



Committee Work Session & Called Council Meeting

AGENDA

Tuesday, April 02, 2019

6:00 PM

City Hall

I. CALL TO ORDER

1. Roll Call
2. City Administrator Update
3. Central Services Update

II. COMMITTEE INFORMATION

1. Finance
 - a. Monthly Finance Report
2. Airport
 - a. Monthly Airport Report
3. Public Works
 - a. Monthly Solid Waste Report
 - b. Monthly Streets & Transportation Report
4. Utilities
 - a. Monthly Electric & Telecom Report
 - b. Monthly Water, Sewer, Gas, & Stormwater Report
5. Public Safety
 - a. Monthly Fire Report

[b.](#) Monthly Police Report

6. Planning & Code

[a.](#) Monthly Code Report

7. Economic Development

[a.](#) Monthly Economic Development Report

8. Parks

a. Monthly Parks Report

III. ITEMS OF DISCUSSION

[1.](#) Rezone - 1600 East Church Street

[2.](#) Appointment - Library Board

[3.](#) Appointment - Historic Preservation Commission

[4.](#) 2nd Reading - Speed Zone Ordinance Amendment

IV. ITEMS REQUIRING ACTION

[1.](#) 1st Reading - Zoning Ordinance Code Text Amendment #7

V. ADJOURN

CENTRAL SERVICES

MONTHLY REPORT

APRIL 2019

	2019 January	2019 February	2019 March	2018 March	2018 April	2018 May	2018 June	2018 July	2018 August	2018 September	2018 October	2018 November	2018 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	2	5	1	6	9	5	5	7	4	1	5	2	8	4.6	60
Vehicle Inspections	2	6	12	0	0	0	0	22	10	0	0	5	9	5.1	66
Equipment Inspections	4	0	0	0	0	0	0	6	4	1	0	1	3	1.5	19
Worksite Inspections	1	1	0	1	2	3	1	7	4	3	3	3	0	2.2	29
Employee Safety Classes	1	0	0	3	3	6	1	0	0	0	2	2	3	1.6	21
PURCHASING															
P-Card Transactions	486	421	481	480	424	440	445	460	430	312	419	361	301	420.0	5,460
Purchase Orders	110	155	103	105	100	114	108	102	122	112	83	74	48	102.8	1,336
Sealed Bids/Proposals	0	1	1	0	2	1	1	0	1	1	0	0	0	0.6	8
GPR Postings	1	2	0					0	1	1	5	1	0	1.2	11
INFORMATION TECHNOLOGY															
Workorder Tickets	104	116	126	109	103	107	99	99	101	95	133	95	95	106.3	1,382
Phishing Fail Percentage	3.6%	3.6%	3.9%		4.2%		6.9%		3.0%		7.6%	5.5%	4.0%	4.7%	
MARKETING															
Newsletters Distributed	0	1	1	1	0	1	0	0	1	0	0	0	1	0.5	6
Intern Hours		20.0	32.5											26.3	52.5
GROUNDS & FACILITIES															
Contractor Acres Mowed	46.6	46.6	46.6	46.6	92.4	92.4	123.5	139.1	139.1	139.1	139.1	92.4	92.4	95.1	1,235.7
Trash Collection	2,920.0	2,400.0	1,400.0								320.0	2,496.0	2,980.0	2,086.0	12,516.0
Crew Acres Mowed	16.7	16.7	27.0	27.0	33.3	54.0	54.0	54.0	54.0	55.5	55.5	33.3	16.7	38.3	497.6

PROJECTS & UPDATES

GROUNDS MAINTENANCE

Over the course of 7 rainy days during the month of March, the Grounds Crew consisting of Gary Barnes and Danny Farmer picked up a total of 1,400 pounds of trash and debris from parks, cemeteries, and roadsides. This was performed while also cutting approximately 27 acres of grass during the month.

POLICE STATION / MUNICIPAL COURT BUILDING

There have been multiple meetings and discussions involving the design concept and layout of the building. April and May should see the exterior renovation begin and hopefully completed. During this time the design will be completed and then subsequently bid for review and construction phases. These updates will be brought to the City Council for updates as they are achieved and reviewed.

FACILITIES MANAGEMENT

The City Hall drive thru area equipment is on order and awaiting installation scheduling. Bids were received for the renovation projects for 2019 through Garland/DBS that included the Public Works main office building roof and exterior repair, Old City Hall roof and exterior repair, and the Art Guild exterior repair and waterproofing. Upon final review of these bids and documents, and the appropriate schedule is determined for each facility, the work will begin at each location.

NEWSLETTER/MARKETING

Continued work on Energy source and usage newsletters is being done and finalized. A Government 101 newsletter is being developed for an employee educational tool to provide insight into how budgets and different departments function. Again, keep in mind the online format continues to save money and allows for the development of more informational newsletters for both the Community and Employee base. Topics of suggestion are always welcomed!



**FINANCIAL STATUS
REPORT
AS OF FEBRUARY 2019**

City of Monroe
 Financial Performance Report
 For the Period Ended
 February 28, 2019

Cash balances for the City of Monroe as of February 28th total **\$40,941,065**
 The following table shows the individual account balances.

GOVERNMENTAL FUND	
General Fund Checking	1,372,382.35
Stabilization Fund	1,250,000.00
Community Center Deposits	2,930.79
Group Health Insurance (Claims/Premiums)	717,191.68
Unemployment Fund	17,174.03
Workmen's Compensation (To Fund Claims)	102,465.50
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,739.99
SPLOST	1,380,834.46
SPLOST 2013	3,749,627.99
SPECIAL REVENUE FUND	
Hotel/Motel	7,300.26
DEA Confiscated Assets Fund	15,066.88
Confiscated Assets Fund	29,505.54
ENTERPRISE FUND	
Solid Waste	233,965.85
Solid Waste Capital	948,640.59
Utility Revenue	2,339,654.30
Utility Revenue Reserve	1,333,114.10
Utility MEAG Payment Acct	2,458.26
Utility MGAG Payment Acct	8,349.97
Utility Gov't Loan Payment Acct	26,063.24
Utility MEAG Short-Term Investment	4,832,315.12
Utility MEAG Intermediate Extended Investment	6,465,382.53
Utility MEAG Intermediate Portfolio Investment	2,092,900.45
Utility Capital Improvement	9,137,549.52
Utility GEFA	1,000.00
Utility Bond Sinking Fund	575,280.15
Utility Tap Fees	1,597,301.62
Utility Customer Deposits (Restricted)	1,179,890.33
Utility Customer Deposits (Investment)	1,519,979.84

City of Monroe
 Financial Performance Report
 For the Period Ended
 February 28, 2019

The total Utility Capital funds available as of February are \$12,067,966 as broken down in the section below:

Utility Capital Improvement Cash Balance	9,137,550
Utility Revenue Reserve Cash Balance	1,333,114
Tap Fees Cash Balance	1,597,302
Total Current Funds Available	\$ 12,067,966

Project Description	Estimated Budgeted Cos	2019 Estimated Expense	2019 Monthly Expense	2019 Estimated				
				Remaining Expenses	2020 Estimated Expense	2021 Estimated Expense	2022 Estimated Expense	2023 Estimated Expense
Totals	29,186,771	9,970,033	477,814	9,492,219	2,952,555	2,521,454	1,729,000	1,101,454
Estimated annual Tap Fees				258,333	310,000	310,000	310,000	310,000
Estimated annual CIP transfers-in				1,500,000	1,800,000	1,800,000	1,800,000	1,800,000
Estimated Utility Capital Cash Balance EOY				\$ 4,334,081	\$ 3,491,526	\$ 3,080,072	\$ 3,461,072	\$ 4,469,618

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

Utility Capital Funding

Approved Projects/Assets

Dept	Project Description	Estimated	2019 Estimated	2019 Monthly	2019 Estimated	2020	2021	2022	2023
		Budgeted Cost	Expense	Expense	Remaining Expenses	Estimated Expense	Estimated Expense	Estimated Expense	Estimated Expense
Sewer	Sewer CDBG 2018-Initial Application	25,000	9,120	25,575	(16,455)				
Sewer	CDBG 2018 Construction	250,000	250,000		250,000				
Sewer	Infrastructure Repair/Replacement	337,223	99,800		99,800	71,881	70,000	70,000	
Sewer	Sewer Extension 138 to Reliant Development	2,700,000	2,635,374	17,625	2,617,748				
Sewer	Pump Station SCADA	50,000	35,000			15,000			
Sewer	Sewer Main Rehab	583,711	83,711		83,711	150,000	100,000	150,000	100,000
Sewer	Truck	100,000			-	50,000		50,000	
Sewer	Application/Design CDBG 2020 submittal	50,000				50,000			
Sewer	CDBG 2020 Construction	250,000			-		250,000		
Sewer	Application/Design CDBG 2022 submittal	50,000			-			50,000	
Sewer	CDBG 2022 Construction	250,000			-				250,000
Sewer	Lime Slurry System	145,200	145,200		145,200				
Sewer	Kawasaki Mule	9,189	9,189		9,189				
Sewer	Aeration Fluidyne Jet Pump	41,348	20,674		20,674	20,674			
Sewer	Final Clarifier Clean Out	36,908			-		18,454		18,454
Sewer	Control Panel for Plant Drain	15,000		6,430	(6,430)			15,000	
Sewer	Trickling Filter Pump	80,000			-		40,000		40,000
Sewer	Air Compressor	54,760	54,760		54,760				
Sewer	Ashphalt Top Coat	200,000			-	200,000			
Sewer	GIS Program Development	41,667	41,667		41,667				
Sewer	Waste Water Treatment Plant Rehab (GEFA loan)	8,000,000		132,435	(132,435)				
Water	Loganville Water Distribution Line	1,648,125	1,451,223		1,451,223				
Water	Water Plant Roof Replacement	237,548			-				
Water	Remodel of Old Water Plant	225,000	163,745	65,433	98,312				
Water	Warehouse Improvements	25,000	25,000		25,000				
Water	Water Main Rehab	375,000	75,000		75,000	75,000	75,000	75,000	75,000
Water	8 Mstr Mtr Octave AWWA Mtr	5,062			-				
Water	Fire Hydrant Replacement	110,000	55,000		55,000	55,000			
Water	Infrastructure Repair/Replacement	750,000	150,000		150,000	150,000	150,000	150,000	150,000
Water	Water Valve Maintenance Trailer	61,720	61,720		61,720				
Water	CDBG 2018 Construction	250,000	250,000		250,000				
Water	Application/Design CDBG 2020 submittal	25,000			-	25,000			
Water	CDBG 2020 Construction	250,000			-		250,000		
Water	Application/Design CDBG 2022 submittal	25,000			-			25,000	
Water	CDBG 2022 Construction	250,000			-				250,000
Water	Swan Turbidity Meters	90,355	90,355		90,355				
Water	Air Compressors	58,575	58,575		58,575				
Water	High Service Pumps	100,000			-	100,000			
Water	Alcovy River Screen	50,000			-	50,000			
Water	Control Vlv Replacement Reservoir & Alcovy River	100,000			-		100,000		
Water	Membrane Filters	382,500	76,500		76,500	76,500	76,500	76,500	76,500
Water	Excavator	88,200	88,200		88,200				
Water	Water Meters	282,247	56,247		56,247	56,500	56,500	56,500	56,500
Water	Alleyway repairs				-				
Water	GIS Program Development	41,667	41,667		41,667				
Central Svcs	Vehicle	25,000	25,000		25,000				
Admin	Financial/Utility Billing Software	300,617	113,595	43,636	69,959				
Admin	Drive Thru Rehab/City Hall	225,000	225,000		225,000				
Admin	Trucks	50,000			-	50,000		50,000	
Electric	Bucket Truck Replacement	325,000	215,000		215,000		110,000		
Electric	Meter Load Tester	33,000	33,000		33,000				
Electric	Pole Crane	80,000	80,000		80,000				
Electric	Van	27,000			-				
Electric	Automated Switching	150,000	95,577		95,577				
Electric	2018 LED Streetlights	125,000	125,000		125,000				
Electric	Reconductor Distrubtion System	800,000	344,794		344,794	150,000	150,000	150,000	
Electric	Warehouse Project	75,000	75,000		75,000				
Electric	Stone Creek	153,000	133,042	24,909	108,134				
Electric	System Automation	408,846	108,846		108,846	150,000	150,000		
Electric	Underground for Town Green	187,000	187,000		187,000				
Electric	AMI meters/system	112,608	37,608		37,608	75,000			
Electric	Rebuild Highland & S Madison Ave	1,091,200	291,200		291,200	300,000	250,000	250,000	
Electric	GIS Program Development	41,667	41,667		41,667				
Telecom	Fiber Blower	44,000	5,000		5,000				
Telecom	Halon Fire Suppression	44,000	44,000		44,000				
Telecom	Fiber Loop	150,000	150,000		150,000				
Telecom	Fiber to the X	400,000	75,073	2,672	72,401	100,000	100,000	100,000	
Telecom	Wireless Deployment	75,000	75,000		75,000				
Telecom	2018 Cable Replacement	240,000	80,000		80,000	80,000	80,000		
Telecom	2017 Network Redundancy	195,000	0		-				
Telecom	2018 Network Redundancy	225,000	225,000	11,803	213,197				
Telecom	2017 Cable Replacement	80,000	33,167	1,964	31,202				
Telecom	DOCSIS 3	175,000	147,939		147,939				
Telecom	Fiber Backbone Extension	101,500	56,500		56,500	45,000			
Telecom	Micro Trench Saw	91,000	91,000		91,000				
Telecom	FTTX Wellington	420,000	120,000		120,000	150,000	150,000		
Telecom	Cable Infrastructure Replacement	180,000	65,000		65,000	60,000	55,000		
Telecom	GIS Program Development	41,667	41,667		41,667				

Gas	Gas relocation Hwy 11 bridge	541,000			-				
Gas	Good Hope	140,000			-	70,000	70,000		
Gas	James Huff/Gratis	140,000			-			140,000	
Gas	Old Mill Replacement	150,000			-	150,000			
Gas	Unisia Dr Extension	45,000			-	45,000			
Gas	Various Projects	300,000			-	100,000	100,000	100,000	
Gas	Service Trencher	80,000	80,000	57,500	22,500				
Gas	2018 System Rehab	200,000	34,000		34,000				
Gas	System Rehab	150,000			-	50,000	50,000	50,000	
Gas	Young St Rehab	75,000	75,000	13,260	61,740				
Gas	Lacy, Davis, Harris & Ash Street (Bryant Rd)	40,000	38,560	13,260	25,300				
Gas	Lacy, Davis, Harris & Ash Street (Bryant Rd2)	57,000	55,228		55,228				
Gas	Gas Main Renewal	681,147	199,147	61,311	137,836	196,000	70,000	131,000	85,000
Gas	Main Extension	84,397	8,397		8,397	36,000		40,000	
Gas	GIS Program Development	41,667	41,667		41,667				
Stormwater	2018 Infrastructure Repair/Replacement	100,000	61,450		61,450				
Stormwater	Infrastructure Repair/Replacement	300,000			-	100,000	100,000	10,000	
Stormwater	Lateral Repair	43,183	8,183		8,183		35,000		
Stormwater	F450 Service Body Truck	60,000			-	60,000			
Stormwater	Skid Steer	75,000			-	75,000			
Stormwater	Storm/Drain Retention Pond Rehab	375,000	75,000		75,000	75,000	75,000	75,000	75,000
Stormwater	Heritage Ridge Retention Pond	17,600	17,600		17,600				
Stormwater	Public Works Retention Pond	8,000			-	8,000			
Stormwater	Heritage Trace Retention Pond	18,000			-	18,000			
Stormwater	GIS Program Development	41,667	41,667		41,667				
Stormwater	Improvements	50,000	50,000		50,000				
Totals		\$ 29,186,771	\$ 9,970,033	\$ 477,814	\$ 9,492,219	\$ 2,952,555	\$ 2,521,454	\$ 1,729,000	\$ 1,101,454



Monroe, GA

Monthly Budget Report

Group Summary

For Fiscal: 2019 Period Ending: 02/28/2019

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DEP...	February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	578,825.79	451,698.59	-127,127.20	-21.96 %	1,157,651.58	952,796.63	-204,854.95	-17.70 %	6,948,689.00
Total R1: 31 - TAXES:	578,825.79	451,698.59	-127,127.20	-21.96 %	1,157,651.58	952,796.63	-204,854.95	-17.70 %	6,948,689.00
R1: 32 - LICENSES & PERMITS									
7200 - PLANNING & DEVELOPMENT	22,498.49	45,999.00	23,500.51	104.45 %	44,996.98	182,896.00	137,899.02	306.46 %	270,090.00
Total R1: 32 - LICENSES & PERMITS:	22,498.49	45,999.00	23,500.51	104.45 %	44,996.98	182,896.00	137,899.02	306.46 %	270,090.00
R1: 33 - INTERGOVERNMENTAL									
1510 - FINANCE ADMIN	1,666.00	0.00	-1,666.00	-100.00 %	3,332.00	0.00	-3,332.00	-100.00 %	20,000.00
1519 - INTERGOVERNMENTAL	7,982.72	0.00	-7,982.72	-100.00 %	15,965.44	70,831.00	54,865.56	343.65 %	95,831.00
3500 - FIRE OPERATIONS	19,856.55	0.00	-19,856.55	-100.00 %	39,713.10	0.00	-39,713.10	-100.00 %	238,374.00
4200 - STREETS & TRANSPORTATION	10,829.00	159,841.15	149,012.15	1,376.05 %	21,658.00	159,841.15	138,183.15	638.02 %	130,000.00
Total R1: 33 - INTERGOVERNMENTAL:	40,334.27	159,841.15	119,506.88	296.29 %	80,668.54	230,672.15	150,003.61	185.95 %	484,205.00
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	54,978.00	50.00	-54,928.00	-99.91 %	109,956.00	450.00	-109,506.00	-99.59 %	660,000.00
3200 - POLICE	1,666.00	5,291.96	3,625.96	217.64 %	3,332.00	6,523.92	3,191.92	95.80 %	20,000.00
3500 - FIRE OPERATIONS	0.00	10.00	10.00	0.00 %	0.00	10.00	10.00	0.00 %	0.00
7200 - PLANNING & DEVELOPMENT	41.65	0.00	-41.65	-100.00 %	83.30	3.50	-79.80	-95.80 %	500.00
7520 - ECONOMIC DEVELOPMENT	1,666.00	505.00	-1,161.00	-69.69 %	3,332.00	505.00	-2,827.00	-84.84 %	20,000.00
7563 - AIRPORT	8.33	65.00	56.67	680.31 %	16.66	207.00	190.34	1,142.50 %	100.00
Total R1: 34 - CHARGES FOR SERVICES:	58,359.98	5,921.96	-52,438.02	-89.85 %	116,719.96	7,699.42	-109,020.54	-93.40 %	700,600.00
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	33,320.00	118,122.34	84,802.34	254.51 %	66,640.00	118,122.34	51,482.34	77.25 %	400,000.00
Total R1: 35 - FINES & FORFEITURES:	33,320.00	118,122.34	84,802.34	254.51 %	66,640.00	118,122.34	51,482.34	77.25 %	400,000.00
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	0.00	0.18	0.18	0.00 %	0.00	207.45	207.45	0.00 %	0.00
Total R1: 36 - INVESTMENT INCOME:	0.00	0.18	0.18	0.00 %	0.00	207.45	207.45	0.00 %	0.00
R1: 37 - CONTRIBUTIONS & DONATIONS									
3200 - POLICE	333.20	0.00	-333.20	-100.00 %	666.40	0.00	-666.40	-100.00 %	4,000.00
3500 - FIRE OPERATIONS	333.20	0.00	-333.20	-100.00 %	666.40	0.00	-666.40	-100.00 %	4,000.00
7521 - MAINSTREET	2,915.50	0.00	-2,915.50	-100.00 %	5,831.00	0.00	-5,831.00	-100.00 %	35,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	3,581.90	0.00	-3,581.90	-100.00 %	7,163.80	0.00	-7,163.80	-100.00 %	43,000.00
R1: 38 - MISCELLANEOUS REVENUE									
1510 - FINANCE ADMIN	416.50	12.22	-404.28	-97.07 %	833.00	508.44	-324.56	-38.96 %	5,000.00

Monthly Budget Report

For Fiscal: 2019 Period Ending: 2019

DEP...	February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
1565 - WALTON PLAZA	275.55	0.00	-275.55	-100.00 %	551.10	0.00	-551.10	-100.00 %	3,308.00
3200 - POLICE	0.00	0.00	0.00	0.00 %	0.00	1,060.10	1,060.10	0.00 %	0.00
5530 - COMMUNITY CENTER	999.60	925.00	-74.60	-7.46 %	1,999.20	3,975.00	1,975.80	98.83 %	12,000.00
7563 - AIRPORT	19,700.45	11,803.76	-7,896.69	-40.08 %	39,400.90	25,617.42	-13,783.48	-34.98 %	236,500.00
Total R1: 38 - MISCELLANEOUS REVENUE:	21,392.10	12,740.98	-8,651.12	-40.44 %	42,784.20	31,160.96	-11,623.24	-27.17 %	256,808.00
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	225,263.19	255,990.14	30,726.95	13.64 %	450,526.38	466,547.62	16,021.24	3.56 %	2,704,240.09
Total R1: 39 - OTHER FINANCING SOURCES:	225,263.19	255,990.14	30,726.95	13.64 %	450,526.38	466,547.62	16,021.24	3.56 %	2,704,240.09
Total Revenue:	983,575.72	1,050,314.34	66,738.62	6.79 %	1,967,151.44	1,990,102.57	22,951.13	1.17 %	11,807,632.09
Expense									
1100 - LEGISLATIVE	19,461.45	20,863.46	-1,402.01	-7.20 %	38,922.90	39,236.45	-313.55	-0.81 %	233,631.00
1300 - EXECUTIVE	24,480.84	28,086.19	-3,605.35	-14.73 %	48,961.68	82,857.29	-33,895.61	-69.23 %	293,888.00
1400 - ELECTIONS	1,574.37	0.00	1,574.37	100.00 %	3,148.74	0.00	3,148.74	100.00 %	18,900.00
1500 - GENERAL ADMIN	11,178.87	10,642.69	536.18	4.80 %	22,357.74	23,893.30	-1,535.56	-6.87 %	134,200.29
1510 - FINANCE ADMIN	20,919.47	20,495.45	424.02	2.03 %	41,838.94	36,395.96	5,442.98	13.01 %	251,134.58
1530 - LAW	11,630.76	0.00	11,630.76	100.00 %	23,261.52	0.00	23,261.52	100.00 %	139,625.00
1560 - AUDIT	2,707.25	0.00	2,707.25	100.00 %	5,414.50	3,000.00	2,414.50	44.59 %	32,500.00
1565 - WALTON PLAZA	9,786.33	0.00	9,786.33	100.00 %	19,572.66	0.00	19,572.66	100.00 %	117,483.00
2650 - MUNICIPAL COURT	8,684.16	10,384.83	-1,700.67	-19.58 %	17,368.32	14,931.07	2,437.25	14.03 %	104,252.00
3200 - POLICE	355,880.97	354,962.67	918.30	0.26 %	711,761.94	611,321.74	100,440.20	14.11 %	4,272,281.00
3500 - FIRE OPERATIONS	174,350.34	175,845.51	-1,495.17	-0.86 %	348,700.68	305,617.00	43,083.68	12.36 %	2,093,041.00
3510 - FIRE PREVENTION/CRR	8,175.44	6,281.04	1,894.40	23.17 %	16,350.88	10,692.58	5,658.30	34.61 %	98,146.00
4200 - STREETS & TRANSPORTATION	114,020.92	112,123.31	1,897.61	1.66 %	228,041.84	194,828.02	33,213.82	14.56 %	1,368,799.00
5500 - COMMUNITY SERVICES	924.63	0.00	924.63	100.00 %	1,849.26	0.00	1,849.26	100.00 %	11,100.00
5530 - COMMUNITY CENTER	1,990.86	471.32	1,519.54	76.33 %	3,981.72	2,081.76	1,899.96	47.72 %	23,900.00
6200 - BLDGS & GROUNDS	29,831.68	18,279.69	11,551.99	38.72 %	59,663.36	29,960.23	29,703.13	49.78 %	358,124.00
6500 - LIBRARIES	10,295.88	0.00	10,295.88	100.00 %	20,591.76	0.00	20,591.76	100.00 %	123,600.00
7200 - PLANNING & DEVELOPMENT	63,635.50	71,229.64	-7,594.14	-11.93 %	127,271.00	107,523.72	19,747.28	15.52 %	763,931.99
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00 %	807.00	0.00	807.00	100.00 %	4,844.00
7520 - ECONOMIC DEVELOPMENT	21,217.56	35,004.54	-13,786.98	-64.98 %	42,435.12	57,225.72	-14,790.60	-34.85 %	254,713.06
7550 - DOWNTOWN DEVELOPMENT	2,082.50	0.00	2,082.50	100.00 %	4,165.00	0.00	4,165.00	100.00 %	25,000.00
7563 - AIRPORT	16,880.70	1,828.50	15,052.20	89.17 %	33,761.40	2,371.68	31,389.72	92.98 %	202,650.00
9001 - GEN - OTHER FINANCING USES	73,461.27	0.00	73,461.27	100.00 %	146,922.54	0.00	146,922.54	100.00 %	881,888.00
Total Expense:	983,575.25	866,498.84	117,076.41	11.90 %	1,967,150.50	1,521,936.52	445,213.98	22.63 %	11,807,631.92
Report Total:	0.47	183,815.50	183,815.03		0.94	468,166.05	468,165.11		0.17



Monroe, GA

Income Statement 12

Group Summary

For Fiscal: 2019 Period Ending: 02/28/2019

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1510 - FINANCE ADMIN	10,337,929.09	10,337,929.09	707,751.13	1,420,510.14	8,917,418.95
1519 - INTERGOVERNMENTAL	95,831.00	95,831.00	0.00	70,831.00	25,000.00
1565 - WALTON PLAZA	3,308.00	3,308.00	0.00	0.00	3,308.00
2650 - MUNICIPAL COURT	400,000.00	400,000.00	118,122.34	118,122.34	281,877.66
3200 - POLICE	24,000.00	24,000.00	5,291.96	7,584.02	16,415.98
3500 - FIRE OPERATIONS	242,374.00	242,374.00	10.00	10.00	242,364.00
4200 - STREETS & TRANSPORTATION	130,000.00	130,000.00	159,841.15	159,841.15	-29,841.15
5530 - COMMUNITY CENTER	12,000.00	12,000.00	925.00	3,975.00	8,025.00
7200 - PLANNING & DEVELOPMENT	270,590.00	270,590.00	45,999.00	182,899.50	87,690.50
7520 - ECONOMIC DEVELOPMENT	20,000.00	20,000.00	505.00	505.00	19,495.00
7521 - MAINSTREET	35,000.00	35,000.00	0.00	0.00	35,000.00
7563 - AIRPORT	236,600.00	236,600.00	11,868.76	25,824.42	210,775.58
Revenue Total:	11,807,632.09	11,807,632.09	1,050,314.34	1,990,102.57	9,817,529.52
Expense					
1100 - LEGISLATIVE	233,631.00	233,631.00	20,863.46	39,236.45	194,394.55
1300 - EXECUTIVE	293,888.00	293,888.00	28,086.19	82,857.29	211,030.71
1400 - ELECTIONS	18,900.00	18,900.00	0.00	0.00	18,900.00
1500 - GENERAL ADMIN	134,200.29	134,200.29	10,642.69	23,893.30	110,306.99
1510 - FINANCE ADMIN	251,134.58	251,134.58	20,495.45	36,395.96	214,738.62
1530 - LAW	139,625.00	139,625.00	0.00	0.00	139,625.00
1560 - AUDIT	32,500.00	32,500.00	0.00	3,000.00	29,500.00
1565 - WALTON PLAZA	117,483.00	117,483.00	0.00	0.00	117,483.00
2650 - MUNICIPAL COURT	104,252.00	104,252.00	10,384.83	14,931.07	89,320.93
3200 - POLICE	4,272,281.00	4,272,281.00	354,962.67	611,321.74	3,660,959.26
3500 - FIRE OPERATIONS	2,090,841.00	2,093,041.00	175,845.51	305,617.00	1,787,424.00
3510 - FIRE PREVENTION/CRR	100,346.00	98,146.00	6,281.04	10,692.58	87,453.42
4200 - STREETS & TRANSPORTATION	1,368,799.00	1,368,799.00	112,123.31	194,828.02	1,173,970.98
5500 - COMMUNITY SERVICES	11,100.00	11,100.00	0.00	0.00	11,100.00
5530 - COMMUNITY CENTER	23,900.00	23,900.00	471.32	2,081.76	21,818.24
6200 - BLDGS & GROUNDS	358,124.00	358,124.00	18,279.69	29,960.23	328,163.77
6500 - LIBRARIES	123,600.00	123,600.00	0.00	0.00	123,600.00
7200 - PLANNING & DEVELOPMENT	763,931.99	763,931.99	71,229.64	107,523.72	656,408.27
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT	254,713.06	254,713.06	35,004.54	57,225.72	197,487.34
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	0.00	0.00	25,000.00
7563 - AIRPORT	202,650.00	202,650.00	1,828.50	2,371.68	200,278.32
9001 - GEN - OTHER FINANCING USES	881,888.00	881,888.00	0.00	0.00	881,888.00
Expense Total:	11,807,631.92	11,807,631.92	866,498.84	1,521,936.52	10,285,695.40
Total Surplus (Deficit):	0.17	0.17	183,815.50	468,166.05	

Prior-Year Comparative Income Statement

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Group Summary

For the Period Ending 02/28/2019



Monroe, GA

DEP...	2018 Feb. Activity	2019 Feb. Activity	Feb. Variance Favorable / (Unfavorable)	Variance %	2018 YTD Activity	2019 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1500 - GENERAL ADMIN	8,500.00	0.00	-8,500.00	-100.00%	8,500.00	0.00	-8,500.00	-100.00%
1510 - FINANCE ADMIN	594,198.44	707,751.13	113,552.69	19.11%	730,984.64	1,420,510.14	689,525.50	94.33%
1519 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	-13,568.00	70,831.00	84,399.00	622.04%
1565 - WALTON PLAZA	0.00	0.00	0.00	0.00%	2,100.00	0.00	-2,100.00	-100.00%
2650 - MUNICIPAL COURT	23,847.58	118,122.34	94,274.76	395.32%	59,383.56	118,122.34	58,738.78	98.91%
3200 - POLICE	1,377.66	5,291.96	3,914.30	284.13%	3,651.94	7,584.02	3,932.08	107.67%
3500 - FIRE OPERATIONS	0.00	10.00	10.00	0.00%	0.00	10.00	10.00	0.00%
4200 - STREETS & TRANSPORTATION	0.00	159,841.15	159,841.15	0.00%	157,752.25	159,841.15	2,088.90	1.32%
5530 - COMMUNITY CENTER	1,240.00	925.00	-315.00	-25.40%	3,215.00	3,975.00	760.00	23.64%
7200 - PLANNING & DEVELOPMENT	32,847.30	45,999.00	13,151.70	40.04%	95,648.30	182,899.50	87,251.20	91.22%
7520 - ECONOMIC DEVELOPMENT	0.00	505.00	505.00	0.00%	6,113.00	505.00	-5,608.00	-91.74%
7563 - AIRPORT	13,583.35	11,868.76	-1,714.59	-12.62%	33,662.38	25,824.42	-7,837.96	-23.28%
Revenue Total:	675,594.33	1,050,314.34	374,720.01	55.47%	1,087,443.07	1,990,102.57	902,659.50	83.01%
Expense								
1100 - LEGISLATIVE	10,204.15	20,863.46	-10,659.31	-104.46%	26,811.48	39,236.45	-12,424.97	-46.34%
1300 - EXECUTIVE	26,667.35	28,086.19	-1,418.84	-5.32%	49,815.44	82,857.29	-33,041.85	-66.33%
1500 - GENERAL ADMIN	4,372.98	10,642.69	-6,269.71	-143.37%	10,406.82	23,893.30	-13,486.48	-129.59%
1510 - FINANCE ADMIN	-18,891.81	20,495.45	-39,387.26	-208.49%	28,504.43	36,395.96	-7,891.53	-27.69%
1530 - LAW	1,655.00	0.00	1,655.00	100.00%	1,655.00	0.00	1,655.00	100.00%
1560 - AUDIT	0.00	0.00	0.00	0.00%	3,000.00	3,000.00	0.00	0.00%
2650 - MUNICIPAL COURT	12,951.10	10,384.83	2,566.27	19.82%	18,049.52	14,931.07	3,118.45	17.28%
3200 - POLICE	226,338.59	354,962.67	-128,624.08	-56.83%	441,455.58	611,321.74	-169,866.16	-38.48%
3500 - FIRE OPERATIONS	152,773.90	175,845.51	-23,071.61	-15.10%	288,985.40	305,617.00	-16,631.60	-5.76%
3510 - FIRE PREVENTION/CRR	6,048.49	6,281.04	-232.55	-3.84%	11,577.93	10,692.58	885.35	7.65%
4200 - STREETS & TRANSPORTATION	94,918.88	112,123.31	-17,204.43	-18.13%	194,990.80	194,828.02	162.78	0.08%
4975 - CENTRAL SERVICES	1,109.01	0.00	1,109.01	100.00%	3,064.91	0.00	3,064.91	100.00%
5530 - COMMUNITY CENTER	1,050.59	471.32	579.27	55.14%	1,903.01	2,081.76	-178.75	-9.39%
6200 - BLDGS & GROUNDS	8,203.45	18,279.69	-10,076.24	-122.83%	17,830.31	29,960.23	-12,129.92	-68.03%
7200 - PLANNING & DEVELOPMENT	25,273.24	71,229.64	-45,956.40	-181.84%	56,767.72	107,523.72	-50,756.00	-89.41%
7520 - ECONOMIC DEVELOPMENT	32,119.54	35,004.54	-2,885.00	-8.98%	27,474.52	57,225.72	-29,751.20	-108.29%
7563 - AIRPORT	1,098.15	1,828.50	-730.35	-66.51%	29,449.55	2,371.68	27,077.87	91.95%
Expense Total:	585,892.61	866,498.84	-280,606.23	-47.89%	1,211,742.42	1,521,936.52	-310,194.10	-25.60%
Total Surplus (Deficit):	89,701.72	183,815.50	94,113.78	104.92%	-124,299.35	468,166.05	592,465.40	476.64%



