



## Council Meeting

### AGENDA

Tuesday, February 14, 2023

6:00 PM

City Hall

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#### I. CALL TO ORDER

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
  - a. January 10, 2023 Council Minutes
  - b. January 10, 2023 Executive Session Minutes
  - c. December 20, 2022 Planning Commission Minutes
  - d. December 27, 2022 Historic Preservation Commission Minutes
  - e. January 12, 2023 Downtown Development Authority Minutes
  - f. January 12, 2023 Conventions and Visitors Bureau Minutes

#### II. PUBLIC FORUM

1. Public Comment(s)

#### III. BUSINESS ITEMS

1. City Administrator Update
- [2. Assistant City Administrator Update](#)
3. Department Requests

- [a.](#) **Finance:** Renewal – Property and Casualty Insurance
  - [b.](#) **Police:** Replacement of Laptops and Docking Stations
  - [c.](#) **Public Works:** Purchase of Container Hauler
  - [d.](#) **Public Works:** Purchase of Solid Tires
  - [e.](#) **Public Works:** Purchase of Asphalt Paver
  - [f.](#) **Utilities:** Jack's Creek WWTP Change Order
  - [g.](#) **Utilities:** Purchase of Service Bucket Truck
- IV. **OLD BUSINESS**
  - [1.](#) **Preliminary Plat Review - River Pointe**
- V. **NEW BUSINESS**
  - 1. Public Hearing(s)**
    - [a.](#) Rezone - 104 3rd Street
    - [b.](#) Variance - 407 East Church Street
    - [c.](#) Ordinance to Amend Official Zoning Map
  - 2. New Business**
    - [a.](#) Rezone - 104 3rd Street
    - [b.](#) Variance - 407 East Church Street
    - [c.](#) Facility Relocation Proposal (GAARNG)
    - [d.](#) Resolution - Support of Grant Match Application for 2023 Historic Preservation Fund CLG Survey & Planning Grant
    - [e.](#) 1st Reading - Ordinance to Amend Official Zoning Map
    - [f.](#) 2nd Reading - Zoning Ordinance Code Text Amendment #14
    - [g.](#) 2nd Reading - Animals Ordinance Amendment
- VI. **DISTRICT ITEMS**
  - 1. District Items**
  - 2. Mayoral Update**
- VII. **EXECUTIVE SESSION**
  - 1. Personnel Issue (s)**
  - 2. Real Estate Issue (s)**

3. Legal Issue (s)

VIII. ADJOURN

IX. DEPARTMENT REPORTS & INFORMATION

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

The Mayor and Council met for their regular meeting.

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

Staff Present: Jeremiah Still, Danny Smith, R.V. Watts, Andrew Dykes, Beth Thompson, Rodney Middlebrooks, Brian Thompson, Chris Bailey, Brad Callender, Les Russell, Chris Croy, Kaitlyn Stubbs

Visitors: Sharon Swanepoel, Kyle Ward, Johnelle Simpson, Jim Campbell, Kathy Behtz, Julie Sams, Tommy Fountain, Jim Wilson, Stephanie Calabrese, Andrea Green, Wyatt Howard

**I. CALL TO ORDER – JOHN HOWARD**

**1. Invocation**

Pastor Tommy Fountain with 1025 Church gave the invocation.

**2. Roll Call**

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

**3. Approval of Agenda**

To approve the agenda as presented.

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

**4. Approval of Consent Agenda**

- a. December 13, 2022 Council Minutes
- b. December 13, 2022 Executive Session Minutes
- c. November 15, 2022 Planning Commission Minutes
- d. November 22, 2022 Historic Preservation Commission Minutes

To approve the consent agenda as presented.

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

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

Mr. Johnelle Simpson stated that he is with Fortson, Bentley, and Griffin located in Athens and is representing Mayfield Storage, LLC. He stated his objection to the Development Regulation Text Amendment. One of his colleagues sent a letter to the City that outlines all of the legalities and Code Sections that support the objection. It reads as an unconstitutional amendment as it is currently written. The parcel and the land are currently used for warehouse and warehouse self-service, which is an authorized use under the current Zoning Ordinance. The current iteration of the language would impair the vested right of his client. He stated Mr. Kyle Ward and Mr. Wyatt Howard from Mayfield Storage are also present tonight. Mr. Simpson recommended for the text amendment to be denied or tabled to allow time for his client to meet with the City to make sure that the language of the amendment does not infringe on the rights of his client.

Ms. Stephanie Calabrese, of 400 Mayfield Drive, stated that she is a documentary artist and has lived in Monroe for the last 26 years. She offered an invitation to help support racial reconciliation with an aim towards healing. She discussed her photography exhibit titled "Hometown: A Documentary of Monroe, Georgia" and feeling that Monroe is segregated. She discussed her documentary feature film "Unspoken", which has won several awards. The film shows the impact of the 1942 Moore's Ford lynching; it will provide a better understanding of local history and influence it has had on present day challenges. On-Stage Community Theater will have a local screening on February 11 at 7:30 and February 12 at 1:30. A Community Dialogue will be hosted on February 25 from 10:00 am to 1:00 pm in the Grace Monroe Student Auditorium.

Ms. Andrea Green, of 707 East Church Street, discussed crime in Monroe. She stated that her family experienced an armed robbery the day after Christmas; a 15-year-old boy put a gun in her husband's face. They are used to crime and having to lock things up, which is sad. She discussed a 13-year-old boy stealing a car and running it into a neighbor's pool, and a neighbor's house getting shot last year. There was also a drive by shooting, where a car ran into a front porch. The crime is escalating and most of it is from juveniles. She discussed kids coming to front doors with sob stories while teenagers go through things at the back door. She stated that something needs to be done when school is out.

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

City Administrator Logan Propes explained that he, staff, and the DDA Board have been working with a consultant on a major Parking Study. The right-of-way acquisitions for the Bypass Project are almost done. According to GDOT, the Notice To Proceed on the actual construction will be in late spring or early summer. The Downtown Green completion date is late June or early July. He stated they are continuing with the Utility Bond Projects.

**2. Assistant City Administrator Update**

Assistant City Administrator Chris Bailey stated the crews picked up over 8,000 pounds of trash. Construction of the Terminal Building should be completed by April 1. The second phase of projects at Mathews Park have been completed. He gave an update on leaf season and the complications; the new truck is scheduled to arrive in the third quarter of 2023. The Transfer Station rate increase notifications are being sent out now.

**3. Department Requests****a. Fire: Walton County Multi-Jurisdictional Hazard Mitigation Plan Update**

Andrew Dykes explained that Walton County is in the process of applying for FEMA grant funding to offset the expense of contracting with a consultant to write the update to the 2026 Multi-Jurisdictional Hazard Mitigation Plan. Walton County is requesting for each of the municipalities that are covered by the plan to sign the letter of agreement. He stated signing the letter signifies the intention to participate in the plan update process. The local match component can be met in part by staff participation.

To approve the Walton County Multi-Jurisdictional Hazard Mitigation Plan Update as presented.

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

**IV. OLD BUSINESS****1. Preliminary Plat Review – River Pointe**

City Administrator Logan Propes explained the potential developer has countered on several items in the Development Agreement, and staff is now reviewing them. The item will need to be tabled until next month.

To table until next month.

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

**V. NEW BUSINESS****1. Public Hearings****a. Variance – 115 6<sup>th</sup> Street**

Mr. Brad Callender explained the property owner is requesting approval of a variance to reduce the minimum lot width and minimum lot size in order to allow a subdivision of property. Two existing lots were combined together prior to the 1973 Development Regulations; the applicant is requesting the variances in order to reestablish the lots at their original widths. One of the lots would be 69.25 feet wide and the other would be 68.5 feet. The lot sizes would be reduced to just over 9,000 square feet each, and the minimum lot size in the R-1A District is 10,000 square feet. The Planning Commission recommended approval as submitted without conditions.

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

Mr. Jim Campbell, the property owner, spoke in favor of the variance. He explained there is currently one existing home, and they intend to build another house on the vacant lot.

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

*No Action.*

**2. New Business****a. Election of Vice Mayor**

To elect Larry Bradley as Vice-Mayor.

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

**b. Appointment – Council Representative to DDA**

To appoint Myoshia Crawford as Council Representative to DDA, with Lee Malcom as the secondary representative.

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

**c. Approval – Election Qualifying Fees**

City Administrator Logan Propes presented the 2023 Election Qualifying Fees. He explained Georgia Code Section §21-2-131 states that each municipality shall fix and publish the qualifying fees for the offices that will be up for election every year that there is a general election. The qualifying fees are set for \$180.00. The fees must be advertised no later than February 1 of each year in which there is a regular election.

To approve the qualifying fees for the 2023 Election as specified in the Georgia Code.

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

**d. Variance – 115 6<sup>th</sup> Street**

To approve the variance.

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

**e. 1<sup>st</sup> Reading – Zoning Ordinance Code Text Amendment #14**

Vice-Mayor Larry Bradley requested for Mr. Callender to comment on the complaints by the gentleman during the Public Hearing.

Mr. Brad Callender stated there has been an application submitted for a Certificate of Appropriateness on the Highway 78 Corridor, and they included their Constitutional Objection with the request. He explained the application would be considered under the current ordinance, because it was submitted prior to the amendment going into effect.

Mr. Bradley clarified that their COA application would be under the old regulation and not under the new regulation. He questioned whether the application would be good for six months.

Mr. Callender explained a COA that has been approved by the Planning Commission would expire after six months.

Council waived the reading of the Ordinance.

**f. 2<sup>nd</sup> Reading – Development Regulations Text Amendment #6**

Council waived the second reading of the Ordinance.

To adopt the Development Regulations Text Amendment Ordinance.

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

**g. 1<sup>st</sup> Reading – Animals Ordinance Amendment**

City Administrator Logan Propes explained the amendment restrengthens the Ordinance. It also complies with the Intergovernmental Agreement that the City has with Walton County.

Mayor Howard stated when an animal is seen being mistreated or abused the person should call animal control as well as the police.

City Attorney Paul Rosenthal gave the first reading of the Ordinance to amend the Animals Ordinance.

**VI. DISTRICT ITEMS**

**1. District Items**

Council Member Lee Malcom thanked City staff for the phenomenal Christmas Parade. She was impressed with the cleanup and orchestration of the event.

Council Member Tyler Gregory stated “Go Dogs!”, and he is excited about back-to-back championships. He explained the payment kiosk at City Hall will be replaced on January 28 and should be done by January 31. Customers will be able to pay online or by phone if they can not come in during regular business hours.

**2. Mayoral Update**

Mayor John Howard wished congratulations to Council Member Lee Malcom for becoming a grandmother again; this is her fifth grandchild. The City had an outstanding Christmas Parade. He discussed the great job done by the Electric and Gas Departments during the cold temperatures on Christmas Eve. Mayor Howard requested for Mr. Thompson to give a fiber update.

Mr. Brian Thompson stated they have put in over 150 route miles of fiber the last few years and are now at the point of mass installs. He discussed the new Fiber Status Report that he will provide each month. Two contract install firms have been hired. They will be meeting with a third firm within the next couple of weeks. He discussed preparation for transitioning.

**VII. EXECUTIVE SESSION**

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

**RETURN TO REGULAR SESSION**

**VIII. ADJOURN**

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

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**MAYOR**

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**CITY CLERK**



The Mayor and Council met for an Executive Session.

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

Staff Present: Chris Bailey

**I. Call to Order – John Howard**

**1. Roll Call**

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

**II. Real Estate Issue (s)**

**1. Real Estate Matter**

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

**III. Legal Issue (s)**

**1. Legal Matter**

Legal matters were discussed, including attorney-client discussions.

**IV. Adjourn to Regular Session**

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

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MAYOR

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CITY CLERK

**MONROE PLANNING COMMISSION  
MEETING MINUTES—December 20, 2022**

**Present:** Mike Eckles, Rosalind Parks, Nate Treadaway, Shauna Mathias, Randy Camp

**Absent:** None

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

**Visitors:** Maxwell Sparks, David Sparks, Anne & Everette Harmon, Amanda & Gary Betzel,  
Nick Garner, Brenda Garner, Jim Campbell, Duane Wilson, Danny Clack

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

Motion to Approve the Agenda as presented:

Motion Treadaway. Second Parks  
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the November 15, 2022 minutes.

Motion to approve

Motion Mathias. Second Treadaway.  
Motion carried

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

**The First Item of Business:** is Variance Case #1805, a request for two variances at 115 6<sup>th</sup> St to reduce the minimum lot width at the building line and minimum lot size to allow for subdivision of the property. The property is currently zoned R-1A which requires 75ft lot width at the building line and a 10,000 sq ft lot. The proposed subdivision would create one lot 69.25’ wide (9290 sq ft) and one lot 68.5’ wide (9456 sq ft). These lot previously existed in the mill district as lots 134 and 135. Owner and applicant Jim Campbell spoke in favor of the request. Staff recommends approval without conditions. Applicant has already received Historic Preservation Commission approval to construct a single-family residence on the new lot.

Jim Campbell: Owned the property with a rental house on it since 2002 and would now like to build a house on the other lot.

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

Motion to approve as presented

Motion Camp. Second Mathias.

Motion Carried

**The Second Item of Business** is COA Case #1807, a Central Business District certificate of appropriateness application at 138 N. Midland Ave. to allow for renovations and a deck addition to an existing retail building to allow for repurposing a site for a restaurant and tavern. The applicant is Sparks-Grizzard Construction Inc. Staff recommends approval without conditions.

Commissioner Treadaway: When I first looked at the application, I realized it could be contentious simply because it is a restaurant on the edge of Downtown. We are not here to determine if this type of business can exist here; that has already been determined by Code and City Council. We are here to decide if the changes meet the requirements of the CBD COA.

Davis Sparks of Sparks-Grizzard Construction spoke in favor of the project.

Commissioner Treadaway: Does the deck face the interior parking lot (not Highland Ave)?

Sparks: That is correct. It faces the existing outbuilding (parking lot and cemetery).

Chairman Eckles: Anyone else here to speak in opposition?

1. Everette Harmon (201 N. Madison)—What will be happening on the deck? Music/bands? How late will it be open? Where will the dumpster be?
  - a. Chairman Eckles: Our board is not in charge of any of that
  - b. E. Harmon: This is the first meeting we have seen about this so we walked up here
  - c. Callender: I’m sure the applicant can speak to potential dumpster locations; these questions would be better answered in a Council meeting. Council will be responsible for regulating noise and hours of operation
2. Anne Harmon (201 N. Madison Ave)—Why is the deck considered appropriate? I don’t see any other decks in downtown eating establishments
  - a. Sparks: There are other eating establishments with outdoor areas. We chose a deck because it is easy to install and a good size to handle several tables.
  - b. Callender: They could have just as easily done a patio and there are other locations in town that have outdoor dining.
3. Robin Pledger (816 McDaniel St)—Thank you for improving an ugly building
4. Nick Garner (200 N Midland Ave)—Glad to see some improvement on the structure; Why does the building have to go through the COA process?
  - a. Callender: In the City of Monroe there are two corridors that this Commission has oversight of. One is the Corridor Design Overlay (Broad St., Spring St., Hwy 78, and Hwy 138); we have design criteria that new development and renovations of existing sites must meet. The Central Business District is a copy of that—with limited standards and the same process. This Commission is looking at design criteria.
  - b. Garner: Does everyone in the City have to go through this process?

- c. Callender: This property is in the Central Business District which is south of Highland, to Wayne, to N. Madison; it is the historic grided streets of Monroe to Davis St
- d. D. Wilson (building owner): We would like to get along with neighbors and we are not sure yet what colors the columns on the building will be painted
- 5. Brenda Garner (200 N. Madison Ave)—Can the dumpster be on the non-Highland Ave side? What kind of bar will it be?
  - a. D. Wilson (building owner): The dumpster has to go where the trucks can access it
  - b. Danny Clack: We have two other locations (Stone Mountain and Lawrenceville), It will be a place of entertainment and trivia; not a biker bar; want to have a fun atmosphere; Monroe is booming and we would like to be a part of it
- 6. Callender: What is the purpose of the accessory structure? Will it still be used for used car sales?
  - a. Sparks: Dry goods storage

Motion to approve without conditions

Motion Mathias. Second Treadaway  
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Treadaway. Second Parks.  
Meeting adjourned; 5:54pm

Historic Preservation Commission  
Meeting Minutes  
Regular Meeting—December 27, 2022

Present: Jane Camp, Fay Brassie, Laura Powell

Absent: Elizabeth Jones, Susan Brown

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

Visitors: None

Meeting called to order at 6:05 P.M.

Motion to Approve the Agenda as presented:

Motion Camp. Second Powell  
Motion carried

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

Motion by Camp. Second by Powell  
Motion carried.

Old Business: None

New Business:

**The First Item of Business:** Request for COA #1915, a request demolition of 1251 S. Madison Ave. Prior to the meeting, the applicant, H.A. Commons LLC/Arnold Properties, requested the item be tabled until the January 24, 2023 meeting.

Motion to table the demolition request until January

Motion by Powell, Second by Camp  
Motion carried

Motion to adjourn

Motion by Camp, Second by Powell

Adjourned at 6:07 pm

**CITY OF MONROE  
DOWNTOWN DEVELOPMENT AUTHORITY  
JANUARY 12, 2023 – 8:00 A.M.**

The Downtown Development Authority met for their regular meeting.

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

Visitors: Tyler Woodberry

**I. CALL TO ORDER**

**1. Roll Call**

Chairman Anderson noted that all Committee Members were present except Andrea Gray and Wesley Sisk. There was a quorum.

**2. Approval of Previous Meeting Minutes**

**a. December 8, 2022 Minutes**

To approve the minutes as presented.

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

**3. Approval of Financial Statements**

**a. November Financials**

Finance Director Beth Thompson presented the November Financials.

Chairman Anderson requested to have the financial details broken down by event.

Ms. Thompson explained that she can start providing the financial information as a monthly snapshot as well as per event. She will email this information to the board members next week.

To approve the financials as presented.

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

**II. PUBLIC FORUM**

There were no public comments.

**III. CITY UPDATE**

City Administrator Logan Propes stated the Town Green should be completed by the end of June. The Notice to Proceed for the Bypass Project has been received; the project should be finished by early summer.

Committee Member Chris Collin requested information on the ingress and egress at Chick-Fil-A and Starbucks.

Mr. Propes explained that GDOT is basically out of fixes; their only suggestion is to limit exiting to right turns only. He stated the responsibility ultimately falls on Chick-Fil-A, because they own the lot, but the City will be a good partner by helping them figure it out.

**IV. COUNTY UPDATE**

There was no update from the County.

**V. COMMUNITY WORK PLAN & REPORTS**

**1. Downtown Design**

Chairman Anderson stated it is time for the Committee to step it up to the next level, instead of just going with the flow. She wants the board to be more active in making decisions and to take an active role in each event.

Ms. Leigh Ann Aldridge discussed having sub committees.

Chairman Anderson will check on the planters and possibly add some pansies; they are looking bad due to all of the cold weather.

The Committee discussed plants, planters, and the possibility of getting some type of hanging baskets.

**2. Redevelopment Projects**

Chairman Anderson explained the Milner Aycock Building is under contract to close before the end of June. There are three different parcels for redevelopment projects that are waiting on signatures; Preston & Malcom are working on it.

Ms. Thompson explained that she can start providing the financial information as a monthly snapshot and per event. She will email this information to the board members next week.

**3. Entertainment Draws**

The Committee discussed Fall Fest, Farm to Table, the Event Calendar Cards, possible changes for the Christmas Parade, and having a Sidewalk Sale. The Committee discussed charging for access and to hold events at the Town Green.

Chairman Anderson stated the Committee has been talking about murals for the wall on West Spring Street for several months. She will reach out to some local artists for some designs.

**VI. PROGRAMS**

**1. Farmers Market**

Chairman Anderson stated the Farmers Market needs to have more farmers; it has become more of a craft show.

Mr. Ross Bradley stated farming is a challenge, and it is going to get much worse.

The Committee discussed the possibility of changing the Market to once a month instead of every weekend.

City Administrator Logan Propes suggested getting feedback from the vendors.

Ms. Leigh Ann Aldridge stated she would need to know the Market guidelines soon.

Chairman Anderson stated that she would like to know the number of artisan vendors allowed.

**VII. FUNDING**

**1. Sponsorship**

Chairman Anderson discussed needing a large sponsor for the Car Show.

Ms. Leigh Ann Aldridge requested feedback on the Sponsorship Brochures.

Vice-Chairman Meredith Malcom stated the brochures need to be in the hands of the business owners by September each year, which would allow them budgeting time.

The Committee and Ms. Aldridge discussed invoicing, using pay pal, sponsorship amounts, and sponsorship levels.

Ms. Aldridge stated the dinner invitations have been sent out, but the award winners still need to be decided upon.

Chairman Anderson stated that she wants City staff to be invited to the awards banquet. They will discuss the awards via email.



**2. Façade Grants**

**a. Review of Nedza’s Application**

The Committee discussed whether or not the grant should be approved, due to the business not having been open the last few weeks.

Vice-Chairman Malcom stated that she would contact Mr. Nedza on behalf of the Committee to see if they could help in any way.

To table until next month.

*Motion by Bradley, seconded by Malcom.  
Abstaining: Collins.  
Passed.*

**3. Community Event Grants**

**a. Monroe Country Day School Application**

To approve.

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

**VIII. NEW BUSINESS**

The Committee discussed the parking issues in the downtown area and possible solutions.

City Administrator Logan Propes stated there needs to be paid parking on Broad Street.

Chairman Anderson stated there is going to be an official parking study done. She stated the Business Owners Meeting needs to be set for early February.

**IX. ANNOUNCEMENTS**

**1. Next Meeting - February 9, 2023 at 8:00 am at City Hall**

**X. ADJOURN**

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

**CITY OF MONROE  
CONVENTION & VISITORS BUREAU AUTHORITY  
JANUARY 12, 2023 – 9:00 A.M.**

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

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

Visitors: Tyler Woodberry

**I. CALL TO ORDER**

**1. Roll Call**

Chairman Anderson noted that all Committee Members were present except Andrea Gray and Wesley Sisk. There was a quorum.

**2. Approval of Previous Meeting Minutes**

**a. December 8, 2022 Minutes**

To approve the minutes as presented.

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

**3. Approval of Financial Statements**

**a. November Financials**

To approve the financials as presented.

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

**II. CHAIRMAN UPDATE**

There was no update.

**III. DIRECTOR UPDATE**

There was no update.

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

The Committee discussed utilizing the commercials going into next year and getting a cost for updating the commercials.

**VI. ANNOUNCEMENTS**

**1. Next Meeting - February 9, 2023 at 8:00 am at City Hall**

**VII. ADJOURN**

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

## **ASSISTANT CITY ADMINISTRATOR UPDATE**

*February 14<sup>th</sup>, 2023*

### **Facilities & Grounds Maintenance**

- Trash Collection – 8,780 lbs
- Grounds Maintenance – 250.8 acres
- Cemetery Improvements – Complete

### **CDBG 2022 Sewer Project**

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

### **Blaine Station Phase II**

- Development Proposal RFQ review – closed November 18<sup>th</sup>
- Corner space demo – bid review / 2024 CIP inclusion
- Staff Redevelopment – divide by classification

### **Georgia Utility Training Academy**

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

### **Airport**

- FY23 Taxiway Design – contract execution
- Terminal Building construction – May 31, 2022 (210/90 NOTAM)
- Capital Improvement Projects – FY23 to FY27
- Deed Search / Property Map update project – FAA requirement 2022
- Maintenance Hangar site plan, grading package, agreement – TBD
- 12/24-unit t-hangar site plan discussion, grading package, terms – 2023 CIP
- MGSA Lease Renewal – 2023
- Bipartisan Infrastructure Law (BIL) - \$17.3 million for 82 general aviation airports (\$110k-\$295k), double AIP funding for 5 years, \$159k in 2022 w/5% local match, \$145k in 2023 w/5% local match

**City Branding / Logo**

- Gateway signage at Charlotte Rowell / GA Hwy 11 – spring 2023 installation

**Parks**

- Town Green construction – August 31, 2022
- Pilot Park – pinwheel project (August 31) A Child’s Voice
- Mathews Park lake management plan, feeding, stocking
- Green Street improvements – planning
- Committee Meeting – June 7, 2022
- Rental/Lease Program – in process

**Streets / Stormwater**

- Traffic Calming – NTP September 12, 2022, complete January 27, 2023
- Sweeper Usage – N/A (expect new first quarter 2023, rental currently)
- Leaf Season – October 31<sup>st</sup> to January/February (TBD)
- Library parking lot rehabilitation – front complete / back scheduling
- Municipal Court parking lot rehabilitation – complete
- Road & Signage Assessment Survey – 2023 CIP (Keck & Wood)
- Stormwater Masterplan development 2023
- North Lumpkin Street Alleyway Phase II – easement process
- North Madison Avenue – early 2024
- 2022 LMIG – complete
- 2023 LMIG – summer/fall 2023
- Sidewalk rehabilitation – (2021) 1,985’ (2022) 2,105’ (2023) planning
- ROW maintenance – ongoing
- Stormwater Retention Pond Inspections & Plan Reviews – started

**MyCivic Implementation**

- Program completion, test schedule, public implementation

**Solid Waste**

- Monday Holiday Schedule – Tuesday, Wednesday, Thursday, Friday
- Monday/Tuesday Route Changes – social media, door hangars
- Waste & Recycling Workers Week for June 11-17, 2023

- Automated Side Loader Garbage Truck delivery – extended ETA (TBD)
- Mini Rear Loader Garbage Truck delivery – ETA (3/23)
- Solid Waste Transportation contract approval – complete
- Transfer Station Rehabilitation – 2023 CIP – March dates closure pending
- Social Media – 2023 postings

**Procurement / Inventory**

- Solid Waste Transportation bid award approval
- Milner-Aycock Building – contract
- Terminal Building – construction start 5/31
- Town Green – construction start 8/31
- By-Pass – utility relocation scheduling, material on hand
- GovDeals surplus / scrap – complete

**Electric**

- Projects – status evaluation, contractor evaluation
- Inventory – transformer/meter evaluation (system/development needs)
- Equipment/Vehicle – evaluation

**Downtown Development Authority**

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

**Tree Board**

- Arbor Day Celebration – Mathews Park February 25<sup>th</sup>
- Educational Opportunities – GUTA, Georgia Forestry Commission Training
- Social Media Education

PROJECT NAME	CODE	PROJECT BUDGET	CURRENT BUDGET	EXPENSE TO DATE	PERFORMED BY	PROJECT STATUS	FEET	MATERIAL ORDER DATE	MATERIAL LEADTIME	SEAL BID (YES/NO)	ESTIMATED START DATE	ESTIMATED TIMELINE	KEY MILESTONES OF PROJECT
		\$ 51,443,789.84	\$ 49,690,193.45	\$ 31,530,426.05									
Airport Paving	19-002 21-007	\$ 1,453,975.00	\$ 965,842.06	\$ 886,313.13	Atlanta Paving & Concrete Construction	Complete	5,000'	N/A	N/A	Yes	04/05/21	60 days	Pre-Construction 3/15, Construction Start 4/5, Runway Closure 28 days, Sporadic Closure 28 days
Hangar Site Projects	18-005	\$ 350,000.00	\$ 425,000.00	\$ 345,326.24	GMC / Conner / JRM / NRC / APCC	T-Hangar Site Complete, Single Hangar Site In Progress		N/A	N/A	N/A	04/01/20	52 weeks	Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping
Terminal Building Design	21-042	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	GMC	Complete		N/A	N/A	Yes	07/01/21	12 months	Scope, Bid Process
Terminal Building	21-042	\$ 550,000.00	\$ 996,647.13	\$ 318,018.79	Smith & Company	Construction Start (NOTAM 05/733)		N/A	N/A	Yes	05/31/22	210 days	Award, Acceptance/Rejection, Planning, Design, Bidding, Contracting, Construction (322-7563-541303)
Maintenance Hangar Building	21-033	\$ 50,000.00	\$ 35,500.00	\$ 33,300.00	Owner / Lessee	Agreement Phase		N/A	N/A	No	N/A	12 months	Planning, Council Approval, Engineering, 7460, DOT Approval, Lease Agreement, (322-7563-541303)
Hangar Fee Design	23-001	\$ 56,000.00	\$ 56,000.00	\$ -	GMC	In Progress		N/A	N/A	No	01/23/23	8 weeks	
Fire Department Memorial Garden Repair	N/A	N/A	\$ 12,675.28	\$ 5,000.00	Garland / SignBros	Complete		03/03/21	4 weeks	No	03/22/21	3 weeks	Involves Traffic Damage, Insurance, Garden Repair (\$10,481), Letter Replacement (\$2194.28)
Fire Department BadgePass Installation	N/A	\$ 17,500.00	\$ 14,657.00	\$ 14,657.00	BadgePass / SAMS	Complete		03/29/21	N/A	No	N/A	2-3 weeks	Order, Installation, Testing, Live
CDBG 2020 - Stormwater	19-036	\$ 1,506,579.00	\$ 1,822,077.00	\$ 1,939,196.87	Allen Smith / Carter & Sloope / Dickerson Group	Complete		N/A	N/A	Yes	10/01/21	180 days	Engineering Phase, Bidding, Construction planned for late summer/early fall (520-4320-541303)
Stormwater Retention Pond Rehabilitation	21-028	\$ 325,000.00	\$ 325,000.00	\$ 4,500.00	Conner Grading / City of Monroe	Phased Project		N/A	N/A	No	07/28/21	2 weeks	Breedlove/McDaniel DONE
Stormwater Infrastructure	22-018	\$ 145,510.00	\$ 145,510.00	\$ 116,804.50	Conner Grading / City of Monroe	Phased Project	320'	N/A	N/A	No	N/A	N/A	Highland Creek DONE, Baron Drive, Wayne Street Alleyway DONE
Stormwater Infrastructure	23-007	\$ 150,000.00	\$ 150,000.00	\$ -	TBD								
Stormwater Marketing	N/A	\$ 3,500.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Sidewalk Repair Project	20-005	\$ 45,000.00	\$ 45,000.00	\$ 46,945.00	Black Oak / J&R	Complete	1,985'	N/A	N/A	No	06/07/21	N/A	East Washington, East Highland, East Marable, Glen Iris
Sidewalk Repair Project	22-008	\$ 45,000.00	\$ 45,000.00	\$ 87,487.75	Black Oak	Complete	2,105'	N/A	N/A	No	04/26/22	N/A	Pine Crest, Milledge
Sidewalk Repair Project	23-005	\$ 45,000.00	\$ 45,000.00	\$ -				N/A	N/A	No		N/A	
Murray Lot Improvement	N/A	\$ 58,500.00	\$ 73,500.00	\$ 83,000.00	J&R Consolidated	Complete		N/A	N/A	No	03/17/21	3-4 weeks	Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN!
New Sidewalks	23-006	\$ 85,000.00	\$ 85,000.00	\$ -				N/A	N/A				
Municipal Court Lot Improvement	22-040	\$ 25,000.00	\$ 25,000.00	\$ 33,605.00	J&R Consolidated	Complete		N/A	N/A	No	09/06/22	2 weeks	(322-4200-541303)
Utility / Broad Street Gate	N/A	\$ 10,000.00	\$ 9,980.40	\$ 9,480.40	Larry's Fence & Access Control	Complete		03/08/21	3-4 weeks	No	04/12/21	4-6 weeks	Gate Building, Installation, Software Training
Utility / Sorrells Street Gate	19-023	\$ 50,000.00	\$ 50,000.00	\$ 64,590.18	Larry's Fence & Access Control, Black Oak, City of Monroe	Complete		N/A	N/A	No	06/06/22	30 days	
South Madison Avenue Paving Project	N/A	\$ 356,372.49	\$ 356,372.49	\$ 349,869.74	Blount Construction Company	Complete		N/A	N/A	Yes	05/03/21	3 weeks	Milling, Patching, Paving, Striping
Library Parking Lot Rehabilitation	22-038	\$ 90,000.00	\$ 91,920.00	\$ 20,320.00	J&R Consolidated	Front Complete, Back Scheduling		N/A	N/A	No			Planning, Project Bidding during the Spring (322-4200-541303), Grant 1/2 Front Lot
Wayne Street Streetscape	20-037	\$ 250,000.00	\$ 250,000.00	\$ 187,268.75	Keck & Wood	Planning		N/A	N/A	Yes	TBD	TBD	
2021 LMIG	21-018	\$ 450,000.00	\$ 98,093.84	\$ 232,491.21	SDS	Complete	13,200'	N/A	N/A	Yes			East Washington, Pinecrest Drive, Bryant Road, South Madison Avenue
2022 LMIG	22-001	\$ 225,000.00	\$ 228,116.23	\$ 227,520.07	SDS	Complete		N/A	N/A	Yes	TBD	TBD	Green, Nowell, Lopez
2020 LMIG	20-001	\$ 225,000.00	\$ 227,344.88	\$ 204,378.79	SDS	Complete		N/A	N/A	Yes			
Blaine Station Parking Lot Rehabilitation	21-036	\$ 35,000.00	\$ 35,000.00	\$ 34,487.55	Garrett	Complete		N/A	N/A	No	N/A	N/A	
Striping	22-009	\$ 40,000.00	\$ 40,000.00	\$ 22,476.29	Tidwell	Phased Project		N/A	N/A	No	04/18/22	2 weeks	Etchison, Bankers (322-4200-541303)
North Midland Traffic Calming	22-007	\$ 500,000.00	\$ 497,790.21	\$ 509,910.21	Keck & Wood / TriScapes	Complete		N/A	N/A	No	N/A	4 weeks	Design, Planning, Pricing, Construction (Midland, Felker, Madison, Highland)
US78 Eastbound Ramp	19-028	\$ -	\$ -	\$ 24,015.97		Planning							
Lumpkin Alleyway Phase II		\$ -	\$ -	\$ 11,005.89	City of Monroe / TBD	Easement Acquisition		N/A	N/A	No	N/A	2 weeks	Demo of Existing, Utility Replacement, Drainage, Concrete
North Madison Sidewalk/Drainage	21-027	\$ -	\$ -	\$ 8,980.42	Keck & Wood	Engineering	1,200'	N/A	N/A	Yes	N/A	N/A	Planning, Design, Drainage, Sidewalk, Piping, Easement, Permit, Construction
Cemetery Rehabilitation	22-039	\$ 150,000.00	\$ 115,000.00	\$ 115,795.00	Dickerson Group	Ongoing							Rest Haven Paving, East View Paving, West Marable Patching (322-4200-541303)
Mathews Park Phase I	20-044	\$ 175,000.00	\$ 175,000.00	\$ 165,510.00	PlaySouth Playground Creators / CXT Concrete	Complete		N/A	N/A	Yes			Playgournd Equipment, Building Placement, Paving (County), Pavillion
Mathews Park Phase II	21-035	\$ 300,000.00	\$ 300,000.00	\$ 405,974.05	PlaySouth Playground Creators, Great Southern Recreation, Aquatic Environmental	Complete		08/04/21	30 weeks	Yes	TBD	TBD	Tables, Pavilions, Concrete, Asphalt, Demo, Shade Structures, Signage, Fencing (322-6200-541303)
Park Sunshades	21-002	\$ 25,000.00	\$ 25,000.00	\$ 17,607.00	PlaySouth Playground Creators	Complete		01/04/21	6 weeks	No	04/22/21	2 days	Material Order 1/4, Delivery 3/1, Installation 4/22
Pilot Park	20-014	\$ 250,000.00	\$ 250,000.00	\$ 311,134.00	PlaySouth Playground / Black Oak / TriScapes / Roberts Fence / City of Monroe	Complete		N/A	N/A	Yes	N/A	N/A	Demo of Existing, Stormwater Repair, Playground Equipment, Concrete, Fencing, Painting
Pilot Park Maintenance	21-039	\$ 20,000.00	\$ 20,000.00	\$ 25,333.96	Conner Grading / City of Monroe	Complete		N/A	N/A	No	10/04/21	N/A	Drainage Repair, Mulch, Retaining Wall Repair
Parks Master Plan	21-044	\$ 10,000.00	\$ 50,000.00	\$ 54,041.75	Keck & Wood	Ongoing		N/A	N/A	No	08/14/21	N/A	Overall Remastering of the Parks Plan (322-6200-541303)
Green Street Court	N/A	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	PlaySouth Playground Creators	Scheduling		N/A	N/A				

Childers Park Rehabilitation	21-038	\$ 25,000.00	\$ 25,000.00	\$ 37,200.00	J.Key Construction / Conner Landscaping	Complete		10/07/21	2 weeks	No	10/18/21	2 weeks	Pricing, Demo, Repair (322-6200-541303)
Childers Park Lake	20-023	\$ 125,000.00	\$ 125,000.00	\$ 114,935.87	Conner Grading / City of Monroe	Complete		N/A	N/A	No	N/A	8 weeks	
Park Restrooms	21-034	\$ 130,000.00	\$ 135,932.24	\$ 141,089.66	CXT Concrete Buildings, Black Oak	Complete		08/12/21	N/A	No	TBD	5 months	Mathews Park, Pilot Park, (322-6200-541303)
Alcovy River Park	21-026	\$ -	\$ -	\$ 5,954.00		Planning							
Parks Buildings Demo	21-030	\$ 20,000.00	\$ 20,000.00	\$ 43,638.34	City of Monroe	Complete		N/A	N/A	No	02/01/21	Sporadic	EC Kidd DONE, Towler Street DONE, Hammond DONE, Mathews DONE, Coker DONE, Athens Tech DONE
Town Green Construction	22-037	\$ -	\$ -	\$ 75,063.10	LMI Systems, Conner, Astra Group	Ongoing		10/13/22	N/A	No	TBD	N/A	Camera Systems
Town Green Improvements	19-009	\$ 3,200,000.00	\$ 3,200,000.00	\$ 639,036.35	Astra Group	Ongoing		N/A	N/A	Yes	TBD	TBD	
Christmas Light Rehabilitation	22-045	\$ 125,000.00	\$ 125,000.00	\$ 1,597.20	TBD	Ongoing		N/A	N/A	No			(100-6100-541303)
Gateway Entrance Signage	21-014	\$ 125,000.00	\$ 90,000.00	\$ 66,281.34	Black Oak, SignBros	Signage Schedule		N/A	N/A	Yes	N/A	N/A	REBC grant award (31k), Design, Landscaping, Signage (322-4200-541303)
Parking Study	22-010	\$ 9,500.00	\$ 9,500.00	\$ -	Kronberg Ubanists/Architects	In Progress		N/A	N/A	No	01/01/23	5 months	(322-4200-541303)
Municipal Court Room Soundproofing	23-002	\$ 30,000.00	\$ 30,000.00	\$ -		Scheduling		N/A	N/A	No	TBD		
GUTA Improvements	23-004	\$ 25,000.00	\$ 25,000.00	\$ -	TBD	Planning		N/A	N/A	No	TBD	4 weeks	Exterior Building Repair
City Hall HVAC Upgrade	23-003	\$ 50,000.00	\$ 50,000.00	\$ -	Mallory Evans	Scheduling		N/A	N/A	No	TBD	2 weeks	Emergency Repair of System, Access Controls
City Hall Carpet Replacement	22-041	\$ 174,930.00	\$ 174,930.00	\$ -		In Progress		10/03/22	12 weeks	No	01/02/23	3 weeks	(520-4975-541303)
City Hall Lighting	21-043	\$ 45,000.00	\$ 45,000.00	\$ 40,935.00	Peters Electric	Complete		N/A	N/A	No	08/02/21	TBD	City Hall Lighting Changeout (Prior to Reopen) (520-4600-541303)
GPS Replacement	N/A	N/A	\$ 20,570.00	\$ 20,570.00	AT&T Fleet Complete	Complete		03/10/21	1 week	No	04/29/21	2 weeks	Material Delivery, Installation Dates/Scheduling
Plaza Renovation Phase II	21-021	\$ 971,288.00	\$ 971,288.00	\$ 977,162.48	Garland Company	Complete		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (100-6200-541303)
	21-022	\$ 478,678.00	\$ 478,678.00	\$ 515,398.83	Garland Company	Complete		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (520-4750-541303)
Blaine Station Masterplan	22-035	\$ 25,000.00	\$ 25,000.00	\$ 7,500.00	Lord Aeck Sargent	Ongoing		N/A	N/A	Yes	N/A	N/A	
GIS Development		\$ 250,000.00	\$ 250,000.00	\$ 227,229.00	Carter & Sloope	Sewer Test Deployment, Awaiting Water, Gas, and Stormwater		N/A	N/A	Yes	01/01/20	24 months	Captured Data, Test Phases, Deployment, Edit/Corrections, Live Application
City Branding Image Changeover	22-030	\$ 100,000.00	\$ 100,000.00	\$ 67,854.03	TBD	Ongoing		N/A	N/A	No	N/A	N/A	Water Tank, Vehicles, Uniforms, Signage, Stationary, Website (520-4975-541303)
MyCivic Implemetation	N/A	\$ -	\$ -	\$ -	Tyler / MyCivic	In Progress		N/A	N/A	No	05/17/21	6 weeks	Development, Implementation
Solid Waste Marketing & Recycling Education	N/A	\$ 30,000.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Solid Waste Transfer Station Improvements	19-011	\$ 350,000.00	\$ 350,000.00	\$ 354,693.58	Osborn / Garland / Peters / CupriDyne / ProCare	Complete		N/A	N/A	No	N/A	3 months	Signage, Transfer Station Floor/Wall Repair/Clean, Scale Replacement, Fencing, Landscaping, Generator
Scale House Improvements	N/A	\$ 100,000.00	\$ 107,466.70	\$ 107,466.70	Fairbanks	Complete		N/A	N/A	No	N/A	1 month	
Garbage Truck Purchase (ASL)	N/A	\$ 270,000.00	\$ 278,673.00	\$ -	Carolina Environmental Systems	Ordered		08/16/21	TBD	No	N/A	N/A	National Purchasing Alliance Purchase (8/25/22)
Garbage Truck Purchase (Commercial)	N/A	\$ 301,000.00	\$ 319,835.00	\$ 319,835.00	Carolina Environmental Systems	Complete		01/15/22	180 days	No	N/A	N/A	National Purchasing Alliance Purchase (5/25/22)
Garbage Truck Purchase (Mini Rear)	N/A	\$ 141,000.00	\$ 150,752.00	\$ -	Carolina Environmental Systems	Ordered		04/25/22	280 days	No	N/A	N/A	National Purchasing Alliance Purchase (3/1/23)
Police / Municipal Court Renovation Project	19-007	\$ 3,560,523.00	\$ 3,560,523.00	\$ 3,396,925.50	Garland / Place Services	Complete		N/A	N/A	Yes	06/01/19	24 months	Exterior, Bidding Architectural, Design, Bidding, Interior Renovation, Final
Telecom Bypass	22-028	\$ -	\$ -	\$ -									
Electric Bypass	22-024	\$ -	\$ -	\$ -		Planning					03/01/22	18 months	
Town Green Underground	20-036	\$ 187,000.00	\$ 187,000.00	\$ 238,108.86	Black Oak/ City of Monroe	In Progress		N/A	N/A	No	05/01/20	N/A	(520-4600-541303)
Monroe Pavilion	20-038	\$ -	\$ -	\$ 876,013.37	City of Monroe	Complete				No	05/01/20		
HWY 78/11 Lighting	21-011	\$ 76,500.00	\$ 76,500.00	\$ 90,154.50	City of Monroe	Complete				No	03/01/21	3 months	Partially Complete
Belle Meade Primary Replacement	21-025	\$ 74,686.00	\$ 74,686.00	\$ 59,500.00		In Progress				No	05/01/22	3 months	Contractor COMPLETE, Service/Transformer tie over in progress
AMI Interactive Metering	21-017	\$ 480,215.00	\$ 480,215.00	\$ 185,413.54		In Progress				Yes	04/01/21		Material on hand, planning changeover
Madison Avenue Rebuild	21-020	\$ 518,145.35	\$ 518,145.35	\$ 519,463.57	UTEC	In Progress				Yes	05/01/21		Contractor COMPLETE, City construction in progress
Meadows Farm Subdivision	21-023	\$ 325,000.00	\$ 325,000.00	\$ 335,891.16		Complete				No	05/01/21		
Stonecreek Streetlights Phase II	21-040	\$ 22,016.00	\$ 22,016.00	\$ 27,412.56		In Progress				No	10/01/21		
Commercial Demand Meters	21-041	\$ 70,000.00	\$ 70,000.00	\$ 53,856.00	City of Monroe	In Progress				No	11/01/21		
Electric Car Charging Stations	22-014	\$ 110,500.00	\$ 110,500.00	\$ 90,798.00	City of Monroe / ChargePoint	In Progress				No	01/01/22		Location Planning, Power Feed
Mill Farm Place on Alcovy Electrical	22-034	\$ -	\$ -	\$ 18,433.50	City of Monroe	In Progress				No	06/01/22		
LED Streetlights	18-009	\$ 125,000.00	\$ 125,000.00	\$ 136,649.95	City of Monroe	In Progress				No	01/01/18	N/A	
Highway 186 Gas Extension	21-001	\$ 1,000,000.00	\$ 1,000,000.00	\$ 305,527.80	City of Monroe	Completed	36,000'	N/A	N/A	No	01/01/21	12 months	6" Plastic



Highway 83 Gas Extension					City of Monroe	In Progress	114,502'			No	06/01/21	6 months	4" plastic / Old Monroe Madison completed, 2,500' of pipe installed on Chandler Rd
Gas Bypass	22-025			\$ 237,553.90	Consolidated Pipe, Southern Pipeline	Material on-hand	9,859'	04/14/22	6 weeks	No	10/01/22	2 months	2750' 4" steel (Hwy 11) 600' 2" steel (Mt. Paron) 6500' 4" plastic (Pannell, Gene Bell & Unisia Drive) plastic material has arrived. Awaiting steel main delivery. Bid is out for steel main install currently. City will install all plastic mains.
Poplar Street Gas Renewal / Installation	21-004	\$ 316,494.00	\$ 316,494.00	\$ 155,402.10	City of Monroe	Complete	4,300'	N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 2" Steel
Southview Drive, Bolton Street, Reece Street, Pierce Street and Olympian Way Renewal					City of Monroe	All completed and services tied over	3,000'			No	01/01/21	4 weeks	2" Plastic
Carwood Drive Gas Renewal					Southern Pipeline	Completed & services tied over.	3,000'	N/A	N/A	No	05/01/21	6-8 weeks	2" Steel
Victory Drive Renewal					TBD	Planning	1,500'	N/A	N/A	No	01/01/21	5 months	2" Plastic
Harris / Lacy Renewal					TBD	Planning	2,000'	N/A	N/A	No	04/01/21	5 months	2" Plastic
MAB Gas Extension	21-005	\$ 250,000.00	\$ 231,576.50	\$ 18,423.50	City of Monroe	Complete		N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 4" Plastic
Good Hope Gas Extension	21-006	\$ 100,000.00	\$ 100,000.00	\$ 65,503.50	City of Monroe	In Progress							
Unisia Drive Gas Extension					City of Monroe	Complete	3,100'	N/A	N/A		01/01/21	1 week	4" Plastic
Highway 11 South Renewal					Contractor	Complete	20,064'	N/A	N/A		01/01/21	6-8 weeks	4" Plastic
The Fields / Alcovy Mountain Gas Extension	21-005	\$ 250,000.00	\$ 227,886.14	\$ 57,687.71	City of Monroe	Complete	4,000'	N/A	N/A		03/01/21	1 week	2" Plastic
The Fields / Alcovy Mountain Gas Phase 2	21-005				City of Monroe	Complete		N/A	N/A	No	09/01/22	1 week	2,750' of 2" plastic
Poplar Street Gas Pressure Improvements					City of Monroe	Complete	2,800'	N/A	N/A	No	01/01/21	6-8 weeks	
Jack's Creek Rd Gas Expansion					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main along Jack's Creek Rd
Saddle Creek Subdivision Jim Daws/Wall Rd Gas					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main in Saddle Creek Subdivision
Mt. Creek Church Rd Gas Expansion					City of Monroe	Complete	7500'	N/A	N/A	No	02/01/22	1 month	Installed 7500' of 2" plastic gas main along Mt. Creek Church Rd from Gratis Rd to Jim Daws Rd
Town Green Sewer Rehab					City of Monroe	Complete	400'	N/A	N/A	No	09/01/22	1 week	Pipeburst old 6" concrete sewer main thru Town Green project.
South Madison Sewer Replacment CDBG					City of Monroe	Complete	550'	N/A	N/A		02/01/21	4-6 weeks	6" Clay
Sewer Bypass	22-027	\$ -	\$ -	\$ 39,400.00	Core & Main	Material arrived	350'	04/22/22	N/A	No	10/01/22	2 weeks	Relocate 350' 24" ductile iron sewer main (Contractor will be needed due to depth of main)
Church Street Sewer Replacement					City of Monroe	Complete	400'	N/A	N/A		03/01/21	4-6 weeks	Pipeburst 6" clay with 8" HDPE / Entrance along new subdivision (Meadows Farm)
Gratis Road / Birch Street / Highway 78 Sewer Repairs					City of Monroe	Complete					03/01/21	4-6 weeks	I&I study - 12 Manholes Raised in Jacks Creek area
2022 CDBG	21-046	\$ 1,733,378.00		\$ 4,900.00	Carter & Sloope	Awarded		N/A	N/A	Yes	TBD	TBD	Bryant Road, Stowers, Glen Iris Drive
Alcovy River / Highway 138 Sewer Extension	18-002	\$ 4,000,000.00	\$ 4,000,000.00	\$ 2,403,979.91	Contractor	Main Complete, Pump Station under construction		N/A	N/A	Yes	01/01/21	12 months	Bid, Preconstruction, Construction / All gravity & force mains have been installed, pump station constructed awaiting power & pump installs
WWTP Rehabilitation	19-012	\$ 7,500,000.00	\$ 7,500,000.00	\$ 2,435,007.78	Hofstadter & Associates	In Progress		N/A	N/A	Yes	01/01/00	forever	Design, Planning, Design, Bid, Design, Planning, Bid, Construction
Water Model Development	20-046	\$ 85,000.00	\$ 85,000.00	\$ 54,438.94	Weideman & Singleton	Complete		N/A	N/A	Yes	11/01/20	6-8 weeks	
Water Bypass	22-026	\$ -	\$ -	\$ 200,932.29	Consolidated Pipe	Material on-hand	12,400'	05/03/22	6 weeks	No	10/01/22	1 month	1200' 6" HDPE, 5600' (Brush Creek, Gene Bell), 8" HDPE (Unisia Dr, Pannell Rd), 5600' 10" HDPE (Hwy 11 L & P Parkway to Criswell rd)
Old WTP Exterior/Brick Rehabilitation	21-032	\$ 100,000.00	\$ 100,000.00	\$ 154,930.25	Garland Company	Complete		N/A	N/A	No	05/17/21	6 weeks	Emergency Restoration, Brick Removal, Shoring, Brick Replacement, (520-4400-541303)
2018 CDBG					IPR / Dickerson Group / Blount	Complete		N/A	N/A	Yes	09/18/21	20 months	Water / Sewer Rehabilitation, Paving
Raw Water Main Replacement	20-030	\$ 3,520,000.00	\$ 3,520,000.00	\$ 139,405.56	Weideman & Singleton	Awaiting easements	TBD	N/A	N/A	Yes	01/01/21	12 months	30" / 20" Water Main Replacement / Expansion - Latest estimate from W&S 2/2022 \$6.6 million
South Broad Street Water Extension					City of Monroe	Myers to Walker Complete	1,500'	N/A	N/A		05/01/21	6-8 weeks	10" Water Main / Pressure Improvements
Highway 78 East Water Extension					City of Monroe	Discountinued	1,500'	N/A	N/A		03/01/21	4 months	8" Water Main
Cedar Ridge Road Water Extension					Contractor	Complete	3,500'	N/A	N/A	Yes	02/01/21	6-8 weeks	20" Water Main
Loganville Water Extension	18-028	\$ 5,580,000.00	\$ 5,580,000.00	\$ 8,122,053.83	Contractor	Complete		N/A	N/A	Yes	07/01/18	36 months	Easements, Construction
Piedmont Industrial Parkway Water Extension	20-040	\$ 1,000,000.00	\$ 1,000,000.00	\$ 26,020.41	City of Monroe	In progress - Engineers	13,000'	N/A	N/A	No	01/01/21	1 year	Replacing existing 10" water main with 12" along Hwy 78 - Unisia Drive to Southview Drive to Public Works on Cherry Hill Rd
Piedmont Industrial Park Water Tank	20-039	\$ 2,000,000.00	\$ 2,000,000.00	\$ 64,301.75	Carter & Sloope	Planning		N/A	N/A	Yes	TBD	TBD	Currently under design
Jim Daws Road Water Extension	22-022			\$ 3,774.44	City of Monroe	Complete	1,000'	N/A	N/A	No	01/01/21	4 weeks	Install 1000' 8" C900 water main
WTP Membrane Filter Replacement	22-002	\$ 200,000.00	\$ 200,000.00	\$ 151,441.74	Siemens	Completed		N/A	N/A	No	N/A	N/A	

Water Plant Upgrades	21-031	\$ 3,000,000.00	\$ 3,000,000.00	\$ 104,834.14	Weideman & Singleton	In Progress		N/A	N/A	Yes	06/01/22	6/1/2023	Clearwell construction awarded to low bidder Lakeshore Engineering LLC @ \$4,472,767.50
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**To:** Finance Committee, City Council  
**From:** Beth Thompson, Finance Director  
**Department:** Finance  
**Date:** February 8, 2023  
**Subject:** Renewal – Property and Casualty Insurance

**Budget Account/Project Name:** xxx-xxxx-523101

**Funding Source:** Operating Budget All Departments

**Budget Allocation:** \$469,550.00

**Budget Available:** \$469,550.00

<b>Requested Expense:</b>	\$498,721.74 2023 \$515,069 renewal	<b>Company of Record:</b>	Travelers, administered by Saville Risk Management
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**Description:**

Staff recommends the approval of the property and casualty insurance renewals.

**Background:**

The City of Monroe has again partnered with Saville Risk Management for the renewal of the property and casualty insurance. The term of the renewal will be April 6, 2023 to April 6, 2024.

The Property and Casualty coverage schedule summarizes the City of Monroe’s 2023 property and casualty insurance renewal. The 2023 Property and Casualty insurance proposal is up 14.78% due to a 10% rate increase based on increased losses and market conditions with the remainder due to exposure increases, including the addition of the new airport terminal.

**Attachment(s):**

Property and Casualty renewal cost schedule to be handed out prior to scheduled meeting.



**To:** City Council  
**From:** RV Watts – Chief of Police  
**Department:** Police  
**Date:** 02/14/2023  
**Subject:** Replacement of 15 Laptops and 15 Docking Stations

**Budget Account/Project Name:**

**Funding Source:** 100-3200-542500 Equipment

**Budget Allocation:** \$50,000.00

**Budget Available:** \$105,000.00

**Requested Expense:** \$51,962.70      **Company of Record:** Law and Order Technology LLC

**Description:**

Purchase of 15 Win 10 Pro (Win 11 DG) Panasonic Toughbooks with Docking Stations

**Background:**

Toughbooks within patrol vehicles are approximately six - ten years old, outdated / update needed due to wear and tear. We are transitioning from CF30 series and going into FZ55.

**Attachment(s):**

Quote

**Law and Order Technology LLC**

6245 N. Federal Hwy  
 Suite 412  
 Fort Lauderdale, FL 33308  
 USA

Voice: (954) 281-5050  
 Fax: (954) 827-6445

**QUOTATION**

Quote Number: 1112023156  
 Quote Date: Jan 11, 2023  
 Page: 1

Quoted To:
City of Monroe PD - Georgia 116 South Broad Street Monroe, GA 30655 USA

Drop Shipment

Customer ID	Good Thru	Payment Terms	Sales Rep
MPD-GA	2/10/23	Net 30 Days	RWS

Quantity	Item	Description	Unit Price	Amount
15.00	FZ-55FZ004KM	Win 10 Pro (Win11 DG) I-5, 1000 Nit Gloved Touch, 16GB,512GB OPAL SSD,Intel Wifi 6,BT,4G LTE Band 14, Dual Pass, Emisive Backlit	2,339.81	35,097.15
15.00	CF-SVCLTNF3YR	PROTECTION PLUS WARRANTY - CF-31, FZ-55, CF-20 LAPTOP (YEARS 1, 2 and3)	231.97	3,479.55
15.00	HA-55LVD2L	HAVIS DOCKING STATION WITH DUAL PASS-THROUGH ANTENNA WITH LIND POWER SUPPLY FOR PANASONIC'S TOUGHBOOK 54 AND 55 RUGGED LAPTOP	892.40	13,386.00
		All Pricing is based off the GSA Contract#47QTCA19D00MM		
			Subtotal	51,962.70
			Sales Tax	
			<b>TOTAL</b>	<b>51,962.70</b>

**To:** City Council  
**From:** Chris Bailey, Assistant City Administrator  
 Danny Smith, Solid Waste Director  
**Department:** Solid Waste Collection  
**Date:** 02/01/23  
**Subject:** Container Delivery Unit Purchase Request




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**Budget Account/Project Name:** 2023 CIP – Solid Waste Collection

**Funding Source:** 2023 CIP – Solid Waste Collection

**Budget Allocation:** \$147,000.00

**Budget Available:** \$147,000.00

**Requested Expense:** \$160,535.00      **Company of Record:** Carolina Environmental Systems

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**Description:**

Staff recommends the approval of the request to purchase the Galbreath CH8000R Container Handler, Delivery Unit Hauler from Carolina Environmental Systems (CES) for \$160,535 which is \$13,535 over the proposed CIP budget of \$147,000. This handler/hauler will be used for delivering dumpsters/containers to businesses as needed/requested and saves from using garbage/refuse trucks from being used to deliver the units. This provides a safer method of delivery, and allows for less strain on garbage/refuse trucks by hauling these dumpsters/containers longer distances. CES is a member of the Power Alliance national purchasing group, so national contract pricing and purchasing guidelines are being used in this procurement activity.

**Background:**

The City of Monroe is continually striving to provide for safer methods of solid waste collection and providing more efficient means of servicing customers.

**Attachment(s):**

Proposal – 12 pages



**Carolina Environmental Systems, Inc.**  
*306 Pineview Dr., Kernersville, NC 27284*  
*2701 White Horse Road, Greenville, SC 29611*  
*500 Lee Industrial Blvd, Austell, Ga 30168*  
**800-239-7796**

**Quotation**

**Galbreath CH8000R Container Handler**

Date: 1/20/23

Quote: 230120A

To: City of Monroe, Ga.

