreement and forward them to you when the Contractor has executed the Agreement and delivered all the necessary Payment and Performance bonds and Certificates of Insurance.

If you have any questions or need any additional information, please call us.

Sincerely,

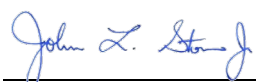
John L. Stover Jr., R.L.A
Project Manager

Enclosures: Bid Opening Minutes – 1 Copy
Bid Opening Attendance – 1 Copy
Certified Bid Tabulation – 1 Copy
Notice of Award – 4 Copies

cc: Mr. Logan Propes, City of Monroe (w/ attachments)
Mr. Rodney Middlebrooks, City of Monroe (w/ attachments)
Mrs. Keeley Garrett, Allen Smith Consulting (w/ attachments)
Mrs. Debra Smith, Allen Smith Consulting (w/ attachments)
Mr. Mazen El-Jeaid, Carter and Sloope (w/ attachments)
Mr. Tom Sloope, Carter and Sloope (w/ attachments)

BID TABULATION FOR ALL BIDS RECEIVED AT THE CITY OF MONROE 215 North Broad Street, Monroe, GA 30655 On July 27, 2021 @ 2:00 PM						CARTER & SLOOPE, INC. CONSULTING ENGINEERS 6310 Peake Rd. Macon, GA 31210		
PROJECT:			BIDDERS:		The Dickerson Group, Inc. 871 Old Peachtree Road NW Lawrenceville, GA 30043		Site Engineering, Inc. 7025 Best Friend Road Atlanta, GA 30340	
City of Monroe Storm Drainage and Street Improvements C&S PROJECT NO.: M6750.005								
Item No.	Est. Qty.	Unit	Description	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	
SECTION 1000 - GENERAL								
1001	1	LS	Erosion Control	\$ 39,650.00	\$ 39,650.00	\$ 185,000.00	\$ 185,000.00	
1002	1	LS	Traffic Control	\$ 135,255.00	\$ 135,255.00	\$ 185,000.00	\$ 185,000.00	
1003	100	SY	Trench Stabilization	\$ 30.00	\$ 3,000.00	\$ 115.00	\$ 11,500.00	
1004	1	LS	Rock Allowance	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
1005	1	LS	Testing Allowance	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
1006	1	LS	Supplemental Work Allowance	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
GENERAL SUBTOTAL:				\$	252,905.00	\$	456,500.00	
SECTION 2000 - STORM DRAINAGE IMPROVEMENTS								
2001	6	MO	Stormwater Monitoring, per NPDES Permit No. GAR100002	\$ 675.00	\$ 4,050.00	\$ 3,000.00	\$ 18,000.00	
2002	2	AC	Notice of Intent (NOI) Filing Fee	\$ 600.00	\$ 1,200.00	\$ 500.00	\$ 1,000.00	
2003	1695	LF	Remove Existing Storm Pipe (Various Sizes)	\$ 20.00	\$ 33,900.00	\$ 35.00	\$ 59,325.00	
2004	5	EA	Plug and Abandon Existing Storm Pipe	\$ 450.00	\$ 2,250.00	\$ 3,500.00	\$ 17,500.00	
2005	19	EA	Remove Existing Storm Structure	\$ 225.00	\$ 4,275.00	\$ 2,500.00	\$ 47,500.00	
2006	67	EA	15" RCP Drainage Pipe	\$ 95.00	\$ 6,365.00	\$ 228.00	\$ 15,276.00	
2007	1018	LF	18" HDPE Drainage Pipe	\$ 95.00	\$ 96,710.00	\$ 233.00	\$ 237,194.00	
2008	599	LF	18" RCP Drainage Pipe	\$ 95.00	\$ 56,905.00	\$ 233.00	\$ 139,567.00	
2009	2000	LF	24" HDPE Drainage Pipe	\$ 110.00	\$ 220,000.00	\$ 255.00	\$ 510,000.00	
2010	183	LF	24" RCP Drainage Pipe	\$ 110.00	\$ 20,130.00	\$ 255.00	\$ 46,665.00	
2011	466	LF	30" HDPE Drainage Pipe	\$ 125.00	\$ 58,250.00	\$ 289.00	\$ 134,674.00	
2012	145	LF	36" HDPE Drainage Pipe	\$ 155.00	\$ 22,475.00	\$ 289.00	\$ 41,905.00	
2013	45	LF	36" RCP Drainage Pipe	\$ 150.00	\$ 6,750.00	\$ 319.00	\$ 14,355.00	
2014	2	EA	18" Concrete Headwall	\$ 1,200.00	\$ 2,400.00	\$ 2,000.00	\$ 4,000.00	
2015	1	EA	24" Concrete Headwall	\$ 1,400.00	\$ 1,400.00	\$ 3,000.00	\$ 3,000.00	
2016	1	EA	30" Concrete Headwall	\$ 1,500.00	\$ 1,500.00	\$ 4,000.00	\$ 4,000.00	
2017	1	EA	36" Concrete Headwall	\$ 1,600.00	\$ 1,600.00	\$ 4,500.00	\$ 4,500.00	
2018	1	EA	Grate Inlet	\$ 800.00	\$ 800.00	\$ 6,000.00	\$ 6,000.00	
2019	1	EA	GDOT 9031-S Drop Inlet	\$ 2,750.00	\$ 2,750.00	\$ 6,000.00	\$ 6,000.00	
2020	3	EA	Junction Box w/ Manhole Ring and Cover	\$ 2,290.00	\$ 6,870.00	\$ 6,000.00	\$ 18,000.00	
2021	36	EA	GDOT 1033D Single Wing Catch Basin	\$ 3,650.00	\$ 131,400.00	\$ 8,000.00	\$ 288,000.00	
2022	19	EA	GDOT 1034B Double Wing Catch Basin	\$ 3,700.00	\$ 70,300.00	\$ 8,500.00	\$ 161,500.00	
2023	2	EA	Flared End Section	\$ 1,500.00	\$ 3,000.00	\$ 1,500.00	\$ 3,000.00	
2024	308	SY	Class A Pavement Patching	\$ 126.00	\$ 38,808.00	\$ 127.00	\$ 39,116.00	
2025	8	EA	Relocate Existing Sewer Service	\$ 1,000.00	\$ 8,000.00	\$ 3,000.00	\$ 24,000.00	
2026	20	SY	Rip Rap for Outlet Protection	\$ 60.00	\$ 1,200.00	\$ 100.00	\$ 2,000.00	
STORM DRAINAGE IMPROVEMENTS SUBTOTAL:				\$	803,288.00	\$	1,846,077.00	
SECTION 3000 - STREET IMPROVEMENTS								
3001	11405	LF	DOT Type II Concrete Curb & Gutter	\$ 28.00	\$ 319,340.00	\$ 34.00	\$ 387,770.00	
3002	237	LF	Valley Gutter	\$ 28.00	\$ 6,636.00	\$ 40.00	\$ 9,480.00	
3003	1012	TN	Recycled Asphalt Concrete 9.5 mm Superpave, Type 1, GP 1 or GP 2, Including Bituminous Material and Lime (1.5")	\$ 181.50	\$ 183,678.00	\$ 215.00	\$ 217,580.00	
3004	12270	SY	Mill (Variable Depth) of Existing Asphalt Material	\$ 5.70	\$ 69,939.00	\$ 8.00	\$ 98,160.00	
3005	100	TN	Leveling	\$ 177.50	\$ 17,750.00	\$ 250.00	\$ 25,000.00	
3006	14	EA	Raise Existing Manhole to Grade	\$ 500.00	\$ 7,000.00	\$ 2,000.00	\$ 28,000.00	
3007	10	EA	Raise Existing Valve to Grade	\$ 40.00	\$ 400.00	\$ 800.00	\$ 8,000.00	
3008	44	LF	Terminate New Pavement Patch with Flush Concrete Curbing	\$ 50.00	\$ 2,200.00	\$ 600.00	\$ 26,400.00	
3009	265	SY	Concrete Pavement Patch for Existing Sewer Settlement Repair	\$ 121.00	\$ 32,065.00	\$ 175.00	\$ 46,375.00	
3010	10	EA	Relocate Existing Water Meter	\$ 850.00	\$ 8,500.00	\$ 650.00	\$ 6,500.00	
3011	5872	LF	Thermoplastic Solid Traffic Stripe, 5 in., Yellow	\$ 2.25	\$ 13,212.00	\$ 4.00	\$ 23,488.00	
3012	14	LF	Thermoplastic Solid Traffic Stripe, 24 in., White	\$ 16.00	\$ 224.00	\$ 20.00	\$ 280.00	
3013	954	SY	Concrete Driveway Replacement, 6" Thick	\$ 110.00	\$ 104,940.00	\$ 90.00	\$ 85,860.00	
STREET IMPROVEMENTS SUBTOTAL:				\$	765,884.00	\$	962,893.00	
Total Base Bid				\$	1,822,077.00	\$	3,265,470.00	

*Highlighted items represent miscalculations in Site Engineering's Bid price.
I hereby certify that this Bid Tabulation is a true and accurate representation of all Bids received on July 27, 2021



 John L. Stover, R.L.A.
 RLA# 001267

NOTICE OF AWARD

To: The Dickerson Group, Inc.
871 Old Peachtree Road NW
Lawrenceville, GA 30043

Date: _____

PROJECT: **CITY OF MONROE FY 2020 CDBG**
STORM DRAINAGE AND STREET IMPROVEMENTS

The OWNER has considered the BID submitted by you on July 27, 2021, for the above described WORK in response to its Advertisement for and Instructions to Bidders.

You are hereby notified that your BID has been accepted for items in the amount of

One Million Eight Hundred Twenty-Two Thousand Seventy-Seven Dollars (\$1,822,077.00).

You are required by the Instructions to Bidders to execute the Agreement and furnish the required CONTRACTOR's Performance BOND, Payment BOND and Certificates of Insurance with fifteen (15) calendar days from the date of the Notice to you.

If you fail to execute said Agreement and to furnish said BONDS within fifteen (15) days from the date of this notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE of AWARD to the OWNER.

Dated this ____ day of _____, 20__.

CITY OF MONROE

By: _____

Title: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by _____ this ____ day of _____, 20__.

By: _____

Title: _____

BID OPENING MINUTES

July 27, 2021

It is now 2:00 PM. Bids for the City of Monroe, 2020 CDBG Storm and Street Improvements project are now officially closed.

Introductions:

The Bids will be opened and read aloud, stating whether or not a Bid Bond is attached, and whether the Addendum has been noted.

We will begin with sealed bid from:

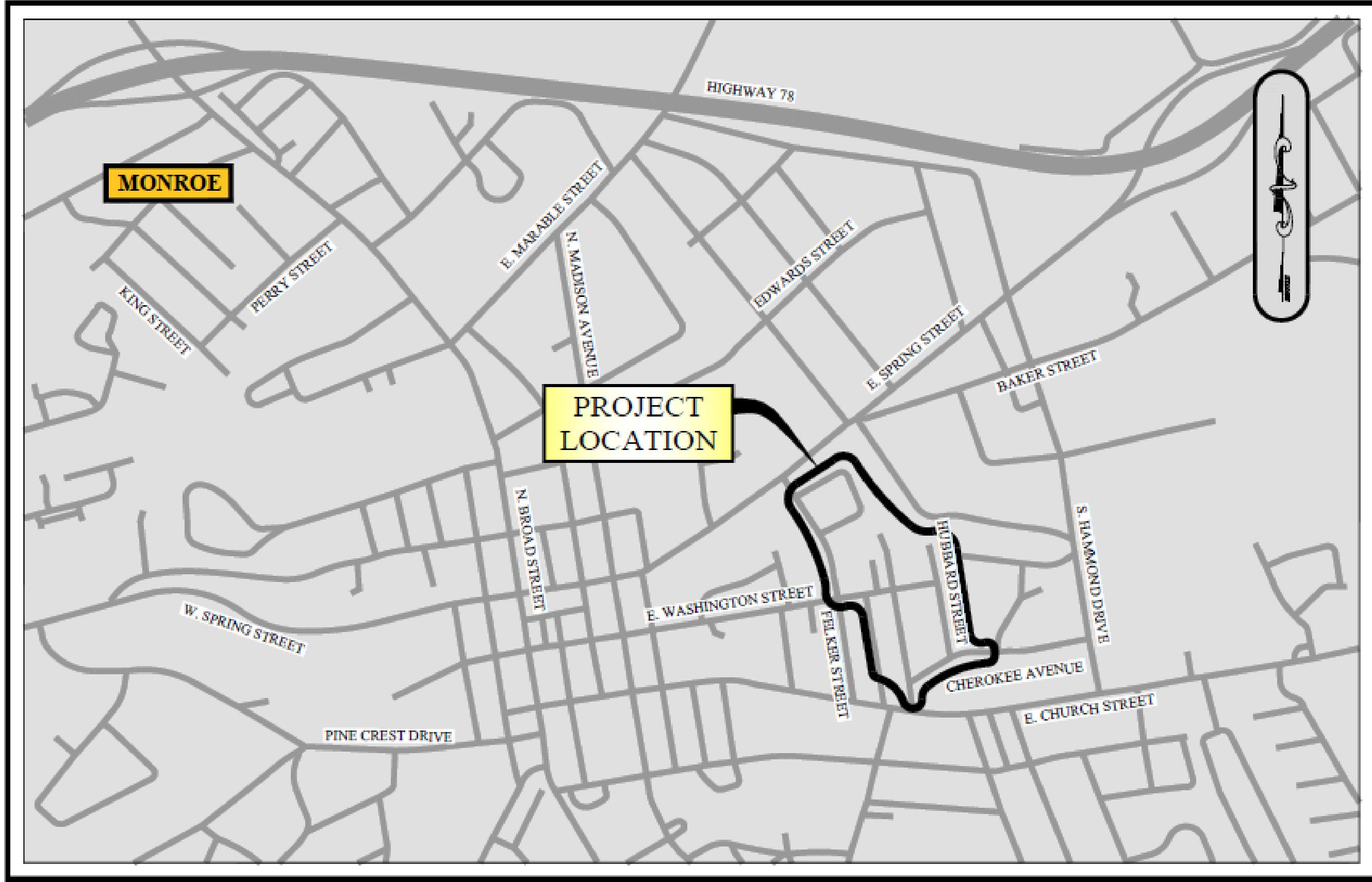
- 1. * THE DICKERSON GROUP, INC
 Bid Bond (is) (is not) attached
 Addendum 1 (is) (is not) noted
 Base Bid, amount of \$ 1,822,077.00
- 2. SITE ENGINEERING INC
 Bid Bond (is) (is not) attached
 Addendum 1 (is) (is not) noted
 Base Bid, amount of \$ 3,692,970.00
- 3. _____
 Bid Bond (is) (is not) attached
 Addendum 1 (is) (is not) noted
 Base Bid, amount of \$ _____
- 4. _____
 Bid Bond (is) (is not) attached
 Addendum 1 (is) (is not) noted
 Base Bid, amount of \$ _____
- 5. _____
 Bid Bond (is) (is not) attached
 Addendum 1 (is) (is not) noted
 Base Bid, amount of \$ _____
- 6. _____
 Bid Bond (is) (is not) attached
 Addendum 1 (is) (is not) noted
 Base Bid, amount of \$ _____