Monroe, GA

Budget Report 14

Group Summary

For Fiscal: 2019 Period Ending: 02/28/2019

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1510 - FINANCE ADMIN	10,337,929.09	10,337,929.09	707,751.13	1,420,510.14	-8,917,418.95	86.26 %
1519 - INTERGOVERNMENTAL	95,831.00	95,831.00	0.00	70,831.00	-25,000.00	26.09 %
1565 - WALTON PLAZA	3,308.00	3,308.00	0.00	0.00	-3,308.00	100.00 %
2650 - MUNICIPAL COURT	400,000.00	400,000.00	118,122.34	118,122.34	-281,877.66	70.47 %
3200 - POLICE	24,000.00	24,000.00	5,291.96	7,584.02	-16,415.98	68.40 %
3500 - FIRE OPERATIONS	242,374.00	242,374.00	10.00	10.00	-242,364.00	100.00 %
4200 - STREETS & TRANSPORTATION	130,000.00	130,000.00	159,841.15	159,841.15	29,841.15	22.95 %
5530 - COMMUNITY CENTER	12,000.00	12,000.00	925.00	3,975.00	-8,025.00	66.88 %
7200 - PLANNING & DEVELOPMENT	270,590.00	270,590.00	45,999.00	182,899.50	-87,690.50	32.41 %
7520 - ECONOMIC DEVELOPMENT	20,000.00	20,000.00	505.00	505.00	-19,495.00	97.48 %
7521 - MAINSTREET	35,000.00	35,000.00	0.00	0.00	-35,000.00	100.00 %
7563 - AIRPORT	236,600.00	236,600.00	11,868.76	25,824.42	-210,775.58	89.09 %
Revenue Total:	11,807,632.09	11,807,632.09	1,050,314.34	1,990,102.57	-9,817,529.52	83.15 %
Expense						
1100 - LEGISLATIVE	233,631.00	233,631.00	20,863.46	39,236.45	194,394.55	83.21 %
1300 - EXECUTIVE	293,888.00	293,888.00	28,086.19	82,857.29	211,030.71	71.81 %
1400 - ELECTIONS	18,900.00	18,900.00	0.00	0.00	18,900.00	100.00 %
1500 - GENERAL ADMIN	134,200.29	134,200.29	10,642.69	23,893.30	110,306.99	82.20 %
1510 - FINANCE ADMIN	251,134.58	251,134.58	20,495.45	36,395.96	214,738.62	85.51 %
1530 - LAW	139,625.00	139,625.00	0.00	0.00	139,625.00	100.00 %
1560 - AUDIT	32,500.00	32,500.00	0.00	3,000.00	29,500.00	90.77 %
1565 - WALTON PLAZA	117,483.00	117,483.00	0.00	0.00	117,483.00	100.00 %
2650 - MUNICIPAL COURT	104,252.00	104,252.00	10,384.83	14,931.07	89,320.93	85.68 %
3200 - POLICE	4,272,281.00	4,272,281.00	354,962.67	611,321.74	3,660,959.26	85.69 %
3500 - FIRE OPERATIONS	2,090,841.00	2,093,041.00	175,845.51	305,617.00	1,787,424.00	85.40 %
3510 - FIRE PREVENTION/CRR	100,346.00	98,146.00	6,281.04	10,692.58	87,453.42	89.11 %
4200 - STREETS & TRANSPORTATION	1,368,799.00	1,368,799.00	112,123.31	194,828.02	1,173,970.98	85.77 %
5500 - COMMUNITY SERVICES	11,100.00	11,100.00	0.00	0.00	11,100.00	100.00 %
5530 - COMMUNITY CENTER	23,900.00	23,900.00	471.32	2,081.76	21,818.24	91.29 %
6200 - BLDGS & GROUNDS	358,124.00	358,124.00	18,279.69	29,960.23	328,163.77	91.63 %
6500 - LIBRARIES	123,600.00	123,600.00	0.00	0.00	123,600.00	100.00 %
7200 - PLANNING & DEVELOPMENT	763,931.99	763,931.99	71,229.64	107,523.72	656,408.27	85.92 %
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00 %
7520 - ECONOMIC DEVELOPMENT	254,713.06	254,713.06	35,004.54	57,225.72	197,487.34	77.53 %
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
7563 - AIRPORT	202,650.00	202,650.00	1,828.50	2,371.68	200,278.32	98.83 %
9001 - GEN - OTHER FINANCING USES	881,888.00	881,888.00	0.00	0.00	881,888.00	100.00 %
Expense Total:	11,807,631.92	11,807,631.92	866,498.84	1,521,936.52	10,285,695.40	87.11 %
Report Surplus (Deficit):	0.17	0.17	183,815.50	468,166.05	468,165.88	91,694.12 %



Monroe, GA

Monthly Budget Report

Group Summary

For Fiscal: 2019 Period Ending: 02/28/2019

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ACTIVIT...	February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4002 - WATER	430,908.31	476,315.18	45,406.87	10.54 %	861,816.62	966,012.83	104,196.21	12.09 %	5,172,969.00
4003 - SEWER	348,273.35	395,842.19	47,568.84	13.66 %	696,546.70	795,293.43	98,746.73	14.18 %	4,180,907.20
4005 - GAS	309,926.70	610,463.47	300,536.77	96.97 %	619,853.40	1,249,707.33	629,853.93	101.61 %	3,720,609.00
4006 - GUTA	6,664.00	3,103.53	-3,560.47	-53.43 %	13,328.00	5,572.93	-7,755.07	-58.19 %	80,000.00
4008 - ELECTRIC	1,612,817.61	1,811,553.82	198,736.21	12.32 %	3,225,635.22	3,838,735.88	613,100.66	19.01 %	19,361,556.00
4009 - TELECOM & INTERNET	226,992.50	244,431.36	17,438.86	7.68 %	453,985.00	489,130.35	35,145.35	7.74 %	2,725,000.00
4010 - CABLE TV	322,960.76	320,164.27	-2,796.49	-0.87 %	645,921.52	573,716.98	-72,204.54	-11.18 %	3,877,080.00
4012 - UTIL FINANCE	62,475.00	0.00	-62,475.00	-100.00 %	124,950.00	0.00	-124,950.00	-100.00 %	750,000.00
4016 - SOLID WASTE	-3.79	0.00	3.79	-100.00 %	-7.58	0.00	7.58	-100.00 %	0.00
Total Revenue:	3,321,014.44	3,861,873.82	540,859.38	16.29 %	6,642,028.88	7,918,169.73	1,276,140.85	19.21 %	39,868,121.20
Expense									
4002 - WATER	381,155.18	276,506.99	104,648.19	27.46 %	762,310.36	484,609.96	277,700.40	36.43 %	4,575,694.20
4003 - SEWER	350,691.76	322,253.02	28,438.74	8.11 %	701,383.52	571,433.34	129,950.18	18.53 %	4,209,987.00
4004 - STORMWATER	41,881.85	29,424.09	12,457.76	29.75 %	83,763.70	49,884.24	33,879.46	40.45 %	502,784.00
4005 - GAS	311,290.69	443,886.82	-132,596.13	-42.60 %	622,581.38	904,368.11	-281,786.73	-45.26 %	3,736,983.85
4006 - GUTA	22,252.47	16,957.38	5,295.09	23.80 %	44,504.94	29,882.73	14,622.21	32.86 %	267,137.00
4007 - GEN ADMIN WSG	17,937.13	17,149.37	787.76	4.39 %	35,874.26	30,654.71	5,219.55	14.55 %	215,332.00
4008 - ELECTRIC	1,567,778.93	1,601,652.40	-33,873.47	-2.16 %	3,135,557.86	2,994,588.28	140,969.58	4.50 %	18,820,876.00
4009 - TELECOM & INTERNET	151,516.48	66,067.20	85,449.28	56.40 %	303,032.96	102,734.02	200,298.94	66.10 %	1,818,926.00
4010 - CABLE TV	460,199.86	254,133.08	206,066.78	44.78 %	920,399.72	540,347.91	380,051.81	41.29 %	5,524,609.00
4011 - GEN ADMIN ELEC/TELECOM	16,309.45	16,073.95	235.50	1.44 %	32,618.90	28,858.91	3,759.99	11.53 %	195,792.00
4012 - UTIL FINANCE	-195,795.04	-213,730.74	17,935.70	-9.16 %	-391,590.08	-363,454.86	-28,135.22	7.18 %	-2,350,480.00
4013 - UTIL CUST SVC	116,570.25	123,072.17	-6,501.92	-5.58 %	233,140.50	219,469.21	13,671.29	5.86 %	1,399,403.00
4014 - UTIL BILLING	27,868.89	29,908.04	-2,039.15	-7.32 %	55,737.78	45,001.31	10,736.47	19.26 %	334,561.00
4015 - CENTRAL SERVICES	51,355.76	60,790.49	-9,434.73	-18.37 %	102,711.52	99,024.30	3,687.22	3.59 %	616,516.00
Total Expense:	3,321,013.66	3,044,144.26	276,869.40	8.34 %	6,642,027.32	5,737,402.17	904,625.15	13.62 %	39,868,121.05
Report Total:	0.78	817,729.56	817,728.78		1.56	2,180,767.56	2,180,766.00		0.15



Monroe, GA

Income Statement 16

Group Summary

For Fiscal: 2019 Period Ending: 02/28/2019

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	5,172,969.00	5,172,969.00	476,315.18	966,012.83	4,206,956.17
4003 - SEWER	4,067,500.00	4,180,907.20	395,842.19	795,293.43	3,385,613.77
4005 - GAS	3,720,609.00	3,720,609.00	610,463.47	1,249,707.33	2,470,901.67
4006 - GUTA	80,000.00	80,000.00	3,103.53	5,572.93	74,427.07
4008 - ELECTRIC	19,361,556.00	19,361,556.00	1,811,553.82	3,838,735.88	15,522,820.12
4009 - TELECOM & INTERNET	2,725,000.00	2,725,000.00	244,431.36	489,130.35	2,235,869.65
4010 - CABLE TV	3,877,080.00	3,877,080.00	320,164.27	573,716.98	3,303,363.02
4012 - UTIL FINANCE	750,000.00	750,000.00	0.00	0.00	750,000.00
4016 - SOLID WASTE	113,407.20	0.00	0.00	0.00	0.00
Revenue Total:	39,868,121.20	39,868,121.20	3,861,873.82	7,918,169.73	31,949,951.47
Expense					
4002 - WATER	4,575,694.20	4,575,694.20	276,506.99	484,609.96	4,091,084.24
4003 - SEWER	4,209,987.00	4,209,987.00	322,253.02	571,433.34	3,638,553.66
4004 - STORMWATER	502,784.00	502,784.00	29,424.09	49,884.24	452,899.76
4005 - GAS	3,736,983.85	3,736,983.85	443,886.82	904,368.11	2,832,615.74
4006 - GUTA	267,137.00	267,137.00	16,957.38	29,882.73	237,254.27
4007 - GEN ADMIN WSG	215,332.00	215,332.00	17,149.37	30,654.71	184,677.29
4008 - ELECTRIC	18,820,876.00	18,820,876.00	1,601,652.40	2,994,588.28	15,826,287.72
4009 - TELECOM & INTERNET	1,818,926.00	1,818,926.00	66,067.20	102,734.02	1,716,191.98
4010 - CABLE TV	5,524,609.00	5,524,609.00	254,133.08	540,347.91	4,984,261.09
4011 - GEN ADMIN ELEC/TELECOM	195,792.00	195,792.00	16,073.95	28,858.91	166,933.09
4012 - UTIL FINANCE	-2,350,480.00	-2,350,480.00	-213,730.74	-363,454.86	-1,987,025.14
4013 - UTIL CUST SVC	1,399,403.00	1,399,403.00	123,072.17	219,469.21	1,179,933.79
4014 - UTIL BILLING	334,561.00	334,561.00	29,908.04	45,001.31	289,559.69
4015 - CENTRAL SERVICES	616,516.00	616,516.00	60,790.49	99,024.30	517,491.70
Expense Total:	39,868,121.05	39,868,121.05	3,044,144.26	5,737,402.17	34,130,718.88
Total Surplus (Deficit):	0.15	0.15	817,729.56	2,180,767.56	

Prior-Year Comparative Income Statement 17

Group Summary

For the Period Ending 02/28/2019



Monroe, GA

ACTIVIT...	2018 Feb. Activity	2019 Feb. Activity	Feb. Variance Favorable / (Unfavorable)	Variance %	2018 YTD Activity	2019 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	421,172.40	476,315.18	55,142.78	13.09%	547,961.68	966,012.83	418,051.15	76.29%
4003 - SEWER	354,726.15	395,842.19	41,116.04	11.59%	445,410.16	795,293.43	349,883.27	78.55%
4005 - GAS	741,392.06	610,463.47	-130,928.59	-17.66%	902,750.39	1,249,707.33	346,956.94	38.43%
4006 - GUTA	3,230.00	3,103.53	-126.47	-3.92%	20,630.00	5,572.93	-15,057.07	-72.99%
4008 - ELECTRIC	1,966,962.82	1,811,553.82	-155,409.00	-7.90%	2,295,582.63	3,838,735.88	1,543,153.25	67.22%
4009 - TELECOM & INTERNET	226,031.97	244,431.36	18,399.39	8.14%	287,394.78	489,130.35	201,735.57	70.19%
4010 - CABLE TV	241,960.65	320,164.27	78,203.62	32.32%	336,144.13	573,716.98	237,572.85	70.68%
4012 - UTIL FINANCE	120,510.29	0.00	-120,510.29	-100.00%	120,510.29	0.00	-120,510.29	-100.00%
Revenue Total:	4,075,986.34	3,861,873.82	-214,112.52	-5.25%	4,956,384.06	7,918,169.73	2,961,785.67	59.76%
Expense								
4002 - WATER	325,228.53	276,506.99	48,721.54	14.98%	482,652.66	484,609.96	-1,957.30	-0.41%
4003 - SEWER	339,282.07	322,253.02	17,029.05	5.02%	483,270.74	571,433.34	-88,162.60	-18.24%
4004 - STORMWATER	15,995.98	29,424.09	-13,428.11	-83.95%	24,206.50	49,884.24	-25,677.74	-106.08%
4005 - GAS	489,877.87	443,886.82	45,991.05	9.39%	533,712.42	904,368.11	-370,655.69	-69.45%
4006 - GUTA	19,486.86	16,957.38	2,529.48	12.98%	27,968.75	29,882.73	-1,913.98	-6.84%
4007 - GEN ADMIN WSG	10,615.78	17,149.37	-6,533.59	-61.55%	10,678.21	30,654.71	-19,976.50	-187.08%
4008 - ELECTRIC	1,931,499.41	1,601,652.40	329,847.01	17.08%	2,038,525.07	2,994,588.28	-956,063.21	-46.90%
4009 - TELECOM & INTERNET	71,791.16	66,067.20	5,723.96	7.97%	90,669.29	102,734.02	-12,064.73	-13.31%
4010 - CABLE TV	276,604.48	258,721.49	17,882.99	6.47%	546,419.26	545,186.32	1,232.94	0.23%
4011 - GEN ADMIN ELEC/TELECOM	18,468.33	16,073.95	2,394.38	12.96%	15,421.75	28,858.91	-13,437.16	-87.13%
4012 - UTIL FINANCE	-153,258.64	-213,730.74	60,472.10	39.46%	-171,586.83	-363,454.86	191,868.03	111.82%
4013 - UTIL CUST SVC	71,803.15	123,072.17	-51,269.02	-71.40%	83,038.77	219,469.21	-136,430.44	-164.30%
4014 - UTIL BILLING	20,305.92	29,908.04	-9,602.12	-47.29%	9,954.89	45,001.31	-35,046.42	-352.05%
4015 - CENTRAL SERVICES	61,149.57	60,790.49	359.08	0.59%	78,593.17	99,024.30	-20,431.13	-26.00%
Expense Total:	3,498,850.47	3,048,732.67	450,117.80	12.86%	4,253,524.65	5,742,240.58	-1,488,715.93	-35.00%
Total Surplus (Deficit):	577,135.87	813,141.15	236,005.28	40.89%	702,859.41	2,175,929.15	1,473,069.74	209.58%



Monroe, GA

Budget Report 18

Group Summary

For Fiscal: 2019 Period Ending: 02/28/2019

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	5,172,969.00	5,172,969.00	476,315.18	966,012.83	-4,206,956.17	81.33 %
4003 - SEWER	4,067,500.00	4,180,907.20	395,842.19	795,293.43	-3,385,613.77	80.98 %
4005 - GAS	3,720,609.00	3,720,609.00	610,463.47	1,249,707.33	-2,470,901.67	66.41 %
4006 - GUTA	80,000.00	80,000.00	3,103.53	5,572.93	-74,427.07	93.03 %
4008 - ELECTRIC	19,361,556.00	19,361,556.00	1,811,553.82	3,838,735.88	-15,522,820.12	80.17 %
4009 - TELECOM & INTERNET	2,725,000.00	2,725,000.00	244,431.36	489,130.35	-2,235,869.65	82.05 %
4010 - CABLE TV	3,877,080.00	3,877,080.00	320,164.27	573,716.98	-3,303,363.02	85.20 %
4012 - UTIL FINANCE	750,000.00	750,000.00	0.00	0.00	-750,000.00	100.00 %
4016 - SOLID WASTE	113,407.20	0.00	0.00	0.00	0.00	0.00 %
Revenue Total:	39,868,121.20	39,868,121.20	3,861,873.82	7,918,169.73	-31,949,951.47	80.14 %
Expense						
4002 - WATER	4,575,694.20	4,575,694.20	276,506.99	484,609.96	4,091,084.24	89.41 %
4003 - SEWER	4,209,987.00	4,209,987.00	322,253.02	571,433.34	3,638,553.66	86.43 %
4004 - STORMWATER	502,784.00	502,784.00	29,424.09	49,884.24	452,899.76	90.08 %
4005 - GAS	3,736,983.85	3,736,983.85	443,886.82	904,368.11	2,832,615.74	75.80 %
4006 - GUTA	267,137.00	267,137.00	16,957.38	29,882.73	237,254.27	88.81 %
4007 - GEN ADMIN WSG	215,332.00	215,332.00	17,149.37	30,654.71	184,677.29	85.76 %
4008 - ELECTRIC	18,820,876.00	18,820,876.00	1,601,652.40	2,994,588.28	15,826,287.72	84.09 %
4009 - TELECOM & INTERNET	1,818,926.00	1,818,926.00	66,067.20	102,734.02	1,716,191.98	94.35 %
4010 - CABLE TV	5,524,609.00	5,524,609.00	254,133.08	540,347.91	4,984,261.09	90.22 %
4011 - GEN ADMIN ELEC/TELECOM	195,792.00	195,792.00	16,073.95	28,858.91	166,933.09	85.26 %
4012 - UTIL FINANCE	-2,350,480.00	-2,350,480.00	-213,730.74	-363,454.86	-1,987,025.14	84.54 %
4013 - UTIL CUST SVC	1,399,403.00	1,399,403.00	123,072.17	219,469.21	1,179,933.79	84.32 %
4014 - UTIL BILLING	334,561.00	334,561.00	29,908.04	45,001.31	289,559.69	86.55 %
4015 - CENTRAL SERVICES	616,516.00	616,516.00	60,790.49	99,024.30	517,491.70	83.94 %
Expense Total:	39,868,121.05	39,868,121.05	3,044,144.26	5,737,402.17	34,130,718.88	85.61 %
Report Surplus (Deficit):	0.15	0.15	817,729.56	2,180,767.56	2,180,767.41	44,940.00 %



Monroe, GA

Monthly Budget Report 19

Group Summary

For Fiscal: 2019 Period Ending: 02/28/2019

DEP...	February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4520 - SOLID WASTE COLLECTION	163,268.00	173,021.07	9,753.07	5.97 %	326,536.00	343,504.91	16,968.91	5.20 %	1,960,000.00
4530 - SOLID WASTE DISPOSAL	234,621.44	264,097.10	29,475.66	12.56 %	469,242.88	508,700.00	39,457.12	8.41 %	2,816,584.00
4540 - RECYCLABLES COLLECTION	2,665.60	2,829.79	164.19	6.16 %	5,331.20	4,835.58	-495.62	-9.30 %	32,000.00
Total Revenue:	400,555.04	439,947.96	39,392.92	9.83 %	801,110.08	857,040.49	55,930.41	6.98 %	4,808,584.00
Expense									
4510 - SOLID WASTE ADMINISTRATION	29,506.12	24,907.07	4,599.05	15.59 %	59,012.24	43,259.52	15,752.72	26.69 %	354,216.00
4520 - SOLID WASTE COLLECTION	71,050.05	76,628.34	-5,578.29	-7.85 %	142,100.10	124,782.57	17,317.53	12.19 %	852,942.32
4530 - SOLID WASTE DISPOSAL	222,920.74	17,030.37	205,890.37	92.36 %	445,841.48	25,649.80	420,191.68	94.25 %	2,676,119.72
4540 - RECYCLABLES COLLECTION	13,799.75	8,029.09	5,770.66	41.82 %	27,599.50	13,123.27	14,476.23	52.45 %	165,663.86
4585 - YARD TRIMMINGS COLLECTION	18,217.49	22,924.86	-4,707.37	-25.84 %	36,434.98	37,010.32	-575.34	-1.58 %	218,698.00
9003 - SW - OTHER FINANCING USES	45,060.65	27,396.88	17,663.77	39.20 %	90,121.30	53,422.49	36,698.81	40.72 %	540,944.24
Total Expense:	400,554.80	176,916.61	223,638.19	55.83 %	801,109.60	297,247.97	503,861.63	62.90 %	4,808,584.14
Report Total:	0.24	263,031.35	263,031.11		0.48	559,792.52	559,792.04		-0.14



Monroe, GA

Income Statement 20

Group Summary

For Fiscal: 2019 Period Ending: 02/28/2019

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	1,960,000.00	1,960,000.00	173,021.07	343,504.91	1,616,495.09
4530 - SOLID WASTE DISPOSAL	2,816,584.00	2,816,584.00	264,097.10	508,700.00	2,307,884.00
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,829.79	4,835.58	27,164.42
Revenue Total:	4,808,584.00	4,808,584.00	439,947.96	857,040.49	3,951,543.51
Expense					
4510 - SOLID WASTE ADMINISTRATION	354,216.00	354,216.00	24,907.07	43,259.52	310,956.48
4520 - SOLID WASTE COLLECTION	852,942.32	852,942.32	76,628.34	124,782.57	728,159.75
4530 - SOLID WASTE DISPOSAL	2,676,119.72	2,676,119.72	17,030.37	25,649.80	2,650,469.92
4540 - RECYCLABLES COLLECTION	165,663.86	165,663.86	8,029.09	13,123.27	152,540.59
4585 - YARD TRIMMINGS COLLECTION	218,698.00	218,698.00	22,924.86	37,010.32	181,687.68
9003 - SW - OTHER FINANCING USES	540,944.24	540,944.24	27,396.88	53,422.49	487,521.75
Expense Total:	4,808,584.14	4,808,584.14	176,916.61	297,247.97	4,511,336.17
Total Surplus (Deficit):	-0.14	-0.14	263,031.35	559,792.52	



Monroe, GA

Prior-Year Comparative Income Statement 21

Group Summary

For the Period Ending 02/28/2019

DEP...	2018 Feb. Activity	2019 Feb. Activity	Feb. Variance Favorable / (Unfavorable)	Variance %	2018 YTD Activity	2019 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	171,636.99	173,021.07	1,384.08	0.81%	42,387.31	343,504.91	301,117.60	710.40%
4530 - SOLID WASTE DISPOSAL	196,222.96	264,097.10	67,874.14	34.59%	57,054.15	508,700.00	451,645.85	791.61%
4540 - RECYCLABLES COLLECTION	15,905.52	2,829.79	-13,075.73	-82.21%	33,380.66	4,835.58	-28,545.08	-85.51%
Revenue Total:	383,765.47	439,947.96	56,182.49	14.64%	132,822.12	857,040.49	724,218.37	545.25%
Expense								
4510 - SOLID WASTE ADMINISTRATION	20,818.34	24,907.07	-4,088.73	-19.64%	16,139.82	43,259.52	-27,119.70	-168.03%
4520 - SOLID WASTE COLLECTION	57,256.44	76,628.34	-19,371.90	-33.83%	62,701.45	124,782.57	-62,081.12	-99.01%
4530 - SOLID WASTE DISPOSAL	183,186.28	17,030.37	166,155.91	90.70%	192,061.33	25,649.80	166,411.53	86.64%
4540 - RECYCLABLES COLLECTION	5,903.60	8,029.09	-2,125.49	-36.00%	9,865.01	13,123.27	-3,258.26	-33.03%
4585 - YARD TRIMMINGS COLLECTION	10,827.05	22,924.86	-12,097.81	-111.74%	31,047.18	37,010.32	-5,963.14	-19.21%
9003 - SW - OTHER FINANCING USES	20,188.31	27,396.88	-7,208.57	-35.71%	38,607.54	53,422.49	-14,814.95	-38.37%
Expense Total:	298,180.02	176,916.61	121,263.41	40.67%	350,422.33	297,247.97	53,174.36	15.17%
Total Surplus (Deficit):	85,585.45	263,031.35	177,445.90	207.33%	-217,600.21	559,792.52	777,392.73	357.26%



Monroe, GA

Budget Report 22

Group Summary

For Fiscal: 2019 Period Ending: 02/28/2019

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4520 - SOLID WASTE COLLECTION	1,960,000.00	1,960,000.00	173,021.07	343,504.91	-1,616,495.09	82.47 %
4530 - SOLID WASTE DISPOSAL	2,816,584.00	2,816,584.00	264,097.10	508,700.00	-2,307,884.00	81.94 %
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,829.79	4,835.58	-27,164.42	84.89 %
Revenue Total:	4,808,584.00	4,808,584.00	439,947.96	857,040.49	-3,951,543.51	82.18 %
Expense						
4510 - SOLID WASTE ADMINISTRATION	354,216.00	354,216.00	24,907.07	43,259.52	310,956.48	87.79 %
4520 - SOLID WASTE COLLECTION	852,942.32	852,942.32	76,628.34	124,782.57	728,159.75	85.37 %
4530 - SOLID WASTE DISPOSAL	2,676,119.72	2,676,119.72	17,030.37	25,649.80	2,650,469.92	99.04 %
4540 - RECYCLABLES COLLECTION	165,663.86	165,663.86	8,029.09	13,123.27	152,540.59	92.08 %
4585 - YARD TRIMMINGS COLLECTION	218,698.00	218,698.00	22,924.86	37,010.32	181,687.68	83.08 %
9003 - SW - OTHER FINANCING USES	540,944.24	540,944.24	27,396.88	53,422.49	487,521.75	90.12 %
Expense Total:	4,808,584.14	4,808,584.14	176,916.61	297,247.97	4,511,336.17	93.82 %
Report Surplus (Deficit):	-0.14	-0.14	263,031.35	559,792.52	559,792.66	51,900.00 %

Performance Indicators	Feb-19	Jan-19	Dec-18	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18	Jun-18	May-18	Apr-18	Mar-18	Feb-18
Telephone Calls													
Admin Support													
Utilities - Incoming Calls	5,252	6,181	6,035	6,463	6,735	6,174	7,299	7,506	6,654	5,675	5,521	6,004	5,419
Utilities - Abandoned Calls	330	402	345	373	391	411	460	467	509	349	323	302	296
% of Abandoned Calls - Utility	6.28%	6.50%	5.72%	5.77%	5.81%	6.66%	6.30%	6.22%	7.65%	6.15%	5.85%	5.03%	5.46%
Utilities													
Electric Customers	6,366	6,449	6,290	6,307	6,364	6,343	6,343	6,297	6,340	6,311	6,314	6,297	6,310
Natural Gas Customers	3,806	3,842	3,760	3,773	3,782	3,773	3,770	3,765	3,765	3,763	3,762	3,736	3,742
Water Customers	9,385	9,397	9,239	9,244	9,288	9,216	9,239	9,212	9,277	9,201	9,194	9,179	9,157
Wastewater Customers	7,052	7,090	6,937	6,936	6,979	6,923	6,957	6,921	6,963	6,922	6,913	6,911	6,900
Cable TV Customers	3,527	3,568	3,498	3,516	3,571	3,573	3,600	3,594	3,643	3,591	3,659	3,624	3,622
Digital Cable Customers	211	219	209	220	202	204	199	204	201	197	199	194	198
Internet Customers	3,687	3,658	3,577	3,625	3,611	3,596	3,584	3,597	3,547	3,542	3,476	3,486	3,456
Residential Phone Customers	911	923	913	934	904	887	893	898	887	882	904	887	893
Commercial Phone Customers	436	434	430	437	434	435	447	454	456	430	453	436	432
Fiber Customers	62	62	62	62	62	62	62	62	62	62	62	62	62
Work Orders Generated													
Utilities													
Connects	749	742	578	606	790	696	766	570	656	607	626	688	753
Cutoff for Non-Payment	287	260	164	237	322	209	271	254	218	253	235	191	129
Electric Work Orders	34	40	22	28	43	49	50	40	28	29	53	34	45
Water Work Orders	53	95	58	138	288	143	115	61	109	61	60	82	94
Natural Gas Work Orders	91	85	50	56	63	39	59	48	41	25	50	111	30
Disconnects	677	697	515	567	727	639	715	575	549	588	602	625	632
Telecomm Work Orders	138	347	220	206	301	275	306	146	248	264	247	294	380
Billing/Collections													
Utilities													
Utility Revenue Billed	\$ 4,091,817	\$ 4,180,054	\$ 3,732,804	\$ 3,467,538	\$ 3,708,203	\$ 3,695,859	\$ 3,692,334	\$ 3,488,005	\$ 3,282,658	\$ 3,300,220	\$ 3,315,676	\$ 3,489,893	\$ 3,965,341
Utility Revenue Collected	\$ 3,845,701	\$ 4,209,148	\$ 3,187,118	\$ 3,642,706	\$ 3,748,687	\$ 3,345,030	\$ 3,754,607	\$ 3,308,073	\$ 3,152,514	\$ 3,180,845	\$ 3,388,384	\$ 3,815,887	\$ 3,581,457
# of Inactive Accounts Written Off	62	78	70	51	66	36	79	63	66	44	32	65	55
Amount Written Off for Bad Debt	\$ 33,037	\$ 41,131	\$ 37,217	\$ 26,591	\$ 28,927	\$ 23,802	\$ 139,944	\$ 28,088	\$ 32,798	\$ 27,469	\$ 16,089	\$ 27,987	\$ 36,511
Utility Bad Debt Collected	\$ 9,467	\$ 3,159	\$ 2,433	\$ 2,747	\$ 29,901	\$ 5,256	\$ 8,195	\$ 3,927	\$ 2,623	\$ 5,899	\$ 4,657	\$ 6,151	\$ 6,920
Extensions													
Utilities													
Extensions Requested	672	798	558	650	796	639	704	711	648	655	682	535	627
Extensions Pending	279	251	188	299	300	241	230	304	242	204	219	197	291
Extensions Defaulted	32	30	28	32	35	41	47	38	28	21	25	31	25
Extensions Paid per Agreement	608	705	641	619	702	587	730	611	583	649	635	598	569
Percentage of Extensions Paid	94%	96%	96%	95%	95%	93%	94%	94%	96%	97%	96%	95%	96%
Taxes													
Admin Support													
Property Tax Transactions	3	-	-	-	-	-	-	1	2	31	1	-	-
Property Tax Collected	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ 84	\$ 816	\$ 10	\$ -	\$ -
Accounting													
Payroll & Benefits													
Payroll Checks issued	49	52	50	209	51	58	49	91	81	62	63	61	70
Direct Deposit Advices	581	575	585	664	440	438	439	447	657	436	427	431	415
General Ledger													
Accounts Payable Checks Issued	281	270	298	271	321	272	328	293	293	390	280	294	289
Accounts Payable Invoices Entered	481	466	452	446	376	361	394	378	341	387	447	428	420
Journal Entries Processed	249	239	238	115	127	133	144	132	152	145	170	158	163
Miscellaneous Receipts	378	448	356	358	445	204	250	280	250	262	266	280	264
Utility Deposit Refunds Processed	25	17	26	33	20	45	34	30	31	50	40	32	18
Local Option Sales Tax	\$ 182,090	\$ 219,613	\$ 181,526	\$ 192,250	\$ 160,620	\$ 171,248	\$ 177,065	\$ 158,473	\$ 160,093	\$ 154,337	\$ 165,606	\$ 137,428	\$ 147,572
Special Local Option Sales Tax - 2013		194,610	161,779	170,323	142,399	151,722	156,902	140,435	142,413	136,668	146,419	121,511	130,814