**Galbreath CH8000R Standard Features**

- 5" x 3" Frame Assy.
- Back Up Alarm
- Pintle Reese Ready Apron
- Poly Fenders
- Retainer Straps
- Bumper w/Recessed LED Lighting
- Hoist Up Alarm w/Signal Light
- Oil Reservoir (Inside Frame Mount)
- Rear Load Attachment
- Polyurethane Container Bumpers
- Operation/Service/ Parts Manuals
- Front Load Containers = 2 to 10 Yard
- Rear Load Containers = 2 to 6 Yard

**Options Included**

- Hot Shift PTO
- Labor for Mounting Unit
- (4) Work Lights
- Inside Air Controls
- Nuto 46 Hydraulic Oil
- Hot Shift PTO
- Steel Toolbox
- Paint
- Delivery

**Galbreath CH8000R with all standard features Mounted + 2023 Kenworth T280**

- **Unit Sales Price: \$160,535.00**
- **Sales Price does not include Sales Tax or FET.**
- **Delivery: Delivery: 14 - 15 Weeks.**

*Chris Maxwell*  
**770-328-6320**  
**cmaxwell@cesrefuse.com**

**WORLDWIDE EQUIPMENT - SPARTANBURG (W043)**  
**295 ACCESS ROAD**  
**SPARTANBURG, South Carolina 29303**

**CAROLINA ENVIRONMENTAL SYSTEMS**  
**2701 WHITE HORSE RD**  
**GREENVILLE, South Carolina 29611**  
**United States of America**

**Rick Rice**  
**Cell Phone: 864-220-3033**  
**Office Phone: 864-220-3033**  
**Email: rick.rice@thetruckpeople.com**

**Jimmy Davis**

## Vehicle Summary

	<b>Unit</b>		<b>Chassis</b>
Model:	T280 Series Conventional	Fr Axle Load (lbs):	10000
Type:	FULL TRUCK	Rr Axle Load (lbs):	16000
Description 1:	T280	G.C.W. (lbs):	26000
Description 2:	Clone of Chassis 260188 T280 Series Conventional		
	<b>Application</b>	Road Conditions:	
Intended Serv.:	Refuse hauler: Vehicles which haul refuse	Class A (Highway)	90
Commodity:	Refuse/recycled material.	Class B (Hwy/Mtn)	10
	<b>Body</b>	Class C (Off-Hwy)	0
Type:	Roll on/roll off.	Class D (Off-Road)	0
Length (ft):	16	Maximum Grade:	6
Height (ft):	12	Wheelbase (in):	205
Max Laden Weight (lbs):	4000	Overhang (in):	65
		Fr Axle to BOC (in):	67.5
		Cab to Axle (in):	137.5
	<b>Trailer</b>	Cab to EOF (in):	202.5
No. of Trailer Axles:	0	Overall Comb. Length (in):	310
Type:			
Length (ft):	0	<b>Special Req.</b>	
Height (ft):	0	U.S. Domestic registry, 50-state.	
Kingpin Inset (in):	0		
Corner Radius (in):	0		
	<b>Restrictions</b>		
Length (ft):	75		
Width (in):	102		
Height (ft):	13.5		

**Approved by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Note: All sales are F.O.B. designated plant of manufacture.**



Sales Code	Std/Opt	Description	\$ List	Weight
<b>Model</b>				
0000280	S	<b>T280 Series Conventional</b>	96,257	<b>9,170</b>
0070075	S	<b>T280 Aero Hood</b>	0	<b>0</b>
0080075	O	<b>Dealer/Customer declines engine w/CARB Idle Emissions Reduction Feature.</b>	0	<b>0</b>
0090142	O	<b>T280</b>	0	<b>0</b>
0098440	O	<b>State of Registry: South Carolina</b>	0	<b>0</b>
<b>Engine &amp; Equipment</b>				
0130109	O	<b>PX-7 325 325@2400 750@1800, 2021</b> With Turbo Exhaust Brake (VGT Brake). N09420 C333 0.....Reserve Speed Limit Offset ( N09380 C334 0.....Maximum Cycle Distance (N202 N09360 C400 252...Reserve Speed Function Reset N09200 C399 120...Standard Maximum Speed Limit N09400 C401 10....Maximum Active Distance (N20 N09220 C402 0.....Expiration Distance (N207) N09540 C395 0.....Expiration Distance (N209) N09260 C121 72....Max Vehicle Speed in Top Gea N09440 C234 NO....Engine Protection Shtdwn N09460 C231 NO....Gear Down Protection N09580 C133 20....Idle Shtdwn Time N09680 C233 NO....Idle Shtdwn Override N09480 C132 1400..Max PTO Speed N09300 C128 72....Max Cruise Control Speed N09500 C239 NO....Cruise Control Auto Resume N09520 C238 NO....Auto Engine Brake in Cruise N09780 C190 80....High Ambient Temperature Thr N09740 C188 40....Low Ambient Temperature Thre N09760 C189 60....Intermediate Ambient Tempera N09720 C382 YES...Enable Hot Ambient Automatic N09600 C396 YES...Enable Impending Shutdown Wa N09620 C397 60....Timer For Impending Shutdown N09640 C206 35....Engine Load Threshold N09560 C225 YES...Enable Idle Shutdown Park Br	2,737	<b>0</b>
1000046	O	<b>EPA Emissions Warranty Engine</b>	0	<b>0</b>
1000151	S	<b>PremierSpec</b>	0	<b>0</b>
1000242	O	<b>Gearing Analysis: Fuel Economy</b> fuel efficiency results.	0	<b>0</b>
1000252	O	<b>Customer's Typical Operating Spd: 62 MPH</b>	0	<b>0</b>
1000684	O	<b>Effective VSL Setting NA</b>	0	<b>0</b>

Sales Code	Std/Opt	Description	\$ List	Weight
1000857	O	<b>Engine Idle Shutdown Timer Enabled</b>	0	0
1000859	O	<b>Enable EIST Ambient Temp Overrule</b>	0	0
1000891	O	<b>Eff EIST NA Expiration Miles</b> Use only with MX and Cummins engines	0	0
1002060	S	<b>Air compressor: Cummins 18.7 CFM For Cummins And PACCAR PX engines.</b>	0	0
1041399	S	<b>Air Cleaner: MD Composite Engine Mounted</b>	0	0
1098003	S	<b>Air Restriction Indicator: Mechanical</b> Mounted on Air Cleaner.	0	0
1105261	S	<b>Fan Hub: Horton On/Off for PX-7 or B6.7N</b>	0	0
1121231	S	<b>Cooling Module: 2.1M MD - Aero Hood</b> 1000 Square Inches	0	0
1247234	O	<b>EXH: 2021 RH Under DPF/SCR with RH SOC Vertical</b> tailpipe. Not 2.1m high roof sleepers	2,162	0
1290124	O	<b>Tailpipe: 5 in. single 24 in. 45 degree curved.</b>	143	6
1321102	S	<b>Fuel Filter: PACCAR 2.1M MD for PX-7 or PX-9</b> Fuel/water separator for 2021 and later engines.	0	0
1321200	S	<b>Run Aid:None</b> *For Fuel Filter	0	0
1321300	S	<b>Start Aid:None</b> *For Fuel Filter	0	0
1500029	U	<b>Kenworth Fuel Cooler</b>	166	0
1816260	S	<b>Alternator: PACCAR 160 amp, brush type</b>	0	0
1821220	S	<b>Batteries: 2 PACCAR GP31 threaded post (700-730)</b> 1400-1460 CCA dual purpose.	0	0
1836107	S	<b>Starter: PACCAR 90P47 12V with PACCAR PX-7</b>	0	0
1840067	O	<b>Battery Disconnect Switch Mounted on Battery Box</b> Provides One (1) Switch	156	0
1901017	O	<b>Remote PTO/Throttle, 12-Pin, Engine Bay</b> Remote Control Provision	101	0
<b>Transmission &amp; Clutch</b>				
2011232	O	<b>Transmission: Allison 3500RDS 6-speed</b> w/PTO drive gear. 5th Gen Controls. Limited to 860 lb.-ft. Includes heat exchanger & oil level sensor. Rugged Duty Series for vocational applications. Transynd transmission fluid is standard on all Allison 1000, 2000, 3000 & 4000 series transmissions.	8,554	399
2401905	O	<b>Driveline: 3 Dana standard-duty; 2 centerbearing.</b> *Standard duty is 1710 series.	722	144
2410018	O	<b>Torque converter included w/Allison</b> Transmission.	0	0

Sales Code	Std/Opt	Description	\$ List	Weight
2410114	O	<b>Left hand Pto access, right hand dip stick tube</b> Allison 3000 series only.	18	0
2410153	O	<b>Push Button Shifter Controls, Center Console</b> Mounted for Allison Transmission. 2.1m Medium Duty only.	0	0
2410204	O	<b>Allison Fuel Sense: Delete</b>	0	0
2410244	O	<b>J1939 Park Brake Auto Neutral</b>	0	0
2410311	U	<b>Decline Allison Neutral at Stop Stand-Alone</b>	0	0
2429358	O	<b>Rear transmission support springs for</b> transmission PTO applications are required to ensure that engine flywheel housings are not overloaded when transmission PTO's are installed.	67	0
2429378	O	<b>Customer installed transmission PTO in the LH</b> Mounted position (8 o'clock) for Allison 3000 & 4000 transmissions.	0	0

**Front Axle & Equipment**

2501010	O	<b>Dana Spicer E-1002IL Front Axle rated 10K</b> 3-1/2in. drop. Use w/ air brakes only.	104	0
2621187	S	<b>Front Brakes: 10K Bendix ES S- cam 15x4in.</b>	0	0
2690030	S	<b>Front Brake Drums: 13.2K 15x4 in. cast.</b>	0	0
2702500	S	<b>Front Hub: iron hub pilot 14,600 lbs.</b> 11-1/4 in. bolt circle. For use w/ air disc brakes. Consider wheelguards (5850002) w/ aluminum wheels.	0	0
2741970	S	<b>ConMet PreSet Plus Hub package; front axle.</b>	0	0
2750001	S	<b>Hubcap: front vented.</b>	0	0
2765001	S	<b>Front Auto Slack Adjuster.</b>	0	0
2882001	S	<b>Front Springs: Mono-leaf 10K w/ shock absorbers.</b> With maintenance-free elastomer spring pin bushings.	0	0
2895223	S	<b>Single power steering gear: 13.2K for air brakes.</b>	0	0
2900059	O	<b>40 mm front suspension spacer block.</b>	0	0
2900612	O	<b>Threaded front spring bushings in place of elastomeric.</b>	60	0

**Rear Axle & Equipment**

3011030	O	<b>Single Dana Spicer P22060S single reduction16K</b> rear axle for T300 w/ air brakes. Single rear axle 22K capacity rated at 16K.	778	0
3200557	S	<b>Rear Axle Ratio - 5.57.</b>	0	0
3330004	S	<b>Single Rear Brakes 16-1/2x7 in. Bendix ES-</b>	0	0

Price Level: January 1, 2022

100% Complete

Date: October 12, 2022

Deal: T280

Quote Number: QUO-913381-K2K7V9

Printed On: 10/12/2022 7:16:00 AM

Sales Code	Std/Opt	Description	\$ List	Weight
		extended service S-cam.		
3392007	S	<b>Single Rear Brake Drums: Cast S-Cam single</b>	0	0
3403220	S	<b>Single Rear Hubs: Iron hub pilot 11-1/4 in. bolt circle.</b>	0	0
3441971	S	<b>ConMet PreSet Plus Hub package; single rear axle.</b>	0	0
3465001	S	<b>Single Rear axle automatic slack adjusters.</b>	0	0
3485019	S	<b>Spring Brake: 2430 single for medium duty T300; maximum capacity 17K.</b>	0	0
3495226	S	<b>Bendix 4S/4M anti-lock brake system.</b>	0	0
3531000	O	<b>Wheel Differential Lock for Dana Spicer Axle P22060S; changes S to D to the axle part number.</b>	1,110	15
3626479	O	<b>Rear suspension: single Reyco 79KB taperleaf 20K.</b> Medium-duty. Unladen Height: 9 in. Laden Height: 7.6 in. Not rear air disc brake compatible.	201	174
<b>Tires &amp; Wheels</b>				
4079059	O	<b>Front tires: Bridgestone R268 Ecopia 11R22.5</b> 16PR. 41.5 in. diameter, all position. F-side wall protector bar. 19.5 in. SLR.	353	10
4277444	O	<b>Rear tires: Bridgestone M726ELA 11R22.5 14PR</b>	628	0
4900004	O	<b>Rear Tire Quantity: 4</b>	0	0
5043549	O	<b>Front Wheel: Alcoa Ult39 22.5x8.25 MagnaForce</b> aluminum alloy, hub-pilot mount. 7400lb maximum rating. Air Disc Brake compatible.	368	-51
5242392	S	<b>Rear Wheel: Accuride 51455 22.5x8.25 steel</b> Steel Armor[™] powder coat, hub-pilot mount. 7400lb. maximum rating. 5-hand hole. Air disc brake compatible. Code is priced per pair of wheels.	0	0
5853906	O	<b>Powder coat white steel wheel. Use in conjunction</b> with front, dual front, rear, spare or lift axle wheel code(s). All wheels on chassis must have same finish color.	0	0
5900004	O	<b>Rear Wheel/Rim Quantity: 4</b>	0	0
<b>Frame &amp; Equipment</b>				
6054250	O	<b>Frame Rails: 10-5/8 x 3-1/2 x 5/16 in. Steel to</b> 308 in. Truck frame weight is 2.91 lb.-in. per pair of rails. Section modulus is 14.80 cu.in., RBM is 1,776,000 in.-lbs per rail. 120,000 PSI yield. Heat treated. Frame rail availability may be restricted based upon application, axle/suspension capacity, fifth wheel setting, or component/dimensional specifications. The results of the engineering review may result in a change to the requested frame rail. If a change is required Kenworth Application Engineering will advise the dealer of the appropriate material specification for a substitute rail.	303	177

Sales Code	Std/Opt	Description	\$ List	Weight
6308715	O	<b>Bumper: Aerodynamic Chrome</b> Requires a bumper setting code.	936	68
6319040	S	<b>40 in. Bumper setting.</b> Requires a bumper code.	0	0
6321010	S	<b>Front tow loops: Two</b>	0	0
6400644	O	<b>Battery box cantilever aluminum BOC with smooth</b> natural finish aluminum cover.	217	19
6409902	S	<b>Battery box location: RH Side.</b>	89	0
6451125	O	<b>DPF/SCR box natural end plates and natural</b> cover.	0	0
6490138	S	<b>Stamped steel intermediate/fill-in crossmember.</b>	0	0
6490432	S	<b>Welded rear cab support.</b>	0	0
6679821	U	<b>2021 SERIES EMISSIONS ENGINE</b> <i>Narr 2021 SERIES EMISSIONS ENGINE</i>	0	0
6679859	O	<b>Final end-of-frame cut-off dimension will be</b> modified to 56 in. to 60 in.	0	0
6742009	S	<b>Square end-of-frame w/o crossmember; non-towing.</b>	0	0
<b>Fuel Tanks &amp; Equip</b>				
7140080	O	<b>80 US gallon D-Shape rectangular aluminum under</b> fuel tank, replace. With non-slip step.	193	30
7722173	O	<b>Large DEF tank, 15 gallons.</b>	206	26
7889203	O	<b>DEF to fuel fill ratio 2:1 or greater.</b>	0	0
7889614	O	<b>DEF tank location is LH BOC. For 2.1M medium duty</b>	0	0
7920080	O	<b>Location: 80 gal fuel tank LH under cab</b>	0	0
<b>Cab &amp; Equipment</b>				
8024311	S	<b>Cab: Stamped aluminum with curved windshield</b> LED markers. Requires separate roof code.	0	0
8090151	S	<b>Hood: Short Aero w/ Dark Gray Crown In-Mold Color</b>	0	0
8108011	S	<b>Cab HVAC - Day Cab and 40in Sleeper</b> System With Defrost, A/C, and 48,000 BTU/hr Heater. Includes automatic temperature control with one touch defrost operation and dash mounted cab temperature and solar intensity sensors. Pleated fresh air filter and cabin recirculation air filter standard. The Kenworth HVAC system is designed to provide optimal heating and cooling in all operating environments without need for additional insulation. Cab HVAC without sleeper heater AC is available with 40in sleeper.	0	0
8201047	O	<b>Kenworth Smartwheel: 18 in. Non-Leather With</b> Integrated Radio and Cruise Controls.	115	0

Sales Code	Std/Opt	Description	\$ List	Weight
8201200	S	<b>Adjustable telescoping tilt steering column.</b>	0	0
8205177	O	<b>Dash Switch: 1st Allison-mntd PTO.</b> Electric switch and wiring are factory-installed to control the 1st Allison Trans mounted PTO.	166	0
8205283	O	<b>Info for C/I PTO: Chelsea 10 Bolt</b>	0	0
8208495	O	<b>Two spare switches: Wired to power.</b>	51	0
8282024	S	<b>Main Instrument Package: 7" Digital Display</b> Cluster. Includes Physical (Analog): Speedometer, Tachometer, Oil Pressure, and Coolant Temp; and Digital: Fuel Level #1, DEF Level, DPF Filter Status, Fuel Economy, Volts Telltale, OAT and Primary Air Pressure, Secondary Air Pressure, and Air Application for air brake trucks.	0	0
8282109	O	<b>Large Flat Panel on Dash For C/I Controls.</b> Replaces Storage Bucket.	10	0
8330591	S	<b>Interior Trim Package: 2.1M MD Gray Foam</b> Backing/Cloth Headliner W/Gray Sunvisor & Seat Color Three Underdash Center Console Cupholders (Two If Allison Transmission Is Selected).	0	0
8410127	O	<b>Driver Seat: KW Air Seat HB Tough Cloth w/ Dual</b> Armrests/Susp Cover/Isolator Lever	153	0
8480237	O	<b>Rider Seat: KW Toolbox Seat HB Tough Cloth w/</b> Dual Armrests/Record Holder/Occupancy Sensor	-137	0
8601432	O	<b>Kenworth Radio DEA710 AM/FM/WB/USB, Bluetooth</b>	384	0
8698965	O	<b>Speaker Package For Cab: (2) Speakers</b> B-Pillar	50	0
8700196	S	<b>Turn Signal: Self-Cancelling</b>	0	0
8700283	S	<b>LH and RH Trip Ledge Rain Deflectors</b>	0	0
8800372	O	<b>Grabhandle: LH, Exterior, Side of Cab - Ergonomic</b> Grab Handle Mounted To The Left Hand Exterior Of The Cab For Entry and Exit.	117	3
8800402	S	<b>Dual Cab Interior Grabhandles: A Pillar Mounted</b> Dash Wrap and B Pillar Mounted Grabhandles	0	0
8832113	S	<b>Kenworth Daylite Door with standard LH/RH</b> electric door locks and LH/RH electric window controls.	0	0
8841642	O	<b>Air Horn: Dual Round 26" LH/RH Roof</b> Incl Air Horn Cover	229	0
8850139	S	<b>Look-Down, Pass. Door, Black 11x6</b>	0	0
8850842	S	<b>Mirror Shell: Dual Aero In-Mold Black</b>	0	0
8860853	S	<b>Mirror: Dual KW Aero Rear View</b>	0	0

Sales Code	Std/Opt	Description	\$ List	Weight
		Non-Motor, Non-Heated with Integral CX		
8871446	S	Rear cab stationary window 19in x 36in	0	0
8879917	O	Two additional outboard windows 19in x 12in	120	10
8890101	S	One-piece bonded-in windshield with curved glass. Standard.	0	0
8890881	S	Direct mount, rubber isolated cab suspension.	0	0
8891012	S	Roof: Low Profile Stamped Steel	0	0
<b>Lights &amp; Instruments</b>				
9010803	S	Headlamps: Single Halogen Complex Reflector w/ Turn Indicator, Reflector and DRL. Fender Mtd.	0	0
9022137	S	Marker Lights: Five, rectangular, LED	0	0
9030052	S	LED Stop, Turn, Tail: With Two LED Backup Lights and With An LED License Plate.	0	0
<b>Air Equipment</b>				
9101218	S	Air Dryer: Bendix AD-HF Puraguard Heated	0	0
9108001	S	Moisture ejection valve w/ pull cable drain.	0	0
9140020	S	Nylon air tubing in frame & cab, excluding hoses subject to excessive heat or flexing.	0	0
<b>Extended Warranty</b>				
9200007	S	Base Warranty - PACCAR PX-7 Engine 36 months / Unlimited miles & km / Unlimited hours.	0	0
9200022	S	Base Warranty - Standard Service Medium Duty 12 months / Unlimited miles & km	0	0
9220001	O	Base Warranty: Emissions 5YR/100K MI - EPA Engine (Does not include CARB Clean Idle sticker)	0	0
<b>Miscellaneous</b>				
9407014	U	PREPAID FREIGHT ADJUSTMENT <i>Narr PREPAID FREIGHT ADJUSTMENT</i>	-300	0
9409852	O	GHG Secondary Manufacturer: Does Not Apply	0	0
9490206	O	Warning triangle reflector kit: Shipped loose. Kit consists of 3 triangles in plastic carrying case. Not floor mounted.	43	4
9490404	O	One 5 lb. dry chemical type fire extinguisher mounted outboard of driver seat. Class ABC.	119	11
9491659	S	VMUX Architecture	0	0

**Promotions**

Price Level: January 1, 2022

100% Complete

Date: October 12, 2022

Deal: T280

Quote Number: QUO-913381-K2K7V9

Printed On: 10/12/2022 7:16:00 AM

Sales Code	Std/Opt	Description	\$ List	Weight
9510819	U	<b>2022 SCHEDULING MOVE</b> <i>Narr 2022 SCHEDULING MOVE</i>	0	0
9510833	U	<b>TC561 Q3 2022 MD SALES PROGRAM</b> <i>Narr TC561 Q3 2022 MD SALES PROGRAM</i>	0	0
<b>Paint</b>				
9700000	O	<b>Paint color number(s).</b>  N9702 A - L0006 WHITE N9720 FRAME N0001 BLACK	0	0
9943004	S	<b>Bumper Unpainted</b>	0	0
9943048	O	<b>Day Cab Bulk Paint</b>	0	0
9943050	S	<b>Day Cab Standard Paint</b>	0	0
9944820	S	<b>1 - Color Paint - Day Cab</b> Color will be White if no other color is specified.	0	0
9965510	S	<b>Base coat/clear coat.</b> The Kenworth Color Selector contains additional instructions, as well as information on Kenworth paint guidelines and surface finish applications. Kenworth is standard with Dupont Imron Elite paint.	0	0

**Order Comments**

<b>Total List Price (W/O Freight &amp; Warranty &amp; Surcharges )</b>	\$117,749
<b>Marketing and Service Support Fee</b>	\$640
<b>Prepaid Freight</b>	\$2,825
<b>Total Surcharge/Options Not Subject To Discount</b>	\$0
<b>Total Weight</b>	10,215

**Prices and Specifications Subject to Change Without Notice.**

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Unpublished options may require review/approval.  
Dimensional and performance data for unpublished options may vary from that displayed in CRM.

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**PRICING DISCLAIMER**

*While we make every effort to maintain the web site to preserve pricing accuracy, prices are subject to change without notice. Although the information in this price list is presented in good faith and believed to be correct at the time of printing, we make no representations or warranties as to the completeness or accuracy of this information. We reserve the right to change, delete or otherwise modify the pricing information which is represented herein without any prior notice. We carefully check pricing specifications, but occasionally errors can*



*occur, therefore we reserve the right to change such prices without notice. We disclaim all liability for any errors or omissions in the materials. In no event will we be responsible for any damages of any nature whatsoever from the reliance upon information from these materials. Please check your order prebills to confirm your pricing information*

**Shipping Destinations**

**Intermediate Destination:**

Final Destinations	Quantity
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**To:** City Council, Finance  
**From:** Danny P. Smith, Director of Solid Waste  
**Department:** Solid Waste - Disposal  
**Date:** 1-18-2023  
**Subject:** Solid Tires for Transfer Station Backup Loader

**Budget Account/Project Name: 540-4530-531118/Tires**

**Funding Source: Solid Waste Operation Budget**

**Budget Allocation:** \$40,000.00

**Budget Available:** \$40,000.00

**Requested Expense:** \$30,864.89      **Company of Record:** Setco

**Description:**

Discussion/approval to purchase four solid tires for the John Deere 644k backup loader at the transfer station

**Background:**

The new solid tires are designed to deliver maximum performance and safety for the JD Loader, when lifting and loading waste trailers for transport and to avoid spin outs. The set will replace tires on the backup unit to assure continual performance, while the primary loader is being serviced and/or in emergency situations. It is the policy of the City of Monroe to continually provide for proper maintenance and upkeep of all assets and facilities and provide for a safe and well-kept workplace environment. Please noted this vender is a sole source provider.

**Attachment(s):**

Documentation – 3 pages

1. Cover Sheet
2. Requisition
3. Quote







**To:** City Council  
**From:** Chris Bailey, Assistant City Administrator  
 Jeremiah Still, Streets & Transportation Director  
**Department:** Streets & Transportation  
**Date:** 02/01/23  
**Subject:** Asphalt Spreader/Paver Purchase Request



**Budget Account/Project Name:** 2023 CIP – Streets & Transportation

**Funding Source:** 2023 CIP – Streets & Transportation

**Budget Allocation:** \$160,000.00

**Budget Available:** \$160,000.00

**Requested Expense:** \$162,909.00      **Company of Record:** Reynolds-Warren Equipment Company

**Description:**

Staff recommends the approval of the request to purchase the 2023 LeeBoy 7000C Asphalt Paver/Spreader from Reynolds-Warren Equipment Company for \$162,909 which is \$2,909 over the proposed CIP budget of \$160,000. This spreader/paver will allow for paving/patching of larger areas of streets and parking areas, and will replace the existing spreader/paver as parts are no longer available for repairs/replacement and must be custom fabricated at a higher cost and longer lead time. RW Equipment Company is quoted from State of Georgia Contract for Tractors, Mowers, & Earthmoving Equipment 99999-001-SPD0000177, so state contract pricing and purchasing guidelines are being used in this procurement activity.

**Background:**

The City of Monroe is continually striving to maintain efficient and reliable equipment for the better upkeep of streets and transportation throughout, which also provides for safer methods of usage for staff and travel for customers.

**Attachment(s):**

Proposal – 1 page



Reynolds-Warren Equipment Co.  
 1945 Forest Parkway Lake City, GA 30260  
 TF: (404)361-1593 FX:(404)361-1885  
 www.reynoldswarren.com

To: Jeremiah Still

# QUOTATION

Organization: City of Monroe

Date: 01/12/23

Address: 213 Cherry Hill Road

City/State Monroe, GA 30655

Description	Amount
2023 LEEBOY 7000C ASPHALT PAVER 64HP KUBOTA DIESEL ENGINE, 8 TO 13' LEGEND PROPANE SCREED, FAIL-SAFE BRAKE WITH ANTI-CREEP, SECOND SEAT, SLOPE METER, LED WORK LIGHT PACKAGE, 1 HOSE REEL  *State 'base price' and 'additional discount' are per State of Georgia Contract updated 3rd quarter 2022: Tractors, Mowers & Earthmoving Equipment 99999-001-SPD0000177	
S/N TBD	\$181,010.00
Price As Equipped	\$181,010.00
Additional Discount:	\$-18,101.00
Sales Tax:	
Freight:	\$0.00
Total:	\$162,909.00

The above equipment is subject to prior sale. All applicable taxes will be applied.

**Warranty:** Two Years full machine factory warranty

This Quotation will be honored for a period of thirty (30) days unless otherwise specified.

EST. Lead Time	One coming in by end of month	Representative	Steve Young
F.O.B.	DELIVERED	Phone #:	4049646960
Terms:	Due on Receipt	Email:	syoung@reynoldswarren.com



**To:** City Council  
**From:** Rodney Middlebrooks  
**Department:** Water, Sewer, & Gas Department  
**Date:** 2/14/2023  
**Subject:** Jack's Creek WWTP Change Orders




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**Budget Account/Project Name: Jack's Creek WWTP Rehab**

**Funding Source: Bond**

**Budget Allocation:** \$7,500,000.00  
**Budget Available:** \$1,709,482.00  
**Requested Expense:** \$96,553.00      **Company of Record:** Heavy Constructors

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**Description:**

Staff recommends the approval of change orders 7 - 14

**Background:**

Change orders are listed on Change Order/Allowance Log. Includes revisions to plug valve manhole, reuse pump station, orientation of belt press, belt press system revisions, potable water size increase, and paving/concrete change orders 12- 14.

**Attachment(s): 4**

Change order documents

# Change Order / Allowance Log

Job: Jack's Creek WWTP



Blue=Additions      Red=Credits

CO#	Description	Contract Time	Comments	Amount	Status
	<b>Approved Change Orders</b>				
1	Digester Sludge Removal	90		\$96,553.00	Approved
	<b>Misc changes approved for payment out of Contingency Allowance</b>				
1	Credit for dumpster track material change	0		-\$5,234.44	Approved - Billed to Allowance
2	Add insulation to dewatering building	0		\$16,028.70	Approved - Billed to Allowance
3	Credit for drain lines at dewatering building RFI 10, 11 & 13 combined	0		-\$9,250.00	Approved - Billed to Allowance
4	Grit chamber wall height increase	30		\$15,987.28	Approved - Billed to Allowance
5	Increase length of conveyor A-3	0		\$5,612.00	Approved - Billed to Allowance
6	Digester Sludge Removal	0		CO #1 above	
7	Plug valve manhole revisions	0		\$6,132.00	
8	Reuse PS revisions	0		\$3,913.00	
9	Belt Press orientation	0		\$5,417.00	
10	Belt Press system revisions	0		\$2,841.00	
11	Potable water size increase	0		\$5,222.00	
12	Concrete paving #1	14		\$46,445.00	
13	Concrete paving #2	7		\$18,118.00	
14	Concrete paving expansion joints			\$7,497.00	
	<b>TOTAL CHANGE ORDERS APPROVED</b>	90		\$96,553.00	
	<b>TOTAL ALLOWANCES APPROVED</b>	30		\$118,728.54	
	<b>Original Contract Amount</b>			\$5,521,591.00	
	<b>Revised Contract Amount</b>			\$5,618,144.00	









**To:** City Council  
**From:** Jim Holbrooks/Brian Thompson  
**Department:** Electric  
**Date:** 2/13/2023  
**Subject:** Approval to Purchase of Service Bucket Truck

**Budget Account/Project Name:**

**Funding Source:** CIP

**Budget Allocation:** \$162,770

**Budget Available:** \$162,770

**Requested Expense:** \$205,100      **Company of Record:** Fouts Bros., Inc.

**Description:** Requesting approval to purchase a Versalift; VST-36/40/47/52-I Service Bucket Truck.

**Background:** The Electric Dept. has a service bucket in the 2023 CIP budget. Jim and I have found a unit that will fit the needs of the department and it is in stock with Smyrna Truck in Milledgeville. They are the local VersaLift dealer. We have owned VersaLift in the past and they have a good reputation in the industry, with several cities and EMCs using their equipment. This available unit is 25% more than we budgeted, but is available and is a better unit than we normally spec. This unit is on a commercial International chassis, 4-wheel drive, and has a 7' higher working height. We refreshed our quotes with Terex and a less equipped unit is \$50k more and is 28-36 months from delivery. If you have any questions please let me know.

Replacement of 2010 material handling service truck. The current truck will be put into a backup role while the current backup will be turned over to Public Works to evaluate the chassis to see if it can be used.

**Attachment(s): (4)**

- Product Sheet – VST-36/40/47/52-I
- Quote – VST 47
- Product Sheet – SST-37/40-EIH
- Sourcewell

# VST-36/40/47/52-I

## Insulated Articulated/Telescopic Aerial Device

- WORKING HEIGHT:** Up to 56 ft 6 in (17.2 m)
- HORIZONTAL REACH:** 30 ft 9 in (9.4 m)
- PLATFORM CAPACITY:** Up to 600 lbs (272 kg)
- JIB CAPACITY (Optional):** Up to 1000 lbs (454 kg)

**TruGuard<sup>®</sup>**  
**STANDARD**

**JIB &  
 WINCH**  
**OPTIONAL**



VST-47-I shown with Material Handling option.



**VERSALIFT** is a leading global manufacturer of bucket trucks, digger derricks, cable placers and other specialty equipment for use in the power generation, transmission and distribution, investor-owned utility, telecommunications, bridge inspection, light and sign, and forestry industries. Providing equipment sales, service, training, warranty and financing to government agencies, corporations, contractors, co-ops and municipalities through its global network of facilities and distributors, the company employs more than 900 employees worldwide.

# VST-36/40/47/52-I



Insulated Articulated/Telescopic Aerial Device

## GENERAL SPECIFICATIONS:

	VST-36-I	VST-40-I	VST-47-I	VST-52-I
Horizontal Reach	26 ft 2 in (8.0 m)	30 ft 2 in (9.2 m)	30 ft 9 in (9.4 m)	30 ft 4 in (9.2 m)
Max Platform Capacity	600 lbs (272 kg)	600 lbs (272 kg)	600 lbs (272 kg)	600 lbs (272 kg)
Inner Boom Extension	79 in (2.0 m)	103 in (2.6 m)	103 in (2.6 m)	53 in (1.35 m)
Outter/Inner Boom Articulation	-25° to +85°	-25° to +85°	-25° to +85°	-25° to +85°
Lower Boom Articulation	0° to +87°	0° to +87°	0° to +84°	0° to +84°
Rotation	360° Continuous	360° Continuous	360° Continuous	360° Continuous

## WITH STANDARD PEDESTAL:

Ht. to Bottom of Platform	36 ft 4 in (11.1 m)	40 ft 4 in (12.3 m)	46 ft 10 in (14.3 m)	51 ft 6 in (15.7 m)
Working Height	41 ft 4 in (12.6 m)	45 ft 4 in (13.8 m)	51 ft 10 in (15.8 m)	56 ft 6 in (17.2 m)
Stowed Travel Height	10 ft 6 in (3.2 m)	10 ft 6 in (3.2 m)	11 ft 0 in (3.4 m)	11 ft 6 in (3.5 m)
Weight of Lift	3200 lbs (1450 kg)	3300 lbs (1495 kg)	3600 lbs (1630 kg)	3800 lbs (1725 kg)

## INSULATION GAP:

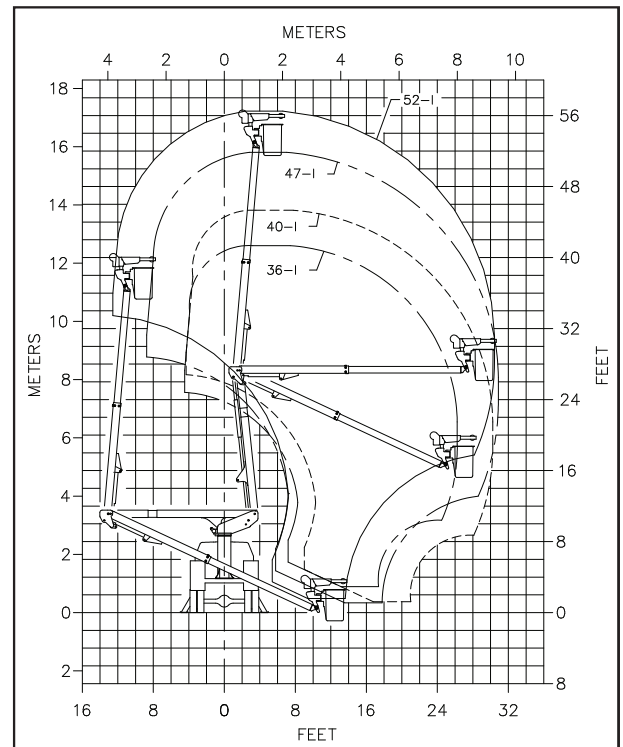
Upper Boom Fully Retracted	46 in (1.2 m)	46 in (1.2 m)	52 in (1.3 m)	52 in (1.3 m)
Upper Boom (Extended 12+ inches)	46 in (1.2 m)	46 in (1.2 m)	64 in (1.6 m)	64 in (1.6 m)
Lower Boom	12 in (305 mm)	12 in (305 mm)	12 in (305 mm)	12 in (305 mm)

## HYDRAULIC SYSTEM:

Operating Pressure	3000 psi (206 bar)
Flow Rate	6 gpm (22.7 lpm)
Filtration	10 micron return 100 mesh suction
System Type	Open Center

## OPTIONS:

- Auxillary Outriggers
- Second Set of Tool Power Ports
- Platform Elevator
- Various Pedestal Heights
- Automatic Boom Latch
- Backup 12-Volt Pump
- Hydraulic Jib/Winch (Reduces Platform Capacity 100 lbs)
- Jib up to 1000 lb (454 kg) capacity



Note: Specifications on units may vary or change without prior notifications due to option selections.



**Alan Berry**  
**Fouts Brothers, Inc**  
**aberry@smyrnatruck.com**

**We are pleased to quote the VERSALIFT VST-47-MHI, insulated 47ft. 4 in (14.4 m) telescopic aerial platform lift, 52ft. 4 in (16.0 m) working height with a horizontal reach of 30 ft. 9 in. (9.4) and to include the following items:**

- Standard platform capacity of 400 lbs.
- **VERSALIFT TruGuard™** dielectric isolating system with right hand single stick control. All control handles are isolated and tested per ANSI 92.2. The high resistive dielectric system is protected from direct environmental and job-related contamination. **TruGuard™** technology incorporates the use of full hydraulic controls with durable metal handles and linkages.
- Hydraulic platform rotator.
- Hydraulic dual arm **articulating** jib pole and winch package for up to 1,000 lbs. (454 kg.) capacity, including insulated jib pole
- 360° continuous rotation including slip rings
- Six GPM (22.7 lpm) open center hydraulic system with a 3000 psi (210 kg/cm<sup>2</sup>) operating pressure
- Side mounted telescopic upper boom allows low stowing of platform. Fiberglass inner boom and patented ELECTROGARD provide insulation gap of 41 inches (1.0 m) fully retracted meeting ANSI A92.2 requirements for Category C 46KV and below.
- Chassis insulating system (fiberglass lower boom insert) providing 12 in. (0.305 m) insulation gap and including accommodations to bridge insulation gap for testing per ANSI 92.2
- ELECTROGARD and inner boom finished with white urethane paint over a white gel coat.
- Non-lube bearings used throughout.
- One set of hydraulic tool outlets with pressure limit valve. Valve can be adjusted from 1000 to 2500 psi.
- Sub frame mounted main A-frame outriggers with pivot feet, two control valves, and a selector valve.
- Auxiliary independent narrow knocks down A Frame outrigger with pivot feet.
- Outrigger boom interlock system for main and auxiliary outriggers
- Integral reservoir with a 17-gallon (64.4 l) capacity and dual sight gauges.
- Side mounted closed heavy-duty one-step 24 in. X 30 in. X 42 in. (0.61m X 0.76m X 1.07m) fiberglass platform including platform liner and vinyl cover.
- Individual full pressure controls at the turret actuate all boom functions and is equipped with a selector valve to override upper controls.
- 12-volt DC backup pump providing power to all boom functions.
- Automatic throttle control.
- Auto boom latch for mounting on inner boom. The rotary auto boom latch works off the lift hydraulic pressure to open and close.
- Standard white urethane paint
- Safety harness and lanyard
- Two operator manuals and service manuals.

**Cab and chassis to the following specifications:**

- 2022 International CV515 4x4 cab and chassis with a CA of 84"
- GVWR: 19,500 lbs. payload.
- International 6.6 diesel engine
- Allison 2700 RDS automatic transmission
- Rear view camera system
- Engine block heater and back up alarm
- 40-gallon fuel tank mounted between frame rails and behind rear axle
- Power windows and keyless remote entry system.
- Air conditioning

- 225/70R19.5 load range G HDR tires
- Radio AM/FM stereo/clock/Bluetooth with 7" touch panel display.
- Painted Winter White.
- Full specifications are available.

**Steel 132" long x 40/48" high x 94" wide service body including the following:**

- 30-inch tread plate platform extension
- LED lighting package installed in tail shelf.
- Cable access step at rear and side access.
- Two (2) chrome grab handles at side access and two (2) pool type grab handles for rear tail shelf.
- Wheel chock storage with pendulum retainers and outrigger pad holders.
- Master door lock hook and loop system on each door with two (2) spring loaded door handles. Excludes 1<sup>st</sup> vertical curbside
- Grey Zolatone paint on the interior of compartments.
  - **48" High Street side compartments as follows**
  - 1<sup>st</sup> Vertical: Two (2) adjustable shelves with dividers and cutout for outrigger
  - 2<sup>nd</sup> Vertical: Two (2) adjustable shelves with dividers
  - Horizontal: Adjustable dividers installed on compartment bottom
  - Rear Vertical: Two (2) adjustable shelves with dividers
  - Hot stick shelf with rear access door.
  - **40" High Curbside compartments as follows**
  - 1<sup>st</sup> Vertical: Two (2) adjustable shelves with dividers and cutout for outrigger
  - 2<sup>nd</sup> Vertical: Grip strut access steps to bed area with removable composite side gate.
  - Horizontal: One (1) adjustable shelf with dividers
  - Rear Vertical: Five (5) fixed material hooks 1-3-1

**Installation to include the following:**

- Install VERSALIFT VST-47-MHI, mounting hardware, PTO and pump.
- Install and paint service body and accessories.
- Install combo pintle hitch, D rings and 7 prong trailer connector.
- Install two (2) amber strobe lights in tail shelf and two (2) strobe lights in front grill.
- Install grounding kit, park brake interlock system, back up alarm and mud flaps.
- Supply outrigger pads, wheel chocks, fire extinguisher, and 3-piece triangle reflector kit.
- The test ride completed unit for one (1) hour.
- Test and certify per ANSI A92.2

**Complete total net price, F.O.B. current location: Milledgeville, GA \$205,100.00**

**\*\*\*This includes all lift, chassis, and body surcharges currently pending on every order from every manufacturer.**

Thanks,

Alan Berry

770-557-5481

Fouts Brothers Inc

Milledgeville, GA

[aberry@smyrnatruck.com](mailto:aberry@smyrnatruck.com)

# SST-37/40-EIH

*Insulated Lightweight Workhorse*

- **WORKING HEIGHT:** Up to 45 ft (13.7 m)  
with Standard Pedestal
- **HORIZONTAL REACH:** Up to 27 ft 9 in (8.5 m)
- **PLATFORM CAPACITY:** Up to 450 lbs (204 kg)

**FULL  
PRESSURE  
HYDRAULIC  
CONTROLS**

**BEST  
IN CLASS  
PAYLOAD**



*SST-40-EIH model shown here.*



# SST-37/40-EIH

Insulated Lightweight Workhorse



## GENERAL SPECIFICATIONS:

(Based on 40 in Frame)

Horizontal Reach 27 ft 9 in (8.5 m)  
Maximum Platform Capacity 450 lbs (204 kg)

## WITH STANDARD PEDESTAL:

Height to Bottom of Platform  
SST-37-EIH 37 ft (11.3 m)  
SST-40-EIH 40 ft (12.2 m)  
Working Height  
SST-37-EIH 42 ft (12.8 m)  
SST-40-EIH 45 ft (13.7 m)  
Stowed Travel Height 10 ft 4 in (3.15 m)

## INSULATION GAP:

Upper Boom Fully Retracted 42 in (1.07 m)  
Lower Boom Insert (optional) 12 in (0.3 m)  
Upper Boom Fully Retracted (w/o Electrogard) 10 in (.25 m)

## HYDRAULIC SYSTEM:

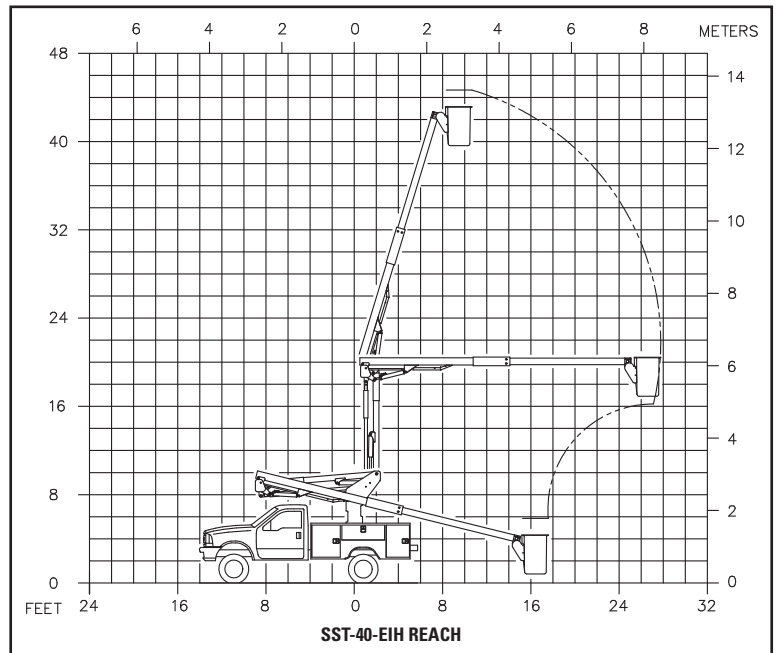
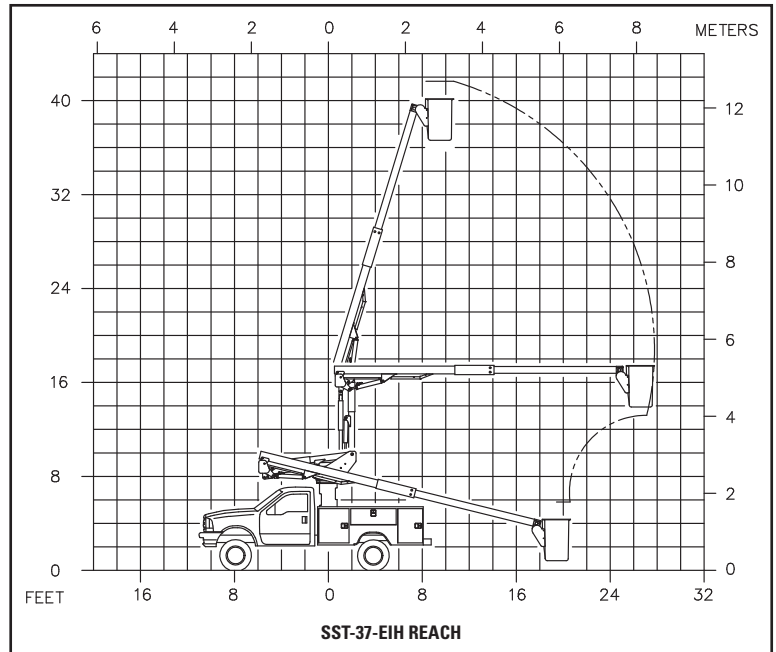
Operating Pressure 2250 psi (155 bar)  
Flow Rate 5 gpm (18.9 lpm)  
System Type Open Center

## BOOM ACTION:

Inner Boom Extension 116 in (2.9 m)  
Outer Boom -14° to +74°  
Lower Boom  
SST-37-EIH -7° to Vertical  
SST-40-EIH -5° to Vertical  
Rotation 370° Non-Continuous

## OPTIONS:

- 4-Axis Controller
- Continuous Rotation
- Rear Torsion Bars
- Independent Outriggers
- Backup 12-Volt Pump
- Engine Throttle Control
- Lift Eye (500 lb max)
- Automatic Boom Latch
- 180° Rotating Platform
- Hydraulic Tool Circuit at the Platform



Note: Specifications on units may vary or change without prior notification due to option selections.

REV. 03/20

**VERSALIFT** is a leading manufacturer of bucket trucks, digger derricks and cable placers. Customers in the electric utility, telecommunications, forestry and sign, light & traffic industries experience a lower true cost of ownership by choosing Versalift. Our equipment is engineered to be lighter, while keeping the designs simple, which provides advantages like less unscheduled maintenance, greater payloads and ease of maintenance. Versalift has the lowest recall rate in the industry making it the smarter and most reliable choice. Versalift aerial lifts are the only units to feature the patented TruGuard® safety system, which provides additional protection to linemen in the bucket. Versalift is a Time Manufacturing Company, and together with Aspen Aerials has more than 1,400 employees worldwide.

## **COOPERATIVE PURCHASING - *How does this work?***

**Cooperative purchasing is “Procurement conducted by, or on behalf of, one or more Public Procurement Units” as defined by the American Bar Association Model Procurement Code for State and Local Governments.**

### **What Sourcewell offers:**

- **Save time and money by purchasing from Sourcewell’s ready-to-use, competitively solicited contracts.**
- **Sourcewell’s procurement process was streamlined by developing RFP’s and IFBs for national, competitive solicitations that meet or exceed local requirements.**
- **Sourcewell’s process is continually refined to best meet the needs of participating agencies and allows Sourcewell to offer exceptional products from nationally acclaimed suppliers.**

## **Sourcewell is Compliant, Competitive and Convenient**

The Sourcewell process is a trusted process that satisfies bid requirements. Competitive contracts offer ceiling-based pricing, volume discounts. There are more than 400 trusted brands under contract with a full catalog of options for a complete solution. Finally, it provides a convenient, no-cost registration process for the bid contracts.



**WORKS FOR YOU.**<sup>™</sup>



**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 2/1/2023  
**Subject:** Preliminary Plat Case #157 – River Pointe – Cedar Ridge Road and Double Springs Church - Road – 298 Lots

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

**Description:**

The developers for the River Pointe single-family residential subdivision located at the southwest corner of Cedar Ridge Road and Double Springs Church Road are requesting approval of a Preliminary Plat. The Preliminary Plat includes 4 total phases and a total of 297 single-family residential lots with 1 amenity lot.

**Background:**

This Preliminary Plat application has been tabled by the City Council since October of 2021 in order to create development agreement to accompany the consideration of the Preliminary Plat. The original Preliminary Plat contained 310 lots. The developer has modified the plat to now include a total of 297 lots. The developer also now proposes to develop the project in 4 phases. Since October 2021, staff has worked with the developer on a proposed development agreement. The development agreement items have been negotiated and completed by the developer and the City staff and is ready for City Council Consideration.

**Recommendation:**

To approve the Preliminary Plat and Development Agreement without conditions.

**Attachment(s):**

- Staff Report
- Application
- Preliminary Plat (Revised November 2022)
- Development Agreement



**Planning  
City of Monroe, Georgia  
PRELIMINARY PLAT REVIEW**

---

**APPLICATION SUMMARY**

**PRELIMINARY PLAT CASE #:** 157

**DATE:** September 10, 2021

**STAFF REPORT BY:** Brad Callender, City Planner

**DEVELOPER:** The Pacific Group

**PROPERTY OWNER:** The Rowell Family Partnership, LLLP & Jane Jay Still

**DESIGN CONSULTANT:** Greyden Engineering

**LOCATION:** Southwest corner of Double Springs Church Road and Cedar Ridge Road

**ACREAGE:** ±200.359

**EXISTING ZONING:** R-1 (Large Lot Residential District)

**EXISTING LAND USE:** Undeveloped

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

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

**DATE OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** September 21, 2021

**CITY COUNCIL:** October 12, 2021

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**PRELIMINARY PLAT REVIEW SUMMARY**

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

1. In the Development Summary, correct the proposed use to read “single-family residential”. (7.2.4(f))
2. Remove “Bronte Lane” and the entrance to the development off Double Springs Church Road. Revise the Preliminary Plat to show an extension of Dickens Lane eastward through the lots shown as Lots 287 and 288 to a new entrance off Cedar Ridge Road. (7.2.4(i))
3. Revise the tables shown on sheets 5, 6, and 7 to include the lot number, total lot area, and lot dimensions for each residential lot in the development. (7.2.4(k))
4. Label all open space tracts. (7.2.4(l))



**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** ("Agreement") is made and entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and among **THE CITY OF MONROE, GEORGIA** (the "City"), and **MERITAGE HOMES OF GEORGIA, INC.**, an Arizona corporation (the "Developer") (the City and Developer, and their respective successors and assigns, are individually referred to in this Agreement as a "Party" and collectively as the "Parties").

RECITALS:

WHEREAS, Developer owns approximately 199.956 acres of land located in the City of Monroe, Walton County, Georgia, as more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (hereinafter referred to as the "Property"); and

WHEREAS, Developer intends to develop the Property into a residential subdivision consisting of up to three hundred ten (310) lots, upon which single-family residential detached homes will be constructed, as more particularly shown on the Revised Preliminary Plat, dated November 23, 2022, attached hereto as Exhibit "B" and by this reference incorporated herein, as the same may be revised from time to time (hereinafter referred to as the "Project"), such Project currently being known as River Pointe Subdivision; and

WHEREAS, in connection with Developer's application for preliminary plat approval for the Project, Developer obtained: (a) that certain revised utility availability letter from the City dated September 14, 2021, attached hereto as Exhibit "C" and by this reference incorporated herein (hereinafter referred to as the "Utility Availability Letter"); and (b) that certain Traffic Impact Study dated April 4, 2022, attached hereto as Exhibit "D" and by this reference incorporated herein (hereinafter referred to as the "Traffic Impact Study"); and

WHEREAS, the Utility Availability Letter provided that the City will be able to serve the Project with sanitary sewer services pending Developer provided infrastructure improvements and extensions including, but not limited to pump station(s), other connecting pump station upgrades, force main installation and/or gravity line(s), and connection to the City's sanitary sewer system via any existing and future appropriate easements within City of Monroe incorporated boundaries and that any additional necessary sewer infrastructure upgrades shall be the responsibility of the Developer in order to operationally connect to the City system; and

WHEREAS, the Utility Availability Letter further provided that the City will be able to serve the Project with water service pending Developer provided infrastructure improvements to ensure adequate pressurization for residential use and for adequate fire flow pressures for fire safety and that any additional necessary water infrastructure upgrades shall be the responsibility of the Developer in order to operationally connect to the City system; and

WHEREAS, the Developer and the City desire to clarify Developer's obligations with respect to: (a) any improvements or upgrades to the City's existing sanitary sewer infrastructure needed to service the Project with adequate sanitary sewer; and (b) any improvements or upgrades

to the City's water system infrastructure needed to service the Project with adequate water service and water pressure; and

WHEREAS, the Developer and the City are understanding of the fluctuations in sanitary sewer infrastructure and water infrastructure materials pricing given current market conditions and agree to a Developer cost contribution for Off-Site Sanitary Sewer Improvements and Off Site Water Improvements (each as hereinafter defined); and

WHEREAS, the City's engineer was provided comments to the Traffic Impact Study pursuant to that certain letter from Keck & Wood, Inc. dated September 7, 2021, a copy of which is attached hereto as Exhibit "E" and by this reference incorporated herein ("City Engineer Letter"), which suggested the following potential mitigation actions be taken to accommodate any additional traffic that might be created as a result of the Project: (a) a potential eastbound right turn lane at SR 11 at Friendship Church Road; (b) a potential roundabout at Double Springs Church Road at Drake Road/Double Springs Church Road Connector; and (c) a potential signal at SR 138/Charlotte Rowell Boulevard at Drake Drive/Double Springs Church Road Connector; and

WHEREAS, the Developer and the City desire to clarify the Developer's obligations with respect to any off-site traffic impact mitigation improvements needed as a result of Developer's development of the Project; and

WHEREAS, the City has requested that Developer develop the Project in phases; and

WHEREAS, the City and Developer desire to clarify Developer's obligation with respect to developing the Project in phases;

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties, intending to be legally bound, do hereby agree as follows:

1. Off-Site Sanitary Sewer Infrastructure and Developer Cost Contribution. The Parties hereby agree that in connection with Developer's development of the Project, Developer shall not be required to: (a) make any improvements or upgrades to the City's existing sanitary sewer infrastructure; (b) install or construct any sanitary sewer infrastructure outside of the boundary of the Property, or (c) make any contributions towards any future improvements or upgrades to the City's existing sanitary sewer infrastructure, except as set forth below with respect to the Developer Off-Site Sanitary Sewer Cost Contribution (hereinafter collectively referred to as the "Off-Site Sanitary Sewer Improvements"), and that the foregoing Off-Site Sanitary Sewer Improvements shall not be a condition to Developer obtaining preliminary plat approval, a land disturbance permit for the Project, building permits for the construction of residential dwellings on lots developed in the Project, or such other permits or approvals needed to be obtained from the City in connection with the development and buildout of the Project. Developer shall only be responsible for constructing and installing those sanitary sewer improvements within the Property needed to tie into and connect to the City's existing sanitary sewer infrastructure (hereinafter referred to as the "On-Site Sewer Improvements"). Developer hereby agrees to pay to the City a contribution in the amount of One Hundred Sixty-Two Thousand Eight Hundred Forty-Two and 31/100 Dollars (\$162,842.31) (the "Developer Off-Site Sanitary Sewer Cost Contribution"), which

may be applied towards any upgrades or improvements to the City's sanitary sewer infrastructure as deemed necessary by the City in its sole discretion. The forgoing cost represents the Developer's total agreed responsibility for the following projects:

- a. Vine Street Lift Station Upgrade: A Developer cost contribution in the amount of Eighty-One Thousand Two Hundred Fifty-Four and 12/100 Dollars (\$81,254.12).
- b. Ammons Bridge Lift Station Upgrade: A Developer cost contribution in the amount of Eighty-One Thousand Five Hundred Eighty-Eight and 19/100 Dollars (\$81,588.19).

Such Developer Off-Site Sanitary Sewer Cost Contribution shall be paid by Developer to the City prior to the recording of the first final subdivision plat for the Project. The City shall provide the Developer with payment instructions and the Developer shall pay such amount to the City within ten (10) days thereafter. The City hereby acknowledges and agrees that the agreement of the Developer to pay the Developer Off-Site Sanitary Sewer Cost Contribution to the City pursuant to the terms of this Agreement shall be deemed full satisfaction of the requirements set forth in the Utility Availability Letter that Developer provide any off-site sanitary sewer infrastructure upgrades in order to operationally connect to the City system. In consideration for Developer's agreement to pay the Developer Off-Site Sanitary Sewer Cost Contribution to the City, the City hereby commits that it will provide the Project with adequate sanitary sewer capacities to service up to three hundred ten (310) residential single-family lots. The above Developer Off-Site Sanitary Sewer Cost Contribution shall be in addition to any On-Site Sewer Improvements costs necessitated by, or associated with the subject development, including, but not limited to on-site collection lines, tap lines, and on-site infrastructure, all to be the responsibility of Developer. In addition, the Developer expressly understands and agrees that the above Developer Off-Site Sanitary Sewer Cost Contribution shall be additional payments to the City above and beyond all regular, normal, customary and then existing waste water and sewer connection and tap fees charged by the City for the connection of the contemplated 310 single family homes, the same to be charged at the then prevailing rates at the time such fees are paid to the City for sewer and waste water connection.

2. Off-Site Water Infrastructure and Developer Cost Contribution. The Parties hereby agree that in connection with Developer's development of the Project, Developer shall not be required to: (a) make any improvements or upgrades to the City's existing water system infrastructure; (b) install or construct any water system infrastructure outside of the boundary of the Property; or (c) make any contributions towards any future improvements or upgrades to the City's existing water system infrastructure, except as set forth below with respect to the Developer Off-Site Water Cost Contribution (hereinafter collectively referred to as the "Off-Site Water Improvements"), and that the foregoing Off-Site Water Improvements shall not be a condition to Developer obtaining preliminary plat approval, a land disturbance permit for the Project, building permits for the construction of residential dwellings on lots developed in the Project, or such other permits or approvals needed to be obtained from the City in connection with the development and buildout of the Project. Developer shall only be responsible for constructing and installing those improvements within the Property needed to tie into and connect to the City's existing water system infrastructure (hereinafter referred to as the "On-Site Water Improvements"). Developer hereby

agrees to pay to the City a contribution in the amount of Three Hundred Three Thousand Six Hundred Forty-Nine and 90/100 Dollars (\$303,649.90) (the "Developer Off-Site Water Cost Contribution"), which may be applied towards any upgrades or improvements to the City's water infrastructure as deemed necessary by the City in its sole discretion. The forgoing cost represents the Developer's total agreed responsibility for the following projects:

- a. Water Main Materials From Property to Georgia Highway 11: A Developer cost contribution in the amount of Three Hundred Three Thousand Six Hundred Forty-Nine and 90/100 Dollars (\$303,649.90).

Such Developer Off-Site Water Cost Contribution shall be paid by Developer to the City prior to the recording of the first final subdivision plat for the Project. The City shall provide the Developer with payment instructions and the Developer shall pay such amount to the City within ten (10) days thereafter. The City hereby acknowledges and agrees that the agreement of the Developer to pay the Developer Off-Site Water Cost Contribution to the City pursuant to the terms of this Agreement shall be deemed full satisfaction of the requirements set forth in the Utility Availability Letter that Developer provide any water infrastructure upgrades in order to operationally connect to the City system and to ensure satisfactory system delivery. In consideration for Developer's agreement to pay the Developer Off-Site Water Cost Contribution to the City, the City hereby commits that it will provide the Project with adequate water service and water pressure to the boundary of the Project to service three hundred ten (310) residential single-family lots and adequate fire flow pressures to service the Project. The above Developer Off-Site Water Cost Contribution shall be in addition to any On-Site Water Improvements costs necessitated by, or associated with the subject development, including, but not limited to on-site water lines, tap lines, and on-site infrastructure, all to be the responsibility of Developer. In addition, the Developer expressly understands and agrees that the above Developer Off-Site Water Cost Contribution shall be additional payments to the City above and beyond all regular, normal, customary and then existing waste water connection and tap fees charged by the City for the connection of the contemplated 310 single family homes, the same to be charged at the then prevailing rates at the time such fees are paid to the City for sewer and waste water connection.

3. Traffic Impact Mitigation Improvements and Developer Traffic Cost Contribution. The Parties hereby agree that in connection with Developer's development of the Project, Developer shall not be required to: (a) make any right-of-way or intersection improvements outside of the boundary of the Property, except as set forth below with respect to the Entrance Improvements; (b) install, construct or implement any traffic calming devices, traffic calming measures, traffic signals, or other traffic related improvements outside of the boundary of the Property; or (c) make any contributions towards any future improvements to any right-of-ways, intersections or traffic calming measures, traffic calming devices, traffic signals, or other traffic related improvements except as set forth below with respect to the Developer Traffic Cost Contribution (hereinafter collectively referred to as the "Off-Site Traffic Improvements"), and that the foregoing Off-Site Traffic Improvements shall not be a condition to Developer obtaining preliminary plat approval, a land disturbance permit for the Project, building permits for the construction of residential dwellings on lots developed in the Project, or such other permits or approvals needed to be obtained from the City in connection with the development and buildout of the Project. Developer shall be responsible for installing deceleration lanes and associated

improvements into any entrance into the Project (hereinafter referred to as the "Entrance Improvements"), as contemplated on the preliminary plat for the Project attached hereto as Exhibit "B" and by this reference incorporated herein. Additionally, Developer hereby agrees to pay to the City a contribution in the amount of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) (hereinafter collectively referred to as the "Developer Traffic Cost Contribution") which may be applied towards any upgrades or improvements to the City's roadway infrastructure as deemed necessary by the City in its sole discretion. The forgoing cost represents the Developer's agreed responsibility for the following projects:

- a. Charlotte Rowell Boulevard Roundabout: A Developer cost contribution in the amount Two Hundred Eighteen Thousand Seven Hundred Fifty and 00/100 Dollars (\$218,750.00) which may be applied toward a potential roundabout or other necessary and proper traffic improvement at Charlotte Rowell Boulevard and Drake Drive.
- b. Double Springs Church Road Roundabout A Developer cost contribution in the amount of Two Hundred Twenty-One Thousand Two Hundred Fifty and 00/100 Dollars (\$221,250.00) which may be applied toward a potential roundabout or other necessary and proper traffic improvement at Double Springs Church Road and Drake Road.
- c. Restriping and Stop Sign Adjustments A Developer cost contribution in the amount of Ten Thousand and 00/100 Dollars (\$10,000.00) which may be applied towards intersection markings, roadway striping, roadway signage, and signal devices or other necessary and proper traffic improvement at Double Springs Church Road and Drake Road.

Such Developer Traffic Cost Contribution shall be paid by Developer to the City prior to the recording of the first final subdivision plat for the Project. The City shall provide the Developer with payment instructions and the Developer shall pay such amount to the City within ten (10) days thereafter. The City hereby acknowledges and agrees that the agreement of the Developer to pay the Developer Traffic Cost Contribution to the City pursuant to the terms of this Agreement shall be deemed full satisfaction of any obligation of Developer to undertake or perform any traffic mitigation measures, including, without limitation, those set forth in the City Engineer Letter, or to make any Off-Site Traffic Improvements.

4. Phasing Plan. In order to assure that the Project will be built-out in phases, and not all at one time, which Developer agrees that the Project will be developed in no less than two (2) phases. The Parties hereby agree that the number of building permits issued for each phase shall be limited to the lot count within each phase following the recording of the final subdivision plat(s) for the Project, being anticipated as approximately forty-seven (47) lots for the first phase, approximately fifty-three (53) lots for the second phase, approximately sixty-nine (69) lots for the third phase and one hundred twenty-eight (128) lots for the final phase. Additionally, the foregoing phases of the Project can be combined in the platting process. Except as set forth hereinabove, there shall be no further limitation on the phasing of the Project or the number of building permits permitted to be issued at any one time.

5. Cooperation of the Parties. The City shall promptly take all actions and enact all resolutions and ordinances as are necessary to fully implement all of the obligations set forth in this Agreement, and all Parties agree to cooperate with a requesting Party to obtain necessary permits and approvals from all governmental authorities and agencies, and shall submit such applications and perform such acts as may be necessary, appropriate, or convenient to implement the intentions of this Agreement. The City agrees that the City shall act in a reasonable manner and will not take any actions or enact any resolutions, ordinances, or executive orders which are contrary to this Agreement. The Parties agree to cooperate with each other in ensuring that the development and construction of the Project proceeds in an orderly fashion.

6. Events of Default. Any of the Parties shall be deemed to be in default of this Agreement if it fails or refuses to comply with the terms and conditions set forth herein for any reason. In the event of a default ("Event of Default"), the non-defaulting party shall give the defaulting party notice of default which shall describe the condition causing the Event of Default in detail. The defaulting party shall then have thirty (30) days from the receipt of notice under this Agreement, to cure the condition causing the Event of Default. If the defaulting party fails to cure the Event of Default within such time period, the non-defaulting party shall have any rights and remedies available at law or in equity to enforce this Agreement. In no event shall any Party have a claim against or be responsible to another Party for consequential or punitive damages. All payments required of a Party under this Agreement which are past due shall, after five (5) business days' written notice and failure to cure, bear interest from the date due until paid at the rate of fifteen percent (15%) per annum. The Parties agree that such interest charge represents a fair and reasonable estimate of the costs that the non-defaulting Party will incur by reason of such late payment. The provision for such interest shall be in addition to all other rights and remedies under this Agreement or at law or in equity and shall not be construed as a penalty.

7. Invalidity. Should any provision of this Agreement be held invalid in whole or in part, it shall not affect or invalidate the balance of such provision or any other provisions.

8. Amendments. This Agreement may not be modified, changed or terminated except by an instrument in writing and signed and executed by all Parties; provided, however, once Rowell no longer owns any portion of the Property, the consent of Rowell to any amendment to this Agreement shall no longer be required.

9. Entire Agreement. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter set forth herein and no representation, promise, warranties, or inducement not included in this Agreement shall be binding upon any party hereto.

10. Notice. All notices, requests, demands, or other communications required to be given hereunder shall be in writing and addressed and delivered by hand or by certified mail or by deposit with an overnight delivery service with document tracking to each Party as set forth below:

City of Monroe  
c/o John Howard, Mayor

215 N. Broad Street  
Monroe, Georgia 30655

with a copy to:  
Paul L. Rosenthal, Esq.  
Preston & Malcom, P.C.  
110 Court Street  
P.O. Box 984  
Monroe, Georgia 30655

Developer: Meritage Homes of Georgia, Inc.  
Attn: Clay Kirkley, Johnathan White  
2 Sun Court, Suite 400, Peachtree Corners, Georgia 30092  
[Clay.Kirkley@meritagehomes.com](mailto:Clay.Kirkley@meritagehomes.com),  
[Johnathan.White@meritagehomes.com](mailto:Johnathan.White@meritagehomes.com)

With a copy to:

Meritage Homes Corporation  
8800 E. Raintree Drive, Suite 300  
Scottsdale, AZ 85260  
Attention: Nicole Boyle  
Telephone: (480) 515-8278  
E-mail: [nicole.boyle@meritagehomes.com](mailto:nicole.boyle@meritagehomes.com)

11. Execution. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts together shall constitute the entire Agreement.

12. No Joint Venture. This Agreement shall not create a partnership, joint venture, or principal and agent relationship between the Parties unless otherwise acknowledged by separate agreement.