At this time, the apparent low Bidder is THE DICKERSON GROUP, INC. with a Base Bid Amount of \$ 1,822,077.00. All "Base Bid" amounts will be reviewed, and a formal award made within the next 15 to 60 days. We appreciate your interest in this project and we hereby officially adjourn this Bid Opening.

JULY 27, 2021

Signature: John L. Hoj

Signature: [Handwritten Signature]





To: City Council
From: Chris Bailey, Assistant City Administrator
Department: Parks
Date: 07/27/21
Subject: Mathews Park Phase II Project

Budget Account/Project Name: Mathews Park Phase II

Funding Source: SPLOST 2019

Budget Allocation:	\$364,900.00	(all park rehabilitation projects)
Budget Available:	\$641,830.30	(remaining allocated to Town Green)
Requested Expense:	\$300,000.00	Company of Record: TBD - Various

Description:

This is a request for the approval of a Phase II rehabilitation for Mathews Park. This request will cover the repaving and repositioning of parking areas in the front section of the park, demo of existing asphalt and sitework preparation for parking areas, replacement of metal awning to wooden pavilion, additional 30' x 60' wooden pavilion, painting, electrical, picnic tables (ADA compliant also), grill additions, trash can for pavilions and playground, shade structures, landscaping and fencing at roadside, concrete walkways for ADA compliance and access to pavilions, and signage for park areas and disc golf course (rename and layout). Sealed bid items will come before Council in September, but project approval allows for the order placement and start of items not requiring sealed bids, and should sealed bids come in under the \$100,000 threshold.

Background:

The City of Monroe has continued to push the rehabilitation process of the parks system in order to provide a stronger quality of life to citizens and visitors.

Attachment(s):

Layout / Phases – 1 page
 Disc Golf Adjustment – 1 page



Phase I Elements – \$165,510

Playground Equipment / Border Installation – \$45,789

Picnic Table / Grill Replacement / Benches – \$18,273

Shade Structure – \$9,800

Signage / Landscaping – \$15,652

Painting / Pavilion Rehabilitation – \$7,225

Flag Pole Replacement – \$2,447

Restroom Preparation / Installation – \$63,877

Demolition of Existing – \$2,696

Phase II Elements (Proposed) – \$334,601

Grading / Paving Replacement – currently being bid

Picnic Table / Grill Installation / Trash Receptacles – \$13,303

Shade Structure – \$11,548

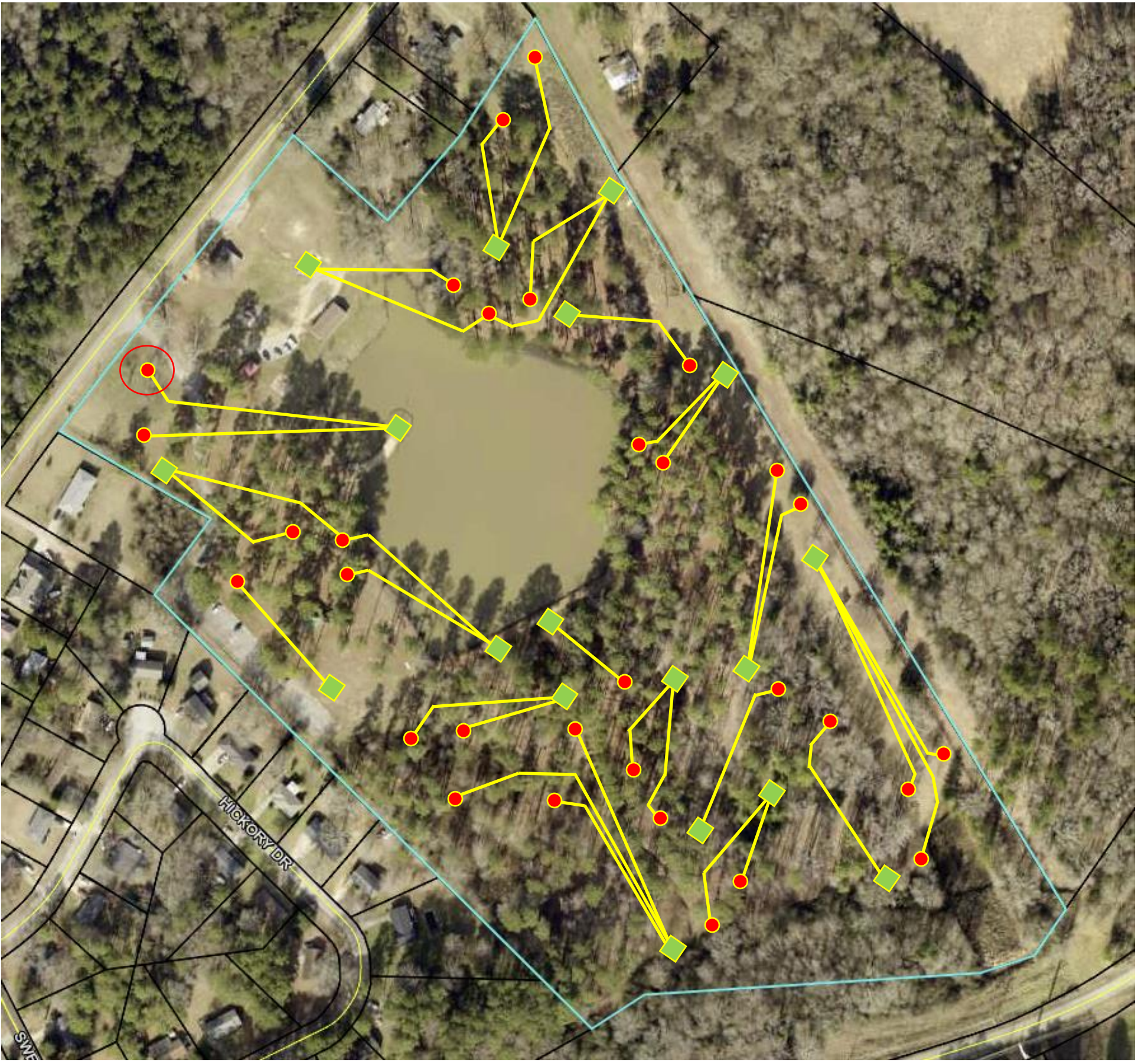
Landscaping / Fencing – \$22,250

Pavilion Replacement / Addition – currently sealed bid

Concrete Walkway Additions – \$15,000

Additional Signage – \$12,500

Restroom Addition – \$70,178 (2021 Capital Improvement Project)





To: City Council, Finance
From: Danny P Smith, Director of Solid Waste
Department: Solid Waste – Disposal
Date: 7/19/2021
Subject: New Scale Purchase

Budget Account/Project Name: 540-4530-541400/Replace Scales

Funding Source: SW CIP

Budget Allocation: \$100,000.00

Budget Available: \$893,205.00

Requested Expense: \$107,466.70

Since 1821
THE CITY OF
Monroe
Company of Purchase: Fairbanks Scales

Description:

A request is made to purchase a Talon HVX Truck Scale and Installation, with the additional \$7,466.70 The price increase is due to the higher cost of metal.

Background:

The Fairbanks scale system is the original scales, when the transfer station was constructed in 2001. However, the increased traffic flow the past several years, has produced high maintenance issues and major repair costs. Fairbanks is a sole source provider.

Attachment(s):

1. Cover Sheet
2. Requisition
3. Quote (including specs)



July 15, 2021

CITY OF MONROE TRANSFER STATION
213 CHERRY HILL ROAD
MONROE, GA 30655

RE: Quote # QUO-17218-J5COP1

The following proposal outlines the pricing and scheduling for a Talon HVX Truck Scale to be installed at the City of Monroe Transfer Station. Fairbanks will place a PV frame/ramps/approaches on the flat customer designated area, then proceed to install the new Talon HVX SD scale on the frame. The Fairbanks service team will wire, test, and calibrate this temporary scale before shutting down the existing scale. Our contractor will make scale modifications, remove the new scale from the PV frame, and set the new scale on permanent foundation. Fairbanks will return PV frames/approaches/ramps after new scale is set onto permanent foundation. Our service will wire, test, and calibrate the new scale once in place. This proposal includes equipment, installation, instrumentation, calibration, and an industry leading 25-year load cell warranty.

Please let me know if you have any questions after review this proposal.

Thank you for the opportunity!

Thomas King
704-330-3641

Schedule of Materials

Catalog Number	Description	Unit Price	Extended Buy Price
7270-SP33696	Talon HVX Truck Scale	\$61,350.00	\$61,350.00
91681	70' RUB RAIL FACTORY INSTALLED	\$4,660.00	\$4,194.00
36970	FB2560 INSTRUMENT DESKTOP	\$1,892.00	\$1,702.80
90811	ABOVE GROUND FOUNDATION DWG	\$0.00	\$0.00
30916	INTERNAL INTALOGIX INTERFACE	\$411.00	\$369.90
98078	Installation Fairbanks technicians to wire test and calibrate 70x10 Talon HVX in a PV frame.	\$4,500.00	\$4,500.00
98078	Installation Wire test and calibrate 70x10 Talon HVX on permanent foundation.	\$3,750.00	\$3,750.00
98080	Foundation contractor to set 70 X 10 Talon HVX in a PV frame. All ramps, approaches, and frame provided by Fairbanks. Gound to be level and unyielding. Crane included in price. Scale foundation construction work; Includes excavation, rebar, forming, concrete and concrete finish.	\$3,550.00	\$3,550.00
98080	Remove existing scale from foundation. Disposal of scale provided by others. Scale foundation construction work; Includes excavation, rebar, forming, concrete and concrete finish.	\$3,000.00	\$3,000.00
98080	Contractor to saw cut 18" from edge of entrance and exit ends walls of scale and demo existing concrete. New coping, checking embeds, and rebar reinforcing placed and poured with 6" cap on 10" levels. Will also cap up to 60" of approaches. All debris and soils disposed of by customer. Scale foundation construction work; Includes excavation, rebar, forming, concrete and concrete finish	\$15,000.00	\$15,000.00
98080	Remove scale from PV frame and set on to new foundation. Breakdown and load PV frame on to truck for transport provided by others. Scale foundation construction work; Includes excavation, rebar, forming, concrete and concrete finish.	\$5,300.00	\$5,300.00
	Rental – Ramps and Approaches for PV Scale	\$2,000.00	\$2,000.00

Estimated Freight ¹	\$2,750.00
Applicable Taxes	To Be added
Total	\$107,466.70

Accepted by:

Signature line	Date:
Print name	PO #:

¹The shipping quote provided is for budgetary use only. Shipping costs will vary based on shipping method and carrier requested at time of shipment- actual freight charges will be billed "Prepaid and Add" to invoice. Fairbanks Scales arranges and schedules freight as a courtesy service to our customers, the customer is welcome to arrange their own freight carrier or pickup if they have a preferred carrier or a less expensive option.

Payment Terms:

Net 30 upon approved credit, invoiced on three milestones: 1- Foundation completion, 2- Equipment shipment, 3- Installation completion. There will be a 20% cancelation fee (details in item #5 of attached Terms).

Lead Time:

At the time of quotation Lead Time is currently 5 weeks. Lead time will be updated after credit approval at point of award.

Price Validity:

All prices are firm for thirty (30) days from the date of this proposal. Pricing based on ship date occurring within Sixty (60) days of order date or next available production date. Any schedule beyond that period may require repricing.