Performance Indicators	Feb-19	Jan-19	Dec-18	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18	Jun-18	May-18	Apr-18	Mar-18	Feb-18
Special Local Option Sales Tax - 2019													
Personnel													
Payroll & Benefits													
Budgeted Positions	237	237	244	244	244	244	242	242	242	242	241	241	241
Filled Positions	226	227	226	228	229	229	227	227	233	233	231	228	227
Vacancies	11	10	18	16	15	15	15	15	9	9	10	14	14
Unfunded Positions	37	37	33	33	33	33	33	33	33	33	33	33	33
Clinic Appointment Capacity	144	144	126	144	162	126	160	160	160	292	250	340	232
Clinic Ancillary Visits	12	14	30	16	53	30	42	37	34	140	98	168	100
Clinic Utilization Percentage	63%	92%	90%	76%	93%	98%	97%	99%	84%	102%	107%	119%	105%
Clinic No Shows		24	12	10	7	16	32	17	22	23	14	30	10
Clinic Utilization2	79	94	72	83	91	78	81	105	79	135	155	206	134

AIRPORT

MONTHLY REPORT

APRIL 2019

	2019 January	2019 February	2019 March	2018 March	2018 April	2018 May	2018 June	2018 July	2018 August	2018 September	2018 October	2018 November	2018 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$4.39	\$4.39	\$4.39	\$3.99	\$3.99	\$4.19	\$4.19	\$4.19	\$4.22	\$4.39	\$4.39	\$4.39	\$4.39	\$4.27	
Transactions	48	36	65	98	101	99	104	94	92	105	103	74	39	81	1058
Gallons Sold	1,415.3	853.7	1,792.4	2,380.2	2,646.3	2,442.7	2,783.4	2,563.8	2,395.3	2,376.7	2,396.6	1,930.9	711.6	2,053.0	26,688.9
AvGas Revenue	\$6,213.17	\$3,568.32	\$7,868.42	\$9,497.04	\$10,558.66	\$10,229.30	\$11,662.38	\$10,742.50	\$10,103.22	\$10,433.73	\$10,520.95	\$8,476.65	\$3,123.97	\$8,692.18	\$112,998.31
AvGas Profit/Loss	\$225.74	\$130.22	\$289.88	\$209.93	\$235.07	\$344.61	\$400.84	\$315.18	\$115.89	\$495.02	\$506.79	\$662.19	\$106.04	\$310.57	\$4,037.40
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$3,360.00	\$3,360.00	\$3,360.00	\$3,360.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$3,941.54	\$51,240.00
Lease Agreements	\$4,115.07	\$4,115.07	\$4,115.07	\$4,065.07	\$4,065.07	\$4,065.07	\$4,065.07	\$4,065.07	\$4,065.07	\$4,065.07	\$4,065.07	\$4,065.07	\$4,065.07	\$4,076.61	\$52,995.91
Grounds Maintenance	\$360.00	\$360.00	\$3,530.00	\$360.00	\$5,750.00	\$6,122.46	\$360.00	\$360.00	\$360.00	\$2,580.00	\$360.00	\$360.00	\$360.00	\$1,632.50	\$21,222.46
Buildings Maintenance	\$400.00	\$550.00	\$1,020.00	\$300.00	\$300.00	\$710.00	\$14,525.00	\$15,854.99	\$1,163.19	\$960.49	\$445.49	\$425.32	\$6,126.18	\$3,290.82	\$42,780.66
Equipment Maintenance	\$443.18	\$616.98	\$116.98	\$215.92	\$115.92	\$115.92	\$115.92	\$5,424.92	\$1,764.62	\$1,784.67	\$10,691.55	\$115.92	\$427.93	\$1,688.49	\$21,950.43
Airport Profit/Loss	\$5,040.22	\$4,620.89	\$1,640.55	\$5,007.08	(\$257.77)	(\$930.70)	(\$8,927.01)	(\$17,786.65)	\$3,341.15	\$1,682.93	(\$4,477.18)	\$6,274.02	(\$294.99)	(\$389.80)	(\$5,067.46)

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

John S. Howard, Mayor
L. Wayne Adcock, Vice Mayor

March 18, 2019

Georgia Department of Transportation
One Georgia Center
600 West Peachtree Street, NW
Atlanta, Georgia 30308

Re: Monroe-Walton County Airport Inspection

To Whom It May Concern:

This letter is in response to the letter dated March 11, 2019 for the Official Code of Georgia Annotated 32-9-8 requiring the Georgia Department of Transportation to inspect and license statewide airports. The Monroe-Walton County Airport inspection took place on February 15, 2019 with Alan Hood, Lynn Thompson, Michael Giambrone, and Chris Bailey present. The City of Monroe, the sponsor of the Monroe-Walton County Airport, in response to issues notated provides the following:

Runway 3 – Obstructions failing to meet FAA Part 77 for 34:1 obstruction-free, non-precision instrument approach to 200' from the runway end.

- *The obstruction removal plan is to include these in the applied for the FY20 CIP 18-B Obstruction Survey for LPV Approach, and then to have those multiple trees removed as needed. As each appear to be on property not currently owned by the City of Monroe, additional expense will need to be taken. This runway 3 end is the RPZ area that would require an extensive investment to gather ownership.*

Primary Surface Violations and Close-In Obstructions – High ground area located 240' southwest of runway centerline in the Runway 3 approach end between runway end and 200' from runway end, and is considered a close-in obstruction.

- *This high ground obstruction is the area where t-hangars were proposed to be placed. The area will be lowered to comply with high ground measurements as we move dirt to fill in the areas mentioned in Additional Action Items to comply with the 1.5" drop-off around the runway and taxiway, as well as the lower area at the southeast end of Runway 3.*

Primary Surface Violations and Close-In Obstructions – There is a storm drain and high ground taller than runway elevation 120’ northwest of the runway towards the Runway 21 approach end. There are also trees 140’ northwest side of Runway 21 approach end.

- *This storm drain has been made note of for the Storm Water departments to lower at their earliest convenience so that compliance may be achieved. The elevated ground will be lowered at that time, and in the near future the trees will be removed in that area that is essentially a drop-off and ditch type area.*

Primary Surface Violations and Close-In Obstructions – There are small blue non-standard, non-frangible signs located adjacent to the runway. These should all be removed or lowered to below runway elevation.

- *This is an item the City of Monroe is seeking an alternate source of funding through safety monies from the State of Georgia, or through local funding to replace all signage in question to comply with GDOT standards.*

Additional Action Items – The Runway 3/21 markings are beginning to fade and are also showing signs of mold. Markings should be cleaned as soon as possible. It is recommended the airport work with our office and use an approved paint additive that inhibits the growth of mold in the next marking project.

- *Funding for Runways 3/21 (4/22) Overlay/Remarketing is in the FY20 and FY21, but in the interim I will be meeting with Curb Appeal Professionals on Tuesday, March 19, 2019 to discuss the cleaning of the existing numbers and striping on both runway ends. They have performed numerous projects for the City of Monroe and should have great success with this project. And for safety and compliance, a NOTAM will be issued for the time of this project.*

Additional Action Items – There are cracks forming in the runway. Longitudinal construction joint cracks, as well as transverse cracking. They should be cleaned and filled with an appropriate asphalt filler. Those containing grass should be sterilized prior to cleaning and filling.

- *The issues of grass in the cracks will be noted and made aware to the contractor that sprays the area for weeds and taken care of as funding allows. This issue will be easily addressed as we move forward. An overlay and fix of these issues should be taken care of with an Overlay/Remarketing project in the FY20 and FY21 applications with the State.*

Additional Action Items – There is a large storm drain at the Runway 3 threshold 70’ southeast that should be lowered to ground elevation because it is in the runway safety area.

- *This storm drain has been made note of for the Storm Water departments to lower at their earliest convenience so that compliance may be achieved.*

Additional Action Items – Deer tracks were found in the vicinity of the runway.

- *We will contact the State Director of USDA Wildlife Services regarding this matter in order to figure out a solution. We will also walk the fence line that completely encloses the perimeter of the airport to check for possible entry points.*

Additional Action Items – There is a large drop-off along southeast edge of Runway 3 blast pad. Runway shoulders should be graded so that there is no more than a 1.5” drop-off.

- *This is referenced above and will be performed when the encroachment of dirt to the runway area is removed for use in grading the levels appropriately.*

Additional Action Items – The last time your aircraft were confirmed in basedaircraft.com was 12/11/2017. Please ensure to confirm the aircraft in basedaircraft.com at least once a year.

- *This issue was resolved the day following the receipt of this letter and was an oversight of requirements for a yearly update.*

These issues of notation were, and are always much appreciated as it provides the City of Monroe, as the sponsor for the Monroe-Walton County Airport the means to improve both the facility and operations of the airport for future growth. Should any responses require further information or clarification, please do not hesitate to question, or provide additional direction. I thank Alan Hood, Lynn Thompson, and Michael Giambone for their continued efforts in providing the City of Monroe with as much information as possible for the continued benefit of the Monroe-Walton County Airport. I look forward to working towards the completion of these notated issues.

Sincerely,



Chris Bailey
Director of Central Services
City of Monroe

PROJECTS & UPDATES

Monroe – Walton County Airport (D73)

March Fuel Sales

\$4.39	Average Price
65	Transactions
1,792.35	Gallons Sold
\$7,868.42	Fuel Revenue
\$289.88	Fuel Profit/Loss
\$1,640.55	Airport Profit/Loss

INSPECTION NOTIFICATION

The Airport received its annual GDOT inspection on February 15th to determine possible obstructions based on measurements and surveys, and any other possible compliance issues with any changing regulations at the GDOT and FAA levels. This inspection helps to drive project lists, and to prioritize the actions taken by the City to make adjustments and repairs to the airport as they arise during inspections. There were a few noted obstructions noted on both 3/21 Runways that will be addressed over the next few months. The cracks forming will be addressed in a hopeful CIP award from the GDOT. The faded markings have also been looked at by contractors to be cleaned in hopes that will work instead of re-marking those areas. The other minor issues will be addressed and based aircraft numbers were updated in the system. Attached is the letter in response to the GDOT inspection.



SOLID WASTE

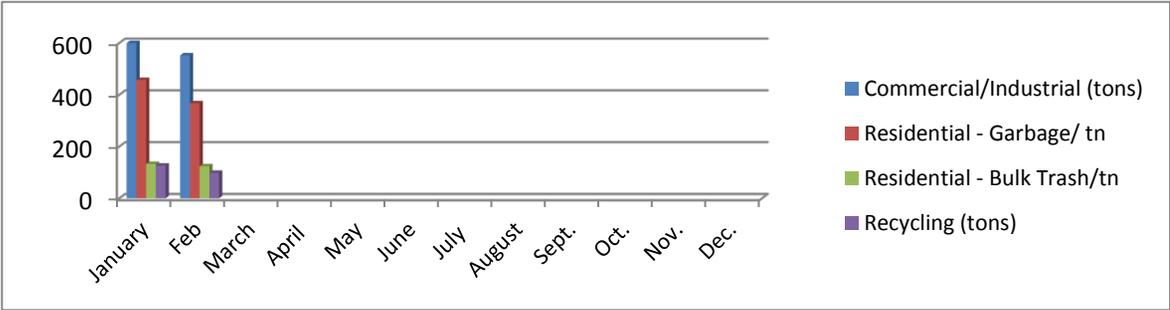
DEPARTMENT

MONTHLY REPORT

APRIL

2019

2019	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	599.77	552.04										
Residential - Garbage/ tn	456.88	366.84										
Residential - Bulk Trash/tn	132.8	123.8										
Recycling (tons)	126.37	98.29										
Transfer Station (tons)	6,756.57	6,251.41										
Customers (TS)	15	14										
Sweeper debris (tons)	5.48	5.25										
Storm drain debris (tons)	1.08	0.19										
	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Trim (tons)	80.2	63.66										
Recycling - Curbside (tons)	17.41	12.92										
Recycling - Cardboard (tons)	16.64	17.21										
Recycling - Scrap Metal (tons)	8.32											
Recycling - Scrap tires (tons)	184 (3.80)	218 (4.50)										
Recycling - C & D (tons)												
Garbage carts (each)	64	23										
Recycling bins (each)	12	12										
Dumpsters (each)	6	7										
Lids (each)	1											
Cemetery Permits	5											



Note:
1,042.68 tons of trash /garbage collected and disposed.
98.29 tons of recycled materials collected, including scrap tires.

ITEMS OF INTEREST

I. Transfer Station Site Improvements - Update on the projects.

NOTE: Effective March 28, 2018, EPD “Rules for Solid Waste Management” has been amended to require all MSW permitted facilities in Georgia, to be reviewed every 5 years.

Update: New Guidance Document was released in October 2018 for Collection and Transfer Station permits. The document explains the requirements and preparation for the review process. We’re in wave #2 based on the age of the facility. Our permit review date scheduled November 1, 2020. Our application filing date: 5/1/2020 (Early filing date: 5/1/2019) Note: Late filing will result in the suspension of the operation, until application is complete!

Project List:

- Drainage: Re-direct surface water into our water treatment system. ***Pending, per Streets & Transportation.***
- Repair/Resurface concrete tipping floor. ***Pending! 2019 SW-CIPD***

Citywide Cleanup:

- We’ll begin setting out dumpsters at designated locations this week for the cleanup campaign and will be closely monitoring the process.

Dps



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
APRIL
2019**

Public Works Administration

February 2019

* The Public Works Office received 554 calls during this period.

*The Public Works Office issued 66 work orders of which 56 were completed.

*Community Building rented out three times (small – once, large – once and auditorium – once).

Fleet Maintenance Division

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

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
City Hall													0
Code		1											1
Electric/Cable	3	1											4
Finance													0
Fire	3	1											4
Gas/Water/Sewer	3	3											6
GUTA		1											1
Meter Readers		1											1
Motor Pool													0
Police	18	12											30
Public Works	38	30											68
TOTAL	65	50	0	0	0	0	0	0	0	0	0	0	115

Street Division

*The right of way crew picked up litter and mowed. Crews have also completed road repairs and asphalt patching on various streets. Crews are continuing to pick up leaves and repair sidewalks.



**ELECTRIC & TELECOM
DEPARTMENT
MONTHLY REPORT**

**APRIL
2019**

Items of Interest

Electric

1. Spring Street trees delivered.
2. Construction started on 2nd St.
3. MEAG 115V on Spring St.
4. Spring Street Distribution Design.
5. New Meter Testing Equipment in Service.

Telecom

1. Conduit Installed in Stone Creek.
2. PON Equipment Installed.

MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 02/2019 | FY 2019



COVER	1
OVERVIEW	2
SALES REPORT	3
SALES STATISTICS	4
POWER SUPPLY	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	FY 2019	AS BUDGET	FY 2018
REVENUES	\$ 1.877M	\$ 1.736M											\$ 3.613M	\$ 3.227M	\$ 1.894M
PERSONNEL COSTS	\$ 0.077M	\$ 0.112M											\$ 0.189M	\$ 0.201M	\$ 0.206M
CONTRACTED SVC	\$ 0.026M	\$ 0.037M											\$ 0.064M	\$ 0.096M	\$ 0.079M
SUPPLIES	\$ 1.108M	\$ 1.157M											\$ 2.265M	\$ 2.041M	\$ 2.621M
CAPITAL OUTLAY	\$ -	\$ 0.024M											\$ 0.024M	\$ -	\$ 0.040M
FUND TRANSFERS	\$ 0.207M	\$ 0.271M											\$ 0.479M	\$ 0.645M	\$ 0.316M
DEPRECIATION	\$ 0.024M	\$ 0.024M											\$ 0.048M	\$ 0.008M	\$ 0.048M
EXPENSES	\$ 1.442M	\$ 1.626M											\$ 3.068M	\$ 2.990M	\$ 3.310M
MARGIN	\$ 0.435M	\$ 0.110M	\$ -	\$ 0.545M	\$ 0.237M	\$ (1.416M)									
MCT CREDIT/YES	\$ 0.175M	\$ 0.100M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.275M	\$ 0.400M	\$ (0.341M)

* Year End Settlement excluded due to fluctuations year to year

12-MO PURCHASED KWH's



12-MO RETAIL KWH's

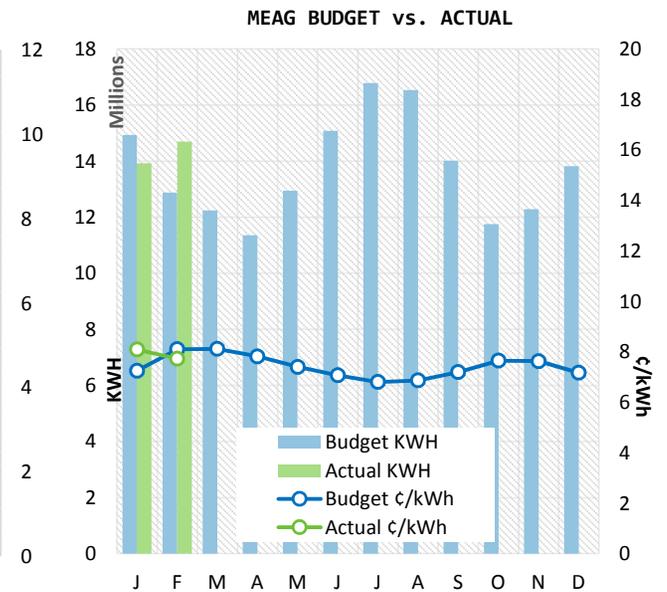
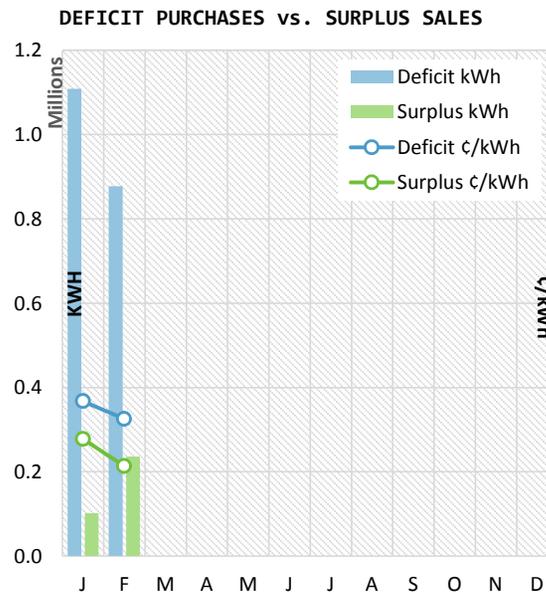
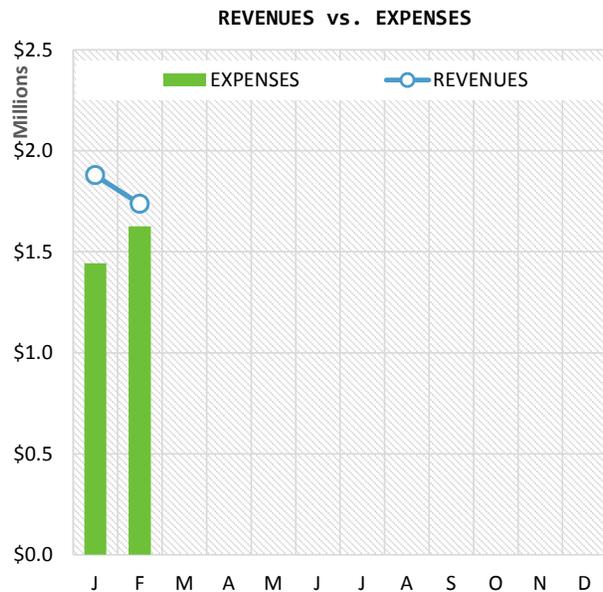


12-MO LINE LOSS

3.47%

12-MO WHOLESALE ¢/kWh

8.396



RETAIL SALES REPORT

Jan 2019 Feb 2019 Mar 2019 Apr 2019 May 2019 Jun 2019 Jul 2019 Aug 2019 Sep 2019 Oct 2019 Nov 2019 Dec 2019

CUSTOMER COUNT

Residential	5,525	5,450
Commercial	882	876
Industrial	1	1
City	41	39
Total	6,449	6,366

Year-Over-Year Δ 1.61% 0.89%

KWH

Residential	7.241M	7.401M
Commercial	5.079M	4.861M
Industrial	0.506M	0.513M
City	0.459M	0.404M
Total	13.286M	13.179M

Year-Over-Year Δ 0.98% -14.32%

REVENUE

Residential	\$ 0.917M	\$ 0.858M
Commercial	\$ 0.751M	\$ 0.673M
Industrial	\$ 0.060M	\$ 0.055M
Other	\$ 0.001M	\$ 0.004M
City	\$ 0.053M	\$ 0.042M
Total	\$ 1.781M	\$ 1.632M

Year-Over-Year Δ 21.51% 1.22%

SALES STATISTICS

Jan 2019 Feb 2019 Mar 2019 Apr 2019 May 2019 Jun 2019 Jul 2019 Aug 2019 Sep 2019 Oct 2019 Nov 2019 Dec 2019 YTD

AVERAGE KWH/CUSTOMER

Residential	1,311	1,358	1,334
Commercial	5,758	5,549	5,654
Industrial	506,400	512,800	509,600
City	11,206	10,370	10,788

AVERAGE \$/CUSTOMER

Residential	\$166	\$157	\$162
Commercial	\$851	\$768	\$810
Industrial	\$59,825	\$54,722	\$57,273
City	\$1,300	\$1,089	\$1,194

AVERAGE \$/KWH

Residential	\$0.1266	\$0.1159	\$0.1213
Commercial	\$0.1478	\$0.1384	\$0.1431
Industrial	\$0.1181	\$0.1067	\$0.1124
City	\$0.1160	\$0.1050	\$0.1105
Average	\$0.1271	\$0.1165	\$0.1218

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	12-MONTH
POWER SUPPLY COSTS					
MEAG Project Power	\$ 889,548	\$ 974,717	\$ 1,789,393	\$ 1,789,066	\$ 10,969,853
Transmission	102,148	92,692	189,022	178,381	1,074,643
Supplemental	71,818	342,572	154,821	433,784	834,811
SEPA	70,706	105,095	124,646	152,900	589,825
Other Adjustments	898	861	1,759	1,652	10,366
TOTAL POWER SUPPLY COSTS	\$ 1,135,119	\$ 1,515,936	\$ 2,259,641	\$ 2,555,784	\$ 13,479,497
AS BUDGET	1,042,416	1,028,214	2,124,090	2,099,844	12,451,314
% ACTUAL TO BUDGET	108.89%	147.43%	106.38%	121.71%	108.26%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	31,436	36,151	31,436	36,151	32,480
Non-Coincident Peak (NCP)	31,436	36,256	31,436	36,256	32,753
CP (BUDGET)	29,386	30,003	32,430	32,520	35,013
NCP (BUDGET)	29,673	30,377	32,818	32,659	35,722

Energy (KWH)

MEAG Energy	11,302,576	12,803,019	22,167,274	24,431,760	134,818,691
Supplemental Purchases (or sales)	950,412	3,241,143	2,128,532	4,949,089	10,786,966
SEPA Energy	2,440,214	867,345	4,310,438	1,716,276	14,948,960
Total Energy (KWH)	14,693,201	16,911,508	28,606,244	31,097,125	160,554,617
AS BUDGET	12,878,000	13,169,000	27,808,000	28,237,000	165,520,000
% ACTUAL TO BUDGET	114.10%	128.42%	102.87%	110.13%	97.00%

CP Load Factor	64.92%	64.97%	10.39%	9.82%	56.43%
NCP Load Factor	64.92%	64.78%	10.39%	9.79%	55.96%
% Supplemental	6.47%	19.17%	7.44%	15.91%	6.72%

UNIT COSTS (¢/kWh)

Bulk Power	8.4854	8.6806	8.6103	8.0288	8.7024
Supplemental	7.5565	10.5695	7.2736	8.7649	7.7391
SEPA Energy	2.8975	12.1168	2.8917	8.9088	3.9456
MEAG Total	7.7255	8.9639	7.8991	8.2187	8.3956

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.

Feb 2019

Feb 2018

FY2019 YTD

FY2018 YTD

SALES REVENUES

ELECTRIC SALES	\$ 1,627,620	\$ 1,573,953	\$ 3,407,925	\$ 1,805,609	\$ 20,806,334
SALES REVENUES (ACTUAL)	\$ 1,627,620	\$ 1,573,953	\$ 3,407,925	\$ 1,805,609	\$ 20,806,334
AS BUDGET	\$ 1,508,333	\$ 1,510,794	\$ 1,508,333	\$ 1,510,794	Not Applicable
% ACTUAL TO BUDGET	107.91%	104.18%	225.94%	119.51%	Not Applicable

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

OTHER REVENUES

OP REVENUE	35,865	37,969	70,959	38,917	527,854
FEDERAL GRANT	-	-	-	-	-
MISC REVENUE	-	473	-	1,125	125,124
CONTRIBUTED CAPITAL	-	-	-	-	109,380
SALE OF FIXED ASSETS	-	-	-	-	261
REIMB DAMAGED PROPERTY	-	-	-	-	14,484
CUST ACCT FEES	-	-	-	-	-
OTHER REV	-	-	-	-	-
MEAG REBATE	-	-	-	-	443,115
ADMIN ALLOC	48,069	28,270	109,853	48,632	566,679
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
OTHER REVENUES (ACTUAL)	\$ 83,934	\$ 66,711	\$ 180,811	\$ 88,675	\$ 1,786,897
AS BUDGET	\$ 105,130	\$ 95,512	\$ 210,259	\$ 191,025	Not Applicable
% ACTUAL TO BUDGET	79.84%	69.85%	85.99%	46.42%	Not Applicable

TRANSFER

Transfer From CIP	24,394	-	24,394	-	534,086
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TOTAL REVENUES (ACTUAL)	\$ 1,735,948	\$ 1,640,664	\$ 3,613,130	\$ 1,894,284	\$ 23,127,316
AS BUDGET	\$ 1,613,463	\$ 1,606,307	\$ 3,226,926	\$ 3,212,613	Not Applicable
% ACTUAL TO BUDGET	107.59%	102.14%	111.97%	58.96%	Not Applicable

MCT CREDIT	\$ 100,000	\$ 387,079	\$ 275,314	\$ 462,079	\$ 2,001,151
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Note on MEAG MCI: excluded from revenues as it is a restricted account.