13. Termination. This Agreement shall be binding on the Parties and their successors and assigns. This Agreement can only be terminated with the consent of all Parties.

14. Recordation of Agreement. At the request of any Party, the Parties hereby agree to execute and deliver the original of this Agreement or a Memorandum thereof in proper form for recording in the appropriate property or governmental records. The Party requesting recordation shall pay for all costs of preparing the instrument to be recorded, and the recordation costs associated with such instrument.

15. Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

16. No Waiver. Failure of the Parties to insist on compliance with any provision of this Agreement shall not constitute a waiver of the rights of such party subsequently to insist on full and complete compliance with that provision or any other provisions of this Agreement.

17. Captions. Titles or captions of Sections contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend, or describe the scope of this Agreement or the intent of any provision hereof.

18. Successors and Assigns. Neither Party hereto may assign its rights or delegate its obligations hereunder without the prior written consent of the other Party, which consent shall not be unreasonably withheld, delayed or conditioned. Notwithstanding the foregoing, the Developer may assign this Agreement and its rights and obligations hereunder, with notice to the City, but without obtaining the City’s prior written consent, so long as the assignment is to one of the following: (a) a corporation, partnership, limited liability company or other entity that (i) controls, is controlled by, or under common control with Developer or Developer’s parent company (including, without limitation, any partnership in which a general partner is, or any limited liability company whose manager, managing member, administrative member, or majority member is, Developer or Developer’s parent company, or is controlled by or under common control with Developer or Developer’s parent company), or (ii) results from the merger or consolidation with Developer; (b) to a “landbanker” pursuant to a “landbanking” transaction in which the “landbanker” holds the Property as security or pursuant to an option agreement or purchase agreement or similar arrangement whereby Developer has the right to acquire the Property from such landbanker; (c) another homebuilder of equal or greater financial strength as Developer, or the wholly-owned subsidiary of such a homebuilder; or (d) a partnership, limited liability company, or other joint venture company between Developer and (i) one or more of the legal entities described in subparagraph (a); and/or (ii) an institutional or other investor or group of investors that is one of Developer’s landbanking entities, or a partnership, limited liability company, or corporation that is wholly-owned, directly or indirectly, by such investor(s); and/or (iii) a homebuilder or subsidiary thereof as described in clause (c). If Developer assigns its rights under this Agreement pursuant to this Section 18, then unless such assignment is to a landbanker, such an assignment also shall be deemed a delegation of all of Developer’s duties pursuant to this Agreement, and except as otherwise provided in the instrument assigning the same, Developer shall be relieved from all obligations, and the entity to which Developer assigns its rights and delegates its duties under this Agreement shall be bound to perform under this Agreement, including to develop or cause the Property to be developed substantially consistent with the plans attached hereto as Exhibit "F" (the “Current Plans”). The Current Plans have been approved by the Parties as of January 1, 2023, but such Current Plans are subject to change due to development issues and/or any changes to applicable laws, ordinances, rules or regulations that may impact the Current Plans. Subject to the provisions of this Section 18, all of the Parties’ rights, duties, benefits, liabilities, and obligations under this Agreement shall inure to the benefit of, and be binding upon, their respective successors and assigns.

19. Force Majeure. If any Party is delayed, hindered or prevented from the performance of any act required under this Agreement by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, terrorist acts, public health concerns not in the control of such Party (including,



without limitation, epidemic or pandemic), insurrection, the act, failure to act or default of the other party, war or any reason beyond their control, then performance of the act will be excused for the period of the delay and the period for the performance of any such act will be extended for a period equivalent to the period of such delay. If (i) there should arise any permitted delay for which a Party is entitled to delay its performance under this Agreement and (ii) such Party anticipates that such permitted delay will cause a delay in its performance under this Agreement, then such Party agrees to provide written notice to the other Parties of this Agreement of the nature and the anticipated length of such delay. Notwithstanding the foregoing, obligations to make a payment of money will not be subject to this Section 19.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

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

**CITY: THE CITY OF MONROE, GEORGIA**

By: \_\_\_\_\_(SEAL)  
John Howard, Mayor

Attest: \_\_\_\_\_(SEAL)  
Beverly Harrison, Interim City Clerk

Date: \_\_\_\_\_

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

**DEVELOPER: MERITAGE HOMES OF GEORGIA,  
INC., an Arizona Corporation**

By: \_\_\_\_\_  
Clay Kirkley, Vice President of Land  
Development

[CORPORATE SEAL]

Date: \_\_\_\_\_

**SCHEDULE OF EXHIBITS**

- EXHIBIT "A" - Property Description
- EXHIBIT "B" - Revised Preliminary Plat
- EXHIBIT "C" - Utility Availability Letter
- EXHIBIT "D" - Traffic Impact Study
- EXHIBIT "E" - City Engineer Letter
- EXHIBIT "F" - Current Plans

EXHIBIT "A"  
Property Description

All that tract or parcel of land lying in Land Lots 7, 8, 27, 28, and 42 of the Brooks GMD 421 and Town GMD 419, 3rd District, City of Monroe, Walton County, Georgia, as shown on that certain ALTA/NSPS Land Title Survey for The Pacific Group, Inc., a Georgia corporation, and Chicago Title Insurance Company, prepared by Gunnin Land Surveying, bearing the seal of Jesse R. Gunnin, Georgia Registered Land Surveyor No. 3079, dated September 1, 2021, and being more particularly described as follows:

**BEGINNING** at a 1/2” rebar found at the intersection of the southerly right of way of Double Springs Church Road (80’ R/W) and the westerly right of way of Cedar Ridge Road (70’ R/W), said point being the **TRUE POINT OF BEGINNING**.

**FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;**

Thence leaving said intersection and along said right of way of Cedar Ridge Road (70’ R/W) South 10 Degrees 20 Minutes 17 Seconds West a distance of 1,313.84 feet to a 1/2” rebar set at the Land Lot line common to Land Lots 27 and 28, aforesaid district and county;

Thence leaving said right of way and along said Land Lot line South 60 Degrees 43 Minutes 11 Seconds West a distance of 1,018.47 feet to a 5/8” rebar found;

Thence leaving said Land Lot line South 30 Degrees 04 Minutes 02 Seconds East a distance of 497.84 feet, more or less, to a point at the centerline of a stream and ditch;

Thence along said centerline of stream and ditch, following the meanderings thereof, for a distance of 3,127 feet, more or less, to a point (said centerline of stream and ditch being subtended by a tie-line as follows: South 67 Degrees 22 Minutes 12 Seconds West a distance of 2,465.38 feet);

Thence leaving said centerline of stream and ditch South 60 Degrees 36 Minutes 06 Seconds West a distance of 236.46 feet, more or less, to a 1-1/2” open-top pipe found;

Thence South 34 Degrees 55 Minutes 34 Seconds West a distance of 134.14 feet to a point;

Thence South 38 Degrees 09 Minutes 22 Seconds West a distance of 141.95 feet to a 1” open-top pipe found (bent);

Thence South 32 Degrees 14 Minutes 15 Seconds West a distance of 174.94 feet to a 1-1/2” open-top pipe found;

Thence South 20 Degrees 24 Minutes 19 Seconds West a distance of 131.17 feet to a 1-1/4” open-top pipe found (bent);

Thence South 18 Degrees 55 Minutes 31 Seconds West a distance of 211.52 feet, more or less, to a point at the centerline of the Alcovy River;

Thence along said centerline of the Alcovy River, following the meanderings thereof, for a distance of 1,329 feet, more or less, to a point at the centerline of Beaver Dam Creek (said centerline of Alcovy River being subtended by a tie-line as follows: North 26 Degrees 29 Minutes 06 Seconds West a distance of 1,324.87 feet);

Thence along said centerline of Beaver Dam Creek, following the meanderings thereof, for a distance of 294 feet, more or less, to a point at the centerline of a creek branch (said centerline of Beaver Dam Creek being subtended by a tie-line as follows: North 46 Degrees 22 Minutes 31 Seconds East a distance of 268.65 feet);

Thence along said creek branch, following the meanderings thereof, for a distance of 2,095 feet, more or less, to a point (said centerline of creek branch being subtended by a tie line as follows: North 32 Degrees 41 Minutes 39 Seconds East a distance of 1,867.17 feet);

Thence leaving said centerline of creek branch North 30 Degrees 03 Minutes 23 Seconds West a distance of 149.08 feet, more or less, to a 1-1/2" open-top pipe found;

Thence North 59 Degrees 57 Minutes 39 Seconds East a distance of 2,488.26 feet to a 1/2" rebar set;

Thence North 58 Degrees 04 Minutes 35 Seconds East a distance of 296.96 feet to a 1/2" open-top pipe found at the southerly right of way of Double Springs Church Road (80' R/W);

Thence along said right of way the following courses and distances:

South 39 Degrees 23 Minutes 51 Seconds East a distance of 133.64 feet to a point;

Along a curve to the left, an arc distance of 408.57 feet, said curve having a radius of 858.11 feet and being subtended by a chord of 404.72 feet, at South 53 Degrees 01 Minutes 51 Seconds East to a point;

Along a curve to the left, an arc distance of 270.20 feet, said curve having a radius of 5,769.58 feet and being subtended by a chord of 270.18 feet, at South 68 Degrees 00 Minutes 21 Seconds East to a point;

South 69 Degrees 20 Minutes 51 Seconds East a distance of 134.81 feet to a 1/2" rebar found at the intersection of the southerly right of way of Double Springs Church Road (80' R/W) and the westerly right of way of Cedar Ridge Road (70' R/W), said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land containing 199.956 Acres, more or less.

EXHIBIT "B"  
Preliminary Plat

[attached on following pages]

EXHIBIT "C"  
Revised Utility Availability Letter September 14, 2021

[attached on following page]





Post Office Box 1249 • Monroe, Georgia 30655  
Telephone 770-267-7536 • Fax 770-267-2319

John S. Howard, Mayor  
Larry A. Bradley, Vice Mayor

September 14, 2021

Taylor Gallimore  
Greyden Engineering  
12460 Crabapple Rd  
Suite 202-374  
Alpharetta, GA 30004

RE: Parcel #M0290008 – Double Springs Church Rd /Cedar Ridge Rd

Dear Taylor Gallimore:

The City of Monroe will be able to serve a potential development located at parcel number M0290008, which lies within the incorporated boundaries of the city, with the following:

- Sanitary sewer services pending developer provided infrastructure improvements and extensions including but not limited to pump station(s), other connecting pump station upgrades, force main installation and/or gravity line(s), and connection to the City’s sanitary sewer system via any existing and future appropriate easements within City of Monroe incorporated boundaries. All connections and systems must be installed according to City specifications and in accordance with approvals of the City Wastewater Department. Any additional necessary sanitary sewer infrastructure upgrades shall be the responsibility of the developer in order to operationally connect to the City system.
- Water service is available pending developer provided infrastructure improvements to ensure adequate pressurization for residential use and for adequate fire flow pressures. This tract is in an area that has been deemed a low-pressure zone and for further development would require system improvements to be approved by the City Water Department. Any additional necessary water infrastructure upgrades shall be the responsibility of the developer in order to operationally connect to the City system and to ensure satisfactory system delivery.
- Natural Gas service is available.
- Telecommunications services are available.

Logan Propes

City Administrator  
City of Monroe

EXHIBIT "D"  
Traffic Impact Study

[attached on following pages]

EXHIBIT "E"  
City Engineer Letter

[attached on following pages]

EXHIBIT "F"  
Current Plans

[attached on following pages]















# CITY OF MONROE

## DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

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

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

### THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name RIVER POINTE

Project Location DOUBLE SPRINGS CHURCH RD

Proposed Use SUBDIVISION - SINGLE FAMILY      Map/Parcel M0290008

Acreage 200.40      #S/D Lots 310      # Multifamily Units 0      # Bldgs 0

Water(provider) City of Monroe      Sewer(provider) CITY OF MONROE

Property Owner The Rowell Family Partnership & Jane Jay Still      Phone# 678-603-8267

Address P.O. Box 1378      City Monroe      State GA      Zip 30655

Developer The Pacific Group LLC      Phone# 678-603-8267

Address 5755 Dupree Drive      City ATLANTA      State GA      Zip 30327

Designer Greyden Engineering      Phone# 678-910-7169

Address 12460 Crabapple Rd. Ste 202-374      City ALPHARETTA      State GA      Zip 30004

Site Contractor TBD      Phone# \_\_\_\_\_

Address \_\_\_\_\_      City \_\_\_\_\_      State \_\_\_\_\_      Zip \_\_\_\_\_

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

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE OF APPLICANT:       DATE: 8/19/2021



# City of Monroe

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

## MAJOR SUBDIVISION PERMIT

PERMIT #:	157	DESCRIPTION:	310 lots for River Pointe S/D
JOB ADDRESS:	Double Springs Ch Rd	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	R1
ISSUED TO:	Greyden Engineering	CONTRACTOR:	Greyden Engineering
ADDRESS:	12460 Crabapple Rd	ADDRESS:	12460 Crabapple Rd
CITY, STATE ZIP:	Alphretta GA 30004	CITY, STATE ZIP:	Alphretta GA 30004
PHONE:		PHONE:	
PROP. USE:	Residential	DATE ISSUED:	8/24/2021
VALUATION:	\$ 0.00	EXPIRATION:	2/20/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 dadkinson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$6,200.00
<b>FEE TOTAL</b>		\$ 6,200.00
<b>PAYMENTS</b>		\$-6,200.00
<b>BALANCE</b>		\$ 0.00

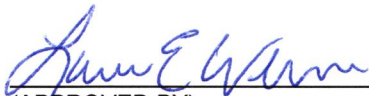
### NOTES:

This application for 310 lots in the proposed River Pointe subdivision will be heard by the Planning and Zoning Commission on September 21, 2021 at 5:30pm and by City Council on October 12, 2021 at 6:00pm. Both meetings will be held at 215 N. Broad St Monroe, GA 30655

**NOTICE**

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

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

  
\_\_\_\_\_  
(APPROVED BY)

8/24/2021  
DATE



215 North Broad Street  
Monroe, GA 30655  
Tel (770) 267-3429  
Fax (770) 267-3698

Receipt Number: R00265891

93

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 8/24/2021 3:52:02 PM

**Transaction Code: BP - Building Projects Payment**

**Name: Greyden Engineering** **\$6,200.00**

**Total Balance Due:** **\$6,200.00**

Payment Method: Check Payn Reference: 0854/0860

Amount: \$6,200.00

**Total Payment Received:** **\$6,200.00**

**Change:** **\$0.00**



September 7, 2021

Mr. Brad Callender  
City Planner  
City of Monroe  
215 N Broad Street  
Monroe, Georgia 30655

Re: Proposed River Pointe Residential Subdivision  
Traffic Study Review No. 1  
K&W Project No. 211070

Dear Mr. Callender:

As requested, I have reviewed the Traffic Impact Study for the proposed River Pointe Residential Subdivision to be located along the south side of Double Springs Church Road and along the west side of Cedar Ridge Road. The study was prepared for Greyden Engineering, Inc by Mark R. Acampora, PE, LLC. My comments are as follows:

**General:**

1. Appendix B has a footer naming the methodology for the “Enclave at Monroe” subdivision. Is this for a different subdivision in Monroe, or has the name of this one changed? Same for the Synchro printouts in Appendix C.
2. GDOT Project S015009 along SR 11 is currently underway and should be detailed in Programmed Improvements Section along with PI0015576 along SR 138 which was mentioned in the report with no detail.
3. On page 9, the new ramp from GA 138 is on to westbound US 78, not US 29.
4. Show figure of volumes modeled for 2026 Background No-Build scenario to aid in understanding proposed volume growth and volume shifts due to other projects.
5. Remove the access point on Double Springs Church Road closest to Cedar Ridge Road.
6. Show 95<sup>th</sup> percentile queue length table for all intersections and approaches necessary for the Existing, No Build and Build scenarios.

**Intersections:**

7. Recommend studying the intersection of US 78 at Cedar Ridge Road as part of traffic study and adjusting trip distribution based on potential for traffic to utilize Cedar Ridge Road.

**Volumes:**

8. No 24-hour volume count was completed along SR 11 near the existing Georgia Department of Transportation Count station north of SR 138 in order to complete the COVID volume check now required by GDOT and recommended statewide.
9. Historical traffic counts from GDOT count stations to develop growth rate should be verified. 15 years of data should be utilized in developing growth rates based on standards for exponential regression methods. GDOT standard growth rate methodology should be applied to calculating this growth rate and methodology used for this calculation needs to be shown in the report or the appendix. Not applying any growth to the State Route traffic is not feasible for the 2026 background volumes. Standard growth rate of 2% minimum should be applied to those volumes.

Mr. Brad Callender  
September 7, 2021  
Page 2 of 2

**Modeling:**

10. Verify that existing signal timings (including clearances) for the SR 11 at SR 138 traffic signal were utilized for the existing conditions operational analysis. Detail methodology for analyzing Double Springs Church Road as signalized for the AM Peak, i.e. assumed cycle length, splits, clearances, etc.
11. Operational Analysis was completed in Synchro 10, which has known issues with modeling unsignalized intersections. Recommend modeling in the latest Synchro version (Synchro 11 with new software patch) or modeling unsignalized intersections in HCS software.
12. 2026 Background No-Build models should be updated with adjusted volumes per previous comments.

**Mitigation:**

13. SR 11 at Friendship Church Road – an eastbound right turn lane should be looked at as mitigation for the LOS E/F on the side street at this intersection.
14. Double Springs Church Road at Drake Road – 2026 volumes without project show an acceptable level of service. 2026 with project take that acceptable level of service and degrade it to LOS E for northbound and southbound approaches. The developer should analyze and propose mitigation for this impact to the intersection. Sidra or GDOT Roundabout Analysis Tool should be utilized in assessing operations for the potential roundabout.
15. SR 138 at Drake Drive – Developer should complete signal warrant analysis and GDOT's Intersection Control Evaluation process to determine needed mitigation for the intersection.

I have retained one copy of the study provided for review in the event there are questions. The developer should be made aware that this review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Sincerely,  
**KECK & WOOD, INC.**



Rob Jacquette, PE, PTOE  
Vice President

CC: Sam Serio, PE (Keck+Wood)

# Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed residential subdivision, including a site description, how much traffic the project will generate, and where that traffic will travel.

## Project Description

The proposed development consists of 310 single family houses. One full movement access will be provided on the west side of Cedar Ridge Road and two full movement accesses will be provided on the south side of Double Springs Church Road. The site plan is presented in Figure 4.

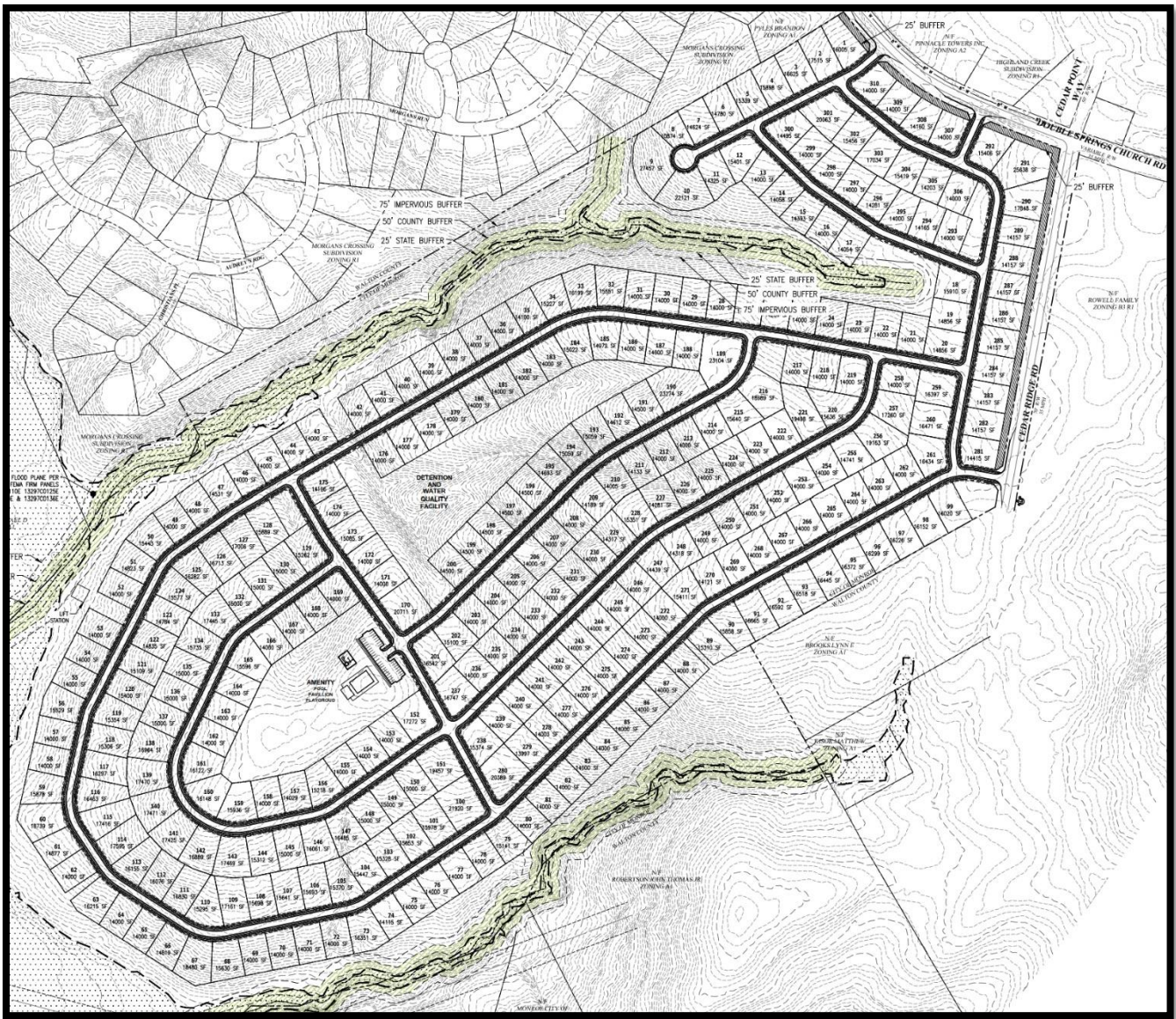


Figure 4 – Site Plan



## Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the proposed subdivision was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition with Supplement* (the current edition). The trip generation for the subdivision used ITE Land Use 210 – Single-Family Detached Housing. The trip generation for the project is presented in Table 4.

**Table 4 – Proposed River Pointe Subdivision Trip Generation**

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Housing	210	310 houses	56	169	225	190	111	301	1,472	1,472	2,944

The proposed subdivision will generate 225 new trips in the a.m. peak hour, 301 new trips in the p.m. peak hour, and 2,944 new daily trips.

## Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the residential development were developed based on the locations and proximity of likely trip origins and destinations, such as employment centers, retail and offices, and schools in the area. The new project trips, shown in Table 4, were assigned to the roadway network based on the distribution percentages. The trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the proposed subdivision are shown in Figure 5.



### Future Traffic Conditions

The future build volumes consist of the no-build volumes plus the trips that will be generated by the proposed subdivision. The future volumes are shown in Figure 6.

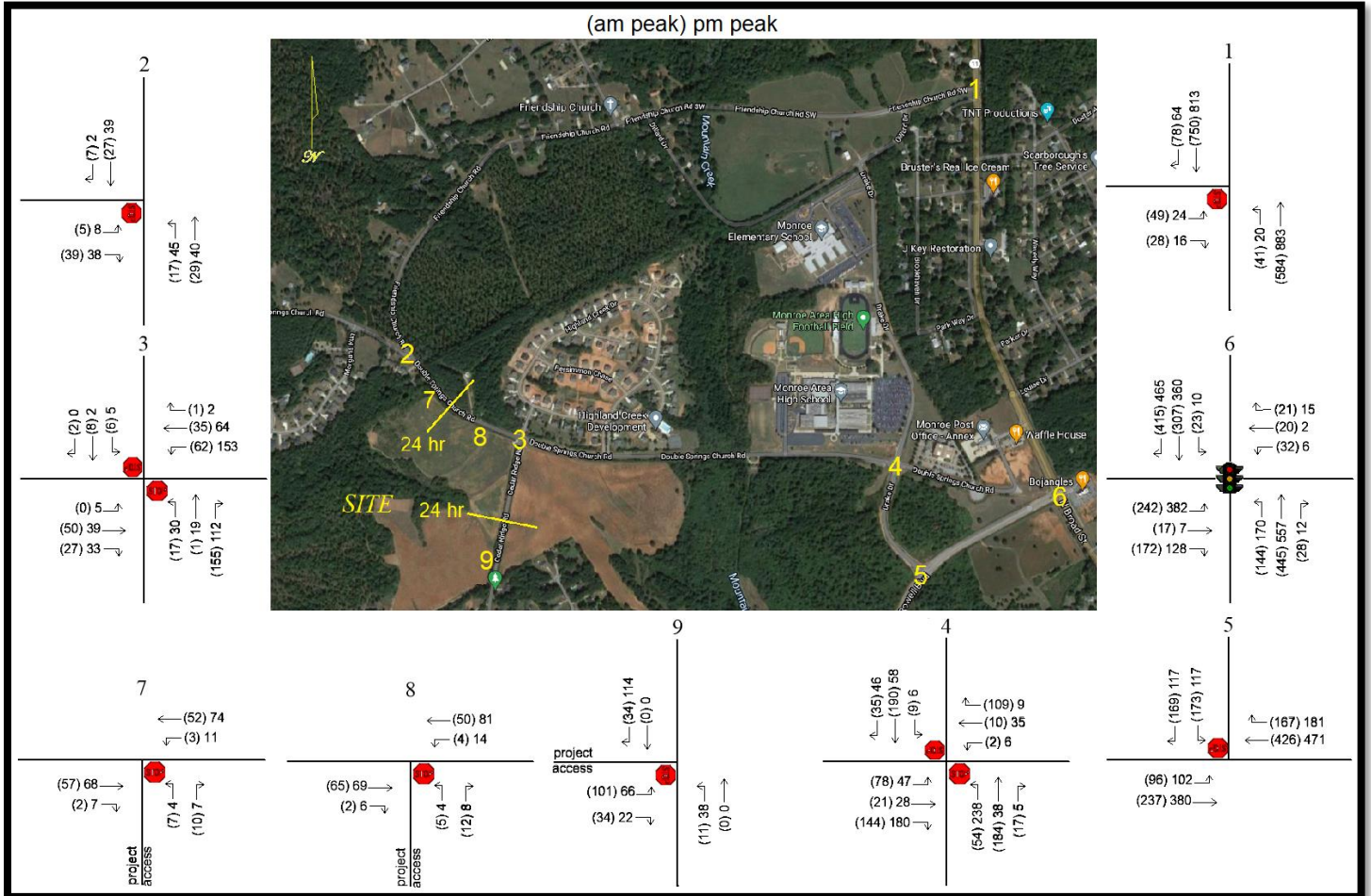


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

### Auxiliary Lanes at Project Accesses

The layout of the site will make the project access on Cedar Ridge Road function as the main access, and the higher volumes will enter and exit at that location. It is recommended that a southbound right turn lane be built on Cedar Ridge Road to serve this access. A northbound left turn lane is not considered essential due to the moderate through volumes on Cedar Ridge Road. Based on the exiting volumes, it is recommended that separate left and right turn lanes be built exiting the project here, with at least one inbound lane. The exiting approach should be controlled by side street stop sign and accompanying stop bar.

The project accesses on Double Springs Church Road will see more moderate volumes and, therefore, exclusive left and right turn lanes are not necessary for acceptable operations. These accesses should each be built with one entering and one exiting lane and the exiting approaches should be controlled by side street stop sign and accompanying stop bar.

### Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out, at the study intersections. Table 5 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for the overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 5 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. GA 11 at Friendship Church Rd	A	9.6	A	1.8
northbound left turn	B	10.1	A	10.0
eastbound approach	<b>F</b>	<b>119.7</b>	<b>F</b>	<b>63.2</b>
2. Dbl Springs Church Rd at Friendship Church Rd	A	4.7	A	4.4
northbound left turn	A	7.4	A	7.5
eastbound approach	A	9.0	A	9.1
3. Dbl Springs Church Rd at Cedar Ridge Rd / Cedar Pt Way	A	6.6	A	7.7
northbound approach	B	10.3	B	13.2
southbound approach	B	12.8	C	17.5
eastbound left turn	A	7.3	A	7.4
westbound left turn	A	7.6	A	7.8
4. Dbl Springs Church Rd at Drake Dr	D*	52.5	B	11.0
northbound left/through	<b>E</b>	<b>58.1</b>	C	22.4
northbound right turn	<b>E</b>	<b>58.1</b>	A	8.5
southbound left/through	<b>E</b>	<b>65.2</b>	B	14.5
southbound right turn	<b>E</b>	<b>65.2</b>	A	9.0
eastbound left turn	D	37.2	A	7.6
westbound left turn	D	40.9	A	7.8
5. GA 138 at Drake Dr	A	9.0	A	6.6
southbound left turn	<b>E</b>	<b>48.4</b>	<b>F</b>	<b>51.9</b>
southbound right turn	B	13.8	B	13.4
eastbound left turn	A	9.5	A	9.7
6. GA 11 at GA 138 / Bojangles Access	B	18.4	C	24.9
northbound approach	B	10.6	B	15.9
southbound approach	C	24.7	D	35.0
eastbound approach	B	19.3	C	22.6
westbound approach	B	16.7	B	15.2
7. Dbl Springs Church Rd at Project West Access	A	2.4	A	2.2
northbound approach (exiting project)	A	9.1	A	9.3
westbound left turn (entering project)	A	7.4	A	7.4
8. Dbl Springs Church Rd at Project East Access	A	2.4	A	2.2
northbound approach (exiting project)	A	9.1	A	9.3
westbound left turn (entering project)	A	7.4	A	7.4
9. Cedar Ridge Rd at Project Access	A	4.5	A	3.0
northbound left turn (entering project)	A	7.5	A	7.8
eastbound left turn (exiting project)	B	10.6	B	11.4
eastbound right turn (exiting project)	A	8.9	A	8.8

\*intersection controlled by police and modeled as signal control in the a.m. peak

The future analysis reveals operations comparable to the no-build condition at most locations. However, there will be some deterioration at a few key locations:

At the GA 11 / Friendship Church intersection, the side street approach will drop to LOS F in the p.m. (it dropped to LOS F in the a.m. in the no-build). The volumes will continue to be unlikely sufficient to satisfy any volume-based warrants for signalization. No mitigation is identified here.

The delays at the Double Springs Church / Drake intersection are present in the morning peak due to a convergence of normal heavy morning traffic, coupled with the heavy school arrival / drop off traffic. This peaking is very acute and a police officer controls this intersection in the morning. A change in control here merits consideration. Options that would operate well include 1) changing the side street stop control to the Double Springs Church Road approaches and allowing the northbound and southbound approaches to be uncontrolled, 2) changing the control to an all-way stop, or 3) installing a roundabout. It is recommended that these options be investigated further by the City.

The side street delays on Drake at GA 138 will increase and by the future condition, this intersection merits consideration for signalization. In order to pursue signalization, a signal warrant analysis would be required to evaluate the criteria for signalization set forth in the Federal Highway Administration's *Manual on Uniform Traffic Control Devices* (MUTCD). These are the standards required by the Georgia DOT for signalization on state routes.

The two other study intersections and all project accesses are expected to operate well in the future condition. No mitigation is recommended at these locations other than the lane configuration and control recommended, above, for each access.

## Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential subdivision in the City of Monroe, Walton County, Georgia. The site is located along the south side of Double Springs Church Road and the west side of Cedar Ridge Road, with one proposed access on Cedar Ridge Road and two proposed accesses on Double Springs Church Road. The site will be developed with 310 single-family homes. The following are the findings and recommendations of this study:

1. The existing analysis reveals generally acceptable traffic operations at the study intersections. Two locations experience high delays, the eastbound approach from Friendship Church Road at GA 11 and the southbound left turn from Drake Drive at GA 138. Both intersections are considered a weak candidates for signalization at the present time. Therefore, no mitigation is identified for the existing condition.
2. Traffic volume growth trends in this area have been flat on the state routes and positive and moderate on the local roads, and this is expected to continue into the future.
3. A programmed infrastructure project that will effect traffic patterns and volumes in this area is the construction of a new ramp from southbound GA 138 to westbound US 78. This ramp will increase the westbound through volume on GA 138, which will tend to increase delays at the GA 138 / Drake intersection. However, these delays will be generally offset by the shift in volumes from the more-challenging southbound left turn to the easier right turn from Drake.
4. No-build operations at the study intersections will be comparable to the existing. Therefore, no mitigation is identified for the no-build condition.
5. The proposed subdivision will generate 225 new trips in the a.m. peak hour, 301 new trips in the p.m. peak hour, and 2,944 new daily trips.
6. The future analysis reveals operations comparable to the no-build condition at most locations.
  - a. At the GA 11 / Friendship Church intersection, the side street approach will drop to LOS F in the p.m. (it dropped to LOS F in the a.m. in the no-build). The volumes will continue to be unlikely sufficient to satisfy any volume-based warrants for signalization. No mitigation is identified here.
  - b. At the Double Springs Church / Drake intersection, a change in control merits consideration. Options that would operate well include 1) changing the side street stop control to the Double Springs Church Road approaches and allowing the northbound and southbound approaches to be uncontrolled, 2) changing the control to an all-way stop, or 3) installing a roundabout. It is recommended that these options be investigated further by the City.
  - c. The GA 138 / Drake intersection merits consideration for signalization by the future condition. A signal warrant analysis would be required to determine if and when signalization is appropriate.

- d. The two other study intersections and all project accesses are expected to operate well in the future condition. No mitigation is recommended at these locations other than the lane configuration and control recommended for each access.
7. The project access on Cedar Ridge Road will function as the main access, and the higher volumes will enter and exit at that location. It is recommended that a southbound right turn lane be built on Cedar Ridge Road to serve this access. A northbound left turn lane is not considered essential due to the moderate through volumes on Cedar Ridge Road. Based on the exiting volumes, it is recommended that separate left and right turn lanes be built exiting the project here, with at least one inbound lane. The exiting approach should be controlled by side street stop sign and accompanying stop bar.
8. The project accesses on Double Springs Church Road will see more moderate volumes and, therefore, exclusive left and right turn lanes are not necessary for acceptable operations. The accesses should each be built with one entering and one exiting lane and the exiting approaches should be controlled by side street stop sign and accompanying stop bar.
9. The project civil engineer should comply with applicable access design standards including sight distances, driveway spacing, turn lane storage and taper lengths, turn radii, roadway widths, and grades.



August 19th, 2021

Brad Callener  
City Planner  
City of Monroe  
215 N Broad Street  
Monroe, GA 30655

### **River Pointe Impact Study**

This data was gathered to present the impacts of a proposed 310 lot subdivision located in the City of Monroe. The subdivision will be located at the SW quadrant of the intersection of Double Springs Church Road and Cedar Ridge Road.

#### **Project Information:**

Subdivision Name: River Pointe  
Zoning: R1  
Proposed Lots: 310

#### **Water Usage:**

Rate: 400 GPD/Unit (EPD standard)  
Usage:  $400 \times 310 = 124,000 \text{ GPD} = 0.124 \text{ MGD}$

#### **Waste Water Disposal:**

Rate: 400 GPD/Unit (EPD standard)  
Usage:  $400 \times 310 = 124,000 \text{ GPD} = 0.124 \text{ MGD}$

#### **School Student Impact:**

Rate: 0.725 students per household (Metro Atlanta Standard)  
Generation:  $0.725 \times 310 = 225 \text{ students}$

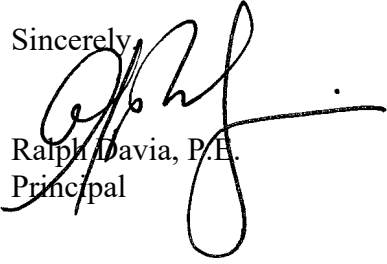
#### **Solid Waste Disposal:**

Rate: 20 lbs/unit per day (EPD Standard)  
Generation:  $20 \times 310 = 6,200 \text{ lbs/day}$  or 1132 ton/year

#### **Traffic Study: See attached**

Please do not hesitate to call me at 770-355-8070 should you require any additional information.

Sincerely,

  
Ralph Davia, P.E.  
Principal

**CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICER:**

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE.

SIGNATURE OF AUTHORIZED AGENT/OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**AUTHORIZATION STATEMENT:**

I HEREBY SUBMIT THIS PRELIMINARY PLAT AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

SIGNATURE OF AUTHORIZED AGENT/OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:**

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE PLANNING COMMISSION. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_, CHAIRMAN

BY: \_\_\_\_\_, SECRETARY

**CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:**

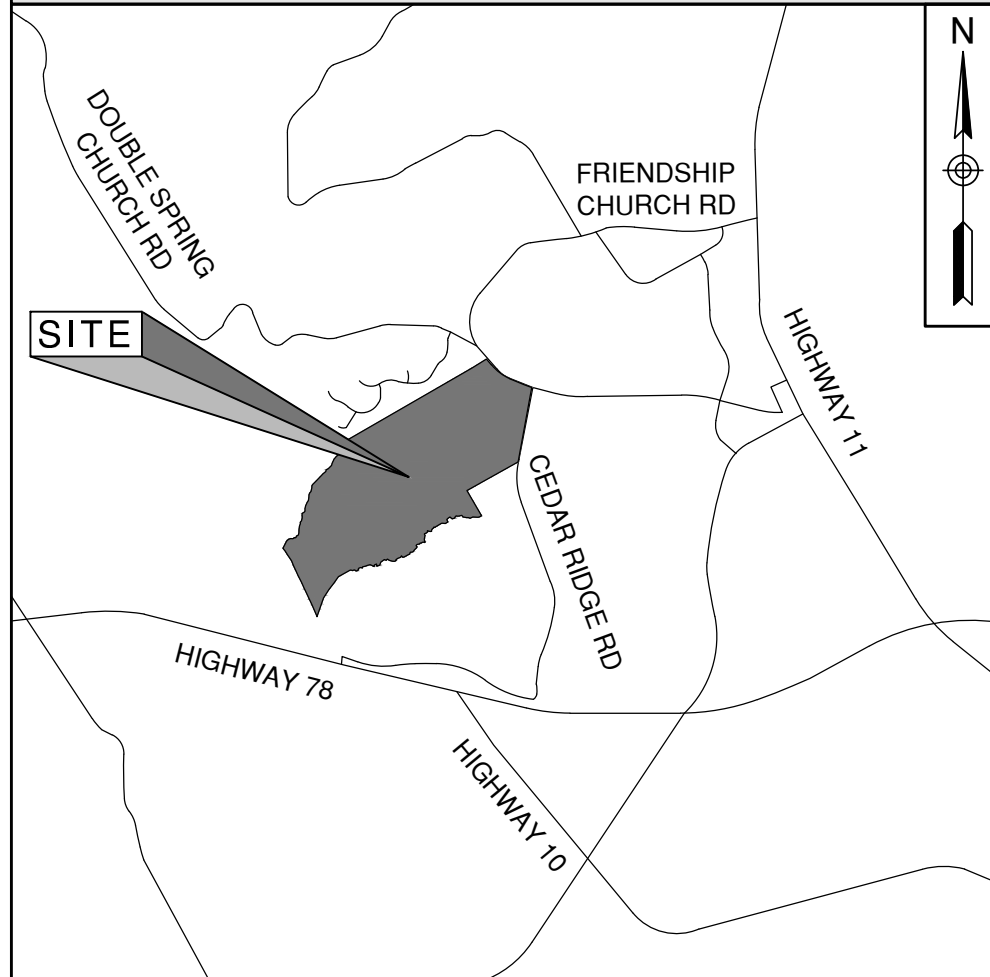
THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_, MAYOR

BY: \_\_\_\_\_, CITY CLERK

**SITE MAP**



**UTILITY STATEMENT:**

WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE IRON WATER MAINS WILL BE USED THROUGHOUT THE SUBDIVISION.  
SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

**SITE ADDRESS:**

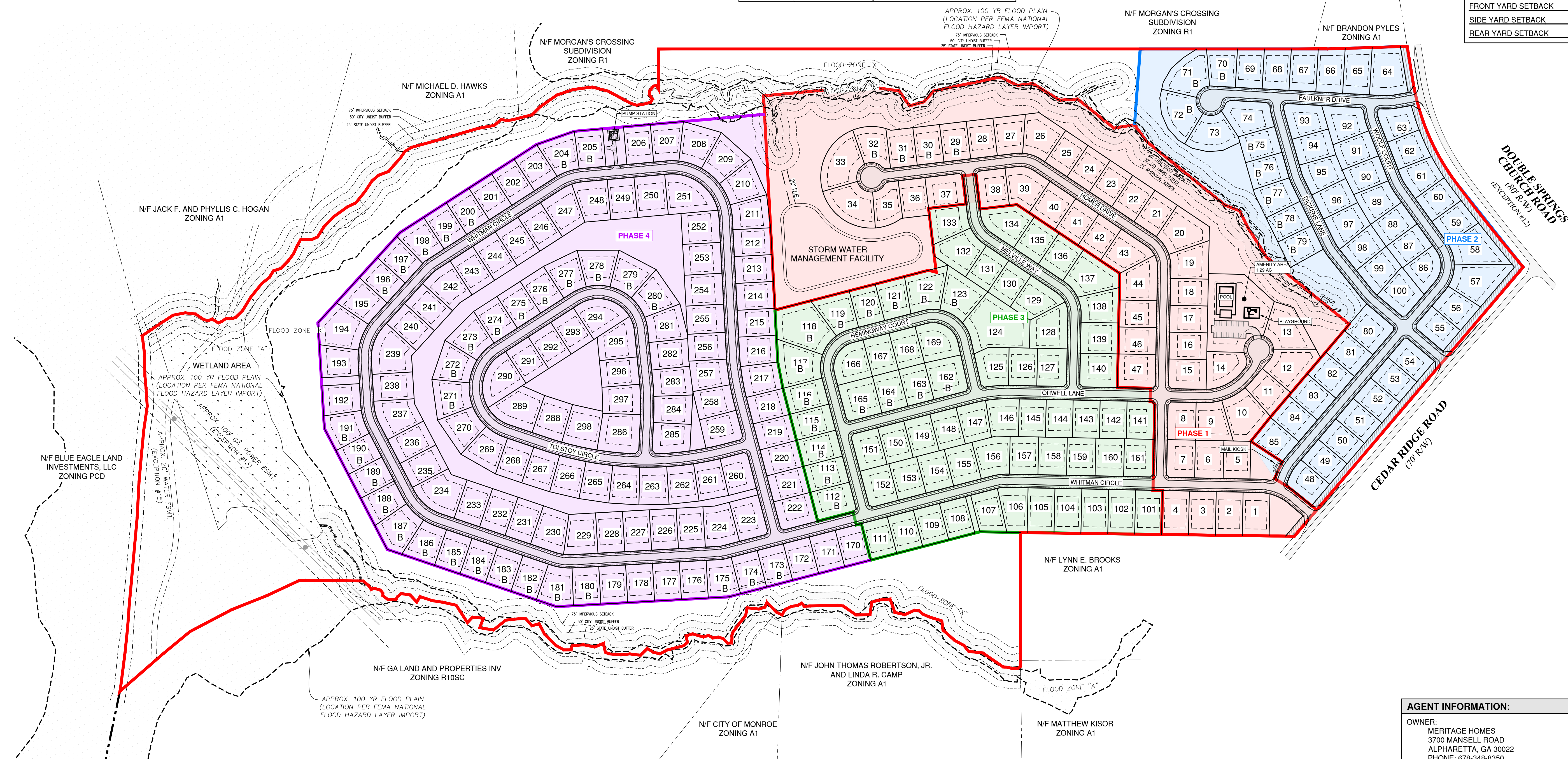
- DOUBLE SPRINGS CHURCH ROAD
- PARCEL ID #M0290008
- LAND LOT 7, 8, 27, 28, & 42
- 3rd DISTRICT
- BROOKS GMD 421 & TOWN GMD 419
- CITY OF MONROE
- WALTON COUNTY, GEORGIA

**ZONING NOTES:**

SITE ZONING (TOTAL AREA = ±199.956 AC)	R1
<b>ZONING REQUIREMENTS</b>	<b>REQUIRED</b>
MINIMUM LOT SIZE	14,000 SQFT
MAXIMUM DENSITY	3.0 UPA
PROPOSED DENSITY	1.49 UPA (297 U/ 199.956 AC)
PROPOSED LOTS	298
SMALLEST LOT	14,000 SF
MAX LOT COVERAGE	40%
MINIMUM LOT WIDTH AT BUILDING LINE	100 FT
MINIMUM LOT FRONTAGE	75 FT
REQUIRED OPEN SPACE	15% OR 30.01 AC
PROPOSED OPEN SPACE	35.0% OR 69.9 AC
PROPOSED STREET WIDTH	28 FT BOC-BOC
PROPOSED ROW	50 FT
BUILDING HEIGHT, MAX	35 FT
BUILDING FLOOR AREA, MIN. SQFT	1,600 SQ FT
BUILDING WIDTH, MIN.	24 FT
<b>BUILDING SETBACKS</b>	<b>REQUIRED</b>
FRONT YARD SETBACK	30 FT
SIDE YARD SETBACK	10 FT
REAR YARD SETBACK	25 FT

**PHASES NOTE:**

PHASE	AREA	PROPOSED LOTS
PHASE 1	36.62 AC	47
PHASE 2	26.91 AC	53
PHASE 3	31.16 AC	69
PHASE 4	60.71 AC	128

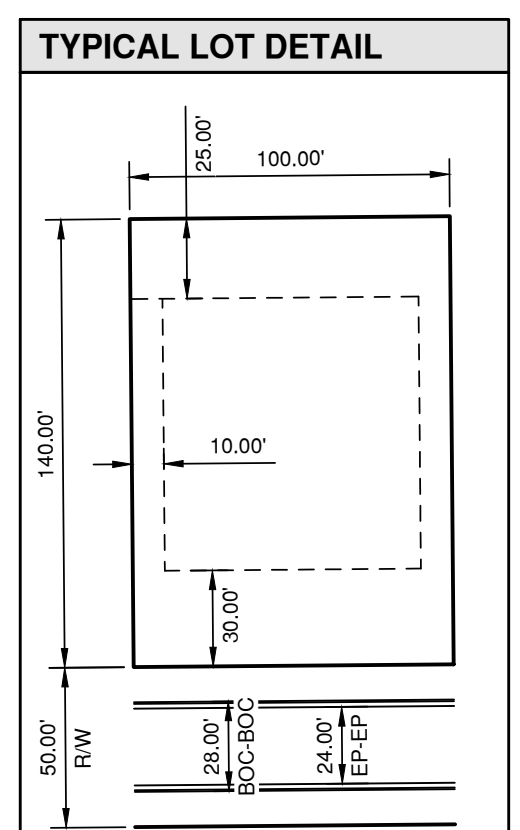


**AGENT INFORMATION:**

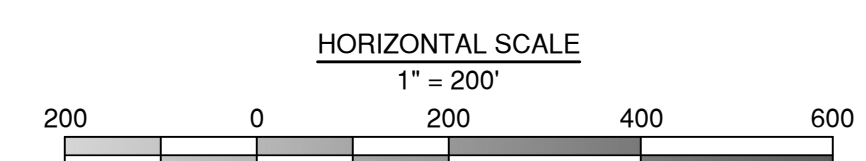
OWNER:  
MERITAGE HOMES  
3700 MANSELL ROAD  
ALPHARETTA, GA 30022  
PHONE: 678-348-8350

SURVEYOR:  
GREYDEN ENGINEERING  
12460 CRABAPPLE ROAD, SUITE 202-374  
ALPHARETTA, GA, 30004  
PHONE: 770-573-4801

ENGINEER:  
MAXWELL-REDDICK AND ASSOCIATES, INC.  
40 JOE KENNEDY BLVD  
STATESBORO, GA, 30458  
PHONE: 912-489-7112



**FLOODPLAIN NOTE:**  
FLOODPLAIN INFORMATION WAS OBTAINED FROM SURVEY BY GUNNIN LAND SURVEYING DATED OCT. 5, 2021.



**DATA SOURCE NOTE:**  
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2500 NORTHWINDS PKWY.  
SUITE 300  
ALPHARETTA, GA 30009  
(404)593-1618 OFFICE  
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REVISIONS:  
2021-11-09 ADDRESSED CITY COMMENTS  
2021-11-09 ADDRESSED CITY COMMENTS

RIVER POINTE  
PRELIMINARY PLAT  
LAND LOT 7, 8, 27, 28 & 24, 3rd DISTRICT  
BROOKS GMD 421 & TOWN GMD 419  
CITY OF MONROE, GA

**OVERALL SITE LAYOUT PLAN**

DESIGNED: THR  
DRAWN BY: THR  
CHECKED: THR

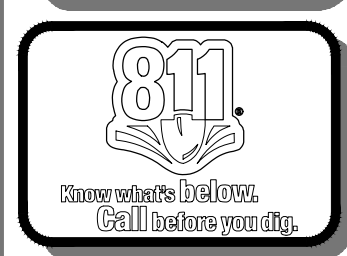
DATE: OCT. 3, 2022

JOB NO.: 2021-234

SCALE: AS SHOWN

DRAWING NUMBER  
**C1.0**  
SHEET NUMBER 1

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REVISIONS:

NO.	DATE	DESCRIPTION
1	2021-10-05	ADDED CITY COMMENTS
2	2021-10-05	ADDED CITY COMMENTS

RIVER POINTE  
PRELIMINARY PLAT  
LAND LOT 7, 8, 27, 28 & 24, 3rd DISTRICT  
BROOKS GMD 421 & TOWN GMD 419  
CITY OF MONROE, LA  
PROPOSED SITE LAYOUT - 1

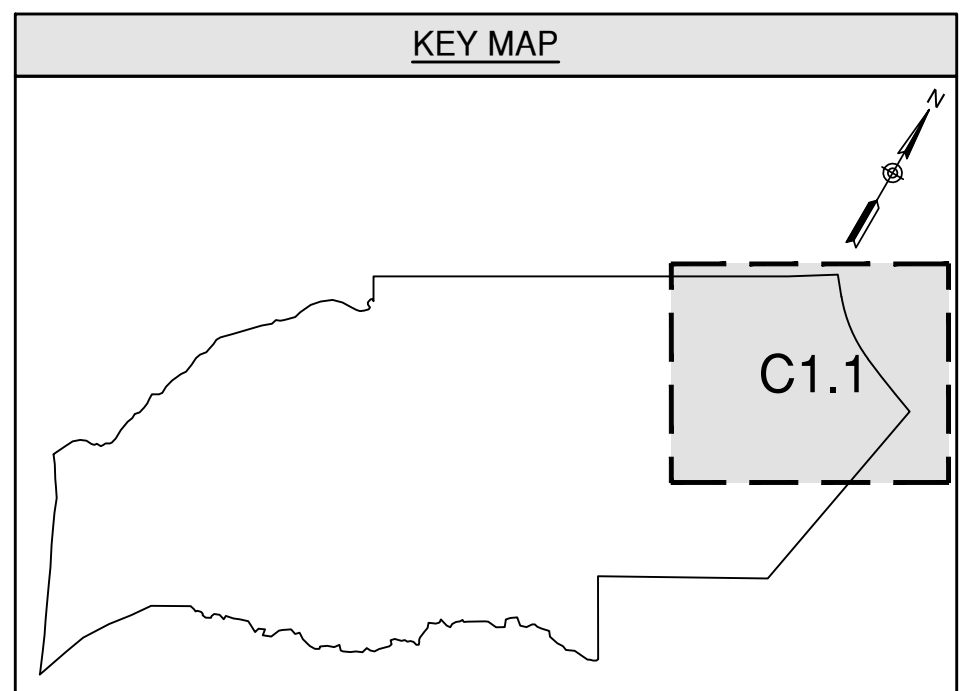
DESIGNED	DRAWN BY	CHECKED
	THR	

DATE: OCT. 3, 2022  
JOB NO.: 2021-234  
SCALE: AS SHOWN

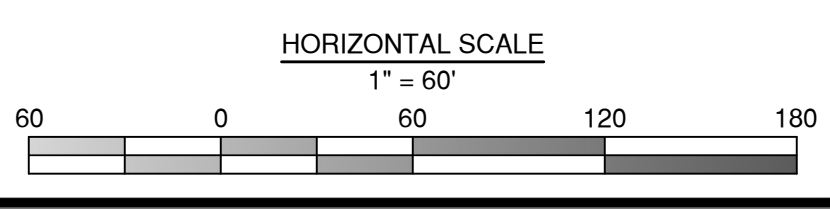
DRAWING NUMBER  
**C1.1**  
SHEET NUMBER 2



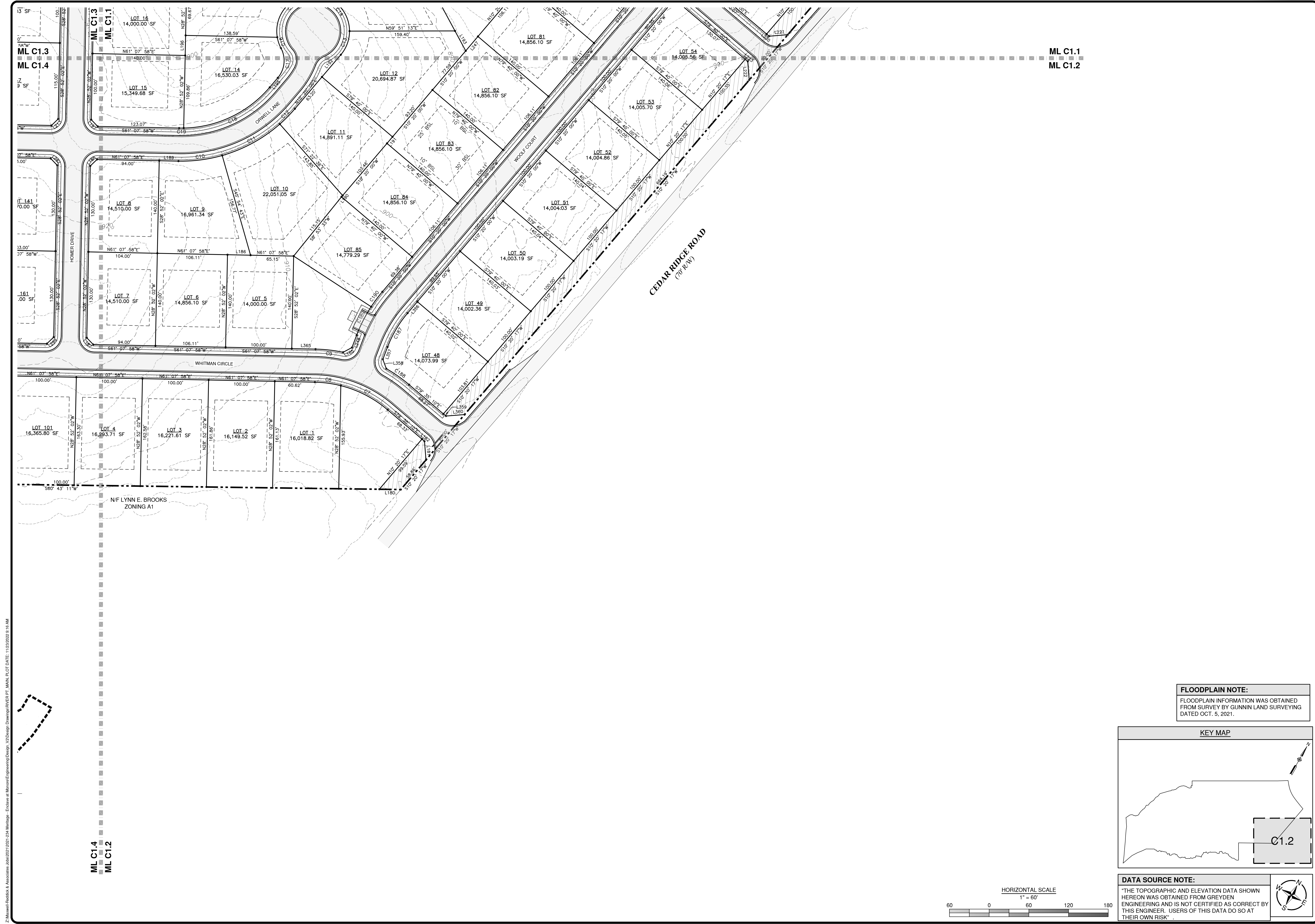
**FLOODPLAIN NOTE:**  
FLOODPLAIN INFORMATION WAS OBTAINED FROM SURVEY BY GUNNING LAND SURVEYING DATED OCT. 5, 2021.



**DATA SOURCE NOTE:**  
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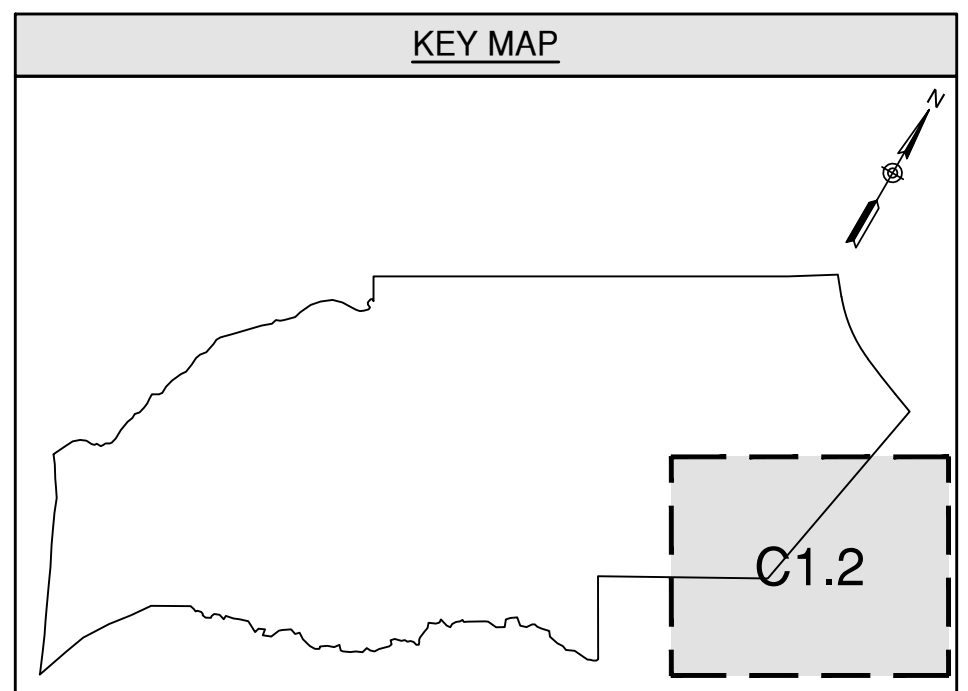
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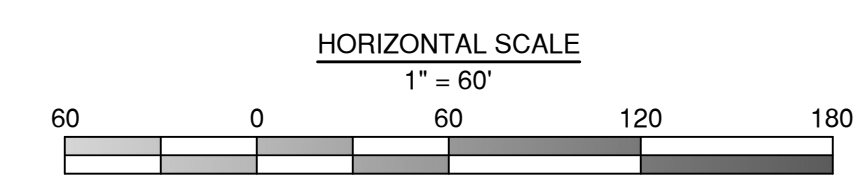
ML C1.1  
ML C1.2

ML C1.4  
ML C1.2

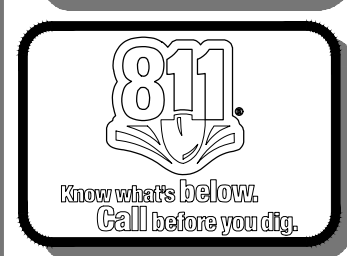
**FLOODPLAIN NOTE:**  
FLOODPLAIN INFORMATION WAS OBTAINED FROM SURVEY BY GUNNIN LAND SURVEYING DATED OCT. 5, 2021.