Freight:

¹The shipping quote provided is for budgetary use only. Shipping costs will vary based on shipping method and carrier requested at time of shipment- actual freight charges will be billed "Prepaid and Add" to invoice. Fairbanks Scales arranges and schedules freight as a courtesy service to our customers, the customer is welcome to arrange their own freight carrier or pickup if they have a preferred carrier or a less expensive option.

Responsibilities

Fairbanks Responsibilities:

- Set new Talon HVX on PV frame with ramps and approaches.
- Wire, Test, and Calibrate Scale in PV frame.
- Cap end walls 6" / will cap up to 60' of approaches.
- Remove new scale from PV frame and set onto permanent foundation.
- Remove PV frame, ramps and approaches.
- Wire, Test, and Calibrate new scale

Customer Responsibilities:

- Pricing based on M-Th 10 hours days excluding holidays.
- All debris and soils to be disposed of by customer.
- Removing of scale from PV and setting on new foundation to be done during normal working hours.
- No permits, electrical, or special training included in pricing.
- All work quoted at nonunion or non-prevailing wages.
- Level unyielding surface for setting PV and ramps provided by others.
- All ramps, approaches and level for PV provided by others.
- Additional costs in the event concealed damage exists that prevents repurposing the existing home run conduit.



TERMS AND CONDITIONS

The following provisions form part of the quotation as express Agreements between Fairbanks Scales ("Company") and the Buyer governing the terms and conditions of the sale, subject to modification only in writing signed by the local manager or an executive officer of the Company. In the event of any differences between these terms and conditions and those of Buyer, Buyer acknowledges that notwithstanding anything to the contrary, these terms and conditions shall prevail and Buyer's signing of this quotation or accepting the goods and services to be delivered hereunder shall be conclusive proof thereof.

1. If the order is under and according to a Company dealer or distributor contract with Buyer in force at the time of acceptance, the provisions of such contract will control, except as expressly otherwise provided on the face hereof.
2. Fairbanks Scales Inc. (the "Company") warrants and agrees that if, within one (1) year after installation or 15 months from date of shipment, whichever occurs first, any part purchased from the Company should fail because of defective material or workmanship in its manufacture, and the Company is notified promptly, in writing, of the nature of the defect, the Company will, (if Buyer's account with the Company is then and remains current), during normal working hours, repair or replace such part, free of charge, provided the Buyer pays travel expenses to and from the nearest Fairbanks Scales Customer Support Center, or Fairbanks Authorized Distribution Center, or in case of a replacement, shipping expenses from its factory. (Travel charges and shipping expenses so incurred during the first 30 days following installation will be paid by the Company.) It is the Company's sole discretion whether to replace or repair the part covered under this warranty. The Company reserves the right to replace any defective part with a repaired part from its warranty stock. Notwithstanding anything contained herein to the contrary, this warranty is voidable at the discretion of the Company if the product has been installed by anyone other than the Company or an authorized distributor of the Company or has been subjected to improper installation, misuse, negligent handling, alteration, accident, or improper repairs or modifications. Any warranties with respect to machinery, apparatus, accessories, articles, or materials not manufactured by the Company shall be limited to those of the respective manufacturer thereof, if any, which the Company may be permitted to pass on to the Buyer. Under this provision, the Company will be deemed to have manufactured only those articles bearing the Company's name-plate or trademark.
3. Unless and until all sums (however evidenced) payable in respect of the sale and delivery of the goods have been fully paid in money and satisfied:
 - (a) the goods shall remain strictly personal property, however affixed to realty, title thereof and ownership thereof shall remain in Company's name; and Buyer shall keep the property insured and free from liens or encumbrances, pay all taxes thereon, make good all loss, damage, or deterioration, and take all steps necessary to preserve the Company's title, including the execution and filing of all instruments necessary for such purpose.
 - (b) Company shall have, and in the event of default in the terms hereof, may exercise cumulatively and not in the alternative, all rights and remedies provided by the applicable laws of the jurisdiction, as if expressly herein so provided, and, insofar as permitted by such laws, may declare all sums payable hereunder immediately due and payable, may take possession of the property or any part thereof wherever found, and may sell the same at public or private sale on such terms as it may deem advisable, giving Buyer 10 days written notice of the time and place of the sale, at which Company may bid and become a Buyer, the proceeds of such sale shall be applied, in the order stated, to the costs and the expenses of search, seizure, removal, storage, advertisement, sale, collection and enforcement, to interest on the amount due and unpaid purchase price, and to any other sums owing to the Company by Buyer; any excess shall be remitted to Buyer and the Buyer shall forthwith pay any deficiency.
4. Except as otherwise expressly stated on the face of this acknowledgment: The goods shall be delivered F.O.B. cars, Company's factory; the prices charged shall be the Company's prices regularly established at time of shipment, all stated discounts shall apply to list prices; Buyer shall, in addition, pay all shipping and handling charges from factory, or their equivalent, and also taxes on the sale, delivery or use. Nevertheless, in all cases: Company reserves the right to elect terms of payment C.O.D., SDB/L, or Net 30 days after shipment and accounts past due shall bear interest at the highest lawful contract rate, and Buyer shall pay all costs and expenses, including attorney's fees, incurred in collecting the same.
5. The order is subject to cancellation by Buyer (a) only for standard products not the subject of the second sentence hereof, (b) only prior to shipment or commencement of any site work by or for the Company in connection therewith, and (c) then only on the payment to Company of 20% of the net price as agreed liquidated damages, which Buyer agrees to pay. Orders involving custom product or product to be manufactured or modified for a particular customer or its particular application are not subject to cancellation; any such attempted cancellation shall constitute a breach of contract, entitling the Company to all remedies available to it by law.
6. Shipment date and delays: At the time the order is placed, the Buyer will be notified of the shipping date of the scale. The Company will manufacture the scale in order to meet the shipping date. If the Buyer delays the shipment of the scale by more than five (5) days, within ten (10) working days, prior to the schedule shipping date, a twenty percent (20%) charge will be assessed to the Buyer. Should the Buyer request delays on orders quoted which involve subcontractors, increases in cost from subcontractors will be borne by the Buyer.
7. THE COMPANY'S WARRANTIES AS SET FORTH HEREIN ARE EXCLUSIVE AND ARE IN LIEU OF, AND BUYER HEREBY WAIVES, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE.
8. UNDER NO CIRCUMSTANCES SHALL THE COMPANY HAVE ANY LIABILITY FOR LIQUIDATED DAMAGES OR FOR INCIDENTAL, COLLATERAL, CONSEQUENTIAL OR SPECIAL DAMAGES OR FOR THE LOSS OF PROFITS, OR FOR ACTUAL LOSSES OR FOR LOSS OF PRODUCTION OR PROGRESS OF CONSTRUCTION, WHETHER RESULTING FROM DELAYS IN DELIVERY OR PERFORMANCE, BREACH OF WARRANTY, CLAIMS OF INCORRECT WEIGHING, CLAIMS OF OR FOR NEGLIGENT MANUFACTURE, ACTS OF GOD, OR OTHERWISE. THE AGGREGATE TOTAL LIABILITY OF THE COMPANY UNDER THIS CONTRACT, WHETHER FOR BREACH OF WARRANTY OR OTHERWISE, SHALL IN NO EVENT EXCEED THE CONTRACT PRICE. BUYER AGREES TO INDEMNIFY AND HOLD HARMLESS THE COMPANY FOR ALL CLAIMS BY THIRD PARTIES, WHETHER FOR BUSINESS LOSS, PERSONAL INJURY OR OTHERWISE, WHICH EXTEND BEYOND THE FOREGOING LIMITATIONS ON THE COMPANY'S LIABILITY.



UNITED STATES AND CANADIAN FAIRBANKS SCALES — SCALE STORE WARRANTY

Fairbanks Scales Inc. (the "Company") warrants and agrees that if, within one (1) year after installation or 15 months from date of shipment, whichever occurs first,

- (i) any product purchased from the Company should fail because of defective material or workmanship in its manufacture, or
- (ii) any product purchased from the Company which is equipped with Intalogix Technology (excluding driver assist terminals and peripheral devices, including, but not limited to, printers, remote displays etc.) should fail due to lightning, the Company will repair or replace such product, free of charge.

Further, the Company warrants and agrees that if, within five (5) years after installation or 66 months from the date of shipment, whichever occurs first,

- (i) any truck scale structural steel weigh bridge,
- (ii) any railroad track scale structural steel weigh bridge, or
- (iii) any truck scale or railroad track scale original load cell (including load cells damaged by lightning), instrument, pit power supply, or smart sectional controller purchased from the Company should fail because of defective material or workmanship, the Company will repair or replace such item, free of charge, provided that
 - (a) the scale is equipped with Intalogix Technology,
 - (b) service is performed a minimum of twice per year by a service entity authorized by the Company pursuant to a Preventive Maintenance Agreement, and such Preventive Maintenance Agreement must remain in effect for the entire duration of the warranty period without any lapses, and
 - (c) the Buyer shall pay for all labor required to perform this warranty, other than labor incurred within one (1) year after installation or 15 months from date of shipment, whichever occurs first, which will be paid by the Company.

Further, the Company warrants and agrees that if, within twenty-five (25) years after installation,

- (i) any truck scale original model PR6221 load cell (including load cells damaged by lightning), purchased from the Company should fail because of defective material or workmanship, the Company will repair or replace such item, free of charge, provided that
 - (a) the scale is equipped with Intalogix Technology,
 - (b) service is, and has been continuously since the scale was installed, performed a minimum of twice per year by a service entity authorized by the Company pursuant to a Preventive Maintenance Agreement, and such Preventive Maintenance Agreement must remain in effect for the entire duration of the warranty period without any lapses, and
 - (c) the Buyer shall pay for all labor required to perform this warranty, other than labor incurred within one (1) year after installation or 15 months from date of shipment, whichever occurs first, which will be paid by the Company.

In the case of any warranty contained herein,

- (i) Buyer must promptly notify the Company, in writing, of the nature of the possible defect being claimed hereunder,
- (ii) Buyer's account with the Company must be current at the time a claim for warranty hereunder is made, and must remain current thereafter,
- (iii) All work by the Company will be performed during normal business hours,
- (iv) The Company, in its sole discretion, reserves the right to replace or repair the product covered under this warranty,
- (v) The Company, in its sole discretion, reserves the right to replace any defective part with a repaired part from its warranty stock,
- (vi) The Buyer will pay travel expense to and from the nearest Fairbanks Scales Customer Support Center, or Fairbanks Authorized Distribution Center, or in case of a replacement, shipping expenses from its factory, except that travel charges and shipping expenses so incurred during the first 30 days following installation will be paid by the Company, and
- (vii) The Buyer will be responsible for calibration fees except for calibration fees incurred within the first 30 days following installation will be paid by the company.

Notwithstanding anything contained herein to the contrary, this warranty is voidable at the discretion of the Company if the product has been installed by anyone other than the Company or an authorized distributor of the Company or has been subjected to improper installation, misuse, negligent handling, alteration, accident, damage by fire, water or act of God, or improper repairs or modifications.

Any warranties with respect to machinery, apparatus, accessories, articles or materials not manufactured by the Company shall be limited to those of the respective manufacturer thereof, if any, which the Company may be permitted to pass on to the Buyer. Under this provision, the Company will be deemed to have manufactured only those articles bearing the Company's name-plate or trademark.

THE COMPANY'S WARRANTIES AS SET FORTH HEREIN ARE EXCLUSIVE AND ARE IN LIEU OF, AND BUYER HEREBY WAIVES, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE.

UNDER NO CIRCUMSTANCES SHALL THE COMPANY HAVE ANY LIABILITY FOR LIQUIDATED DAMAGES OR FOR INCIDENTAL, COLLATERAL, CONSEQUENTIAL OR SPECIAL DAMAGES OR FOR THE LOSS OF PROFITS, OR FOR ACTUAL LOSSES OR FOR LOSS OF PRODUCTION OR PROGRESS OF CONSTRUCTION, WHETHER RESULTING FROM DELAYS IN DELIVERY OR PERFORMANCE, BREACH OF WARRANTY, CLAIMS OF INCORRECT WEIGHING, CLAIMS OF OR FOR NEGLIGENT MANUFACTURE, ACTS OF GOD, OR OTHERWISE. THE AGGREGATE TOTAL LIABILITY OF THE COMPANY UNDER THIS CONTRACT, WHETHER FOR BREACH OF WARRANTY OR OTHERWISE, SHALL IN NO EVENT EXCEED THE CONTRACT PRICE. BUYER AGREES TO INDEMNIFY AND HOLD HARMLESS THE COMPANY FOR ALL CLAIMS BY THIRD PARTIES, WHETHER FOR BUSINESS LOSS, PERSONAL INJURY OR OTHERWISE, WHICH EXTEND BEYOND THE FOREGOING LIMITATIONS ON THE COMPANY'S LIABILITY.

FAIRBANKS[®] S C A L E S



TALON HV & HVX SERIES **ABOVEGROUND STEEL DECK TRUCK SCALES**

Built on a proven orthotropic design, the Talon boasts the longest-lasting construction of any steel deck truck scale in the industry.