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
PERSONNEL					
Compensation	\$ 81,262	\$ 83,557	\$ 132,459	\$ 161,816	\$ 936,344
Benefits	30,614	10,452	56,531	44,284	288,926
PERSONNEL (ACTUAL)	\$ 111,876	\$ 94,009	\$ 188,990	\$ 206,100	\$ 1,225,269
AS BUDGET	\$ 100,508	\$ 99,643	\$ 201,016	\$ 199,286	Not Applicable
% ACTUAL TO BUDGET	111.31%	94.35%	94.02%	103.42%	Not Applicable
CONTRACTED SERVICES					
Consulting	\$ -	\$ -	\$ -	\$ -	\$ 1,828
Custodial Service	-	-	-	-	-
Landfill Fees	-	-	-	-	110
Lawn & Maint	-	-	-	-	-
Holiday Event	-	-	-	-	308
Maintenance Contracts	209	209	536	875	6,750
Rents/Leases	225	288	451	532	23,206
Repairs & Maintenance (Outside)	1,002	13,050	1,002	17,580	55,499
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	(14,973)	-	-	-
Comm Svcs	1,378	640	1,378	640	22,463
Postage	-	-	-	-	-
Public Relations	-	-	-	-	441
Mkt Expense	-	-	238	-	31,551
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	321	-	321	-	4,927
Vehicle Tag & Title Fee	-	-	-	-	18
Ga Dept Rev Fee	800	-	800	-	1,600
Fees	100	-	300	200	336
Training & Ed	1,500	790	1,500	790	9,900
Contract Labor	31,831	46,823	56,961	58,623	415,524
Shipping/Freight	-	-	-	-	278
CONTRACTED SERVICES (ACTUAL)	\$ 37,366	\$ 46,828	\$ 63,487	\$ 79,240	\$ 574,740
AS BUDGET	\$ 47,923	\$ 38,367	\$ 95,847	\$ 76,733	Not Applicable
% ACTUAL TO BUDGET	77.97%	122.05%	66.24%	103.27%	Not Applicable

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	
SUPPLIES					
Office Supplies	22	87	22	87	4,123
Postage	-	-	-	-	-
Auto Parts	39	93	39	162	4,142
Construction Materials	8	-	8	-	8
Damage Claims	-	-	-	-	1,127
Tires	3,352	-	3,352	-	6,043
Uniform Expense	240	7,896	240	7,896	7,689
Janitorial	81	196	284	274	2,048
Computer Equipment	-	-	-	-	1,344
R & M Buildings - Inside	-	-	-	-	48
Parks & Grounds R & M Inside	-	-	-	-	7,898
Util Costs - Util Fund	1,472	1,934	3,527	3,306	11,757
Streetlights	-	-	-	-	167
Auto & Truck Fuel	2,014	1,648	2,014	1,648	24,825
Food	82	59	82	59	3,901
Sm Tool & Min Equip	3,838	391	3,838	391	26,582
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	2,785	2,016	2,785	3,413	38,169
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,135,119	1,594,131	2,231,016	2,593,684	12,713,680
Repairs & Maintenance (Inside)	7,694	8,328	17,314	10,301	128,960
Amr Proj Exp	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
Misc	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,156,745	\$ 1,616,779	\$ 2,264,520	\$ 2,621,221	\$ 12,982,508
AS BUDGET	\$ 1,020,298	\$ 1,063,717	\$ 2,040,596	\$ 2,127,434	Not Applicable
% ACTUAL TO BUDGET	113.37%	151.99%	110.97%	123.21%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ 24,394	\$ 2,494	\$ 24,394	\$ 31,098	\$ 349,918
Capital Expenditures	\$ -	\$ 9,000	\$ -	\$ 9,000	\$ 144,071
Depr Exp	\$ 24,146	\$ 24,146	\$ 48,292	\$ 48,292	\$ 289,752
CAPITAL OUTLAY (ACTUAL)	\$ 48,540	\$ 35,640	\$ 72,686	\$ 88,390	\$ 783,740
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 158,736	\$ 127,425	\$ 276,730	\$ 169,625	\$ 1,889,604
Transfer To Gf	112,536	83,823	201,783	145,877	1,161,336
FUND TRANSFERS (ACTUAL)	\$ 271,272	\$ 211,249	\$ 478,512	\$ 315,502	\$ 3,050,940
AS BUDGET	\$ 322,252	\$ 177,434	\$ 644,504	\$ 354,868	Not Applicable
% ACTUAL TO BUDGET	84.18%	119.06%	74.25%	88.91%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,625,798	\$ 2,004,504	\$ 3,068,195	\$ 3,310,452	\$ 18,617,197
AS BUDGET	\$ 1,490,981	\$ 1,379,161	\$ 2,981,963	\$ 2,758,322	Not Applicable
% ACTUAL TO BUDGET	109.04%	145.34%	102.89%	120.02%	Not Applicable

MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 02/2019 | FY 2019



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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was 36.59%

RECOMMENDATIONS

- *
- *
- *
- *

MOST RECENT
12-MONTH

Feb 2019 Feb 2018 FY2019 YTD FY2018 YTD

FINANCIALS

Revenues

RETAIL SALES	\$	513,844	\$	426,478	\$	956,338	\$	860,236	\$	5,346,356
OTHER REVENUES		33,185		39,770		57,623		69,551		738,693
ADJUSTMENTS		28,257		-		60,406		(307,992)		216,834
Total Revenues	\$	575,286	\$	466,249	\$	1,074,367	\$	621,795	\$	6,301,883

Expenses

PERSONNEL	\$	63,600	\$	74,506	\$	113,381	\$	123,688	\$	554,562
PURCHASED & CONTRACTED SVC		16,158		1,608		21,549		2,519		112,970
PURCHASED PROPERTY SERVICES		8,333		25,457		8,602		25,755		93,738
SUPPLIES		21,826		33,672		28,266		38,875		293,069
COST OF GOODS SOLD		114,833		114,293		303,792		360,746		3,886,396
DEPR, DEBT SVC & OTHER COSTS		88,338		129,660		151,567		173,252		1,293,251
FUND TRANSFERS		28,386		25,608		54,133		46,545		318,142
Total Combined Expenses	\$	341,474	\$	404,804	\$	681,290	\$	771,379	\$	6,552,129

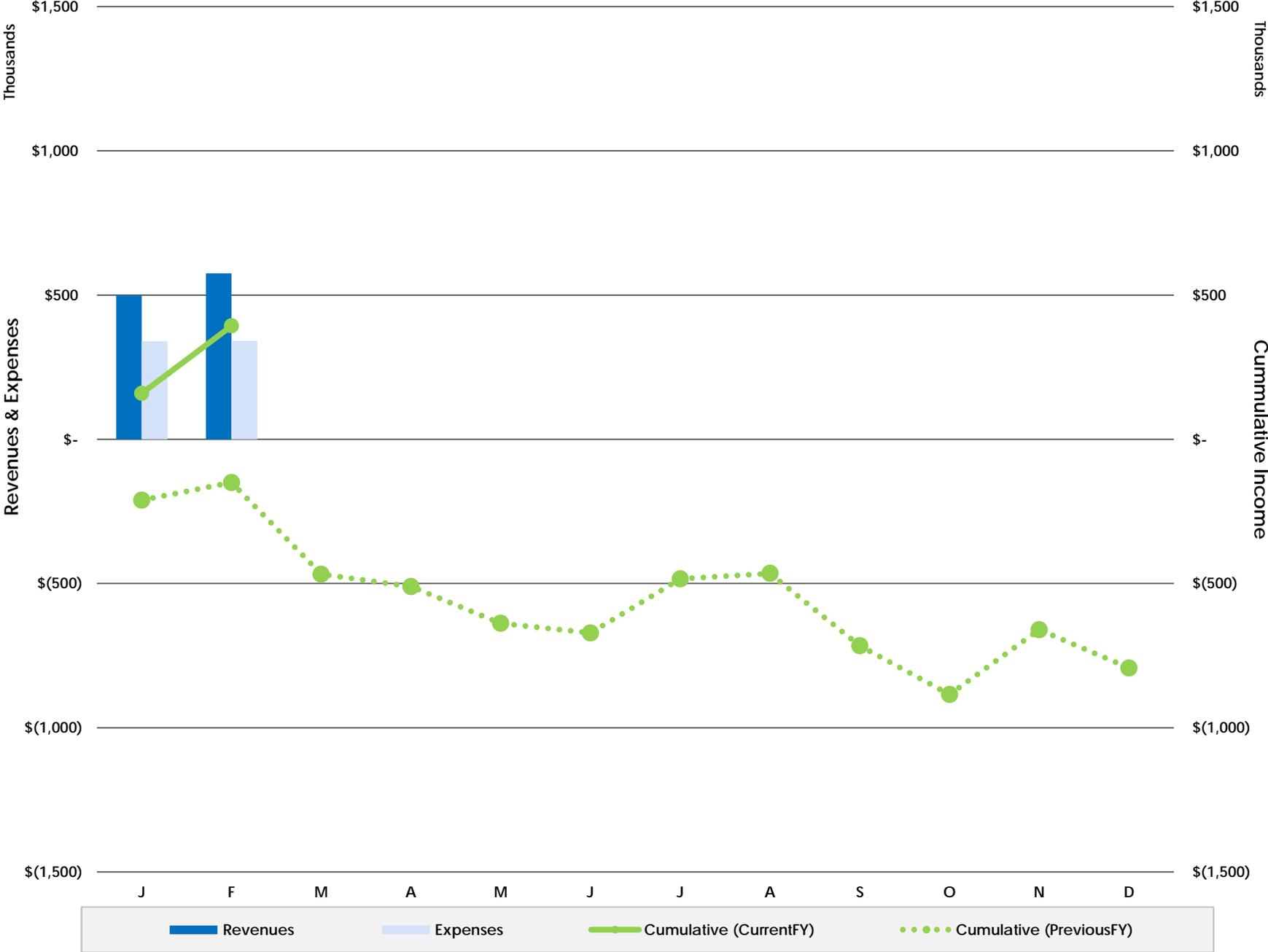
Income

Before Transfer	\$	262,198	\$	87,053	\$	447,210	\$	(103,040)	\$	67,896
After Transfer	\$	233,812	\$	61,444	\$	393,077	\$	(149,584)	\$	(250,246)

Margin

Before Transfer		45.58%		18.67%		41.63%		-16.57%		1.08%
After Transfer		40.64%		13.18%		36.59%		-24.06%		-3.97%

CHART 1
 MONTHLY DIRECTOR'S REPORT
 REVENUE, EXPENSE & INCOME SUMMARY
 FISCAL YEAR 2019



MOST RECENT
12-MONTH

Feb 2019 Feb 2018 FY2019 YTD FY2018 YTD

RETAIL SALES

Note on Telecom Sales: Detail break-down for individual rate class is shown in TELECOM: RETAIL SALES section.

CABLE TELEVISION	\$	262,547	\$	198,677	\$	457,852	\$	400,248	\$	2,422,794
DVR SERVICE		21,392		15,908		38,879		31,979		200,509
FIBER OPTICS		42,752		41,759		85,754		86,843		550,538
INTERNET		165,927		148,278		331,025		297,025		1,910,932
TELEPHONE		17,724		18,436		35,808		37,450		221,203
SET TOP BOX		3,500		3,420		7,020		6,690		40,380
Total RETAIL SALES (ACTUAL)	\$	513,844	\$	426,478	\$	956,338	\$	860,236	\$	5,346,356

OTHER REVENUES

CATV INSTALL/UPGRADE	\$	1,585	\$	2,179	\$	3,654	\$	5,313	\$	22,606
MARKETPLACE ADS		-		25		-		25		-
PHONE FEES		10,322		10,259		20,998		20,841		125,947
EQUIPMENT SALES		3,229		1,350		6,629		2,600		30,489
MODEM RENTAL		7,358		6,752		14,822		13,524		85,922
VIDEO PRODUCTION REVENUE		-		-		-		-		-
MISCELLANEOUS		-		-		-		-		-
ADMIN ALLOCATION		-		19,206		-		27,247		41,584
CONTRIBUTED CAPITAL		-		-		-		-		-
Transfer from CIP		10,690		-		11,520		-		432,145
Total OTHER REVENUES ACTUAL	\$	33,185	\$	39,770	\$	57,623	\$	69,551	\$	738,693

Adjustment	\$	28,257	\$	-	\$	60,406	\$	(307,992)	\$	216,834
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Note: Adjustment added to match Financials

TOTAL REVENUES (ACTUAL)	\$	575,286	\$	466,249	\$	1,074,367	\$	621,795	\$	6,301,883
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MOST RECENT
12-MONTH

SUMMARY

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
Personnel	\$ 63,600	\$ 74,506	\$ 113,381	\$ 123,688	\$ 554,562
Purchased & Contracted Svc	16,158	1,608	21,549	2,519	112,970
Purchased Property Services	8,333	25,457	8,602	25,755	93,738
Supplies	21,826	33,672	28,266	38,875	293,069
Cost of Goods Sold	114,833	114,293	303,792	360,746	3,886,396
Depr, Debt Svc & Other Costs	88,338	129,660	151,567	173,252	1,293,251
Fund Transfers	28,386	25,608	54,133	46,545	318,142
TOTAL SUMMARY (ACTUAL)	\$ 341,474	\$ 404,804	\$ 681,290	\$ 771,379	\$ 6,552,129

TELECOM

Personnel

Salaries	\$ 41,178	\$ 68,660	\$ 71,873	\$ 99,655	\$ 380,040
Benefits	22,422	5,846	41,508	24,032	174,523
Total Personnel (ACTUAL)	\$ 63,600	\$ 74,506	\$ 113,381	\$ 123,688	\$ 554,562

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	95	-	95	-	1,311
Web Design	-	-	-	-	177
Consulting - Technical	2,285	-	2,285	-	30,935
Utility Protection Ctr (DIG)	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Holiday Events	-	-	-	-	-
Security Systems	129	129	129	129	623
Equipment Rep & Maint	-	1,007	-	1,007	7,660
Vehicle Rep & Maint Outside	-	-	-	-	439
R&M System - Outside	4,338	-	9,189	-	31,456
R&M Buildings - Outside	-	-	-	-	425
Maintenance Contracts	209	209	536	875	7,828
Equipment Rents/Leases	188	244	376	489	3,174
Pole Equip. Rents/Leases	-	-	-	-	-
Equipment Rental	15	19	30	19	508
CONSULTING - TECHNICAL	-	-	-	-	35
VEHICLE REP & MAINT OUTSIDE	949	-	949	-	949
EQUIPMENT RENTAL	10	-	20	-	20
COMMUNICATION SERVICES	112	-	112	-	2,563
MARKETING EXPENSES	-	-	-	-	49
FCC FEES	7,780	-	7,780	-	24,257
TRAINING & EDUCATION -EMPLOYEE	49	-	49	-	561
Total Purchased & Contracted Svc (ACTUAL)	\$ 16,158	\$ 1,608	\$ 21,549	\$ 2,519	\$ 112,970

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	36	(36)
Repair & Maintenance (Inside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	2,250	2,260	2,250	2,260	33,983
Postage	-	-	-	-	51
INTERNET COSTS	-	-	-	-	2,237
Public Relations	-	32	-	32	81
Marketing Expense	36	23,000	36	23,000	(22,189)
Utility Bill Printing Services	-	-	-	-	-
Dues & Subscriptions	-	-	-	262	(262)
Fees	5,797	-	6,066	-	9,868
FCC Fees	-	-	-	-	27,928
Training & Education	-	165	-	165	4,468
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	24
GA Dept Revenue Fee	250	-	250	-	500
Uniform Rental	-	-	-	-	-
Contract Labor	-	-	-	-	36,500
Fines/Late Fee	-	-	-	-	440
Shipping/Freight	-	-	-	-	146
Total Purchased Property Services (ACTUAL)	\$ 8,333	\$ 25,457	\$ 8,602	\$ 25,755	\$ 93,738

MOST RECENT
12-MONTH

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
TELECOM (Continued)					
Supplies					
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	-	-	-	4,157
Postage	-	-	-	-	-
Auto Parts	171	1,670	171	1,741	10,362
Damage Claims	-	-	-	-	-
Tires	-	-	479	-	3,714
Uniform Expense	-	-	-	-	1,972
Janitorial Supplies	81	196	284	274	2,048
Computer Equipment	-	-	-	-	122
Equipment Parts	39	6,335	39	6,335	5,700
R&M Building - Inside	-	-	-	-	17
Equipment R&M - Inside	-	4,408	-	4,408	(4,408)
System R&M - Inside	10,069	6,252	10,556	6,973	69,298
Sys R&M - Inside/Shipping	-	-	-	-	40
Utility Costs	2,724	4,239	5,673	8,371	54,529
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	2,317	1,811	2,317	1,811	26,220
Food	82	59	82	59	982
Small Tools & Minor Equipment	62	4,598	62	4,598	50,217
Small Operating Supplies	138	4,105	138	4,305	41,071
Construction Material	-	-	-	-	-
Uniform Expense	-	-	-	-	-
AMR Project Exp.	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	-	-	-	-	2,914
AUTO PARTS	417	-	417	-	417
CONSTRUCTION MATERIALS	-	-	-	-	12
UNIFORM EXPENSE	(9)	-	(9)	-	389
COMPUTER EQUIP NON-CAP	2,495	-	2,495	-	2,767
EQUIPMENT PARTS	39	-	2,362	-	2,362
SYSTEM R & M - INSIDE	1,924	-	1,924	-	1,924
AUTO & TRUCK FUEL	88	-	88	-	88
SMALL TOOLS & MINOR EQUIPMENT	265	-	265	-	1,453
SMALL OPERATING SUPPLIES	390	-	390	-	4,308
CONSTRUCTION IN PROGRESS	403	-	403	-	9,800
SOFTWARE	58	-	58	-	517
EQUIPMENT	77	-	77	-	77
Total Supplies (ACTUAL)	\$ 21,826	\$ 33,672	\$ 28,266	\$ 38,875	\$ 293,069

MOST RECENT
12-MONTH

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	(2,666)	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	(4,604)	-	(4,604)	4,604
Cost of Sales Telephone	334	42,946	663	42,946	319,664
Cost of Sales CATV	85,706	47,105	260,167	270,077	3,175,497
Cost of Sales Internet	14,177	21,209	26,726	32,156	273,140
Cost of Sales Internet	4,588	-	4,838	-	4,838
Cost of Sales Fiber	10,027	10,303	11,398	20,171	108,653
Cost of Programming CATV	-	-	-	-	-
CATV Video Production	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	\$ 114,833	\$ 114,293	\$ 303,792	\$ 360,746	\$ 3,886,396

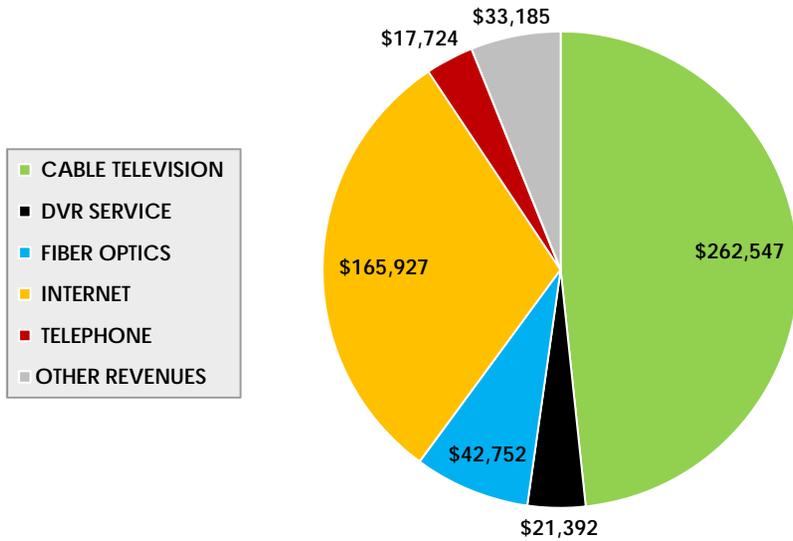
Depr, Debt Svc & Other Costs					
Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	16,685	16,685	33,370	33,370	200,218
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	61,500	50,323	107,215	66,989	744,176
Utility Bad Debt Expense	-	-	-	-	-
Revenue Bond Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
Interest Expenses (Bond)	-	-	-	-	-
Construction in Progress	10,153	53,807	10,982	64,049	312,073
Capital Exp-Software	-	8,845	-	8,845	-
Capital Exp - Equipment	-	-	-	-	36,784
Total Depr, Debt Svc & Other Costs (ACTUAL)	\$ 88,338	\$ 129,660	\$ 151,567	\$ 173,252	\$ 1,293,251

Fund Transfers					
Transfer 5% to General Fund	28,386	25,608	54,133	46,545	318,142
Total Fund Transfers (ACTUAL)	\$ 28,386	\$ 25,608	\$ 54,133	\$ 46,545	\$ 318,142

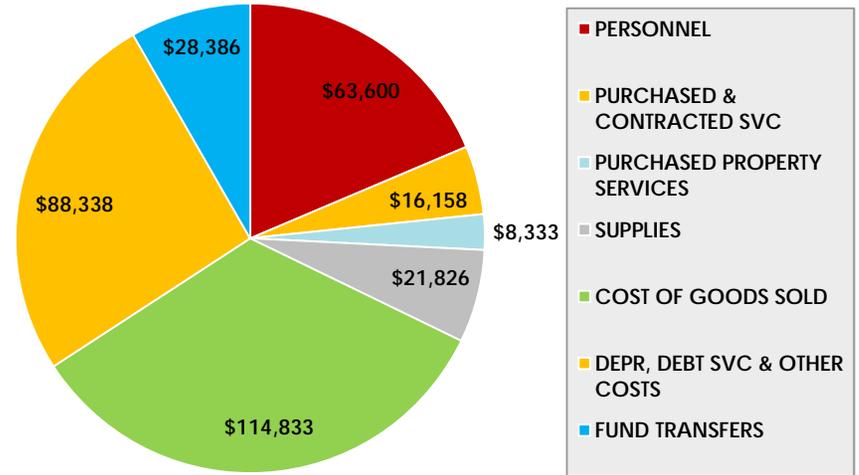
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 341,474	\$ 404,804	\$ 681,290	\$ 771,379	\$ 6,552,129
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CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES

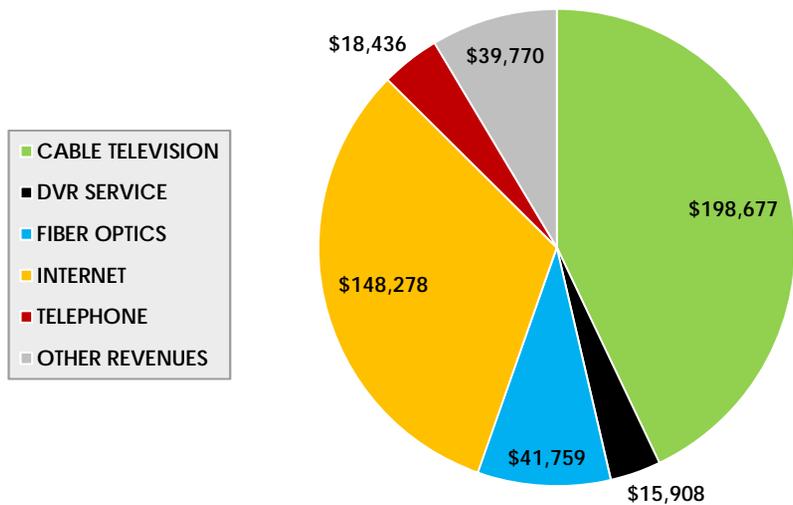
REVENUES [Feb 2019]



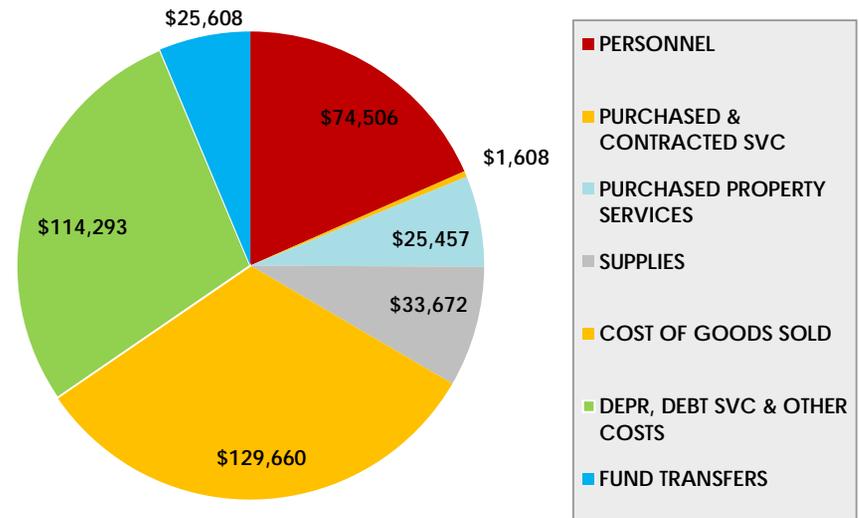
EXPENSES [Feb 2019]



REVENUES [Feb 2018]



EXPENSES [Feb 2018]



MOST RECENT
12-MONTH

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	3,328	3,421	6,694	6,897	40,599
Revenue (\$)	\$ 252,262	\$ 192,290	\$ 441,173	\$ 387,407	\$ 2,344,256
Revenue Per Bill (\$)	\$ 76	\$ 56	\$ 66	\$ 56	\$ 58
MINI BASIC					
Number of Bills	182	181	367	368	2,159
Revenue (\$)	\$ 6,967	\$ 3,299	\$ 10,376	\$ 6,687	\$ 43,008
Revenue Per Bill (\$)	\$ 38	\$ 18	\$ 28	\$ 18	\$ 20
BOSTWICK					
Number of Bills	17	20	34	39	206
Revenue (\$)	\$ 1,299	\$ 1,096	\$ 2,258	\$ 2,168	\$ 11,962
Revenue Per Bill (\$)	\$ 76	\$ 55	\$ 66	\$ 56	\$ 58
BULK CATV/MOTEL					
Number of Bills	4	4	8	8	48
Revenue (\$)	\$ 990	\$ 990	\$ 1,980	\$ 1,980	\$ 11,880
Revenue Per Bill (\$)	\$ 248	\$ 248	\$ 248	\$ 248	\$ 248
SHOWTIME					
Number of Bills	7	9	14	16	90
Revenue (\$)	\$ 103	\$ 132	\$ 205	\$ 234	\$ 1,320
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15
SHOW/HBO					
Number of Bills	7	7	14	14	79
Revenue (\$)	\$ 88	\$ 88	\$ 176	\$ 176	\$ 991
Revenue Per Bill (\$)	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
CINEMAX					
Number of Bills	2	4	4	9	32
Revenue (\$)	\$ 29	\$ 59	\$ 59	\$ 132	\$ 469
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15

MOST RECENT
12-MONTH

Feb 2019 Feb 2018 FY2019 YTD FY2018 YTD

MAX/HBO

Number of Bills		27		27		55		56		319
Revenue (\$)	\$	396	\$	396	\$	806	\$	807	\$	4,644
Revenue Per Bill (\$)	\$	15	\$	15	\$	15	\$	14	\$	15

HBO

Number of Bills		-		-		-		-		-
Revenue (\$)	\$	-	\$	-	\$	-	\$	-	\$	-
Revenue Per Bill (\$)	\$	-	\$	-	\$	-	\$	-	\$	-

MAX/HBO

Number of Bills		5		4		10		8		52
Revenue (\$)	\$	63	\$	50	\$	126	\$	100	\$	653
Revenue Per Bill (\$)	\$	13	\$	13	\$	13	\$	13	\$	13

PLAYBOY

Number of Bills		-		-		-		-		-
Revenue (\$)	\$	-	\$	-	\$	-	\$	-	\$	-
Revenue Per Bill (\$)	\$	-	\$	-	\$	-	\$	-	\$	-

STARZ

Number of Bills		24		19		48		38		251
Revenue (\$)	\$	352	\$	278	\$	695	\$	557	\$	3,611
Revenue Per Bill (\$)	\$	15	\$	15	\$	14	\$	15	\$	14

DVR

Number of Bills		160		138		326		279		1,792
Revenue (\$)	\$	15,478	\$	10,656	\$	28,007	\$	21,681	\$	139,920
Revenue Per Bill (\$)	\$	97	\$	77	\$	86	\$	78	\$	78

NON DVR

Number of Bills		51		60		104		116		667
Revenue (\$)	\$	4,697	\$	4,235	\$	8,476	\$	8,272	\$	47,677
Revenue Per Bill (\$)	\$	92	\$	71	\$	82	\$	71	\$	71

SET TOP BOX

Number of Bills		365		344		724		693		4,189
Revenue (\$)	\$	3,500	\$	3,420	\$	7,020	\$	6,690	\$	40,380
Revenue Per Bill (\$)	\$	10	\$	10	\$	10	\$	10	\$	10

MOST RECENT
12-MONTH

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	102	78	200	157	1,043
Revenue (\$)	\$ 1,009	\$ 776	\$ 1,978	\$ 1,562	\$ 10,297
Revenue Per Bill (\$)	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10
ADD'L NON DVR BOX					
Number of Bills	30	36	60	68	382
Revenue (\$)	\$ 209	\$ 241	\$ 417	\$ 464	\$ 2,614
Revenue Per Bill (\$)	\$ 7	\$ 7	\$ 7	\$ 7	\$ 7
FIBER					
Number of Bills	62	62	124	120	744
Revenue (\$)	\$ 42,752	\$ 41,759	\$ 85,754	\$ 86,843	\$ 550,538
Revenue Per Bill (\$)	\$ 690	\$ 674	\$ 692	\$ 724	\$ 740
INTERNET					
Number of Bills	3,638	3,400	7,245	6,817	42,380
Revenue (\$)	\$ 162,740	\$ 144,994	\$ 324,602	\$ 290,475	\$ 1,872,538
Revenue Per Bill (\$)	\$ 45	\$ 43	\$ 45	\$ 43	\$ 44
WIRELESS INTERNET					
Number of Bills	49	56	100	109	606
Revenue (\$)	\$ 3,188	\$ 3,283	\$ 6,423	\$ 6,551	\$ 38,394
Revenue Per Bill (\$)	\$ 65	\$ 59	\$ 64	\$ 60	\$ 63
RESIDENTIAL PHONE					
Number of Bills	911	893	1,834	1,794	10,823
Revenue (\$)	\$ 2,651	\$ 3,227	\$ 5,507	\$ 6,348	\$ 35,608
Revenue Per Bill (\$)	\$ 3	\$ 4	\$ 3	\$ 4	\$ 3
COMMERCIAL PHONE					
Number of Bills	436	432	870	880	5,282
Revenue (\$)	\$ 15,073	\$ 15,209	\$ 30,301	\$ 31,102	\$ 185,596
Revenue Per Bill (\$)	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35
TOTAL REVENUES	\$ 513,844	\$ 426,478	\$ 956,338	\$ 860,236	\$ 5,346,356

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

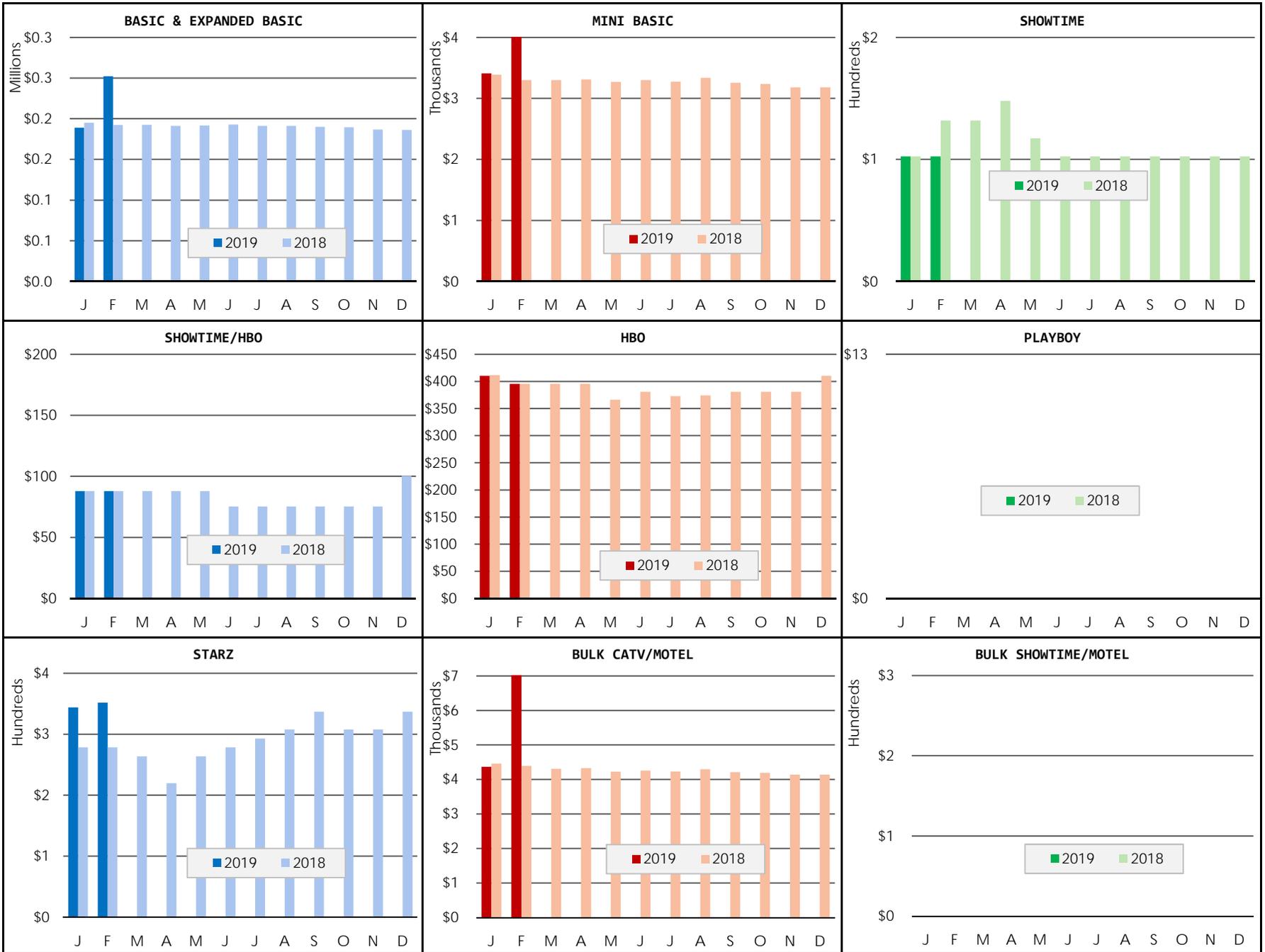


CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR

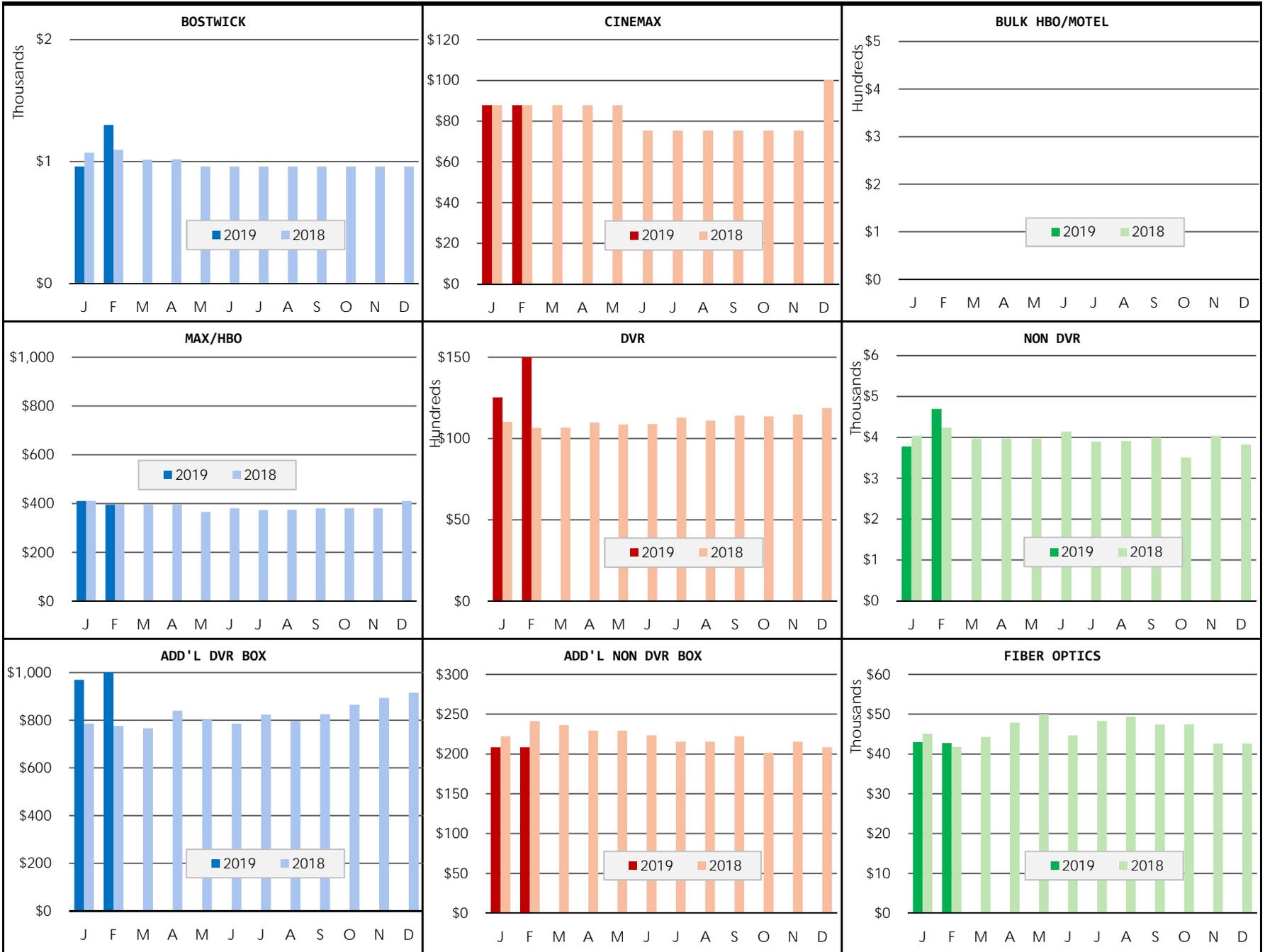
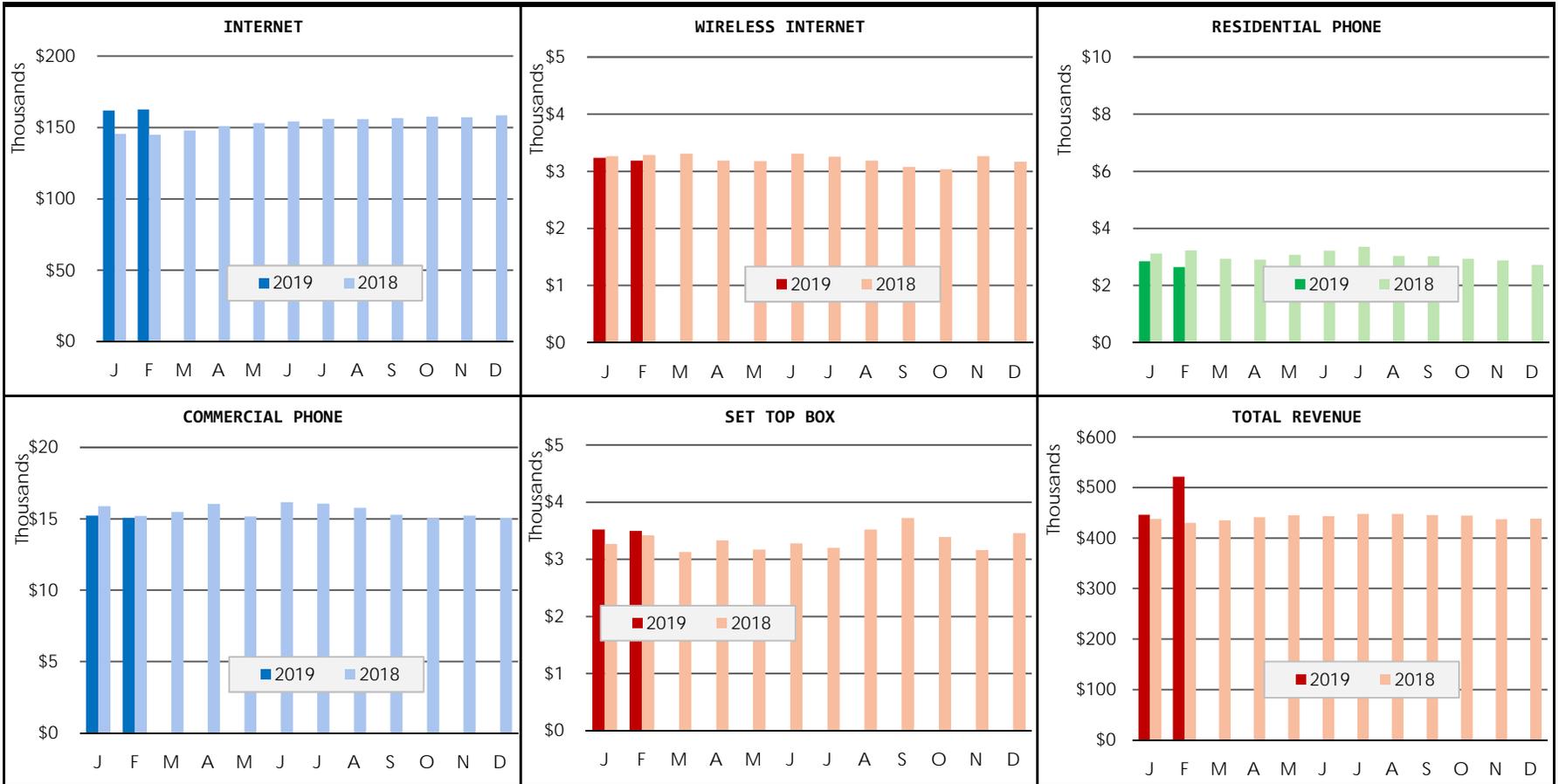