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NO.	DATE	DESCRIPTION
1	2022-11-09	ADDRESSED CITY COMMENTS
2	2022-11-09	ADDRESSED CITY COMMENTS

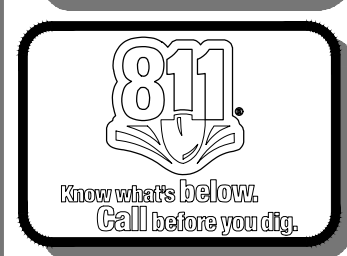
RIVER POINTE  
PRELIMINARY PLAT  
LAND LOT 7, 8, 27, 28 & 24, 3rd DISTRICT  
BROOKS GMD 421 & TOWN GMD 419  
CITY OF MONROE, LA  
**PROPOSED SITE LAYOUT - 2**

DESIGNED: THR  
DRAWN BY: THR  
CHECKED: THR  
DATE: OCT. 3, 2022  
JOB NO.: 2021-234  
SCALE: AS SHOWN

DRAWING NUMBER  
**C1.2**  
SHEET NUMBER 3

Z:\Maxwell-Reddick & Associates\Sub\2021-2021-234\Map\Map - Enclave at Monroe\Engineering\Design\_V2\Design Drawings\River Pt MAIN\_PLAT.DWG DATE: 11/23/2022 9:16 AM

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REVISIONS:

1	2022-11-09	ADDRESSED CITY COMMENTS
2	2022-11-09	ADDRESSED CITY COMMENTS

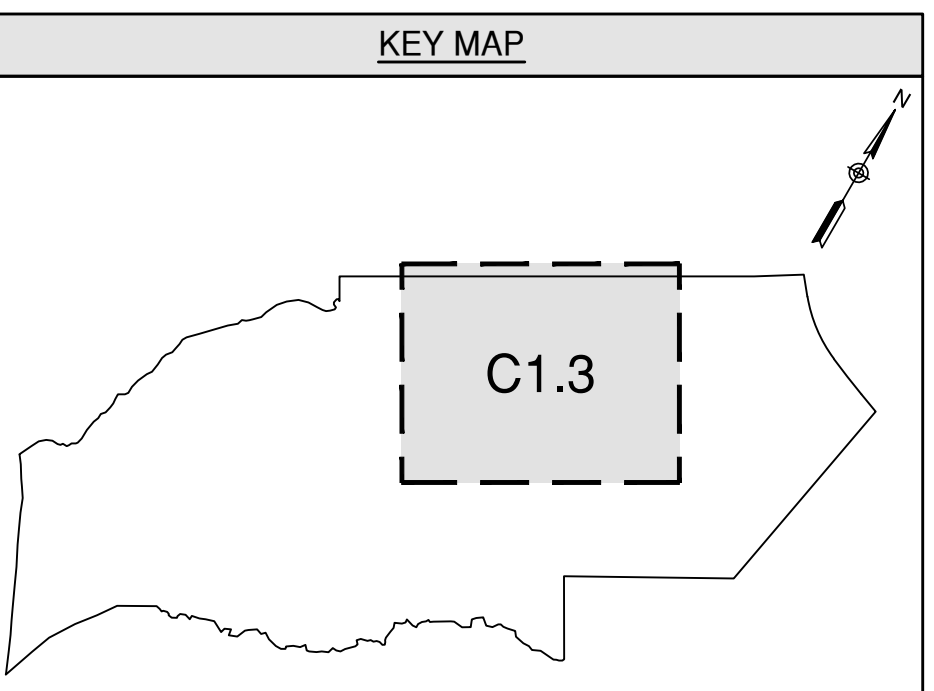
RIVER POINTE  
PRELIMINARY PLAT  
LAND LOT 7, 8, 27, 28 & 24, 3rd DISTRICT  
BROOKS GMD 421 & TOWN GMD 419  
CITY OF MONROE, LA  
PROPOSED SITE LAYOUT - 3

DESIGNED:	DRAWN BY:	CHECKED:
	THR	
DATE: OCT. 3, 2022		
JOB NO.: 2021-234		
SCALE: AS SHOWN		

DRAWING NUMBER  
**C1.3**  
SHEET NUMBER 4

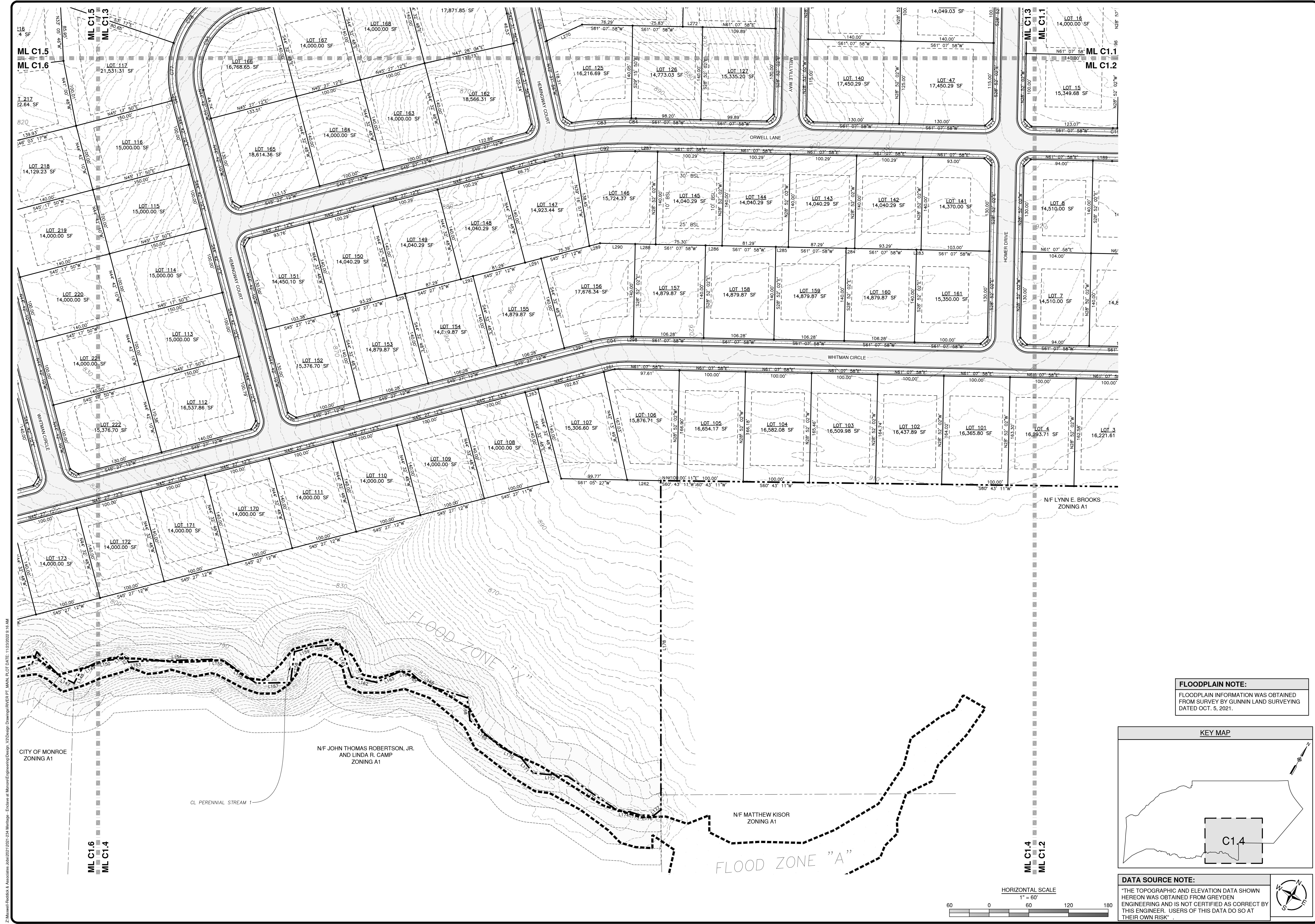


**FLOODPLAIN NOTE:**  
FLOODPLAIN INFORMATION WAS OBTAINED FROM SURVEY BY GUNNIN LAND SURVEYING DATED OCT. 5, 2021.

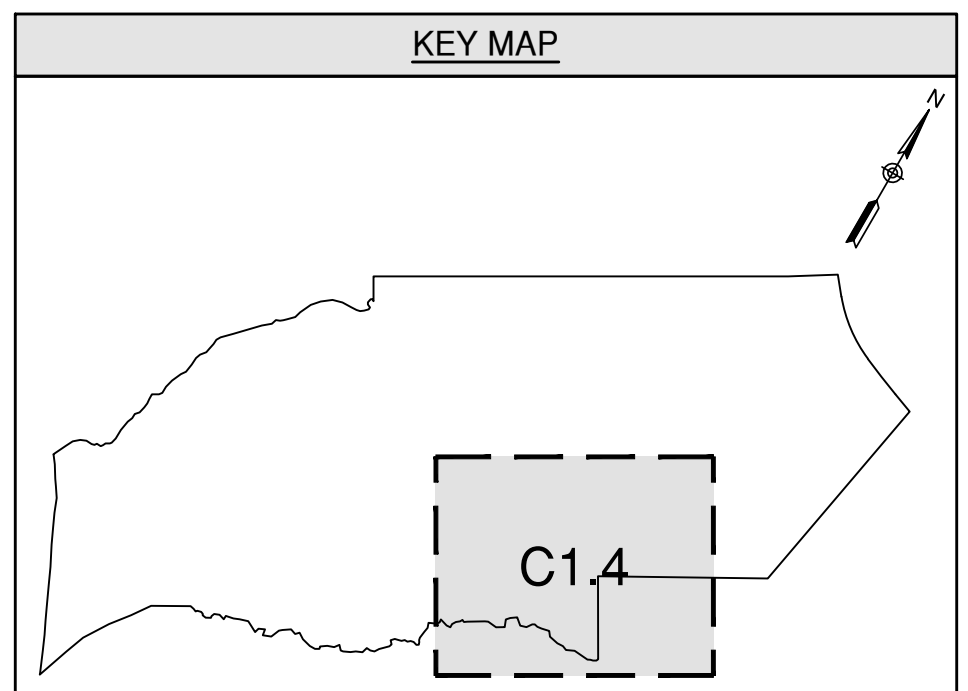


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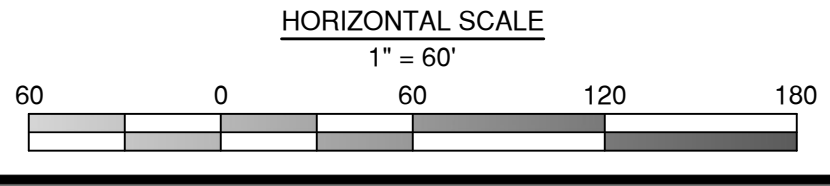
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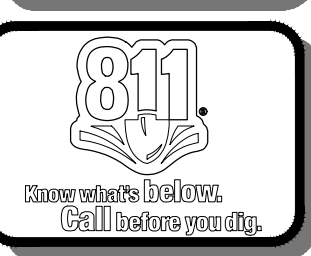
**FLOODPLAIN NOTE:**  
 FLOODPLAIN INFORMATION WAS OBTAINED FROM SURVEY BY GUNNIN LAND SURVEYING DATED OCT. 5, 2021.



**DATA SOURCE NOTE:**  
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REVISIONS:

2021-11-09	ADDRESSED CITY COMMENTS
2021-11-09	ADDRESSED CITY COMMENTS

RIVER POINTE  
 PRELIMINARY PLAN  
 LAND LOT 7, 8, 27, 28 & 24, 3rd DISTRICT  
 BROOKS GMD 421 & TOWN GMD 419  
 CITY OF MONROE, GA  
**PROPOSED SITE LAYOUT - 4**

DESIGNED: THR  
 DRAWN BY: THR  
 CHECKED: THR  
 DATE: OCT. 3, 2022  
 JOB NO.: 2021-234  
 SCALE: AS SHOWN

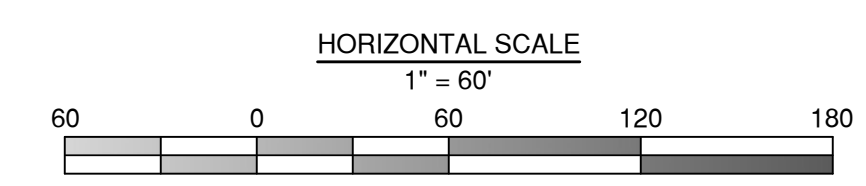
DRAWING NUMBER  
**C1.4**  
 SHEET NUMBER 5

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REVISIONS:	DATE	DESCRIPTION
1	2021-11-09	ADDRESSED CITY COMMENTS
2	2021-11-09	ADDRESSED CITY COMMENTS

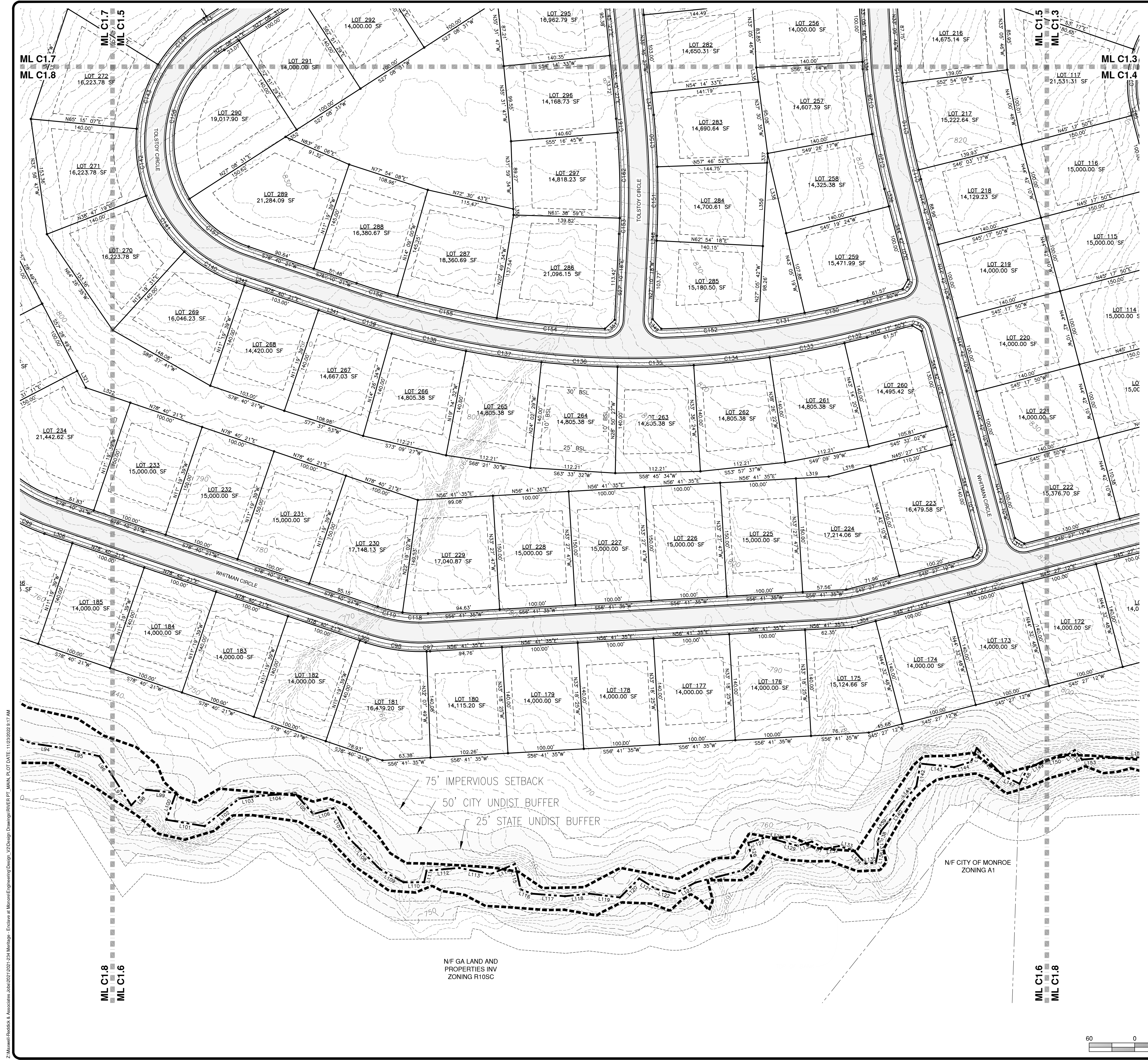
**RIVER POINTE  
 PRELIMINARY PLAT  
 LAND LOT 7, 8, 27, 28 & 24, 3rd DISTRICT  
 BROOKS GMD 421 & TOWN GMD 419  
 CITY OF MONROE, LA**

**PROPOSED SITE LAYOUT - 5**

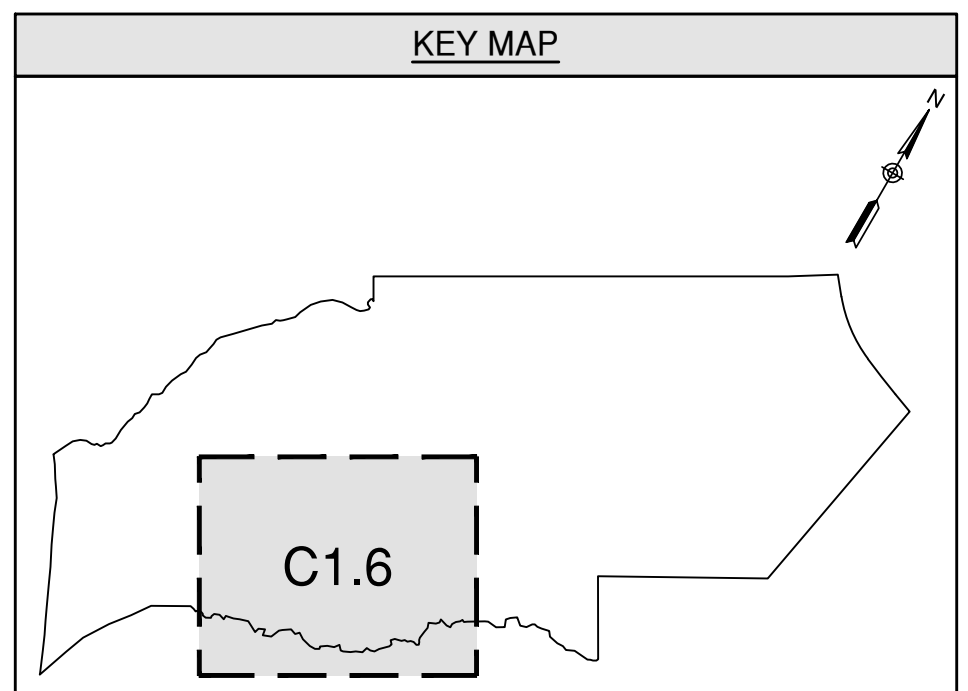
DESIGNED:	DRAWN BY:	CHECKED:
	THR	

DATE: OCT. 3, 2022  
 JOB NO.: 2021-234  
 SCALE: AS SHOWN

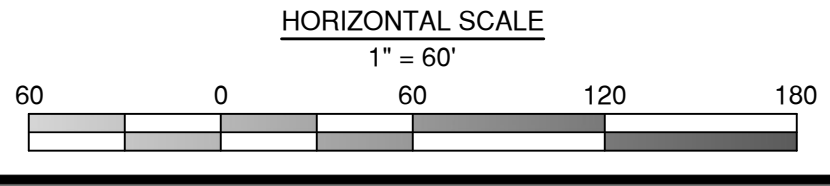
DRAWING NUMBER  
**C1.5**  
 SHEET NUMBER 6



**FLOODPLAIN NOTE:**  
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REVISIONS:	DATE	DESCRIPTION
1	2022-11-03	ADDRESSED CITY COMMENTS
2	2022-11-03	ADDRESSED CITY COMMENTS

**RIVER POINTE  
 PRELIMINARY PLAT  
 LAND LOT 7, 8, 27, 28 & 24, 3rd DISTRICT  
 BROOKS GMD 421 & TOWN GMD 419  
 CITY OF MONROE, LA**

**PROPOSED SITE LAYOUT - 6**

DESIGNED:	DRAWN BY:	CHECKED:
	THR	

DATE: OCT. 3, 2022  
 JOB NO.: 2021-234  
 SCALE: AS SHOWN

DRAWING NUMBER  
**C1.6**  
 SHEET NUMBER 7

Z:\Maxwell-Reddick & Associates\Submittal\2021-2021-234\Mapings - Enclave at Monroe\Engineering\Drawn\_V2\Drawn Drawings\RIVER\_PT\_MAIN\_PLAT.DWG DATE: 11/23/2022 8:17 AM





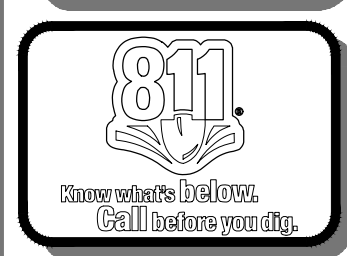


LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L1	S69° 20' 51"E	134.81
L2	N58° 04' 35"E	66.37
L3	N59° 57' 39"E	35.83
L4	N30° 03' 23"W	149.08
L5	N10° 50' 37"E	24.84
L6	N27° 55' 36"W	13.32
L7	N66° 13' 18"W	20.78
L8	N2° 10' 06"E	14.01
L9	N44° 40' 29"E	28.92
L10	N52° 20' 31"E	24.15
L11	N77° 20' 22"E	22.12
L12	N88° 09' 30"E	35.95
L13	N88° 29' 18"E	59.50
L14	N74° 28' 10"E	62.21
L15	N52° 20' 31"E	70.82
L16	N41° 28' 28"E	63.32
L17	N24° 55' 00"E	77.49
L18	N15° 03' 56"E	41.42
L19	N45° 34' 40"E	50.67
L20	N45° 41' 12"E	23.51
L21	N50° 18' 15"E	20.24
L22	N69° 41' 48"E	24.57
L23	N18° 24' 38"E	33.01
L24	N43° 31' 07"E	61.49
L25	N49° 34' 15"E	78.77
L26	N43° 50' 58"E	98.73
L27	N44° 46' 04"E	79.68
L28	N28° 24' 38"E	28.75
L29	N4° 28' 59"E	30.98
L30	N12° 10' 53"E	37.35
L31	N10° 10' 18"E	28.37
L32	N39° 09' 42"E	39.71
L33	N19° 39' 39"E	31.93
L34	N3° 17' 19"E	46.62
L35	N8° 51' 44"E	55.36
L36	N34° 42' 45"E	33.70
L37	N24° 21' 04"E	65.49
L38	N13° 28' 15"E	51.86
L39	N1° 52' 59"E	43.35
L40	N36° 16' 14"E	21.89
L41	N60° 31' 40"E	42.33
L42	N1° 16' 24"W	31.72
L43	N5° 34' 27"W	29.03
L44	N6° 38' 04"E	30.51
L45	N14° 02' 52"E	40.68
L46	N40° 00' 52"E	29.85
L47	N1° 42' 53"E	28.41
L48	N21° 56' 44"E	34.06
L49	N9° 08' 02"E	65.09
L50	N1° 15' 22"E	59.66
L51	N15° 25' 35"E	34.35
L52	N36° 08' 00"E	12.42
L53	N60° 25' 22"E	25.26
L54	N24° 43' 34"E	18.80
L55	N35° 40' 37"E	15.35
L56	S86° 47' 12"E	27.14
L57	N36° 05' 37"E	16.00
L58	N74° 13' 18"E	17.50
L59	S86° 07' 43"E	36.86
L60	N66° 32' 40"E	38.27
L61	N48° 57' 01"E	45.80
L62	N26° 54' 00"E	49.43
L63	N26° 00' 51"E	89.86
L64	N45° 44' 56"W	7.15
L65	N37° 18' 16"W	52.92
L66	N31° 31' 24"W	89.25
L67	N35° 16' 52"W	44.21
L68	N33° 47' 35"W	69.45
L69	N21° 45' 48"W	90.09
L70	N24° 39' 23"W	92.74
L71	N24° 59' 09"W	99.11
L72	N27° 01' 59"W	134.05
L73	N24° 47' 39"W	110.46
L74	N24° 56' 55"W	136.11
L75	N24° 45' 17"W	78.28
L76	N25° 58' 53"W	84.31
L77	N24° 08' 12"W	96.06
L78	N22° 46' 29"W	135.06
L79	N18° 13' 00"W	9.39
L80	S16° 55' 31"W	211.52
L81	S20° 24' 19"W	131.17
L82	S38° 47' 39"W	11.42
L83	S75° 13' 12"W	24.00

LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L84	N68° 29' 38"W	15.28
L85	N37° 16' 43"W	8.80
L86	N82° 43' 40"W	22.85
L87	S62° 04' 46"W	31.10
L88	S6° 34' 34"E	11.62
L89	S21° 15' 57"W	18.71
L90	S88° 00' 44"W	33.34
L91	N73° 19' 26"W	36.54
L92	S1° 08' 48"W	23.58
L93	S78° 07' 47"W	48.36
L94	S68° 30' 11"W	36.83
L95	S72° 23' 03"W	53.11
L96	N63° 33' 12"W	28.18
L97	N62° 40' 27"W	48.90
L98	S13° 38' 18"W	28.14
L99	S65° 46' 26"W	39.85
L100	N9° 57' 55"W	37.61
L101	S69° 31' 10"W	51.25
L102	S21° 27' 32"W	58.38
L103	S51° 46' 53"W	21.62
L104	S55° 29' 25"W	52.12
L105	S41° 01' 55"W	36.58
L106	S47° 07' 37"W	27.86
L107	N57° 31' 48"W	44.69
L108	N75° 06' 16"W	57.37
L109	S89° 01' 03"W	35.64
L110	S59° 34' 44"W	27.07
L111	S18° 12' 03"E	15.41
L112	S55° 02' 52"W	43.29
L113	S71° 08' 55"W	42.11
L114	S37° 25' 30"W	34.57
L115	N42° 50' 38"W	34.06
L116	S81° 32' 17"W	15.66
L117	S64° 25' 30"W	44.02
L118	S53° 59' 46"W	32.45
L119	S67° 01' 09"W	40.47
L120	S15° 30' 36"W	35.62
L121	N87° 45' 24"W	25.62
L122	S73° 21' 24"W	25.77
L123	S32° 13' 22"W	30.84
L124	S45° 24' 59"W	64.04
L125	S16° 53' 32"W	17.49
L126	S41° 53' 31"E	24.87
L127	S42° 36' 51"W	25.21
L128	S76° 14' 17"W	24.18
L129	S74° 44' 48"W	18.37
L130	S43° 31' 18"W	19.47
L131	S89° 41' 59"W	19.29
L132	S49° 03' 14"W	19.09
L133	S76° 23' 18"W	19.85
L134	N12° 53' 54"W	23.63
L135	S55° 59' 22"W	13.78
L136	S19° 02' 34"E	15.72
L137	S33° 06' 28"E	12.50
L138	S11° 55' 00"W	14.99
L139	S8° 57' 33"W	14.69
L140	S6° 04' 27"W	29.89
L141	S10° 14' 04"W	30.22
L142	S20° 00' 00"E	30.52
L143	S66° 03' 55"W	44.48
L144	S42° 36' 15"W	23.59
L145	S7° 42' 57"E	19.56
L146	N73° 29' 45"W	49.84
L147	S86° 03' 04"W	24.33
L148	S1° 20' 36"E	22.20
L149	S32° 39' 48"W	26.40
L150	S51° 00' 58"W	24.96
L151	S28° 44' 54"W	16.89
L152	N67° 36' 17"W	15.52
L153	S55° 34' 59"W	20.90
L154	S58° 35' 07"W	104.10
L155	S67° 22' 29"W	20.33
L156	N85° 02' 58"W	58.00
L157	S29° 03' 13"W	52.05
L158	S22° 29' 13"E	47.06
L159	S44° 00' 07"W	28.57
L160	S54° 39' 18"W	12.09
L161	N49° 51' 49"W	53.04
L162	S72° 05' 43"W	38.45
L163	S35° 18' 15"W	211.52
L164	S58° 38' 05"W	15.07
L165	N77° 00' 33"W	21.06
L166	S83° 35' 25"W	26.92

LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L167	S77° 19' 53"W	48.92
L168	N37° 16' 43"W	34.61
L169	N78° 42' 22"W	59.23
L170	S88° 06' 31"W	37.62
L171	N88° 21' 12"W	28.86
L172	S65° 40' 18"W	52.51
L173	N85° 34' 56"W	92.64
L174	S63° 39' 23"W	17.73
L175	S76° 59' 08"W	17.14
L176	S60° 28' 45"W	19.88
L177	S21° 31' 35"W	13.41
L178	S30° 04' 02"E	497.84
L179	N63° 43' 11"W	24.63
L180	S60° 43' 11"W	32.45
L181	S34° 37' 26"E	28.30
L182	S79° 35' 10"E	5.00
L185	S31° 56' 49"W	15.05
L186	N61° 07' 58"E	140.97
L187	N73° 52' 02"W	14.14
L188	N16° 07' 58"E	14.14
L189	N61° 07' 58"E	29.07
L190	S10° 20' 00"W	2.65
L191	S10° 20' 00"W	12.92
L192	N10° 20' 00"E	44.08
L193	S58° 19' 00"E	211.65
L195	S10° 20' 00"W	18.96
L196	N28° 52' 02"W	100.00
L197	N73° 52' 02"W	14.14
L198	N28° 52' 02"W	39.26
L199	N86° 14' 12"W	13.71
L200	S53° 10' 00"W	11.91
L201	N53° 10' 00"E	34.59
L202	S53° 10' 00"W	104.85
L203	S36° 50' 00"E	24.91
L204	S81° 50' 00"E	14.14
L205	N8° 10' 00"E	14.14
L206	S53° 10' 00"W	28.18
L207	N86° 14' 12"W	25.00
L208	N86° 14' 12"W	20.00
L209	N86° 14' 12"W	26.33
L210	N28° 52' 02"W	52.55
L211	N28° 52' 02"W	46.39
L212	N28° 52' 02"W	14.65
L213	S16° 07' 58"W	14.14
L219	S34° 40' 00"E	14.14
L220	S79° 40' 00"E	5.00
L221	N55° 20' 09"E	28.29
L222	S34° 39' 51"E	28.28
L223	S79° 40' 00"E	5.00
L225	N51° 23' 42"W	24.13
L226	N13° 55' 49"E	13.06
L227	N63° 09' 32"E	11.59
L228	N49° 59' 56"E	55.87
L229	S49° 59' 56"W	5.10
L230	N87° 54' 22"W	29.68
L231	S4° 26' 03"W	28.00
L232	S49° 59' 56"W	5.01
L233	S49° 59' 56"W	52.92
L234	N27° 07' 08"E	60.81
L235	N18° 08' 11"E	59.33
L236	N0° 10' 15"E	59.33
L237	N17° 47' 40"W	26.56
L238	N17° 47' 40"W	32.67
L239	N89° 46' 56"W	7.15
L240	N89° 46' 56"W	32.78
L241	S34° 56' 27"W	70.73
L242	S45° 52' 44"E	21.80
L243	S74° 47' 28"E	14.85
L244	S45° 52' 44"E	34.19
L245	N45° 52' 44"W	17.17
L246	S34° 40' 00"E	14.14
L247	N10° 20' 00"E	28.53
L248	S9° 13' 36"E	19.94
L249	S65° 50' 04"E	9.82
L251	S65° 50' 04"E	38.90
L252	N56° 07' 16"W	33.09
L253	N52° 55' 28"W	33.96
L254	N46° 04' 01"W	38.85
L255	S51° 23' 42"E	12.35
L256	S75° 07' 39"E	14.93
L257	N14° 21' 50"E	13.18
L258	N45° 52' 44"W	26.02
L260	S55° 20' 00"W	14.14

LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L261	N45° 27' 12"E	17.05
L262	S61° 05' 29"E	150.56
L263	S45° 27' 12"W	20.00
L264	S0° 22' 31"W	14.12
L265	S44° 42' 10"E	3.82
L266	N33° 05' 46"W	14.09
L267	S45° 27' 12"W	34.48
L268	S45° 27' 12"W	47.63
L269	N42° 31' 56"W	53.49
L270	S60° 28' 45"W	58.80
L271	N85° 59' 00"W	14.52
L272	N61° 07' 58"E	140.07
L273	S16° 07' 58"W	14.14
L274	S86° 14' 01"E	11.00
L275	N36° 50' 02"W	41.43
L276	N86° 14' 01"W	61.87
L277	S36° 50' 00"E	47.17
L278	N36° 50' 00"W	50.63
L279	N86° 14' 12"W	4.84
L280	N62° 52' 02"W	28.70
L281	N73° 52' 02"W	14.14
L282	S73° 52' 02"E	14.14
L283	S61° 07' 58"W	7.00
L284	S61° 07' 58"W	13.00
L285	S61° 07' 58"W	18.99
L286	S61° 07' 58"W	24.99
L287	N61° 07' 58"E	33.94
L288	S61° 07' 58"W	30.99
L289	S45° 27' 12"W	16.63
L290	S61° 07' 58"W	53.21
L291	S45° 27' 12"W	46.99
L292	S45° 27' 12"W	18.99
L293	S45° 27' 12"W	13.00
L294	S45° 27' 12"W	7.00
L295	N0° 22' 31"E	14.12
L296	N89° 37' 29"W	14.16
L297	S45° 27' 12"W	41.76
L298	S61° 07' 58"W	2.95
L299	S16° 07' 58"W	14.14
L300	S1° 27' 38"W	14.39
L301	N89° 37' 29"W	14.16
L302	N45° 27' 12"E	38.63
L303	N45° 27' 12"E	44.34
L304	N45° 27' 12"E	31.91
L305	N78° 40' 21"E	8.04
L306	N78° 40' 21"E	36.32
L307	S57° 28' 49"E	15.49
L308	N33° 30' 21"W	30.00
L309	S33° 30' 21"E	51.17
L310	S12° 15' 27"W	10.45
L311	N12° 15' 27"E	19.20
L312	S54° 50' 19"W	317.02
L313	N33° 05' 46"W	532.15
L314	S43° 05' 46"E	9.26
L315	N89° 37' 29"W	14.16
L316	S0° 22' 31"W	14.12
L317	S44° 42' 10"E	295.04
L318	N45° 27' 12"E	56.79
L319	N56° 41' 35"E	43.21
L320	N57° 28' 49"W	14.68
L321	S57° 28' 49"E	24.74
L322	N17° 47' 40"W	61.89
L323	N33° 30' 21"W	12.54
L324	S33° 30' 21"E	17.85
L325	N33° 30' 21"W	49.58
L326	N12° 15' 27"E	15.82
L327	S12° 15' 27"W	26.37
L328	N12° 15' 27"E	44.63
L329	S12° 15' 27"W	40.36
L330	N64° 50' 19"E	11.35
L331	S54° 50' 19"W	47.28
L332	N33° 05' 46"W	104.97</



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NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWLEDGE OF AN UNRECORDED EASEMENT OR ENCUMBRANCE AFFECTING THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO COMPLY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67. DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME. COPYRIGHT © 2021 BY MAXWELL-REDDICK AND ASSOCIATES, ALL RIGHTS RESERVED.

REVISIONS:  
2021-11-03 ADDRESS CITY COMMENTS  
2021-11-03 ADDRESS CITY COMMENTS

RIVER POINTE  
PRELIMINARY PLAT  
LAND LOT 7, 8, 27, 28 & 24, 3rd DISTRICT  
BROOKS GMD 421 & TOWN GMD 419  
CITY OF MONROE, LA  
ALTA BOUNDARY

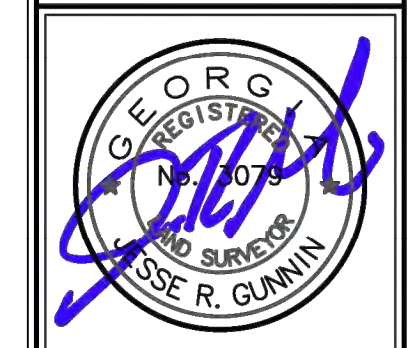
DESIGNED: JZC  
DRAWN BY: JZC  
CHECKED BY: JRG  
THR  
DATE: OCT. 3, 2022  
JOB NO.: 2021-234  
SCALE: AS SHOWN

DRAWING NUMBER  
C2.0  
SHEET NUMBER 11

REVISION table with columns for REVISION, DATE, and description.

ALTA/NSPS LAND TITLE SURVEY FOR:  
**MERITAGE HOMES OF GEORGIA, INC., AN ARIZONA CORPORATION AND CHICAGO TITLE INSURANCE COMPANY**  
LOCATED IN LAND LOTS 7, 8, 27, 28 & 24  
BROOKS GMD 421 & TOWN GMD 419, 3rd DISTRICT  
CITY OF MONROE  
WALTON COUNTY, GEORGIA  
OCTOBER 5, 2021

141 Railroad St., Ste. 116  
Canton, GA 30114  
678.880.7302  
www.GunninSurvey.com  
License No. LSF 001033



DRAWN BY: JZC  
CHECKED BY: JRG  
PROJECT NO. 21062  
SHEET 1 OF 1



**ALTA/NSPS CERTIFICATION**  
TO: MERITAGE HOMES OF GEORGIA, INC., AN ARIZONA CORPORATION AND CHICAGO TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, & 13 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2021.  
DATE OF PLAT: OCTOBER 5, 2021  
JESSE R. GUNNIN, GA RLS NO. 3079 10/05/21

**SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)**  
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.  
NOTE: THIS SURVEY WAS RELEASED PRIOR TO APPROVALS BEING OBTAINED. APPROVALS MUST BE OBTAINED PRIOR TO THE RECORDING OF THIS PLAT.  
JESSE R. GUNNIN, GA RLS NO. 3079 DATE:

TOTAL AREA = 199.956± ACRES

- TITLE EXCEPTIONS (CONT.)  
16. A portion of the southeastern boundary of subject property is the centerline of the Alcovy River. Exception is made to any claim that title to any portion of the present or former bed of any body of water, all or part of which is included within the lands described in this commitment, is vested in the State of Georgia because said portion falls below what is either the natural ordinary high-water mark or natural mean high-water line of navigable water lying adjacent to or within the lands described in this commitment.  
17. A portion of the northwestern boundary of subject property is the centerline of a branch or a creek.  
18. A portion of the southern boundary is the centerline of a branch or a creek and ditch.

- TITLE EXCEPTIONS  
THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II OF THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 896-C, COMMITMENT DATE AUGUST 12, 2021.  
11. Right of Way Easement from Mrs. Ella A. Breedlove to The Walton Electric Membership Corporation, dated June 10, 1930, recorded in Deed Book 23, page 407, Walton County, Georgia records. (MAY AFFECT SUBJECT PROPERTY; NOT PLOTTABLE)  
12. Easements contained in that certain Right of Way Deed from T. R. Breedlove to T.R. Breedlove as Trustees and Executors under the Last Will and Testament of T.R. Breedlove to Georgia Power Company, dated January 10, 1974, recorded in Deed Book 109, page 222, aforesaid records. (AFFECTS SUBJECT PROPERTY, AS SHOWN)  
13. Easement for Right-of-Way from Preston Montgomery Breedlove and James Iverson Breedlove as Trustees and Executors under the Last Will and Testament of T.R. Breedlove to Georgia Power Company, dated March 15, 1974, recorded in Deed Book 109, page 335, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY; EASEMENT LOCATED OFF-SITE)  
14. Easement for Right-of-Way from Preston Montgomery Breedlove and James Iverson Breedlove as Trustees and Executors under the Last Will and Testament of T.R. Breedlove to Georgia Power Company, dated March 15, 1974, recorded in Deed Book 109, page 335, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY; EASEMENT LOCATED OFF-SITE)  
15. Easement from Roger R. Rowell, Jane Jay Still and EPS Retirement Plan, L.P., a Georgia limited partnership to City of Monroe, dated March 20, 2000, recorded in Deed Book 1083, page 67, aforesaid records; as depicted on plot recorded in Plat Book 82, page 189, aforesaid records. (AFFECTS SUBJECT PROPERTY; AS SHOWN)

**LEGAL DESCRIPTION**  
All that tract or parcel of land lying in Land Lots 7, 8, 27, 28, and 42 of the Brooks GMD 421 and Town GMD 419, 3rd District of Walton County, Georgia, and being more particularly described as follows:  
**BEGINNING** at a 1/2" rebar found at the intersection of the southerly right of way of Double Springs Church Road (80' R/W) and the westerly right of way of Cedar Ridge Road (70' R/W), said point being the TRUE POINT OF BEGINNING.  
**FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED:**  
Thence leaving said intersection and along said right of way of Cedar Ridge Road (70' R/W) South 10 Degrees 20 Minutes 17 Seconds West a distance of 1,313.04 feet to a 1/2" rebar set at the Land Lot line common to Land Lots 27 and 28;  
Thence leaving said right of way and along said Land Lot line South 60 Degrees 43 Minutes 11 Seconds West a distance of 1,018.47 feet to a 5/8" rebar found; Thence leaving said Land Lot line South 30 Degrees 04 Minutes 02 Seconds East a distance of 497.84 feet, more or less to a point at the centerline of a stream and ditch;  
Thence along said centerline of stream and ditch, following the meanderings thereof, for a distance of 3,127 feet, more or less, to a point (said centerline of stream and ditch being subtended by a tie-line as follows: South 67 Degrees 22 Minutes 12 Seconds West a distance of 2,465.38 feet); Thence leaving said centerline of stream and ditch South 60 Degrees 36 Minutes 06 Seconds West a distance of 236.48 feet, more or less, to a 1-1/2" open-top pipe found;  
Thence South 34 Degrees 55 Minutes 34 Seconds West a distance of 134.14 feet to a point;  
Thence South 38 Degrees 09 Minutes 22 Seconds West a distance of 141.95 feet to a 1" open-top pipe found (bent);  
Thence South 32 Degrees 14 Minutes 15 Seconds West a distance of 174.94 feet to a 1-1/2" open-top pipe found;  
Thence South 20 Degrees 24 Minutes 19 Seconds West a distance of 131.17 feet to a 1-1/4" open-top pipe found (bent);  
Thence South 18 Degrees 55 Minutes 31 Seconds West a distance of 211.52 feet, more or less, to a point at the centerline of the Alcovy River; Thence along said centerline of the Alcovy River, following the meanderings thereof, for a distance of 1,329 feet, more or less, to a point at the centerline of Beaver Dam Creek (said centerline of Alcovy River being subtended by a tie-line as follows: North 26 Degrees 29 Minutes 06 Seconds West a distance of 1,324.87 feet);  
Thence along said centerline of Beaver Dam Creek, following the meanderings thereof, for a distance of 294 feet, more or less, to a point at the centerline of a creek branch (said centerline of Beaver Dam Creek being subtended by a tie-line as follows: North 46 Degrees 22 Minutes 31 Seconds East a distance of 268.65 feet);  
Thence along said creek branch, following the meanderings thereof, for a distance of 2,095 feet, more or less, to a point (said centerline of creek branch being subtended by a tie line as follows: North 32 Degrees 41 Minutes 39 Seconds East a distance of 1,867.17 feet);  
Thence leaving said centerline of creek branch North 30 Degrees 03 Minutes 23 Seconds West a distance of 149.08 feet, more or less, to a 1-1/2" open-top pipe found;  
Thence North 59 Degrees 57 Minutes 39 Seconds East a distance of 2,488.26 feet to a 1/2" rebar set;  
Thence North 58 Degrees 04 Minutes 35 Seconds East a distance of 296.96 feet to a 1-1/2" open-top pipe found;  
Thence along said right of way the following courses and distances: South 39 Degrees 23 Minutes 51 Seconds East a distance of 133.64 feet to a point;  
Along a curve to the left, an arc distance of 408.57 feet, said curve having a radius of 856.11 feet and being subtended by a chord of 404.72 feet, at South 53 Degrees 01 Minutes 51 Seconds East to a point;  
Along a curve to the left, an arc distance of 270.20 feet, said curve having a radius of 5,769.58 feet and being subtended by a chord of 270.18 feet, at South 68 Degrees 00 Minutes 21 Seconds East to a point;  
South 09 Degrees 20 Minutes 51 Seconds East a distance of 134.81 feet to a 1/2" rebar found at the intersection of the southerly right of way of Double Springs Church Road (80' R/W) and the westerly right of way of Cedar Ridge Road (70' R/W), said point being the TRUE POINT OF BEGINNING.  
Said tract or parcel of land containing 199.956 Acres, more or less.

**CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 16,940. IT HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.  
THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 466.607.  
**GENERAL NOTES**  
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235 TOTAL STATION.  
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.  
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.  
DATE OF FIELD WORK: 08/23/21  
ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.  
BY GRAPHIC PLOTTING ONLY, SOME PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS PER F.I.R.M. WALTON COUNTY, GEORGIA AND INCORPORATED AREAS. COMMUNITY PANEL NUMBER(S) 13297C0110E, 13297C0125E, 13297C0130E, AND 13297C0136E.  
THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THIS SURVEY.  
ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.  
INTERIOR STREAMS & WETLANDS NOT SHOWN AS PART OF THIS SURVEY.  
THE CURRENT PARCEL IDENTIFICATION NUMBER IS M0290008.

**REFERENCE**  
1. SURVEY OF BREEDLOVE PROPERTY, PREPARED BY HANNON, MEEKS & BAGWELL SURVEYORS & ENGINEERS, INC. ON OCTOBER 31, 1986, AND LAST REVISED ON MAY 11, 1986.

**SYMBOL LEGEND**  
IPF 1/2" REBAR FOUND  
O.P.S. 1/2" REBAR SET  
42 1/2" MONUMENT FOUND  
42 ADJOINING LOT NUMBER  
24 LOT NUMBER  
72 LAND LOT NUMBER  
AIR CONDITIONING UNIT  
BENCHMARK  
HANDICAP PARKING SPOT  
SIGN  
MANHOLE - UNKNOWN TYPE  
HANDHOLE  
CABLE TV BOX  
CABLE TV MANHOLE  
CABLE TV PEDESTAL  
ELECTRIC BOX  
ELECTRIC MANHOLE  
ELECTRIC METER  
ELECTRIC PEDESTAL  
GUY WIRE AND ANCHOR  
GUY POLE  
LIGHT POLE (LP)  
TRANSFORMER  
SERVICE POLE  
HIGH VOLTAGE POWER POLE (HVPP)  
EXISTING  
GAS MANHOLE  
GAS VALVE  
GAS METER  
SANITARY SEWER CLEAN OUT  
SANITARY SEWER MANHOLE  
STORM SEWER CLEAN OUT  
DOUBLE WING CATCH BASIN  
SINGLE WING CATCH BASIN  
CURB INLET  
DROP INLET  
FLARED END SECTION  
HEADWALL  
JUNCTION BOX  
WEIR INLET  
YARD INLET  
TELEPHONE BOX  
TELEPHONE MANHOLE  
TELEPHONE PEDESTAL  
PEDESTRIAN SIGNAL POLE  
TRAFFIC SIGNAL BOX  
TRAFFIC SIGNAL POLE  
FIRE DEPARTMENT CONNECTION  
FIRE HYDRANT  
IRRIGATION CONTROL VALVE  
POST INDICATOR VALVE  
WATER MANHOLE  
WATER VALVE  
WATER VAULT  
TREE

**ABBREVIATIONS**  
A.E. ACCESS EASEMENT  
B.C. BACK OF CURB  
B.M. BENCHMARK  
B.S.L. BUILDING SETBACK LINE  
C&G CURBS AND GUTTER  
C.L. CENTERLINE  
C.L.F. CHAIN LINK FENCE  
C.M.F. CONCRETE MONUMENT FOUND  
CONC. CONCRETE  
C.R.P. CRUMPLED TOP PIPE  
DB DEED BOOK  
D.E. DRAINAGE EASEMENT  
EX EXISTING  
EP EDGE OF PAVEMENT  
FEN. FENCE  
L.L.L. LAND LOT LINE  
O.P. OPEN TOP PIPE  
PB PLAT BOOK  
P.C. PACE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
PROP. PROPOSED  
R/W RIGHT OF WAY  
S.S.E. SANITARY SEWER EASEMENT  
P.L. PROPERTY LINE  
S.M.H. SANITARY SEWER MANHOLE  
U.E. UTILITY EASEMENT  
CI CURB INLET  
DI DROP INLET  
D.W.C.B. DOUBLE WING CATCH BASIN  
FES FLARED END SECTION  
S.C.B. SINGLE WING CATCH BASIN  
WI WEIR INLET  
YI YARD INLET  
C.M.P. CORRUGATED METAL PIPE  
DIP DUCTILE IRON PIPE  
HDPE HIGH DENSITY POLYETHYLENE PIPE  
PVC POLYVINYL CHLORIDE PIPE  
RCP REINFORCED CONCRETE PIPE  
VCP VITRIFIED CLAY PIPE

**LINE TYPE LEGEND**  
ADJOINING PROPERTY LINE  
RIGHT-OF-WAY CENTERLINE  
CREEK CENTERLINE  
LAND LOT LINE  
PROPERTY LINE  
SANITARY SEWER  
UTILITY EASEMENT  
CURB INLET  
DROP INLET  
DOUBLE WING CATCH BASIN  
FLARED END SECTION  
HEADWALL  
JUNCTION BOX  
WEIR INLET  
YARD INLET  
CORRUGATED METAL PIPE  
DUCTILE IRON PIPE  
HIGH DENSITY POLYETHYLENE PIPE  
POLYVINYL CHLORIDE PIPE  
REINFORCED CONCRETE PIPE  
VITRIFIED CLAY PIPE



**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 2/1/2023  
**Subject:** Rezone #1921 – 104 3<sup>RD</sup> Street – R-2 to B-1 for expansion of a professional services business

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

**Description:**

The property owner of the 104 3<sup>RD</sup> Street is petitioning for a rezone from R-2 to B-1 in order to expand the adjacent professional psychological counseling, message therapy, and instructional business.

**Background:**

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

**Recommendation:**

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

**Attachment(s):**

- Staff Report
- Application Documents



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

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**APPLICATION SUMMARY**

**REZONE CASE #:** 1921

**DATE:** January 11, 2023

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Sherie Hawkins

**PROPERTY OWNER:** Sherie Teresa Hawkins

**LOCATION:** North side of 3<sup>RD</sup> Street – 104 3<sup>RD</sup> Street

**ACREAGE:** ±0.236

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

**EXISTING LAND USE:** Single-family dwelling

**ACTION REQUESTED:** Rezone R-2 to B-1 (Neighborhood Commercial District)

**REQUEST SUMMARY:** The owner is petitioning for a rezone of this property in order to convert a single-family dwelling to allow for expansion of the adjacent professional services business.

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

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** January 17, 2023

**CITY COUNCIL:** February 14, 2023

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**REQUEST SUMMARY**

**REZONE REQUEST SUMMARY:**

The applicant is requesting approval of a rezone in order to expand an adjacent professional services business. The subject property is zoned R-2 (Multi-Family, High-Density Residential District) and contains a single-family dwelling. The single-family residence has been located on the property since 1905. The applicant is requesting a rezone to B-1 (Neighborhood Commercial District) to expand the professional services business on the adjacent property, which is also owned and operated by the property owner in this request. The professional services proposed include psychological counseling, massage therapy, and yoga/pilates instruction. The subject property would be combined together with the adjacent B-1 zoned property with the existing professional services business.

**PROPOSED PROJECT AMENDMENT SUMMARY:**

- Rezone – Expansion of adjacent business for Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction
  - Site Area – ±0.236 Acres
  - Existing Single-Family Dwelling – 706 Sf
  - Property to be combined with 706 S. Broad Street to create one property
  - Parking – 10 parking spaces will be added between the existing buildings
    - Parking will be either gravel or pavers with grass

**STAFF ANALYSIS**

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

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The subject property is currently zoned R-2 (Multi-Family, High-Density Residential District) and contains a single-family dwelling. The single-family dwelling was constructed in 1905. Under the current zoning, the property has limited economic viability except for use as a single-family residence.
- (1) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to B-1 (Neighborhood Commercial District) to allow for expansion of a business located on an adjacent property. The business on the adjacent property conducts multiple professional services including psychological counseling, massage therapy, and yoga instruction. Those professional services described are permitted uses in the B-1 zoning district.
- (2) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located south and west of the site along 3<sup>RD</sup> Street are zoned R-2 (Multi-Family, High-Density Residential District) and are currently developed with single-family residences. Property north of the site is currently zoned PRD (Planned Residential District) and is a mixture of undeveloped and the old Walton Mill store building with a barber shop and corner market. The property east of the site is currently zoned B-1 and contains the business owned by the petitioner seeking this rezone request. The existing professional services business on the adjacent parcel has existed on that property adjacent to residences along 3<sup>RD</sup> Street without negatively impacting residences on those properties. The requested rezone to expand the adjoining professional services business should not adversely affect adjacent residences along 3<sup>RD</sup> Street.
- (3) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted zoning plan illustrates one entrance into the site off 3<sup>RD</sup> Street to an unpaved parking lot. A driveway is currently located at the point of access shown on the zoning plan. Structures on the subject property and the adjacent S. Broad Street property are currently connected to the City’s water and sewer system. Additional City services and utilities should be adequate to serve the proposed development.

- (4) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of the Downtown Sub-Area is fairly developed with a mixture of retail, office, and residential. The future character of this sub-area will continue to serve as the central business district with core urban form. Land uses goal percentages for the Downtown Sub-Area are weighted towards a greater percentage of non-residential uses within the sub-area. The proposed rezone includes a plan to join the site with the existing commercial property on the corner of S. Broad Street and 3<sup>RD</sup> Street. Considering the site is located along a major thoroughfare within the Downtown Sub-Area, the requested rezone appears to meet the intent of the goals of the Comprehensive Plan and is consistent with development patterns along S. Broad Street.
- (5) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The requested B-1 zoning is requested in order to combine the subject property to the adjoining property at 706 S. Broad Street. The subject property and the adjoining property are both owned by the same property owner. The property owner wishes to expand the business at 706 S. Broad Street which is the basis for this rezone request. The property owner obtained approval from the Historic Preservation Commission to make exterior changes to the dwelling on September 27, 2022.

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**STAFF RECOMMENDATION**

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone to allow for conversion of the existing residence to a professional services business as submitted without conditions.





# City of Monroe

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

## REZONE PERMIT

PERMIT #:	1921	DESCRIPTION:	REZONING R-2 to B-1
JOB ADDRESS:	104 3RD ST	LOT #:	
PARCEL ID:	M0180103	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	Sherie Hawkins	CONTRACTOR:	Sherie Hawkins
ADDRESS:	173 Social Circle Fairplay Rd	PHONE:	
CITY, STATE ZIP:	Social Circle GA 30025	OWNER:	
PHONE:	404-784-6809	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	12/20/2022
VALUATION:	\$ 0.00	EXPIRATION:	6/18/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-03	REZONE REQUEST TO P/B-1/B-2/B-3/M-1	\$ 500.00
<b>FEE TOTAL</b>		\$ 500.00
<b>PAYMENTS</b>		\$- 500.00
<b>BALANCE</b>		\$ 0.00

**NOTES:**  
 The Planning Commission will hear and make recommendation on this request for a Rezone from R-2 to B-1 at 104 3<sup>rd</sup> Street on January 17, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on February 14, 2023 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655.

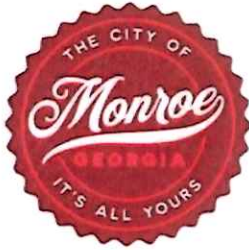
**NOTICE**

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

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

*Sherie E. Hawkins*  
 (APPROVED BY)

12/22/22  
 DATE



# CITY OF MONROE REZONE APPLICATION

**REZONE LOCATION & DESCRIPTION**

Address (or physical location): 104 3rd Street Monroe, Ga. 30655

Parcel #(s): M0180103

Acreage/Square Feet: 0.236/10,280 s.f. Council Districts: 3 / 8

Existing Zoning: R2 Proposed Zoning: B1

Existing Use: Single Family Residence

Proposed Use: Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction

**PROPERTY OWNER & APPLICANT INFORMATION**

Property Owner: Sherie Hawkins Phone #: 404-784-6809

Address: 173 Social Circle Fairplay Rd. City: Social Circle State: Ga Zip: 30025

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**REZONE INFORMATION**

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): Current zoning is R2. The property has been a leased residential home until 7/31/2022. The request to re-zone is proposed in order to expand the business, Hope Springs Mind, Body, Spirit, which is adjacent to this property and is located at 706 South Broad Street.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): The intent of the requested zoning change is to expand the business, Hope Springs, to include the same services offered at the location adjacent (706 S. Broad St.). The services offered at both 706 S. Broad St. and 104 3rd St. include Professional Psychological Services, Massage Therapy, Small Group, and Yoga/Pilates Instruction.

**REZONE INFORMATION CONT.**

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The house and property at 104 3rd St. is located adjacent to 706 S. Broad St. with the land connecting. The rezone approval will allow for the land and house at 104 3rd St. to be combined with the land and house at 706 S. Broad St. to be utilized for Professional Psychological services, massage therapy, small group, and yoga/pilates instruction, all of which are currently being offered at Hope Springs.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): 104 3rd St. has been vacant since 7/31/22.

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

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

**REQUIRED SUBMITTAL ITEMS (1421.4(2))**

*SELECT THE APPLICABLE ITEMS FOR THE REQUEST*

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

Drawn to scale, showing the following:

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

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

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

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

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

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

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

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

SIGNATURE: [Signature] DATE: 12-14-22

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 14 DAY OF December, 2022

NOTARY SIGNATURE: [Signature]  
DATE: 12/14/2022



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

This request is to combine the properties, #16 Walton Mills (706 S. Broad St) and #17 Walton Mills (104 3<sup>rd</sup> St.) into one property as they are both owned by Sherie Hawkins. The property located at 706 S. Broad St. is already zoned B1 and is currently occupied by Hope Springs Mind, Body, Spirit (owned by Sherie Hawkins) and is utilized to provide the following services: Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction. The rezoning of 104 3<sup>rd</sup> st. will allow for the expansion of Hope Springs into that space as well in order to offer the same services: Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction.

As we have been leasing parking from 700 S. Broad St. (81 Investments), the combination of these properties would also allow us to install a 10 vehicle parking space in the center of the combined space which would be constructed of gravel or pavers with grass (so as to retain a more natural aesthetic). The property located at 104 3<sup>rd</sup> St. will need to be rezoned to match the current zoning of 706 S. Broad St. (B1) as part of this request to combine the properties into one.

### Legal Description

All that tract or parcel of land lying in Land Lot 39 of the 3rd Land District of Walton County, Georgia and being known as 706 South Broad Street and 104 3rd Street combined into 0.391 acres as shown on a Combination Survey for Sherie Teresa Hawkins, dated 10/4/2022, prepared by Ronald Calvin Smith, LLC.

Beginning at a 1" open top pipe at the intersection of the easterly right of way of South Broad Street and the northerly right of way of 3rd Street and running thence along the northerly right of way of 3rd Street, South 59 degrees 30 minutes and 03 seconds West a distance of 57.49 feet to a 1/2" rebar found, thence South 56 degrees 32 minutes 11 seconds West a distance of 116.67 feet to a 1" open top pipe found, thence leaving said right of way North 28 degrees 06 minutes 48 seconds West a distance of 107.20 feet to a 1" open top pipe found, thence North 61 degrees 15 minutes 21 seconds East a distance of 83.09 feet to a 1/2 inch rebar found, thence North 61 degrees 49 minutes 13 seconds East a distance of 22.88 feet to a 1/2" rebar found, thence North 86 degrees 38 minutes 19 seconds East a distance of 97.81 feet to a 1/2" open top pipe found on the easterly right of way of South Broad Street, thence along said right of way of South Broad Street, South 06 degrees 39 minutes 11 seconds a distance of 57.94 feet to a 1" open top pipe found and the Point of Beginning.



Official Tax Receipt  
Walton County, GA  
303 S. Hammond Dr, Suite 100  
Monroe, 30655  
-Online Receipt-

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-17719	M0190-00000-031-000	#16 WALTON MILLS .21AC	\$669.21	\$0.00 Fees: \$0.00	\$0.00	\$669.21	\$0.00
<b>Totals:</b>			<b>\$669.21</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$669.21</b>	<b>\$0.00</b>

Paid Date: 10/31/2022

Charge Amount: \$669.21

HAWKINS SHIERIE TERESA  
P O BOX 1687  
MONROE, GA 30655



Scan this code with your mobile phone to view this bill



Official Tax Receipt  
Walton County, GA  
303 S. Hammond Dr, Suite 100  
Monroe, 30655  
-Online Receipt-

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-23292	M0180-00000-103-000	#17 WALTON MILLS .25AC	\$1,068.18	\$0.00 Fees: \$0.00	\$0.00	\$1,068.18	\$0.00
<b>Totals:</b>			<b>\$1,068.18</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,068.18</b>	<b>\$0.00</b>

Paid Date: 10/31/2022

Charge Amount: \$1,068.18

LEBLANC ENTERPRISES LLC  
12 OLD MILL RD E  
RICHMOND HILL, GA 31324



Scan this code with your mobile phone to view this bill



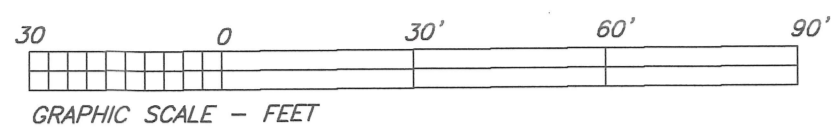


**SURVEYOR CERTIFICATION**  
 As required by subsection (d) of O.C.G.A. section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ronald Calvin Smith, Ga. R.L.S. no. 2921

**OWNER:**  
 SHERIE TERESA HAWKINS  
 P.O. BOX 1687  
 MONROE, GA. 30655

**NOTE:**  
 THIS PROPERTY LIES WITHIN THE  
 MONROE WALTON MILL HISTORIC  
 OVERLAY AREA.



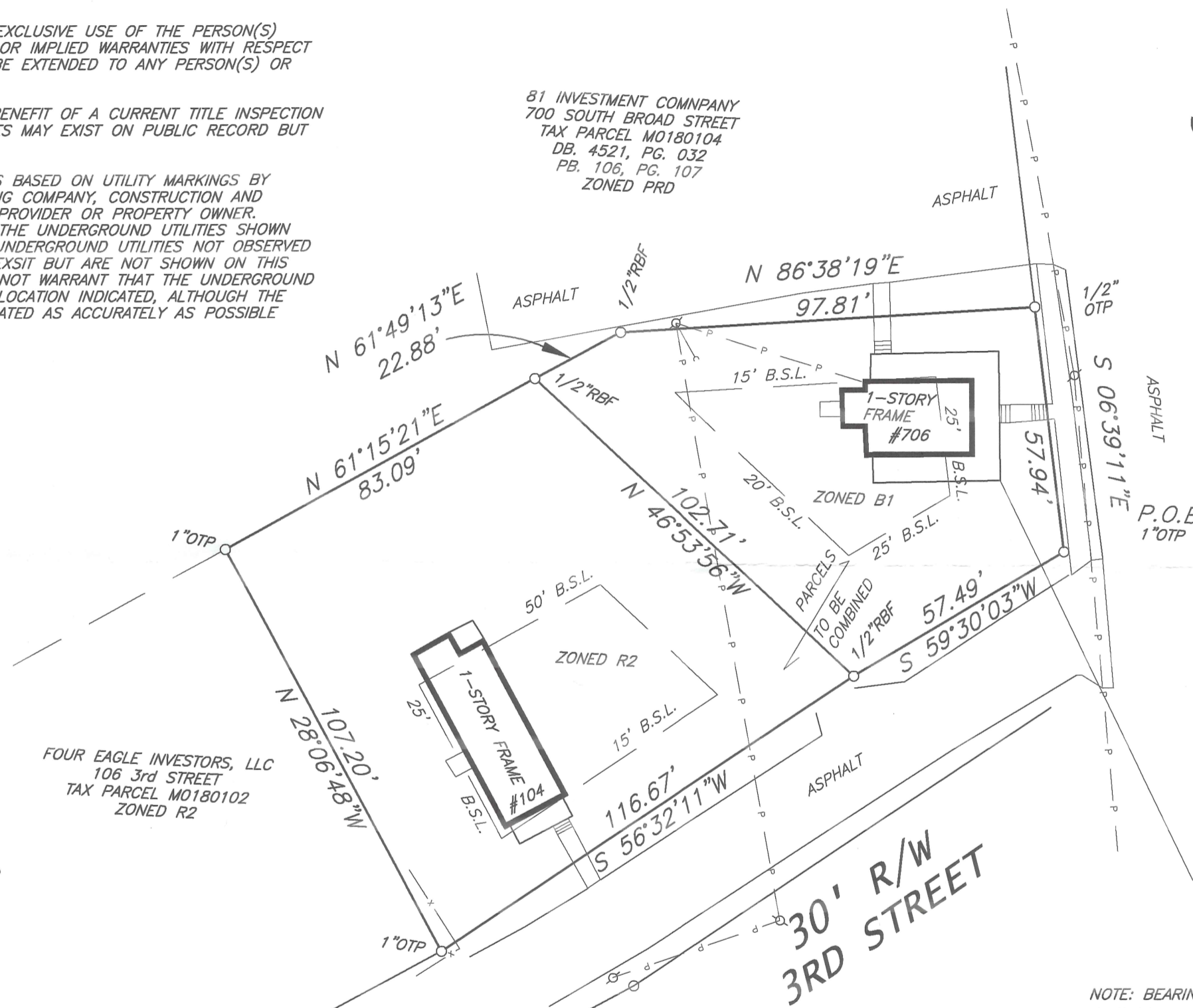
**NOTE:** NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. DATED

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

**NOTE:**  
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBUILT DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEDURE MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.



**S. BROAD STREET**  
 50' R/W

**30' R/W**  
**3RD STREET**

A GEOMAX Z90 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 132,895 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 665,248 FEET.