TALON | HV | HVX STEEL DECK

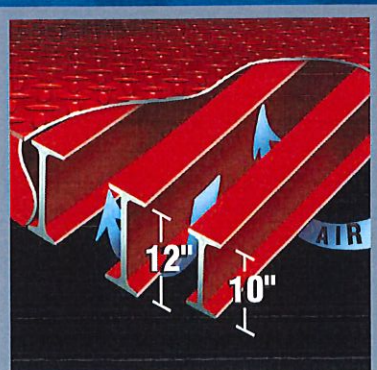
Experience a scale like no other. The Fairbanks Talon Steel Deck boasts the longest-lasting construction of any truck scale in the industry. Built on a proven orthotropic design, the Talon has numerous design achievements that stand out over the competition. With tens of thousands of Fairbanks truck scales sold to date, the Talon is sure to be a great addition to your weighing system.



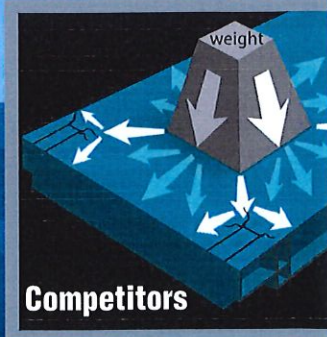
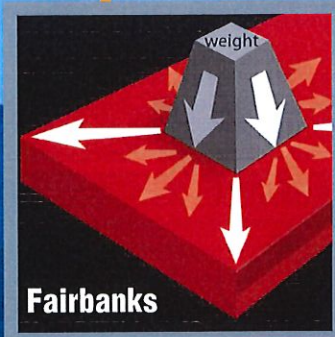
WWW.FAIRBANKS.COM



Open bottom design allows for air circulation and easy module inspection. Massive 10" and 12" structural support beams boast the lowest deflection in the industry while standing up to the rigors of fast weighing cycles.



Competitors' sealed rib panels can form fatigue cracks in the welds, allowing condensation and rust on the unpainted inside of the supports.



Solid deck design By placing the load cells in easily accessible and serviceable areas beneath the scale, instead of inside the deck, Fairbanks has eliminated the need for cover plates. This design ensures a more structurally sound scale deck that resists metal fatigue, deflection, and internal deck cracks.

THE NEXT GENERATION IN TRUCK SCALE DESIGN

Intalogix® Technology

Solid deck design

Open bottom ventilation system

Encapsulated circuit boards

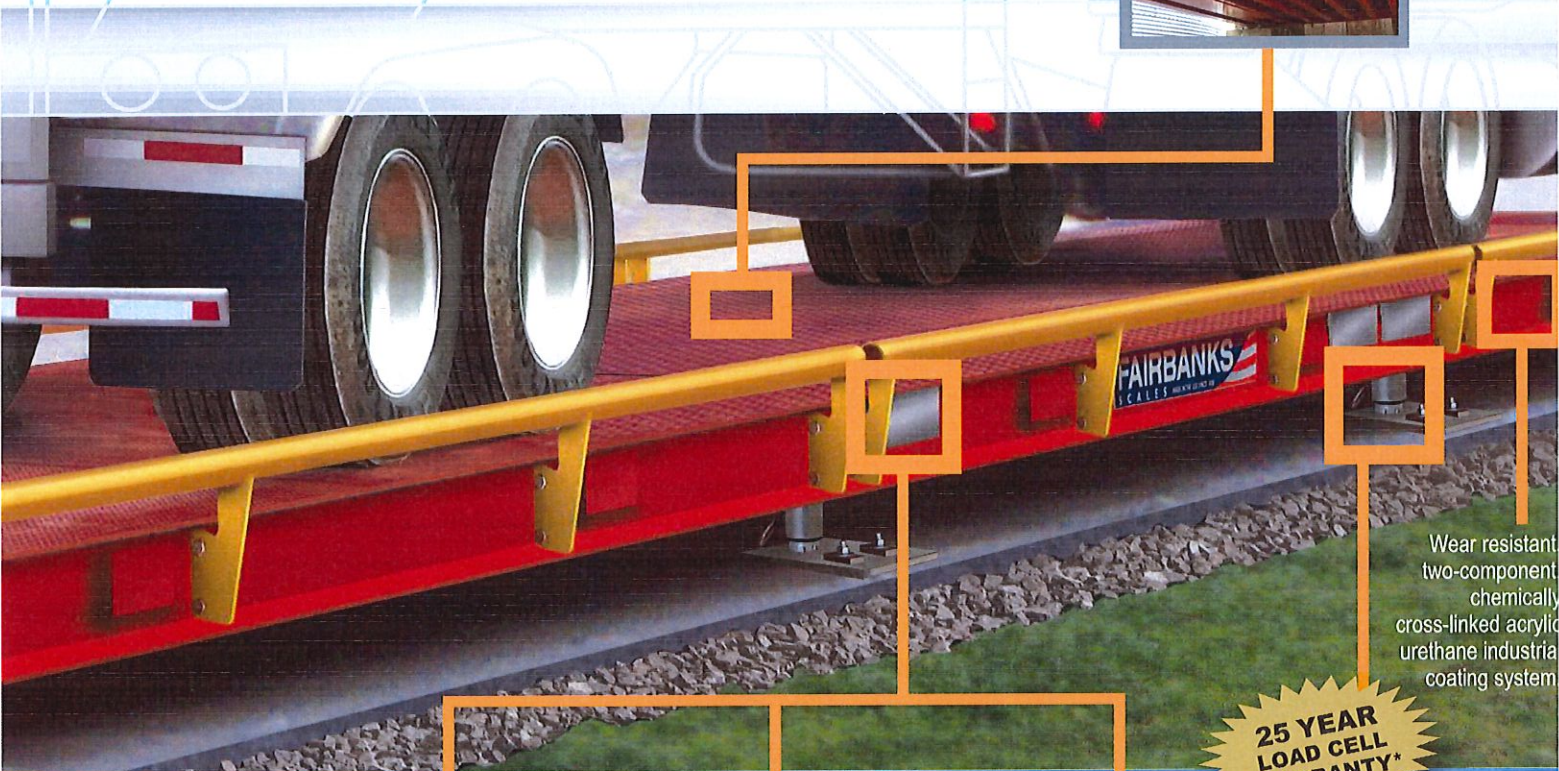
"True" hermetically sealed Minebea Intec load cells

Incredibly strong modules, built to federal bridge standards

Cabling protected with ArmourGuard stainless steel sheathing

Easy installation and maintenance

Legal-for-trade dump-through modules have an all-steel design and are available in custom sizes and placements.



Wear resistant two-component chemically cross-linked acrylic urethane industrial coating system

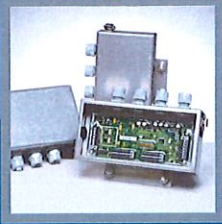
25 YEAR LOAD CELL WARRANTY*



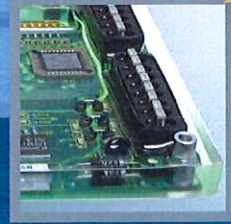
12' widths available



INTALOGIX TECHNOLOGY
This innovative design feature isolates and guards your scale investment against power surges and dangerous electrical strikes.



Sectional controllers optically isolate load cells, providing the best surge and lightning protection available.



Encapsulated circuit boards provide the best protection in the industry against moisture damage. Our encapsulating material was first used in aerospace applications.



Minebea Intec rocker column load cells have true hermetic seals to prevent moisture intrusion and are electrochemically polished to retard corrosion in the most caustic environments.

TALON HV & HVX SERIES

ABOVEGROUND STEEL DECK TRUCK SCALES

Weighing Solutions for the World Since 1830

Fairbanks.com

SPECIFICATIONS

Capacities	60 ton to 150 ton (HV) 60 ton to 150 ton (HVX)
CLC	90 k (HV) 100 k (HVX)
Platform sizes	
Lengths	10' to 120' standard Custom lengths available
Widths	10', 11' and 12' standard
Minimum division size	10 lbs
Sections	2 to 7
Modules	1 to 6
Module data:	
Design	Orthotropic
Construction	USA structural steel
Under structure	Open bottom
Deck plate thickness	1/4" (HV) 3/8" (HVX)
Cover plates	No
Checking	Bumper
Approvals	NTEP CC# 96-089, MC# AM-4949
Load cell:	
Height	4.66"
Capacity	66,000 lbs (HV) 110,000 lbs (HVX)
Type	Rocker column
Sealing	Welded, hermetically sealed, gas filled
Material	Element - 420 Can - 304
Rating	IP69K
Resistance	1,000 ohms
Output	2.4 mV/V
Excitation	4 to 24 VDC
Ultimate overload	300%
Cable length	15'
Cable protection	Stainless steel braid ArmourGuard
Approvals	NTEP CC# 14-024, Factory Mutual, CE, OIML R60/2000-DE-08.11

ACCESSORIES

Scale Instruments



Traffic Signals



Custom software



Remote Displays



Ticket printers



Driver Assist Terminals



OPTIONS

- Blow-down plates
- Custom sizes
- Deck runners
- Dress plates
- Drop plates
- Dump through deck
- Coal Tar undercoating
- Guide post kits
- Intrinsically safe electronics
- Load cell riser plates
- Manholes (square)
- Rub rails

Your Fairbanks Scales Authorized Representative is:

Call toll-free for the representative nearest you:

(800) 451-4107

Call between 8:00 a.m. – 5:00 p.m. Central Time

Corporate Headquarters: 6800 W. 64th Street, Overland Park, Kansas 66202

(816) 471-0231 Internet Address: <http://www.Fairbanks.com>



FAIRBANKS[®]

S C A L E S



FB2560 SERIES

INSTRUMENT

Industry leader in data output, connectivity and customization.

FB2560 SERIES INSTRUMENT

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The FB2560 delivers the features and functionality you demand for your truck weighing operation!

For more than 180 years, Fairbanks Scales has led the way in vehicle weighing. The FB2560, the latest instrument in the Fairbanks family, carries this tradition forward. Specifically designed to seamlessly control vehicle weighing, the FB2560 enables weighing processes to run smoother, provides more data than ever before and boasts more standard outputs than

any previous scale instrument.

The FB2560 also features simple and easy-to-use operator controls, such as a large, color touch screen display and oversized keys. With custom prompts, programmable outputs and programmable truck graphics, the FB2560 Instrument is designed to tailor-fit your weighing application.

Networkable

When network configured, FB2560 instruments allow you to effortlessly share data between multiple scales. Tare weighments can be captured on one instrument and gross weighments on another. Access to scale platforms can also be shared to simplify operation and speed weighments. All transaction data is conveniently available from any instrument on the network.

FB2560 Transaction Report

Completed Transactions
01/14/2018 - 01/14/2019

Ticket	Date	Time	Loop ID	Product ID	Customer	Gross	Tare	Net	Units
1	01/15/2018	03:24 pm	5	12	456	82800	49700	33100	lb
2	04/17/2018	05:14 pm	111	17	783	99360	35220	64140	lb
Totals						182160	84920	97240	lb

Data reporting

The FB2560 offers a wide variety of data reporting functions. Printed transaction reports by date, product or customer are available. You can also email transaction data in CSV or PDF format, or export data directly to a USB drive.

Stainless steel
and aluminum
NEMA 12 enclosure

Programmable
vehicle graphics

IP Camera interface
with onscreen image

Large 7.0" color display
with touch screen operation

Oversized keys

Front panel navigator keys

Application function keys

Web Configuration Tool — Easy access to data from anywhere

The FB2560's unique web configuration tool allows remote user access and data management capabilities through a standard PC ethernet connection. Imagine having the ability to update product, customer or truck information, obtain

transaction data or run reports — all from a remote personal computer. Remote access does not require special software, simply use a standard Internet browser.

Standard Features

- Large color display
- Touch screen operation
- Multiple and expandable serial ports
- Ethernet
- Built-in reporting functions
- Programmable prompts capture additional data
- Integrated web server
- IP Camera interface
- Stores up to 1,000,000 transaction records



Standard touch screen control puts operations at your fingertips.

Accessory Interfaces

- RS232 ports
- RS485 ports
- 20 mA ports
- High resolution 4-20 mA
- Traffic light interface card

Optional PLC Interfaces

- Modbus
- ControlNet
- Profibus-DP
- DeviceNet
- Ethernet/IP

Serial Ports

Two (2) dedicated RS232C ports for connecting to computers, printers and other series devices. Top port also RS485 compatible.



One (1) USB port located on the side of the enclosure is dedicated for a remote QWERTY keyboard.

USB

One (1) USB 2.0 port and one (1) USB 3.0 port are available for connecting printers, keyboards and USB flash drives.

DVI-I

One (1) DVI-I port enables users to connect a remote monitor to their truck weighing application.

Serial

One (1) RS232C port for connecting to computers, printers and other serial devices.

RJ45

One (1) IEEE 10/100/1000BASE-T Ethernet port allows the FB2560 to connect to any existing PC network — enabling remote access to the FB2560 Instrument and seamless transfer of scale transaction data.

USB

Two (2) standard USB 2.0 ports are available for connecting printers, keyboards and USB flash drives.

Intalogix® Technology — Innovation at its best

Intalogix Technology is a unique method of digital load cell communication that works by converting a weak analog load cell signal to a stronger, more reliable digital interface. Regardless of the nature of your application, Intalogix Technology allows you to operate with an

unsurpassed degree of resolution and accuracy. No other technology on today's market comes close to achieving the digital advantages and lightning/surge protection of Intalogix.