CHART 7
 REVENUES FROM SALES BY CLASS
 CURRENT VS. PREVIOUS FISCAL YEAR





**WATER, SEWER, GAS,
& STORMWATER
MONTHLY REPORT
FEBRUARY
2019**

2019 Project List

	Estimated Start Date	Estimated Completion Date	Notes	Completed
Natural Gas				
Gas lights at City Hall	Nov-18	Feb-19	Install gas latherns around property @ City Hall	Completed
Dean Hill Rd/Private Drive	Feb-19	Mar-19	Install 1,100' of 2" gas main for 5 lots	Completed
Bryant Road Replacement	Jul-18	Dec-18	Main replacement completed / Steel to plastic	Completed
Replace gas main on Ash Street (CIP Project)	Feb-19	Mar-19	Replacing 2" steel main due to excessive corrison & leaks (\$93,478 low bid/\$200,000 budgeted for gas replacement/rehab)	Completed
Young Street Replacement	Dec-19	Jan-19	Gas main replacement / Steel to plastic	Completed
Sewer Collection				
2nd Street Sewer Main Rehab	Feb-19	Apr-19	Paid for by Mainstreet Walton Mill development & the Felkers	Ongoing
Birch Street I&I Rehab	Feb-19	Apr-19	Rehab of main & manholes to reduce inflow & infiltration	Ongoing
Alcovy River Sewer / Pump station	Jan-18	Jan-20	Survey phase/Engineering	Ongoing
Purchase of air compressors (CIP Item)	Mar-19	Mar-19	Purchased used from United Rental Budgeted \$54,000 Purchased for \$30,000	Completed
2018 CDBG	Sep-18	Jul-20	Survey/Engineering phase	Ongoing
Sewer Plant				
Design/Review for WWTP rehab	Feb-18	Jun-19	Engineering phase	Ongoing
Rehab of Primaries 1 & 2	Feb-18	Mar-19	Material on hand/will begin once repair made on 3 & 4	Completed
2 Emergency purchases for pumps	Feb-19	Mar-19	Pump replacement for trickling filters and pump for Tractor Supply pump station	Ordered
Water Distribution				
Loganville Water Extension	Jul-18	Jan-20	Design phase/Property aquistation for Booster Pump Station	Ongoing
Water Main Extension along Radford Street	Jan-19	Feb-19	Install 6" water main for Graceful Manor (assisted living @ Grace Baptist on Mears St	Completed
Replace 1 1/2" Water Main Along Highland Ave/Wayne St	Jan-19	Feb-19	Install new 6" main along Highland Ave & Wayne Street	Completed
Water Treatment Plant				
New Offices @ Old Water Plant	Apr-18	Feb-19	Painting, HVAC, electrical & plumbing completed	Ongoing
Purchase/Install of floorcoverings for new office space (CIP Project)	Feb-19	Mar-19	Purchase floor covering (Britt's Floor Covering low bid at \$20,108.30)	Completed
Purchase/Install furniture for new office space (CIP Project)	Feb-19	Mar-19	Purchase new desks and furniture for new office space at water plant. (Office Pro's low bidder @ \$21,000.00)	Completed
Landscape @ Old Water Plant/New offices	Jan-19	Feb-19	Install trees & scrubs to match City Hall landscape	Completed
Replacement of the Hach Turbidity units (CIP Project)	Feb-19	Apr-19	Replacing outdated units with new Swan units (\$83,705.00 low bid/\$90,000 budgeted)	Ongoing
Stormwater				
Court Street Alley	Oct-18	Jul-19	Replace utilities, improve storm drainage, replace asphalt with concrete	Design Phase
Livery Stable Alleyway #3	Apr-19	Jul-19	Replace utilities, improve storm drainage, replace asphalt with concrete	Design Phase

MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 02/2019 | FY 2019



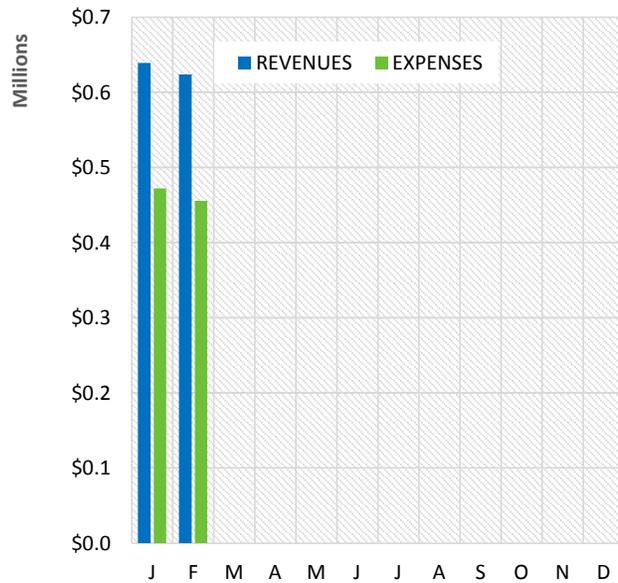
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DETAIL EXPENSES	7-9

CITY OF MONROE: NATURAL GAS FUND OVERVIEW

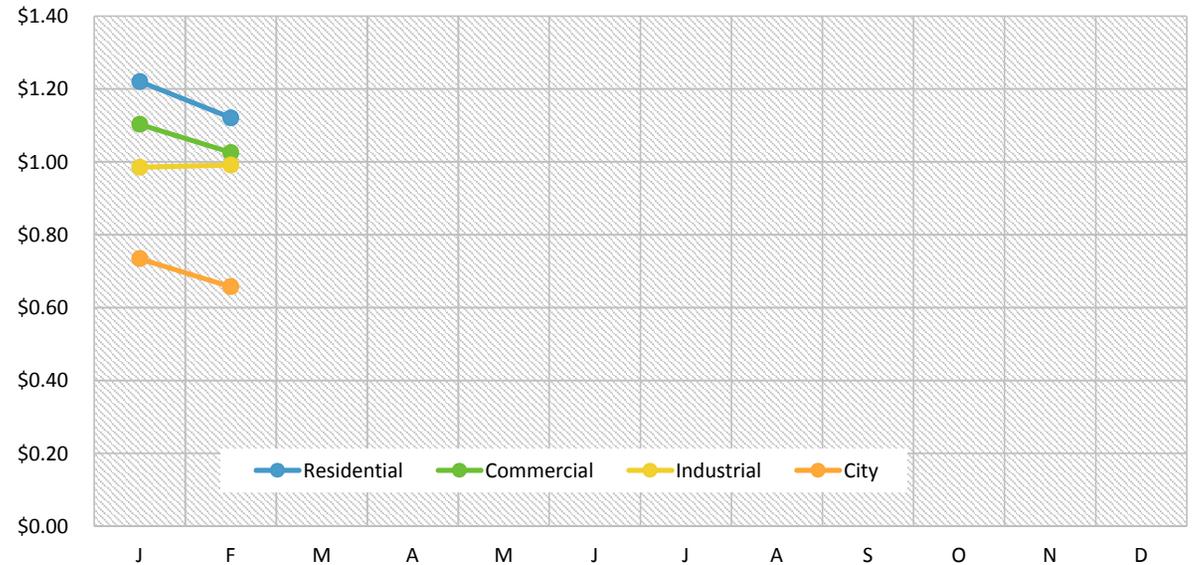
	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	FY 2019	AS BUDGET	FY 2018
REVENUES	\$ 0.639M	\$ 0.624M											\$ 1.263M	\$ 0.620M	\$ 0.903M
PERSONNEL COSTS	\$ 0.035M	\$ 0.042M											\$ 0.077M	\$ 0.085M	\$ 0.090M
CONTRACTED SVC	\$ 0.053M	\$ 0.015M											\$ 0.068M	\$ 0.036M	\$ 0.027M
SUPPLIES	\$ 0.312M	\$ 0.291M											\$ 0.602M	\$ 0.287M	\$ 0.520M
CAPITAL OUTLAY	\$ -	\$ 0.013M											\$ 0.013M	\$ -	\$ 0.088M
FUND TRANSFERS	\$ 0.073M	\$ 0.094M											\$ 0.167M	\$ 0.149M	\$ 0.119M
EXPENSES	\$ 0.472M	\$ 0.456M											\$ 0.928M	\$ 0.557M	\$ 0.843M
MARGIN	\$ 0.167M	\$ 0.168M											\$ 0.335M	\$ 0.063M	\$ 0.060M



REVENUES vs. EXPENSES



AVERAGE \$/CCF



RETAIL SALES REPORT

Jan 2019 Feb 2019 Mar 2019 Apr 2019 May 2019 Jun 2019 Jul 2019 Aug 2019 Sep 2019 Oct 2019 Nov 2019 Dec 2019

CUSTOMER COUNT

Residential	3,254	3,229
Commercial	561	550
Industrial	4	4
City	20	20
Total	3,842	3,806

Year-Over-Year Δ 1.86% 1.71%

CCF

Residential	0.275M	0.300M
Commercial	0.197M	0.195M
Industrial	0.014M	0.007M
City	0.015M	0.015M
Total	0.543M	0.556M

Year-Over-Year Δ 6.86% -16.63%

REVENUE

Residential	\$ 0.336M	\$ 0.337M
Commercial	\$ 0.217M	\$ 0.200M
Industrial	\$ 0.014M	\$ 0.007M
Other	\$ 0.039M	\$ 0.033M
City	\$ 0.011M	\$ 0.010M
Total	\$ 0.617M	\$ 0.587M

Year-Over-Year Δ 16.09% -19.77%

SALES STATISTICS

Jan 2019 Feb 2019 Mar 2019 Apr 2019 May 2019 Jun 2019 Jul 2019 Aug 2019 Sep 2019 Oct 2019 Nov 2019 Dec 2019 YTD

AVERAGE CCF/CUSTOMER

Residential	85	93	89
Commercial	351	355	353
Industrial	3,612	1,697	2,655
City	758	766	762

AVERAGE \$/CUSTOMER

Residential	\$103	\$104	\$104
Commercial	\$387	\$364	\$375
Industrial	\$3,560	\$1,683	\$2,622
City	\$557	\$503	\$530

AVERAGE \$/CCF

Residential	\$1.2206	\$1.1211	\$1.1709
Commercial	\$1.1034	\$1.0258	\$1.0646
Industrial	\$0.9855	\$0.9918	\$0.9887
City	\$0.7346	\$0.6574	\$0.6960
Average	\$1.0110	\$0.9490	\$0.9800

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 53,834	\$ 53,909	\$ 107,669	\$ 107,818	\$ 493,645
Demand Storage/Peaking Services	\$ 1,580	\$ 1,580	\$ 3,160	\$ 3,160	\$ 18,601
Supply Charges	\$ 239,294	\$ 221,963	\$ 508,800	\$ 407,627	\$ 1,152,974
Gas Authority Supply Charges	\$ 10,671	\$ 10,874	\$ 19,222	\$ 10,874	\$ 53,036
Gas Authority Charges	\$ (21,668)	\$ (12,148)	\$ (45,341)	\$ (28,744)	\$ (95,039)
P.A.C.E	300	300	600	600	3,600
APGA Annual Dues	3,118	3,130	3,118	3,130	2,962
Other	4,293	4,109	7,156	7,687	22,400
TOTAL MGAG BILL	\$ 291,422	\$ 283,716	\$ 604,383	\$ 512,152	\$ 1,652,178

DELIVERED SUPPLY

Volume CCF	646,210	772,610	1,205,030	1,338,640	3,281,540
Volume Dth (MGAG)	632,010	751,980	1,179,770	1,303,720	3,212,140

*Dth (dekatherm) is the measured of gas volume. Dth to Ccf (Centi Cubic Feet) conversion is based on the BTU fuel content

UNIT COSTS					
\$/Dth	0.4611	0.3773	0.5123	0.3928	0.5144
\$/CCF	0.4510	0.3672	0.5016	0.3826	0.5035

MOST RECENT
12-MONTH

Feb 2019 Feb 2018 FY2019 YTD FY2018 YTD

SALES REVENUES

NATURAL GAS SALES	\$	586,369	\$	731,012	\$	1,203,124	\$	884,686	\$	4,211,392
SALES REVENUES (ACTUAL)	\$	586,369	\$	731,012	\$	1,203,124	\$	884,686	\$	4,211,392
AS BUDGET	\$	292,619	\$	286,932	\$	585,239	\$	286,932		Not Applicable
% ACTUAL TO BUDGET		200.39%		254.77%		205.58%		308.33%		Not Applicable

Note on Natural Gas Sales: Detail break-down for individual rate class is shown in NATURAL GAS RETAIL SALES section.

OTHER REVENUES

OP REVENUE		-		-		-		-		-
MISC REVENUE		2,734		-		3,534		-		3,723
CONTRIBUTED CAPITAL		-		-		-		-		-
SALE FIXED ASSETS		-		-		-		-		-
TAP FEES		9,200		3,600		15,258		6,400		37,283
OTHER REV		-		-		-		-		-
ADMIN ALLOC		12,161		6,780		27,791		11,664		137,357
INT/INVEST INCOME		-		-		-		-		-
STATE GRANTS		-		-		-		-		-
MGAG REBATE		-		-		-		-		91,524
TRANSFER FROM CIP		13,260		-		13,260		-		606,946
OTHER REVENUES (ACTUAL)	\$	37,355	\$	10,380	\$	59,843	\$	18,064	\$	876,833
AS BUDGET	\$	17,431	\$	16,169	\$	34,863	\$	32,338		Not Applicable
% ACTUAL TO BUDGET		214.30%		64.20%		171.65%		55.86%		Not Applicable

TOTAL REVENUES (ACTUAL)	\$	623,723	\$	741,392	\$	1,262,967	\$	902,750	\$	5,088,225
AS BUDGET	\$	310,051	\$	303,101	\$	620,102	\$	606,202		Not Applicable
% ACTUAL TO BUDGET		201.17%		244.60%		203.67%		148.92%		Not Applicable

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	12-MONTH
PERSONNEL					
Compensation	\$ 25,100	\$ 34,451	\$ 44,603	\$ 65,436	\$ 284,822
Benefits	17,107	4,121	32,173	24,657	242,558
PERSONNEL (ACTUAL)	\$ 42,259	\$ 38,572	\$ 76,827	\$ 90,155	\$ 527,569
AS BUDGET	\$ 42,400	\$ 41,863	\$ 84,799	\$ 83,726	Not Applicable
% ACTUAL TO BUDGET	99.67%	92.14%	90.60%	107.68%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ 95	\$ -	\$ 95	\$ -	\$ 16,513
Util Protect Ctr	-	-	-	-	-
Landfill Fees	-	-	-	-	110
Custodial Service	-	-	-	-	-
Lawn & Maint	-	-	-	-	-
Holiday Events	-	-	-	-	289
Security Sys	-	-	-	-	-
Equipment Rep & Maint	-	3,023	-	3,023	17,085
Vehicle Rep & Maint Outside	-	-	-	-	511
R&M System - Outside	3,208	5,818	50,152	6,343	74,538
Maintenance Contracts	152	152	311	619	5,346
Equip Rent/Lease	188	244	376	489	2,401
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	20	19	40	19	238
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	3,647	(3,647)
Comm Svcs	706	600	868	762	8,285
Postage	-	-	-	-	816
Adverstising	-	32	-	32	650
Mkt Expense	2,200	400	5,000	2,771	34,838
Printing	-	-	-	-	-
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	-	-	1,523
Fees	100	600	100	600	896
Ga Dept Rev Fee	50	-	50	-	100
Training & Ed	-	1,113	-	1,113	13,679
Gen Liab Ins	-	-	-	-	-
Uniform Rent	-	-	-	-	-
Contract Labor	8,700	7,227	11,551	7,227	26,546
Shipping/Freight	-	-	-	-	105
CONTRACTED SERVICES (ACTUAL)	\$ 15,418	\$ 19,228	\$ 68,543	\$ 26,646	\$ 200,821
AS BUDGET	\$ 18,171	\$ 18,323	\$ 36,342	\$ 36,646	Not Applicable

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	12-MONTH
% ACTUAL TO BUDGET	84.85%	104.94%	188.61%	72.71%	Not Applicable
SUPPLIES					
Gas Cost	283,711	276,178	593,509	500,735	1,398,637
Office Supplies	310	1,529	310	1,529	2,071
Postage	-	-	-	-	-
Auto Parts	212	112	212	112	1,780
Damage Claims	-	-	471	-	10,604
Tires	-	-	-	-	771
Uniform Expense	-	2,318	-	2,318	3,532
Janitorial	67	86	157	120	929
Computer Equipment	-	-	-	-	122
Equipment Parts	39	-	39	-	7,937
Repair & Maintenance	1,958	5,617	3,143	10,727	63,839
Util Costs - Util Fund	315	273	665	605	4,054
Util Cost - Other Fund	-	-	-	-	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	1,197	1,312	1,197	1,312	15,832
Food	126	45	126	45	808
Sm Tool & Min Equip	552	1,530	552	1,530	17,385
Meters	-	-	-	-	2,988
Sm Oper Supplies	2,049	808	1,939	872	13,855
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
Misc	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 290,535	\$ 289,808	\$ 602,318	\$ 519,905	\$ 1,545,144
AS BUDGET	\$ 143,332	\$ 11,186	\$ 286,664	\$ 22,372	Not Applicable
% ACTUAL TO BUDGET	202.70%	2590.85%	210.11%	2323.94%	Not Applicable
CAPITAL OUTLAY					
Cip	\$ 13,260	\$ 87,545	\$ 13,260	\$ 87,545	\$ 582,411
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Amortization Def Chg 2016 Bond	\$ -	\$ -	\$ 1,080	\$ -	\$ 5,400
Depr Exp	\$ 11,680	\$ 11,680	\$ 23,359	\$ 23,359	\$ 140,155
Int Exp 2016 Rev Bond	3,296	3,752	6,591	7,503	42,282
CAPITAL OUTLAY (ACTUAL)	\$ 28,235	\$ 102,976	\$ 44,290	\$ 118,407	\$ 770,248
AS BUDGET	\$ 3,560	\$ 3,600	\$ 7,120	\$ 7,199	Not Applicable
% ACTUAL TO BUDGET	793.14%	2860.83%	622.07%	1644.77%	Not Applicable

NATURAL GAS: EXPENSES

REPORTING PERIOD: 02/2019

MONROE
MOST RECENT
12-MONTH 72

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	12-MONTH
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 40,158	\$ 30,562	\$ 70,009	\$ 40,683	\$ 456,844
Transfer To Gf	38,961	31,027	65,741	47,041	240,405
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 79,119	\$ 61,589	\$ 135,749	\$ 87,725	\$ 697,249
AS BUDGET	\$ 71,038	\$ 65,930	\$ 142,076	\$ 131,861	Not Applicable
% ACTUAL TO BUDGET	111.38%	93.41%	95.55%	66.53%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 455,566	\$ 512,173	\$ 927,727	\$ 842,837	\$ 3,741,032
AS BUDGET	\$ 278,500	\$ 140,902	\$ 557,001	\$ 281,804	Not Applicable
% ACTUAL TO BUDGET	163.58%	363.50%	166.56%	299.09%	Not Applicable

MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 02/2019 | FY 2019



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CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	FY 2019	AS BUDGET	FY 2018
REVENUES	\$ 0.987M	\$ 0.988M											\$ 1.976M	\$ 9.354M	\$ 1.114M
PERSONNEL COSTS	\$ 0.233M	\$ 0.246M											\$ 0.479M	\$ 2.407M	\$ 0.352M
CONTRACTED SVC	\$ 0.008M	\$ 0.016M											\$ 0.024M	\$ 0.552M	\$ 0.073M
SUPPLIES	\$ 0.033M	\$ 0.072M											\$ 0.106M	\$ 1.023M	\$ 0.218M
CAPITAL OUTLAY	\$ 0.308M	\$ 0.393M											\$ 0.700M	\$ 3.282M	\$ 0.763M
FUND TRANSFERS	\$ 0.042M	\$ 0.048M											\$ 0.090M	\$ 1.367M	\$ 0.073M
EXPENSES	\$ 0.624M	\$ 0.775M											\$ 1.399M	\$ 8.631M	\$ 1.479M
MARGIN	\$ 0.363M	\$ 0.214M											\$ 0.577M	\$ 0.723M	\$ (0.365M)

12-MO PROCESSED KGAL



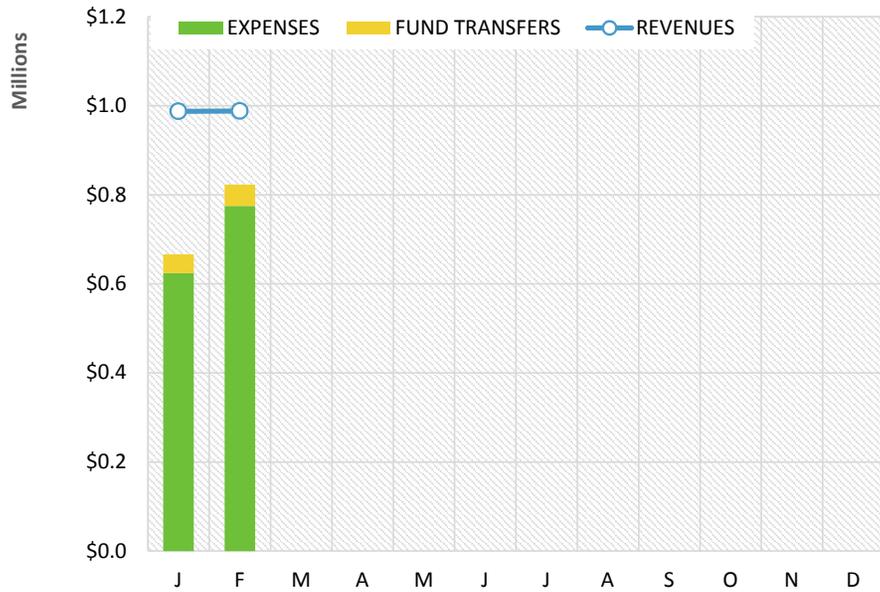
12-MO RETAIL KGAL



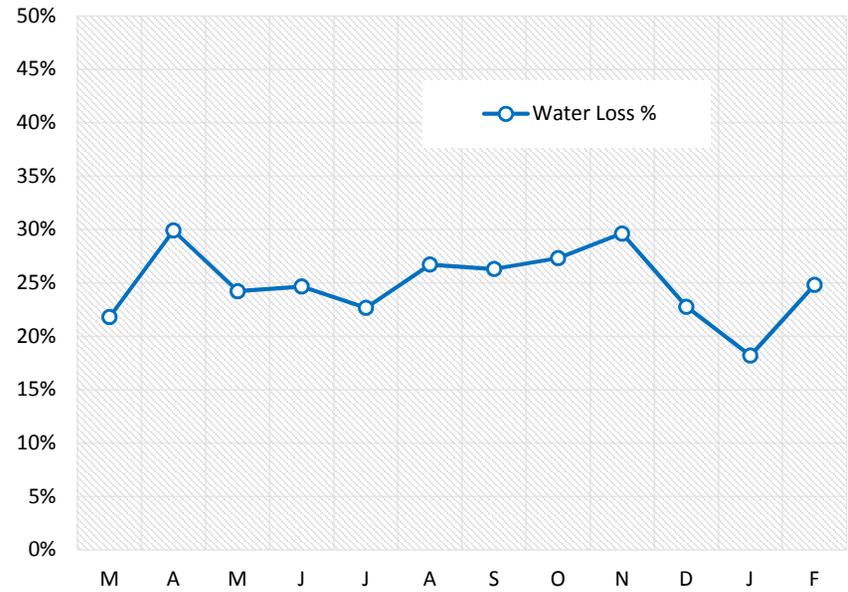
ROLLING 12-MO LINE LOSS



REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

[Jan 2019](#) [Feb 2019](#) [Mar 2019](#) [Apr 2019](#) [May 2019](#) [Jun 2019](#) [Jul 2019](#) [Aug 2019](#) [Sep 2019](#) [Oct 2019](#) [Nov 2019](#) [Dec 2019](#)

CUSTOMER COUNT - WATER

Residential	8,150	8,139
Commercial	913	909
Industrial	2	2
Water Authority	1	1
Residential Sprinkler	253	256
Commercial Sprinkler	78	78
Total	9,397	9,385
YOY Δ	1.74%	2.49%

KGALLONS - WATER

Residential	34,009	33,336
Commercial	12,015	9,714
Industrial	2,008	1,769
Water Authority	4,937	4,616
Total	52,969	49,435
YOY Δ	9.05%	-4.57%

REVENUE - WATER

Residential	\$ 0.289M	\$ 0.278M
Commercial	\$ 0.088M	\$ 0.075M
Industrial	\$ 0.008M	\$ 0.007M
Water Authority	\$ 0.020M	\$ 0.019M
Total	\$ 0.405M	\$ 0.379M
YOY Δ	9.67%	-1.02%

RETAIL SALES REPORT

[Jan 2019](#) [Feb 2019](#) [Mar 2019](#) [Apr 2019](#) [May 2019](#) [Jun 2019](#) [Jul 2019](#) [Aug 2019](#) [Sep 2019](#) [Oct 2019](#) [Nov 2019](#) [Dec 2019](#)

CUSTOMER COUNT - SEWER

Residential	6,270	6,237
Commercial	819	814
Water Authority	1	1
Total	7,090	7,052

YOY Δ 1.66% 2.20%

KGALLONS - SEWER

Residential	34,009	33,336
Commercial	12,015	9,714
Water Authority	4,937	4,616
Total	50,961	47,666

YOY Δ 9.90% -3.96%

REVENUE - SEWER

Residential	\$ 0.203M	\$ 0.197M
Commercial	\$ 0.144M	\$ 0.119M
Water Authority	\$ 0.001M	\$ 0.001M
Total	\$ 0.348M	\$ 0.317M

YOY Δ 11.08% 0.93%

SALES STATISTICS

[Jan 2019](#)
[Feb 2019](#)
[Mar 2019](#)
[Apr 2019](#)
[May 2019](#)
[Jun 2019](#)
[Jul 2019](#)
[Aug 2019](#)
[Sep 2019](#)
[Oct 2019](#)
[Nov 2019](#)
[Dec 2019](#)
YTD

AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4
Commercial	13	11	12
Industrial	1,004	885	944
Water Authority	4,937	4,616	4,777

AVERAGE \$/CUSTOMER (WATER)

Residential	\$35	\$34	\$35
Commercial	\$96	\$83	\$89
Industrial	\$4,141	\$3,658	\$3,899
Water Authority	\$20,114	\$18,817	\$19,466

AVERAGE \$/KGALLON (WATER)

Residential	\$8.4846	\$8.3400	\$8.4123
Commercial	\$7.2895	\$7.7367	\$7.5131
Industrial	\$4.1240	\$4.1354	\$4.1297
Water Authority	\$4.0742	\$4.0766	\$4.0754
Average	\$5.9931	\$6.0722	\$6.0326

AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5
Commercial	15	12	13
Water Authority	4,937	4,616	4,777

AVERAGE \$/CUSTOMER (SEWER)

Residential	\$32	\$32	\$32
Commercial	\$176	\$146	\$161
Water Authority	\$1,306	\$1,146	\$1,226

AVERAGE \$/KGALLON (SEWER)

Residential	\$5.9674	\$5.9194	\$5.9434
Commercial	\$11.9805	\$12.2341	\$12.1073
Water Authority	\$0.2645	\$0.2483	\$0.2564
Average	\$6.0708	\$6.1339	\$6.1024

	Feb 2019	Feb 2018	FY2019 YTD	FY2018 YTD	MOST RECENT 12-MONTH PERIOD
SALES REVENUES					
WATER SALES	\$ 365,091	\$ 382,314	\$ 763,678	\$ 485,784	\$ 5,139,381
SEWER SALES	\$ 295,177	\$ 313,368	\$ 640,749	\$ 390,456	\$ 4,186,898
SALES REVENUES (ACTUAL)	\$ 660,269	\$ 695,683	\$ 1,404,427	\$ 876,240	\$ 9,326,278
AS BUDGET	\$ 725,000	\$ 705,083	\$ 1,450,000	\$ 1,410,167	Not Applicable
% ACTUAL TO BUDGET	91.07%	98.67%	96.86%	62.14%	Not Applicable