**NOTE:** BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TKO EQUIPMENT AND eGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

**NOTE:** THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO DUAL FREQUENCY RECEIVER WITH A SCEPTER TWO DATA COLLECTOR RUNNING CARLSON SURVCE SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

**#706 S. BROAD STREET**  
 0.155 ACRES / 6,747.3 SQ.FT.  
**#104 3RD STREET**  
 0.236 ACRES / 10,280.8 SQ.FT.  
**COMBINED:**  
 0.391 ACRES / 17,028.1

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

CODE ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- CH. = CHORD
- TAN = TANGENT
- N/F = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- (MH) = MANHOLE
- (□) = DRAIN INLET
- (○) = FIRE HYDRANT
- (⊙) = LIGHT POLE
- (⊙) = POWER POLE
- P- = POWER LINE
- X- = FENCE LINE
- W- = WATER LINE
- G- = GAS LINE
- (V) = VALVE
- (W) = WELL
- (DISTANCE) = DEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

COMBINATION SURVEY FOR:

**SHERIE TERESA HAWKINS**

FIELD WORK DATE: 10/3/2022      DATE OF PLAT PREPARATION: 10/4/2022

LAND LOT(S) 39      3rd DISTRICT      WALTON COUNTY, GEORGIA

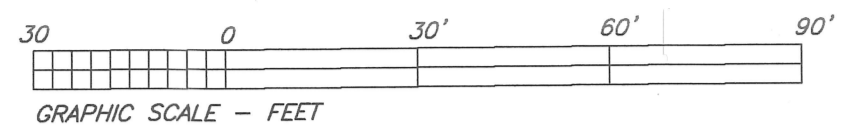
**RONALD CALVIN SMITH, LLC**  
 146 MLK, Jr. BLVD - Box 254 Monroe, Ga. 30655  
 Phone 770-289-4175

SCALE: 1" = 30'  
 JOB NO. 706SBROAD



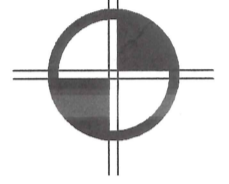
OWNER:  
SHERIE TERESA HAWKINS  
P.O. BOX 1687  
MONROE, GA. 30655

NOTE:  
THIS PROPERTY LIES WITHIN THE  
MONROE WALTON MILL HISTORIC  
OVERLAY AREA.

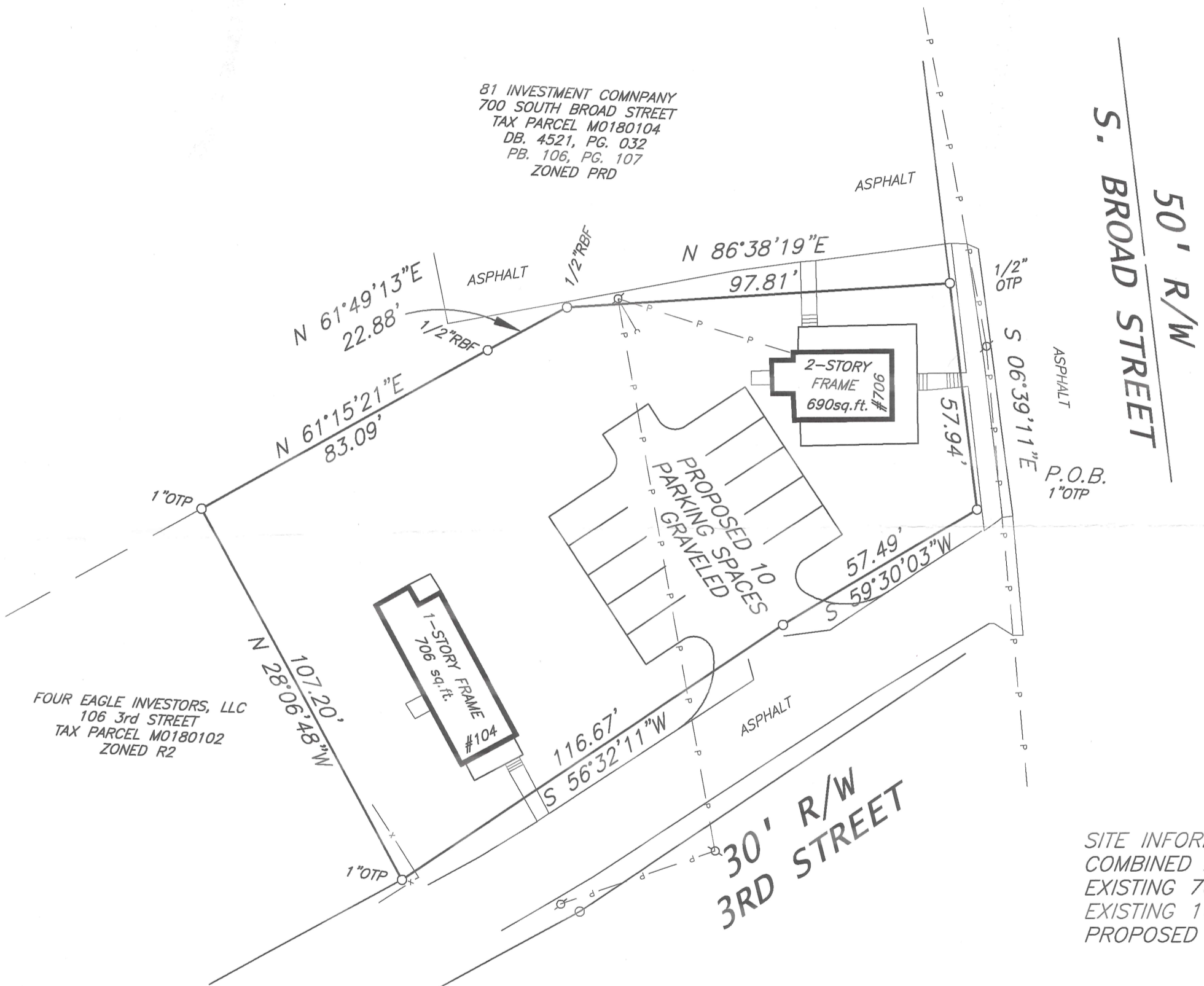


NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS  
IN A DESIGNATED FLOOD HAZARD AREA,  
ACCORDING TO THE F.I.R.M. NO.  
DATED

GRID NORTH GA WEST



THIS BLOCK RESERVED FOR  
THE CLERK SUPERIOR COURT



LEGEND

- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
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- (W) = WELL
- (DISTANCE) = DEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

SITE INFORMATION:  
COMBINED AREA = 0.391 ACRES  
EXISTING 706 S. BROAD ZONED B1  
EXISTING 104 3rd STREET ZONED R-2  
PROPOSED ZONED B-1

SITE PLAN FOR:

**SHERIE TERESA HAWKINS**

FIELD WORK DATE: 10/3/2022      DATE OF PLAT PREPARATION: 10/4/2022

LAND LOT(S) 39      3rd DISTRICT      WALTON COUNTY, GEORGIA

**RONALD CALVIN SMITH, LLC**  
146 MLK, Jr. BLVD - Box 254 Monroe, Ga. 30655  
Phone 770-289-4175

SCALE: 1" = 30'  
JOB NO. 706SBROAD

Return Recorded Document to:  
Preston & Malcom, P.C.  
Attorneys at Law  
Post Office Box 984  
110 Court Street  
Monroe, Georgia 30655  
File No. 22-26050

**LIMITED  
WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF WALTON

**THIS INDENTURE**, made this 2nd day of August, 2022, between LeBlanc Enterprises, LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinunder called Grantor, and Sherie Teresa Hawkins, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in G.M.D. 419, being designated as Lot 17 of Walton Mills Subdivision, according to a survey entitled, "Map Showing Subdivision for Walton Mills," dated February 12, 1964, prepared by Pickell & Pickell Engineers, certified by Hayward Pickell, South Carolina Registered Land Surveyor No. 356, recorded in Plat Book 16, page 223, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

This being the real property commonly known as 104 3rd Street, according to the present system of numbering properties in the City of Monroe, Walton County, Georgia.

**Tax Parcel ID No. M0180-00000-103-000**

This Deed is given subject to all easements and restrictions of record.

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

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

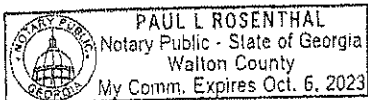
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

Kalvin B. Fuld  
Unofficial Witness

[Signature]

Notary Public

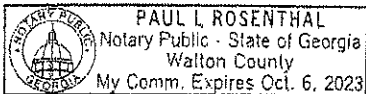


Signed, sealed and delivered  
in the presence of:

Kalvin B. Fuld  
Unofficial Witness

[Signature]

Notary Public



GRANTOR:

LeBlanc Enterprises, LLC,  
a Georgia Limited Liability Company

By: Sharon A. LeBlanc (SEAL)  
Sharon A. LeBlanc, Member

By: [Signature] (SEAL)  
Richard E. LeBlanc, Member

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the City of Monroe requesting the property located at 104 3<sup>rd</sup> Street (Parcel #MO180103) to be rezoned from R-2 to B-1.**

**A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on January 17, 2023 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on February 14, 2023 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.**

---

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**January 1, 2023**



**Laura Wilson**  
**Code Department Assistant**  
**City of Monroe, Georgia**

 **215 N Broad Street**  
**Monroe, GA 30655**  
 **(770) 207-4674**  
 **lwilson@monroega.gov**

December 23, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for January 17, 2023 to consider an application for rezoning +.25 acres located at 104 3<sup>rd</sup> St., Parcel #M0180103. The property is currently zoned Multi-family, High Density Residential District (R-2) with a request to change the zoning classification to Neighborhood Commercial District (B-1). As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on January 1, 2023.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for the property will be as follows:

- Planning Commission—January 17, 2023 at 5:30pm
- City Council—February 14, 2023 at 6:00pm

You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at [www.monroega.com](http://www.monroega.com) by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson  
City of Monroe  
Code Department Assistant



CITY OF MONROE  
 APPLICATION FOR A  
**REZONE**  
 FROM: R-2 TO: B-1  
 \*PUBLIC HEARING INFO\*  
 PLANNING COMMISSION  
 DATE: 1-17-23 TIME: 5:30 PM  
 CITY COUNCIL  
 DATE: 2-14-23 TIME: 6:00 PM  
 MEETINGS ARE HELD IN THE  
 COUNCIL CHAMBERS AT CITY HALL  
 815 NORTH BROAD STREET  
 FOR ADDITIONAL INFORMATION PLEASE CALL  
 770-207-4674





**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 2/1/2023  
**Subject:** Variance #1926 – 407 E Church Street

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

**Description:**

The property owners of 407 E Church Street are petitioning for a variance from the Zoning Ordinance to allow construction of a forward facing garage and reduce the minimum side yard setback for an accessory structure.

**Background:**

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

**Recommendation:**

The Planning Commission voted unanimously to recommend approval of both requested variances to allow construction of a forward facing garage and reduce the minimum side yard setback for an accessory structure as submitted without conditions.

**Attachment(s):**

- Staff Report
- Application Documents





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

---

**APPLICATION SUMMARY**

**VARIANCE CASE #:** 1926

**DATE:** January 11, 2023

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Edward & Julie Hoff

**PROPERTY OWNER:** Edward W & Julie S Hoff

**LOCATION:** North side of Church Street – 407 E Church Street

**ACREAGE:** ±0.36

**EXISTING ZONING:** R-1 (Large Lot Residential District)

**EXISTING LAND USE:** Single-family dwelling and accessory structures

**ACTION REQUESTED:** The owner is requesting a variance for this property to allow a construction of a forward facing attached garage and reduce the side yard setback for an accessory structure.

**STAFF RECOMMENDATION:** Staff recommends approval of this variance as submitted without conditions.

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** January 17, 2023

**CITY COUNCIL:** February 14, 2023

---

**REQUEST SUMMARY**

**VARIANCE REQUEST SUMMARY:**

The applicant is requesting approval of a variance in order to construct a forward facing attached garage and reduce the side yard setback for an accessory structure. The applicant seeks this variance to replace a former forward facing, single-car garage. The former garage was destroyed by fire several years ago. Had the structure been replaced within 6 months of the incident, the non-conforming setback and forward facing garage would have been allowed to be replaced under the allowances in Section 500 of the Zoning Ordinance. Section 910.1(8) of the Zoning Ordinance requires all garage doors to be side or rear facing except in cul-de-sac lots where lot widths would prohibit side or rear entry. Section 1000.1(4) requires all accessory buildings to be setback at least five (5) feet from any lot line. The applicant is requesting this variance to allow a forward facing garage and to allow the garage to be placed three (3) feet from the side lot line.

**PROPOSED PROJECT SUMMARY:**

- Variance - Front Entry Detached Garage & Setback Reduction
  - Detached Garage Addition – 12 feet by 24 feet; 336 Sf

- Garage is a single-bay garage with forward facing entry
- Existing slab for previous garage is located three (3) feet from the side lot line; applicant proposes to use the existing slab for the proposed garage
- Front of garage will be located fifteen (15) feet past the rear of the existing dwelling

---

**STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR VARIANCE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1430.6 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) Whether there are extraordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography:** The size, shape, and topography of the site are not the basis for this variance request.
- (2) Whether the literal application of this Ordinance would create an unnecessary hardship:** No undue hardship is created through a literal application of the Zoning Ordinance. It is possible the applicant could place the proposed garage away from the side lot line to comply with the setback requirements under Section 1000.1(4) and the garage could be turned sideways into the interior portion of the lot to comply with the requirements of Section 910.1(8).
- (3) Whether the variance would not cause substantial detriment to the public good or impair the purposes or intent of this Ordinance:** If approved, this variance could impair the current purposes and intent of requiring only rear and side entry garages in residential building design throughout the City. An amendment to the forward entry garage standard is currently in progress at the time of this report. The submitted request would comply with the proposed amendments to this standard.
- (4) Whether a variance will no confer upon the property of the applicant any special privilege denied to other properties in the district:** The standard the applicant is requesting the variance from in Section 910.1(8) is a preferential standard established by the City to promote quality building construction. Section 910.1(8) is currently undergoing an amendment. The requested variance to construct a forward facing garage in a detached building located behind the dwelling would comply with the proposed amendments. The City Council has approved similar variance requests where a forward facing garage was placed behind the front of the dwelling. The accessory building setback reduction is necessary to allow the detached garage to be able to utilize the existing concrete slab for the previous garage. In this variance request, the garage will be recessed behind the rear of the dwelling by fifteen (15) feet and located on the existing slab of the previous garage.
- (5) Whether the special circumstances surrounding the request for the variance are not the result of acts by the applicant:** The special circumstances surrounding this request represent the proposed intent by the applicant and not the result of any previous actions taken by the applicant.
- (6) Whether the variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district:** The proposed use and structures in this request are permitted by right in the underlying R-1 zoning district.

- (7) Whether the zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe:** The applicant is not requesting a rezone of this property with this request.
- (8) Whether the variance is the minimum variance that will make possible an economically viable use of the land, building, or structure:** A single-family dwelling has existed on the subject property since 1918. The requested variance is not considered a minimum variance necessary to make an economically viable use of the residence or the existing lot.

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**STAFF RECOMMENDATION**

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested variance to allow for a forward facing attached garage and reduce the setback for an accessory building as submitted without conditions.



# City of Monroe

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

## VARIANCE REQUEST PERMIT

PERMIT #:	1926	DESCRIPTION:	VARIANCE REQUEST
JOB ADDRESS:	407 EAST CHURCH STREET	LOT #:	
PARCEL ID:	M0150041	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	HOFF EDWARD	CONTRACTOR:	HOFF EDWARD
ADDRESS:	407 E CHURCH ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	12/21/2022
VALUATION:	\$ 0.00	EXPIRATION:	6/19/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-10	VARIANCE	\$ 250.00
<b>FEE TOTAL</b>		\$ 250.00
<b>PAYMENTS</b>		\$- 250.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

The Planning Commission will hear and make recommendation on this request for a Variance at 407 E Church Street on January 17, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on February 14, 2023 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

**NOTICE**

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

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

  
\_\_\_\_\_  
(APPROVED BY)

  
\_\_\_\_\_  
DATE



# CITY OF MONROE

## VARIANCE APPLICATION

RECEIVED  
#1926

### VARIANCE REQUEST LOCATION & DESCRIPTION

Address: 407 East Church Street

Parcel #: lot 65 - M0150041 Council Districts: 4th District, 8

Zoning: R-1 Acreage/Square Feet: 15,682 sq ft

Stated Purpose of Variance Request (Provide ordinance reference): 910.1(8) and 1000.1(4)  
To provide relief from 910.1(8) and 1000.1(4) to replace garage within the building set back

### PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Edward and Julie Hoff Phone #: 678-425-5357

Address: 407 East Church St. City: Monroe State: GA Zip: 30655

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### VARIANCE INFORMATION

Describe the location of the structure and/or use for which the variance is sought (required to be shown on a plat by a licensed surveyor) (1430.2(b)): Left and behind house when viewed from the street

Describe the relationship of the structure and/or use to existing structures and uses on adjacent lots (1430.2(c)): Garage

Describe the specific sections of the Zoning Ordinance which would cause hardship (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(d)): 910.1(8) and 1000.1(4)

**VARIANCE INFORMATION CONT.**

Describe the characteristics of the property relating to its size, shape, or topography that prevent compliance with the Zoning Ordinance (1430.2(e)): Space between existing house and drive too narrow


Describe the particular hardship that would result from strict application of the Zoning Ordinance (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(f)): Would have to cover >60% of non-wooded backyard with concrete

If the variance requested is located in the Corridor Design Overlay District or a Historic Preservation District, a letter of approval from either and/or both the Corridor Design Commission or the Historic Preservation Commission is required to be submitted with this application. (1430.2(g))

**REQUIRED SUBMITTAL ITEMS**

- Completed Application
- Fee (see Fee Schedule)
- Survey Plat
- Site Plan; Drawn to Scale
- Deed
- Proof of all property taxes paid in full
- COA or HPC approval
- Other information as required by Code Enforcement

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

SIGNATURE:  DATE: 12/12/22

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

**PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

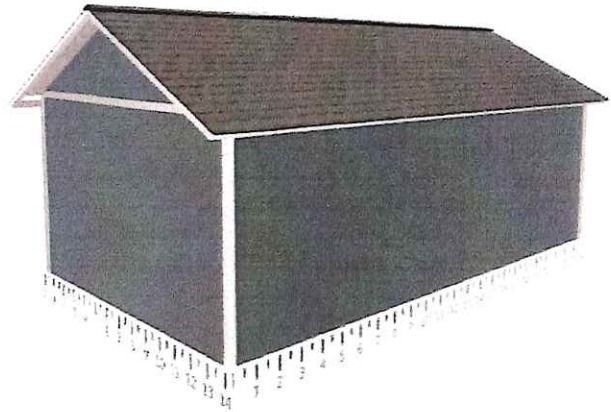
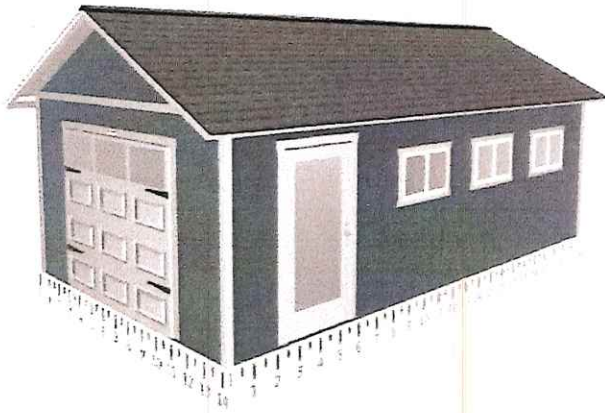
NOTARY SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

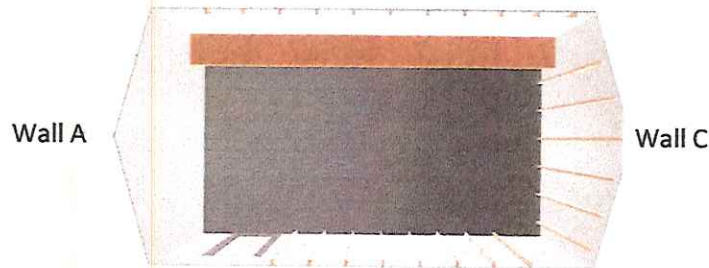
SEAL:

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





Wall D



Wall B

**Base Details**
**Building Size & Style**

Premier Pro Ranch Garage - 14' wide by 24' long

**Door**

 Overhead Garage Door (8' x 7'), ,  
 Decorative Door Hardware, Glass Top Panel

**Paint Selection**

Base: Goblin, Trim: Delicate White

**Roof Selection**

Weathered Wood Dimensional Premium Shingle

**Drip Edge**

White

**Is a permit required for this job?**

Yes

**Who is pulling the permit?**

Tuff Shed

**Options Details**
**Doors**

 Full-Lite Residential Door (3' x 6'8")  
 (Left Hand Inswing),

**Windows**

3 Ea 3'x2' Insulated Horizontal Sliding Window

**Roof**

460 Sq Ft Roof - 6/12 Roof Pitch Upgrade

**Interior**

24 Lin Ft 24" Workbench

117 Sq Ft Pegboard

24 Lin Ft Shelving - 12" deep

**Workbench And Pegboard And Shelf Locations**

Workbench on Side D at 39".

Shelf on Side D at 20".

Half Wall Pegboard on Side D at 39".

**Jobsite/Installer Details**
**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

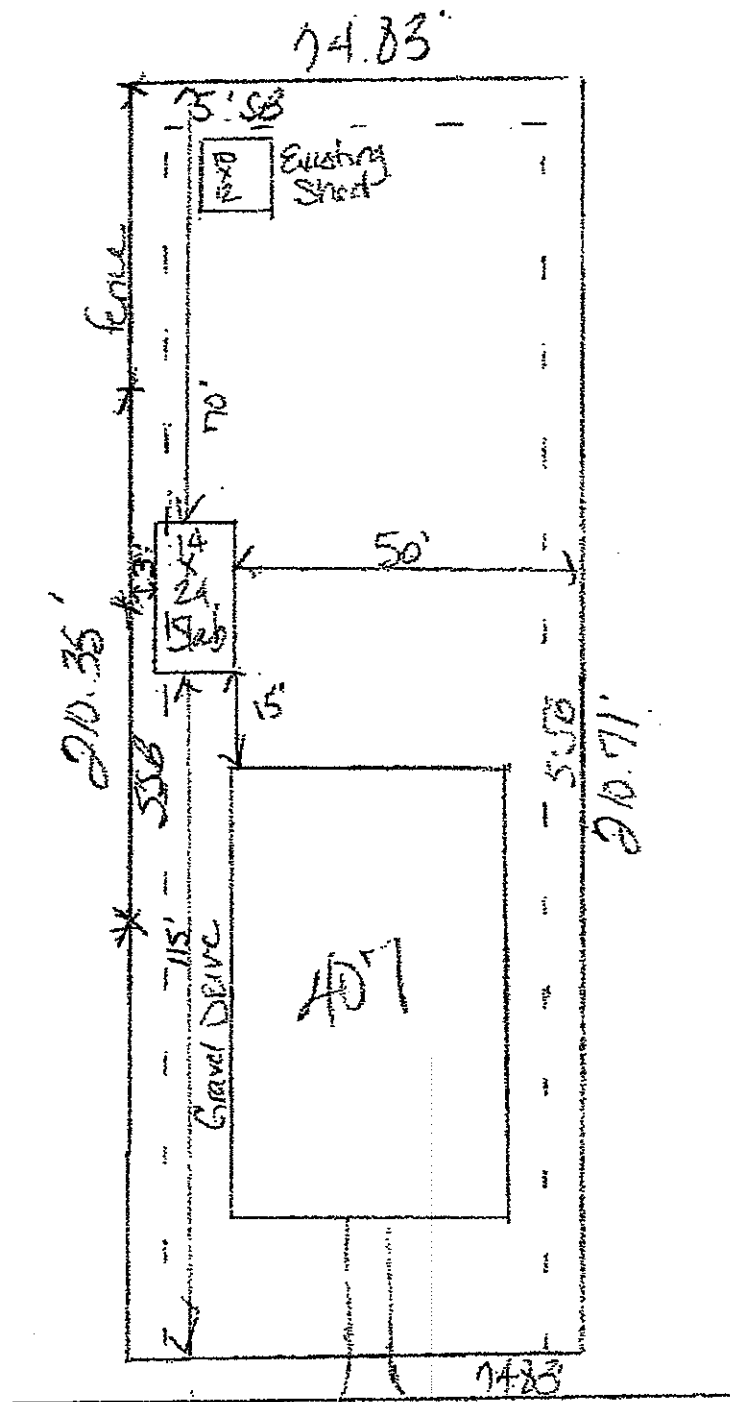
Yes

**Substrate Shed will be installed on?**

Concrete without Shed Floor

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





407 E Church St  
 Marietta, GA 30055

Assembly & Installation  
 of a pre-fab A124  
 detached garage on  
 Existing Slab.

Previous garage burned.  
 Existing Slab is only 3'  
 off the side line.

E Church St

1" = 30'

R-1 Zoning



**O'KELLEY & SOROHAN ATTORNEYS AT LAW, LLC**

2220 WISTERIA DRIVE,  
SUITE 208 SNELLVILLE, GA 30078  
770-982-8202  
Facsimile 770-982-8206

7/29/2014

EDWARD W. HOFF and JULIE S. HOFF  
407 E. CHURCH STREET  
MONROE, GA 30655

Re: 407 E. CHURCH STREET, MONROE, GA 30655  
Our File No: SS2177X

Dear EDWARD W. HOFF and JULIE S. HOFF :

I am enclosing the following documents regarding your recent closing:

- Original recorded LIMITED Warranty Deed;
- Original recorded Quitclaim Deed;
- Survey;
- Other \_\_\_\_\_

If you are occupying the property as your primary residence, please remember to file a claim for homestead exemption. Contact your tax commissioner's office for all requirements and further information. If you do not file, you may be subject to penalties and the property tax bill will be higher than expected.

We enjoyed working with you on your closing. If, in the future, you, your friends or your associates need the services of a real estate closing attorney, we hope that you will ask the lender and/or real estate agent to have our firm handle your closing. We appreciate your business and your referrals.

If this firm can be of further assistance in any way, please do not hesitate to call.

Sincerely,

*Debbie Roper*

Debbie Roper  
Paralegal

Enc. as stated

Return to: O'KELLEY & SOROHAN ATTORNEYS AT LAW, LLC  
2220 WISTERIA DR.  
SUITE 208 SNELLVILLE, GA 30078  
File # SS2177X

Deed Doc: WD Rec#: 229440  
Recorded 06/16/2014 12:02PM  
Georgia Transfer Tax Paid : \$78.00  
KATHY K. TROST  
Clerk Superior Court, WALTON County, GA

STATE OF GEORGIA  
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made on May 30th, 2014, between

LAURA R. DILLON

(hereinafter referred to as "Grantor") and

EDWARD W. HOFF and JULIE S. HOFF  
as Joint Tenants with Rights of Survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;  
WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land, with house and all other improvements located hereon, lying and being in Land Lot 65 of the 3rd District of Walton County, Georgia and being more particularly described according to plat of survey prepared by Batchelor & Associates, certified by Gerald T. Batchelor, Georgia Registered Professional Land Surveyor No. 2238, dated June 16, 1999 and recorded in Plat Book 81, Page 27, Walton County Records. The description of said property contained on said plat is hereby incorporated herein and made an essential part hereof by reference.

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$91,200.00 UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.  
*Laura R. Dillon by Dore Zpacher, as her attorney in fact*

Signed, sealed, and delivered in the presence of:

*Kayla Mitchell*  
Witness

LAURA R. DILLON

*[Signature]*  
Notary Public  
Commission expires: 9.24.17



SEAL AFFIXED

RECIPIENT'S/LENDER'S name, address and telephone number Wells Fargo Bank N.A. Return Mail Operations PO Box 14411 Des Moines IA 50306-3411 12/31/21		* Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.		OMB No. 1545-1380 <b>2021</b> Form 1098		<b>MORTGAGE INTEREST STATEMENT</b>  <b>Copy B For Payer/Borrower</b>  The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6; or because you did not report the refund of interest (box 4); or because you claimed a non-deductible item.
We accept telecommunications relay service calls. Phone #: 1-800-222-0238 Fax #: 1-866-278-1179		<input type="checkbox"/> CORRECTED (if checked)		RECIPIENT'S/LENDER'S TIN 94-1347393		
PAYER'S/BORROWER'S name, street address, city, state and ZIP code  EDWARD W HOFF JULIE S HOFF 407 E CHURCH ST MONROE, GA 30655-2509		PAYER'S/BORROWER'S TIN XXX-XX-7052		1 Mortgage interest received from payer(s)/borrower(s)* <b>\$2,306.05</b>		
		2 Outstanding mortgage principal (See instructions) <b>\$53,317.23</b>		3 Mortgage origination date <b>05/30/2014</b>		
		4 Refund of overpaid interest <b>\$0.00</b>		5 Mortgage insurance premiums <b>\$0.00</b>		
		6 Points paid on purchase of principal residence <b>\$0.00</b>		7 The address of the property securing the mortgage will be entered in box 8 and may be the same as PAYER'S/BORROWER'S address. See box 8 below.		
<b>Mortgage information as of 12/31/2021 (See instructions)</b>		8 Address or description of property securing mortgage 407 E CHURCH ST MONROE, GA 30655		9 Number of properties securing the mortgage		
\$51,866.38 Ending principal balance		10 Real estate taxes <b>\$2,040.67</b>		11 Mortgage acquisition date		
\$601.18 Total current payment		Account number 0479162323				
\$297.61 Escrow portion of payment						

Form 1098 SEE BACK SIDE FOR IMPORTANT INFORMATION (Keep for your records.) www.irs.gov/Form1098 Department of the Treasury - Internal Revenue Service  
 Please consult a Tax Advisor about the deductibility of any payments made by you or others.

**Box 2.** Shows the outstanding principal on the mortgage as of January 1, 2021. If the mortgage originated in 2021, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in 2021, shows the mortgage principal as of the date of acquisition.

2021 INTEREST DETAIL	
TOTAL INTEREST APPLIED 2021	\$2,495.56
LESS NET PREPAID INTEREST (CURRENT YEAR)	\$189.51
<b>2021 MORTGAGE INTEREST RECEIVED FROM PAYER/BORROWER(S)</b>	<b>\$2,306.05</b>

If you have questions about your loan, you can use the number listed at the top of this statement. By selecting one of the options listed, you can receive information regarding:

- Taxes paid year-to-date
- Interest paid year-to-date
- The amount & date of your last payment
- Other valuable information

We issue tax documents to the primary account owner.

Wells Fargo Home Mortgage, a division of Wells Fargo Bank, N.A., believes Customers come first. You can always count on us to provide the excellent service you've come to expect.

## Retain This 1098 With Your Important Tax Records

Please consult a Tax Advisor about the deductibility of any payments made by you or others .

### Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least \$600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount he or she paid and points paid by the seller that represent his or her share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Schedule A, C, or E (Form 1040) for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

**Payer's/Borrower's taxpayer identification number (TIN).** For your protection, this form may show only the last four digits of your TIN (SSN, ITIN, ATIN, or EIN). However, the issuer has reported your complete TIN to the IRS.

**Account number.** May show an account or other unique number the lender has assigned to distinguish your account.

**Box 1.** Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances. **CAUTION:** If you prepaid interest in 2021 that accrued in full by January 15, 2022, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in 2021 even though it may be included in box 1. If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

**Box 2.** Shows the outstanding principal on the mortgage as of January 1, 2021. If the mortgage originated in 2021, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in 2021, shows the mortgage principal as of the date of acquisition.

**Box 3.** Shows the date of the mortgage origination.

**Box 4. Do not deduct this amount.** It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the "Other income" line of your 2021 Schedule 1 (Form 1040). No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and Itemized Deduction Recoveries in Pub. 525.

**Box 5.** If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the 2021 Schedule A (Form 1040) instructions and Pub. 936.

**Box 6.** Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

**Box 7.** If the address of the property securing the mortgage is the same as the payer's/borrower's, either the box has been checked, or box 8 has been completed.

**Box 8.** Shows the address or description of the property securing the mortgage.

**Box 9.** If more than one property secures the loan, shows the number of properties securing the mortgage. If only one property secures the loan, this box may be blank.

**Box 10.** The dollar amount located in the Box is the tax amount we paid on your behalf, as billed to us by your local taxing authority, and may include items other than "Real Estate Taxes". Please consult with a tax advisor on the deductibility, as we do not report this amount to the IRS and is informational only.

**Box 11.** If the recipient/lender acquired the mortgage in 2021, shows the date of acquisition.

**Mortgage information as of 12/31/2021.** The information is as of the end of the year. If your loan was transferred to another servicer, the information would have been as of the date of the transfer.

**Future developments.** For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/Form1098](http://www.irs.gov/Form1098).

**FreeFile.** Go to [www.irs.gov/FreeFile](http://www.irs.gov/FreeFile) to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

**DISPUTING ACCOUNT INFORMATION REPORTED TO CREDIT BUREAUS:** We furnish information about your account to credit bureaus. You have the right to dispute the accuracy of the information reported by writing us at Wells Fargo Home Mortgage PO Box 10335 Des Moines, IA 50306.

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the City of Monroe requesting a variance from Section 910.1(8) to allow a forward facing garage and Section 1000.1(4) to reduce the minimum building setback for an accessory structure on property located at 407 E. Church St. (Parcel #M0150041).**

**A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on January 17, 2023 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on February 14, 2023 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.**

---

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**January 1, 2023**



**Laura Wilson**  
Code Department Assistant  
City of Monroe, Georgia

 215 N Broad Street  
Monroe, GA 30655  
 (770) 207-4674  
 [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

December 23, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for January 17, 2023 to consider an application for a variance at 407 E. Church St., Parcel #M0150041. The applicant is requesting a variance from Sections 910.1(8) and 1000.1(4) of the Zoning Ordinance to allow a front facing garage to be built at 407 E. Church St. As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on January 1, 2023.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for the property will be as follows:

- Planning Commission—January 17, 2023 at 5:30pm
- City Council—February 14, 2023 at 6:00pm

You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at [www.monroega.com](http://www.monroega.com) by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson  
City of Monroe  
Code Department Assistant







**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 2/1/2023  
**Subject:** Adoption of the Official Zoning Map – 2023

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

**Description:**

The Official Zoning Map of the City of Monroe is being updated to include all rezoning actions since it’s last adoption on July 8, 2021. Updating a new map requires re-adoption of the Official Zoning Map of the City of Monroe by the Mayor and City Council. The first reading will take place on February 14, 2023 followed by a second reading and adoption on March 14, 2023.

**Background:**

The Official Zoning Map was last updated on July 8, 2021. There have been 10 rezone actions since the last update and those are reflected on the proposed update to the Official Zoning Map.

**Recommendation:**

The Planning Commission voted unanimously to recommend approval of the adoption of the Official Zoning Map.

**Attachment(s):**

- Staff Report
- Application Documents

**AN ORDINANCE TO ADOPT THE OFFICIAL ZONING MAP OF THE CITY OF MONROE, GEORGIA**

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

**ARTICLE I.**

**The “Official Zoning Map, City of Monroe, GA” as shown in Exhibit A, attached hereto and incorporated fully herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since January 17, 2023, leading up to its adoption pursuant to Georgia law, is hereby made the Official Zoning Map of the City of the Monroe, Georgia Zoning Ordinance of the City of Monroe, officially adopted July 6, 2021, and**

**ARTICLE II.**

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

**ARTICLE III.**

This ordinance shall take effect upon their adoption by the Mayor and Council. This map shall be the Official Zoning Map of the City of Monroe and is hereby made a part of the City of Monroe Zoning Ordinance after its adoption by the Mayor and Council of the City of Monroe, Georgia.

**FIRST READING.** This 14<sup>th</sup> day of February, 2023.

**SECOND READING AND ADOPTED** on this 14<sup>th</sup> day of March, 2023.

**CITY OF MONROE, GEORGIA**

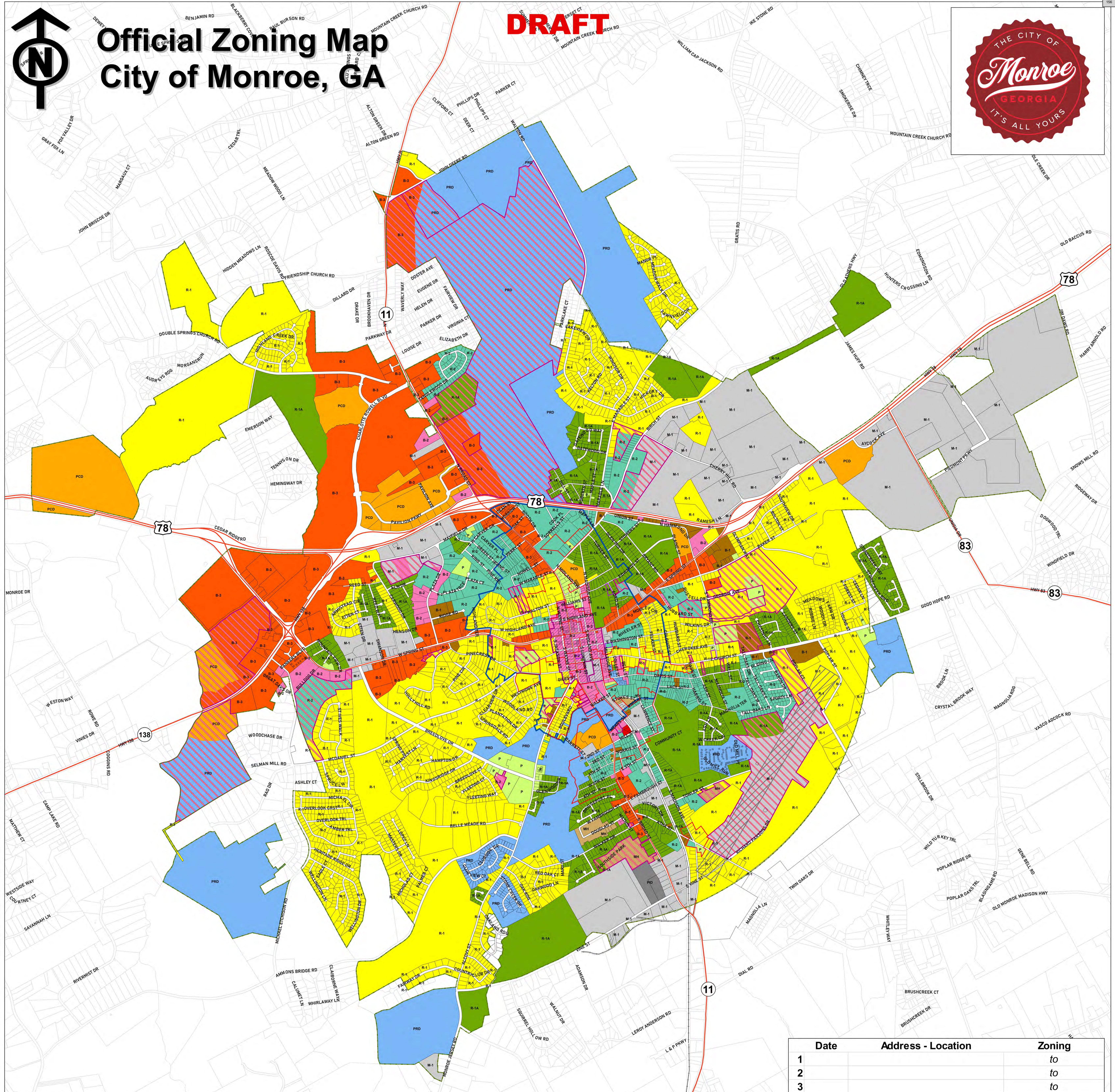
**By: \_\_\_\_\_ (SEAL)  
John S. Howard, Mayor**

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



# Official Zoning Map City of Monroe, GA

**DRAFT**

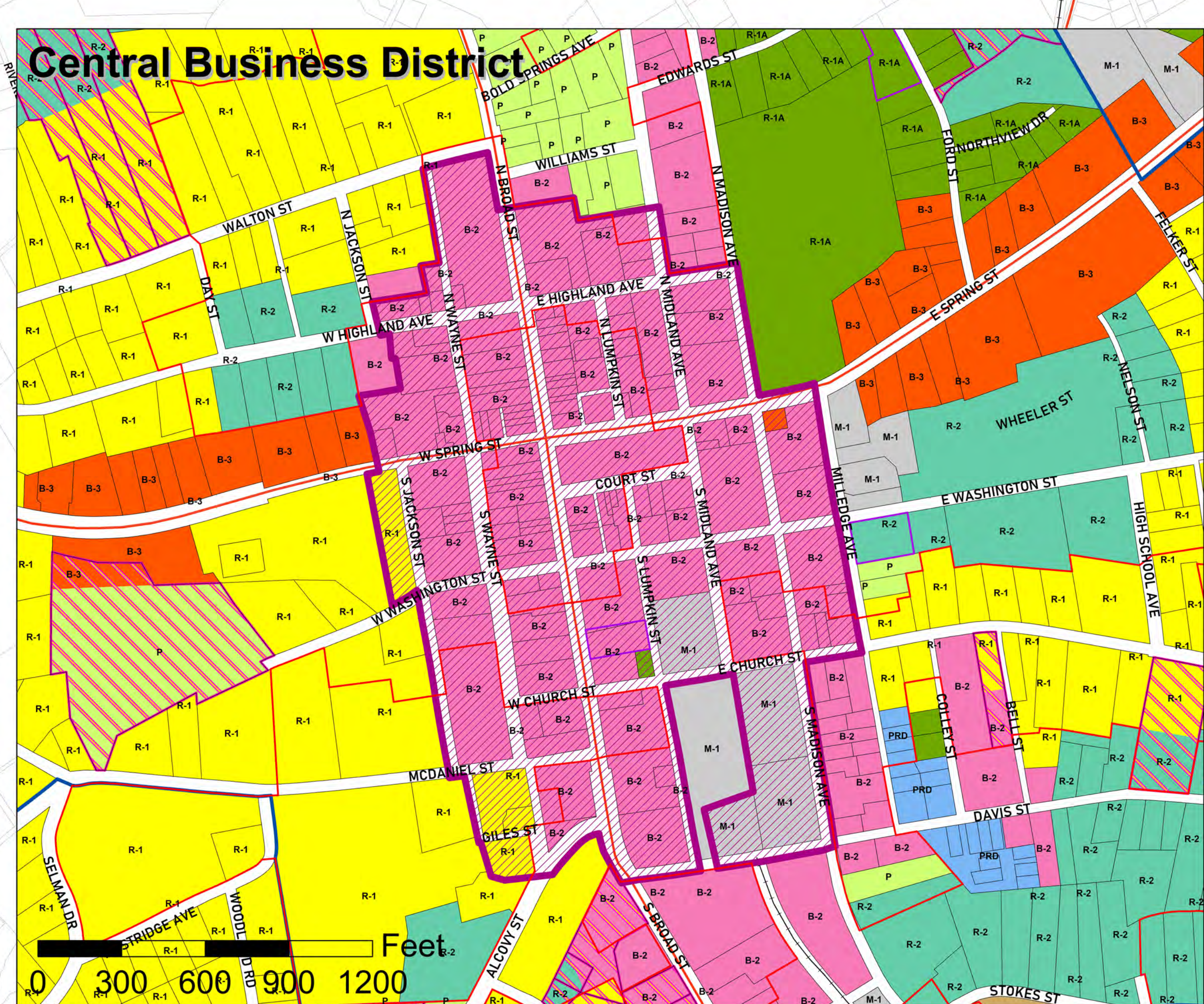


**Legend**

- Monroe City Limits
- Monroe Historic Districts
- Historic Individual Landmarks
- Airport Hazard Zone
- Central Business District
- Infill Overlay District
- 2023 City Tax Parcels
- 2023 County Tax Parcels
- Streets
- Railroad
- Highways

**Zoning Districts**

- B-1
- B-2
- B-3
- M-1
- MH
- MHDO
- P
- PCD
- PID
- PPD
- PRD
- R-1
- R-1A
- R-2
- SPLIT

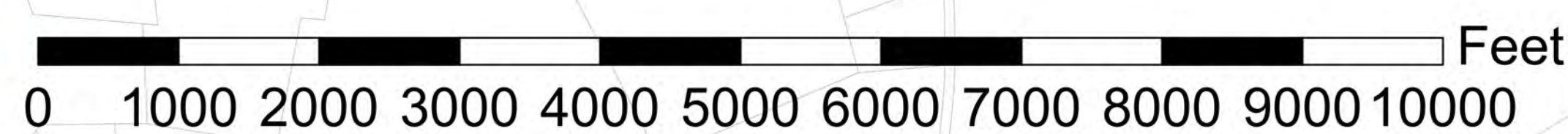


Date	Address - Location	Zoning
1		to
2		to
3		to
4		to
5		to
6		to
7		to
8		to
9		to
10		to
11		to
12		to
13		to
14		to
15		to
16		to
17		to
18		to
19		to
20		to

This is to certify that this is the official zoning map of the City of Monroe, Georgia, as adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John Howard, Mayor

Date



**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe proposes the adoption of the Official Zoning Map in accordance with Section 310 of the City of Monroe, Georgia Zoning Ordinance.**

**A public hearing will be held before the City of Monroe Planning Commission to review and make recommendation of said adoption of the Official Zoning Map to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on January 17, 2023 at 5:30 P.M. The Monroe City Council will hold a public hearing and the first reading of said adoption of the Official Zoning Map at the City Hall Auditorium at 215 N. Broad Street on February 14, 2023 at 6:00 P.M. The Monroe City Council will hold the second reading for adoption of the Official Zoning Map at the City Hall Auditorium at 215 N. Broad Street on March 14, 2023 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.**

---

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**January 1, 2023**



**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 2/1/2023  
**Subject:** Rezone #1921 – 104 3<sup>RD</sup> Street – R-2 to B-1 for expansion of a professional services business

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

**Description:**  
 The property owner of the 104 3<sup>RD</sup> Street is petitioning for a rezone from R-2 to B-1 in order to expand the adjacent professional psychological counseling, message therapy, and instructional business.

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

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

**Attachment(s):**  
 Staff Report  
 Application Documents



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

---

**APPLICATION SUMMARY**

**REZONE CASE #:** 1921

**DATE:** January 11, 2023

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Sherie Hawkins

**PROPERTY OWNER:** Sherie Teresa Hawkins

**LOCATION:** North side of 3<sup>RD</sup> Street – 104 3<sup>RD</sup> Street

**ACREAGE:** ±0.236

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

**EXISTING LAND USE:** Single-family dwelling

**ACTION REQUESTED:** Rezone R-2 to B-1 (Neighborhood Commercial District)

**REQUEST SUMMARY:** The owner is petitioning for a rezone of this property in order to convert a single-family dwelling to allow for expansion of the adjacent professional services business.

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

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** January 17, 2023

**CITY COUNCIL:** February 14, 2023

---

**REQUEST SUMMARY**

**REZONE REQUEST SUMMARY:**

The applicant is requesting approval of a rezone in order to expand an adjacent professional services business. The subject property is zoned R-2 (Multi-Family, High-Density Residential District) and contains a single-family dwelling. The single-family residence has been located on the property since 1905. The applicant is requesting a rezone to B-1 (Neighborhood Commercial District) to expand the professional services business on the adjacent property, which is also owned and operated by the property owner in this request. The professional services proposed include psychological counseling, massage therapy, and yoga/pilates instruction. The subject property would be combined together with the adjacent B-1 zoned property with the existing professional services business.

**PROPOSED PROJECT AMENDMENT SUMMARY:**

- Rezone – Expansion of adjacent business for Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction
  - Site Area – ±0.236 Acres
  - Existing Single-Family Dwelling – 706 Sf
  - Property to be combined with 706 S. Broad Street to create one property
  - Parking – 10 parking spaces will be added between the existing buildings
    - Parking will be either gravel or pavers with grass

**STAFF ANALYSIS**

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

- (1) **The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The subject property is currently zoned R-2 (Multi-Family, High-Density Residential District) and contains a single-family dwelling. The single-family dwelling was constructed in 1905. Under the current zoning, the property has limited economic viability except for use as a single-family residence.
- (1) **The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to B-1 (Neighborhood Commercial District) to allow for expansion of a business located on an adjacent property. The business on the adjacent property conducts multiple professional services including psychological counseling, massage therapy, and yoga instruction. Those professional services described are permitted uses in the B-1 zoning district.
- (2) **The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located south and west of the site along 3<sup>RD</sup> Street are zoned R-2 (Multi-Family, High-Density Residential District) and are currently developed with single-family residences. Property north of the site is currently zoned PRD (Planned Residential District) and is a mixture of undeveloped and the old Walton Mill store building with a barber shop and corner market. The property east of the site is currently zoned B-1 and contains the business owned by the petitioner seeking this rezone request. The existing professional services business on the adjacent parcel has existed on that property adjacent to residences along 3<sup>RD</sup> Street without negatively impacting residences on those properties. The requested rezone to expand the adjoining professional services business should not adversely affect adjacent residences along 3<sup>RD</sup> Street.
- (3) **Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted zoning plan illustrates one entrance into the site off 3<sup>RD</sup> Street to an unpaved parking lot. A driveway is currently located at the point of access shown on the zoning plan. Structures on the subject property and the adjacent S. Broad Street property are currently connected to the City’s water and sewer system. Additional City services and utilities should be adequate to serve the proposed development.



- (4) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of the Downtown Sub-Area is fairly developed with a mixture of retail, office, and residential. The future character of this sub-area will continue to serve as the central business district with core urban form. Land uses goal percentages for the Downtown Sub-Area are weighted towards a greater percentage of non-residential uses within the sub-area. The proposed rezone includes a plan to join the site with the existing commercial property on the corner of S. Broad Street and 3<sup>RD</sup> Street. Considering the site is located along a major thoroughfare within the Downtown Sub-Area, the requested rezone appears to meet the intent of the goals of the Comprehensive Plan and is consistent with development patterns along S. Broad Street.
- (5) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The requested B-1 zoning is requested in order to combine the subject property to the adjoining property at 706 S. Broad Street. The subject property and the adjoining property are both owned by the same property owner. The property owner wishes to expand the business at 706 S. Broad Street which is the basis for this rezone request. The property owner obtained approval from the Historic Preservation Commission to make exterior changes to the dwelling on September 27, 2022.

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**STAFF RECOMMENDATION**

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone to allow for conversion of the existing residence to a professional services business as submitted without conditions.



# City of Monroe

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

## REZONE PERMIT

PERMIT #:	1921	DESCRIPTION:	REZONING R-2 to B-1
JOB ADDRESS:	104 3RD ST	LOT #:	
PARCEL ID:	M0180103	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	Sherie Hawkins	CONTRACTOR:	Sherie Hawkins
ADDRESS:	173 Social Circle Fairplay Rd	PHONE:	
CITY, STATE ZIP:	Social Circle GA 30025	OWNER:	
PHONE:	404-784-6809	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	12/20/2022
VALUATION:	\$ 0.00	EXPIRATION:	6/18/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-03	REZONE REQUEST TO P/B-1/B-2/B-3/M-1	\$ 500.00
<b>FEE TOTAL</b>		\$ 500.00
<b>PAYMENTS</b>		\$- 500.00
<b>BALANCE</b>		\$ 0.00

**NOTES:**  
 The Planning Commission will hear and make recommendation on this request for a Rezone from R-2 to B-1 at 104 3<sup>rd</sup> Street on January 17, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on February 14, 2023 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655.

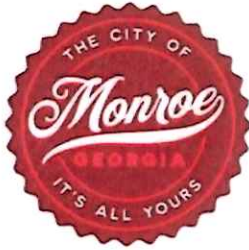
**NOTICE**

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

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

*Sherie E. Hawkins*  
 (APPROVED BY)

12/22/22  
 DATE



# CITY OF MONROE REZONE APPLICATION

**REZONE LOCATION & DESCRIPTION**

Address (or physical location): 104 3rd Street Monroe, Ga. 30655

Parcel #(s): M0180103

Acreage/Square Feet: 0.236/10,280 s.f. Council Districts: 3 / 8

Existing Zoning: R2 Proposed Zoning: B1

Existing Use: Single Family Residence

Proposed Use: Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction

**PROPERTY OWNER & APPLICANT INFORMATION**

Property Owner: Sherie Hawkins Phone #: 404-784-6809

Address: 173 Social Circle Fairplay Rd. City: Social Circle State: Ga Zip: 30025

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**REZONE INFORMATION**

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): Current zoning is R2. The property has been a leased residential home until 7/31/2022. The request to re-zone is proposed in order to expand the business, Hope Springs Mind, Body, Spirit, which is adjacent to this property and is located at 706 South Broad Street.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): The intent of the requested zoning change is to expand the business, Hope Springs, to include the same services offered at the location adjacent (706 S. Broad St.). The services offered at both 706 S. Broad St. and 104 3rd St. include Professional Psychological Services, Massage Therapy, Small Group, and Yoga/Pilates Instruction.

**REZONE INFORMATION CONT.**

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The house and property at 104 3rd St. is located adjacent to 706 S. Broad St. with the land connecting. The rezone approval will allow for the land and house at 104 3rd St. to be combined with the land and house at 706 S. Broad St. to be utilized for Professional Psychological services, massage therapy, small group, and yoga/pilates instruction, all of which are currently being offered at Hope Springs.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): 104 3rd St. has been vacant since 7/31/22.

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

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

**REQUIRED SUBMITTAL ITEMS (1421.4(2))**

*SELECT THE APPLICABLE ITEMS FOR THE REQUEST*

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

Drawn to scale, showing the following:

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

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

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

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

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

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

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

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

SIGNATURE: [Signature] DATE: 12-14-22

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 14 DAY OF December, 2022

NOTARY SIGNATURE: [Signature]  
DATE: 12/14/2022



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

This request is to combine the properties, #16 Walton Mills (706 S. Broad St) and #17 Walton Mills (104 3<sup>rd</sup> St.) into one property as they are both owned by Sherie Hawkins. The property located at 706 S. Broad St. is already zoned B1 and is currently occupied by Hope Springs Mind, Body, Spirit (owned by Sherie Hawkins) and is utilized to provide the following services: Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction. The rezoning of 104 3<sup>rd</sup> st. will allow for the expansion of Hope Springs into that space as well in order to offer the same services: Professional Psychological Services, Massage Therapy, Small Group and Yoga/Pilates Instruction.

As we have been leasing parking from 700 S. Broad St. (81 Investments), the combination of these properties would also allow us to install a 10 vehicle parking space in the center of the combined space which would be constructed of gravel or pavers with grass (so as to retain a more natural aesthetic). The property located at 104 3<sup>rd</sup> St. will need to be rezoned to match the current zoning of 706 S. Broad St. (B1) as part of this request to combine the properties into one.

### Legal Description

All that tract or parcel of land lying in Land Lot 39 of the 3rd Land District of Walton County, Georgia and being known as 706 South Broad Street and 104 3rd Street combined into 0.391 acres as shown on a Combination Survey for Sherie Teresa Hawkins, dated 10/4/2022, prepared by Ronald Calvin Smith, LLC.

Beginning at a 1" open top pipe at the intersection of the easterly right of way of South Broad Street and the northerly right of way of 3rd Street and running thence along the northerly right of way of 3rd Street, South 59 degrees 30 minutes and 03 seconds West a distance of 57.49 feet to a 1/2" rebar found, thence South 56 degrees 32 minutes 11 seconds West a distance of 116.67 feet to a 1" open top pipe found, thence leaving said right of way North 28 degrees 06 minutes 48 seconds West a distance of 107.20 feet to a 1" open top pipe found, thence North 61 degrees 15 minutes 21 seconds East a distance of 83.09 feet to a 1/2 inch rebar found, thence North 61 degrees 49 minutes 13 seconds East a distance of 22.88 feet to a 1/2" rebar found, thence North 86 degrees 38 minutes 19 seconds East a distance of 97.81 feet to a 1/2" open top pipe found on the easterly right of way of South Broad Street, thence along said right of way of South Broad Street, South 06 degrees 39 minutes 11 seconds a distance of 57.94 feet to a 1" open top pipe found and the Point of Beginning.



Official Tax Receipt  
Walton County, GA  
303 S. Hammond Dr, Suite 100  
Monroe, 30655  
-Online Receipt-

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-17719	M0190-00000-031-000	#16 WALTON MILLS .21AC	\$669.21	\$0.00 Fees: \$0.00	\$0.00	\$669.21	\$0.00
<b>Totals:</b>			<b>\$669.21</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$669.21</b>	<b>\$0.00</b>

Paid Date: 10/31/2022

Charge Amount: \$669.21

HAWKINS SHIERIE TERESA  
P O BOX 1687  
MONROE, GA 30655



Scan this code with your mobile phone to view this bill





Official Tax Receipt  
Walton County, GA  
303 S. Hammond Dr, Suite 100  
Monroe, 30655  
-Online Receipt-

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-23292	M0180-00000-103-000	#17 WALTON MILLS .25AC	\$1,068.18	\$0.00 Fees: \$0.00	\$0.00	\$1,068.18	\$0.00
<b>Totals:</b>			<b>\$1,068.18</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,068.18</b>	<b>\$0.00</b>

Paid Date: 10/31/2022

Charge Amount: \$1,068.18

LEBLANC ENTERPRISES LLC  
12 OLD MILL RD E  
RICHMOND HILL, GA 31324



Scan this code with your mobile phone to view this bill

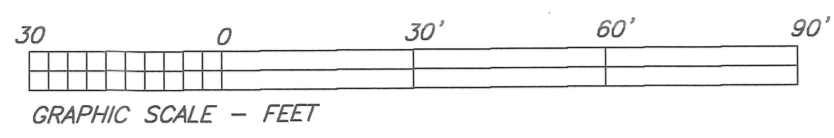


**SURVEYOR CERTIFICATION**  
 As required by subsection (d) of O.C.G.A. section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ronald Calvin Smith, Ga. R.L.S. no. 2921

**OWNER:**  
 SHERIE TERESA HAWKINS  
 P.O. BOX 1687  
 MONROE, GA. 30655

**NOTE:**  
 THIS PROPERTY LIES WITHIN THE  
 MONROE WALTON MILL HISTORIC  
 OVERLAY AREA.



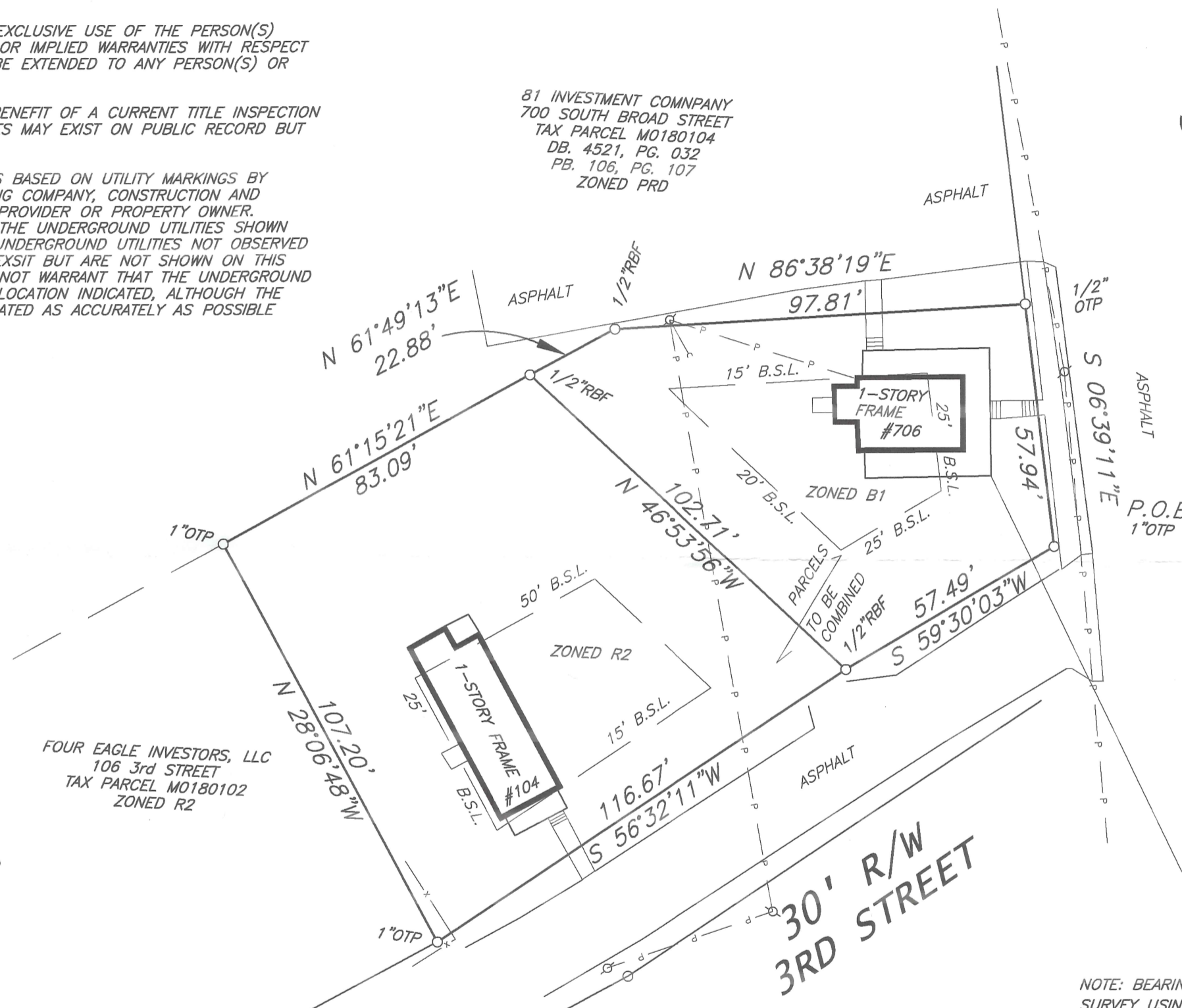
**NOTE:** NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. DATED

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

**NOTE:**  
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBUILT DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEDURE MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.



**S. BROAD STREET**  
 50' R/W

**30' R/W**  
**3RD STREET**

A GEOMAX Z90 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 132,895 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 665,248 FEET.

**NOTE:** BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TKO EQUIPMENT AND eGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

**NOTE:** THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO DUAL FREQUENCY RECEIVER WITH A SCEPTER TWO DATA COLLECTOR RUNNING CARLSON SURVCE SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

**#706 S. BROAD STREET**  
 0.155 ACRES / 6,747.3 SQ.FT.  
**#104 3RD STREET**  
 0.236 ACRES / 10,280.8 SQ.FT.  
**COMBINED:**  
 0.391 ACRES / 17,028.1

**LEGEND**

- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- CH. = CHORD
- TAN = TANGENT
- N/F = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- (MH) = MANHOLE
- (□) = DRAIN INLET
- (○) = FIRE HYDRANT
- (⊙) = LIGHT POLE
- (⊙) = POWER POLE
- P- = POWER LINE
- X- = FENCE LINE
- W- = WATER LINE
- G- = GAS LINE
- (V) = VALVE
- (W) = WELL
- (DISTANCE) = DEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

CODE ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

COMBINATION SURVEY FOR:

**SHERIE TERESA HAWKINS**

FIELD WORK DATE: 10/3/2022      DATE OF PLAT PREPARATION: 10/4/2022

LAND LOT(S) 39      3rd DISTRICT      WALTON COUNTY, GEORGIA

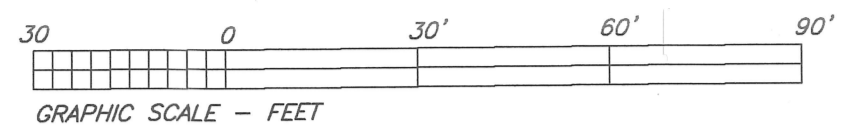
**RONALD CALVIN SMITH, LLC**  
 146 MLK, Jr. BLVD - Box 254 Monroe, Ga. 30655  
 Phone 770-289-4175

SCALE: 1" = 30'  
 JOB NO. 706SBROAD



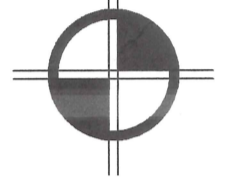
OWNER:  
SHERIE TERESA HAWKINS  
P.O. BOX 1687  
MONROE, GA. 30655

NOTE:  
THIS PROPERTY LIES WITHIN THE  
MONROE WALTON MILL HISTORIC  
OVERLAY AREA.