FB2560 SERIES INSTRUMENT

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Weighing Solutions for the World Since 1830

Fairbanks.com

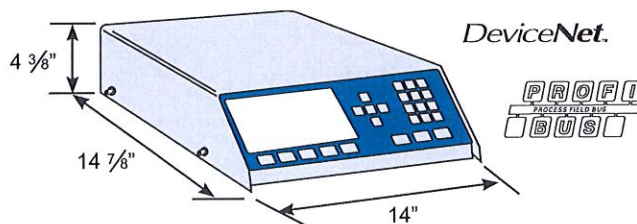
SPECIFICATIONS

Enclosure	Stainless steel and aluminum desktop NEMA 12
Processor	Quad Core 1.83 GHz
Memory	4 GB
Onboard storage	8 GB mini PCIe
Display	6.0" x 3.5", 7.0" diagonal, 800 x 480 resolution, TFT LCD with LED backlight, Full color graphic with active matrix
Touch screen	Standard
Keypad	Oversized keys: 0-9, Decimal point, Enter, 5 Function keys, 8 Control keys
Outputs	One (1) RJ45 10/100/1000 Base-T Ethernet port Three (3) RS232C ports: One (1) RS232C/RS485 selectable Two (2) dedicated RS232C Five (5) USB ports: Three (3) USB 2.0 One (1) USB 3.0 One (1) USB for remote QWERTY keyboard One (1) dedicated optically isolated 20mA
Display connection	DVI-I
Power requirements	100 to 240 VAC @ 47-63 Hz
Clock	Real time clock, Day of the week, 12-hour am/pm, Date (month/day/year)
Multiple scales	One instrument can run up to 8 scales, maximum of 32 load cells per instrument
Displayed characters	$\frac{3}{8}$ " tall
Display resolution	10,000 divisions commercial, 50,000 divisions for non-commercial
Capacity	Programmable to 999,999
Division size	0.0001 to 100
Displayed units	5 primary and 5 secondary
Calibration & configuration	Parameters can be configured locally at the instrument or remotely using an ethernet connection and standard browser
Programmable prompts	10
Product files	250,000
Customer files	250,000
Stored tares	500,000
Transaction records	1,000,000 (10,000 with two images)
Reports	Seven (7) onboard configurable reports
Humidity	0 to 90%
Accuracy	Class III/IIIL

Network features	Networked via Ethernet, Up to five FB2560 terminals, Up to eight scales, Report and export all transaction data from any terminal, Automatically shared transaction data, Sync product table, Sync customer table, Sync tare table
Accessories	4-20 mA (Passive, 16 bit), 4-20 mA (Active, 16 bit), Serial expansion card with four additional outputs per card: One (1) RS232C One (1) RS232C/485 selectable One (1) RS232/20mA selectable One (1) RS485 IP network camera Traffic light control card PLC interfaces: Profibus, Modbus-RTU, Modbus TCP, DeviceNet, ControlNet, Ethernet/IP Peripheral devices: Ticket printer, Tape printer, Form printer Remote displays, traffic light, control box, 105 key QWERTY keyboard, 87 key QWERTY keyboard
Approvals	NTEP CC# 10-089, MC# AM-5805, ETL

FB2560 SERIES INSTRUMENT DIMENSIONS

Desktop Model



Other models:

NEMA 4X	- 14.32" H x 17.94" W x 7.00" D
Panel Mount	- 19.25" H x 16.50" W x 4.32" D
Rack Mount	- 6.97" H x 18.97" W x 12.90" D

Your Fairbanks Scales Authorized Representative is:

Call toll-free for the representative nearest you:

(800) 451-4107

Call between 8:00 a.m. – 5:00 p.m. Central Time

Corporate Headquarters: 6800 W. 64th Street, Overland Park, Kansas 66202
(816) 471-0231 Internet Address: <http://www.Fairbanks.com>





To: Public Safety Committee, City Council
From: R.V. Watts, Police Chief
Department: Police
Date: 07/23/2021
Subject: Approval – Walton County School SRO Program Agreement

Budget Account/Project Name:

Funding Source:

Budget Allocation:

Budget Available:

Requested Expense:

Company of Purchase:

Description:

Agreement Between the City of Monroe and the Walton County School District for the School Resource Officer Program

Background:

The background of the Agreement is to increase the security and safety of WCSD through the funding necessary to permit, *inter alia*, the assignment of School Resource Officers to serve WCSD on a full-time basis during the regular school year. The MPD shall be compensated by the WCSD in total amount of **\$55,000** annually for the services to be performed under this Agreement.

Attachment(s):

SRO Contract for 2021-2022

AGREEMENT BETWEEN THE CITY OF MONROE

and

THE WALTON COUNTY SCHOOL DISTRICT

for

THE SCHOOL RESOURCE OFFICER PROGRAM

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

WITNESSETH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 5. Compensation. The MPD shall be compensated by the WCSD in the total amount of \$55,000 annually for the services to be performed under this Agreement. Not less than sixty (60) days prior to the expiration of this Agreement, the MPD shall inform the WCSD of any additional compensation it is requesting for the subsequent term. Compensation owed to the MPD by the WCSD shall be paid in accordance with the Payment Schedule attached hereto as Exhibit "A" and incorporated herein by reference.

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

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

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

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

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

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

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

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

THE CITY OF MONROE:

By: _____ (Seal)
Mayor

Date: _____

WALTON COUNTY SCHOOL DISTRICT:

By: _____

Name: _____
Superintendent

Date: _____

[BOE SEAL]

EXHIBIT "A"

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



To: Public Safety Committee, City Council
From: R.V. Watts, Police Chief
Department: Police
Date: 07/23/2021
Subject: Approval – Walton County School SRO Program Agreement Foothills Charter

Budget Account/Project Name:

Funding Source:

Budget Allocation:

Budget Available:

Requested Expense:

Company of Purchase:

Description:

Agreement Between the City of Monroe and the Walton County School District for the School Resource Officer (SRO): Foothills Education Charter High School (Walton Site) @ Monroe Area High School.

Background:

The background of the Agreement is to increase the security and safety of WCSD through the funding necessary to permit, *inter alia*, the assignment of School Resource Officers to serve WCSD on a full-time basis during the regular school year. The MPD shall be compensated at the rate of \$150.00 per day for 164 days, for a total amount of **\$24,600** annually for the services to be performed under this Agreement.

Attachment(s):

Foothills Contract for 2021-2022

AGREEMENT BETWEEN THE CITY OF MONROE

and

THE WALTON COUNTY SCHOOL DISTRICT

for

THE SCHOOL RESOURCE OFFICER PROGRAM

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

WITNESSETH

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

WHEREAS, the MPD and the WCSD recognize the benefits of a School Resource Officer Program ("Program") to the citizens of Walton County, and particularly to the employees and students of Foothills Education Charter High School (Walton Site).

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

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

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

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

3.1.1 School Resource Officers. The MPD shall assign one (1) Police Officer to each of the following schools to serve as a School Resource Officer ("SRO"): Foothills Education Charter High School (Walton Site) @ Monroe Area High School. The duties of the SRO shall include the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 5. Compensation. The MPD shall be compensated at the rate of \$150 per day, for 164 days, for a total amount of **\$24, 600** annually for the services to be performed under this Agreement. Not less than sixty (60) days prior to the expiration of this Agreement, the MPD shall inform the WCSD of any additional compensation it is requesting for the subsequent term. Compensation owed to the MPD by the WCSD shall be paid in accordance with the Payment Schedule attached hereto as Exhibit "A" and incorporated herein by reference.

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

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

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

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

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

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

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

THE CITY OF MONROE:

By: _____(Seal)
Mayor

Date: _____

WALTON COUNTY SCHOOL DISTRICT:

By: _____

Name: _____
Superintendent

Date: _____

[BOE SEAL]

EXHIBIT "A"

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



To: City Council
From: Brian Thompson
Department: Telecom
Date: 08/03/2021
Subject: Renewal - Internet Capacity Connections

Budget Account/Project Name: EnterAccountHere N/A

Funding Source: EnterFundingSource N/A

Budget Allocation: \$10,900.00 per Month

Budget Available: \$0.00

Requested Expense: \$8,863.00 per Month

Company of Purchase: GPW

Description:

Update our current internet access links to include a divergent link to Jacksonville.

Background:

To provide a more reliable and less exposed connection to the internet we need a connection outside of Atlanta. GPW has offered us a connection to Jacksonville while we have Dedicated Internet Access available from Cogent at that data center. This will be a savings of \$2,037.00 per month.

Attachment(s):

Georgia Public Web Quotes – 2 pages



GPW Quotation for Services

Date: June 22, 2021

To Brian Thompson
Justin Milligan
City of Monroe

Brian/Justin,

The following services are at or nearing the end of their 36-month service terms.

- Dedicated 10G Ethernet Ring (G.8032 protected) – 56 Marietta St., Atlanta to 215 N Broad St, Monroe (Monroe POP) – GPW SO# 2018-1044, CID - 5TG0MTXX00560 (Ring #1)
- Dedicated 10G Ethernet Ring (G.8032 protected) – 55 Marietta St., Atlanta to 420 N Broad St., Monroe (Monroe Headend) - GPW SO# 2018-1045, CID - 5TG0MTXX00561 (Ring #2)
- 10G Dedicated Internet Access – GPW SO# 2018-1046, CID - 5TG0MDIA00113

* Services are currently scheduled to renew on a month-to-month basis upon completion of service term.

Georgia Public Web would like to offer the following discounted options for renewal of the services on a new 36-month term.

Option #1

Renewal of either ring (Ring #1 OR Ring #2) - \$3,036 / month
(12% discount off current rate)

Option #2

Renewal of both rings (Ring #1 AND Ring #2) - \$5,864 / month. (\$2,932 / month / ring)
(16% discount off current rate)

Option #3

If Option #2 (renewal of Rings #1 AND #2), renewal of 10G Dedicated Internet Access –
\$2,000 / month
(50% discount off current rate)

* All pricing included in this quote is valid for 30 days from the date listed above. All pricing and terms should be considered proprietary and confidential. Standard GPW contract and term language will apply.

GPW appreciates your business and greatly values our partnership with the City of Monroe. We look forward to further discussing the options described above at your earliest convenience.

Best Regards,

Mark Taylor
Georgia Public Web
770-508-4430
mtaylor@gapublicweb.net



GPW Quotation for Services

Date: July 21, 2021

To Brian Thompson
Justin Milligan
City of Monroe

Brian/Justin,

GPW would like to offer the following pricing quotes to support your connection to Cogent at the Cologix Data Center in Jacksonville, FL.

Service: 10G Ethernet
A LOC: 215 N Broad St, Monroe (or 420 N Broad St)
Z LOC: Cologix, 421 W Church St., Jacksonville
Term: 36 months
Price: \$ 0 NRC, \$ 1,449 MRC

or

Service: 10G Ethernet
A LOC: 215 N Broad St, Monroe (or 420 N Broad St)
Z LOC: Cologix, 421 W Church St., Jacksonville
Term: 60 months
Price: \$ 0 NRC, \$ 999 MRC

Notes-

1. Cross-connect charges to Cogent at Cologix in Jacksonville are not included.
2. All pricing included in this quote is valid for 30 days from the date listed above.
3. All pricing and terms should be considered proprietary and confidential.
4. Standard GPW contract and term language will apply.

GPW appreciates your business and greatly values our partnership with the City of Monroe. We look forward to further discussing the pricing above at your earliest convenience.

Best Regards,

Mark Taylor
Georgia Public Web
770-508-4430
mtaylor@gapublicweb.net



To: City Council
From: Brian Thompson
Department: Electric
Date: 04/06/2021
Subject: Approval – Resolution and Solar Power Purchase Contract

Budget Account/Project Name: EnterAccountHere N/A

Funding Source: EnterFundingSource N/A

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00

Company of Purchase: MEAG

Description:
Completion of Solar contract that Council approved staff to pursue.

Background:
Possible purchase of up to 3MW of solar capacity through MEAG. Cost will be less than .03 kWh and we only pay for energy delivered with no capacity charge.

- Attachment(s):**
- Power Purchase Contract (16 pages)
 - Exhibit B - Resolution (5 pages)
 - Exhibit C – Participant Opinion (4 pages)
 - Memo – Solar Initiative-Power Purchase Contract (2 pages)

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

This Power Purchase Contract (this “**Contract**”), made and entered into as of _____, 2021, by and between the Municipal Electric Authority of Georgia (the “**Authority**” or “**MEAG Power**”), a public body corporate and politic and a public corporation and an instrumentality of the State of Georgia, created by the provisions of the Municipal Electric Authority Act, Ga. L. 1976, p. 107, as amended (the “**Act**”), and the City of Monroe (the “**Solar Participant**”), a political subdivision of the State of Georgia.