OTHER REVENUES

WATER

OP REVENUE	\$ 907	\$ 1,470	\$ 6,383	\$ 1,609	\$ 2,159
MISC REVENUE	\$ 5,290	\$ 5,290	\$ 10,580	\$ 13,225	\$ 2,645
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 85,950	\$ 20,650	\$ 141,775	\$ 27,650	\$ 5,250
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC WATER DIST	\$ 174,707	\$ 11,448	\$ -	\$ 19,694	\$ 23,510
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_WATER	\$ 29,709	\$ -	\$ 39,659	\$ -	\$ -
ADMIN ALLOC WATER	\$ (155,630)	\$ -	\$ 43,597	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 140,933	\$ 38,858	\$ 241,994	\$ 62,178	\$ 33,563

SEWER

OP REVENUE	\$ 5,638	\$ 3,200	\$ 10,638	\$ 3,200	\$ 2,040
FEDERAL GRANT	\$ -	\$ 120,510	\$ -	\$ 120,510	\$ -
MISC REVENUE	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ -
TAP FEES	\$ 67,000	\$ 25,000	\$ 96,500	\$ 32,000	\$ 4,000
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ 12,950	\$ -	\$ 12,950	\$ -	\$ -
ADMIN ALLOC SEW COLLECT	\$ 139,751	\$ 9,158	\$ -	\$ 15,754	\$ 18,806
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_SEWER	\$ 86,605	\$ -	\$ 174,895	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ (124,674)	\$ -	\$ 34,457	\$ -	\$ -
OTHER REVENUES (SEWER)	\$ 187,270	\$ 161,868	\$ 329,439	\$ 175,464	\$ 24,846

OTHER REVENUES (TOTAL)	\$ 328,203	\$ 200,726	\$ 571,433	\$ 237,642	\$ 58,409
AS BUDGET	\$ 33,082	\$ 43,989	\$ 66,163	\$ 87,978	Not Applicable
% ACTUAL TO BUDGET	992.10%	456.31%	863.67%	270.12%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 988,471	\$ 896,409	\$ 1,975,860	\$ 1,113,882	\$ 9,384,688
AS BUDGET	\$ 758,082	\$ 749,072	\$ 1,516,163	\$ 1,498,144	Not Applicable
% ACTUAL TO BUDGET	130.39%	119.67%	130.32%	74.35%	Not Applicable

PERSONNEL	\$ 178,418	\$ 192,140	\$ 321,736	\$ 351,505	\$ 1,890,427
CONTRACTED SERVICES	\$ 34,489	\$ 34,407	\$ 44,612	\$ 72,992	\$ 582,705
SUPPLIES	\$ 212,967	\$ 136,031	\$ 365,044	\$ 217,881	\$ 2,763,534
CAPITAL OUTLAY	\$ 300,922	\$ 505,318	\$ 577,710	\$ 763,305	\$ 4,560,639
FUND TRANSFERS	\$ 47,710	\$ 39,692	\$ 89,469	\$ 73,180	\$ 530,247
TOTAL	\$ 774,506	\$ 907,588	\$ 1,398,570	\$ 1,478,863	\$ 10,327,552

WATER

WATER TREATMENT PLANT

PERSONNEL

Compensation	\$ 22,730	\$ 71,627	\$ 40,085	\$ 114,256	\$ 213,481
PERSONNEL (ACTUAL)	\$ 37,585	\$ 78,864	\$ 67,777	\$ 148,106	\$ 323,352
AS BUDGET	\$ 40,396	\$ 80,502	\$ 80,791	\$ 161,004	Not Applicable
% ACTUAL TO BUDGET	93.04%	97.97%	83.89%	91.99%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 9,551	\$ 37,335	\$ 11,979	\$ 46,007	\$ 164,295
AS BUDGET	\$ 24,073	\$ 32,204	\$ 48,147	\$ 64,408	Not Applicable
% ACTUAL TO BUDGET	39.67%	115.93%	24.88%	71.43%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 41,019	\$ 71,891	\$ 72,473	\$ 115,489	\$ 580,768
AS BUDGET	\$ 53,446	\$ 66,591	\$ 106,892	\$ 133,182	Not Applicable
% ACTUAL TO BUDGET	76.75%	107.96%	67.80%	86.72%	Not Applicable

CAPITAL OUTLAY

Capital Expenditures	\$ -	\$ 1	\$ -	\$ 1	\$ 89,356
CAPITAL OUTLAY (ACTUAL)	\$ 178,915	\$ 234,986	\$ 343,121	\$ 390,417	\$ 2,255,693
AS BUDGET	\$ 77,779	\$ 56,015	\$ 155,558	\$ 112,030	Not Applicable
% ACTUAL TO BUDGET	230.03%	419.51%	220.57%	348.49%	Not Applicable

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$ 25,387	\$ 21,205	\$ 47,943	\$ 39,225	\$ 290,370
AS BUDGET	\$ 62,280	\$ -	\$ 124,561	\$ -	Not Applicable
% ACTUAL TO BUDGET	40.76%	0.00%	38.49%	0.00%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL

PERSONNEL (ACTUAL)	\$ 44,874	\$ -	\$ 82,496	\$ -	\$ 558,667
AS BUDGET	\$ 44,288	\$ -	\$ 88,575	\$ -	Not Applicable
% ACTUAL TO BUDGET	101.32%	0.00%	93.14%	0.00%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 1,719	\$ -	\$ 4,421	\$ -	\$ 78,364
AS BUDGET	\$ 9,638	\$ -	\$ 19,275	\$ -	Not Applicable
% ACTUAL TO BUDGET	17.84%	0.00%	22.94%	0.00%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 21,798	\$ -	\$ 23,079	\$ -	\$ 277,480
AS BUDGET	\$ 15,425	\$ -	\$ 30,850	\$ -	Not Applicable
% ACTUAL TO BUDGET	141.31%	0.00%	74.81%	0.00%	Not Applicable

CAPITAL OUTLAY

CAPITAL OUTLAY (ACTUAL)	\$ -	\$ -	\$ -	\$ -	\$ 862,783
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable

TOTAL WATER EXPENSES (ACTUAL)	\$ 360,847	\$ 444,281	\$ 653,289	\$ 739,245	\$ 5,391,772
AS BUDGET	\$ 327,324	\$ 235,312	\$ 654,649	\$ 470,624	Not Applicable
% ACTUAL TO BUDGET	110.24%	188.81%	99.79%	157.08%	Not Applicable

WASTEWATER

STORMWATER

PERSONNEL

PERSONNEL (ACTUAL)	\$	25,624	\$	113,276	\$	45,892	\$	203,399	\$	77,003
AS BUDGET	\$	29,444	\$	77,896	\$	58,888	\$	155,792		Not Applicable
% ACTUAL TO BUDGET		87.03%		145.42%		77.93%		130.56%		Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	297	\$	(2,928)	\$	312	\$	26,984	\$	(10,272)
AS BUDGET	\$	5,384	\$	32,450	\$	10,768	\$	64,900		Not Applicable
% ACTUAL TO BUDGET		5.52%		-9.02%		2.90%		41.58%		Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	3,503	\$	64,140	\$	3,680	\$	102,392	\$	(63,070)
AS BUDGET	\$	53,446	\$	66,591	\$	106,892	\$	133,182		Not Applicable
% ACTUAL TO BUDGET		6.55%		96.32%		3.44%		76.88%		Not Applicable

CAPITAL OUTLAY

Capital Expenditures	\$	-	\$	-	\$	-	\$	-	\$	63,600
CAPITAL OUTLAY (ACTUAL)	\$	122,007	\$	270,332	\$	234,589	\$	372,888	\$	1,442,163
AS BUDGET	\$	110,346	\$	55,987	\$	220,692	\$	111,974		Not Applicable
% ACTUAL TO BUDGET		110.57%		482.85%		106.30%		333.01%		Not Applicable

SEWAGE

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$	22,323	\$	18,488	\$	41,526	\$	33,956	\$	239,877
AS BUDGET	\$	50,600	\$	52,467	\$	101,200	\$	104,933		Not Applicable
% ACTUAL TO BUDGET		44.12%		35.24%		41.03%		32.36%		Not Applicable

SEWAGE COLLECTION

PERSONNEL

PERSONNEL (ACTUAL)	\$	33,821	\$	-	\$	60,277	\$	-	\$	490,490
AS BUDGET	\$	31,374	\$	-	\$	62,748	\$	-		Not Applicable
% ACTUAL TO BUDGET		107.80%		0.00%		96.06%		0.00%		Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	4,184	\$	-	\$	7,197	\$	-	\$	105,523
AS BUDGET	\$	6,937	\$	-	\$	13,874	\$	-		Not Applicable
% ACTUAL TO BUDGET		60.31%		0.00%		51.87%		0.00%		Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	44,576	\$	-	\$	44,880	\$	-	\$	990,419
AS BUDGET	\$	9,703	\$	-	\$	19,405	\$	-		Not Applicable
% ACTUAL TO BUDGET		459.43%		0.00%		231.28%		0.00%		Not Applicable

SEWAGE TREATMENT

PERSONNEL

PERSONNEL (ACTUAL)	\$	36,515	\$	-	\$	65,293	\$	-	\$	440,915
AS BUDGET	\$	33,793	\$	-	\$	67,586	\$	-		Not Applicable
% ACTUAL TO BUDGET		108.06%		0.00%		96.61%		0.00%		Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	18,738	\$	-	\$	20,703	\$	-	\$	244,794
AS BUDGET	\$	53,200	\$	-	\$	106,400	\$	-		Not Applicable
% ACTUAL TO BUDGET		35.22%		0.00%		19.46%		0.00%		Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	102,070	\$	-	\$	220,932	\$	-	\$	977,936
AS BUDGET	\$	54,463	\$	-	\$	108,927	\$	-		Not Applicable
% ACTUAL TO BUDGET		187.41%		0.00%		202.83%		0.00%		Not Applicable

TOTAL EXPENSES (ACTUAL)	\$	413,659	\$	463,307	\$	745,281	\$	739,618	\$	4,935,780
AS BUDGET	\$	438,689	\$	285,391	\$	877,379	\$	570,781		Not Applicable
% ACTUAL TO BUDGET		94.29%		162.34%		84.94%		129.58%		Not Applicable



FIRE

DEPARTMENT

MONTHLY REPORT

April

2019



February 2019
Monthly Report

CITY OF MONROE FIRE DEPT		2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL-YTD	
INCIDENT REPORTS															
	FIRES	6	10												16
	EMS/RESCUE	149	109												258
	HAZARDOUS COND.	3	3												6
	SERVICE CALL	13	8												21
	GOOD INTENT	48	75												123
	FALSE ALARMS	7	7												14
	SEVER WEATHER	0	0												0
	Total Service Calls	226	212	0	438										

Fire Loss/Save Report

	Loss	Saved
January	\$ 2,000.00	\$ -
February	\$ 17,300.00	\$ 797,371.00
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
TOTAL	\$ 19,300.00	\$ 797,371.00

Fire Notes:

- Fire Officers at GA Fire Chief’s Conference
- Recruit Class still in progress
- Hydrant testing will begin sometime in April, coordinating with Water/Utilities. Testing announcements will be pushed through local media and social media outlets.



POLICE

DEPARTMENT

MONTHLY REPORT

APRIL

2019

COMPARISON OF CITATIONS 2018/2019

	Feb-18	Feb-19
CITATIONS/WARNINGS ISSUED:	463	462
ADJUDICATED/CLOSED CASES	534	544
FINES COLLECTED PER MONTH	\$46,077.61	\$52,414.50
YEAR TO DATE COLLECTED:	\$91,314.11	\$139,448.70

Crime Statistics Report

Reporting Month: February

Part I Type	2018	2019	%Change	2018	2019	YTD %Change
	February	February		Year to Date	Year to Date	
Homicide	0	0	0.00	0	0	0.00
Rape	0	1	100.00	0	1	100.00
Robbery	1	1	0.00	2	1	-50.00
Aggravated Assault	7	4	-42.86	14	8	-42.86
Burglary	5	3	-40.00	14	10	-28.57
Larceny Auto	9	9	0.00	31	26	-16.13
Larceny Other	41	43	4.88	97	82	-15.46
Vehicle Theft	2	1	-50.00	6	1	-83.33
Arson	1	0	-100.00	1	0	-100.00
TOTAL	66	62	-6.06	165	129	-21.82

Part II Type	February	February	%Change	Year to Date	Year to Date	YTD %Change
	February	February		Year to Date	Year to Date	
Other Assaults	23	13	-43.48	40	34	-15.00
Forgery/Counterfeiting	2	6	200.00	10	12	20.00
Fraud	5	6	20.00	10	9	-10.00
Embezzlement	0	0	0.00	0	0	0.00
Stolen Property	0	0	0.00	0	0	0.00
Vandalism	0	12	1200.00	0	21	2100.00
Weapons	1	0	-100.00	2	1	-50.00
Prostitution	0	0	0.00	0	0	0.00
Other Sex Offenses	0	0	0.00	1	0	-100.00
Narcotics	1	0	-100.00	2	0	-100.00
Gambling	0	0	0.00	0	0	0.00
Family/Children	5	0	-100.00	6	1	-83.33
DUI	3	3	0.00	4	6	50.00
Liquor Laws	0	0	0.00	0	0	0.00
Disorderly Conduct	7	10	42.86	11	16	45.45
TOTAL	47	50	6.38	86	100	16.28

Arrests						
Demographics	February	February	%Change	Year to Date	Year to Date	YTD %Change
Adults	99	88	-11.11	206	179	-13.11
Juveniles	6	1	-83.33	10	3	-70.00
TOTAL	105	89	-15.24	216	182	-15.74



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
306	LAW ENFORCEMENT UNIT	1
314	LAW ENFORCEMENT UNIT	2
316	LAW ENFORCEMENT UNIT	2
323	LAW ENFORCEMENT UNIT	3
327	LAW ENFORCEMENT UNIT	8
340	LAW ENFORCEMENT UNIT	26
341	LAW ENFORCEMENT UNIT	12
342	LAW ENFORCEMENT UNIT	17
343	LAW ENFORCEMENT UNIT	5
345	LAW ENFORCEMENT UNIT	17
346	LAW ENFORCEMENT UNIT	36
347	LAW ENFORCEMENT UNIT	3
351	LAW ENFORCEMENT UNIT	5
352	LAW ENFORCEMENT UNIT	18
353	LAW ENFORCEMENT UNIT	5
356	LAW ENFORCEMENT UNIT	24
358	LAW ENFORCEMENT UNIT	6
360	LAW ENFORCEMENT UNIT	11
363	LAW ENFORCEMENT UNIT	13
364	LAW ENFORCEMENT UNIT	15
370	LAW ENFORCEMENT UNIT	2
Total Radio Logs:		231

Report Includes:

All dates between `00:00:00 02/01/19` and `23:59:59 02/28/19`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	7
ANIMAL COMPLAINT	4
PROWLER	3
BURGLARY IN PROGRESS	3
BURGLARY REPORT	9
DOMESTIC NON-VIOLENT	77
ARMED ROBBERY	1
WARRANT SERVICE	32
SUSPICIOUS PERSON	85
SUSPICIOUS VEHICLE	127
SUICIDE ATTEMPT	2
SUICIDE THREAT	8
KEYS LOCKED IN VEHICLE	104
SPEEDING AUTO	2
ACCIDENT NO INJURIES	36
ACCIDENT WITH A DEER	6
FATALITY TRAFFIC ACCIDENT	1
ACCIDENT WITH INJURIES	5
OFFICER INVOLVED ACCIDENT	1
ACCIDENT UNKNOWN INJURIES	6
ROAD HAZARD	3
DRUNK DRIVER	1
INTOXICATED PERSON	1
HIT AND RUN	6
DIRECT TRAFFIC	2
TRANSPORT FOR BUSINESS	1
FUNERAL ESCORT	11
TRANSPORT	6
DISABLED VEHICLE	29
AREA/BLDG CHECK	1670
CHILD ABUSE	1
RAPE	1
SEXUAL ASSAULT	3
BANK ALARM	2
BUSINESS ALARM	33
CHURCH ALARM	2
RESIDENTIAL ALARM	31
DRAG RACING	2
SUBJECT IN CUSTODY	9
TRANSPORT TO COURT	1
TRANSPORT TO JAIL	3
DEMENTED PERSON NON-VIOLENT	5
DEMENTED PERSON VIOLENT	1
STOLEN VEHICLE	4

<u>Nature of Incident</u>	<u>Total Incidents</u>
911 HANGUP	34
CONTROL SUBSTANCE PROBLEM	2
AGENCY ASSISTANCE	14
ASSAULT	3
ASSAULT LAW ENFORCEMENT ONLY	8
CHILD CUSTODY DISPUTE	2
CIVIL ISSUE/DISPUTE	7
CODE VIOLATION	1
COUNTERFEIT MONEY	2
DAMAGE TO PROPERTY	34
DISPUTE NON VIOLENT IN NATURE	62
DISTRUBING THE PEACE	4
EMERGENCY MESSAGE	1
LE ASSIST FOR EMS	21
ENTERING AN AUTO	10
EXTRA PATROL REQUEST	10
ASSIST FIRE DEPARTMENT	11
FIREARMS DISCHARGED	1
FOLLOW UP TO PREVIOUS CALL	1
FORGERY	1
FOUND PROPERTY	9
FRAUD	6
HARRASSING PHONE CALLS	4
HARRASSMENT	7
IDENTITY THEFT	3
ILLEGAL PARKING	5
JUVENILE RUNAWAY	1
JUVENILE COMPLAINT	15
JUVENILE PROBLEM -NO COMPLAINT	4
KIDNAPPING	1
LOST ITEM REPOR	6
LOUD MUSIC COMPLAINT	12
MISSING PERSON	5
MISCELLANEOUS LAW INCIDENT	42
PORNOGRAPHY	1
ROAD RAGE	1
SAFETY SOBRIETY CHECK POINT	1
SEARCH WARRANT	2
SHOPLIFTING	16
SMOKE IN RESIDENCE	1
THEFT REPORT	35
THREATS	15
TRAFFIC VIOLATION	508
TRAILER INSPECTION	1
TREE DOWN	2
TRESPASSING	1
UNCONSCIOUS PRIORTY 1	1
UNKNOWN PRIORTY 1	6
UNKNOWN LAW PROBLEM	3
UNSECURE PREMISES	5

<u>Nature of Incident</u>	<u>Total Incidents</u>
VEHICLE INSPECTION	6
VIOLATION TPO	1
WELFARE CHECK	22

Total reported: 3324

Report Includes:

All dates between '00:00:00 02/01/19' and '23:59:59 02/28/19', 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



CODE

DEPARTMENT

MONTHLY REPORT

April

2019

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 February 1, 2019 thru February 28, 2019.

Statistics:

- Total Calls: 362
- Total Minutes: 14:36:45
- Total Minutes/Call: 2:25
- Code Inspections: 53
- Total Permits Written: 104
- Amount collected for permits: \$27,094.00
- Check postings for Miscellaneous Revenue: 241

Business/Alcohol Licenses new & renewals:

- **New Businesses:** 10
- Giles Lawn Care & Pressure Washing – residential
- G & L Touch of Class
- Southside GA MHP – new ownership
- Central MHP – new ownership
- Teresa Adams
- Penferd Trucking – residential
- JCL Services – residential
- Follow Your Heart Designs
- CoWork at the Metro
- Stephanie Cannon Creative - residential

- **Closed Businesses:** 3
- Backyard Builders – residential
- Member Auto Choice
- Willco Electric – residential

Major Projects

- Major Projects Permitted: Murphy USA – 2040 W Spring Street
- Major Projects Ongoing: Silver Queen 125 N Wayne and Main Street Apartments 698 S broad Street

- Receiving business license payments ,affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork and/or incorrect amounts for license payments
- Processing paperwork for alcohol licenses
- 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
- Reconciling payments between two systems for auditors
- Communicating with Tyler regarding problems and additional features that we need
- Preparing to mail out 2019 license for those who have renewed
- Mailing invoices for businesses not paid
- Issuing permits for Building, Electrical, Plumbing and HVAC
- Scheduling inspections for contractors.
- Entering district data into the property system for reports.
- 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 and reviewing permits for Bureau Veritas Billing
- Entering data for inspections being done into Blue Prince software
- Testing new Energov Software for Permitting
- Working on mapping document for Energov
- Inspecting and processing nuisance housing projects – see attached.

City Marshal:

- Patrolled city daily.
- Removed 43 signs from road way.
- 146 repair /cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 3 utility tampering and theft cases. (6 citations issued)
- Represented city in Municipal Court.

Historic Preservation Commission:

Request for COA for a New House – 700 E Church Street- COA granted

Request for COA for Exterior Changes – 118 Bold Springs Ave – COA granted

Planning Commission:

Request for COA – Double Springs Church Road – COA Granted

Request for a Variance building height – Double Springs Church Road –

Recommendation to approve

Request for Rezone to M1 – 941 Monroe Jersey Road – Recommendation to approve

Request for Variance for setbacks – 941 Monroe Jersey Road - Recommendation to approve

Official Zoning Map Amendment – Recommended approval

Zoning ordinance Amendment Article III Sub Sect 310.1 – Recommended approval

DEMOLITION AND CLEANUP			
ADDRESS	OWNER	DISPOSITION	NOTES
2016			
203 Bold Springs Ave	Bobby Carrell	Corp. building demolished.	Negotiated removal of the Corp. building by Dec. 15. The Rock Gym will be addressed in 2017. The remainder of the buildings will be secured from entry. No action taken on securing the buildings or the Rock Gym 02-17-17. This case to be escalated to ensure compliance. Owner to provide plan for disposal of demo debris and securing of the buildings by 03-03-17. Never done. Debris pile burned 4-21-17. Burned debris still not removed 05-10-17. A new case will be established without regard to any previous negotiations.
339 N. Madison Ave	Scott Collins	Property under contract. New owner to remodel.Sale to remodeler fell through. Case proceeding as originally intended.	No response sent to Attorney's office
408 Ash St	Arnold prop.	Trash being removed via dumpsters	Property cleanup underway. Legal action postponed as long as progress is being made.
410 Ash St	Arnold prop.	Trash being removed via dumpsters	Property cleanup underway. Legal action postponed as long as progress is being made.
412 Ash St	Arnold prop.	Trash being removed via dumpsters	Property cleanup underway. Legal action postponed as long as progress is being made.
510 Harris St	Premier Property Ventures LLC	Legal service underway	No response sent to Attorney's office
514 Harris St	Henry Albert Jackson Jr. c/o Mattie Bates	Legal service underway	No response sent to Attorney's office
1101 S. Madison Ave	Gaynor Bracewell	Legal service underway	Notice sent late 11-21-16
2017			
525 N. Broad St.	Matthew Kuruvilla	Pending Demo Memo and response 01-30-17	Exhibit "A" and pictures prepared. 30 days to respond. Owner has decided to demolish the building and The convenience store and redevelop the property in light of the Cities North Broad St. Project. Entered into agreement to remove in 60 Days from 02-06-17. No action taken to this point.04-13-17 Case to be forwarded to the City attorney. Demolition permit purchased 06-06-17. Demolition completed on structure. consent agreement is incomplete. Renewing action to ensure completion. Demolition complete.
400 Mill St.	CMA Development, LLC	Documenting deficiencies and Renewing case	Exhibit "A" and pictures prepared. 30 days to respond Demolition permit purchased 04-10-17 Demolition complete
421 Ash St.	Charlie and Tessie Ann Clark	Documenting deficiencies and Renewing case. Tack service to original owner. 04-10-17 Discovered that property was acquired by Michael Reese 03-07-17. We will have to add or substitute him as the defendant.	Exhibit "A" and pictures prepared. 30 days to respond. The case is going to court in May. New owner Michael Reese, who purchased in March at the tax sale is the current defendant and has been served. Reese indicated the original owners do not want to release redemption rights so the case will proceed as intended.
317 S. Madison Ave	Rivermeade Rentals / Hope Monroe	Demo Memo sent	Exhibit "A" and pictures prepared. 30 days to respond. Hope Monroe LLC Purchased a demolition permit. Demolition date is pending. Demolition Complete.
513 Roberts St.	Ada Lou Etchison / John Brown	Demo Memo sent / 04-07-17 Owner wants to enter into a consent order for demolition by the City. He cannot afford and is physically unable to remove the structure himself.	Exhibit "A" and pictures prepared. 30 days to respond. The owner has responded and is willing to sign off on a consent order allowing the City to remove the structure. He states he has neither the means or physical ability to do so this himself. Consent order to allow demolition by the City.
410 Ash St	Arnold prop.	Progress being made defacto land fill being removed.	permits pulled, clean up and demolition underway. Demolition complete
412 Ash St	Arnold prop.	Progress being made defacto land fill being removed.	permits pulled, clean up and demolition underway. Demolition complete
Colley St.	Colley Davis LLC	Gryffon investments pulled permit 03-28-17. Being removed 04-10-17	Demolition complete cleanup and grassing underway. Demolition complete
Colley St.	Colley Davis LLC	Gryffon investments pulled permit 03-28-17. Being removed 04-10-17	Demolition complete cleanup and grassing underway. Demolition complete
Colley St.	Colley Davis LLC	Gryffon investments pulled permit 03-28-17. Being removed 04-10-17	Demolition complete cleanup and grassing underway. Demolition complete
Bell St.	Colley Davis LLC	Gryffon investments pulled permit 03-28-17	Demolition complete cleanup and grassing underway. Demolition complete
Bell St.	Colley Davis LLC	Gryffon investments pulled permit 03-28-17	Demolition complete cleanup and grassing underway. Demolition complete

410 Davis St.	Open Wells LLC	Gryffon investments pulled permit 03-28-17	block building to be removed. Demolition complete.
830 HWY 138	Liberty First Bank	Demo Memo sent. Demo permit pulled / possible training burn for the FD	House address is 319 Carwood Dr. This property is to be used in a training burn 04-28-17. Demolition complete.
830 HWY 138	Liberty First Bank	additional structure being discussed for demolition. Lee Garrett has committed to addressing the additional structures and the open well on site.	Structures located at the end of Reed St.
339 N. Madison Ave.	Hope Monroe	Substitution of defendant from Scott Collins to Bill Shea then to Hope Monroe.	City seeking consent order. Hope Monroe negotiating for purchase and rehab. Awaiting purchase by Hope Monroe LLC, with a commitment to properly rehab the property. To be rehabed by Hope Monroe LLC. No action to date, 06-06-17. Still no progress 09-14-17 referred to attorneys for further action. This property is currently (09-25-17) being slated for demolition by Hope Monroe in order to build a new home in its place.
1101 S. Madison Ave	Bill Shea	Substitution of defendant from Gaynor Bracewell	City Seeking consent order. Consent order signed 04-13-17 with 120 days to rehab'd or demolished or after 150 days the City will Remove the structure. Currently under stop work order due to damaged asbestos siding for an environmental assesment. Owner attempting repairs to current code standards per consent agreement within 120 days. August 2017. Deadlines not met. The city will demolish this structure after securing an order from the Municipal court judge.
510 Harris St	Premier Property Ventures LLC	Legal service underway. Completed and heard in court.	No response sent to Attorney's office. Order to demolish obtained from Judge Samuels. Demolition complete
514 Harris St	Henry Albert Jackson Jr. c/o Mattie Bates	Legal service underway. Completed and heard in court.	No response sent to Attorney's office. Order to demolish obtained from Judge Samuels. Demolition complete
203 Bold Springs Ave	Bobby Carrell	Securing of Elem. School next step. Rock Gym is waiting for investor. Roof to be removed.	Negotiated removal of the Corp. building by Dec. 15, 2016. The Rock Gym will be addressed in 2017. The remainder of the buildings will be secured from entry. No action taken on securing the buildings or the Rock Gym 02-17-17. This case to be escalated to ensure compliance. Owner to provide plan for disposal of demo debris and securing of the buildings by 03-03-17. Never done. Debris pile burned 4-21-17. Burned debris still not removed 05-10-17. A new case will be established without regard to any previous negotiations. No response yet. Sent to city attorneys for processing. Defendant had the date changed because it conflicted with a trip he had planned. Solicitor, code office and the court had no knowledge of the change. Found out when a courtesy call to the defendant to appear was made.
417 Shamrock Dr.	Sadie Thornton	Held up by legal. Nuisance needs to be abated. Investigations have concluded. New investigations have arisen.	Owner desires to remove the nuisance. We need an order from the court for nuisance abatement. Working on a consent order to demolish as soon as new investigations are complete. Consent order in place awaiting completion of investigations or deadline whichever is first.
123 W. Marable St.	Sierra Hester	demo memo sent.	awaiting response to demo memo. The owner expressed the intent to demolish the structure. Demolition complete.
706 Marable St.	Bobby Carrell	demo memo sent.	awaiting response to demo memo. No response yet. Sent to city attorneys for processing. Supposed to be in court 08-31-17. Defendant had the date changed because it conflicted with a trip he had planned. Solicitor, code office and the court had no knowledge of the change. Found out when a courtesy call to the defendant to appear was made.
203 Bold Springs Ave	Bobby Carrell Corp building	Training burn, Debris never remove 09-25-17	Corps building burned debris and foundation remain. Nuisance building abated. Subsequent owner to remove debris and foundation.