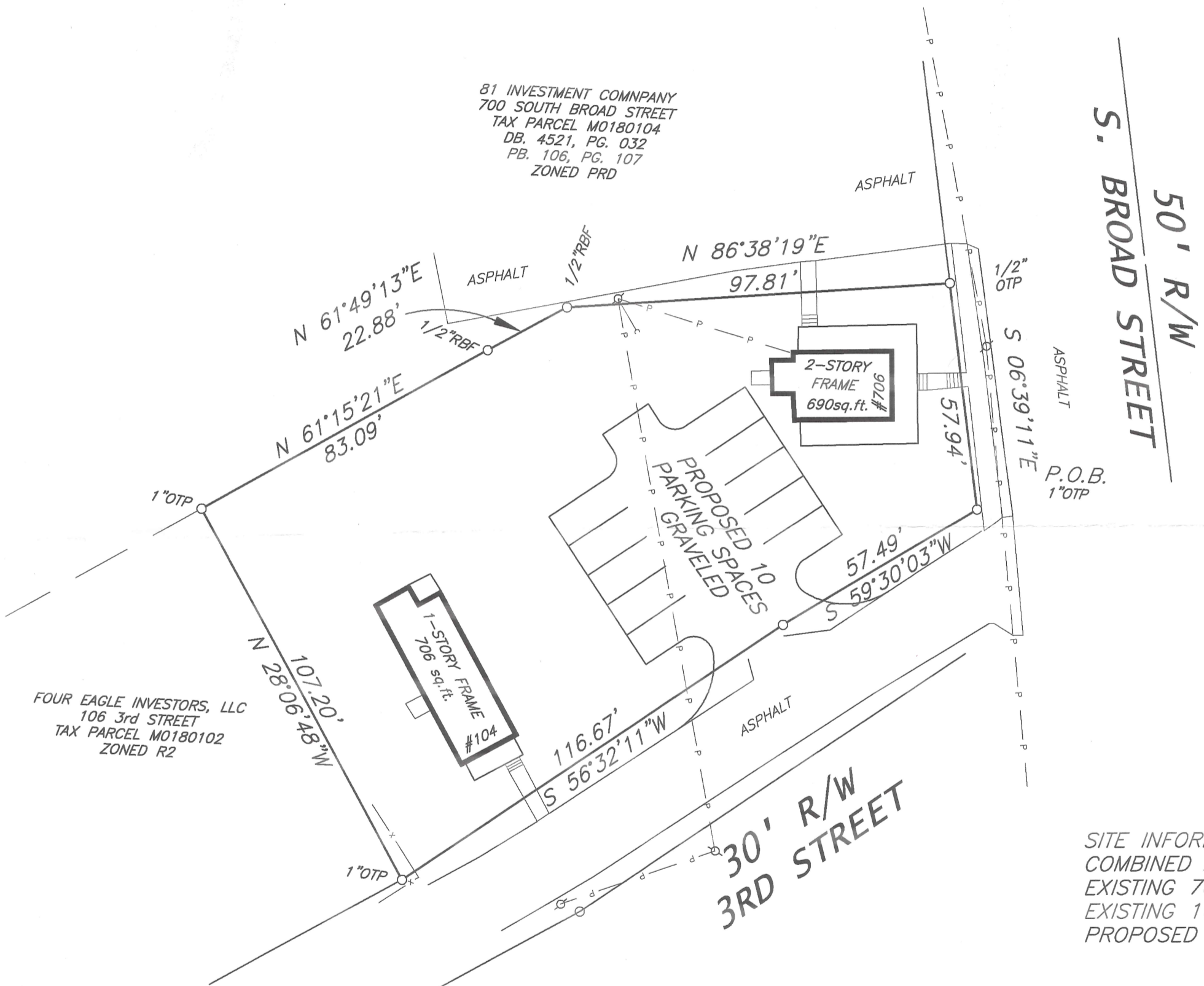


NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS  
IN A DESIGNATED FLOOD HAZARD AREA,  
ACCORDING TO THE F.I.R.M. NO.  
DATED

GRID NORTH GA WEST



THIS BLOCK RESERVED FOR  
THE CLERK SUPERIOR COURT



LEGEND

- R.B.F. = REBAR FOUND
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- (W) = WELL
- (DISTANCE) = DEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

SITE INFORMATION:  
COMBINED AREA = 0.391 ACRES  
EXISTING 706 S. BROAD ZONED B1  
EXISTING 104 3rd STREET ZONED R-2  
PROPOSED ZONED B-1

SITE PLAN FOR:

**SHERIE TERESA HAWKINS**

FIELD WORK DATE: 10/3/2022      DATE OF PLAT PREPARATION: 10/4/2022

LAND LOT(S) 39      3rd DISTRICT      WALTON COUNTY, GEORGIA

**RONALD CALVIN SMITH, LLC**  
146 MLK, Jr. BLVD - Box 254 Monroe, Ga. 30655  
Phone 770-289-4175

SCALE: 1" = 30'  
JOB NO. 706SBROAD

Return Recorded Document to:  
Preston & Malcom, P.C.  
Attorneys at Law  
Post Office Box 984  
110 Court Street  
Monroe, Georgia 30655  
File No. 22-26050

**LIMITED  
WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF WALTON

**THIS INDENTURE**, made this 2nd day of August, 2022, between LeBlanc Enterprises, LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinunder called Grantor, and Sherie Teresa Hawkins, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in G.M.D. 419, being designated as Lot 17 of Walton Mills Subdivision, according to a survey entitled, "Map Showing Subdivision for Walton Mills," dated February 12, 1964, prepared by Pickell & Pickell Engineers, certified by Hayward Pickell, South Carolina Registered Land Surveyor No. 356, recorded in Plat Book 16, page 223, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

This being the real property commonly known as 104 3rd Street, according to the present system of numbering properties in the City of Monroe, Walton County, Georgia.

**Tax Parcel ID No. M0180-00000-103-000**

This Deed is given subject to all easements and restrictions of record.

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

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named Grantor.

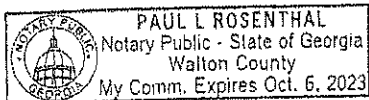
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

Kalvin B. Fuld  
Unofficial Witness

[Signature]

Notary Public

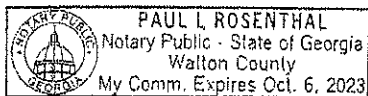


Signed, sealed and delivered  
in the presence of:

Kalvin B. Fuld  
Unofficial Witness

[Signature]

Notary Public



GRANTOR:

LeBlanc Enterprises, LLC,  
a Georgia Limited Liability Company

By: Sharon A. LeBlanc (SEAL)  
Sharon A. LeBlanc, Member

By: [Signature] (SEAL)  
Richard E. LeBlanc, Member

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the City of Monroe requesting the property located at 104 3<sup>rd</sup> Street (Parcel #MO180103) to be rezoned from R-2 to B-1.**

**A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on January 17, 2023 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on February 14, 2023 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.**

---

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**January 1, 2023**



**Laura Wilson**  
Code Department Assistant  
City of Monroe, Georgia

 215 N Broad Street  
Monroe, GA 30655  
 (770) 207-4674  
 [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

December 23, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for January 17, 2023 to consider an application for rezoning +.25 acres located at 104 3<sup>rd</sup> St., Parcel #M0180103. The property is currently zoned Multi-family, High Density Residential District (R-2) with a request to change the zoning classification to Neighborhood Commercial District (B-1). As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on January 1, 2023.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for the property will be as follows:

- Planning Commission—January 17, 2023 at 5:30pm
- City Council—February 14, 2023 at 6:00pm

You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at [www.monroega.com](http://www.monroega.com) by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson  
City of Monroe  
Code Department Assistant



CITY OF MONROE  
APPLICATION FOR A  
**REZONE**  
FROM: R-2 TO: B-1  
\*PUBLIC HEARING INFO\*  
PLANNING COMMISSION  
DATE: 1-17-23 TIME: 5:30 PM  
CITY COUNCIL  
DATE: 2-14-23 TIME: 6:00 PM  
MEETINGS ARE HELD IN THE  
COUNCIL CHAMBERS AT CITY HALL  
815 NORTH BROAD STREET  
FOR ADDITIONAL INFORMATION PLEASE CALL  
770-207-4674







**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 2/1/2023  
**Subject:** Variance #1926 – 407 E Church Street

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

**Description:**  
 The property owners of 407 E Church Street are petitioning for a variance from the Zoning Ordinance to allow construction of a forward facing garage and reduce the minimum side yard setback for an accessory structure.

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

**Recommendation:**  
 The Planning Commission voted unanimously to recommend approval of both requested variances to allow construction of a forward facing garage and reduce the minimum side yard setback for an accessory structure as submitted without conditions.

**Attachment(s):**  
 Staff Report  
 Application Documents



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

---

**APPLICATION SUMMARY**

**VARIANCE CASE #:** 1926

**DATE:** January 11, 2023

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Edward & Julie Hoff

**PROPERTY OWNER:** Edward W & Julie S Hoff

**LOCATION:** North side of Church Street – 407 E Church Street

**ACREAGE:** ±0.36

**EXISTING ZONING:** R-1 (Large Lot Residential District)

**EXISTING LAND USE:** Single-family dwelling and accessory structures

**ACTION REQUESTED:** The owner is requesting a variance for this property to allow a construction of a forward facing attached garage and reduce the side yard setback for an accessory structure.

**STAFF RECOMMENDATION:** Staff recommends approval of this variance as submitted without conditions.

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** January 17, 2023

**CITY COUNCIL:** February 14, 2023

---

**REQUEST SUMMARY**

**VARIANCE REQUEST SUMMARY:**

The applicant is requesting approval of a variance in order to construct a forward facing attached garage and reduce the side yard setback for an accessory structure. The applicant seeks this variance to replace a former forward facing, single-car garage. The former garage was destroyed by fire several years ago. Had the structure been replaced within 6 months of the incident, the non-conforming setback and forward facing garage would have been allowed to be replaced under the allowances in Section 500 of the Zoning Ordinance. Section 910.1(8) of the Zoning Ordinance requires all garage doors to be side or rear facing except in cul-de-sac lots where lot widths would prohibit side or rear entry. Section 1000.1(4) requires all accessory buildings to be setback at least five (5) feet from any lot line. The applicant is requesting this variance to allow a forward facing garage and to allow the garage to be placed three (3) feet from the side lot line.

**PROPOSED PROJECT SUMMARY:**

- Variance - Front Entry Detached Garage & Setback Reduction
  - Detached Garage Addition – 12 feet by 24 feet; 336 Sf

- Garage is a single-bay garage with forward facing entry
- Existing slab for previous garage is located three (3) feet from the side lot line; applicant proposes to use the existing slab for the proposed garage
- Front of garage will be located fifteen (15) feet past the rear of the existing dwelling

**STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR VARIANCE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1430.6 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) Whether there are extraordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography:** The size, shape, and topography of the site are not the basis for this variance request.
- (2) Whether the literal application of this Ordinance would create an unnecessary hardship:** No undue hardship is created through a literal application of the Zoning Ordinance. It is possible the applicant could place the proposed garage away from the side lot line to comply with the setback requirements under Section 1000.1(4) and the garage could be turned sideways into the interior portion of the lot to comply with the requirements of Section 910.1(8).
- (3) Whether the variance would not cause substantial detriment to the public good or impair the purposes or intent of this Ordinance:** If approved, this variance could impair the current purposes and intent of requiring only rear and side entry garages in residential building design throughout the City. An amendment to the forward entry garage standard is currently in progress at the time of this report. The submitted request would comply with the proposed amendments to this standard.
- (4) Whether a variance will no confer upon the property of the applicant any special privilege denied to other properties in the district:** The standard the applicant is requesting the variance from in Section 910.1(8) is a preferential standard established by the City to promote quality building construction. Section 910.1(8) is currently undergoing an amendment. The requested variance to construct a forward facing garage in a detached building located behind the dwelling would comply with the proposed amendments. The City Council has approved similar variance requests where a forward facing garage was placed behind the front of the dwelling. The accessory building setback reduction is necessary to allow the detached garage to be able to utilize the existing concrete slab for the previous garage. In this variance request, the garage will be recessed behind the rear of the dwelling by fifteen (15) feet and located on the existing slab of the previous garage.
- (5) Whether the special circumstances surrounding the request for the variance are not the result of acts by the applicant:** The special circumstances surrounding this request represent the proposed intent by the applicant and not the result of any previous actions taken by the applicant.
- (6) Whether the variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district:** The proposed use and structures in this request are permitted by right in the underlying R-1 zoning district.

- (7) Whether the zoning proposal is consistent with the construction and design standards and design criteria adopted by the City of Monroe:** The applicant is not requesting a rezone of this property with this request.
- (8) Whether the variance is the minimum variance that will make possible an economically viable use of the land, building, or structure:** A single-family dwelling has existed on the subject property since 1918. The requested variance is not considered a minimum variance necessary to make an economically viable use of the residence or the existing lot.

---

**STAFF RECOMMENDATION**

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested variance to allow for a forward facing attached garage and reduce the setback for an accessory building as submitted without conditions.



# City of Monroe

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

## VARIANCE REQUEST PERMIT

PERMIT #:	1926	DESCRIPTION:	VARIANCE REQUEST
JOB ADDRESS:	407 EAST CHURCH STREET	LOT #:	
PARCEL ID:	M0150041	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	HOFF EDWARD	CONTRACTOR:	HOFF EDWARD
ADDRESS:	407 E CHURCH ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	12/21/2022
VALUATION:	\$ 0.00	EXPIRATION:	6/19/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-10	VARIANCE	\$ 250.00
<b>FEE TOTAL</b>		\$ 250.00
<b>PAYMENTS</b>		\$- 250.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

The Planning Commission will hear and make recommendation on this request for a Variance at 407 E Church Street on January 17, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on February 14, 2023 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

**NOTICE**

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

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

  
\_\_\_\_\_  
(APPROVED BY)

  
\_\_\_\_\_  
DATE



RECEIVED  
#1926

# CITY OF MONROE

## VARIANCE APPLICATION

**VARIANCE REQUEST LOCATION & DESCRIPTION**

Address: 407 East Church Street

Parcel #: lot 65 - M0150041 Council Districts: 4th District, 8

Zoning: R-1 Acreage/Square Feet: 15,682 sq ft

Stated Purpose of Variance Request (Provide ordinance reference): 910.1(8) and 1000.1(4)  
To provide relief from 910.1(8) and 1000.1(4) to replace garage within the building set back

**PROPERTY OWNER & APPLICANT INFORMATION**

Property Owner: Edward and Julie Hoff Phone #: 678-425-5357

Address: 407 East Church St. City: Monroe State: GA Zip: 30655

Applicant (If different than owner): \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**VARIANCE INFORMATION**

Describe the location of the structure and/or use for which the variance is sought (required to be shown on a plat by a licensed surveyor) (1430.2(b)): Left and behind house when viewed from the street

Describe the relationship of the structure and/or use to existing structures and uses on adjacent lots (1430.2(c)): Garage

Describe the specific sections of the Zoning Ordinance which would cause hardship (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(d)): 910.1(8) and 1000.1(4)

**VARIANCE INFORMATION CONT.**

Describe the characteristics of the property relating to its size, shape, or topography that prevent compliance with the Zoning Ordinance (1430.2(e)): Space between existing house and drive too narrow


Describe the particular hardship that would result from strict application of the Zoning Ordinance (Note: Hardship is considered to be the reason compliance is physically not possible, as opposed to financial hardships which are not a basis for a variance) (1430.2(f)): Would have to cover >60% of non-wooded backyard with concrete

If the variance requested is located in the Corridor Design Overlay District or a Historic Preservation District, a letter of approval from either and/or both the Corridor Design Commission or the Historic Preservation Commission is required to be submitted with this application. (1430.2(g))

**REQUIRED SUBMITTAL ITEMS**

- Completed Application
- Fee (see Fee Schedule)
- Survey Plat
- Site Plan; Drawn to Scale
- Deed
- Proof of all property taxes paid in full
- COA or HPC approval
- Other information as required by Code Enforcement

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

SIGNATURE:  DATE: 12/12/22

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

**PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

NOTARY SIGNATURE: \_\_\_\_\_

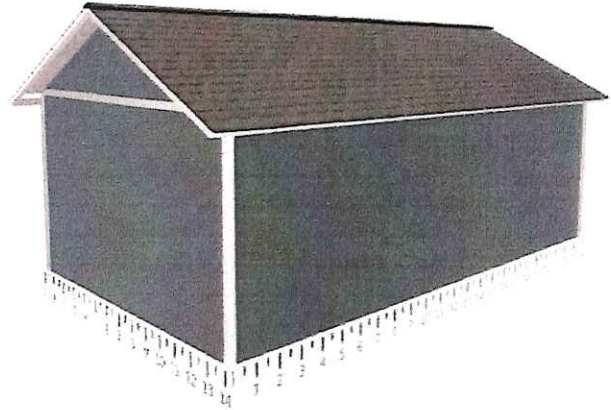
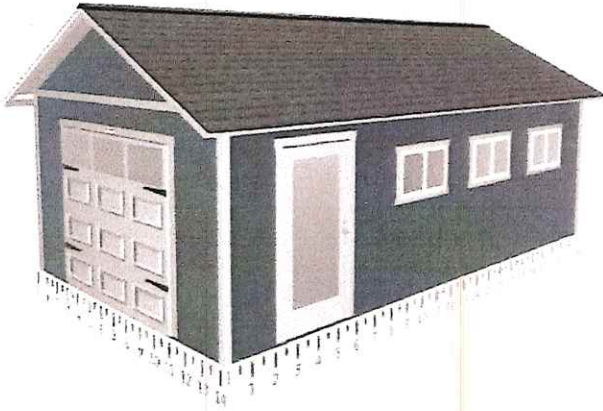
DATE: \_\_\_\_\_

SEAL:

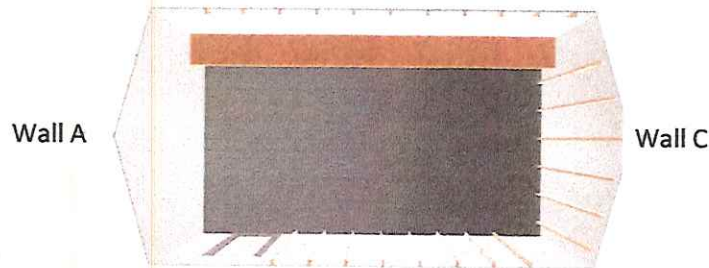
It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign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







Wall D



Wall A

Wall C

Wall B

### Base Details

#### Building Size & Style

Premier Pro Ranch Garage - 14' wide by 24' long

#### Door

Overhead Garage Door (8' x 7'), ,  
 Decorative Door Hardware, Glass Top Panel

#### Paint Selection

Base: Goblin, Trim: Delicate White

#### Roof Selection

Weathered Wood Dimensional Premium Shingle

#### Drip Edge

White

#### Is a permit required for this job?

Yes

#### Who is pulling the permit?

Tuff Shed

### Options Details

#### Doors

Full-Lite Residential Door (3' x 6'8")  
 (Left Hand Inswing),

#### Windows

3 Ea 3'x2' Insulated Horizontal Sliding Window

#### Roof

460 Sq Ft Roof - 6/12 Roof Pitch Upgrade

#### Interior

24 Lin Ft 24" Workbench  
 117 Sq Ft Pegboard  
 24 Lin Ft Shelving - 12" deep

#### Workbench And Pegboard And Shelf Locations

Workbench on Side D at 39".  
 Shelf on Side D at 20".  
 Half Wall Pegboard on Side D at 39".

### Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

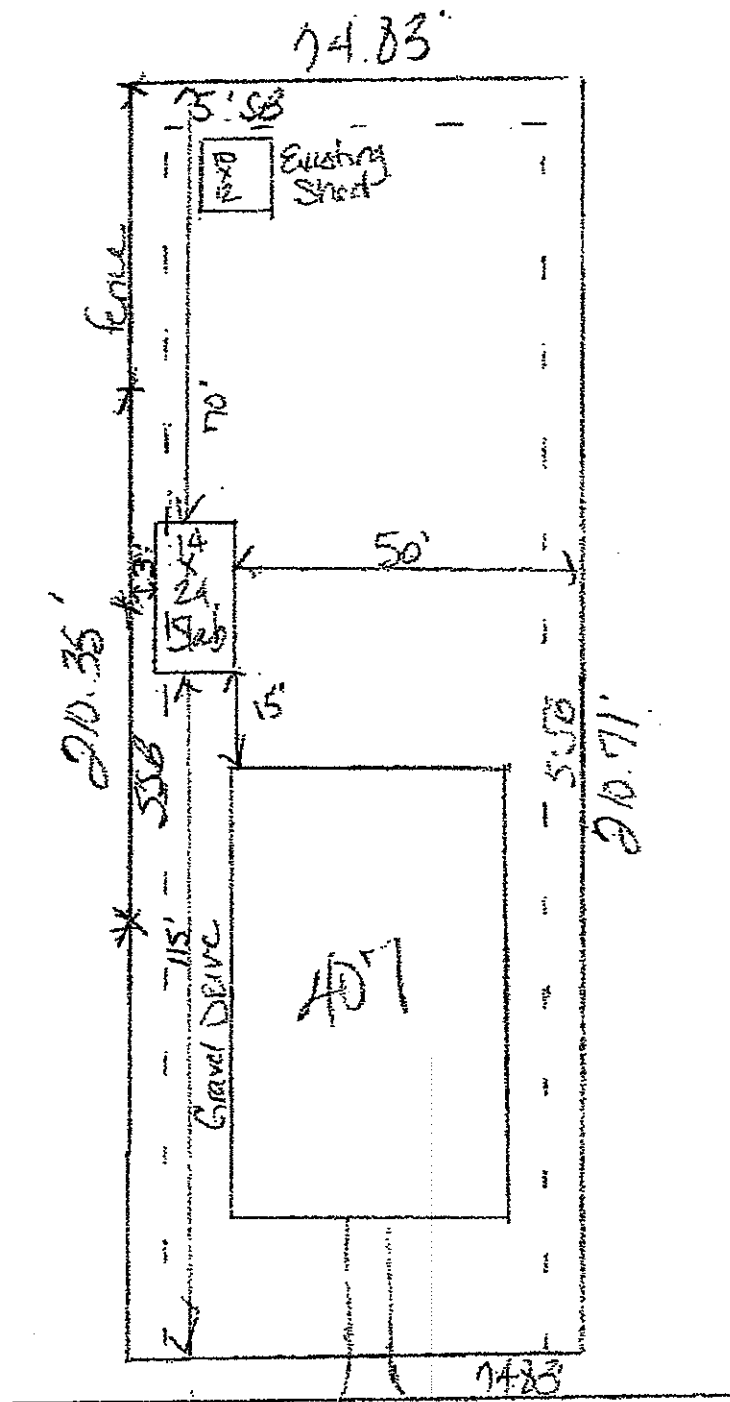
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Concrete without Shed Floor

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



407 E Church St  
 Marietta, GA 30055

Assembly & Installation  
 of a pre-fab A124  
 detached garage on  
 Existing Slab.

Previous garage burned.  
 Existing Slab is only 3'  
 off the side line.

E Church St

1" = 30'

R-1 Zoning



**O'KELLEY & SOROHAN ATTORNEYS AT LAW, LLC**

2220 WISTERIA DRIVE,  
SUITE 208 SNELLVILLE, GA 30078  
770-982-8202  
Facsimile 770-982-8206

7/29/2014

EDWARD W. HOFF and JULIE S. HOFF  
407 E. CHURCH STREET  
MONROE, GA 30655

Re: 407 E. CHURCH STREET, MONROE, GA 30655  
Our File No: SS2177X

Dear EDWARD W. HOFF and JULIE S. HOFF :

I am enclosing the following documents regarding your recent closing:

- Original recorded LIMITED Warranty Deed;
- Original recorded Quitclaim Deed;
- Survey;
- Other \_\_\_\_\_

If you are occupying the property as your primary residence, please remember to file a claim for homestead exemption. Contact your tax commissioner's office for all requirements and further information. If you do not file, you may be subject to penalties and the property tax bill will be higher than expected.

We enjoyed working with you on your closing. If, in the future, you, your friends or your associates need the services of a real estate closing attorney, we hope that you will ask the lender and/or real estate agent to have our firm handle your closing. We appreciate your business and your referrals.

If this firm can be of further assistance in any way, please do not hesitate to call.

Sincerely,

*Debbie Roper*

Debbie Roper  
Paralegal

Enc. as stated

JB  
K

Return to: O'KELLEY & SOROHAN ATTORNEYS AT LAW, LLC  
2220 WISTERIA DR.  
SUITE 208 SNELLVILLE, GA 30078  
File # SS2177X

Deed Doc: WD Rec#: 229440  
Recorded 06/16/2014 12:02PM  
Georgia Transfer Tax Paid : \$78.00  
KATHY K. TROST  
Clerk Superior Court, WALTON County, GA

STATE OF GEORGIA  
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made on May 30th, 2014, between

LAURA R. DILLON

(hereinafter referred to as "Grantor") and

EDWARD W. HOFF and JULIE S. HOFF  
as Joint Tenants with Rights of Survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;  
WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land, with house and all other improvements located hereon, lying and being in Land Lot 65 of the 3rd District of Walton County, Georgia and being more particularly described according to plat of survey prepared by Batchelor & Associates, certified by Gerald T. Batchelor, Georgia Registered Professional Land Surveyor No. 2238, dated June 16, 1999 and recorded in Plat Book 81, Page 27, Walton County Records. The description of said property contained on said plat is hereby incorporated herein and made an essential part hereof by reference.

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$91,200.00 UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.  
*Laura R. Dillon by Dore Zpacher, as her attorney in fact*

Signed, sealed, and delivered in the presence of:

LAURA R. DILLON

*Kayla Mitchell*  
Witness

*[Signature]*  
Notary Public  
Commission expires: 9.24.17



SEAL AFFIXED

RECIPIENT'S/LENDER'S name, address and telephone number Wells Fargo Bank N.A. Return Mail Operations PO Box 14411 Des Moines IA 50306-3411 12/31/21		* Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.		OMB No. 1545-1380 <b>2021</b> Form 1098		<b>MORTGAGE INTEREST STATEMENT</b>  <b>Copy B For Payer/Borrower</b>  The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6; or because you did not report the refund of interest (box 4); or because you claimed a non-deductible item.
We accept telecommunications relay service calls. Phone #: 1-800-222-0238 Fax #: 1-866-278-1179		<input type="checkbox"/> CORRECTED (if checked)		RECIPIENT'S/LENDER'S TIN 94-1347393		
PAYER'S/BORROWER'S name, street address, city, state and ZIP code  EDWARD W HOFF JULIE S HOFF 407 E CHURCH ST MONROE, GA 30655-2509		PAYER'S/BORROWER'S TIN XXX-XX-7052		1 Mortgage interest received from payer(s)/borrower(s)* <b>\$2,306.05</b>		
		2 Outstanding mortgage principal (See instructions) <b>\$53,317.23</b>	3 Mortgage origination date <b>05/30/2014</b>			
		4 Refund of overpaid interest <b>\$0.00</b>	5 Mortgage insurance premiums <b>\$0.00</b>			
		6 Points paid on purchase of principal residence <b>\$0.00</b>				
		7 The address of the property securing the mortgage will be entered in box 8 and may be the same as PAYER'S/BORROWER'S address. See box 8 below.				
<b>Mortgage information as of 12/31/2021 (See instructions)</b>		8 Address or description of property securing mortgage 407 E CHURCH ST MONROE, GA 30655				
\$51,866.38 Ending principal balance		9 Number of properties securing the mortgage	10 Real estate taxes <b>\$2,040.67</b>	11 Mortgage acquisition date		
\$601.18 Total current payment	Account number 0479162323					
\$297.61 Escrow portion of payment						

Form 1098 SEE BACK SIDE FOR IMPORTANT INFORMATION (Keep for your records.) www.irs.gov/Form1098 Department of the Treasury - Internal Revenue Service  
 Please consult a Tax Advisor about the deductibility of any payments made by you or others.

**Box 2.** Shows the outstanding principal on the mortgage as of January 1, 2021. If the mortgage originated in 2021, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in 2021, shows the mortgage principal as of the date of acquisition.

----- 2021 INTEREST DETAIL -----

TOTAL INTEREST APPLIED 2021	\$2,495.56
LESS NET PREPAID INTEREST (CURRENT YEAR)	\$189.51
<b>2021 MORTGAGE INTEREST RECEIVED FROM PAYER/BORROWER(S)</b>	<b>\$2,306.05</b>

If you have questions about your loan, you can use the number listed at the top of this statement. By selecting one of the options listed, you can receive information regarding:

- Taxes paid year-to-date
- Interest paid year-to-date
- The amount & date of your last payment
- Other valuable information

We issue tax documents to the primary account owner.

Wells Fargo Home Mortgage, a division of Wells Fargo Bank, N.A., believes Customers come first. You can always count on us to provide the excellent service you've come to expect.

## Retain This 1098 With Your Important Tax Records

Please consult a Tax Advisor about the deductibility of any payments made by you or others .

### Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least \$600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount he or she paid and points paid by the seller that represent his or her share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Schedule A, C, or E (Form 1040) for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

**Payer's/Borrower's taxpayer identification number (TIN).** For your protection, this form may show only the last four digits of your TIN (SSN, ITIN, ATIN, or EIN). However, the issuer has reported your complete TIN to the IRS.

**Account number.** May show an account or other unique number the lender has assigned to distinguish your account.

**Box 1.** Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances. **CAUTION:** If you prepaid interest in 2021 that accrued in full by January 15, 2022, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in 2021 even though it may be included in box 1. If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

**Box 2.** Shows the outstanding principal on the mortgage as of January 1, 2021. If the mortgage originated in 2021, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in 2021, shows the mortgage principal as of the date of acquisition.

**Box 3.** Shows the date of the mortgage origination.

**Box 4. Do not deduct this amount.** It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the "Other income" line of your 2021 Schedule 1 (Form 1040). No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and Itemized Deduction Recoveries in Pub. 525.

**Box 5.** If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the 2021 Schedule A (Form 1040) instructions and Pub. 936.

**Box 6.** Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

**Box 7.** If the address of the property securing the mortgage is the same as the payer's/borrower's, either the box has been checked, or box 8 has been completed.

**Box 8.** Shows the address or description of the property securing the mortgage.

**Box 9.** If more than one property secures the loan, shows the number of properties securing the mortgage. If only one property secures the loan, this box may be blank.

**Box 10.** The dollar amount located in the Box is the tax amount we paid on your behalf, as billed to us by your local taxing authority, and may include items other than "Real Estate Taxes". Please consult with a tax advisor on the deductibility, as we do not report this amount to the IRS and is informational only.

**Box 11.** If the recipient/lender acquired the mortgage in 2021, shows the date of acquisition.

**Mortgage information as of 12/31/2021.** The information is as of the end of the year. If your loan was transferred to another servicer, the information would have been as of the date of the transfer.

**Future developments.** For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/Form1098](http://www.irs.gov/Form1098).

**FreeFile.** Go to [www.irs.gov/FreeFile](http://www.irs.gov/FreeFile) to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

**DISPUTING ACCOUNT INFORMATION REPORTED TO CREDIT BUREAUS:** We furnish information about your account to credit bureaus. You have the right to dispute the accuracy of the information reported by writing us at Wells Fargo Home Mortgage PO Box 10335 Des Moines, IA 50306.

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the City of Monroe requesting a variance from Section 910.1(8) to allow a forward facing garage and Section 1000.1(4) to reduce the minimum building setback for an accessory structure on property located at 407 E. Church St. (Parcel #M0150041).**

**A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on January 17, 2023 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on February 14, 2023 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.**

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**PLEASE RUN ON THE  
FOLLOWING DATE:**

**January 1, 2023**





**Laura Wilson**  
Code Department Assistant  
City of Monroe, Georgia

 215 N Broad Street  
Monroe, GA 30655  
 (770) 207-4674  
 [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

December 23, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for January 17, 2023 to consider an application for a variance at 407 E. Church St., Parcel #M0150041. The applicant is requesting a variance from Sections 910.1(8) and 1000.1(4) of the Zoning Ordinance to allow a front facing garage to be built at 407 E. Church St. As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on January 1, 2023.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for the property will be as follows:

- Planning Commission—January 17, 2023 at 5:30pm
- City Council—February 14, 2023 at 6:00pm

You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at [www.monroega.com](http://www.monroega.com) by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson  
City of Monroe  
Code Department Assistant



**To:** City Council  
**From:** Chris Bailey, Assistant City Administrator  
 Logan Propes, City Administrator  
**Department:** Airport  
**Date:** 02/02/23  
**Subject:** Facility Relocation Proposal (GAARNG)



**Budget Account/Project Name:** 2023 CIP – Airport

**Funding Source:** 2023 CIP – Airport

**Budget Allocation:** \$0.00

**Budget Available:** \$180,000.00

**Requested Expense:** \$45,000.00      **Company of Record:** Rubicon Planning

**Description:**

Staff recommends the approval of the request to utilize the services of Rubicon Planning for the proposed analysis and subsequent proposal for the relocation of the Georgia Army National Guard (GAARNG) Armory located at 436 East Washington Street to a site located on a portion of Dennis Coker Park and the Cy Nunnally Memorial Airport. This proposal is for all land research, studies, proposals, reports, meetings, etc. to enable the proposed relocation of the GAARNG. Rubicon has worked with numerous cities, and armory locations for the improvement of facilities, locations, and relocations. This will assist the City in working with local, state, and federal officials for this multiyear project proposal.

**Background:**

The City of Monroe is continually functioning to provide the improved use of facilities, parks, and airport through means of communicating with all organizations for the best fit of areas.

**Attachment(s):**

Proposal – 2 pages



13 December 2022

City of Monroe  
ATTN: Mr. Chris Croy, Central Services Manager  
215 North Broad Street  
Monroe, GA 30655

Dear Mr. Croy,

Rubicon Planning is pleased to offer the following proposal to analyze and advise on the procedures needed to relocate the Georgia Army National Guard (GAARNG) Armory in Monroe to a site located at the Monroe airport.

Rubicon will:

- Develop facility requirements for the GAARNG units currently located in the City of Monroe, using standard Army and National Guard facility planning criteria, based on the unit currently located in Monroe. The current armory building and support infrastructure of parking, storage, etc. is not appropriately sized or configured for the military unit currently operating out of it, and the site itself is too small. The requirements analysis will determine the authorized space per National Guard criteria and assist in the planning and relocation of the National Guard site to another location.
- Develop a proposal package for the City of Monroe to present to GAARNG, in order to engage and coordinate with government officials (city, county, state and federal).
- Prepare a Findings and Recommendations Report that will include a spatial Requirements Analysis for the current unit and staff, to include the armory, parking / hardstand, and utilities and infrastructure. This Report will include a discussion of GAARNG units that can be supported at the new location.
- Assist in the communication of the proposal package to government and civilian entities as necessary virtually or onsite.

Rubicon proposes a flat fee of **\$45,000** for performance of work. This includes travel, analysis, report preparation, and coordination and presentation support to the City of Monroe in liaising with other government officials (city, county, state, federal) as needed.

Please feel free to contact Ed Kirmse ([ekirmse@rubiconplanning.com](mailto:ekirmse@rubiconplanning.com), 540-892-3278) or Bruce Berger ([bberger@rubiconplanning.com](mailto:bberger@rubiconplanning.com), 470-314-2146) if you have any questions, or would like to discuss other support.



Thank you very much for thinking of Rubicon. We are looking forward to working with you.

Sincerely yours,

A handwritten signature in black ink that reads "Edward J. Kirmse".

Edward J. Kirmse  
Vice President

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE, GEORGIA, SUPPORTING THE CITY’S GRANT MATCH FOR APPLICATION FOR THE 2023 HISTORIC PRESERVATION FUND CLG SURVEY & PLANNING GRANT**

WHEREAS, the City of Monroe, Georgia (the “City”) has been vested with substantial power to regulate the use of property within the City for the purposes of maintaining the health, morals, safety, security, peace and general welfare of the City; and,

WHEREAS, the City has the legislative power to adopt reasonable resolutions or regulations relating to property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, the City has within its city limits numerous historic properties, for which the preservation and care thereof is of great importance and concern to the Mayor and City Council, City staff and citizenry; and,

WHEREAS, City staff desires to engage in the application process for the 2023 Historic Preservation Fund CLG Survey & Planning Grant (the “Grant”) in order to further the betterment of the City’s historic properties by way of updating the City’s historic property survey, and to maintain the City’s status as a Certified Local Government under the statewide Certified Local Government (CLG) program; and,

WHEREAS, the application process for the Grant is necessary to receive the Grant and accomplish an update to the City’s historic property survey, and maintain the City’s status as a Certified Local Government; and,

WHEREAS, the Mayor and City Council support the City’s effort to engage in the application process for the Grant; and,

WHEREAS, the Mayor and City Council desire to authorize the City to contribute a forty percent (40%) match to the Grant as required by the terms of the Grant; and,

WHEREAS, the above-referenced forty percent (40%) match would not exceed the amount of Ten Thousand and 00/100 Dollars (\$10,000.00) due to the maximum available amount awarded pursuant to the Grant; and,

WHEREAS, all stated goals of this resolution are incorporated fully herein;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Monroe do hereby support the City’s application for the Grant as follows:

1. The preamble of this Resolution shall be considered to be, and is hereby incorporated by reference as if, fully set out herein;

2. City staff is permitted to engage in the application process for the awarding of the 2023 Historic Preservation Fund CLG Survey & Planning Grant;
3. The required funding match on the part of the City is forty percent (40%), and the City shall contribute a maximum amount of up to Ten Thousand and 00/100 Dollars (\$10,000.00) in available funds, with said funds to be used to represent the City's required forty percent (40%) match for the 2023 Historic Preservation Fund CLG Survey & Planning Grant as awarded.

**SO RESOLVED** this 14<sup>th</sup> day of February 2023.

**CITY OF MONROE, GEORGIA**

**Approved:** \_\_\_\_\_  
**John S. Howard, Mayor**

**Attest:** \_\_\_\_\_  
**Beverly Harrison, City Clerk**



**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 2/1/2023  
**Subject:** Adoption of the Official Zoning Map – 2023

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

**Description:**

The Official Zoning Map of the City of Monroe is being updated to include all rezoning actions since it’s last adoption on July 8, 2021. Updating a new map requires re-adoption of the Official Zoning Map of the City of Monroe by the Mayor and City Council. The first reading will take place on February 14, 2023 followed by a second reading and adoption on March 14, 2023.

**Background:**

The Official Zoning Map was last updated on July 8, 2021. There have been 10 rezone actions since the last update and those are reflected on the proposed update to the Official Zoning Map.

**Recommendation:**

The Planning Commission voted unanimously to recommend approval of the adoption of the Official Zoning Map.

**Attachment(s):**

- Staff Report
- Application Documents



**AN ORDINANCE TO ADOPT THE OFFICIAL ZONING MAP OF THE CITY OF MONROE, GEORGIA**

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

**ARTICLE I.**

**The “Official Zoning Map, City of Monroe, GA” as shown in Exhibit A, attached hereto and incorporated fully herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since January 17, 2023, leading up to its adoption pursuant to Georgia law, is hereby made the Official Zoning Map of the City of the Monroe, Georgia Zoning Ordinance of the City of Monroe, officially adopted July 6, 2021, and**

**ARTICLE II.**

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

**ARTICLE III.**

This ordinance shall take effect upon their adoption by the Mayor and Council. This map shall be the Official Zoning Map of the City of Monroe and is hereby made a part of the City of Monroe Zoning Ordinance after its adoption by the Mayor and Council of the City of Monroe, Georgia.

**FIRST READING.** This 14<sup>th</sup> day of February, 2023.

**SECOND READING AND ADOPTED** on this 14<sup>th</sup> day of March, 2023.

**CITY OF MONROE, GEORGIA**

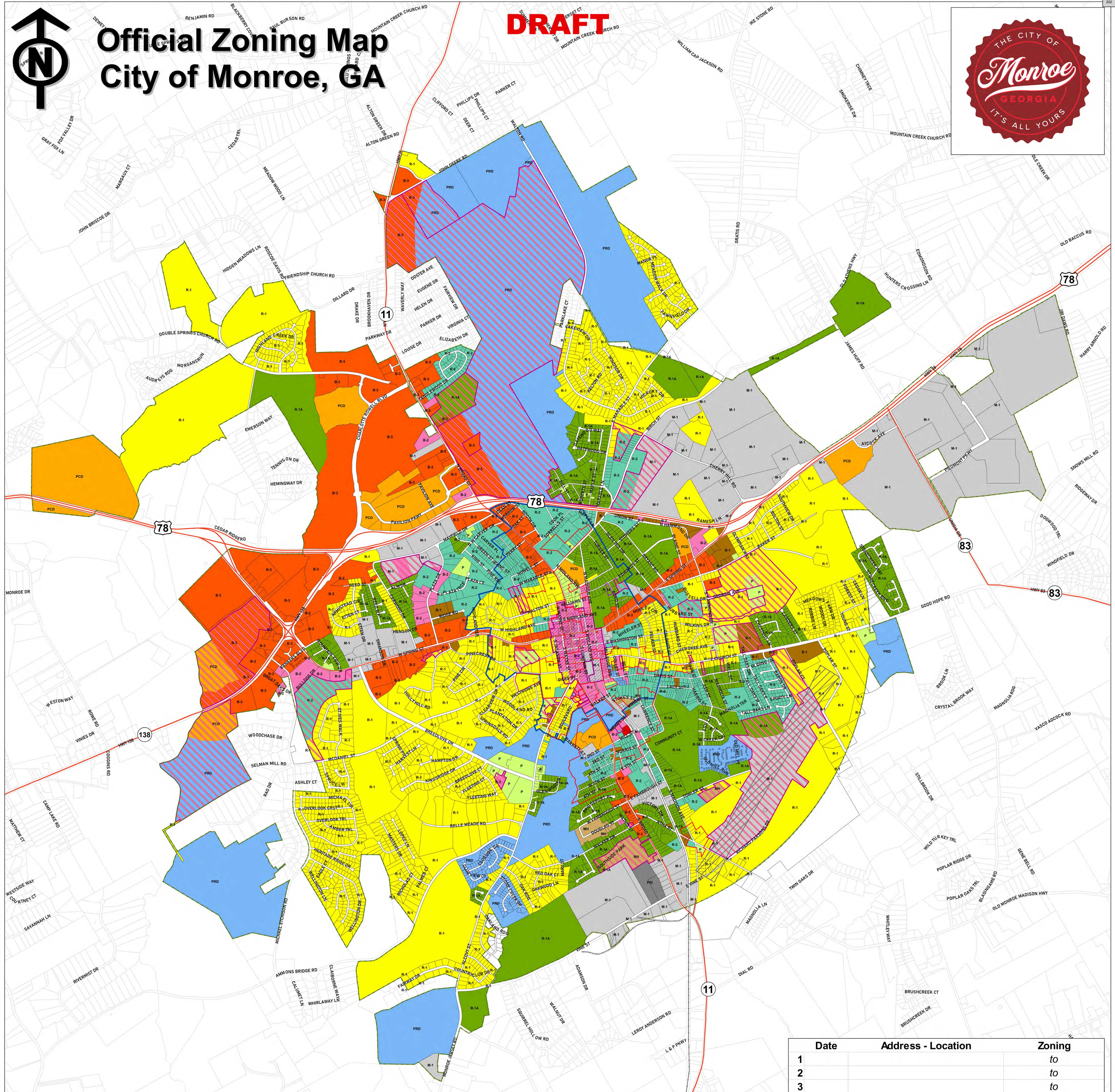
**By: \_\_\_\_\_ (SEAL)  
John S. Howard, Mayor**

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



# Official Zoning Map City of Monroe, GA

**DRAFT**

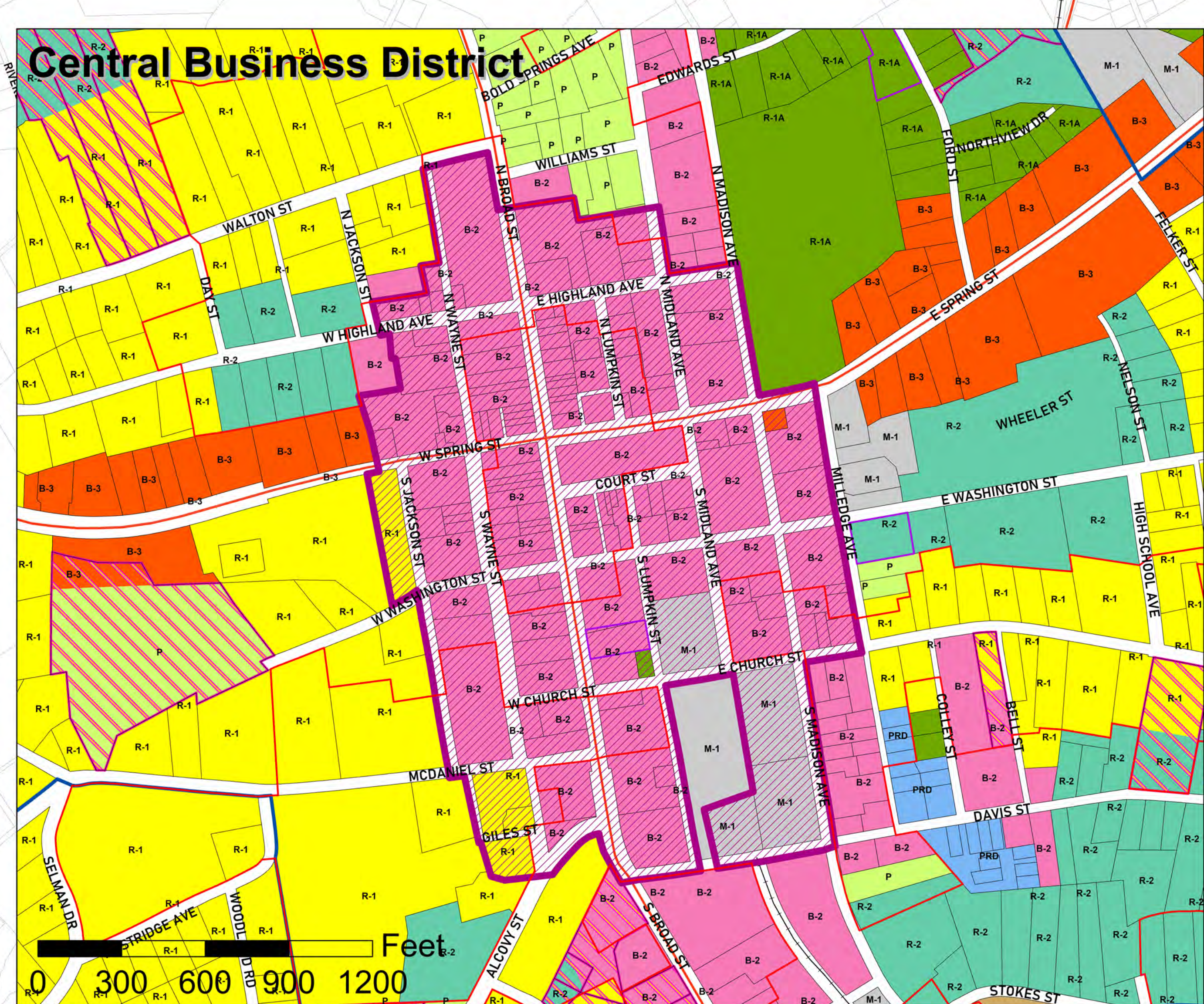


**Legend**

- Monroe City Limits
- Monroe Historic Districts
- Historic Individual Landmarks
- Airport Hazard Zone
- Central Business District
- Infill Overlay District
- 2023 City Tax Parcels
- 2023 County Tax Parcels
- Streets
- Railroad
- Highways

**Zoning Districts**

- B-1
- B-2
- B-3
- M-1
- MH
- MHDO
- P
- PCD
- PID
- PPD
- PRD
- R-1
- R-1A
- R-2
- SPLIT

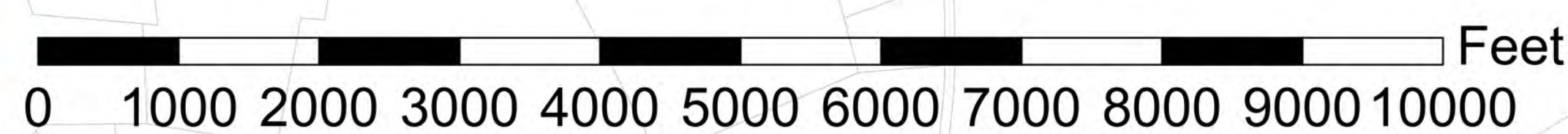


Date	Address - Location	Zoning
1		to
2		to
3		to
4		to
5		to
6		to
7		to
8		to
9		to
10		to
11		to
12		to
13		to
14		to
15		to
16		to
17		to
18		to
19		to
20		to

This is to certify that this is the official zoning map of the City of Monroe, Georgia, as adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John Howard, Mayor

Date



**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe proposes the adoption of the Official Zoning Map in accordance with Section 310 of the City of Monroe, Georgia Zoning Ordinance.**

**A public hearing will be held before the City of Monroe Planning Commission to review and make recommendation of said adoption of the Official Zoning Map to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on January 17, 2023 at 5:30 P.M. The Monroe City Council will hold a public hearing and the first reading of said adoption of the Official Zoning Map at the City Hall Auditorium at 215 N. Broad Street on February 14, 2023 at 6:00 P.M. The Monroe City Council will hold the second reading for adoption of the Official Zoning Map at the City Hall Auditorium at 215 N. Broad Street on March 14, 2023 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.**

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**PLEASE RUN ON THE  
FOLLOWING DATE:**

**January 1, 2023**



**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 12/28/22  
**Subject:** Zoning Ordinance Amendment #14

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

**Description:**  
 14<sup>th</sup> Amendment to the current Zoning Ordinance.

**Background:**  
 Please refer to the attached updated Zoning Ordinance Amendment 14 Breakdown for specific amendment descriptions and details. Per City Council direction at the December 13, 2022 meeting, the proposed amendments for Self-Service (Mini) Warehouses has been expanded to include two new land uses for Indoor Self-Service (Mini) Warehouses and Outdoor Self-Service (Mini) Warehouses. Additionally, restrictions for each use has been added.

**Recommendation:**  
 The Planning Commission voted unanimously to recommend approval of all the proposed Zoning Ordinance Amendments as presented at their meeting without any changes. Staff also recommends approval of the proposed Zoning Ordinance Amendments and the changes requested by City Council.

**Attachment(s):**  
 Zoning Ordinance Amendment 14 Breakdown

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

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

**ARTICLE I.**

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

**ARTICLE II.**

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

**ARTICLE III.**

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

**FIRST READING.** This 10<sup>th</sup> day of January, 2023.

**SECOND READING AND ADOPTED** on this 14<sup>th</sup> day of February, 2023.

**CITY OF MONROE, GEORGIA**

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

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

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment # 14

1. Section 620.3, Table 5 – Commercial Zoning District Land Use Regulations. Modify Table 5 to remove Self-Service Mini-Warehouse and Warehouses as permitted uses in the B-3 zoning district. Table 5 to be amended as follows:

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

Section 620.3 Table 5 - Commercial Zoning District Land Use Regulations

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

LAND USE CATEGORY	DISTRICT				REFERENCE
Principal Use* (unless noted as an accessory use)	P	B1	B2	B3	See Section or Note
<b>Distribution and storage facilities</b>					
warehouse, self-service (mini)	X	X	X	X	
warehouse	X	X	X	X	

2. Section 630.3, Table 6 – Industrial Zoning District Land Use Regulations. Modify Table 6 to add land uses for Outdoor Self-Service (Mini) Warehouse and Indoor Self-Service (Mini) Warehouse. Reference Note (“Note 6”) to be added for Outdoor Self-Service (Mini) Warehouses excluding properties located in the Federal Opportunity Zone or Urban Redevelopment Authority boundary, restricting property size, building orientation, and limitations on outdoor storage. Reference Note (“Note 7”) for Indoor Self-Service (Mini) Warehouses to be added restricting property size, proximity to Outdoor Self-Service (Mini) Warehouses, and prohibition on outdoor storage. Table 6 and Notes for Table 6 to be amended as follows:

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

Section 630.3 Table 6 - Industrial Zoning District Land Use Regulations

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

LAND USE CATEGORY	DISTRICT	REFERENCE
Principal Use*(unless noted as an accessory use)	M-1	See Section or Note
<b>Distribution and storage facilities</b>		
warehouse, self-service(mini), outdoor	P	Note (6)
warehouse, self-service(mini), indoor	P	Note (7)
warehouse	P	
distribution warehouse facility	P	

Notes for Table 6, Section 630.3:

- (1) Acid manufacturing includes without limitation the manufacturing of hydrochloric, nitric, picric, sulfuric acid or other similar acids.

- (2) Excluding the manufacturing of paper from pulp wood.
- (3) Excluding the processing of raw materials.
- (4) Excludes fuels intended for vehicle use.
- (5) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.
- (6) Excludes properties located in the Federal Enterprise Opportunity Zone and Urban Redevelopment Authority boundary with the exception of M-1 zoned properties located within a ½ mile of the Vine Street and South Broad Street intersection. Outdoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size. Climate controlled buildings are permitted within an outdoor self-service (mini) warehouse facility. Buildings shall be situated so that overhead access doors do not face or are visible from public roads or residentially zoned properties. Outdoor storage areas shall not exceed 20 percent of the total area of the site.
- (7) Indoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size and shall not be developed in conjunction with, adjacent to, or part of any facility containing outdoor self-service (mini) warehouses. Indoor self-service (mini) warehouses shall not include any outdoor storage units or outdoor storage areas.

3. Section 644.2 – Monroe and Walton Mills Historic Overlay District (MHDO), Applicability. Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO) to indicate the developments must be platted as condominiums. Section 644.2 to be amended as follows:

644.2 Applicability

The MHDO District shall be allowed in all areas located in the Monroe and Walton Mills Historic District, as defined on the City of Monroe Official Historic District Map. All MHDO developments shall be constructed on parcels of a minimum size of four-tenths (0.4) of an acre (17,424 Sf). All MHDO developments shall contain a minimum of four (4) and a maximum of ten (10) single family dwelling units per gross acre located in a cluster-type format to encourage a sense of community among the residents. All MHDO developments shall be condominium forms of ownership which meets the requirements in the subsequent sections of the MHDO District.

4. Section 645.3 – Infill Overlay District, Permitted Uses. Amend language in the Infill Overlay District to allow existing two-family or duplex dwellings as a permitted use. Section 645.3 to be amended as follows:

645.3 Permitted Uses.

Within a IOD development the following uses are permitted:

- (1) Single-family detached dwellings.
- (2) Existing Two-Family or Duplex dwellings.

5. Section 700.2, Table 11 – P, B-1, B-2, and B-3 Dimensional Requirements, Commercial Zoning District Dimensional Requirements. Amend commercial zoning district dimensional requirements to add a new note to allow for zero-lot line setbacks in in multi-tenant commercial buildings located on one single-parcel where existing parking serves all existing tenants in the commercial building, including a requirement to have a shared parking arrangement at the time of platting. Reference note to be numbered “8” and added to the list of notes for Table 11. Table 11 and the Notes for Table 11 to be amended as follows:

***Section 700.2: Table 11 – Commercial Zoning District Dimensional Requirements:***

	<b>P</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>
<b>LOT</b>				
Lot area, min (1)	7,500 sq. ft.	7,500 sq. ft.	None(7)	None(7)
Lot coverage, max	50%	50%	60%	60 %
Lot width, min	60 ft.	60 ft.	60 ft.	100 ft.
Lot frontage, min	60 ft.	60 ft.	60 ft.	100 ft.
<b>YARD</b>				
Setback, front yard (2)	25 ft.	25 ft.	25 ft.	35 ft.
Setback, side yard, min (3)	10 ft.	15 ft. (8)	15 ft. (4)(8)	15 ft. (5)(8)
Setback, rear yard, min	20 ft.	20 ft.	20 ft. (4)	20 ft. (5)
<b>BUILDING</b>				
Building height, max (6)	35 ft.	35 ft.	35 ft.	35 ft.
Building ground floor area, min sq. footage required	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	2,000 sq. ft.

- (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) For properties within the HPO or CDO overlay districts, the setback is established by the designated design review board to maintain the established building line along a historic block or design corridor.
- (3) On corner lots that abut a residential district or use, there shall be a side yard equal in depth to the required front yard of the residential district.
- (4) A ten (10) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (5) A twenty-five (25) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (6) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (7) Minimum lot size for single family homes shall comply with the requirements for R1A districts.



- (8) Zero-lot line setbacks are permitted for multi-tenant commercial buildings located on one single-parcel where existing parking serves all existing tenants in the commercial building. A shared parking arrangement is required prior to plat approval for any subdivision of an existing parcel benefitting from this requirement.

6. Section 810.1 – Newly Platted Subdivisions, Single and Two Family Dwelling Subdivisions. Amend newly platted subdivision requirements to require the submittal of a plat showing the matrix of 5 different building designs for consideration and approval as required in Section 810.1(1). Subsection labeled “(a)” to be added to Section 810.1(1) for the matrix requirement. Section 810.1 to be amended as follows:

**Section 810 Newly Platted Subdivisions.**

810.1 Single and Two Family Dwelling Subdivisions. The following site design standards shall be utilized for every newly platted residential subdivision containing single and two family dwellings.

- (1) There shall be only one building design or substantially similar building design permitted per 5 adjacent or opposite adjacent lots. Provided however, if the average lot size of the subdivision exceeds 1 acre, one building design or substantially similar building design shall be permitted per 3 adjacent or opposite adjacent lots.
  - (a) Prior to approval of any building permits for new platted subdivisions, a copy of the final plat showing the building design matrix set forth in Section 810.1(1) shall be submitted to the Code Enforcement office for review.
- (2) Every newly platted residential lot in the city limits that abuts a street on the back side of the property shall maintain natural or undisturbed buffers.

7. Article VIII – Site Design. Amend Article VIII to add a new section requiring all new single-family residential and mixed-use projects to be rezoned as a planned district. New section to be numbered Section 820 and titled “New Single-Family Residential and Mixed-Use Development”. Article VIII to add Section 820 as follows:

**Section 820 New Single-Family Residential and Mixed-Use Development.**

All new single-family residential and mixed-use developments shall be rezoned to a planned district as outlined in Section 650.

8. Section 910.1 – Residential Building Design Standards, Single and Two Family Dwellings. Amend Section 910.1 to revise the front and rear entry requirements for a dwelling to exclude trellis extensions (or pergolas) in requirement (5) and revise the garage standards for dwellings in requirement (8). The forward garage allowance for cul-de-sac lots in requirement (9) to be removed from Section 910.1. Section 910.1 to be amended as follows:

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) All primary roof overhangs for exterior walls shall be no less than 16 inches for brick sided designs, and no less than 12 inches for all other designs. Said overhang requirements shall apply to gable ends as well as exterior walls supporting rafters.
- (4) All primary front entrances shall be scaled to the relative proportions of the building design, adjoining streetscape, and maintain the overall architectural style of the residence.
- (5) All primary front and rear entrances shall be recessed a minimum of 5 feet, and shall be covered by a roof extension or shed roof extension no less than 6 foot by 6 foot in dimension. Pergolas, trellis extensions, and other open structures do not count towards this requirement.
- (6) All exterior wall sections wider than 25 feet shall include an interruption in the plane of the façade by recess, protrusion, or fenestration.
- (7) No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- (8) All attached and detached garages shall be located a minimum of 20 feet behind the front of the dwelling. Preferred garage access for dwellings is rear or alley loaded. For the purposes of this requirement, the front of the dwelling shall begin at the heated floor area of the front orientation of the dwelling. If the front door is recessed behind any heated floor area of the front orientation of the dwelling, the distance shall be measured from the front door.

## Proposed Amendments to the Zoning Ordinance

November 15 – Planning Commission  
 January 10 – City Council 1<sup>st</sup> Reading  
 February 14 – City Council 2<sup>nd</sup> Reading

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

➤ **Section 620.3: Modify Commercial Zoning District Land Use Regulation table to remove Self-Service Mini-Warehouse and Warehouses as permitted uses in the B-3 zoning district.**

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

**Section 620.3 Table 5 - Commercial Zoning District Land Use Regulations**

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

LAND USE CATEGORY	DISTRICT				REFERENCE
	P	B1	B2	B3	
<b>Principal Use* (unless noted as an accessory use)</b>					See Section or Note
<b>Distribution and storage facilities</b>					
warehouse, self-service (mini)	X	X	X	P-X	
warehouse	X	X	X	P-X	

➤ **Section 630.3: Modify Industrial Zoning District Land Use Regulation table to create new land uses for outdoor and indoor self-service (mini) warehouses and add new Notes that include restrictions on the property size and allowed locations of self-service (mini) warehouses, restrictions on building orientation, and limitations on outdoor storage.**

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

**Section 630.3 Table 6 - Industrial Zoning District Land Use Regulations**

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

LAND USE CATEGORY	DISTRICT	REFERENCE
	M-1	
<b>Principal Use*(unless noted as an accessory use)</b>		See Section or Note
<b>Distribution and storage facilities</b>		
warehouse, self-service(mini), <b>outdoor</b>	P	<a href="#">Note (6)</a>
<b>warehouse, self-service(mini), indoor</b>	P	<a href="#">Note (7)</a>
warehouse	P	
distribution warehouse facility	P	

**Notes for Table 6, Section 630.3:**

- (1) Acid manufacturing includes without limitation the manufacturing of hydrochloric, nitric, picric, sulfuric acid or other similar acids.
- (2) Excluding the manufacturing of paper from pulp wood.
- (3) Excluding the processing of raw materials.
- (4) Excludes fuels intended for vehicle use.
- (5) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.
- (6) Excludes properties located in the Federal Enterprise Opportunity Zone and Urban Redevelopment Authority boundary with the exception of M-1 zoned properties located within a ½ mile of the Vine Street and South Broad Street intersection. Outdoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size. Climate controlled buildings are permitted within an outdoor self-service (mini) warehouse facility. Buildings shall be situated so that overhead access doors do not face or are**

visible from public roads or residentially zoned properties. Outdoor storage areas shall not exceed 20 percent of the total area of the site.

- (7) Indoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size and shall not be developed in conjunction with, adjacent to, or part of any facility containing outdoor self-service (mini) warehouses. Indoor self-service (mini) warehouses shall not include any outdoor storage units or outdoor storage areas.

➤ **Section 644.2: Amend language in the Monroe and Walton Mills Historic Overlay District (MHDO) to indicate the developments must be platted as condominiums.**

644.2 Applicability

The MHDO District shall be allowed in all areas located in the Monroe and Walton Mills Historic District, as defined on the City of Monroe Official Historic District Map. All MHDO developments shall be constructed on parcels of a minimum size of four-tenths (0.4) of an acre (17,424 Sf). All MHDO developments shall contain a minimum of four (4) and a maximum of ten (10) single family dwelling units per gross acre located in a cluster-type format to encourage a sense of community among the residents. All MHDO developments shall be condominium forms of ownership which meet the requirements in the subsequent sections of the MHDO District.

➤ **Section 645.3: Amend language in the Infill Overlay District to allow existing duplexes to be subdivided into infill lots.**

Permitted Uses.

Within a IOD development the following uses are permitted

- (1) Single-family detached dwellings.
- (2) Existing Two-Family or Duplex dwellings.

➤ **Section 700.2: Amend commercial zoning district dimensional requirements to allow for zero-lot line setbacks in multi-tenant commercial buildings located on one single-parcel where existing parking serves all existing tenants in the commercial building, including a requirement to have a shared parking arrangement at the time of platting.**

700.2 P, B-1, B-2 and B-3 Dimensional Requirements: The following table delineates dimensional requirements for the specified commercial zoning districts. For the matrix of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X. For allowed residential uses in commercial zoning districts, the dimensional requirements of the corresponding residential district shall apply.