WITNESSETH:

WHEREAS, pursuant to the Act, the Authority has previously entered into one or more Power Sales Contracts (each, as amended, a “**Power Sales Contract**”) with eligible political subdivisions, including the Solar Participant (each, a “**Participant**”) to provide, from defined production projects and sources, for the Participants’ bulk electric power supply needs;

WHEREAS, one such Power Sales Contract, the Project One Power Sales Contract (the “**Project One Power Sales Contract**”), further provides in Section 401 thereof that the Authority will provide or cause to be provided to each of the participants thereto, including the Solar Participant, (the “**Project One Participants**”) its supplemental bulk power supply (“**Supplemental Power**”) (i.e., that portion of the Solar Participant’s bulk power supply in excess of its entitlement to power, energy, output and services from any MEAG Power project) during each month of each Power Supply Year (therein defined);

WHEREAS, Section 404 of the Project One Power Sales Contract provides that a Project One Participant may elect to procure an alternate source of Supplemental Power other than that

provided by the Authority, subject to providing notice to the Authority in accordance with subpart (c) of that Section;

WHEREAS, the Authority adopted a Supplemental Power Supply Policy in March of 1999, as amended (the “**Supplemental Power Policy**”), which, in part, waived the notice requirements provided for in Section 404(c) of the Project One Power Sales Contract;

WHEREAS, the Authority has an opportunity to procure a substantial amount of Supplemental Power for a multi-year term through a Power Purchase Agreement with Pineview Solar LLC (the “**Company**”) for the output and services of approximately 80 MWac from a photovoltaic solar energy generation facility located in Wilcox County, Georgia (the “**Facility**”) to be constructed, owned, operated, and maintained by the Company (hereinafter the “**SPPA**”);

WHEREAS, in accordance with the Supplemental Power Policy, the Solar Participant and certain other Project One Participants (each such participating Project One Participant referred to herein as a “**PPOP**” and each such PPOP other than the Solar Participant an “**Other PPOP**”) have requested that the Authority purchase from the Company power, output and services of the Facility to provide for their Supplemental Power;

WHEREAS, the Authority and the Solar Participant agree that this Contract is supplemental to and authorized by the Project One Power Sales Contract;

WHEREAS, the Authority has entered into power purchase contracts with the other PPOPs that are substantially similar to this Contract (each such power purchase contract an “**Other PPC**”); provided that each Other PPC reflects the applicable PPOP’s Maximum MW Subscription (as defined below);

WHEREAS, the Authority and the Solar Participant agree that the payment obligations under this Contract shall constitute the general obligations of the Solar Participant for the payment

of which the full faith and credit of the Solar Participant is pledged, obligating the Solar Participant to provide for the assessment and collection of an annual tax sufficient in amount to provide funds annually to make all payments due hereunder;

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

1.

1.1 SPPA. The SPPA, in substantially the form attached hereto as Exhibit A, describes the terms under which the Products (as defined therein) of the Facility shall be made available to the Authority for the provision of solar power to the Solar Participant.

1.2 Entitlement Share.

(a) Maximum MW Subscription: The Solar Participant’s “**Maximum MW Subscription**” is _____ MWac.

(b) Entitlement Share. The Solar Participant’s “**Entitlement Share**” shall be that percentage of the Facility’s output to which the Solar Participant is entitled. The Solar Participant’s Entitlement Share shall calculated as follows:

(i) Step One: The amount of the Solar Participant’s Maximum MW Subscription shall be multiplied by a fraction, the numerator of which is the number of MWAC actually comprising the Facility and the denominator of which is the sum of the amount of the Solar Participant’s Maximum MW Subscription and the amount of the maximum MW subscriptions of the Other PPOPs.

(ii) Step Two: The solution to Step One, above, shall be divided by the number of MWAC actually comprising the Facility (with the solution to this Step Two being the percentage of the Facility’s output constituting the Solar Participant’s Entitlement Share).

1.3 Initial Payment Obligation. The Authority shall deliver to the Solar Participant an initial billing statement up to ninety (90) days prior to the Facility’s anticipated commencement of the delivery of Test Energy pursuant to the SPPA (such anticipated date of delivery referred to as the “**Start Date**”). The initial billing statement shall set forth the Solar Participant’s allocable share of the sum of the estimated Solar Costs and estimated MEAG Costs (both terms, as defined in Section 1.4 below) for the month the Authority anticipates will generate the highest aggregate amount of Solar Costs and MEAG Costs (the “**Maximum Monthly Amount**”) during the year subsequent to the year of the Start Date. Amounts collected pursuant to this Section 1.3 (the “**Escrow Amount**”) shall be held in escrow by the Authority, subject to use by the Authority pursuant to the terms hereof. At the end of each calendar year commencing the year after the year of the Start Date the Authority shall recalculate the Solar Participant’s Maximum Monthly Amount for the next year and, (i) if the Maximum Monthly Amount exceeds the Escrow Amount, the Authority shall include an amount equal to such deficit on the Solar Participant’s next Billing Statement (as defined in Section 1.4) and (ii) if the Maximum Monthly Amount is less than the Escrow Amount, the Authority shall, at the Authority’s election, either (A) refund to the Solar Participant an amount from the Escrow Amount equal to such excess or (B) credit such excess to the Solar Participant’s next succeeding Billing Statement(s).

1.4 Ongoing Payment Obligations.

(a) The Authority shall deliver to the Solar Participant a monthly Billing Statement commencing within the thirty (30) days preceding the anticipated Start Date and continuing through the Term. For purposes of this Contract, a “**Billing Statement**” shall be a written statement prepared or caused to be prepared monthly in advance by the Authority that shall set forth the Solar Participant’s estimated payment obligations pursuant to the terms hereof.

(b) The Solar Participant shall remit payment monthly in advance. The Solar Participant’s payment obligations hereunder for a particular month shall be an amount equal to the Solar Participant’s allocable share of the sum of the estimated Solar Costs and the estimated MEAG Costs. To the extent the amount paid by the Solar Participant pursuant to the preceding sentence is either greater or less than the Solar Participant’s allocable share of the sum of the actual Solar Costs and the actual MEAG Costs for a particular month, the Authority: (i) shall credit any excess payment to the Solar Participant’s next Billing Statement and (ii) may satisfy any deficit from the Solar Participant’s Escrow Amount and include a corresponding charge on the Solar Participant’s next Billing Statement (so as to restore the Solar Participant’s Escrow Amount).

For purposes of this Contract, (i) “Solar Costs” for a particular month shall mean the gross amount due to the Company or any other person for the month by the Authority pursuant to the terms of the SPPA, but excluding any interest charged by the Company to the Authority pursuant to Section 10.3 of the SPPA and (ii) “MEAG Costs” for a particular month shall mean all costs incurred by the Authority during the month in connection with the purchase from the Company and delivery to the Solar Participant of the Solar Participant’s Entitlement Share, including, but not limited to, (A) costs of (I) scheduling the delivery of solar energy, (II) energy imbalance penalties and (III) all other charges imposed on the Authority and associated with the transmission and delivery of solar energy to the Solar Participants, and (B) a share determined by the Authority to be allocable to this Contract, of all (I) administrative and general costs and (II) operation and maintenance costs, in each case related to the operation and conducting the business of the Authority, including salaries, fees for legal, engineering, and other services and all other expenses properly related to the conduct of the affairs of the Authority.

(c) The Solar Participant’s payment obligations to the Authority arising under this Contract shall constitute general obligations of the Solar Participant for the payment of which the full faith and credit of the Solar Participant shall be and the same hereby is pledged to provide the funds required to fulfill all obligations arising under this Contract. Unless such payments or provisions for such payments have been made from the revenues of the Solar Participant’s electric system or from other available funds, the Solar Participant will annually in each and every fiscal year during the term of this Contract include in its general revenue or appropriation measure sums sufficient to satisfy the payments required to be made in each year by this Contract until all payments hereunder have been made in full.

(d) Except as specifically provided herein, any payment due under this Contract shall be paid within ten (10) calendar days of the Solar Participant’s receipt of the Billing Statement. The Parties agree to work in good faith to resolve any disputed amounts prior to the due date for such amount, and agree that any resolution of such disputed amount may, if necessary be addressed by appropriate adjustment to subsequent Billing Statements.

1.5 Rate Covenant. The Solar Participant will establish, maintain, and collect rates and charges for the electric service of its electric system so as to provide revenues sufficient to enable the Solar Participant to pay to the Authority all amounts payable under this Contract and to pay all other amounts payable from and all lawful charges against or liens on the revenues of its electric system.

2.

Term. The term of this Contract shall commence on the date that is ninety (90) days prior to the Start Date and shall continue through and include the end of the twentieth (20th) Contract Year (as defined in the SPPA), unless the SPPA is terminated prior to such date, at which point

this Contract will terminate upon the Solar Participant’s full and complete satisfaction of its duties and obligations hereunder.

3.

Products Constitute Supplemental Bulk Power. The Solar Participant acknowledges that all Products contemplated in the proposed SPPA, if implemented, will constitute Supplemental Power, provided, however, that the Solar Participant agrees that it will not exercise its rights under the Supplemental Power Supply Policy or Section 404(c) of the Project One Power Sales Contract to opt-out of its payment obligations under this Contract at any time prior to the expiration of the term of the SPPA.

4.

Pledge of Payments. All payments in respect of Solar Costs required to be made by the Solar Participant pursuant to this Contract, and any or all rights to collection or enforcement of such payments, may be pledged to secure the payment of the Authority’s obligations under the SPPA.

5.

Governing Law; Venue. This Contract shall be interpreted and enforced in accordance with the laws of the State of Georgia, excluding any choice of law rules that may direct the application of the laws of another jurisdiction. The Parties agree that the venue for any action arising out of, or in regard to, this Contract shall be in the Superior Court of Fulton County, Georgia and each Party hereby consents to jurisdiction over it in Fulton County, Georgia.

6.

Mutual Representations and Warranties. Each Party represents and warrants to the other that, as of the Effective Date:

(a) Organization. It is duly organized and validly existing under the laws of the State of Georgia.

(b) Authority. It (i) has the requisite power and authority to enter into this Contract and (ii) has, or as of the requisite time will have, all regulatory and other authority necessary to perform hereunder.

(c) Corporate Actions. It has taken all corporate or other applicable actions, including provision of notice, required to be taken by it to authorize the execution, delivery and performance hereof and the consummation of the transactions contemplated hereby.

(d) No Contravention. The execution, delivery and performance and observance hereof by it of its obligations hereunder do not (a) contravene any provision of, or constitute a default under, (i) any indenture, mortgage, security instrument or undertaking, or other material agreement to which it is a party or by which it is bound, (ii) any valid order of any court, or any regulatory agency or other body having authority to which it is subject, or (iii) any material Applicable Law presently in effect having applicability to it, or (b) require the consent or approval of, or material filing or registration with, any Governmental Authority or other Person other than such consents or approvals that are not yet required but expected to be obtained in due course.

(e) Valid and Enforceable Agreement. This Contract is a valid and legally binding obligation of it, enforceable against it in accordance with its terms, except as the enforceability hereof may be limited by Georgia law, including the Act, and general principles of equity or bankruptcy, insolvency, bank moratorium or similar laws affecting creditors' rights generally, laws restricting the availability of equitable remedies, and limitations on legal remedies against public bodies corporate and politic of the State of Georgia.

(f) Litigation. No litigation, arbitration, investigation or other proceeding is pending or, to the best of such Party’s knowledge, threatened against such Party with respect to this Contract or the transactions contemplated hereunder, in each case, that if it were decided against such Party would materially and adversely affect such Party’s ability to perform its obligations hereunder.

(g) Legal Opinions. The Solar Participant shall authorize the execution and delivery of this Contract by resolution of its governing body in substantially the form attached hereto as Exhibit B. Further, the Solar Participant shall deliver to the Authority an opinion of counsel (such counsel to be reasonably acceptable to the Authority) as to the due authorization, execution and delivery and the enforceability of this Contract, in substantially the form attached hereto as Exhibit C.

7.

Default; Remedies for Default.

7.1 Default. Failure of the Solar Participant to timely make to the Authority any of the payments for which provision is made in this Contract shall constitute a default on the part of the Solar Participant (a “**Default**”). A Default may be cured by the Solar Participant’s (i) full payment of any past due amounts owed by the Solar Participant to the Authority pursuant to the terms hereof (the “**Primary Cure Payments**”), (ii) full payment of any interest which has accrued thereon (as referenced in Section 7.3, below) (the “**Interest Cure Payments**”), and (iii) with reference to Section 7.8(a), below, full restoration of the Escrow Amount, unless and until the Authority exercises its rights pursuant to Section 7.8(c), below (at which point the Default may no longer be cured).

7.2 Continuing Obligation, Right to Discontinue Service. In the event of a Default, the Solar Participant shall not be relieved of its liability for payment of the amounts in default

(including interest accrued thereon pursuant to Section 7.3, below), and the Authority shall have the right to recover from the Solar Participant any amount in default (including interest accrued thereon pursuant to Section 7.3, below). In enforcement of any such right of recovery, the Authority may bring any suit, action, or proceeding in law or in equity, including mandamus and action for specific performance as may be necessary or appropriate to enforce any covenant, agreement or obligation to make any payment for which provision is made in this Contract against the Solar Participant, and the Authority may, upon the occurrence of a Default and at the Authority's discretion, cease and discontinue providing all or any portion of the Solar Participant's Entitlement Share.

7.3 Interest on Late Payments. Any amounts that are not paid when due hereunder shall bear interest at the Contract Interest Rate from the date due until paid, which rate shall not exceed the maximum permissible under Georgia law. The defaulting Solar Participant shall be and shall remain solely liable for the payment of any interest arising under this Section 7.3. For purposes of this Contract, the "**Contract Interest Rate**" shall mean one hundred (100) basis points per annum plus the rate per annum equal to the prime lending rate as may from time to time be published in The Wall Street Journal under "Money Rates" on such day (or if not published on such day on the most recent preceding day on which published); provided that if at any time during the Term, the Wall Street Journal no longer publishes a prime lending rate, the prime lending rate for purposes of the calculation of the Contract Interest Rate will be average of the prime interest rates which are announced, from time to time, by the three (3) largest banks (by assets) headquartered in the United States which publish a prime, base or reference rate.