2/1/2019	319 TANGLEWOOD DR.	JUNK VEHICLE	R/C OPEN	2/15/2019	MOVED
2/1/2019	362 TANGLEWOOD DR.	TALL GRASS/WEEDS	R/C OPEN	2/15/2019	CUT
2/1/2019	308 TANGLEWOOD DR.	JUNK IN YARD	R/C OPEN	2/15/2019	CLEANED UP
2/1/2019	304 TANGLEWOOD DR.	TALL GRASS/WEEDS	R/C OPEN	2/15/2019	CUT
2/4/2019	228 TANGLEWOOD DR.	TALL GRASS/WEEDS	R/C OPEN	2/19/2019	CUT
2/4/2019	216 TANGLEWOOD DR.	TALL GRASS/WEEDS	R/C OPEN	2/19/2019	CUT
2/4/2019	314 ASH ST	TALL GRASS/WEEDS	R/C OPEN	2/19/2019	CUT
2/4/2019	732 LACY ST	TALL GRASS/WEEDS	R/C OPEN	2/19/2019	CUT
2/5/2019	425 MAGNOLIA ST	TRASH, JUNK IN YARD	R/C OPEN	2/20/2019	CLEANED
2/5/2018	612 W. CREEK CIR	JUNK IN YARD	R/C OPEN	2/20/2019	CLEANED
2/5/2019	712 W. CREEK CIR	JUNK IN YARD	R/C OPEN	2/20/2019	CLEANED
2/5/2019	1400 MEADOW CT	JUNK IN YARD	R/C OPEN	2/20/2019	CLEANED
2/5/2019	1238 S. MASIDON AVE	OLD EHICLE, JUNK	R/C OPEN	2/20/2019	MOVED
2/6/2019	910 TIGERS WAY	TALL GRASS/WEEDS	R/C OPEN	2/21/2019	CUT
2/6/2019	912 LOPEZ LN.	TALL GRASS/WEEDS	R/C OPEN	2/21/2019	CUT
2/6/2019	906 LOPEZ LN.	TALL GRASS/WEEDS	R/C OPEN	2/21/2019	CUT
2/7/2019	1009 MCDANIEL ST	TALL GRASS/WEEDS	R/C OPEN	2/22/2019	CUT
2/7/2019	572 SPRUCE LN.	JUNK	R/C OPEN	2/22/2019	CLEANED UP
2/7/2019	309 ASH ST.	TALL GRASS/WEEDS	R/C OPEN	2/22/2019	CUT
2/8/2019	313 WALKER DR.	JUNK IN YARD	R/C OPEN	2/23/2019	CLEANED UP
2/8/2019	142 W. SPRING ST.	TALL GRASS/WEEDS	R/C OPEN	2/23/2019	CUT
2/8/2019	119 NOWELL ST.	TRASH/JUNK IN YARD	R/C OPEN	2/23/2019	CLEANED UP
2/8/2019	127 W. MARABLE ST.	TRASH/JUNK IN YARD	R/C OPEN	2/23/2019	CLEANED UP
2/11/2019	150-B MARABLE ST.	JUNK IN YARD	R/C OPEN	2/26/2019	CLEANED UP
2/11/2019	605 WALTON RD	JUNK VEHICLES IN YARD	R/C OPEN	2/26/2019	MOVED
2/11/2019	1238 S. MASIDON AVE	JUNK, TIRES IN YARD	R/C OPEN	2/26/2019	CLEANED
2/11/2019	733 LACY ST	JUNK IN BACK YARD	R/C OPEN	2/26/2019	CLEANED
2/11/2019	310 ALCOVY ST	OLD FURNITURE IN YARD	R/C OPEN	2/26/2019	MOVED
2/11/2019	912 MARABLE ST.	JUNK IN BACK YARD	R/C OPEN	2/26/2019	MOVED
2/12/2019	913 CHEROKEE	JUNK VEHICLE FLAT TIRES	R/C OPEN	2/27/2019	MOVED
2/12/2019	909 CHEROKEE	TRASH/JUNK IN YARD	R/C OPEN	2/27/2019	CLEANED
2/12/2019	107 MILLEDGE	OLD CAMPER	R/C OPEN	2/27/2019	MOVED
2/12/2019	633 DAVIS ST	JUNK BEHIND APT.	R/C OPEN	2/27/2019	CITATION
2/12/2019	602 DAVIS ST	TRASH/JUNK IN YARD	R/C OPEN	2/27/2019	CLEANED

2/13/2019	122 PERRY ST.	JUNK/OLD VEHICLE IN YARD	R/C OPEN	2/28/2019	CLEANED UP
2/13/2019	115 OAK ST.	4 OLD VEHICLE PARKED ON PROPERTY	R/C OPEN	2/28/2019	VEHICLES MOVED
2/13/2019	521 N. BROAD ST.	VEHICLE PARKED IN YARD	R/C OPEN	2/28/2019	MOVED
2/13/2019	130 PERRY ST.	TALL GRASS/WEEDS	R/C OPEN	2/28/2019	CUT
2/14/2019	115 DEAN ST.	JUNK/TRASH IN YARD	R/C OPEN	3/1/2019	CLEANED UP
2/14/2019	801 DAVIS ST	LARGE AMOUNT OF JUNK IN YARD	R/C OPEN	3/1/2019	CLEANED UP
2/14/2019	511 S. MADISON AVE.	OPEN/OUTDOOR STORAGE, WOOD	R/C OPEN	3/1/2019	CLEANED UP
2/15/2019	1238 S. MADISON AVE	LARGE AMOUNT OF JUNK IN YARD	CITATION ISSUED	3/1/2019	CITATION ISSUED
2/15/2019	513 MAPLE ST	JUNK IN YARD	CITATION ISSUED	3/1/2019	CITATION ISSUED
2/15/2019	333 WOODLAND RD	PARKING VEHICLE IN GRASS	R/C OPEN	3/1/2019	MOVED
2/18/2019	413 WOODLAND RD.	PARKING VEHICLE ON PROPER SURFACE	R/C OPEN	3/1/2019	MOVED
2/18/2019	405 WOODLAND RD.	PARKING VEHICLE ON PROPER SURFACE	R/C OPEN	3/1/2019	MOVED
2/19/2019	515 WOODLAND RD.	PARKING VEHICLE ON PROPER SURFACE	R/C OPEN	3/2/2019	MOVED
2/19/2019	417 WOODLAND RD.	PARKING VEHICLE ON PROPER SURFACE	R/C OPEN	3/2/2019	MOVED
2/19/2019	433 CLEARVIEW DR.	OPEN OUTDOOR STORAGE	R/C OPEN	3/2/2019	CLEANED UP
2/19/2019	409 WOODLAND RD.	PARKING VEHICLE ON PROPER SURFACE	R/C OPEN	3/2/2019	MOVED
2/20/2019	512 CLEARVIEW DR.	PARKING VEHICLE ON PROPER SURFACE	R/C OPEN	3/3/2019	MOVED
2/20/2010	437 CLEARVIEW DR.	PARKING VEHICLE ON PROPER SURFACE	R/C OPEN	3/3/2019	MOVED
2/20/2019	224 UNION ST.	JUNK, TRASH, TALL WEEDS	R/C OPEN	3/3/2019	CLEANED UP
2/21/2019	121 NORRIS ST	JUNK/OPEN OUTDOOR STORAGE	R/C OPEN	3/5/2019	CLEANED
2/21/2019	309 WALKER DR	JUNK/TRASH IN YARD	R/C OPEN	3/5/2019	CITATION
2/21/2019	215 WALKER DR	TRASH IN FRONT YARD	R/C OPEN	3/5/2019	CLEANED
2/21/2019	119 WALKER DR	OPEN OUTDOOR STORAGE	R/C OPEN	3/5/2019	MOVED
2/21/2019	223 DOUGLAS ST	JUNK IN YARD	R/C OPEN	3/5/2019	MOVED
2/21/2019	334 DOUGLAS	JUNK IN YARD	R/C OPEN	3/5/2019	MOVED
2/22/2019	109 6TH ST.	TRASH	R/C OPEN	3/6/2019	CLEANED
2/22/2019	121 6TH ST.	OLD WOOD IN YARD	R/C OPEN	3/6/2019	CLEANED
2/22/2019	113 5TH ST.	TALL GRASS/WEEDS	R/C OPEN	3/6/2019	CUT
2/25/2019	118 5TH ST.	TRASH	R/C OPEN	3/6/2019	CLEANED UP
2/25/2019	907 S. BROAD ST.	TALL GRASS/WEEDS	R/C OPEN	3/6/2019	CUT
2/26/2019	711 W. CREEK CIR	JUNK IN YARD	R/C OPEN	3/12/2019	MOVED
2/26/2019	516 HARRIS ST	TRASH/JUNK IN YARD	R/C OPEN	3/12/2019	CLEANED
2/26/2019	504 HARRIS ST.	JUNK IN YARD	R/C OPEN	3/12/2019	CLEANED
2/26/2019	514 GREEN ST	TRASH/JUNK IN YARD	R/C OPEN	3/12/2019	CLEANED

2/27/2019	425 MAGNOLIA ST	OLD DOOR, JUNK IN YARD	R/C OPEN	3/13/2019	MOVED
2/27/2019	406 STOKES ST.	TALL GRASS/WEEDS	R/C OPEN	3/14/2019	CUT
2/28/2019	528 LAWRENCE ST.	TALL GRASS/WEEDS	R/C OPEN	3/14/2019	CUT
2/28/2019	730 CHURCH ST.	YARD NEED CLEANING	R/C OPEN	3/14/2019	CLEANED UP
2/28/2019	734 CHURCH ST.	TALL GRASS/WEEDS	R/C OPEN	3/14/2019	CUT



**ECONOMIC
DEVELOPMENT
MONTHLY REPORT
APRIL
2019**

Economic Development April Report:

- New marketing brochure from Nextsite (see attached) with updated numbers for our Monroe trade area
- Citywide Cleanup mailers sent out to notify citizens about the effort
- City of Monroe was asked to present on a panel for the Georgia Planning Association Spring Conference in Decatur on 3/27/19 to discuss our housing efforts through the GICH program



*****ECRWSEDDM****

Postal Customer
Monroe, GA 30655

PRSR STD
ECRWSS
U. S. POSTAGE
PAID
MONROE, GA



GREAT AMERICAN
CLEANUP
K A B . O R G

The City of Monroe will be participating in the "Great American Cleanup" for the month of April. Residents can drop off trash at dumpsters placed throughout the city (see other side for locations), OR during the week of April 22-26, any resident living within the city limits (no businesses please) wishing to bring trash, garbage, scrap metal, and/or tires (limit ten) to the City of Monroe Transfer Station will be able to do so without charge. For hours of operation, contact the Monroe Transfer Station at 770-266-5148.

Ongoing ED projects:

- CHIP grant - homes completed; 1 more underway
- DCA Main Street compliance
- Visitors Center
- NextSite recruitment
- The Local Crowd Monroe - crowdfunding tool, www.fundmonroe.com

Upcoming Events:

DDA/CVB Board Meetings - Thursday, April 11th, 00 am, City Hall Council Chambers
 Dock Dogs/Paws in the Park - Saturday & Sunday, April 13-14th, Town Green
 Citywide Cleanup Volunteer Day - Saturday, April 27th
 Farm to Table Dinner - Saturday, April 27th
 First Friday Concert - On the Border Eagles Tribute Band - Friday, May 3rd
 Monroe Children's Book Festival & Opening Day of the Farmers Market - Saturday, May 11th
 Downtown Monroe to host GMA's Heart & Soul Workshop - Thursday, May 23rd

Retail GAP Summary Regional Trade Area

Home Centers  \$26 Million

Department  \$23 Million

Full-Service Restaurants  \$20 Million

Family Clothing  \$15 Million

Electronics  \$10 Million

Pharmacy/ Drug  \$9 Million

Home Furnishings  \$7 Million

Women's Clothing  \$6 Million

Sporting Goods  \$6 Million

Jewelry  \$6 Million

Hardware  \$5 Million

Major Employers by No. of Employees

Hitachi Automotive	787
Wal-Mart Distribution	703
Clearview Regional Medical Center	366
Wal-Mart SuperCenter	210
Elite Storage Solutions	204
Ridgeview Institute Monroe	110
Walton Press	106
Dalray Diamond LLC	96
The Home Depot	73
Premier Kids Care	55

Focus Properties



Site Adj to Waffle House
4.02 AC
Lee Rowell
770.318.6153



Pad Site Adj to Bojangles
1.21 AC
Brian Elrod
706.553.1000



Hwy 11 & Hwy 138 Site
7.89 AC
Brian Elrod
706.553.1000



1011 W Spring St Site
7.02 AC
Nathan Purvis
404.819.2520



Hwy 78 & Hwy 138 Site
35 AC
Nathan Purvis
404.819.2520

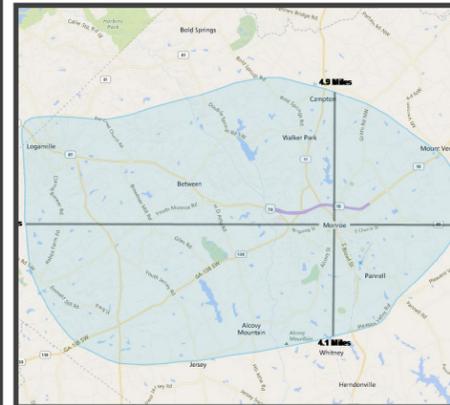


White Oak Lane Site
8.36 AC
Sadie Krawczyk
770.266.5331



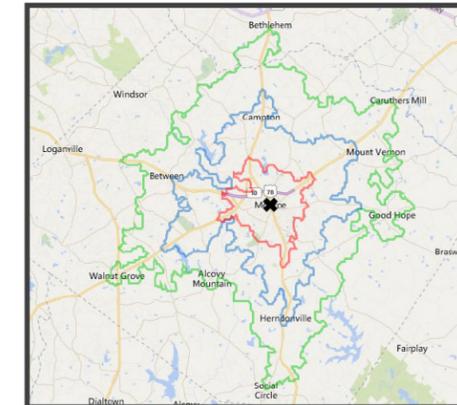
monroegeorgia

Demographics/Location



Regional Retail Trade Area

Q4 2018 Population	60,702
Total # of Employees	19,692
Median HH Income	\$55,674
Average HH Income	\$69,780



5 Min Drive Time

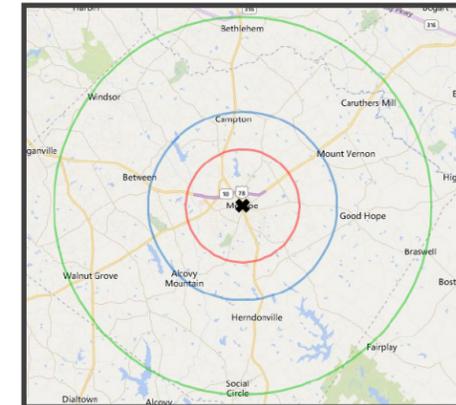
Q4 2018 Population	14,082
Total # of Employees	8,670
Median HH Income	\$39,599
Average HH Income	\$49,860

10 Min Drive Time

Q4 2018 Population	26,190
Total # of Employees	10,940
Median HH Income	\$44,616
Average HH Income	\$57,254

15 Min Drive Time

Q4 2018 Population	43,482
Total # of Employees	13,207
Median HH Income	\$51,802
Average HH Income	\$64,301



3 Mile Radius

Q4 2018 Population	18,215
Total # of Employees	9,395
Median HH Income	\$40,937
Average HH Income	\$51,586

5 Mile Radius

Q4 2018 Population	28,905
Total # of Employees	11,227
Median HH Income	\$45,521
Average HH Income	\$58,331

10 Mile Radius

Q4 2018 Population	81,169
Total # of Employees	18,905
Median HH Income	\$56,516
Average HH Income	\$70,160

Monroe was founded in 1818 as seat of the newly formed Walton County. It was incorporated as a town in 1821 and as a city in 1896.

The town name of "Monroe" was given in honor of James Monroe, the fifth president of the United States.

Monroe was the premier cotton producer in the state of Georgia during the 1900s. The two main cotton mills in Monroe used to be the driving economic force in the region. Now the mills no longer produce cotton for the industry, but rather serve as economic engines for the region.

A fire in 1857 swept the entire downtown area of Broad Street between the streets now known as Spring and Washington. The Courthouse was the only building left standing.

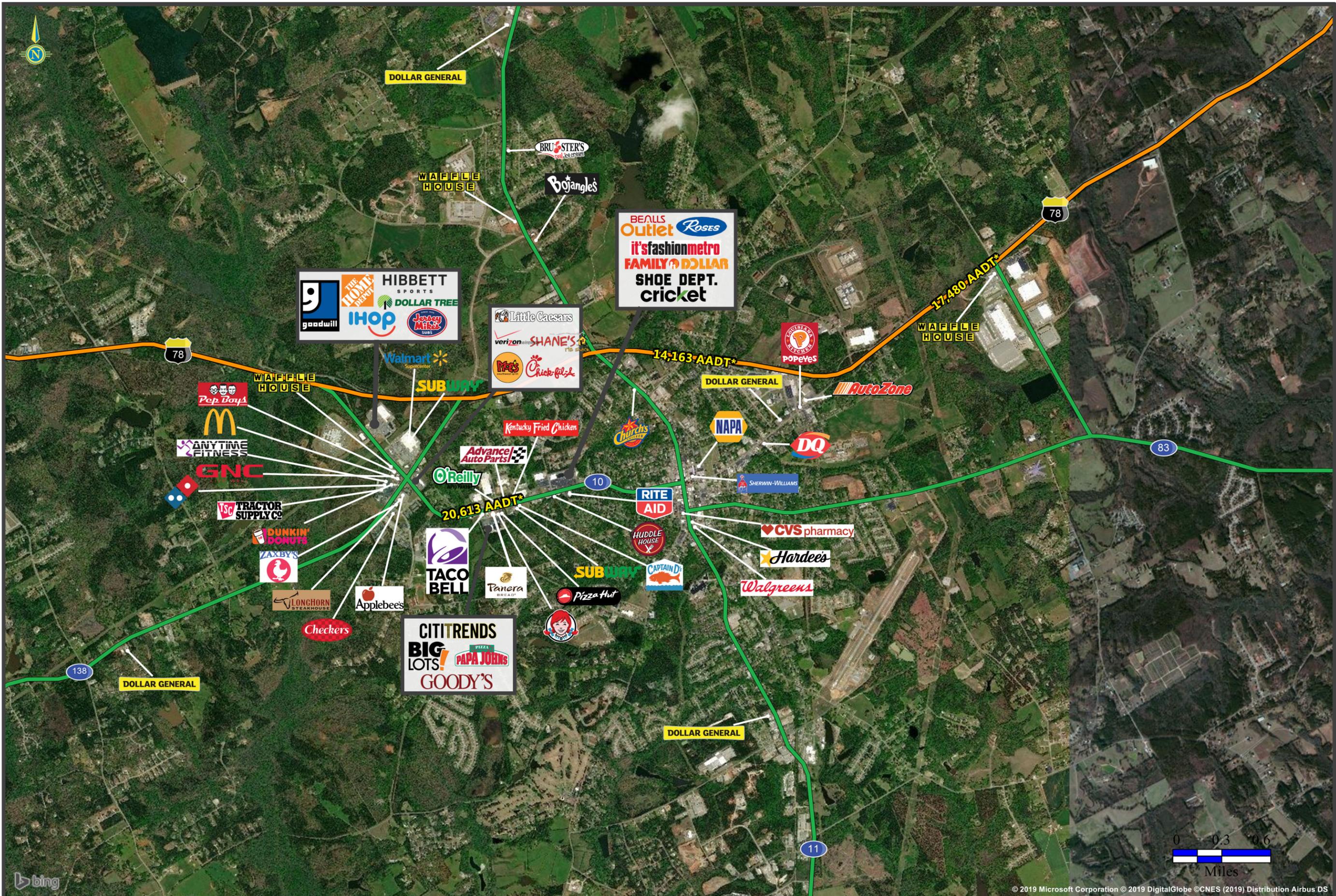
Monroe has grown and prospered since the Civil War. Monroe became a bustling cotton/textiles mill during the early half of the 20th century, as well as attracting local industries and building a strong business presence both downtown and from one end of the town to the other.

NextSite

Chuck Branch
cbranch@nextsite.net
205.218.9652



Sadie Krawczyk
sadielk@monroega.gov
404.455.7992



MONROE, GEORGIA

Major Retail Aerial

NextSite

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



To: City Council

From: Patrick Kelley

Department: Planning, Zoning and Code

Date: 10-30-18

Description: Rezone request for 1600 E. Church St. from PCD to PRD
 FKA: Brookland Commons / Currently known as Charleston Manor.
 The developer desires to reconfigure the Commercial office space infrastructure to accommodate single family home development in the same manner as the original single family parameters from the original design. They also wish to include an amenities package with green space, a clubhouse, swimming pool, tennis courts, half-court basketball, a pickle ball court and a playground. This area will also house the Cluster box unit for mail for the entire project. Example elevations are included with the request.

Budget Account/Project Name: NA

Funding Source: 2018 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Approval

Background: This property is a long standing defunct planned development with infrastructure in place. This property was originally rezoned to a planned commercial district but would have more readily conformed to planned residential. In order to encourage the buildout of this property the owners are requesting a rezone to allow for reconfiguration of the area which was previously designed for a combination of retail/ office and single family attached townhomes.

Attachment(s): See remainder of this file below.

October 23, 2018

Petition Number: 18-00479
Applicant: KFB Enterprises
Location: 1600 East Church Street
Proposed Zoning: PRD
Existing Zoning: PCD
Acreage: Total acreage 43.42 AC
Proposed Use: Residential

CODE ENFORCEMENT STAFF RECOMMENDATION

Approve
 Deny
 Approve with recommended conditions

- (a) The applicant, KFB Enterprises, Inc. request a rezone for property located at 1600 East Church Street. The project has approximately 794.6 ft of road frontage on East Church Street. The property consists of 43.42 ac. The recommendation of the Code Department is for Approval.
- (b) The Property is presently zoned PCD
- (c) The requested zoning classification is PRD
- (d) The requested zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (e) The change of zoning will not adversely affect the existing and adjacent property.
- (f) The subject property does have restricted economic use as currently zoned.
- (g) The change of zoning will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.
- (h) The Future Land Use Plan indicates the property should be Residential.

Recommended conditions:

REZONE APPLICATION FORM

PERMIT NUMBER _____

LOCATION 1600 East Church St. Monroe, GA 30655COUNCIL DISTRICT: District 5 and 8MAP NUMBER: M24PARCEL NUMBER: 154PRESENT ZONING: PCD REQUESTED ZONING: PRDACREAGE 43.42 PROPOSED USE Single Family ResidentialOWNER OF RECORD: KFB Enterprises, Inc.ADDRESS: P.O. Box 122 Conyers, GA 30012PHONE NUMBER 770-922-5445

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

ANALYSIS:

1. A description of all existing uses and zoning of nearby property:

The 43.42-acre subject property is located on the south side of Church Street (Georgia Highway 83). It is bordered on the west by the Carver Middle School campus and an undeveloped tract owned by Jack Sockwell III. It is bound on the south by Grubby Creek and on the east by the future home of Browns Hill Baptist Church. The subject property slopes gently to the south and is covered with a mix of pine and hardwood secondary growth.

The parcel is currently zoned PCD and lies within the city limits of Monroe.

Surrounding uses and zones are as follows:

North: R-1 and A-1 (County); Residential uses and Walker Baptist Church nearby
 East: A-1 (County), Carver Middle School A-1
 South: R-1 and A-1 (County), Undeveloped/ Housing
 West: R-1; Future home of American Red Cross and Browns Hill Baptist Church

2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification

As it stands today, there is a very limited market for the commercial portion of the Planned Commercial Development. As a PCD, the commercial and residential are tied together in construction. Unfortunately, without rezoning the commercial to residential, it is highly unlikely this property would be developed due to the low demand for commercial at this property.

3. The existing value of the property contained in the petition for rezoning under the existing zoning classification:

It's our estimate, that with it's currently zoning, the value of the PCD would be \$3,200,000.

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

It's our estimate, that with the proposed zoning, the value of the PRD would be closer to \$4,300,000.

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

The intent and overall design of the original PCD zoning was exciting. However, the timing of the original development, as well as the market conditions since that time have informed us that while the residential demand is rapidly expanding now, the commercial market is not for this location. With the PCD zoning requirements of concurrent construction, the building and carrying costs for commercial property with no foreseeable income are high hurdles to overcome for any builder and developer. As such, we believe that while the property is suitable for the existing zoning, the community and this property would be better served if this were re-zoned as a PRD.

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

As a PRD, the only changes to the actual property would take place within two areas:

1. What is currently zoned as commercial, and
2. The townhouses just to the south of the commercial area

As such, everything south of the large open green space proposed in the property will remain the same.

Some changes will be required to the property if the rezoning request is approved.

The commercial site would be re-developed into two portions; an amenity package for the residents as well as converting the northeastern most portion of the property into single family houses. Due to the layout, the PRD would be the highest and best use as it allows construction of new homes that provide a great community while meeting all zoning and architectural requirements as put forth by the city.

7. A description of any existing use of property including a description of all structures presently occupying the property:

Currently, the property is unused, but does have roads, as well as water and sewer inlaid.

8. The length of time the property has been vacant or unused as currently zoned:

The property has sat vacant since it was foreclosed on in January of 2006.

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 property has been marketed for sale through various brokers with limited interest up until the past year and a half. During that time, we have received various inquiries, but none that were at market.

As recent as 3 months ago, we reached a deal with LGI, a national home builder expanding into this market. The property is currently under contract with LGI, pending certain conditions – including the successful re-zoning of this property to PRD from PCD.

LEGAL DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 102, 103 & 107 OF THE 3RD DISTRICT OF WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE CENTERLINE OF YOUNG STREET AND THE SOUTHERN RIGHT-OF-WAY LINE OF GOOD HOPE ROAD (HAVING AN 80' RIGHT-OF-WAY), AKA CHURCH STREET, RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 77 DEGREES 04 MINUTES 21 SECONDS EAST A DISTANCE OF 735.78 FEET TO A 5/8" REBAR AND THE TRUE POINT OF BEGINNING.

RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 73 DEGREES 09 MINUTES 28 SECONDS EAST A DISTANCE OF 51.65 FEET TO A POINT ON SAID SOUTHERN RIGHT-OF-WAY; RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 71 DEGREES 51 MINUTES 17 SECONDS EAST A DISTANCE OF 207.41 FEET TO A POINT ON SAID SOUTHERN RIGHT-OF-WAY; RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 71 DEGREES 23 MINUTES 27 SECONDS EAST A DISTANCE OF 210.84 FEET TO A POINT ON SAID SOUTHERN RIGHT-OF-WAY; RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 71 DEGREES 06 MINUTES 56 SECONDS EAST A DISTANCE OF 107.09 FEET TO A POINT ON SAID RIGHT-OF-WAY; RUN THENCE (ALONG SAID SOUTHERN RIGHT-OF-WAY) NORTH 70 DEGREES 39 MINUTES 16 SECONDS EAST A DISTANCE OF 224.18 FEET TO A 1/2" REBAR ON THE SOUTHERN RIGHT-OF-WAY; RUN THENCE (LEAVING SAID RIGHT-OF-WAY) SOUTH 18 DEGREES 21 MINUTES 23 SECONDS EAST A DISTANCE OF 349.73 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 21 MINUTES 50 SECONDS EAST A DISTANCE OF 86.21 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 23 MINUTES 15 SECONDS EAST A DISTANCE OF 94.11 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 22 MINUTES 01 SECONDS A DISTANCE OF 113.92 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 50.20 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 17 MINUTES 47 SECONDS EAST A DISTANCE OF 99.87 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 20 MINUTES 20 SECONDS EAST A DISTANCE OF 50.12 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 27 MINUTES 23 SECONDS EAST A DISTANCE OF 49.88 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 17 MINUTES 22 SECONDS EAST A DISTANCE OF 49.95 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 30 MINUTES 49 SECONDS EAST A DISTANCE OF 50.14 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 11 MINUTES 06 SECONDS EAST A DISTANCE OF 49.88 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 25 MINUTES 13 SECONDS EAST A DISTANCE OF 49.98 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 14 MINUTES 26 SECONDS EAST A DISTANCE OF 50.13 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 17 DEGREES 43 MINUTES 01 SECONDS EAST A DISTANCE OF 6.65 FEET TO A 1/2" REBAR; RUN THENCE 18 DEGREES 29 MINUTES 44 SECONDS EAST A DISTANCE OF 48.32 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 21 MINUTES 13 SECONDS EAST A DISTANCE OF 54.99 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 23 MINUTES 00 SECONDS A DISTANCE OF 49.88 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 04 MINUTES 55 SECONDS EAST A DISTANCE OF 33.81 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 25 MINUTES 52 SECONDS EAST A DISTANCE OF 90.38 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 22 MINUTES 18 SECONDS EAST A DISTANCE OF 118.08 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 18 DEGREES 15 MINUTES 30 SECONDS EAST A DISTANCE OF 68.69 FEET TO A 3/4" REBAR; RUN THENCE SOUTH 18 DEGREES 19 MINUTES 56 SECONDS EAST A DISTANCE OF 104.53 FEET A DISTANCE OF 104.53 FEET TO AN AXEL; RUN THENCE SOUTH 18 DEGREES 19 MINUTES 56 SECONDS EAST A DISTANCE OF 140.27 FEET TO A POINT ON THE CENTERLINE OF GRUBBY CREEK, THE CENTER LINE OF SAID CREEK IS THE PROPERTY LINE; RUN THENCE THE FOLLOWING DISTANCES AND COURSES ALONG SAID CREEK:

SOUTH 79 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 15.61 FEET;
SOUTH 80 DEGREES 55 MINUTES 53 SECONDS WEST A DISTANCE OF 61.66 FEET;
NORTH 54 DEGREES 07 MINUTES 58 SECONDS WEST A DISTANCE OF 67.42 FEET;
NORTH 65 DEGREES 59 MINUTES 31 SECONDS WEST A DISTANCE OF 38.60 FEET;
NORTH 80 DEGREES 51 MINUTES 48 SECONDS WEST A DISTANCE OF 42.83 FEET;
NORTH 86 DEGREES 38 MINUTES 30 SECONDS WEST A DISTANCE OF 38.40 FEET;
SOUTH 48 DEGREES 55 MINUTES 37 SECONDS WEST A DISTANCE OF 47.62 FEET;
NORTH 43 DEGREES 15 MINUTES 19 SECONDS WEST A DISTANCE OF 52.33 FEET;
SOUTH 85 DEGREES 50 MINUTES 44 SECONDS WEST A DISTANCE OF 41.57 FEET;
NORTH 43 DEGREES 12 MINUTES 00 SECONDS WEST A DISTANCE OF 31.33 FEET;
SOUTH 84 DEGREES 40 MINUTES 42 SECONDS WEST A DISTANCE OF 80.97 FEET;
SOUTH 68 DEGREES 01 MINUTES 56 SECONDS WEST A DISTANCE OF 44.77 FEET;
SOUTH 53 DEGREES 59 MINUTES 04 SECONDS WEST A DISTANCE OF 57.63 FEET;
NORTH 68 DEGREES 20 MINUTES 05 SECONDS WEST A DISTANCE OF 49.32 FEET;
SOUTH 82 DEGREES 09 MINUTES 37 SECONDS WEST A DISTANCE OF 53.64 FEET;
SOUTH 63 DEGREES 03 MINUTES 28 SECONDS WEST A DISTANCE OF 52.05 FEET;
SOUTH 23 DEGREES 15 MINUTES 37 SECONDS EAST A DISTANCE OF 63.58 FEET;
SOUTH 77 DEGREES 04 MINUTES 59 SECONDS WEST A DISTANCE OF 88.82 FEET;
NORTH 86 DEGREES 42 MINUTES 52 SECONDS WEST A DISTANCE OF 29.85 FEET;
SOUTH 73 DEGREES 15 MINUTES 31 SECONDS WEST A DISTANCE OF 60.75 FEET;
SOUTH 44 DEGREES 13 MINUTES 29 SECONDS WEST A DISTANCE OF 28.31 FEET;
SOUTH 30 DEGREES 54 MINUTES 22 SECONDS EAST A DISTANCE OF 49.61 FEET;
SOUTH 43 DEGREES 26 MINUTES 20 SECONDS WEST A DISTANCE OF 38.32 FEET;
SOUTH 18 DEGREES 29 MINUTES 43 SECONDS WEST A DISTANCE OF 27.48 FEET;
SOUTH 05 DEGREES 07 MINUTES 26 SECONDS WEST A DISTANCE OF 56.00 FEET;
SOUTH 49 DEGREES 34 MINUTES 54 SECONDS WEST A DISTANCE OF 81.81 FEET;

SOUTH 88 DEGREES 38 MINUTES 36 SECONDS WEST A DISTANCE OF 45.10 FEET;

SOUTH 32 DEGREES 03 MINUTES 08 SECONDS WEST A DISTANCE OF 45.03 FEET;

SOUTH 47 DEGREES 41 MINUTES 16 SECONDS WEST A DISTANCE OF 65.20 FEET;

TO A POINT; RUN THENCE NORTH 30 DEGREES 25 MINUTES 02 SECONDS WEST A DISTANCE OF 642.75 FEET TO A POINT; RUN THENCE NORTH 60 DEGREES 13 MINUTES 33 SECONDS EAST A DISTANCE OF 142.75 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 13 MINUTES 51 SECONDS WEST A DISTANCE 30.05 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 16 MINUTES 53 SECONDS WEST A DISTANCE OF 63.19 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 16 MINUTES 22 SECONDS WEST A DISTANCE OF 69.20 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 11 MINUTES 42 SECONDS WEST A DISTANCE OF 71.61 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 21 MINUTES 13 SECONDS WEST A DISTANCE OF 69.90 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 16 MINUTES 49 SECONDS WEST A DISTANCE OF 64.24 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 14 MINUTES 52 SECONDS WEST A DISTANCE OF 64.35 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 19 MINUTES 50 SECONDS WEST A DISTANCE OF 65.33 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 17 MINUTES 23 SECONDS WEST A DISTANCE OF 42.82 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 18 MINUTES 22 SECONDS WEST A DISTANCE OF 116.97 FEET TO A POINT; RUN THENCE NORTH 28 DEGREES 12 MINUTES 49 SECONDS WEST A DISTANCE OF 66.15 FEET TO A ½" REBAR; RUN THENCE NORTH 52 DEGREES 39 MINUTES 45 SECONDS EAST A DISTANCE OF 115.25 FEET TO A ½" REBAR; RUN THENCE NORTH 52 DEGREES 36 MINUTES 24 SECONDS EAST A DISTANCE OF 122.01 FEET TO A ½" REBAR; RUN THENCE NORTH 51 DEGREES 24 MINUTES 39 SECONDS EAST A DISTANCE OF 17.55 FEET TO A ½" REBAR; RUN THENCE NORTH 78 DEGREES 22 MINUTES 15 SECONDS EAST A DISTANCE OF 65.88 FEET TO A ½" REBAR; RUN THENCE NORTH 78 DEGREES 25 MINUTES 32 SECONDS EAST A DISTANCE OF 50.10 FEET TO A ½" REBAR; RUN THENCE NORTH 78 DEGREES 32 MINUTES 48 SECONDS EAST A DISTANCE OF 50.07 FEET TO A ½" REBAR; RUN THENCE NORTH 78 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 35.61 FEET TO A ½" REBAR; RUN THENCE NORTH 03 DEGREES 12 MINUTES 16 SECONDS WEST A DISTANCE OF 109.29 FEET TO A ½" REBAR; RUN THENCE NORTH 17 DEGREES 28 MINUTES 21 SECONDS WEST A DISTANCE OF 9.96 FEET TO A ½" REBAR; RUN THENCE NORTH 18 DEGREES 14 MINUTES 08 SECONDS WEST A DISTANCE OF 110.06 FEET TO A ½" REBAR; RUN THENCE NORTH 18 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 39.02 FEET TO A ½" REBAR; RUN THENCE NORTH 18 DEGREES 26 MINUTES 48 SECONDS WEST A DISTANCE OF 11.00 FEET TO A ½" REBAR; RUN THENCE NORTH 18 DEGREES 21 MINUTES 55 SECONDS WEST A DISTANCE OF 26.31 FEET TO A ½" REBAR; RUN THENCE NORTH 25 DEGREES 44 MINUTES 17 SECONDS WEST A DISTANCE OF 23.85 FEET TO A ½" REBAR; RUN THENCE NORTH 25 DEGREES 57 MINUTES 04 SECONDS WEST A DISTANCE OF 50.48 FEET TO A ½" REBAR; RUN THENCE NORTH 26 DEGREES 06 MINUTES 10 SECONDS WEST A DISTANCE OF 88.64 FEET TO A 5/8" REBAR AND THE TRUE POINT OF BEGINNING.