**Section 700.2: Table 11 – Commercial Zoning District Dimensional Requirements**

	P	B1	B2	B3
LOT				
Lot area, min (1)	7,500 sq. ft.	7,500 sq. ft.	None(7)	None(7)
Lot coverage, max	50%	50%	60%	60 %
Lot width, min	60 ft.	60 ft.	60 ft.	100 ft.
Lot frontage, min	60 ft.	60 ft.	60 ft.	100 ft.
YARD				
Setback, front yard (2)	25 ft.	25 ft.	25 ft.	35 ft.

Setback, side yard, min (3)	10 ft.	15 ft. (8)	15 ft. (4)(8)	15 ft. (5)(8)
Setback, rear yard, min	20 ft.	20 ft.	20 ft. (4)	20 ft. (5)
<b>BUILDING</b>				
Building height, max (6)	35 ft.	35 ft.	35 ft.	35 ft.
Building ground floor area, min sq footage required	1,000 sq.ft.	1,000 sq.ft.	1,000 sq.ft.	2,000 sq.ft.

- (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) For properties within the HPO or CDO overlay districts, the setback is established by the designated design review board to maintain the established building line along a historic block or design corridor.
- (3) On corner lots that abut a residential district or use, there shall be a side yard equal in depth to the required front yard of the residential district.
- (4) A ten (10) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (5) A twenty-five (25) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (6) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aeriels are exempt.
- (7) Minimum lot size for single family homes shall comply with the requirements for R1A districts.
- (8) [Zero-lot line setbacks are permitted for multi-tenant commercial buildings located on one single-parcel where existing parking serves all existing tenants in the commercial building. A shared parking arrangement is required prior to plat approval for any subdivision of an existing parcel benefitting from this requirement.](#)

➤ **Section 810.1: Amend newly platted subdivision requirements to require the submittal of a plat showing the matrix of 5 different building designs for consideration and approval as required in Section 810.1(1).**

**Section 810 Newly Platted Subdivisions.**

810.1 Single and Two Family Dwelling Subdivisions. The following site design standards shall be utilized for every newly platted residential subdivision containing single and two family dwellings.

- (1) There shall be only one building design or substantially similar building design permitted per 5 adjacent or opposite adjacent lots. Provided however, if the average lot size of the subdivision exceeds 1 acre, one building design or substantially similar building design shall be permitted per 3 adjacent or opposite adjacent lots.

[\(a\) Prior to approval of any building permits for new platted subdivisions, a copy of the final plat showing the building design matrix set forth in Section 810.1\(1\) shall be submitted to the Code Enforcement office for review.](#)

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➤ *Article VIII: Add new section requiring all new single-family residential and mixed-use projects to be rezoned as a planned district.*

Section 820 New Single-Family Residential and Mixed-Use Development.

All new single-family residential and mixed-use developments shall be rezoned to a planned district as outlined in Section 650.

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➤ *Section 910.1: Revise the front and rear entry requirements for a dwelling to exclude trellis extensions (or pergolas). Revise the garage standards for dwellings. Remove the allowance for forward facing garage doors in cul-de-sac lots.*

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) All primary roof overhangs for exterior walls shall be no less than 16 inches for brick sided designs, and no less than 12 inches for all other designs. Said overhang requirements shall apply to gable ends as well as exterior walls supporting rafters.
- (4) All primary front entrances shall be scaled to the relative proportions of the building design, adjoining streetscape, and maintain the overall architectural style of the residence.
- (5) All primary front and rear entrances shall be recessed a minimum of 5 feet, and shall be covered by a roof extension, ~~trellis extension,~~ or shed roof extension no less than 6 foot by 6 foot in dimension. Pergolas, trellis extensions, and other open structures do not count towards this requirement.
- (6) All exterior wall sections wider than 25 feet shall include an interruption in the plane of the façade by recess, protrusion, or fenestration.
- (7) No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- (8) ~~All garage doors must be side or rear facing except in cul-de-sac lots where lot widths would prohibit side or rear entry.~~ All attached and detached garages shall be located a minimum of 20 feet behind the front of the dwelling. Preferred garage access for dwellings is rear or alley loaded. For the purposes of this requirement, the front of the dwelling shall begin at the heated floor area of the front orientation of the dwelling. If the front door is recessed behind any heated floor area of the front orientation of the dwelling, the distance shall be measured from the front door.
- (9) ~~All garage doors in cul-de-sac lots where the lot width would prohibit side or rear entry shall be no more than 20% of the front façade or 120 square feet, whichever is less.~~

AN ORDINANCE TO AMEND CHAPTER 10 OF THE CODE OF ORDINANCES OF THE CITY OF MONROE, GEORGIA, REGARDING THE CITY’S ANIMAL ORDINANCES PURSUANT TO THE REQUIREMENTS OF THE 2018 INTERGOVERNMENTAL AGREEMENT BETWEEN WALTON COUNTY, GEORGIA, AND THE CITY OF MONROE REGARDING THE PROVISION OF ANIMAL CONTROL SERVICES

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

**Article I.**

Chapter 10, Article I, of the Code of Ordinances is hereby amended by replacing it with the following in lieu thereof:

SEE ATTACHED “EXHIBIT A” FOR THE COMPLETE TEXT OF CHAPTER 10, ARTICLE I.

**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 10<sup>th</sup> day of January 2023.

**SECOND READING AND ADOPTED** on this 14<sup>th</sup> day of February 2023

**CITY OF MONROE, GEORGIA**

**By:** \_\_\_\_\_ (SEAL)

**John Howard, Mayor**

**Attest:** \_\_\_\_\_ (SEAL)

**Beverly Harrison, Interim City Clerk**

**EXHIBIT A**

**Chapter 10 – ANIMALS**

**ARTICLE I. – IN GENERAL**

**Sec. 10-1. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Abandoned animal* means any animal which shall have been placed upon public property or within a public building unattended and unsupervised or upon or within the private property of another without the express permission of the owner, custodian or tenant of the private property and is unattended or without care. An animal shall also be considered as abandoned which has been upon or within the property of the owner or custodian of the animal for a period of time in excess of 36 hours unattended.

*Adequate food* means sufficient quantity of non-contaminated and nutritionally healthy sustenance that is appropriate to the species, breed, size, age and health of the animal. Garbage, spoiled, rancid, or contaminated food is not adequate food.

*Adequate confinement area* means a fenced area, kennel, pen, building, or other enclosure with shade or access to a heat source, as weather-appropriate, that (a) is sufficient to prevent escape by the animal contained with it, (b) is sufficient to protect the animal from injury and illness, (c) has sufficient open ground space, not occupied by a shelter or other items and free of

excrement, to allow the free movement of the confined animal or animals, and (d) has sufficient open ground space, not occupied by a shelter or other items and free of excrement, to allow adequate exercise for the confined animal. Whether a confinement area is adequate for an animal will be based on the number, age, size, energy level, and species contained within it.

*Adequate shelter* means protective cover appropriate for the species and providing adequate space to maintain the animal in good health, which also prevents pain, suffering or a significant risk to the animal's health. Adequate shelter shall consist of a completely enclosed structure with four sides with a door opening, a constructed floor, and a roof. It should also be clean, dry and compatible with current weather conditions, in addition to age, size, species and condition of the animal. The structure should be of sufficient size to allow the animal to stand, turn around, lie down and go in and out of the structure comfortably. Adequate shelter must be compatible with the number of animals on the property.

- (1) Adequate shelter includes, but is not limited to, the following:
  - a. Sufficient coverage and insulation to protect an animal from extreme hot and cold temperatures;
  - b. Sufficient protection from the elements to keep the animal dry;



- c. Sufficient shade and ventilation to prevent an animal from overheating and/or dehydrating; and
  - d. Adequate bedding or resting area suitable for the breed, species, age, size, and medical condition of the animal.
- (2) Materials not suitable for shelters include, but are not limited to:
- a. Inadequately insulated containers;
  - b. Plastic kennels or airline-type animal shipping crates;
  - c. Metal or plastic drums;
  - d. Abandoned or parked vehicles;
  - e. Uncovered porches or decks;
  - f. Lean-tos;
  - g. Any other structure that fails to provide sufficient protection from the elements.

*Adequate veterinary care* means medical care of an animal from or under the direction of a veterinarian and necessary to maintain the health of an animal based on the age, species, breed, etc., of the animal, or to prevent an animal from suffering from:

- (1) Ongoing infections;
- (2) Infestation of parasites;
- (3) Disease; or
- (4) Any other medical condition/injury where withholding or neglecting to provide such care would:
  - a. Endanger the health or welfare of the animal; or
  - b. Promote the spread of communicable diseases.

*Adequate water* means clear, clean, drinkable water in adequate supply. Examples of inadequate water include, but are not limited to: snow, ice, rainwater and rancid or contaminated water.

*Animal at large* means any animal found loose and not under proper restraint off of the property of its owner.

*Animal control officer* means any person so designated by the board of commissioners to perform the duties of animal control and enforce the provisions of this chapter.

*Animal shelter* shall have the same meaning as set forth in O.C.G.A. § 4-14-2.

*Animal under restraint* means:

- (1) Any animal controlled within the property limits of its owner;
- (2) Any animal secured by a leash, where one end of the leash is attached to a proper collar or harness and the other end is held by or affixed to a competent and responsible person, or enclosed by way of a fence or other enclosure;
- (3) Any animal at heel or beside a competent person and which is obedient to the person's commands; or
- (4) Any animal within a vehicle being driven or parked on the streets.

Hunting dogs shall be deemed under restraint for the purpose of this chapter when they are being used for hunting in accordance with state game and fish department laws, rules, and regulations.

*Domesticated animals* means animals that are accustomed to living in or about the habitation of humans, including, but not limited to, cats, dogs, cows, fowl, horses, swine, domesticated wild animals and exotic animals.

*Impoundment* means the action of taking physical control of an animal by an animal control officer or other officers empowered to act by law and the transporting of such animal to the animal control facility.

*Owner* means any person who owns, harbors, keeps and maintains, has lawful possession of, or knowingly causes or permits an animal to be harbored or kept, who has an animal in his care, who shelters or provides for such animal sufficient quantities of wholesome food and water 14 consecutive calendar days or longer, or who permits an animal to remain on his premises. The term "owner" shall also include any person hired or acting as custodian of the animal for its owner. If the owner or keeper of any animal is a minor, each parent or guardian of such minor shall be considered an owner for purposes of this chapter and shall be responsible for ensuring compliance with all provisions of this chapter.

*Person* means any individual or corporation or other entity.

*Proper collar or harness* means any fitted collar or harness which provides enough room between the collar and the animal's throat, or between the harness and all points of contact with the animal's body, through which two fingers may fit but from which the animal cannot easily free itself. Rope, cable, chain, wire or other similar materials are not suitable as a proper collar or harness.

**Sec. 10-2. Animal Control Unit**

There is created for the county an animal control unit (totally separate from and independent of any established humane society), and it shall be staffed with such personnel as may be from time to time authorized by the board of commissioners. The animal control unit shall be charged

with enforcing this chapter and the operation of the county shelter.

**Sec. 10-3. Duty of owner to keep animals under control.**

It shall be unlawful for a domesticated animal to be at large. The Owner of an at large domesticated animal shall be strictly liable for a violation of this provision.

**Sec. 10-4. Duty to keep animals under restraint.**

It shall be the duty of every animal owner to ensure that such animal is kept under proper restraint and that the animal does not become at large.

**Sec. 10-5. Control and removal of animal waste.**

It shall be unlawful for the owner of any animal to fail to immediately remove any feces deposited by such animal upon any:

- (a) Public sidewalks, public streets, public parks, or other public property, provided, however, that this subsection shall not be construed as to apply to hoofed animals or livestock; or
- (b) Private property without permission of the owner or lawful possessor of such property.

**Sec. 10-6. Enforcement.**

- (a) Primary enforcement responsibility. The primary responsibility for enforcement of this chapter shall be vested in the animal control unit.
  - (1) The animal control unit shall consist of animal control officers, the

number and identity of which shall be designated by the board of commissioners.

- (2) These officers shall be vested with the authority to issue citations for violation of this chapter.
- (3) The officers comprising the animal control unit may also call upon any law enforcement officer as may be necessary for the enforcement of this chapter.
- (b) Issuance of citations. Upon information known to any officer or member of the animal control unit or the county sheriff's department that any person is in violation of this chapter, a citation may be issued requiring such person to appear before the judge of the magistrate court of the county on a day and time certain to stand trial for the violation of this chapter.
- (c) Right of officer to defend himself in performance of duty. In the performance of his duties pursuant to the provisions of this chapter, any animal control officer or any law enforcement officer assisting in enforcing this chapter may use such force as is necessary to defend themselves from attack by an animal; provided, however, that all efforts shall be made to impound an attack animal without undue harm, injury or danger to the animal, the officer, or to any other persons and property.
- (d) Right of entry. Any animal control officer or other authorized officer is hereby authorized to enter upon any property for the purpose of investigating alleged violations of this chapter, or to seize and impound any animal found to

be in violation of this chapter. The animal control unit may use any appropriate means necessary to remove an animal in distress from inside a vehicle, enclosure or building other than a residence.

- (e) Testimony of witnesses. If a violation of this chapter has not been witnessed by an officer of the animal control unit, the sheriff's department or other employee of the county, a subpoena shall be issued to the person possessing sufficient evidence of a violation requiring such person to appear on the day and time set to testify on behalf of the county.
- (f) Impoundment of animals. Animals within any of the following classes may be impounded by the animal control unit:
  - (1) Animals at large in violation of this chapter;
  - (2) Animals that have been abandoned;
  - (3) Animals subjected to treatment that violates section 10-19;
  - (4) Animals which have bitten a person or animal or which have been bitten by an animal suspected of having rabies;
  - (5) Animals not wearing current vaccination tags;
  - (6) Animals suspected of having rabies; and
  - (7) Unconfined dogs in quarantine areas.

**Sec. 10-7. Disposition of impounded animals.**

- (a) *Notice of impoundment.* It shall be the duty of the animal control unit to attempt to immediately notify the owner of each domesticated animal impounded if the

- owner of the domesticated animal is known or can be reasonably ascertained.
- (b) *Mandatory minimum holding period.* Except as otherwise set forth in in this section, it shall be the duty of the animal control unit to house and care for any impounded domesticated animals for: (a) 72 hours if the owner is unknown and the animal is untagged or (b) 168 hours if the animal is properly tagged or chipped with the current owner's information, with said time period to commence upon the notification or attempted notification of the owner identified in the tag or chip. If not reclaimed within this time period, the animal shall be deemed abandoned and the property of the animal control unit.
- (c) *Reclaiming animal; fees.* The owner of any domesticated animal which has been impounded may, within the mandatory minimum holding period, reclaim such domesticated animal by payment of the impoundment fee and daily board rate established from time to time by the board of commissioners after providing proof of ownership satisfactory to the animal control unit. It shall be the in discretion of the animal control unit whether to allow an owner to make application for adoption if the mandatory minimum holding period has expired. If no proof of current rabies inoculation can be shown at the time of the animal's release, the owner shall pay the necessary fees to have the animal properly inoculated and tagged, in addition to any other fees that may be due.
- (d) *Animal adoption.* The animal control unit may release for adoption any animal unclaimed after the mandatory minimum holding period, following the adoption procedure as outlined in section 10-16. Any person adopting an animal shall pay the required adoption fees and any other such fees deemed necessary.
- (e) *Treatment or euthanization of diseased or injured animal for which the minimum holding period has not expired.* If any animal impounded by the animal control unit for which the minimum holding period has not expired shows evidence of contagious, infectious or fatal disease or is seriously ill or severely injured and suffering, and:
- (1) After reasonable inquiry or investigation undertaken in a timely fashion, no determination as to owner can be made;
  - (2) The owner, although known, cannot reasonably timely be contacted; or
  - (3) The owner refuses to claim the animal immediately after notification and accept financial responsibility for necessary veterinary care, the animal control director or his designee will determine whether there is a just reason for euthanasia and/or whether the animal will be evaluated and/or cared for by a licensed veterinarian. For purposes of this section, *timely* shall mean a time period not to exceed 24 hours; a shorter duration shall be warranted if the animal control director or his designee determines that humane care of the animal so dictates.
- (f) *Veterinary expenses.* All veterinary expenses incurred shall be charged to the owner of such animal.
- (g) *Dangerous animals.* Any animal which presents a serious danger to persons, animal control personnel, or other animals may be, without regard to the mandatory minimum holding period, destroyed by the most humane method available.
- (h) *Research.* No live animal in the possession of the animal control unit shall be released, sold, or given to any

individual, institution, or private firm for the purpose of medical or scientific research.

**Sec. 10-8. Public nuisance animal.**

- (a) It shall be unlawful for any owner of an animal to allow such animal to become a public nuisance. Any animal will be deemed to be a public nuisance animal if:
- (1) It is repeatedly found at large;
  - (2) It damages the property of someone other than the owner of the animal;
  - (3) It aggressively chases, attacks or bites a person while off the property of the owner;
  - (4) It produces, because of quantity, manner or method in which animals are kept, unsanitary conditions;
  - (5) It is a dog and it continuously makes excessive noises. Excessive noises shall be defined as continuous howling, barking or crying or causing unreasonable auditory annoyance continuously for a period of one-half hour or more. For the purposes of this chapter, the dog must be within 200 feet of the property line of the complaining party; or
  - (6) It is an in-heat female dog or cat that is at large.
- (b) In addition to any other penalty, an owner of any animal deemed to be a public nuisance animal shall be required to have such animal spayed or neutered, as appropriate, at the owner's expense within 30 days for violation of this section.

**Sec. 10-9. Abandoned animals.**

It shall be unlawful for anyone to knowingly abandon or permit such abandonment of or aid in such abandonment of any domesticated animal.

**Sec. 10-10. Biting animals.**

- (a) *Definition.* For purposes of this section, *Rabies Compendium* means the Compendium of Animal Rabies Protection and Control published by the National Association of State Public Health Veterinarians Compendium of Animal Rabies Prevention and Control Committee.
- (b) *Confinement.* All domesticated animals, whether vaccinated or not, and who are known to have bitten a person causing an injury that is open and bleeds, shall be confined for a period of ten days for observation of rabies, unless humanely euthanized with its brain tissue analyzed for indications of rabies as set forth below.
- (c) *Destruction and analysis of animals suspected of rabies.* For all wild animals, exotic animals, and domesticated wild animals, or in the case of consent of owner for other owned domesticated animals, the animal shall be destroyed immediately, decapitated and its brain tissue analyzed for indications of rabies, if it has bitten a human or another animal causing an injury that is open and bleeds.
- (d) *Destruction of unvaccinated animals.* An animal which has not been vaccinated or which has been vaccinated less than one month prior to being bitten by a known rabid animal shall be immediately destroyed.
- (1) If the owner is unwilling to destroy such animal, it shall be confined in strict isolation in a location approved by the animal control officer for the time period set forth in the most

recent edition of the Rabies Compendium.

- (2) The confined animal must be vaccinated on the schedule set forth in the most recent edition of the Rabies Compendium.
- (3) If the confined animal develops signs or symptoms of rabies during the quarantine period, it shall be humanely euthanized. An animal that dies or is humanely euthanized during the period of quarantine shall have its brain tissue analyzed for indications of rabies.
- (e) Revaccination and confinement. Any dog or other animal for which rabies vaccination effectiveness has been established and having current vaccination at least one month prior to being bitten by a known or suspected rabid animal should be revaccinated and then confined in a manner approved by the animal control officer for the time period set forth in the most recent edition of the Rabies Compendium; thereafter, it shall be released to the owner if the animal exhibits no signs (clinical) of rabies as determined by a veterinarian.

**Sec. 10-11. Establishment of infected area quarantine.**

Whenever the department of human resources for the state declares the county or any area therein an "infected area" pursuant to O.C.G.A. § 31-19-2, then every dog and cat in such infected area shall be quarantined and confined to the owner's or custodian's premises during the entire period of time for which such declaration of the department of human resources is in effect.

**Sec. 10-12. Confinement area of facility.**

- (a) Place of confinement. Confinement area or facility to which a dog or other animal is confined in compliance with the provisions of this chapter shall be either an animal shelter, kennel, animal hospital or such other place as designated by the animal control officer.
- (b) Requirements for confinement facility. Unless otherwise authorized by the animal control officer, unvaccinated biting animals and animals to be confined as prescribed in section 10-10 shall be confined in an animal shelter, kennel or animal hospital at the owner's expense. Such facility shall provide for the following:
  - (1) Construction and management which will keep the animal dry and clean, prevent its escape and prevent its contact with both people and other animals;
  - (2) A method and procedure for the identification of the animal and the recording of the date of its admission to the area or facility;
  - (3) Assurance that the animal will have safe and adequate water and food;
  - (4) Adequate space for the animal's exercise;
  - (5) Protection against excessive heat and cold; and
  - (6) Space, cages, pens and other necessary equipment to isolate the animal for its protection against injury and infectious diseases.

**Sec. 10-13. Vaccination of dogs and cats.**

- (a) *Vaccination required.* The owner of a dog or cat four months of age or older shall cause such dog or cat to be vaccinated against rabies as defined by this chapter.

- (b) *Revaccination.* Each dog and cat shall be revaccinated within 10-12 months of the date of the first known vaccination.
- (c) *Vaccination periods.* When dogs or cats known to have been vaccinated at least twice, with such vaccinations occurring within 10-12 months of each other are vaccinated a third or subsequent time with a vaccine approved by the state department of human resources as providing three-year protection, such animals shall be revaccinated within three years. When other approved vaccines are used, yearly inoculations shall be required.
- (d) *Vaccination by owner.* Vaccination by an owner, unless such owner is a licensed veterinarian, shall not be recognized.
- (e) *Revaccination of dogs or cats brought into county.* The owner of any dog or cat brought into the county for a permanent stay from outside the county shall cause such dog or cat to be revaccinated in accordance with this chapter.
- (f) *Certificate of vaccination for evidence of comparable procedures.* When the owner of such dog or cat produces evidence satisfactory to the animal control officer that such dog or cat has been vaccinated in a manner and by procedures comparable to the requirements of this chapter, then a county certificate of vaccination may be issued in lieu of revaccination.
- (g) *Vaccination by licensed veterinarian.* No person shall vaccinate any dog or cat against rabies who is not licensed to practice veterinary medicine in the state.
- (h) *Temporary stay requirements for dogs.* Any dog brought into the county for a temporary stay not exceeding 14 days shall be confined or on a leash at all

times unless it has been vaccinated for rabies in its home jurisdiction.

**Sec. 10-14. Certificate of vaccination.**

- (a) Issuance of certificates of vaccination and vaccination tags. Any veterinarian is authorized and required in connection with his practice to issue certificates of rabies vaccination and rabies vaccination tags.
- (b) Evidence of vaccination. Evidence of vaccination shall consist of a certification of vaccination and vaccination tag.
- (c) Preparation of certificate. The certificate with each item answered shall be prepared in triplicate and signed by the veterinarian administering this vaccine.
- (d) Disposition of copies. The veterinarian shall furnish one copy to the owner, one copy to the county animal control officer and retain one copy for his files.
- (e) Maintenance of records. The certificates of vaccination furnished to the county animal control officer by the veterinarian shall be maintained by the animal control officer in an orderly, indexed file until such certificates have expired.

**Sec. 10-15. Vaccination tags and collars.**

- (a) Issuance. Coincident with the issuance of the certificates of vaccination, the veterinarian shall also furnish to the owner of the vaccinated dog or cat a serially numbered tag bearing the same number and year thereon as the certificate bears.
- (b) Vaccination tag to be worn. Every dog and cat that is kept, possessed, maintained or harbored in the county at all times shall wear affixed to its collar or harness a current vaccination tag.

- (c) Unlawful removal. It shall be unlawful for any person to attach a vaccination tag to the collar of any animal for which it was not issued, or to remove an unexpired vaccination tag from any animal he does not own.

**Sec. 10-16. Adoption.**

- (a) When animals to be offered for adoption. The animal control unit or its chosen agent may offer for adoption any animal unreclaimed after the mandatory minimum holding period defined in section 10-7.
- (b) Immediate availability. In the event that the animal is surrendered to the animal control unit by such owner, the animal may be offered immediately.
- (c) Age requirement. All persons adopting animals must be over 18 years of age and shall provide proper and humane care, feeding, sheltering, confinement, protection from weather, and veterinary treatment as needed.
- (d) Spay and neutering. All persons adopting a fertile dog or cat shall cause the female to be spayed and/or the male to be neutered within 30 days from date of adoption in the case of an adult animal, or within 30 days of the animal attaining the age of four months in the case of an immature animal.
- (e) Use of adopted animal for research prohibited. Any person adopting an animal shall not permit the animal to be used by any individual or institution for any purposes of research.
- (f) Restrictions on frequency of adoption. The frequency with which animals may be adopted and placed in any household may be restricted in the discretion of the animal control director or his designee.
- (g) Refusal of adoption. The animal control unit or its designee reserves the right to

refuse adoption of any animal to any person that does not meet specified requirements.

- (h) Adoption fees. Adoption fees are set by the board of commissioners and may include all or part of the costs of an examination, rabies and other inoculation, microchipping, and all or part of the costs associated with spaying or neutering dogs and cats.

**Sec. 10-17. Discretion.**

Any animal control officer may, at his or her discretion, not impound a dog or other animal found in violation of this chapter but may instead return the animal to its rightful owner.

**Sec. 10-18. Interference with an animal control officer.**

It shall be unlawful to interfere with the investigation or duties of any animal control officer or officer empowered to act by law, or to take or attempt to take any animal from a county vehicle used to transport such animal, to take or attempt to take any animal from the animal control shelter or impounding area, or to otherwise seek to release any animal from the custody of the animal control unit.

**Sec. 10-19. Humane treatment of animals.**

- (a) Provision of basic care. No person having an animal in its possession and/or control shall fail to provide such animal:
  - (1) Adequate food at least once every 24 hours;
  - (2) Adequate water at all times;
  - (3) Adequate shelter;
  - (4) Adequate veterinary care; and



- (5) An adequate confinement area. Animals shall be provided humane care at all times.
- (b) Inhumane treatment prohibited. No person shall beat, ill-treat, torment, overload, overwork, or otherwise abuse an animal, or cause, instigate, or permit combat between animals.
- (c) Exposure to poisonous substances. No person shall expose any known poisonous substance, whether mixed with food or not, so that the poisonous substance shall be likely to be eaten by any domesticated animal.
- (d) Exposure to unsanitary conditions. No person shall expose an animal to unsanitary conditions by depositing or failing to remove feces, waste, debris, trash, mud, standing water or similar unsanitary condition from the animal's immediate living area or area of confinement.
- (e) Tethering. No person may fasten an animal, whether by chain, rope, tie, leash, cable line or other tether, outdoors or inside a structure or vehicle, to anything including, but not limited to, a dog house, tree, fence, vehicle, runner, trolley system, other animal, cinder block, crate, house, furniture, or other object, unless it is on a temporary basis and a competent and responsible person is attending the animal. A person is attending an animal if the person is competent and responsible for the animal, is in the same structure or vehicle as the animal or is outside on the same property as the animal, has a clear line of sight to the animal, and is close enough to physically intervene before the animal harms another person or animal.
- (1) It shall be the duty of every owner of a domesticated animal to ensure such animal is not tethered in violation of this section.

- (2) Any tether used while an animal is tethered in accordance with the requirements of this subsection (e) must be attached to a proper collar or harness.
- (3) An animal may not be tethered at any time:
  - a. By use of a prong, choke, pinch, martingale, or similar collar;
  - b. By use of a rope, chain, or other tether wrapped directly around the animal's neck or body;
  - c. By use of a tether that, including all collars, harnesses, weights, locks, and other items that have their weight borne by the animal, weighs more than five percent of the body weight of the animal;
  - d. In an outside compartment of a running vehicle;
  - e. In a manner that prevents the animal from lying, sitting, or standing comfortably and without the restraint becoming taut other than while undergoing customary grooming or veterinary procedures;
  - f. In a manner that allows the animal to become entangled on the restraint or another object;
  - g. In a manner that endangers the animal by restricting its access to adequate food, water, or shelter; or
  - h. In a manner that causes injury to the animal.

**Sec. 10-20. Liability of county, officers and employees.**

The county, the animal control unit and its officers shall not be held responsible or liable for any accidents, diseases, injuries or deaths to any animal while being impounded or boarded at the animal shelter.

Furthermore, the county, the animal control unit and its officers shall not be responsible or liable in any way for the health, welfare or actions of an animal after its adoption.

**Sec. 10-21. Violations.**

Any person who shall violate any provision of this chapter, as this chapter exists or as it may hereafter be amended, shall be guilty of a misdemeanor and subject to the jurisdiction of the magistrate court of the county and, upon conviction, shall be punished as provided in section 1-12.

**Sec. 10-22—10-50. Reserved**

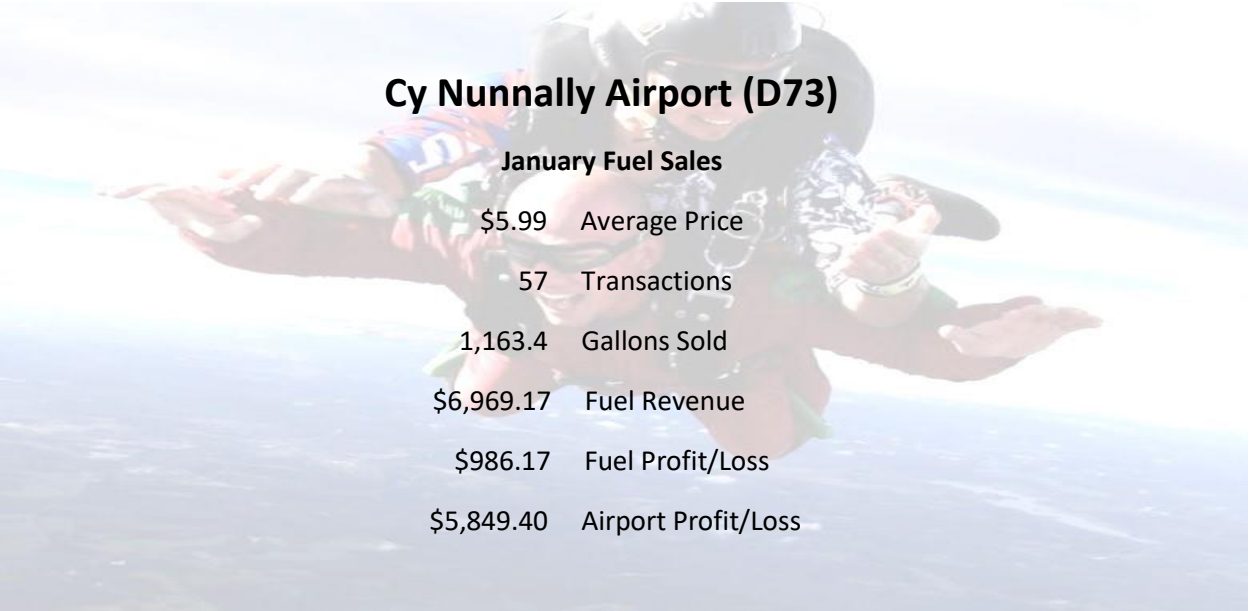
# AIRPORT

## MONTHLY REPORT

### FEBRUARY 2023

	2023	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	Monthly Average	Yearly Totals
	January	January	February	March	April	May	June	July	August	September	October	November	December		
<b>100LL AVGAS</b>															
100LL AvGas Sale Price	\$5.99	\$4.49	\$4.56	\$4.59	\$4.59	\$5.74	\$6.19	\$6.19	\$6.19	\$6.19	\$6.19	\$6.11	\$5.99	\$5.62	
Transactions	57	110	179	239	209	115	104	119	90	94	92	66	35	116.1	1509
Gallons Sold	1,163.4	2,760.3	4,119.8	5,755.9	5,161.6	2,693.3	2,404.9	2,835.5	2,091.1	1,999.6	1,735.8	1,664.5	915.5	2715.5	35,301.2
AvGas Revenue	\$6,969.04	\$12,393.92	\$18,773.51	\$26,419.76	\$23,691.74	\$15,453.09	\$14,886.25	\$17,551.99	\$12,944.08	\$12,377.56	\$10,744.66	\$10,163.49	\$5,483.68	\$14,450.21	\$187,852.77
AvGas Profit/Loss	\$986.17	\$859.47	\$805.96	(\$256.88)	(\$1,723.09)	\$936.10	\$1,138.42	\$1,345.13	\$988.05	\$1,523.93	\$1,320.93	\$1,136.22	\$772.78	\$756.40	\$9,833.19
<b>GENERAL REVENUE/EXPENSE</b>															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$54,600.00
Lease Agreements	\$3,127.57	\$3,127.57	\$3,127.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,377.57	\$4,089.11	\$53,158.41
Grounds Maintenance	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$9,019.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$1,187.62	\$15,439.00
Buildings Maintenance	\$480.00	\$480.00	\$480.00	\$681.50	\$661.22	\$811.22	\$1,830.51	\$1,180.00	\$1,645.97	\$1,941.71	\$520.83	\$1,829.76	\$480.00	\$1,001.75	\$13,022.72
Equipment Maintenance	\$114.36	\$114.36	\$114.36	\$3,221.05	\$9,061.90	\$1,425.29	\$647.98	\$1,794.86	\$636.00	\$2,770.97	\$2,837.45	\$143.34	\$111.06	\$1,768.69	\$22,992.98
Airport Profit/Loss	\$5,849.40	\$4,615.68	\$4,562.17	\$1,441.14	(\$6,029.65)	\$4,116.16	(\$4,407.50)	\$3,786.84	\$4,122.65	\$2,227.82	\$3,379.22	\$4,579.69	\$5,598.29	\$2,603.22	\$33,841.91

# AIRPORT PROJECTS & UPDATES – FEBRUARY 2023



### Cy Nunnally Airport (D73)

January Fuel Sales	
\$5.99	Average Price
57	Transactions
1,163.4	Gallons Sold
\$6,969.17	Fuel Revenue
\$986.17	Fuel Profit/Loss
\$5,849.40	Airport Profit/Loss

## TERMINAL BUILDING TIMELINE

The approved Terminal Building bid closed on February 18<sup>th</sup>, approval on March 8<sup>th</sup>, contract execution on April 29<sup>th</sup>, and construction started on August 30<sup>th</sup>. The existing trailer and utilities have been relocated. The concrete slab was poured and the structure started being erected during October. The project is currently scheduled for completion in late April 2023, pending delays in materials, labor, and intermittent weather.



## 2024-2028 Airport CIP

Staff has been working with the Georgia Department of Transportation and GMC on the 2024-2028 CIP project list.

## FAA FY23 Airport Infrastructure Grant

The Cy Nunnally Memorial Airport was awarded \$145,000 from the FAA through the Bipartisan Infrastructure Law. The Bipartisan Infrastructure Law provides airports with funding for runways, taxiways, terminal, and safety and sustainability projects.

**TENTATIVE ALLOCATION FUNDING AWARD**

Tentative Allocation (TA) letters were received in late June 2022, with subsequent approval provided in July. The Cy Nunnally Memorial Airport was awarded the design phase of the taxiway rehabilitation project for the FY23 project year. This will precede the upcoming construction phase of the project for the FY24 project year, provided the award is granted (which is expected).

**PROPERTY MAP UPDATE – DEED SEARCH**

The Cy Nunnally Memorial Airport has been selected for a Statewide Property Map Update project along with approximately 40 other airports. This will involve deed/title search requirements, surveys, and other documentation showing property lines, easements, and other entry points for the airport/city property. A third-party survey company will lead the process along with City staff involvement to produce the updated map that will be required for further federal grant fund eligibility.

# CENTRAL SERVICES

## MONTHLY REPORT FEBRUARY 2023

	2023 January	2022 January	2022 February	2022 March	2022 April	2022 May	2022 June	2022 July	2022 August	2022 September	2022 October	2022 November	2022 December	Monthly Average	Yearly Totals
<b>SAFETY PROGRAMS</b>															
Facility Inspections	5	3	4	7	3	3	4	6	3	1	2	2	3	3.5	46
Vehicle Inspections	0	3	0	4	0	10	0	0	0	1	0	0	8	2.0	26
Equipment Inspections	0	0	1	0	0	0	1	0	0	0	0	0	0	0.2	2
Worksite Inspections	2	1	5	5	1	4	0	2	7	0	1	0	0	2.2	28
Employee Safety Classes	7	2	2	6	7	13	5	7	2	7	6	10	5	6.1	79
Attendance	38													38.0	38
<b>PURCHASING</b>															
P-Card Transactions	534	435	411	498	408	474	511	441	550	459	480	460	451	470.2	6,112
Purchase Orders	100	110	74	79	71	104	84	76	97	112	81	84	74	88.2	1,146
Total Purchases	634	545	485	577	479	578	595	517	647	571	561	544	525	558.3	7,258
Sealed Bids/Proposals	0	2	4	2	5	3	2	1	1	2	2	1	0	1.9	25
<b>INFORMATION TECHNOLOGY</b>															
Workorder Tickets	116	82	69	101	89	72	72	52	56	64	56	84	88	77.0	1,001
Phishing Fail Percentage	2.4%	5.0%	2.3%	0.1%	1.4%	0.1%	1.0%	1.5%	2.5%	3.8%	1.6%	1.6%	1.3%	1.9%	
<b>MARKETING</b>															
Job Vacancies	11	16	17	13	10	5	6	4	5	9	10	9	9	9.5	124
Social Media Updates	14	22	6	19	18	12	24	10	15	20	21	9	14	15.7	204
<b>GROUNDS &amp; FACILITIES</b>															
Contractor Acres Mowed	188.7	163.8	163.8	163.8	181.1	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	182.3	2,370.5
Trash Collection	8,780	3,110	2,950	4,020	2,995	5,110	2,760	3,820	5,460	3,210	3,380	5,480	8,220	4,561.2	59,295.0
Street Sweeper Utilization	TBD	84.4%	62.5%	50.0%	25.0%	33.9%	63.6%	61.3%	88.0%	87.5%	TBD	TBD	TBD	61.8%	556.3%
Crew Acres Mowed	62.1	40.8	40.8	40.8	62.1	73.4	98.6	98.6	98.6	98.6	98.6	62.1	62.1	72.1	937.2

## PROJECTS & UPDATES – FEBRUARY 2023

### FACILITIES & GROUNDS MAINTENANCE

Currently the City maintains all rights-of-way, facilities, and parks with a combination of City staff and contractor labor. This has allowed for the most efficient approach to maintaining all areas in a timely manner. During the month of January, the grounds and parks crews collected 9,520 pounds of trash and debris while also maintaining approximately 98.6 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 188.7 acres of rights-of-way and grounds at facilities and parks.

### PLAZA PHASE II PROJECT UPDATE

Construction is complete on the roof and exterior of the remaining buildings at the Plaza Shopping Center. Staff is currently reviewing RFQ submittals. Signage has been installed for the Police/Municipal Court buildings. In addition to the building, signage has been installed along North and South Spring Street. Bids for the interior demo of the 15,000 ft<sup>2</sup> corner unit have been received and are being reviewed by staff. Staff is currently working on bids for the removal of the old Plaza Shopping Center sign along Spring Street.

### PROCUREMENT

Procurement has been working on several projects and bids during the month of January, including the review of the Milner-Aycock building sale, Blaine Station RFQ, HVAC Control proposals, and Cummins Power Generation service agreement.

### INFORMATION TECHNOLOGY

There have many additions and changes to our cybersecurity functions throughout the City per guidelines for our insurance renewals. If you see the message, *CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders*, understand that it is part of our standard text with any emails that may or may not come from an external source to our city email server.

### PROJECT TIMELINE UPDATE

Over the course of the past year plus, a timeline of projects has been built by the City of Monroe to easily track progress. The attached timeline provides projects from Central Services, Fire, Police, Water, Sewer, Gas, Stormwater, Streets, Solid Waste, and Parks...all with updates for current activity. The timelines present planned and actual budgets, expenses, companies of performance, status updates, dates of material order, bidding, key milestones, and most importantly...start dates and estimated timelines for completion. This will be updated on a monthly basis to reflect changes and status updates for more continuity throughout the city, as well as track productivity and management of processes.



**CODE**

**DEPARTMENT**

**MONTHLY REPORT**

**February**

**2023**



The Code Department of the City of Monroe respectfully submits this report to the Mayor and Council. It is the intent of this report to highlight statistics, specific job duties, and any job functions related to the Code Department during the time period of December 1, 2022 thru December 31, 2022.

**Statistics:**

- Total Calls: 669
- Total Minutes: 26:43:55
- Total Minutes/Call: 2:24
- Code Inspections: 226
- Total Permits Written: 106
- Amount collected for permits: \$ 40,955.18
- Check postings for General Ledger: 147

**Business/Alcohol Licenses new & renewals: 1**

- Retail Package Sales—800 E Church St.—AAVD Grocery LLC (Jack Peters)

**New Businesses: 1**

- OrthoAtlanta LLC – 2151B W. Spring St.

**Closed Businesses: 2**

- Unlimited Motorsports LLC – 333 Alcovy St Ste 8D
- Cheely's General Store & Café – 113 N. Broad St.

**Major Projects:**

- Major Projects Permitted: Gotham Greens
- Major Projects Ongoing: Monroe Pavilion

**City Marshal December 2022:**

- Patrolled city daily.
- Removed 59 signs from road way
- 632 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 0 utility tampering and theft cases.
- 3 citations issued
- Represented City Marshals' office in Municipal Court
- Handled 35 Directed Complaints called in or e-mailed to Code Office
- Placed Planning Commission and Historic Preservation Commission Signs as needed

**Historic Preservation Commission January 2023:**

- Request for COA for Demolition—1251 S. Madison Ave—Tabled until February 28, 2023

**Planning Commission January 2023:**

- Request for Rezone—R-2 to B-1—104 3<sup>rd</sup> St.—Recommend approval without conditions
- Request for COA—Site Expansion—202 S. Madison Ave.—Approved without conditions
- Request for COA—Signage—730 Hwy 138—Approved without conditions

- Request for COA—Accessory Structure & Signage—511 E Spring St—Approved with Conditions
- Request for COA—Parking lot expansion—202 McDaniel St—Approved without conditions
- Request for Variance—Forward Facing Garage—407 E Church St—Recommend approval without conditions
- Zoning Map Amendment—Recommend approval without conditions

**Code Department Daily Activities:**

- Receiving business license payments, affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork
- Processing business licenses for 2022 and 2023
- Processing paperwork for alcohol licenses and special event permits
- Checking turn-on list from utilities and contacting businesses that have not purchased business licenses
- Checking all businesses for delinquent city and county personal property taxes prior to issuing business licenses
- Researching state license requirements for businesses
- Updating spread sheets regarding business licenses, number of employees, E-Verify #'s etc.
- Applications for PTVR registrations and renewals
- Following up on golf cart permits that have not been renewed
- Working with Tyler on numerous issues regarding renewals and the payment process
- Verifying status for non-citizens thru the SAVE program
- Receipting payments for business licenses, building permits, miscellaneous funds
- Learning & implementing new all online process for State issued alcohol permits
- Process cemetery payments for grave openings and lot purchases
- Issuing permits for Building, Electrical, Plumbing and HVAC
- Receiving and preparing Rezones, variances, Conditional Uses, COA's, etc. for Meetings.
- Preparing and mailing letters to adjoining properties for Zoning Changes.
- Scheduling inspections for contractors.
- Preparing agenda items for Planning Commission and Historic Preservation Meetings.
- Scheduling Planning Commission and Historic Preservation meetings and attending
- Taking minutes for Planning & Zoning and Historic Preservation meetings and preparing them
- Taking and recording complaints.
- Researching Zoning Inquiries.
- Preparing all permit reports for County Tax Dept.
- Entering data for inspections being done into Incode software.
- Processing Open Records Requests
- Sending business invoices for their annual fire code inspections
- Mail RC notices & citations for the City Marshals
- Preparing occupational tax renewals
- Updating list of invalid golfcart stickers for the PD

12/1/2022	131 B Perry St	Junk in yard	RC	12/16/2022	Closed
12/1/2022	131 B Perry St	Tall Grass	RC	12/16/2022	Closed
12/1/2022	131 B Perry St	Decks & Porches	RC	12/16/2022	Closed
12/1/2022	131 B Perry St	Open outdoor storage	RC	12/16/2022	Closed
12/1/2022	131 A Perry St	Junk Vehicle	RC	12/16/2022	Closed
12/1/2022	131 A Perry St	Junk in yard	RC	12/16/2022	Closed
12/1/2022	131 A Perry St	Open outdoor storage	RC	12/16/2022	Closed
12/1/2022	131 A Perry St	Porches & Railings	RC	12/16/2022	Closed
12/1/2022	129 A Perry St	Junk in yard	RC	12/16/2022	Closed
12/1/2022	129 A Perry St	Open outdoor storage	RC	12/16/2022	Closed
12/1/2022	129 A Perry St	Porches & Railings	RC	12/16/2022	Closed
12/1/2022	129 B Perry St	Junk in yard	RC	12/16/2022	Closed
12/1/2022	129 B Perry St	Junk Vehicle	RC	12/16/2022	Closed
12/1/2022	129 B Perry St	Open outdoor storage	RC	12/16/2022	Closed
12/1/2022	129 B Perry St	Porches & Railings	RC	12/16/2022	Closed
12/5/2022	142 Perry St	Junk Vehicle	RC	12/20/2022	Closed
12/5/2022	142 Perry St	Junk in yard	RC	12/20/2022	Closed
12/5/2022	142 Perry St	Open outdoor storage	RC	12/20/2022	Closed
12/5/2022	142 Perry St	Tall Grass	RC	12/20/2022	Closed
12/5/2022	142 Perry St	Decks & Porches	RC	12/20/2022	Closed
12/5/2022	142 Perry St	Tree Debris	RC	12/20/2022	Closed
12/5/2022	142 Perry St	Exposed Soil	RC	12/20/2022	Closed
12/5/2022	142 Perry St	Veh on improper Surface	RC	12/20/2022	Closed
12/6/2022	311 Etten Dr	Junk in yard	RC	12/21/2022	Closed
12/6/2022	311 Etten Dr	Open outdoor storage	RC	12/21/2022	Closed
12/6/2022	311 Etten Dr	Roofs and Eaves	RC	12/21/2022	Closed
12/6/2022	311 Etten Dr	Uncultivated Vegetation	RC	12/21/2022	Closed
12/6/2022	311 Etten Dr	Exterior Walls	RC	12/21/2022	Closed
12/6/2022	311 Etten Dr	Windows	RC	12/21/2022	Closed
12/6/2022	100 Etten Ct	Veh on improper Surface	RC	12/21/2022	Closed
12/6/2022	100 Etten Ct	Parking in front yard	RC	12/21/2022	Closed
12/6/2022	100 Etten Ct	Exposed Soil	RC	12/21/2022	Closed
12/6/2022	100 Etten Ct	Junk Vehicle	RC	12/9/2022	Closed
12/6/2022	100 Etten Ct	Improper parking in street	RC	12/9/2022	Closed
12/7/2022	308 Etten Dr	Junk Vehicle	RC	12/22/2022	Closed
12/7/2022	308 Etten Dr	Open outdoor storage	RC	12/22/2022	Closed
12/7/2022	308 Etten Dr	Tree Debris	RC	12/22/2022	Closed

12/7/2022	308 Etten Dr	Uncultivated Vegetation	RC	12/22/2022	Closed
12/7/2022	308 Etten Dr	Gutters	RC	12/22/2022	Closed
12/7/2022	1350 Armstead Dr	Junk in yard	RC	12/22/2022	Closed
12/7/2022	1350 Armstead Dr	Trailer parking	RC	12/22/2022	Closed
12/7/2022	1350 Armstead Dr	Veh on improper Surface	RC	12/22/2022	Closed
12/7/2022	1350 Armstead Dr	Parking in front yard	RC	12/22/2022	Closed
12/7/2022	1350 Armstead Dr	Open outdoor storage	RC	12/22/2022	Closed
12/8/2022	1338 Armstead Dr	Junk Vehicle	RC	12/23/2022	Closed
12/8/2022	1338 Armstead Dr	Veh on improper Surface	RC	12/23/2022	Closed
12/8/2022	1338 Armstead Dr	Open outdoor storage	RC	12/23/2022	Closed
12/8/2022	1331 Armstead Dr	Junk Vehicle	RC	12/23/2022	Closed
12/8/2022	1331 Armstead Dr	Veh on improper Surface	RC	12/23/2022	Closed
12/8/2022	1331 Armstead Dr	Open outdoor storage	RC	12/23/2022	Closed
12/9/2022	624 B E Marable St	Unsanitary conditions water	RC	12/12/2022	Closed
12/9/2022	624 B E Marable St	Junk Vehicle	RC	12/27/2022	Closed
12/9/2022	624 B E Marable St	Junk in yard	RC	12/27/2022	Closed
12/9/2022	624 B E Marable St	Open outdoor storage	RC	12/27/2022	Closed
12/9/2022	624 B E Marable St	Veh on improper Surface	RC	12/27/2022	Closed
12/9/2022	624 B E Marable St	Roofs and Eaves	RC	1/9/2023	Closed
12/12/2022	815 Stewart St	Prohibited Animals	RC	12/19/2022	Closed
12/12/2022	118 6th St	Veh on improper Surface	RC	12/27/2022	Closed
12/13/2022	310 Etten Dr	Junk Vehicle	RC	12/28/2022	Closed
12/13/2022	310 Etten Dr	Open outdoor storage	RC	12/28/2022	Closed
12/13/2022	310 Etten Dr	Uncultivated Vegetation	RC	12/28/2022	Closed
12/13/2022	310 Etten Dr	Veh on improper Surface	RC	12/28/2022	Closed
12/13/2022	310 Etten Dr	Tree Debris	RC	12/28/2022	Closed
12/13/2022	690 W Spring St	Signs prohibited	RC	12/16/2022	Closed
12/14/2022	550 Green St	Junk in yard	RC	12/29/2022	Closed
12/14/2022	550 Green St	Open outdoor storage	RC	12/29/2022	Closed
12/14/2022	550 Green St	Tree Debris	RC	12/29/2022	Closed
12/14/2022	550 Green St	Uncultivated Vegetation	RC	12/29/2022	Closed
12/14/2022	550 Green St	Roofs and Eaves	RC	12/29/2022	Closed
12/15/2022	416 Etten Dr	Junk Vehicle	RC	1/3/2023	Closed
12/15/2022	416 Etten Dr	Junk in yard	RC	1/3/2023	Closed
12/15/2022	416 Etten Dr	Open outdoor storage	RC	1/3/2023	Closed
12/15/2022	416 Etten Dr	Veh on improper Surface	RC	1/3/2023	Closed
12/15/2022	416 Etten Dr	Parking in front yard	RC	1/3/2023	Closed

12/15/2022	416 Etten Dr	House numbers req	RC	1/3/2023	Closed
12/15/2022	406 Etten Dr	Junk in yard	RC	1/3/2023	Closed
12/15/2022	406 Etten Dr	Open outdoor storage	RC	1/3/2023	Closed
12/15/2022	406 Etten Dr	Open outdoor storage	RC	1/3/2023	Closed
12/16/2022	419 Etten Dr	Junk in yard	RC	1/4/2023	Open
12/16/2022	419 Etten Dr	Open outdoor storage	RC	1/4/2023	Open
12/16/2022	419 Etten Dr	Fence Condition	RC	1/4/2023	Open
12/16/2022	419 Etten Dr	Uncultivated Vegetation	RC	1/4/2023	Open
12/16/2022	419 Etten Dr	Tree Debris	RC	1/4/2023	Open
12/16/2022	419 Etten Dr	Exterior Walls	RC	1/15/2023	Open
12/16/2022	419 Etten Dr	Roofs and Eaves	RC	1/15/2023	Open
12/16/2022	419 Etten Dr	Windows	RC	1/15/2023	Open
12/16/2022	419 Etten Dr	Exterior Surface Treatment	RC	1/15/2023	Open
12/16/2022	419 Etten Dr	Exterior Doors	RC	1/15/2023	Open
12/19/2022	217 Reed Way	Junk Vehicle	RC	1/4/2023	Open
12/19/2022	217 Reed Way	Junk in yard	RC	1/4/2023	Open
12/19/2022	217 Reed Way	Open outdoor storage	RC	1/4/2023	Open
12/19/2022	217 Reed Way	Veh on improper Surface	RC	1/4/2023	Open
12/19/2022	217 Reed Way	Parking in front yard	RC	1/4/2023	Open
12/19/2022	217 Reed Way	Exterior Walls	RC	1/4/2023	Open
12/19/2022	201 Reed Way	Veh on improper Surface	RC	1/4/2023	Open
12/20/2022	208 Reed Way	Junk Vehicle	RC	1/5/2023	Open
12/20/2022	208 Reed Way	Veh on improper Surface	RC	1/5/2023	Open
12/20/2022	208 Reed Way	Parking in front yard	RC	1/5/2023	Open
12/20/2022	1127 Reed Place	Junk in yard	RC	1/5/2023	Open
12/20/2022	1127 Reed Place	Veh on improper Surface	RC	1/5/2023	Open
12/20/2022	1127 Reed Place	Open outdoor storage	RC	1/5/2023	Open
12/20/2022	788 Nicholas Ct	Commercial veh parking	RC	12/23/2022	Open
12/21/2022	306 Reed Way	Junk in yard	RC	1/6/2023	Open
12/21/2022	306 Reed Way	Junk Vehicle	RC	1/6/2023	Open
12/21/2022	306 Reed Way	Open outdoor storage	RC	1/6/2023	Open
12/21/2022	306 Reed Way	Veh on improper Surface	RC	1/6/2023	Open
12/21/2022	306 Reed Way	Tree Debris	RC	1/6/2023	Open
12/22/2022	318 Reed Way	Junk Vehicle	RC	1/9/2023	Open
12/22/2022	318 Reed Way	Veh on improper Surface	RC	1/9/2023	Open
12/22/2022	205 Reed Way	Junk Vehicle	RC	1/9/2023	Open
12/22/2022	205 Reed Way	Veh on improper Surface	RC	1/9/2023	Open

22-Dec	212 Reed Way	Veh on improper Surface	RC	1/9/2023	Open
12/27/2022	1350 Armstead Dr	Junk in yard	RC	1/12/2023	Open
12/27/2022	1350 Armstead Dr	Trailer parking	RC	1/12/2023	Open
12/27/2022	1350 Armstead Dr	Veh on improper Surface	RC	1/12/2023	Open
12/27/2022	1350 Armstead Dr	Parking in front yard	RC	1/12/2023	Open
12/27/2022	1350 Armstead Dr	Open outdoor storage	RC	1/12/2023	Open
12/27/2022	308 Etten Dr	Junk Vehicle	RC	1/12/2023	Open
12/27/2022	308 Etten Dr	Junk in yard	RC	1/12/2023	Open
12/27/2022	308 Etten Dr	Open outdoor storage	RC	1/12/2023	Open
12/27/2022	308 Etten Dr	Veh on improper Surface	RC	1/12/2023	Open
12/28/2022	310 Etten Dr	Junk Vehicle	RC	1/13/2023	Open
12/28/2022	310 Etten Dr	Open outdoor storage	RC	1/13/2023	Open
12/28/2022	310 Etten Dr	Veh on improper Surface	RC	1/13/2023	Open
12/28/2022	310 Etten Dr	Tree Debris	RC	1/13/2023	Open
12/28/2022	310 Etten Dr	Uncultivated Vegetation	RC	1/13/2023	Open

1-Dec-22	861 Fawnfield Dr	vehicle parked on improper surface	RC	15-Dec-22	Closed
1-Dec-22	838 Fawnfield Dr	vehicle parked on improper surface	RC	15-Dec-22	Closed
1-Dec-22	834 Fawnfield Dr	vehicle parked on improper surface	RC	15-Dec-22	Closed
1-Dec-22	825 Fawnfield Dr	vehicle parked on improper surface	RC	15-Dec-22	Closed
2-Dec-22	807 Rosewood Ln	vehicle parked on improper surface	RC	16-Dec-22	Closed
2-Dec-22	814 Rosewood Ln	vehicle parked on improper surface	RC	16-Dec-22	Closed
2-Dec-22	811 Rosewood Ln	open outdoor storage	RC	16-Dec-22	Closed
5-Dec-22	1010 Meadowalk Dr	vehicle parked on improper surface X2	RC	19-Dec-22	Closed
5-Dec-22	1010 Meadowalk Dr	ground cover	RC	19-Dec-22	Closed
5-Dec-22	905 Creekview Dr	vehicle parked on improper surface	RC	19-Dec-22	Closed
5-Dec-22	1019 Meadowalk Dr	neighbrohood standards	RC	19-Dec-22	Closed
5-Dec-22	1019 Meadowalk Dr	vehicle parked on improper surface	RC	19-Dec-22	Closed
6-Dec-22	542 North Midland Ave	neighborhood standerds	RC	12-Dec-22	Closed
6-Dec-22	542 North Midland Ave	junk vehicle	RC	12-Dec-22	Closed
6-Dec-22	542 North Midland Ave	vehicles parked on improper surface	RC	12-Dec-22	Closed
6-Dec-22	542 North Midland Ave	uncultivated veg	RC	12-Dec-22	Closed
7-Dec-22	112A Dean St	neighbrohood standards	RC	21-Dec-22	Closed
7-Dec-22	112A Dean St	open outdoor storage	RC	21-Dec-22	Closed
7-Dec-22	112B Dean St	neighbrohood standards	RC	21-Dec-22	Closed
7-Dec-22	112B Dean St	open outdoor storage	RC	21-Dec-22	Closed
12-Dec-22	1113 Meadowalk Dr	junk vehicle	RC	27-Dec-22	Closed
12-Dec-22	1113 Meadowalk Dr	vehicles parked on improper surface	RC	27-Dec-22	Closed
12-Dec-22	1307 Meadowalk Dr	neighbrohood standards	RC	27-Dec-22	Closed
12-Dec-22	1307 Meadowalk Dr	vehicles parked on improper surface	RC	27-Dec-22	Closed
13-Dec-22	565 Roosevelt St	CV parked in residencial area	RC	28-Dec-22	Closed
13-Dec-22	565 Roosevelt St	vehicle parked on improper surface	RC	28-Dec-22	Closed
14-Dec-22	664 Gatewood Way	neighborhood standerds	RC	29-Dec-22	Closed
14-Dec-22	664 Gatewood Way	unhealthy and unsanitary	RC	29-Dec-22	Closed
14-Dec-22	664 Gatewood Way	tall grass and weeds	RC	29-Dec-22	Closed
14-Dec-22	664 Gatewood Way	window screens	RC	29-Dec-22	Closed
14-Dec-22	664 Gatewood Way	exposed wiring	RC	29-Dec-22	Closed
14-Dec-22	664 Gatewood Way	termite damage back door	RC	29-Dec-22	Closed
16-Dec-22	822 Rosewood Ln	neighborhood standerds	Citation		Closed
16-Dec-22	822 Rosewood Ln	vehicles parked on improper surface	Citation		Closed
16-Dec-22	822 Rosewood Ln	open outdoor storage	Citation		Closed
19-Dec-22	407 Maple Ln Apts A-S <b>(19 violations)</b>	neighborhood standards	RC	2-Jan-23	Closed
20-Dec-22	414 Maple Way	neighborhood standerds	RC	2-Jan-23	Closed
20-Dec-22	418 Maple Way	neighborhood standerds	RC	2-Jan-23	Closed
21-Dec-22	206A Sorrells St	neighborhood standerds	RC	3-Jan-23	Closed
21-Dec-22	206A Sorrells St	tall grass/weeds	RC	3-Jan-23	Closed
21-Dec-22	206A Sorrells St	windows	RC	3-Jan-23	Closed
21-Dec-22	206B Sorrells St	neighborhood standerds	RC	3-Jan-23	Closed

21-Dec-22	206B Sorrells St	tall grass/weeds	RC	3-Jan-23	Closed
22-Dec-22	208A Sorrells St	neighborhood standerds	RC	3-Jan-23	Closed
22-Dec-22	208A Sorrells St	tall grass/weeds	RC	3-Jan-23	Closed
22-Dec-22	208B Sorrells St	neighborhood standerds	RC	3-Jan-23	Closed
22-Dec-22	208B Sorrells St	tall grass/weeds	RC	3-Jan-23	Closed
22-Dec-22	208B Sorrells St	windows	RC	3-Jan-23	Closed
27-Dec-22	624B East Marable St	neighborhood standerds	RC	10-Jan-22	open
27-Dec-22	624B East Marable St	junk vehicle	RC	10-Jan-22	open
27-Dec-22	624B East Marable St	vehicles parked on improper surface	RC	10-Jan-22	open
28-Dec-22	407 Maple Ln Apts A-S <b>(19 violations)</b>	in ground water leak at pump station	RC	11-Jan-22	Closed
29-Dec-22	664 Gatewood Way	neighborhood standerds	RC	12-Jan-22	open
29-Dec-22	664 Gatewood Way	unhealthy and unsanitary	RC	12-Jan-22	open
29-Dec-22	664 Gatewood Way	tall grass and weeds	RC	12-Jan-22	open
29-Dec-22	664 Gatewood Way	window screens	RC	12-Jan-22	open
29-Dec-22	664 Gatewood Way	exposed wiring	RC	12-Jan-22	open
29-Dec-22	664 Gatewood Way	termite damage back door	RC	12-Jan-22	open



12/1/2022	340 Towler Street Lot # 2	62-9 Trash Debris in Front Yard	RC	12/30/2022	Closed
12/1/2022	340 Towler Street Lot # 12	18-260 Exterior Surface Treatments	RC	12/30/2022	Closed
12/1/2022	340 Towler Street Lot # 12	18-261 Exterior Walls - Rotting Wood	RC	12/30/2022	Closed
12/1/2022	340 Towler Street Lot # 12	18-263 Porches - Rotting Wood	RC	12/30/2022	Closed
12/1/2022	340 Towler Street Lot # 12	18-264 Windows - Missing - Fully Maintained	RC	12/30/2022	Closed
12/5/2022	505 East Church Street	18-261 Exterior Walls	RC	1/2/2023	Closed
12/5/2022	505 East Church Street	18-262 Roofs	RC	1/2/2023	Closed
12/5/2022	505 East Church Street	18-263 Exterior Decks and Porches	RC	1/2/2023	Closed
12/5/2022	505 East Church Street	18-260 Exterior Surface Treatments	RC	1/2/2023	Closed
12/5/2022	340 Towler Street Lot # 20	60-10 Skirting - Missing Damaged	RC	12/30/2022	Closed
12/5/2022	340 Towler Street Lot # 20	18-260 Exterior Surface Treatments	RC	12/30/2022	Closed
12/5/2022	340 Towler Street Lot # 10	18-263 Porches - Rotting Wood - Unsafe	RC	12/30/2022	Closed
12/6/2022	1207 South Madison Avenue	18-261 Exterior Walls	RC	1/6/2023	Open
12/6/2022	1207 South Madison Avenue	18-263 Exterior Decks and Porches	RC	1/6/2023	Open
12/6/2022	1207 South Madison Avenue	18-264 Windows	RC	1/6/2023	Open
12/6/2022	1207 South Madison Avenue	18-260 Exterior Surface Treatments	RC	1/6/2023	Open
12/6/2022	1207 South Madison Avenue	18-265 Exterior Doors	RC	1/6/2023	Open
12/6/2022	1203 South Madison Avenue	18-263 Exterior Decks and Porches	RC	1/6/2023	Open
12/6/2022	1203 South Madison Avenue	18-264 Windows	RC	1/6/2023	Open
12/6/2022	1203 South Madison Avenue	18-261 Exterior Walls	RC	1/6/2023	Open
12/6/2022	1203 South Madison Avenue	18-260 Exterior Surface Treatments	RC	1/6/2023	Open
12/6/2022	730 Eagles Trail #A	62-9 Inoperative Vehicle	RC	12/21/2022	Closed
12/6/2022	730 Eagles Trail #A	18-255 Open Outdoor Storage	RC	12/21/2022	Closed
12/6/2022	1241 Sporty Lane # A	62-9 Inoperative Vehicle	RC	12/21/2022	Closed
12/6/2022	1240 Custom Way #A	62-9 Neighborhood Standards	RC	12/21/2022	Closed
12/7/2022	1244 South Madison Avenue	540.2 Utility Trailer	RC	12/23/2022	Closed
12/7/2022	338 Towler Street #A	62-9 Neighborhood Standards	RC	12/22/2022	Closed
12/7/2022	1517 East Church Street	540.2 Recreational Trailer	RC	12/9/2022	Closed
12/7/2022	302 Rock Creek Ct	540.2 Utility Trailer	RC	12/9/2022	Closed
12/8/2022	1000 East Church Street	610.3 Land Use Regulations (Chickens)	RC	12/23/2022	Closed
12/8/2022	332 Tall Oaks Drive # A	62-9 Neighborhood Standards	RC	12/23/2022	Closed
12/8/2022	576 West Tall Oaks # B	62-9 Neighborhood Standards	RC	12/23/2022	Closed
12/8/2022	998 Tall Oaks Lane # B	62-9 Neighborhood Standards	RC	12/23/2022	Closed
12/9/2022	312 Towler Street	62-9 Inoperative Vehicle x 2	RC	12/14/2022	Closed

12/9/2022	312 Towler Street	18-259 Parking on Proper Surfaces	RC	12/14/2022	Closed
12/12/2022	1251 South Madison Avenue	18-260 Exterior Surface Treatments	RC	1/12/2023	Open
12/12/2022	1251 South Madison Avenue	18-261 Exterior Walls - Rotting Wood	RC	1/12/2023	Open
12/12/2022	1251 South Madison Avenue	18-262 Roof - Allowing Moisture into Building	RC	1/12/2023	Open
12/12/2022	1251 South Madison Avenue	18-263 Exterior Decks and Porches	RC	1/12/2023	Open
12/12/2022	1251 South Madison Avenue	18-264 Windows - Broken Damaged	RC	1/12/2023	Open
12/12/2022	1251 South Madison Avenue	18-265 Exterior Doors	RC	1/12/2023	Open
12/12/2022	1251 South Madison Avenue	18-254 Uncultivated Vegetation	RC	1/12/2023	Open
12/12/2022	1251 South Madison Avenue	62-9 Neighborhood Standards	RC	12/28/2022	Closed
12/12/2022	1251 South Madison Avenue	62-10 Unsafe / Unsanitary Conditions	RC	12/17/2022	Closed
12/13/2022	218 East Vine Street	62-9 Neighborhood Standards	RC	1/13/2023	Open
12/13/2022	218 East Vine Street	62-9 Inoperative Vehicle	RC	1/13/2023	Open
12/13/2022	218 East Vine Street	18-262 Uncultivated Vegetation	RC	1/13/2023	Open
12/13/2022	218 East Vine Street	18-262 Roof - Gutters - Soffits (Outbuilding)	RC	1/13/2023	Open
12/13/2022	218 East Vine Street	18-263 Exterior Porches	RC	1/13/2023	Open
12/13/2022	301 Pannell Road	18-262 Uncultivated Vegetation	RC	1/13/2023	Open
12/13/2022	301 Pannell Road	18-260 Exterior Surface Treatments	RC	1/13/2023	Open
12/13/2022	301 Pannell Road	18-261 Exterior Walls - Rotting Wood	RC	1/13/2023	Open
12/13/2022	301 Pannell Road	18-265 Exterior Doors	RC	1/13/2023	Open
12/13/2022	301 Pannell Road	62-10 Unsafe / Unsanitary Conditions	RC	12/20/2022	Closed
12/14/2022	1250 South Madison Avenue	62-10 Unsafe / Floor Failure / CO2 Danger	RC	1/16/2023	Open
12/14/2022	1250 South Madison Avenue	18-263 Exterior Decks and Porches	RC	1/16/2023	Open
12/14/2022	1250 South Madison Avenue	18-264 Windows - Broken Damaged	RC	1/16/2023	Open
12/14/2022	1250 South Madison Avenue	62-9 Neighborhood Standards	RC	1/16/2023	Open
12/14/2022	1250 South Madison Avenue	18-254 Uncultivated Vegetation	RC	1/16/2023	Open
12/14/2022	1250 South Madison Avenue	18-260 Exterior Surface Treatments	RC	1/16/2023	Open
12/14/2022	1250 South Madison Avenue	18-265 Exterior Doors	RC	1/16/2023	Open
12/14/2022	1250 South Madison Avenue	18-262 Roof - Rotting Wood - Soffit and Fascia	RC	1/16/2023	Open
12/14/2022	829 Store House Court # C	1045.2 (6) Water Leak	RC	1/14/2023	Open
12/15/2022	223 Atha Street	18-256 C Tree Debris	RC	1/15/2023	Open
12/16/2022	1238 South Madison Avenue	62-9 Neighborhood Standards	RC	1/16/2023	Open
12/16/2022	1238 South Madison Avenue	18-264 Windows	RC	1/16/2023	Open
12/16/2022	1238 South Madison Avenue	18-260 Exterior Surface Treatments	RC	1/16/2023	Open
12/16/2022	1238 South Madison Avenue	18-261 Exterior Walls	RC	1/16/2023	Open

12/16/2022	1238 South Madison Avenue	18-263 Porches	RC	1/16/2023	Open
12/19/2022	227 Atha Street	62-9 Neighborhood Standards	RC	1/19/2023	Open
12/19/2022	227 Atha Street	18-260 Exterior Surface Treatments	RC	1/19/2023	Open
12/19/2022	227 Atha Street	18-261 Exterior Walls	RC	1/19/2023	Open
12/19/2022	227 Atha Street	18-263 Porch	RC	1/19/2023	Open
12/19/2022	227 Atha Street	18-264 Windows	RC	1/19/2023	Open
12/19/2022	227 Atha Street	18-262 Roof - Outbuilding	RC	1/19/2023	Open
12/20/2022	1205 South Broad Street	62-9 Neighborhood Standareds (Junk / Trash)	RC	1/20/2023	Open
12/20/2022	1205 South Broad Street	18-254 Uncultivated Vegetation	RC	1/20/2023	Open
12/20/2022	1205 South Broad Street	18-68 Exposed Wiring	RC	1/20/2023	Open
12/20/2022	1205 South Broad Street	18-262 Roof - Rotting Wood - Soffit and Fascia	RC	1/20/2023	Open
12/20/2022	1205 South Broad Street	18-265 Exterior Doors	RC	1/20/2023	Open
12/20/2022	1205 South Broad Street	18-261 Exterior Walls	RC	1/20/2023	Open
12/20/2022	1207 South Broad Street	62-9 Inoperative Vehicle	RC	1/20/2023	Open
12/20/2022	1207 South Broad Street	86-2 House Humbers Required	RC	1/20/2023	Open
12/20/2022	1207 South Broad Street	18-256 C Tree Debris	RC	1/20/2023	Open
12/27/2022	310 Pine Park Street # A	18-68 Exposed Wiring	RC	1/27/2023	Open
12/27/2022	310 Pine Park Street # A	18-264 Exterior Windows	RC	1/27/2023	Open
12/27/2022	310 Pine Park Street # A	18-265 Exterior Doors	RC	1/27/2023	Open
12/27/2022	310 Pine Park Street # A	18-262 Roof	RC	1/27/2023	Open
12/27/2022	310 Pine Park Street # A	Interior Water Leak	RC	1/27/2023	Open
12/27/2022	310 Pine Park Street # A	Interior Doors Not Installed	RC	1/27/2023	Open
12/27/2022	310 Pine Park Street # A	Interior Cabinetry (Rotting Material)	RC	1/27/2023	Open
12/27/2022	310 Pine Park Street # A	62-10 Unhealthy and Unsanitary Conditions	RC	1/3/2023	Closed
12/28/2022	310 Pine Park Street # B	18-262 Roof	RC	1/28/2023	Open
12/28/2022	314 Pine Park Street # A	18-262 Roof	RC	1/28/2023	Open
12/28/2022	314 Pine Park Street # B	18-262 Roof	RC	1/28/2023	Open
12/28/2022	310 Pine Park Street # B	62-10 Unhealthy and Unsanitary Conditions	RC	1/3/2023	Closed
12/29/2022	135 East Fambrough Street	62-9 Neighborhood Standards	RC	1/19/2023	Open
12/29/2022	135 East Fambrough Street	18-261 Exterior Walls	RC	1/19/2023	Open
12/29/2022	135 East Fambrough Street	18-255 Open Outdoor Storage	RC	1/19/2023	Open

# DOWNTOWN DEVELOPMENT/MAIN STREET FEBRUARY REPORT

- 2023 event calendar being distributed—mailed to every route in Monroe and some surrounding communities
- 2023 sponsorship campaign underway
- 2022 vibrancy report (attached)
- American Trilogy Formal expanded and relocated to Walton Mill



**Partnership with a purpose**

**MAKE THE MOST OF YOUR ADVERTISING DOLLARS BY SUPPORTING DOWNTOWN MONROE!**

Contact us to learn how you can advertise your business while supporting your local community.