7.4 Levy of Tax for Payment. In the event of a Default, the Solar Participant shall provide for the assessment and collection of an annual tax sufficient in amount to provide funds

annually to make all payments due under the provisions of this Contract in each year over the remainder of the life of this Contract and the Authority shall have the right to bring any suit, action or proceeding in law or in equity, including mandamus and action for specific performance, to enforce the assessment and collection of a continuing direct annual tax upon all the taxable property within the boundaries of the Solar Participant sufficient in amount to provide such funds annually in each year of the remainder of the life of this Contract.

7.5 Other Default by Solar Participant. In the event of a failure of the Solar Participant to establish, maintain, or collect rates or charges adequate to provide revenue sufficient to enable the Solar Participant to pay all amounts due to the Authority under this Contract or in the event of a failure of the Solar Participant to take from the Authority its Supplemental Power in accordance with the provisions of this Contract, or in the event of any default by the Solar Participant under any other covenant, agreement or obligation of this Contract, the Authority may bring any suit, action, or proceeding in law or in equity, including mandamus, injunction and action for specific performance as may be necessary or appropriate to enforce any covenant, agreement or obligation of this Contract against the Solar Participant.

7.6 Default by The Authority. In the event of any default by the Authority under any covenant, agreement or obligation of this Contract, the Solar Participant may bring any suit, action, or proceeding in law or in equity, including mandamus, injunction and action for specific performance as may be necessary or appropriate to enforce any covenant, agreement, or obligation of this Contract against the Authority.

7.7 Abandonment of Remedy. In case any proceeding taken on account of any default shall have been discontinued or abandoned for any reason, the parties to such proceedings shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, owes,

and duties of the Authority and the Solar Participant shall continue as though no such proceeding had been taken.

7.8 Application of Available Remedies.

(a) In the event of a Default by the Solar Participant pursuant to Section 7.1 hereof, the Authority shall:

(i) Apply the Escrow Amount (as collected from the Solar Participant pursuant to Section 1.3, above) to the defaulting Solar Participant’s unpaid obligations hereunder;

(ii) Transfer all or any part of the energy generated by the Facility and attributable to the defaulting Solar Participant’s Entitlement Share to other Participants or any other person, firm, association or corporation, public or private (such transferee to be determined at the Authority’s discretion), for the fair market value of such energy (a “**Default Sale**”); and

(iii) Use the proceeds of such Default Sale (net of the Authority’s expenses incurred to facilitate such Default Sale) to (A) satisfy the balance of the defaulting Solar Participant’s unpaid obligations hereunder and/or (B) to the extent such payment obligations have been fully satisfied pursuant to Section 7.8(a)(i) and/or this Section 7.8(a)(iii), fully or partially restore the defaulting Solar Participant’s Escrow Amount.

(b) The excess, if any, of the proceeds of the Default Sale (net of the Authority’s expenses incurred to facilitate such Default Sale) over the defaulting Solar Participant’s unpaid payment obligations for a particular month (calculated pursuant to Section 1.4 and inclusive of any interest amount accrued pursuant to Section 7.3, above) shall be for the benefit of the non-defaulting Other PPOPs.

(c) Notwithstanding any Default Sale, the defaulting Solar Participant shall remain liable to the Authority for the full payment of the amount reflected on its Billing Statements plus any interest accrued thereon as if such Default Sale had not been made; except that such liability shall be discharged by an amount equal to the proceeds of the applicable Default Sale (net of the Authority’s expenses incurred to facilitate such Default Sale). In the event the Solar Participant’s Default continues uncured for ninety (90) calendar days or the Solar Participant fails to timely satisfy its payment obligations hereunder for either three (3) consecutive months or five (5) out of eight (8) months, the Authority may sell the defaulting Solar Participant’s Entitlement Share to the other Participants or any other person, firm, association or corporation, public or private (such transferee to be determined at the Authority’s discretion); provided that, if such a transfer occurs, the defaulting Solar Participant shall remain liable to the Authority for the full payment of the amount attributable to its Entitlement Share plus any interest accrued thereon as if such transfer had not been made; except that such liability shall be discharged to the extent that the Authority receives payment (net of the Authority’s expenses incurred in facilitating such transfer) from the transferee.

7.9 Obligations with Respect to Defaults of Other PPOPs.

(a) If an Other PPOP (a “**Defaulting PPOP**”) defaults on its payment obligations (the amount of such default the “**Default Amount**”) pursuant to its Other PPC, then the Authority shall pursue its remedies against such Defaulting PPOP as set forth in Section 7.8(a) of the Defaulting PPOP’s Other PPC (which remedies are identical to the provisions set forth in Section 7.8(a) of this Agreement). All of the proceeds generated from the application of such remedies (net of the Authority’s expenses incurred in pursuing such remedies) shall be applied to reduce the Default Amount.

(b) The amount of any remaining Default Amount (calculated without including any interest accrued pursuant to Section 7.3 of the Defaulting PPOP’s Other PPC) after application of the remedies described in Section 7.9(a), above, is referred to as a “**Special Cost Increase.**” Special Cost Increases shall be allocated among the non-defaulting PPOPs (including the Solar Participant) *pro rata* based on their Entitlement Shares. The Solar Participant (along with each other non-defaulting Other PPOP) shall be obligated to satisfy its allocable share of the Special Cost Increase; provided that the Solar Participant’s share of a Special Cost Increase shall not exceed 25% of the amount otherwise reflected on the Solar Participant’s Billing Statement for the month to which the Special Cost Increase is attributable.

(c) If a Defaulting PPOP cures a default pursuant to Section 7.1 of its Other PPC subsequent to the Solar Participant’s (and non-defaulting Other PPOP’s) payment of a corresponding Special Cost Increase, then the Authority shall distribute the applicable Primary Cure Payments (as determined pursuant to the Defaulting PPOP’s Other PPC) ratably to the non-defaulting PPOPs (including the Solar Participant) who satisfied their ratable share of the Special Cost Increase. Interest Cure Payments attributable to Solar Costs shall be paid by the Authority to the Company in satisfaction of the Authority’s obligations under the SPPA. Interest Cure Payments attributable to MEAG Costs shall be distributed to the non-defaulting PPOPs ratably based on their Entitlement Shares.

8.

The Solar Participant shall use commercially reasonable efforts to promptly notify the Authority in writing upon the Solar Participant’s receipt of a request for a copy of the SPPA pursuant to the Georgia Open Records Act (O.C.G.A. § 50-14-1, *et seq.*). Such notification shall be provided prior to the Solar Participant’s release of the SPPA.

9.

In witness whereof, the Authority has caused this Contract to be executed in its corporate name by its duly authorized officers and the Authority has caused its corporate seal to be hereunto impressed and attested; the Solar Participant has caused this Contract to be executed in its corporate name by its duly authorized officers and its corporate seal to be hereunto impressed and attested, and delivery hereof by the Authority to the Solar Participant is hereby acknowledged, all as of the day and year first above written.

MUNICIPAL ELECTRIC AUTHORITY OF
GEORGIA

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

ATTEST:

By: _____
Name: _____
Title: _____

(SEAL)

[Solar Participant Signature is on the next page]

CITY OF MONROE

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: _____

Title: _____

EXHIBIT B

FORM OF AUTHORIZING RESOLUTION OF SOLAR PARTICIPANT

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE, GEORGIA, APPROVING AND AUTHORIZING THE EXECUTION OF A POWER PURCHASE CONTRACT BETWEEN THE SOLAR PARTICIPANT AND THE MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA, THE PLEDGE OF THE FULL FAITH AND CREDIT OF THE SOLAR PARTICIPANT TO SECURE ITS PAYMENT OBLIGATIONS THEREUNDER, AND FOR SUCH OTHER PURPOSES.

WHEREAS, pursuant to the Municipal Electric Authority Act (the “**Act**”), the City of Monroe (the “**Solar Participant**”) has previously entered into one or more Power Sales Contracts (each, as amended, a “**Power Sales Contract**”) with the Municipal Electric Authority of Georgia (the “**Authority**”) for provision of the Solar Participant’s bulk electric power supply needs by the Authority from defined projection projects and sources; and

WHEREAS, under one such Power Sales Contract, the Project One Power Sales Contract (the “**Project One Power Sales Contract**”), the Authority further agreed to provide or cause to be provided additional power needs of the Solar Participant in excess of its entitlement to power supplied under the Project One Power Sales Contract (“**Supplemental Power**”); and

WHEREAS, the Project One Power Sales Contract provides that the Solar Participant may elect to procure an alternate source of Supplemental Power other than that provided by the Authority from the output of an Authority project; and

WHEREAS, the Authority adopted a Supplemental Power Policy (the “**Supplemental Power Policy**”) under which the Solar Participant and the Authority may make elections regarding provision and procurement of Supplemental Power; and

WHEREAS, the Solar Participant has determined that, in order to meet the growing and diverse energy needs of its customers, it has need for an additional type of economical, reliable source of electric power and energy beyond that provided from the sources available resources of the Authority under the Project One Power Sales Contract and other contracts between the City and the Authority; and

WHEREAS, the Authority has informed the Solar Participant that the Authority has an opportunity to procure a substantial amount of Supplemental Power for a multi-year term through a Power Purchase Agreement with Pineview Solar LLC (the “**Company**”) for the output and services of approximately 80 MWac from a photovoltaic solar energy generation facility located in Wilcox County, Georgia (the “**Facility**”) to be constructed, owned, operated, and maintained by the Company (such agreement, the “**Supplemental Power Purchase Agreement**” or “**SPPA**”); and

WHEREAS, in accordance with the Supplemental Power Policy, the Solar Participant has requested that the Authority purchase from the Company power, output and services of the Facility to cause to be provided to the City its Supplemental Power; and

WHEREAS, the Authority has agreed to cause to be provided the Solar Participant’s Supplemental Power from the power, output and services of the Facility pursuant to the terms of a Power Purchase Contract (the “**PPC**”) in substantially the form attached as Exhibit A hereto; and

WHEREAS, the Solar Participant finds, and the Solar Participant and the Authority agree that the PPC is supplemental to, and is authorized by, the Project One Power Sales Contract and that the Products (as defined in the SPPA) constitute Supplemental Power as defined in the Supplemental Power Policy; and

WHEREAS, the Solar Participant determines that the Solar Participant’s payment obligations for Supplemental Power under the PPC authorized thereby shall constitute the general obligations of the Solar Participant for the payment of which the full faith and credit of the Solar Participant is pledged, obligating the Solar Participant to provide for the assessment and collection of an annual tax sufficient in amount to provide funds annually to make all payments due thereunder; and

WHEREAS, the Mayor and Council of the City of Monroe desires to approve the PPC; to authorize the execution and delivery of the PPC and other such documents, certificates, and opinions described therein; and authorize such further actions as necessary for the Solar Participant to procure Supplemental Power as provided thereby.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Solar Participant as follows:

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated in the body of this Resolution.
2. Findings and Determinations. All findings and determinations contained in the PPC, including the recitals thereto, are hereby incorporated herein by reference, and are hereby adopted as findings and determinations of the Mayor and Council of the Solar Participant.
3. Defined Terms. All capitalized terms used herein but not otherwise defined herein shall have the meanings set forth in the PPC.
4. Supplemental Power Purchase Agreement. The Mayor and Council of the Solar Participant acknowledges receipt of the form of the SPPA to be executed by the Authority and Company.
5. Authorization to Execute PPC. The Mayor and Council of the Solar Participant hereby authorizes the Solar Participant to enter, as a Solar Participant (defined therein) into the PPC in substantially the form attached as Exhibit A hereto, and to perform the same, and the [Title of Officer] of the Solar Participant is hereby authorized on behalf of the Solar Participant to execute and deliver the PPC. The [Title of Officer], with the advice of Counsel to the Solar Participant, is authorized to agree to such changes to the PPC as may be necessary prior to execution thereof, and the execution and delivery of the PPC shall be conclusive evidence of such approval. The [Title of Officer] of the Solar Participant is authorized to attest the execution by the [Title of Officer] of the PPC and to affix the seal of the Solar Participant to such documents.
6. Further Authority. The Mayor and Council of the City of Monroe hereby authorizes, empowers and directs the Mayor and any necessary representatives of the Solar Participant to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions and intent of this Resolution and the PPC.

7. Authorized Representative. The Mayor and City Administrator of the Solar Participant are each hereby each designated as Authorized Representatives of the Solar Participant, and may execute notices, certificates, requests, estimates and other documents contemplated by the PPC, subject to the limitations contained herein.

8. Repeal of Conflicting Resolutions. All resolutions and parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

9. Effective Date. This Resolution (including the recitals first above written, which are hereby incorporated into this Resolution) shall take effect immediately upon its adoption; a copy of this Resolution may be filed in such offices as the undersigned or such development authority may elect to file this Resolution. All resolutions, or parts of resolutions, in conflict herewith are repealed.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

DULY ADOPTED at a meeting of the Mayor and Council of the Solar Participant, held this 3rd day of August 2021.