THAT TRACT BEING 43.418 ACRES AS SHOWN ON A PLAT OF SURVEY PREPARED BY ALCOVY SURVEYING AND ENGINEERING, INC., RONALD CALVIN SMITH REGISTERED LAND SURVEYOR LICENSE NO. 2921, DATED JULY 28, 2017, FOR KFB ENTERPRISES.

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

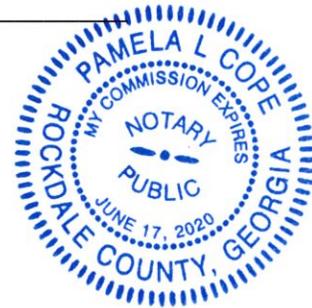
Owner of property: KFB Enterprises, Inc.
Address: 1003 Institute St. Conyers, GA 30012
Phone Number: 770-922-5445

Attorney/Agent Wales F. Barksdale
Address P.O. Box 122, Conyers GA 30012
Phone Number 404 310 6933 / 770 483 1407

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

Pamela L Cope (Notary Public) 10.19.18 (Date)

My Commission Expires June 17, 2020



Rezoning Application
Page Four (4)

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

Sanitary Sewer

Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from PCD to PRD located at 1600 East Church St., Monroe GA 30655, containing 43.42 acre(s), property owner being KFB Enterprises, Inc. filed on October 19, 2018.

CHECK LIST - APPLICATION MATERIAL

- Application Fee (\$100.00 Application Fee Single Family Rezoning)
(\$300.00 Application Fee Multi Family Rezoning)
(\$200.00 Application Fee Commercial Rezoning)
(Application fee For Annexation is the same as a Rezone)
- The completed application form (one original with original signatures)
- Special Conditions made part of the rezoning/annexation request
- Legal Description
- Survey plat of property showing bearings and distances and:
- abutting property owners
 - the zoning of abutting property
 - the current zoning of the subject property
- Development Plan (two full size 24 x 36 digital pdf – not cad, and one 11x17)
- Site plan of the property at an appropriate scale the proposed use
- internal circulation and parking (proposed number of parking spaces)
 - landscaping minimum square footage of landscaped area
 - grading
 - lighting
 - drainage (storm water retention structures)
 - amenities (location of amenities)
 - buildings (maximum gross square footage and height of structures)
 - buffers
- Additional information that may be required by the Code Enforcement Officer:
-
-

Monroe Utilities Network Availability Letter

Application Material-Section 1421.4 of the Zoning Ordinance outlines the specific items to be included on the site plan:

Rezoning Application

Page 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) PRD

- 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:

Thank you for taking the time to review our request for re-zoning. We believe that this course of action will be beneficial for the city of Monroe as it creates another desirable community within the city limits for future residents.

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 Walter J. Barlow Date: 3-22-2019

Revised 11/27/17

Uncle Remus Regional Library System

121

1121 East Avenue
Madison, Georgia 30650

www.uncleremus.org

Phone 706.342.4974
Fax 706.342.4510

March 15, 2019

Mayor John Howard
City of Monroe
215 N. Broad Street
P.O. Box 1249
Monroe, GA 30655

Dear Mayor Howard:

The Monroe-Walton County Library has a vacancy on the Board of Trustees. We recommend that **Hope Reese** be appointed to fill this vacancy for a term beginning on March 1, 2019, and ending on June 30, 2025.

Ms. Reese lives within the city limits and her mailing address is 307 Edwards Street, Monroe, GA 30655. We feel Ms. Reese will be a good addition to the Monroe-Walton County Library Board.

Thank you for your consideration of this item. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,



Nancy Condon Bryan
Member Library Services
Uncle Remus Regional Library System

cc: Blake Peters, Library Manager
file

O'Kelly Memorial Library
Loganville, Georgia

Monroe-Walton County Library
Monroe, Georgia

W.H. Stanton Memorial Library
Social Circle, Georgia

Walnut Grove Library
Walnut Grove, Georgia

Greene County Library
Greensboro, Georgia

Eatonton-Putnam County Library
Eatonton, Georgia

Jasper County Library
Monticello, Georgia

Morgan County Library
Madison, Georgia

Sparta-Hancock County Library
Sparta, Georgia





Appointed Board Member Biography

Name: Hope Ruse

Profession / Business: director, Monroe-Walton Position: Director

Business Address: 205 S Broad Center for the Arts

Phone number: 7-207-8937 Fax number: _____

Email address: hope@monroeartguild.org

Home Address: 307 Edwards St. Monroe 30655

Home Phone number: — Mobile Phone number: 770.900.5723

(Please indicate address where you prefer to receive your mail)

Birthday: 1-13-58 Birthplace: Hialeah, FL

Education: BS psychology / hosp. adm. Auburn U

Hobbies: reading, writing, gardening

Membership in Service Clubs: _____

Social Clubs: _____

Membership / Offices Held / Other Agency Boards:

Chamber of Commerce

Civic Appointments: _____

Political Offices: —

Reason for wanting to serve on Library Board

Want to serve my community - love Monroe!

APPOINTMENTS
Updated

February 12, 2019

Appointed

Term Expires

HISTORIC PRESERVATION COMMISSION (Three-year term)
(As of 2/12/19 Changed from 5-year terms to 3-year terms)

Mitch Alligood	November 10, 2015	May 1, 2019
	(to fill unexpired term of David Dickinson)	
Marc Hammes	December 12, 2017	May 1, 2020
	(to fill unexpired term of James Woodall)	
Fay Brassie	December 12, 2017	May 1, 2021
	(to fill unexpired term of John Lucas)	
Crista Carrell	December 12, 2017	May 1, 2022
	(to fill unexpired term of Eric Edkin)	
Susan Brown	April 10, 2018	May 1, 2023



Appointed Board Member Biography

Name: Mitch Alligood

Profession / Business: teacher, Walton Co. Schools Position: teacher, Department Chair.

Business Address: 322 W. Highland Ave Monroe, GA 30655

Phone number: 678 654 8996 Fax number: —

Email address: Malligood@walton.k12.ga.us

Home Address: 322 W. Highland Ave Monroe, GA 30655

Home Phone number: 678 654 8996 Mobile Phone number: 678 654 8996

(Please indicate address where you prefer to receive your mail)

Birthday: 10/21/1972 Birthplace: Dublin, GA

Education: BSED (UGA); MAT (Piedmont College); EdS (Piedmont College)

Hobbies: travel, reading, gardening

Membership in Service Clubs: Historic Preservation Commission, Onstage Board of Directors

Social Clubs: LT. Joseph D. Helton Foundation

Membership / Offices Held / Other Agency Boards:

President Historic Preservation Commission

Civic Appointments: Historic Preservation Commission

Political Offices: NONE

Reason for wanting to serve on HPC Board

to continue the work I began with the HPC in an effort to enhance & protect Monroe, GA's historic places

AN ORDINANCE OF THE CITY OF MONROE TO ADOPT CERTAIN SPEED ZONE LIMITS FOR THE ROADS OF THE CITY OF MONROE; TO PROVIDE FOR CERTAIN SCHOOL ZONE HOUR RESTRICTIONS TO SPEED LIMITS; TO AUTHORIZE THE USE OF SPEED DETECTION DEVICES WITHIN THE CITY LIMITS OF THE CITY OF MONROE; TO PROVIDE PROCEDURES FOR IMPLEMENTATION AND ENFORCEMENT; AND FOR OTHER PURPOSES

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

Article I

Section 1. Pursuant to OCGA 40-6-183, the City of Monroe hereby establishes the following speed zones on the roads and streets located within the City Limits of the City of Monroe all as more fully detailed and outlined in Exhibit A, attached hereto.

Section 2. Said speed zones and speed limits, including the restrictions relating to school zones, are hereby established based on an engineering and traffic investigation as prescribed by OCGA 40-6-183.

Article II

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

Article III

This Ordinance shall take effect upon adoption and execution by the Mayor and Council.

FIRST READING. This 12th day of March, 2019.

SECOND READING AND ADOPTED on this 9th day of April, 2019.

CITY OF MONROE, GEORGIA

By: _____
John S. Howard, Mayor

Attest: _____
Debbie Kirk, City Clerk



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

126

December 17, 2018

City of Monroe
Attention: Mayor John Howard
P.O. Box 1249
Loganville, Georgia 30052

SUBJECT: Speed Zone Ordinance
City of Monroe, Walton County

Dear Mr. Howard,

Georgia Department of Transportation has completed the update for the City of Monroe Speed Zone Ordinance.

Two copies of the updated ordinance is enclosed for your review and approval. Once approved, please forward one signed notarized copy of the ordinance to the Gainesville office listed below for further processing. This copy will be maintained for our files and will be forwarded to the Department of Public Safety for their review and approval.

It is the City's responsibility to sign all off-system roadways. Speed limit signs and speed checked by detection device signs have to be in place for thirty (30) days prior to radar use. The attached ordinance will go into effect upon approval from the Department of Public Safety. However, the City **cannot** use any speed detection device until the signing requirements are met.

We appreciate your patience and cooperation in this matter. Should you have questions or require assistance, please contact Jonathan Peevy at (770) 533-8276.

Sincerely,

A handwritten signature in blue ink that reads 'Sue Anne Decker'. The signature is written in a cursive, flowing style.

Sue Anne H. Decker, P.E.
District Traffic Engineer

SHD: JP
Attachments

The City of Monroe is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
CITY OF MONROE

ON-SYSTEM

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 10	MONROE	1373' east of Troy Smith Road (West Monroe City Limits)	08.80	5100' east of Cherry Hill Road (East Monroe City Limits)	13.59	04.79	55
SR 10 Business	MONROE	State Route 10	00.00	2077' west of State Route 138	00.44	00.44	45
SR 10 Business	MONROE	2077' west of State Route 138	00.44	100' east of Jackson Street	02.56	02.12	35
SR 10 Business *** SCHOOL ZONE ***	MONROE George Walton Academy SCHOOL DAYS ONLY	575' west of George Walton Academy Drive	00.99	530' east of George Walton Academy Drive	01.20	00.21	30
SR 10 Business	MONROE	100' east of Jackson Street	02.56	67' west of Milledge Avenue	02.80	00.24	30
SR 10 Business	MONROE	67' west of Milledge Avenue	02.80	168' east of Hammond Drive	03.55	00.75	35
SR 10 Business	MONROE	168' east of Hammond Drive	03.55	State Route 10	04.10	00.55	45
SR 11	MONROE	260' north of South Madison Avenue (South Monroe City Limits)	11.35	417' north of South Madison Avenue	11.38	00.03	55
SR 11	MONROE	417' north of South Madison Avenue	11.38	542' south of Walker Drive	11.84	00.46	45
SR 11	MONROE	542' south of Walker Drive	11.84	157' south of Mears Street	12.48	00.64	35
SR 11	MONROE	157' south of Mears Street	12.48	Alcovy Street	12.86	00.38	30
SR 11	MONROE	Alcovy Street	12.86	Walton Street	13.35	00.49	25
SR 11	MONROE	Walton Street	13.35	150' north of Marable Street	13.58	00.23	30
SR 11	MONROE	150' north of Marable Street	13.58	Mayfield Drive	14.05	00.47	35
SR 11	MONROE	Mayfield Drive	14.05	213' north of Charlotte Rowell Blvd (North Monroe City Limits)	15.02	00.97	45

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 83	MONROE	1390' south of Piedmont Parkway (South Monroe City Limits)	08.19	1291' south of Piedmont Parkway	08.21	00.02	55
SR 83	MONROE	1291' south of Piedmont Parkway	08.21	State Route 10	08.99	00.78	45
SR 138	MONROE	1025' west of Michael Etchinson Road (West Monroe City Limits)	09.30	State Route 10 westbound on/off ramp	10.44	01.14	45

OFF-SYSTEM

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Alcovy Street	Monroe	State Route 11	200' South of Barrett Street	00.41	30
Alcovy Street	Monroe	200' South of Barrett Street	200' North of Oakland Ridge	01.10	35
Alcovy Street	Monroe	200' North of Oakland Ridge	South Monroe City Limits	00.40	45
Atha Street	Monroe	Madison Avenue	State Route 11	00.39	30
Baker Street	Monroe	Hammond Drive	Southview Drive	00.92	30
Birch Street	Monroe	Marable Street	Cherry Hill Drive	00.46	35
Breedlove Drive	Monroe	State Route 10 Business	Alcovy Street	01.30	35
Bryant Road	Monroe	Marable Street	State Route 10 Business	00.55	30
Carwood Mayfield Drive	Monroe	State Route 10 Business	State Route 11	01.38	35
Cherry Hill Road	Monroe	State Route 10/US 78	2400' West of State Route 10/US 78	00.45	25
Cherry Hill Road	Monroe	2400' West of State Route 10/US 78	Birch Street	00.67	35
Church Street	Monroe	State Route 11	Hammond Drive	00.89	30
Church Street	Monroe	Hammond Drive	Poplar Court	00.40	35
Church Street	Monroe	Poplar Court	East Monroe City Limits	00.50	45
Davis Street	Monroe	State Route 11	Dead End	00.97	30
Fifth Street	Monroe	Madison Avenue	Dead End	00.49	25
Sixth Street	Monroe	State Route 11	Dead End	00.26	25
Glen Iris Drive	Monroe	State Route 10 Business	Marable Street	00.53	30
Hammond Drive	Monroe	State Route 10 Business	Church Street	00.63	35
Highland Avenue	Monroe	State Route 10 Business	Madison Avenue	00.79	25
Madison Avenue	Monroe	Mill Street	South Monroe City Limits	01.13	35

Marable Street	Monroe	State Route 11	400' North of Roosevelt Street	00.73	30
Marable Street	Monroe	400' North of Roosevelt Street	250' South of Walton Road	00.35	35
Marable Street	Monroe	250' South of Walton Road	North Monroe City Limits	00.50	45
McDaniel Street	Monroe	State Route 11	Pinecrest Drive	00.35	30
McDaniel Street	Monroe	Pinecrest Drive	Breedlove Drive	00.70	35
Pannell Road	Monroe	Madison Avenue	Southeast Monroe City Limits	00.33	35
Pinecrest Drive	Monroe	State Route 10	McDaniel Street	00.48	30
Plaza Drive	Monroe	State Route 10 Business	Mayfield Drive	00.62	30
Poplar Street	Monroe	Church Street	Southeast Monroe City Limits	00.69	35
Vine Street	Monroe	State Route 11	South Monroe City Limits	00.46	35
Walker Drive	Monroe	State Route 11	Alcovy Street	00.85	30
Walton Road	Monroe	Marable Street	North Monroe City Limits	00.74	35

*****SCHOOL ZONE HOURS ARE EFFECTIVE*****

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time –
SCHOOL DAYS ONLY

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time –
SCHOOL DAYS ONLY

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY REPEALED.

Signature of Governing Authority:

Mayor

City Coucil

Sworn and Subscribed before me
This _____ day of _____, _____.

NOTARY PUBLIC



To: City Council
From: Patrick Kelley
Department: Planning, Zoning and Code
Date: 03-28-19
Description: Zoning ordinance Text Amendment –Infill Overlay District (IOD) and other affected zoning sections.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Approval

Background: This is an effort to provide for and encourage infill development, to apply aesthetic controls to ensure the desired development pattern and quality, while allowing for affordability and sustainable development. There are other updates to the R1, R1A, R2, and MH ordinance sections as well that amend setbacks, square footages, materials, and other design and site specifications.

Attachment(s): Text amendment below

TEXT AMENDMENT ZONING CODE



215 North Broad Str
Monroe, GA 30655
CALLFORINSPECTIONS
770-207-4674 ... Phone
dadkinson@monroega.gov

131

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
19-00257	03/04/2019	\$ 0.00	\$	adkinson

NAME + ADDRESS	LOCATION	215 N Broad St Monroe, GA 30655	USEZONE	B2	FLOODZONE	Yes
			PIN	M0014-026-000		
	CONTRACTOR	City Of Monroe	SUBDIVISION	CORRIDOR OVERLAY DISTRICT		
			LOT			
			BLOCK	0		
			UTILITIES...			
		Monroe GA 30655	Electric			
			Sewer			
	OWNER	City Of Monroe ()	Gas			
			PROJECTID#	215NBroadSt-190304-1		
	Monroe GA 30655	EXPIRATIONDATE:	08/31/2019			

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS
ZONING ORDINANCE TEXT AMEND - INFILL OVERLAY DISTRICT	#STORIES
	SQUAREFOOTAGE
	Sq. Ft.
	#UNITS
NATURE OF WORK	SINGLE FAMILY ONLY
Other	#BATHROOMS
CENSUS REPORT CODE	#BEDROOMS
886 - ZONING CODE TEXT AMENDMENT	TOTAL ROOMS

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

 Approved By

Date

 Date

MANAGE YOUR PERMIT ONLINE

WEBADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	19-00257	58245

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

THE MAYOR AND THE COUNCIL OF THE CITY OF MONROE HEREBY ORDAIN AS
FOLLOWS:

Article I.

The following Sections of the Official Zoning Ordinance of the City of Monroe, Georgia are hereby amended with Amendment # 7 of said zoning ordinance by deleting said Sections in their entirety and substituting the following in lieu thereof:

Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings.

SEE THE ATTACHED “**EXHIBIT A**” FOR THE COMPLETE TEXT OF THE ABOVE-
REFERENCED SECTIONS OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF
MONROE, GEORGIA

Article II.

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

Article III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Georgia.

FIRST READING. This 2nd day of April, 2019.

SECOND READING AND ADOPTED. This 9th day of April, 2019.

CITY OF MONROE, GEORGIA

By: _____ (SEAL)

John S. Howard, Mayor

Attest: _____ (SEAL)

Debbie Kirk, City Clerk

EXHIBIT A

**OFFICIAL ZONING ORDINANCE OF THE CITY OF MONROE, GEORGIA,
SEVENTH AMENDMENT
APRIL 9, 2019**

Section 300 Districts.

The City is divided into the following zoning districts set forth in *Table 1 – Districts* below.

LAND USE CATEGORY	SHORT TITLE	DISTRICT NAME
RESIDENTIAL:		
	R1	Large Lot Residential District
	R1A	Medium Lot Residential
	R2	Multi-Family, High Density Residential District
	MH	Manufactured Housing
COMMERCIAL:		
	P	Professional / Office / Institutional
	CBD	Downtown Commercial
	B-1	Neighborhood Commercial
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL:		
	M-1	Light Industrial / Manufacturing
OVERLAY:		
	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay
	A-H	Airport Hazard Overlay
	MHDO	Monroe and Walton Mills Historic
	IOD	Infill Overlay District
PLANNED DEVELOPMENT:		
	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

Section 610.3 Residential Land Use Regulations. (R1, R1A, MH, R2).

The residential zoning districts referenced below correspond to the districts listed in Section 610 and intent statements as found in Section 610.2 above. In **Table 6 - Residential Zoning District Land Use Regulations**, the letter “P” designates use classifications permitted in residential zoning districts. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited. References listed under “See Section” reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

[Existing Table 6 – Residential Zoning District Land Use Regulations to remain.]

Section 640 Overlay Districts: HPO, A-H, CDO, MHDO, IOD.

The overlay zoning districts of the City of Monroe include: Historic Preservation Overlay District (HPO), Airport Hazard Overlay District (A-H), Corridor Design Overlay District (CDO), the Monroe & Walton Mills Historic District Overlay (MHDO), and the Infill Overlay District (IOD). Overlay districts are superimposed over existing zoning districts. The special requirements of the overlay districts shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the overlay districts are those permitted in the underlying zoning district. If there is any conflict between this Section and another part of this Ordinance, the more stringent requirement shall govern.

Section 643.3 Boundaries of the Corridor.

The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or abut the following roads within the City limits of Monroe:

- (1) Highway 11/Broad Street
- (2) East and West Spring Street (Hwy 10 Bus)
- (3) Highway 138/Martin Luther King Jr Blvd/Charlotte Rowell Blvd
- (4) Highway 78

Section 645 Infill Overlay District.

645.1 Intent and Purpose.

The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District for high density single family detached dwellings to encourage in-town living with a specific focus on walkable communities close to the Central Business District. Additionally the IOD is a tool to incentivize infill on existing R1A, R2, and MH zoned parcels. The IOD District design standards are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.

645.2 Applicability.

The IOD District shall be allowed in all areas zoned R1A, R2, and MH. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The IOD district can only be applied on parcels up to three acres in the aggregate that are zoned R1A. IOD District projects greater than three acres can be only be applied to parcels zoned R2 and MH. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific historic structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.

645.3 Permitted Uses.

Within a IOD development the following uses are permitted:

- (1) Single-family detached dwellings.

645.4 Density; Open Space; Set Back; Parking Requirements.

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.
- (2) See Table 9 for lot dimensional requirements.

**Infill Overlay District (IOD) Dimensional Requirements
Table 9**

Lot area, minimum	4,000 sf
Lot density, maximum	10.0 upa
Lot coverage, max	50%
Lot width, min at building line	50 ft
Lot frontage, min	50 ft.
Lot depth, min.	80 ft.
Setback, front yard (minimum)	10 ft.
Setback, side yard (minimum)	6 ft.
Setback, rear yard (minimum)	20 ft
Building height, maximum	35 ft.
Building area, minimum Square footage	1,300 sf
Building width, minimum	24 ft.

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

- (1) All dwelling units shall have a minimum of 1,300 square feet heated.
- (2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
- (3) All dwelling units shall have pitched roofs with a minimum 5/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited.
- (4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
- (5) All dwelling units in an IOD development with less than thirty (30) units shall be constructed on crawl space or basements and all foundation walls shall be brick or stone veneered.
- (6) No front garage approach is permitted. Rear or side approach garage entry only.
- (7) All IOD developments shall have double loaded four (4) foot sidewalks on all streets.
- (8) Four (4) Overstory Trees (2.5" caliper) shall be planted per lot. With two trees to be planted 2' inside the Right of Way 40' on center or variable distances to conform to unique

site conditions, however, they must be more or less evenly distributed across the front lot line.

- (9) No adjacent home shall have the same exterior elevations, design and floor plan.
- (10) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements shall be required on all homes in the IOD development.

645.6 Design Specifications;

All IOD developments shall conform to the following minimum design standards:

- (1) All dwelling units shall have brick, stone, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl or metal products shall not be permitted on any IOD development.
- (2) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
- (3) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (4) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (5) All dwelling units shall conform to a cluster landscaping design as specifically approved by the Code Enforcement Officer. All yard areas shall be sodded.
- (6) All windows shall be architectural in nature and all window styles shall be consistent throughout the IOD development.
- (7) All exposed plumbing vent or other pipes shall be painted so as to minimize their visibility.
- (8) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (9) All roof overhangs shall be a minimum of 12 inches.
- (10) No chain link fencing of any type shall be permitted in an IOD development.
- (11) All utilities serving the IOD development and its dwelling units shall be underground.
- (12) Dwelling units constructed on slab on grade are prohibited for IOD developments under 30 units.

645.7 Roads and Streets Connectivity.

Roads and streets shall comply with all existing development regulations. IOD developments over 30 units shall have multiple existing street connectivity. At a minimum two ingress and egress streets shall provide access through the development. All IOD developments shall provide for 16 foot wide rear loaded paved alleys where possible. Shared driveways with side facing or rear loaded garages may be utilized when rear loaded alleys are not possible due to the unique characteristics of topography or parcel shaping or size. Garages must always be located in the third layer, which is defined as that area no less than 20 feet behind the front leading edge of the of the dwelling, of all parcels in the IOD development, unless prohibited by the unique characteristics of topography or parcel shaping or size.

645.8 Homeowner Association.

A homeowner's association shall be established for IOD developments that exceed thirty (30) dwelling units. Membership shall be automatic and mandatory for all lot owners in the subdivision and their successors. The homeowner's association shall have the power to file liens to collect dues and assessments. The homeowner association shall be formed under the provisions of O.C.G.A § 44-3-220 et seq. (the "Georgia Property Owners' Association Act"). Documentation organizing the homeowner's association shall be provided to the City's Attorney's Office for review in conjunction with the submittal of the draft open space management plan. Approval of the organizing documentation must be received prior to final plat approval.

Section 700.1 R1, R1A, R2, MH Dimensional Requirements.

The following chart delineates dimensional requirements for the specified residential zoning districts. For the chart of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X.

Section 700.1: Table 11-Residential Zoning District Dimensional Requirements

	R1	R1A	R2	MH
LOT	See Note (8)	See Note (8)	See Note (8)	See Notes(2), (8)
Lot area, min (1)	14,000 sf See note(7)	10,000 sf See note(7)	5 acres See note (9)	10 acres
Lot density, maximum	3.0 upa	4.0 upa	6.0 upa See note (6)	4.0 upa
Lot coverage, max	40%	40%	40%	40%
Lot width, min at building line	100 ft.	75 ft.	150 ft.	200 ft.
Lot frontage, min	75 ft.	50 ft.	150 ft.	200 ft.
YARD				
Setback, front yard(min) highways and arterials	40 ft. min See note(3)	40 ft. min See note(3)	40 ft. min See note(3)	50 ft. min See note(3)
Setback, front yard (min) collectors and other streets	30 ft. min See note (3)	10 ft. min See note (3)	30 ft.	50 ft.
Setback, side yard (min)	10 ft. min	10 ft. min	25 ft. See note (4)	50 ft. See note (4)

Setback, rear yard (min)	25 ft	25 ft.	50 ft.	50 ft.
BUILDING				
Building height, max See note(5)	35 ft.	35ft.	35 ft.	35 ft.
Building area, min square footage	1,600 sf	1,500 sf.	800 sf-1-bedroom 1000 sf-2 bedroom 1,200 sf-3	800 sf. 1 bedroom 1000 sf. 2 bedroom 1200 sf. 3 bedroom
Building width, min	24ft.	24ft.	16ft.	16ft.

Notes for Table 11, Section 700.1

- (1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.
- (2) Area requirements for manufactured home parks and individual manufactured home spaces within parks are set forth in Section 1045.
- (3) Front building line shall conform to the mean building line established by existing buildings along a developed block. For properties located with overlay districts (HPO and CDO), the frontage setbacks are established by the designated design review board to maintain the most compatible building line along a historic block or design corridor.
- (4) Attached dwelling unit buildings must also have a twenty (20) foot setback between buildings on the property; for townhouses the twenty (20) foot setback is applied between buildings and not between individual dwelling units.
- (5) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aeriels are exempt.
- (6) The maximum lot density may be increased to 10 upa for multi-family dwelling developments at the discretion of and after submission of site review and approval by the Planning Commission. In addition, the maximum number of dwelling units per building may be increased from 8 to 24 units per building. In order for a multi-family dwelling development to be granted said increase in maximum lot density and per building capacity, the development should contain a minimum of five of the following site and use features:
 - (a) Approved comprehensive landscape plan including the use of significant ornamental landscaping materials.
 - (b) Increased side and rear landscaped buffers to minimize impact of the development on any single family residential uses adjacent to the development.
 - (c) Onsite Property Management providing a minimum of 20 hours per week of onsite management
 - (d) Use of the services of a POST certified law enforcement officer to serve as a "Courtesy Officer" for the development.
 - (e) Controlled access gates at all entrances to the development.

- (f) Common trash refuse compactor for resident use only properly blinded from view.
- (g) Common central mail receptacle for the development approved by the Postmaster.

Further, the development should provide for the installation and continued maintenance and upkeep of six of the following amenities for use by residents of the development:

- (a) Swimming Pool
- (b) Children's Playground
- (c) Pavilion at least 100 sq ft in size and a grassed picnic area at least 1,000 sq ft in size
- (d) Tennis Court(s)
- (e) Onsite Laundry Facility
- (f) Onsite Indoor Fitness Center
- (g) Indoor Community Center/Clubhouse
- (h) Indoor Theater Room
- (i) Business Center

Further, the development should incorporate at least four of the following architectural design standards and guidelines:

- (a) Brick, wood or masonry siding on all sides of all building. Vinyl and/or metal siding shall not be permitted.
 - (b) Varied shading of brick and siding colors to provide pleasing aesthetics.
 - (c) Varied fenestration and elevations and roof pitches.
 - (d) Three Dimensional Architectural Asphalt Roof Shingles.
 - (e) Wood and No Rot Composite trim boards only for corner boards, frieze boards and soffet trim (No vinyl siding components on exterior)
 - (f) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements.
- (7) All R1 and R1A proposed developments that exceed 100 dwelling units shall be required to have a minimum of 15% gross acreage dedicated to common area open space with a minimum of three (3) of the following amenities for recreation; pool, playground, pavilion, clubhouse/fitness center, Play courts such as but not limited to tennis, volleyball, or basketball.
 - (8) All proposed developments (R1, R1A, R2 and MH) over thirty (30) dwelling units shall be required to complete an "Impact Study" as prescribed by the Code Enforcement Officer to address the proposed development's impact on the community including its impact on vehicular traffic, utilities, and school system capacity.
 - (9) The minimum lot size for all single-family homes located in R2 zoned property shall comply with all dimensional requirements of the R1A district.

ARTICLE IX: BUILDING DESIGN

Section 900 General.

This Article is established to ensure that building design standards are developed for certain zoning districts within the City. These building design standards are implemented to promote and encourage quality building construction and design elements consistent with the desired construction styles that promote the best interests of the residents of Monroe.

Section 910 Residential Building Design Standards.

910.1 Single and Two Family Dwellings.

The following building design standards shall apply to all single and two family dwelling units constructed in the City, regardless of their zoning district:

- (1) All dwellings shall be constructed of brick, stone or other masonry type product. Cement based siding such as Hardiplank or other similar material is permitted. Vinyl and aluminum siding is prohibited. Vinyl or aluminum may be utilized on a limited basis in the soffit and eave trim areas.
- (2) All primary roofs shall have a minimum 5/12 pitch. Dormer and porch roofs may have lower slopes.
- (3) No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- (4) All garage doors must be side or rear facing except in cul-de-sac lots where lot widths would prohibit side or rear entry.
- (5)

910.2 Multi Family Dwellings.

All multi-family dwellings located in the City shall be constructed with brick veneers.

NOTICE TO THE PUBLIC

CITY OF MONROE

The City of Monroe Planning and Zoning Commission will hold a public hearing for Zoning Ordinance text amendments to the following Sections of the Zoning Ordinance of the City of Monroe: Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings. The public hearing will be held before the Planning and Zoning Commission on March 19, 2019, at 5:30 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655 concerning the same.

The City Council of the City of Monroe, Georgia will hold a public hearing for the same Zoning Ordinance text amendments to the following Sections of the Zoning Ordinance of the City of Monroe: Section 300, Table 1-Districts; Section 610.3 Residential Land Use Regulations; Section 640 Overlay Districts; Section 643.3 Boundaries of the Corridor; Section 645 Infill Overlay District; Section 645.1 Intent and Purpose; Section 645.2 Applicability; Section 645.3 Permitted Uses; Section 645.4 Density; Open Space; Set Back; Parking Requirements; Table 9-Infill Overlay District Dimensional Requirements; Section 645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements; Section 645.6 Design Specifications; Section 645.7 Roads and Streets Connectivity; Section 645.8 Homeowner Association; Section 700.1 R1, R1A, R2, MH Dimensional Requirements, Section 700.1: Table 11-Residential Zoning District Dimensional Requirements; Notes for Table 11, Section 700.1; Article IX: Building Design; Section 900 General; Section 910 Residential Building Design Standards; Section 910.1 Single and Two Family Dwellings; and, Section 910.2 Multi Family Dwellings. The public hearing will be held before the City Council on April 9, 2019, at 6:00 p.m. at the City Hall building located at 215 N. Broad Street, Monroe, Georgia 30655.

A copy of these proposed Zoning Ordinance text amendments are available for review and inspection at the City of Monroe, Code Department Office located at City Hall, 215 N. Broad Street, Monroe, Georgia 30655.

All those having an interest concerning these Zoning Ordinance text amendments should be present.

Please run on the following date: March 3, 2019