Solar Participant

By: _____

Name: John S. Howard

Title: Mayor

ATTEST:

By: _____

Name: Debbie Kirk

Title: City Clerk

[SEAL]

CERTIFICATE OF CLERK

The undersigned, being the duly appointed, qualified, and acting Clerk of the Mayor and Council of the Solar Participant, **DOES HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on _____, 2021, by the Mayor and Council of the Solar Participant in a meeting duly called and assembled, after due and reasonable public notice was given in accordance with the procedures of the Solar Participant and with the applicable provisions of law, which was open to the public and at which a quorum was present and acting throughout, and that the original of such resolution appears of public record in the minute books of the Mayor and Council of the Solar Participant, which are in my custody and control.

I do hereby further certify that all members of the Mayor and Council were present at said meeting except the following members who were absent:

and that the resolution was duly adopted by the following vote:

The following voted "Aye": _____

_____;

The following voted "Nay": _____
_____;

The following Did Not Vote: _____
_____.

WITNESS my hand and the official seal of the City of Monroe, this _____ day of _____, 2021.

City Clerk

[SEAL]

EXHIBIT C

FORM OF OPINION OF COUNSEL TO SOLAR PARTICIPANT

[TO BE REPRINTED ON LETTERHEAD OF SOLAR PARTICIPANT’S COUNSEL]

_____, 2021

Municipal Electric Authority of Georgia
Atlanta, Georgia

[Solar Participant]
[Address], Georgia

Seyfarth Shaw LLP
Atlanta, Georgia

RE: Power Purchase Contract between the Municipal Electric
Authority of Georgia and [Solar Participant]

Ladies and Gentlemen:

[I/We] have acted as Counsel to [Solar Participant] (the “**Solar Participant**”) preliminary to and in connection with the authorization and execution of the above-captioned Power Purchase Contract, dated as of _____, 2021 (the “**PPC**”), between the Municipal Electric Authority of Georgia (the “**Authority**”) and the Solar Participant. In so acting, we have examined such documents and matters of law as we have considered desirable to render the opinions hereinafter expressed, including but not limited to the following:

- (a) The Constitution of the State of Georgia of 1983, particularly Article IX, Section III, Paragraph I(a) thereof and various acts of the General Assembly of Georgia relating to the Solar Participant;
- (b) The PPC;
- (c) The Project One Power Sales Contract;
- (d) The validation certificate provided pursuant to the order issued by the Superior Court of Fulton County in *State of Georgia v. Municipal Elec. Auth. of Georgia et al.* Civil Action File No. 2018CV37032 (Fulton Co. Sup. Ct. July 17, 2018);
- (e) Minutes of the meeting of the [Governing Body] of the Solar Participant held on _____, 2021, authorizing at such meeting the execution of the PPC by the Solar Participant; and

(f) Such other documentation and matters of law as [I/we] have deemed necessary.

Whenever [I/we] have stated that [I/we] have assumed any matter, it is intended to indicate that we have assumed such matter without making any factual, legal or other inquiry or investigation, and without expressing any opinion or conclusion of any kind, concerning such matter. [I/we] assume no issue of unconstitutionality or invalidity of a relevant law unless a reported case has so held.

Reference is made to the opinion dated the date hereof of Seyfarth Shaw LLP, Atlanta, Georgia, as counsel to the Authority, upon which [I/we] have relied, with your permission, with respect to all matters related to the validity and enforceability of the Supplemental Power Purchase Agreement (the “SPPA”) between the Authority and Pineview Solar LLC and the security pledged thereunder. [I/we] have reviewed sufficient information to assume that the Project One Power Sales Contract between the Solar Participant and the Authority has been judicially confirmed and validated by order of the Superior Court of Fulton County, Georgia. [I/we] have further assumed, in reliance upon the opinion of Seyfarth Shaw LLP, that the Authority has all requisite power and authority to enter into and perform its obligations under the SPPA, and that the SPPA is a valid and binding agreement, enforceable against the Authority in accordance with its terms.

Based upon the foregoing, it is [my/our] opinion that:

1. The PPC has been duly and validly authorized, executed and delivered by the Solar Participant and the provisions thereof which obligate the Solar Participant are legal, valid and binding obligations of the Solar Participant enforceable in accordance with the terms thereof. Under the terms of the PPC, the Solar Participant is obligated to levy a tax, at a rate sufficient, as described in the PPC, on all property in the Solar Participant’s jurisdiction subject to such tax, to the extent necessary to generate sufficient revenue to pay its obligations under the PPC.

2. To the best of [my/our] knowledge and belief after reasonable inquiry, the PPC and the performance of the Solar Participant’s obligations thereunder will not conflict with or be in violation of any applicable federal, state, or local law or ordinance or, to the best of [my/our] knowledge and belief, be in violation of, or constitute a default under, any agreement or instrument to which the Solar Participant is party or by which the Solar Participant is bound.

3. Each [officer/official] of the Solar Participant who executed the PPC was on the date of the execution thereof, and is on the date hereof, the duly, elected or appointed qualified incumbent of his or her office.

4. The notices given prior to each meeting of the Solar Participant at which any action was taken relating to the PPC and the security therefor comply with the applicable notice requirements of Georgia law, and said meetings were conducted in accordance with all other applicable requirements of Georgia law.

5. There is no action, suit, proceeding, inquiry or investigation, at law or equity, by or before any court or public board or body pending or, to the best of [my/our] knowledge and belief, after making due inquiry with respect thereto, threatened against or affecting the Solar Participant,

nor to [my/our] knowledge is there any basis therefore, which in any way questions the creation or existence of the Solar Participant or the powers of the Solar Participant, or which might result in a material adverse change in the condition (financial or otherwise), business or affairs of the Solar Participant or wherein an unfavorable decision, ruling or finding would adversely affect the validity or enforceability of the PPC or any other agreement or instrument to which the Solar Participant is a party and which is used or contemplated for use in connection with the consummation of the transactions contemplated by the PPC or which in any way would adversely affect the levy or collection of taxes by the Solar Participant to fulfill its obligations pursuant to the PPC.

6. All consents, approvals or authorizations, if any, of any governmental authority or agency or other person required on the part of the Solar Participant in connection with the approval of the PPC, the execution and delivery of the same and the consummation of the transactions contemplated thereby have been obtained, and the Solar Participant has complied with any applicable provisions of law requiring any designation, declaration, filing, registration and/or qualification of the Solar Participant with any governmental authority or agency or other person in connection with such execution, delivery and consummation.

The foregoing opinions are qualified to the extent that the enforceability of the PPC might be limited by (i) bankruptcy, fraudulent transfer, moratorium, insolvency, reorganization, or other laws affecting the enforcement of creditors' rights, (ii) limitations imposed by general principles of equity upon specific enforcement, injunctive relief or other equitable remedies, (iii) the exercise of judicial discretion in appropriate cases and (iv) to the following qualifications:

(a) [I/We] express no opinion as to the validity or enforceability of any of the following provisions that may be contained therein: (i) any provisions which purport to waive any defense, counterclaim, set off or deduction arising from any violation of applicable federal or state securities or usury laws, any fraud on the part of any other party, any failure to give notice of a disposition of collateral to the extent required under applicable law, any disposition of collateral other than in a commercially reasonable manner, or the effect of any applicable statute of limitation, (ii) any choice of law provisions therein, (iii) any provisions which purport to waive the right to trial by jury or purport to consent to or waive any objection to the jurisdiction or venue of any particular court, and (iv) any provisions which provide for payment of interest on unpaid interest or which, due to prepayment, acceleration, or otherwise, would cause the rate of interest to exceed five percent (5.0%) per month. [I/We] also note that any provisions requiring any party to pay the attorneys' fees of any other party may be subject to compliance with applicable legal requirements and limitations and that the provisions thereof may be subject to the effect of the provisions of law regarding mutual departures from strict contractual terms. Nothing in this paragraph (a) is intended to limit any of the other qualifications or exceptions to [my/our] opinions set forth in this letter.

(b) Enforcement of any warranties and indemnities contained therein may be limited by applicable federal or state securities laws as violations of public policy and may be limited to the extent such indemnities would require any party to indemnify another party for costs, losses, liabilities, claims, damages or expenses incurred by or asserted

against such party as a result of action or inaction of such party constituting negligence. In addition, it is possible that a court would not enforce any warranties or indemnities with respect to environmental matters contained therein.

(c) With respect to the enforceability thereof, [I/we] have assumed that, to the extent that applicable law would require the rights and remedies set forth therein to be exercised in good faith or in a reasonable or commercially reasonable manner as a condition to the enforceability thereof, the persons having remedial rights thereunder will observe and satisfy such legal requirements.

The undersigned's engagement as Counsel to the Solar Participant imposed no duty upon the undersigned to undertake any due diligence investigation as to either: (i) the adequacy of the security for the PPC, (ii) the business or financial condition of the Solar Participant, or (iii) the veracity of any representations or certification made by the [Solar Participant] on which [I/we] have relied. No opinion is expressed as to the federal or state tax-exempt status of the obligations or the interest thereon, or the applicability of the federal securities laws or the Blue Sky laws of any state with respect to the PPC.

The opinions set forth herein are limited to the laws of the State of Georgia and applicable federal laws. The opinions represent [my/our] legal judgment based upon our review of the law and the facts that we deem relevant to render such opinion and is not a guarantee of a result.

This opinion letter is rendered as of its date, and [I/we] express no opinion as to circumstances or events that may occur subsequent to such date. Further [I/we] undertake no, and hereby disclaim any, obligation to advise you, or any other person permitted to rely hereon, of any change in applicable law or relevant facts or any new development which might affect any matters or opinions set forth herein.

This opinion letter is given solely for the benefit of the addressees and their successors and assigns. This opinion letter is not intended to be employed in any transaction other than the one described above and is being delivered to the addressees with the understanding that it may not be published, quoted, relied on or referred to by, and copies may not be delivered or made available to, in whole in or part, any other person or entity (other than the addressees' counsel or any applicable rating agency) or used for any other purpose with the express prior written consent of this firm in each instance.

Very truly yours,



To: MEAG Power Solar Participants

From: Steve Jackson, Sr. VP and COO *Steve*

Date: June 24, 2021

Subject: Solar Initiative – Power Purchase Contract

MEAG Power staff has been working through a Request for Proposals process to acquire solar output and services on behalf of the Participants. Given changes in Participant interest, which at last survey amounted to 92 MW, MEAG Power shifted our efforts to a developer offering a smaller facility sized at 80 MW. MEAG Power staff has completed negotiations of the Solar Purchase Power Agreement (SPPA) between MEAG Power and this second solar developer that will provide interested Participants the avenue to add photovoltaic solar power to their resource portfolio.

In conjunction with the SPPA, any Participant that commits to an entitlement share of the output under this SPPA (a Solar Participant) will execute a Power Purchase Contract (PPC) with MEAG Power. This Power Purchase Contract addresses the Solar Participants entitlement share to the products, your cost and payment obligations and the financial assurance provided by the Solar Participants to the project developer. This PPC is non-recourse to MEAG Power and the project developer will be looking directly to the Solar Participants for the security of the payments. The enclosed material includes: 1) the PPC for execution; 2) the SPPA as Exhibit A of the PPC for information only; 3) a form of Resolution as Exhibit B of the PPC for your use with your governing body; and 4) a form of Opinion of Counsel as Exhibit C of the PPC for use by your attorney. If viewing on your computer, please use the bookmark feature to help you navigate to these sections.

In order to maintain the late 2023 commercial operation date for the project, all agreements are requested by mid-August 2021 and the following steps are required.

1. Participant execution of the Power Purchase Contract (PPC) including the Participants desired maximum MW amount
2. Based on all received nominations, MEAG Power will determine the final Participant entitlement share based on the formula included in the PPC. This step may require prorating each Participant’s MW amount if the total amount of nominations exceed 80 MW. (If the maximum nominations do not amount to 80 MW, MEAG Power will have to terminate the current initiative). An example of the proration calculation is available on request.
3. MEAG Power Board approval of the SPPA for 80 MW.
4. MEAG Power execution of the SPPA and Solar Participant PPCs with final entitlement share.

If you are a Participant engaged with ECG for the supply of solar energy to Walmart, the Renewable Energy Customer Agreement (RECA), expected to be executed by Walmart by July 2nd, and the solar tariff have been provided by ECG through a separate transmittal. The approval and execution of those agreements is another step in the effort.

In order to support your consideration of this agreement, MEAG Power and ECG staff will host two virtual meetings to discuss the key provisions of the PPC, SPPA, and RECA. These meetings will be offered at the following dates/times:

- 1. Tuesday, June 29th at 2:30 p.m.**
- 2. Thursday, July 8th at 10:00 a.m.**

Your Regional Manager will be in contact to discuss your participation in one of these meetings, and also any further assistance needed from MEAG Power staff in this effort.

We are very pleased that the final price for solar energy and services under the SPPA is very competitive and fixed for 20 years. With the project interconnecting to the ITS through a new 115 kV breaker at MEAG Power's Pitts substation, there will be no Transmission Service Facilities fee assessed by Georgia Power from MEAG Power. With this ideal interconnection arrangement, we estimate a savings of approximately \$2.00/MWh in total solar costs to our Participants.

In order to support the project schedule, execution of the PPC (step 1) is requested by Friday, August 13, 2021. Please contact your Regional Manager with any questions or concerns.

cc: Jim Fuller