Downtown Monroe  
Main Street  
Leigh Ann Aldridge

770-266-5331  
monroedowntown.com  
laldridge@monroega.gov

## *Giving with an Impact*

Your partnership provides critical projects that not only help us create a thriving, vibrant downtown, but also helps stimulate our local economy.

**Events**  
A full calendar of annual events gives you the perfect opportunity to put your business in front of thousands of customers. In 2022 our events brought over 200,000 people to downtown!

**Design Projects**  
Our beautiful planters, banners, murals and holiday lights are just some of the projects made possible through your annual partnership.

**Business Support, marketing & more**  
Façade grants, community event grants, marketing campaigns and promotional materials are all made possible through your partnership.




# 2023

ANNUAL EVENTS

3/18	CAR SHOW   9 <sup>AM</sup> TO 4 <sup>PM</sup>
5/5	FIRST FRIDAY CONCERT   7 <sup>PM</sup>
5/6	FARMERS MARKET   9 <sup>AM</sup> TO 1 <sup>PM</sup> <i>Every Saturday through October 7th</i>
5/20	FLOWER FESTIVAL   9 <sup>AM</sup> TO 2 <sup>PM</sup>
6/2	FIRST FRIDAY CONCERT   7 <sup>PM</sup>
8/4	FIRST FRIDAY CONCERT   7 <sup>PM</sup>
9/1	FIRST FRIDAY CONCERT   7 <sup>PM</sup>
10/14	FALL FEST   10 <sup>AM</sup> TO 4 <sup>PM</sup>
11/2	LIGHT UP THE NIGHT   5 TO 8 <sup>PM</sup>
11/9	CANDLELIGHT SHOPPING   5 TO 8 <sup>PM</sup> <i>Every Thursday until Christmas</i>
11/16	MAGICAL LIGHT PARADE   6 <sup>PM</sup> <i>Childers Park- Lights on display until year end</i>
12/7	CHRISTMAS PARADE   6:30 <sup>PM</sup>

**MEET ME in MONROE**  
*Georgia*

FOR EVENT DETAILS VISIT: [MonroeDowntown.com](http://MonroeDowntown.com)

## UPCOMING EVENTS:

- February 9th shopping event
- March 18th Car Show
- March 25th Spring on the Green in Childers Park (hosted by Graystone Church)
- March 31st Unicorn Day

## ONGOING TASKS:

- DCA Main Street Compliance
- Visitors Center open to the public Tues-Saturday 10-5
- Milner-Aycock Building RFP

Vibrancy Report  
FISCAL YEAR 2022



NEW BUSINESSES	13
# JOBS CREATED	84
CLOSED BUSINESSES	5
#JOBS LOST	27

PRIVATE PROJECTS COMPLETED	11
PRIVATE INVESTMENT	\$3,914,300

PUBLIC PROJECTS COMPLETED	8
PUBLIC INVESTMENT	\$372,549

ATTENDANCE AT EVENTS	207,790
VOLUNTEER HOURS	3338

TOTAL AMOUNT OF  
PUBLIC/PRIVATE INVESTMENT  
\$9,198,837

**MISSION**  
To inspire economic development, encourage historic preservation, and collaborate with public and private organizations for the benefit of downtown and our entire community.



# 2023

## ----- ANNUAL EVENTS -----



**3/18 CAR SHOW | 9<sup>AM</sup> TO 4<sup>PM</sup>**



**5/5 FIRST FRIDAY CONCERT | 7<sup>PM</sup>**

**5/6 FARMERS MARKET | 9<sup>AM</sup> TO 1<sup>PM</sup>**  
*Every Saturday through October 7th*

**5/20 FLOWER FESTIVAL | 9<sup>AM</sup> TO 2<sup>PM</sup>**



**6/2 FIRST FRIDAY CONCERT | 7<sup>PM</sup>**

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**11/2 LIGHT UP THE NIGHT | 5 TO 8<sup>PM</sup>**

**11/9 CANDLELIGHT SHOPPING | 5 TO 8<sup>PM</sup>**  
*Every Thursday until Christmas*



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*Childers Park- Lights on display until year end*

**12/7 CHRISTMAS PARADE | 6:30<sup>PM</sup>**



FOR EVENT DETAILS VISIT: [MonroeDowntown.com](http://MonroeDowntown.com)



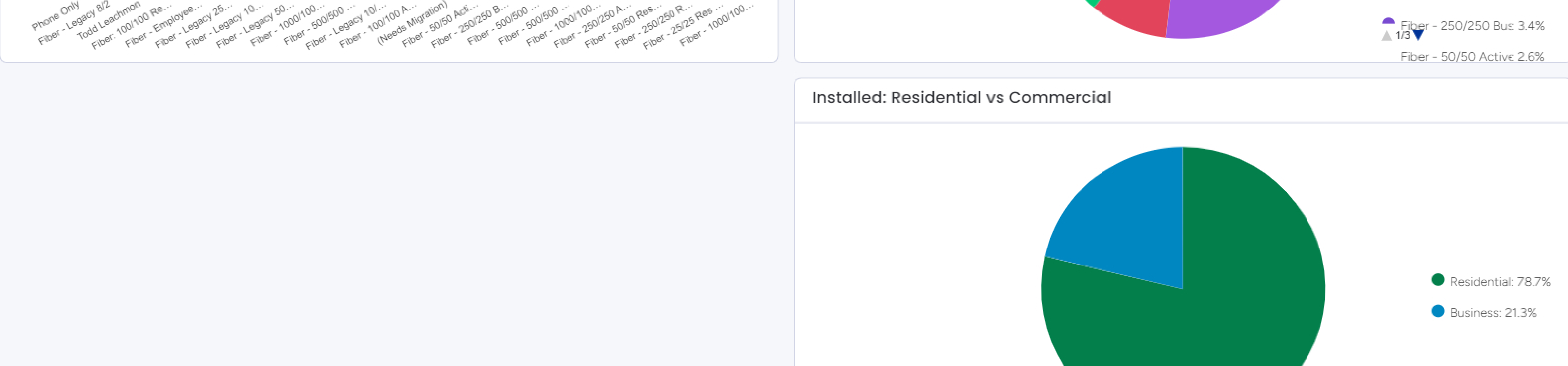
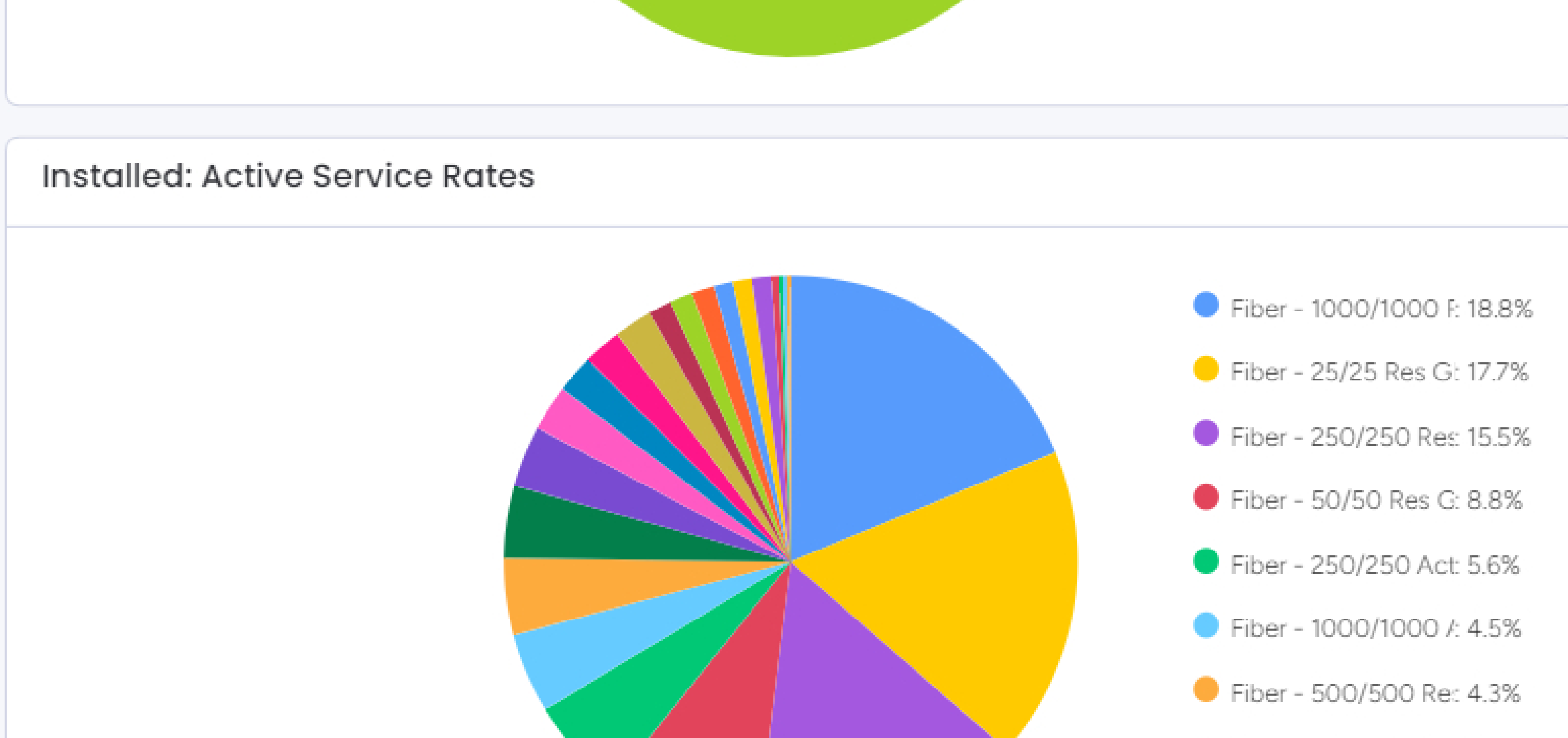
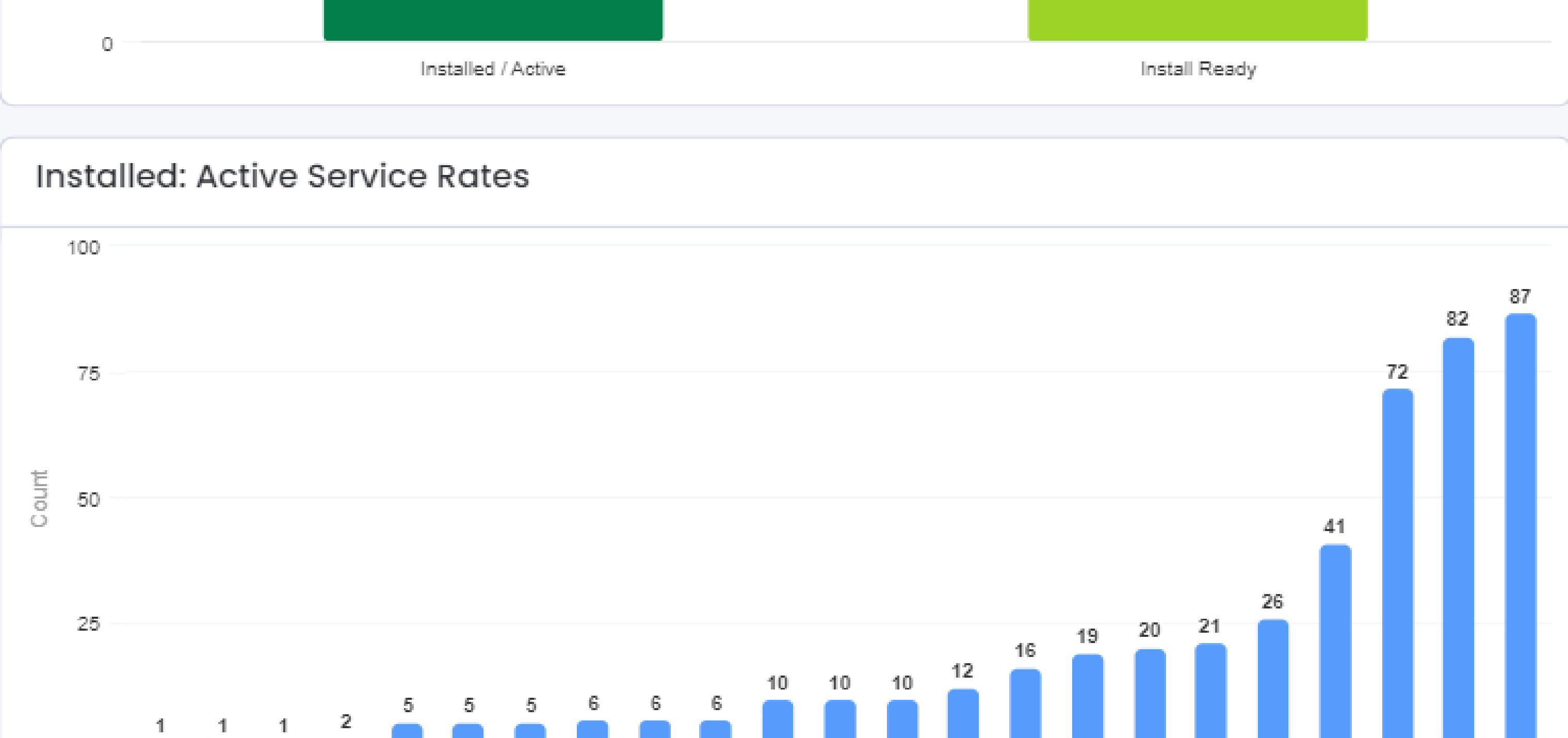
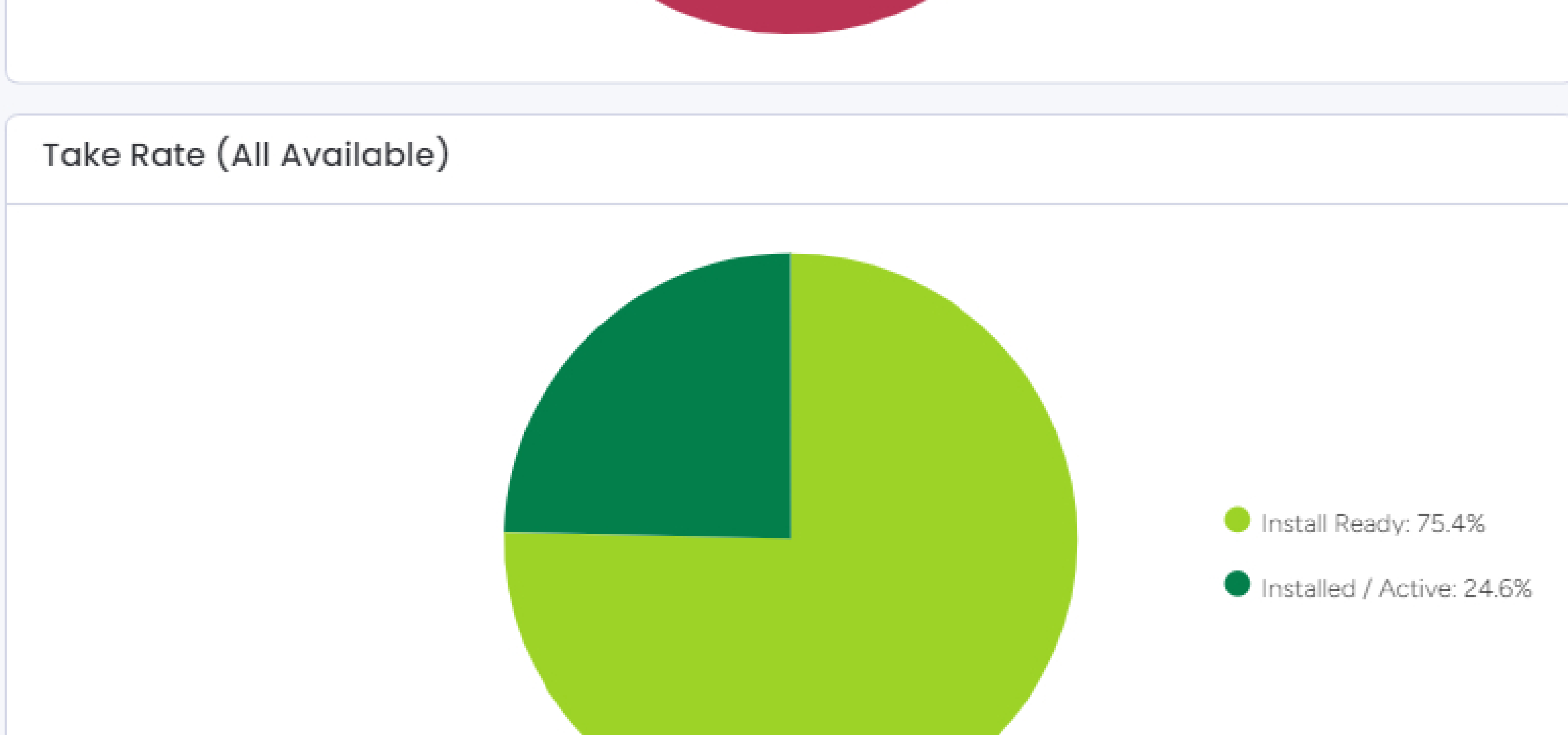
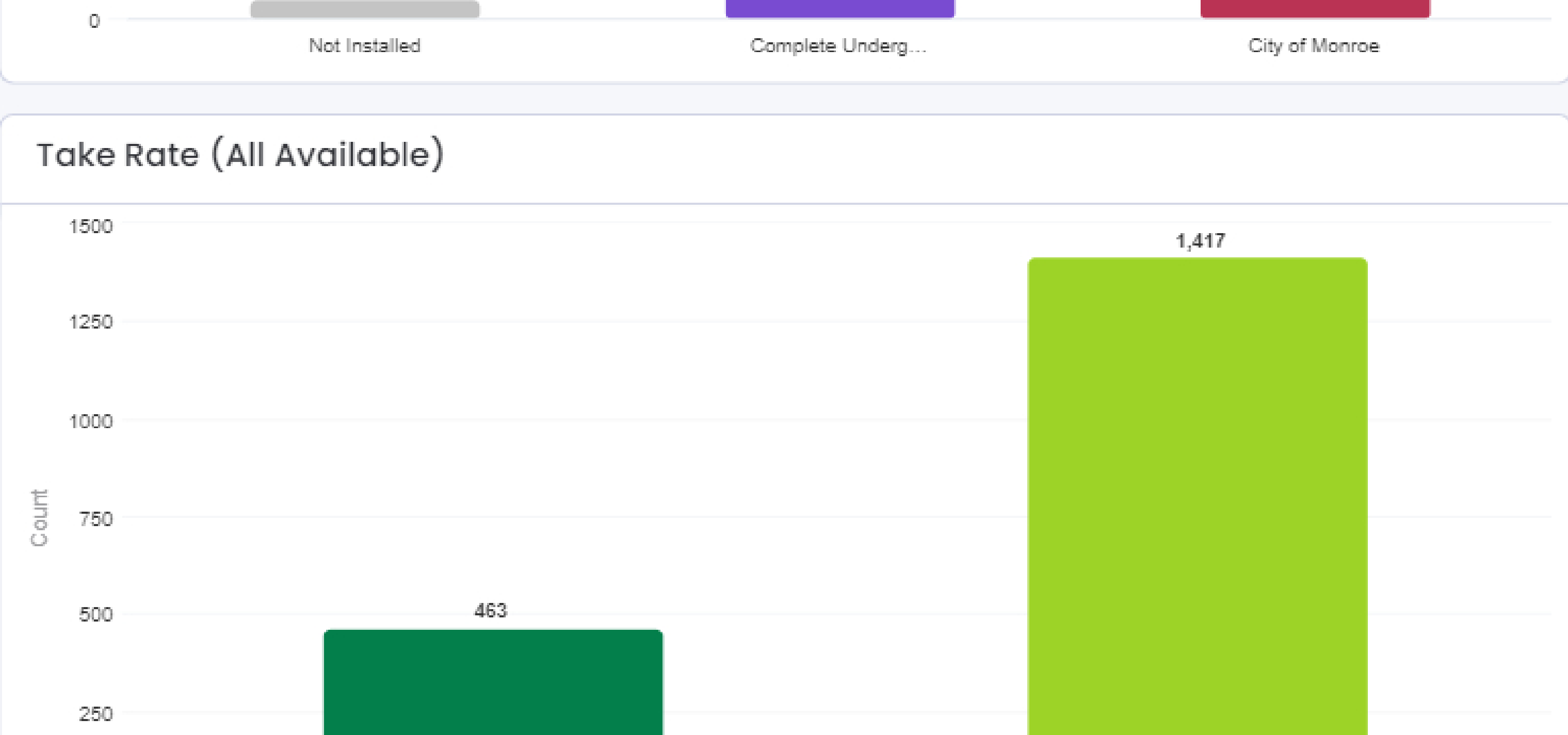
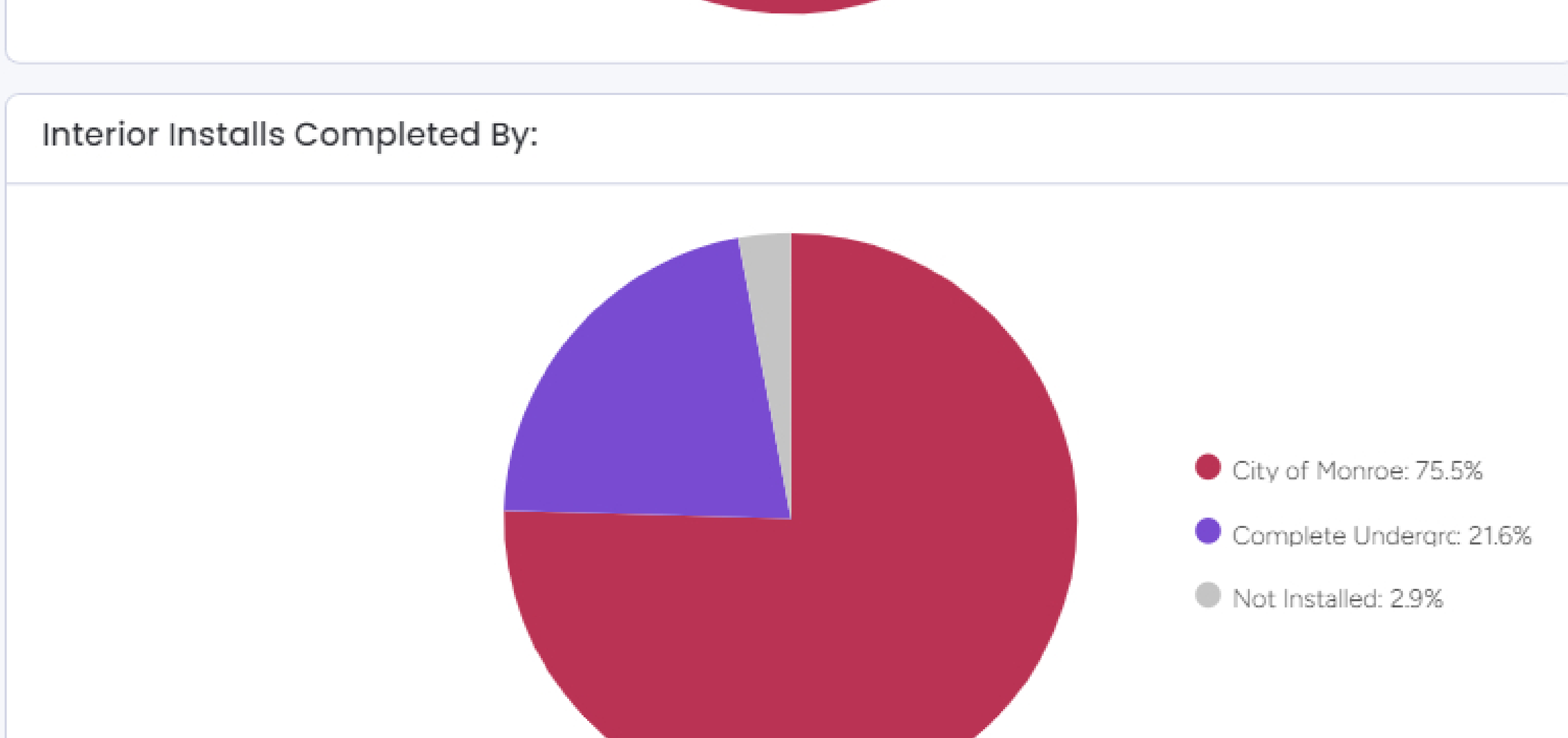
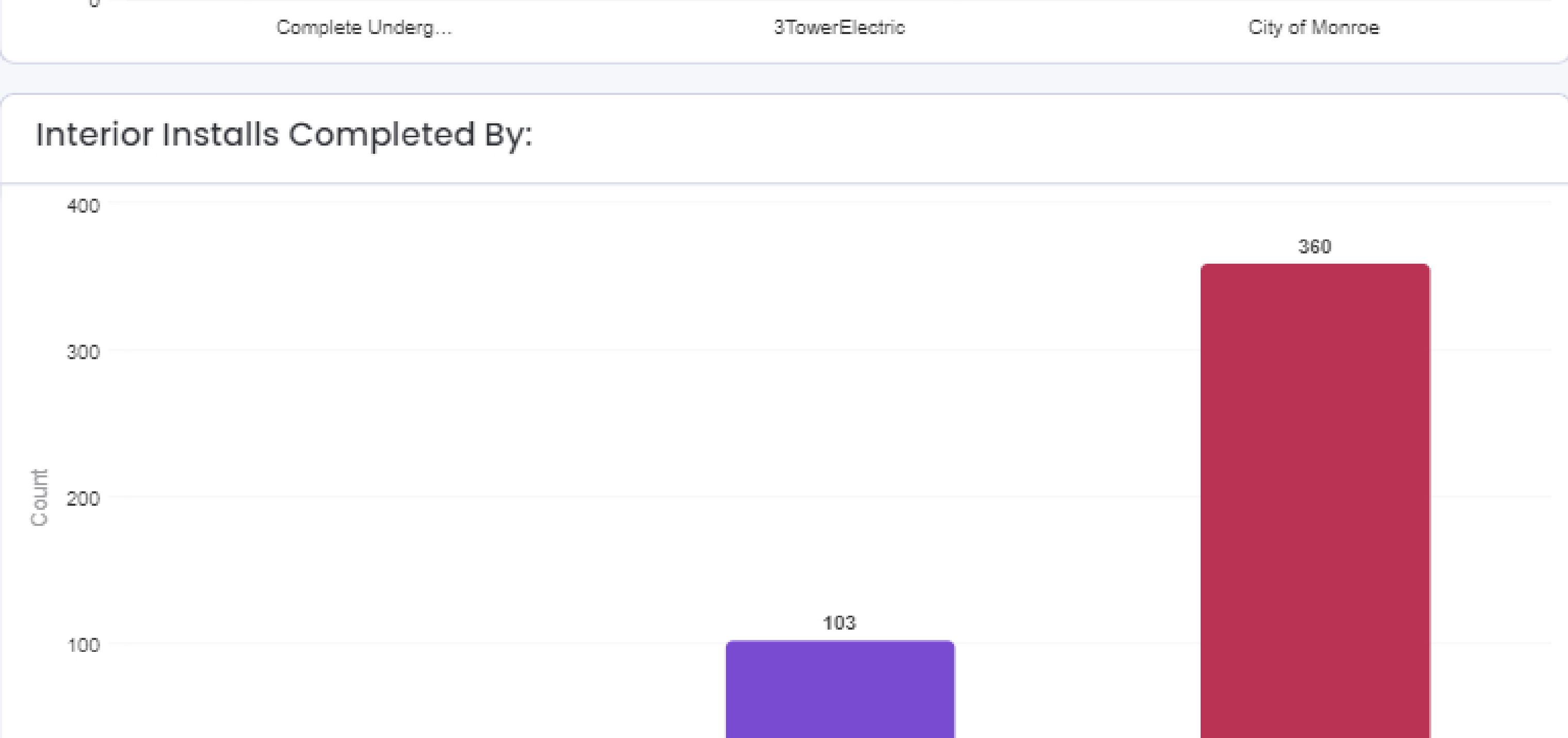
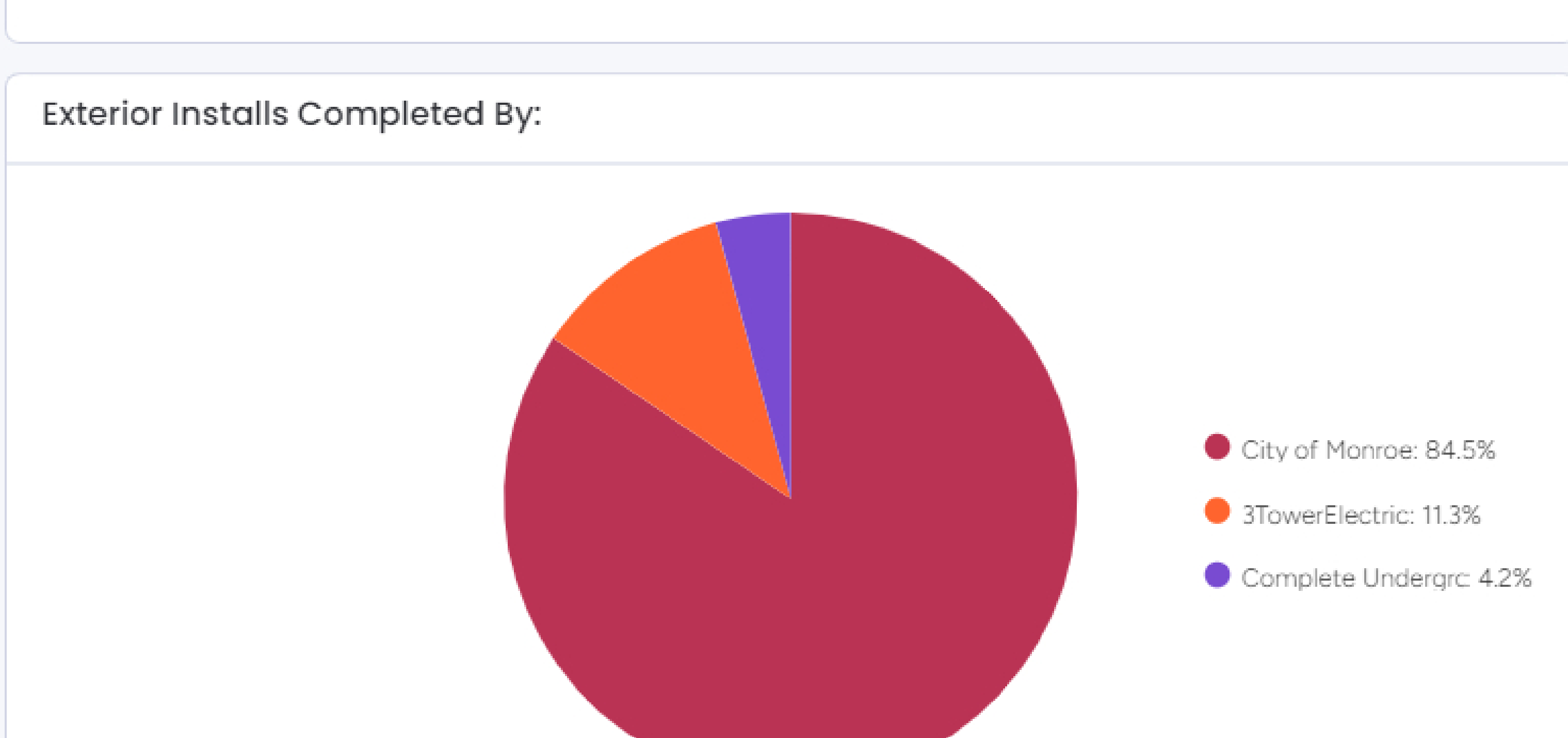
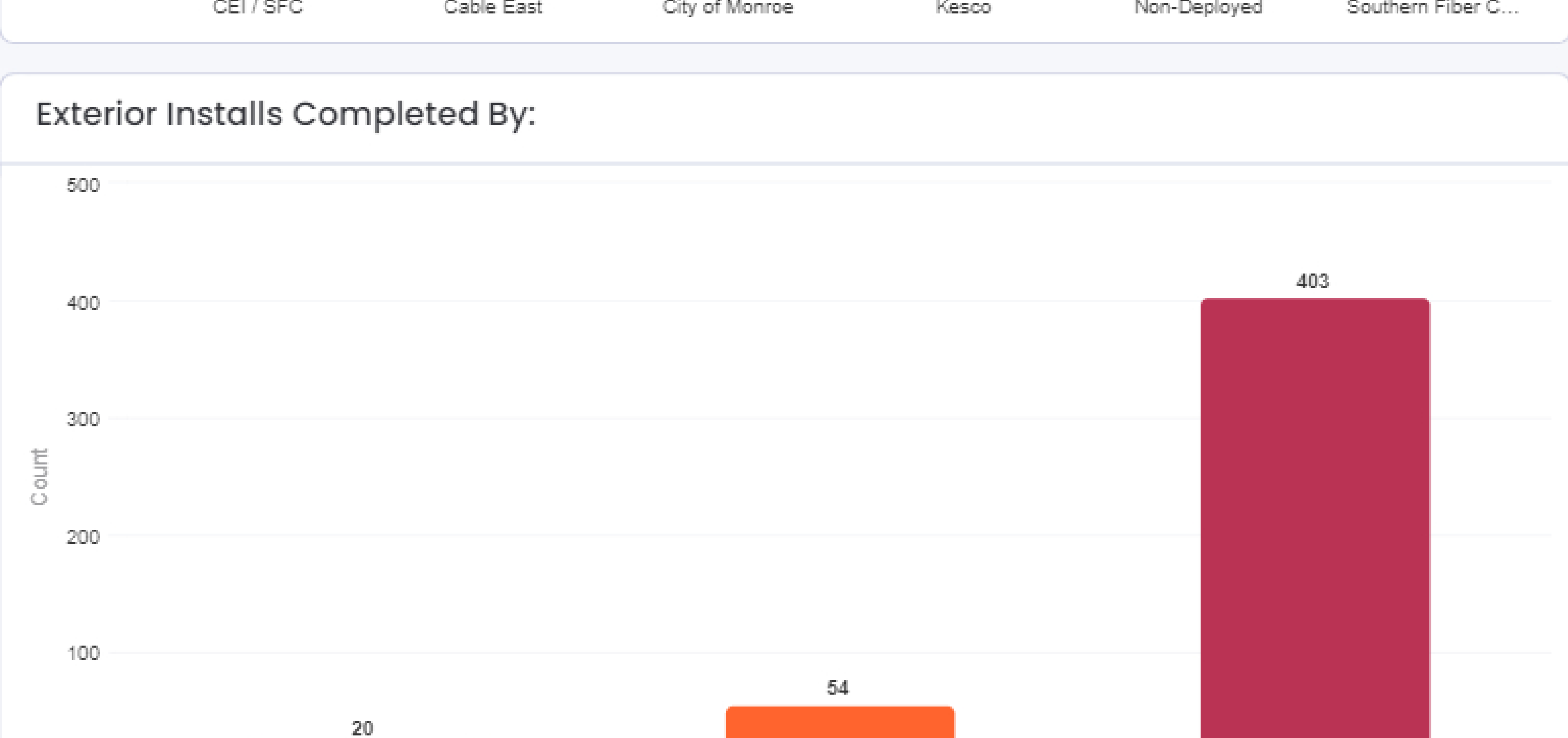
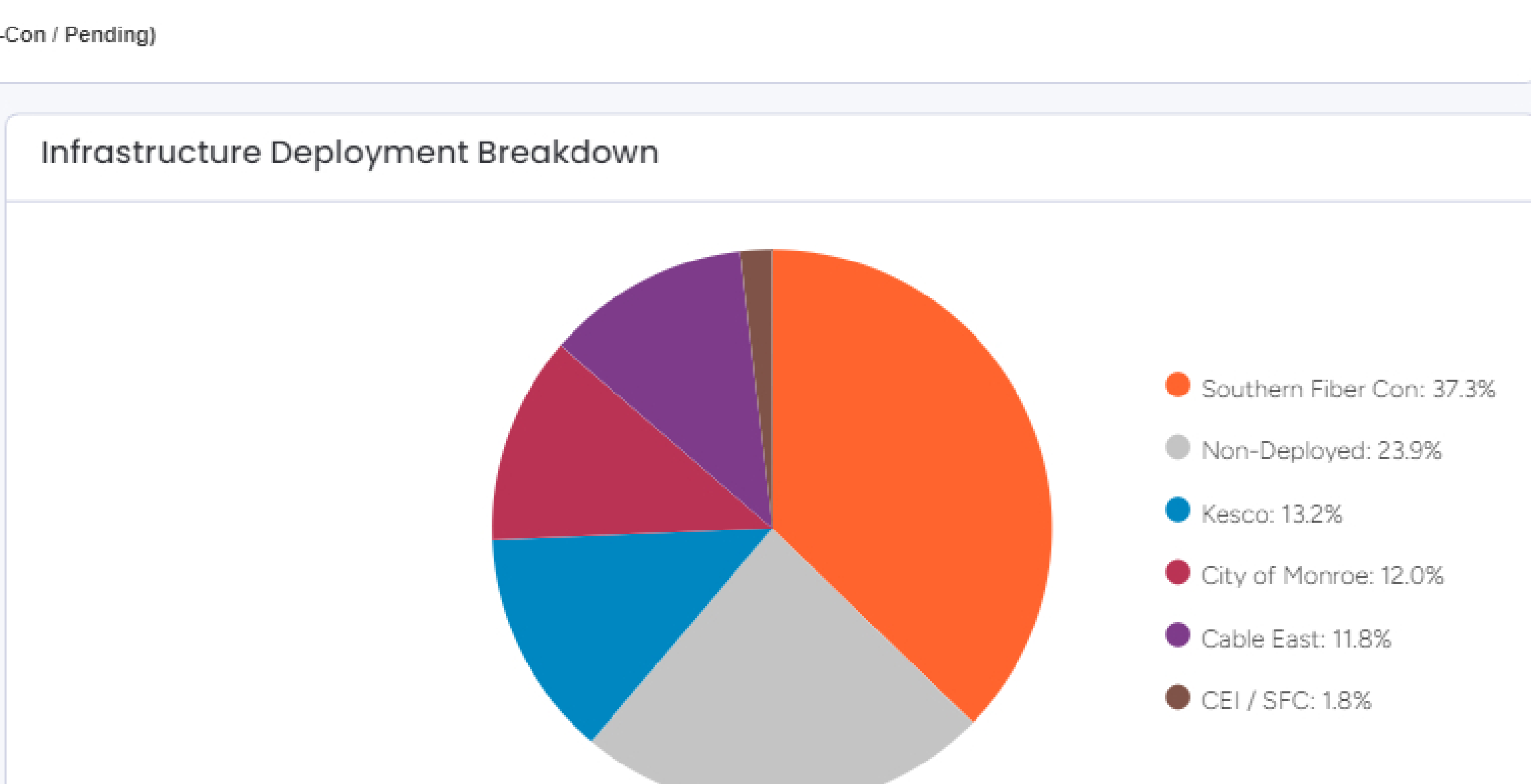
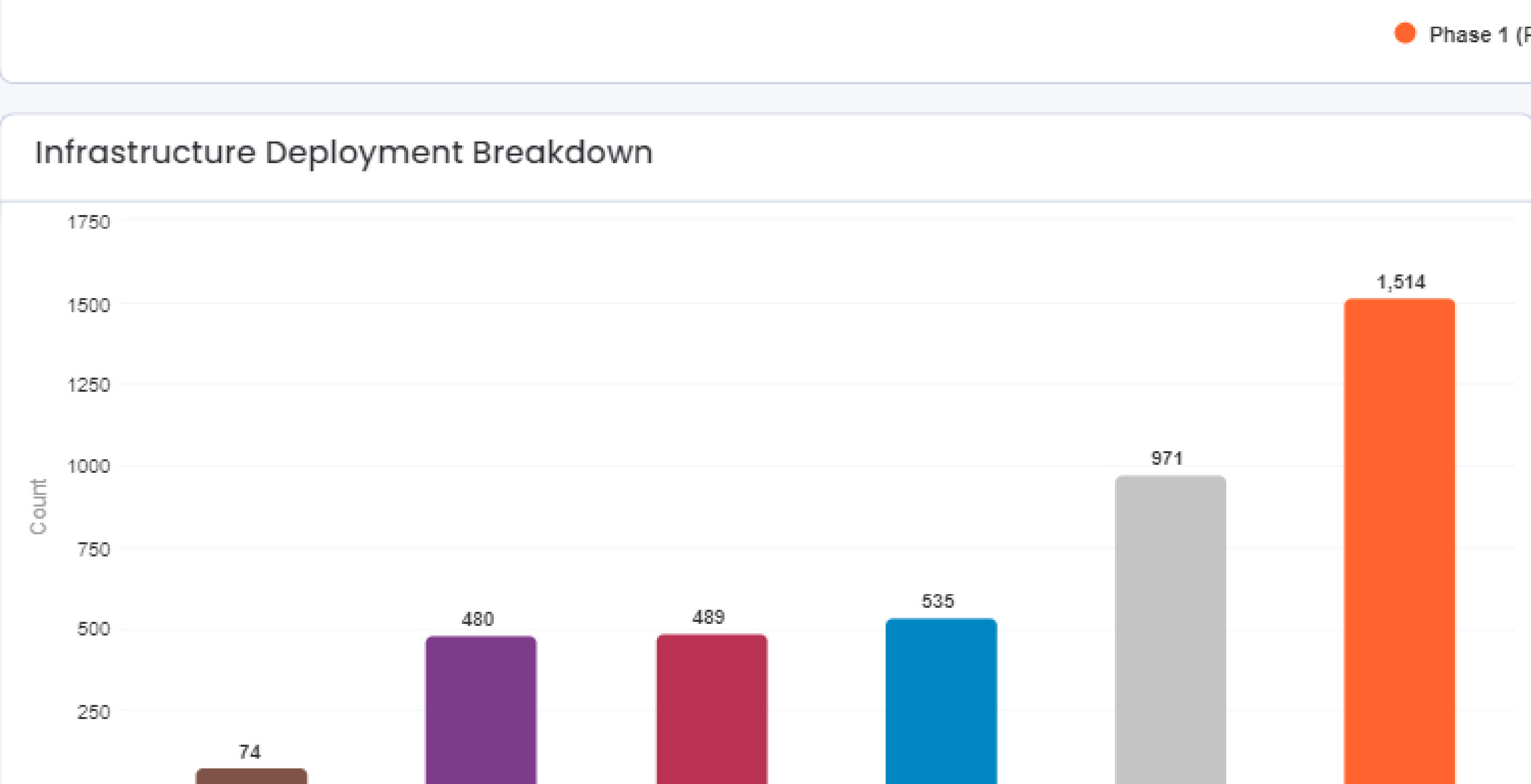
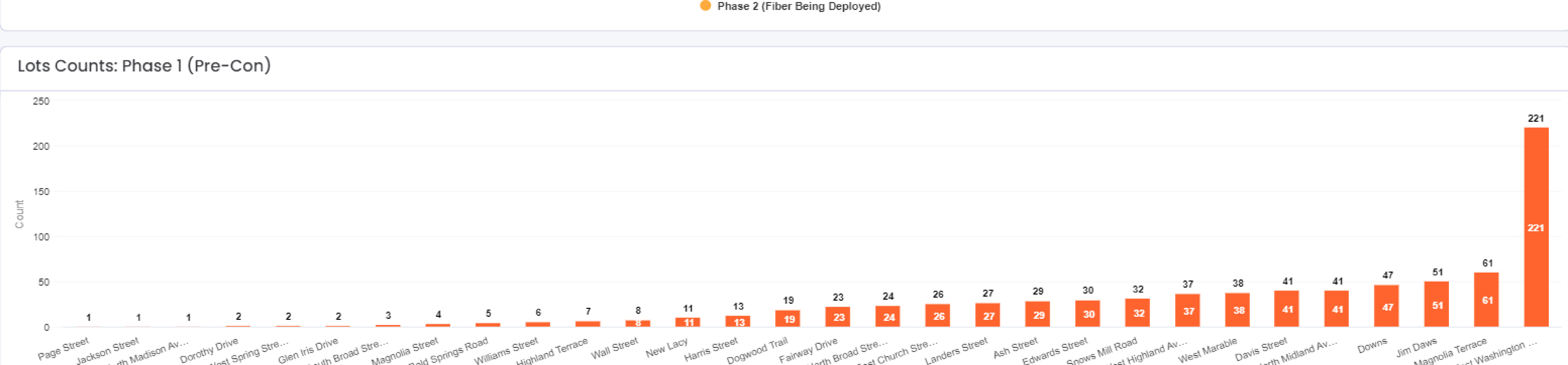
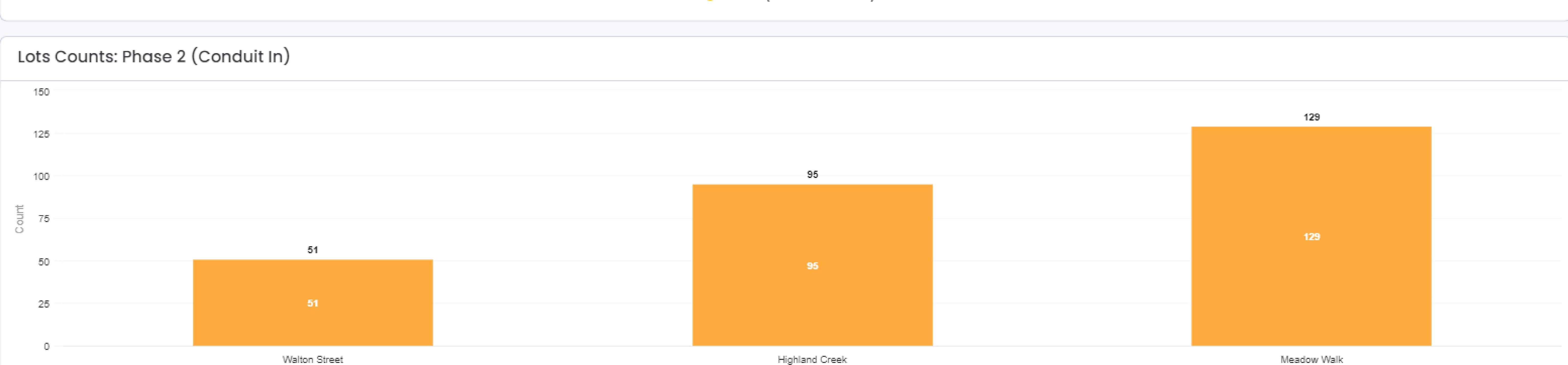
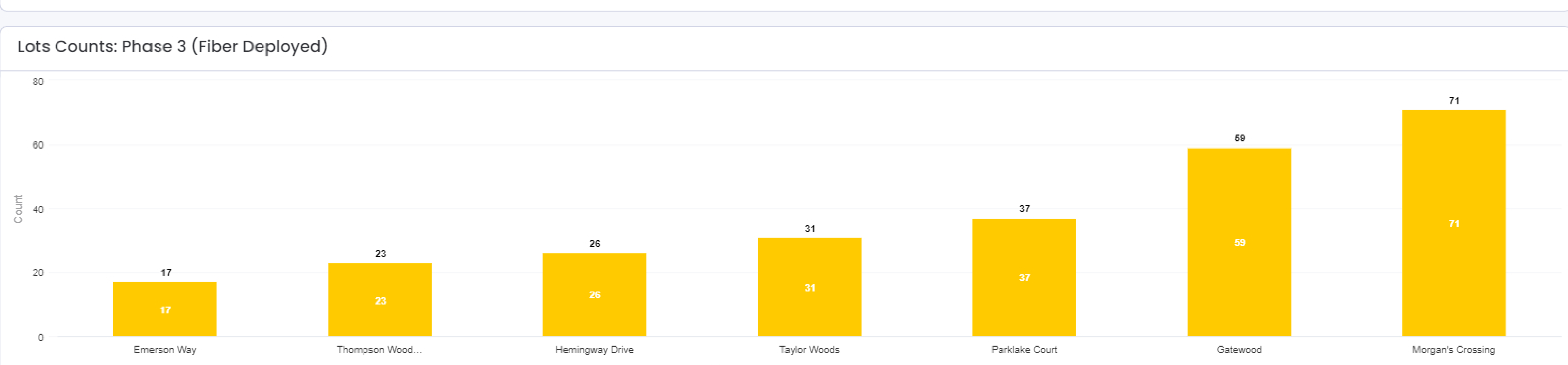
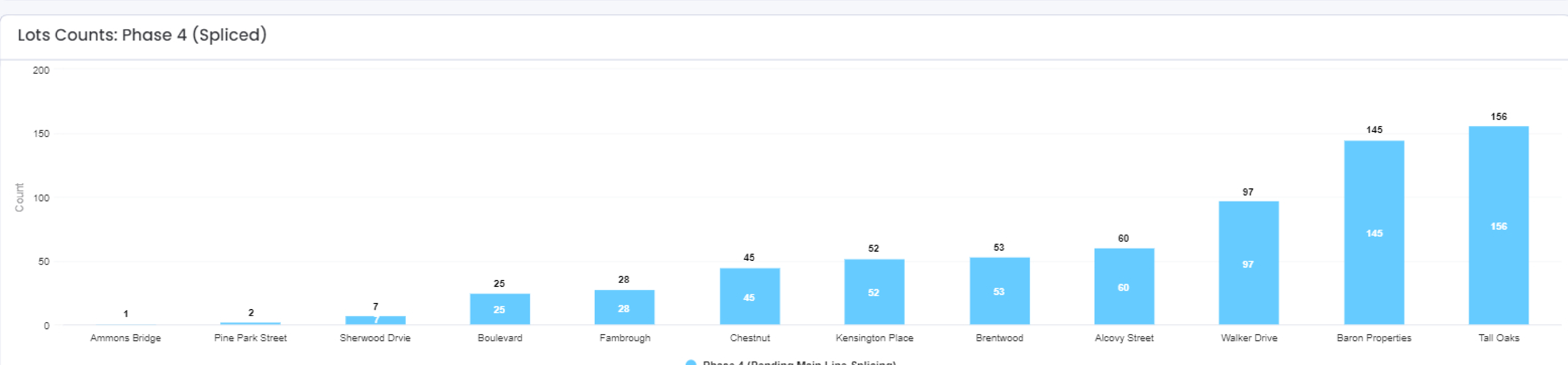
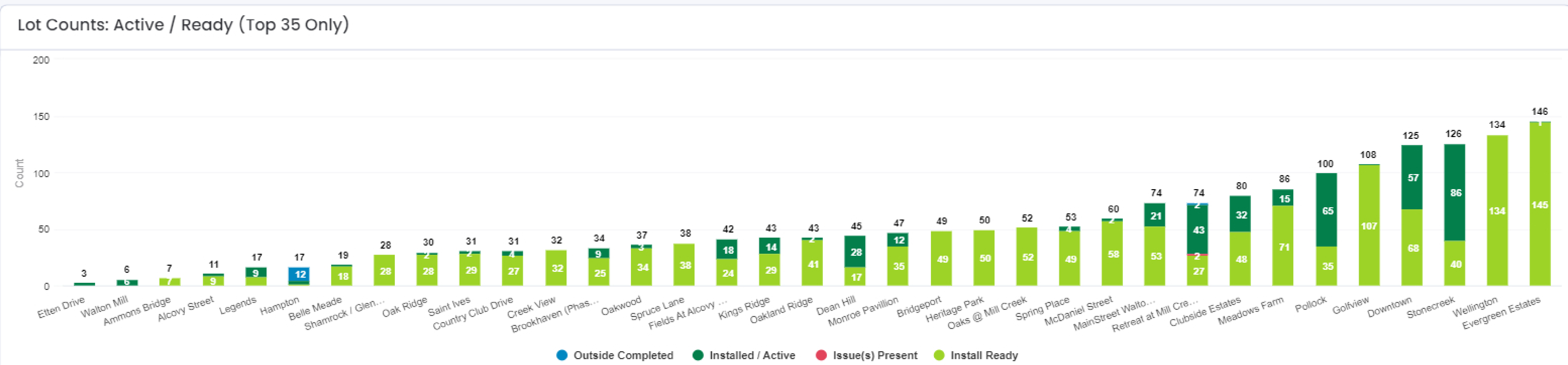
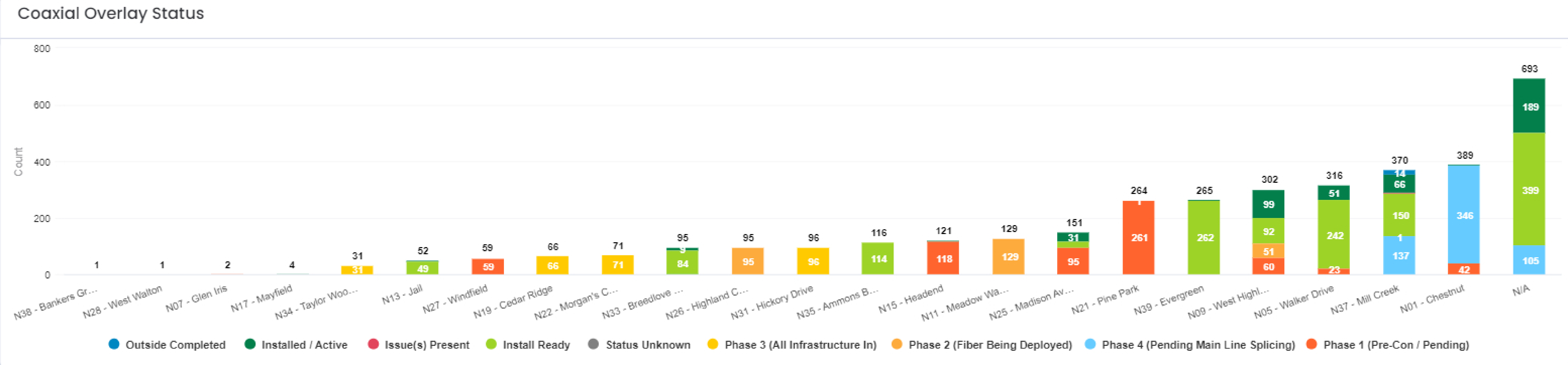
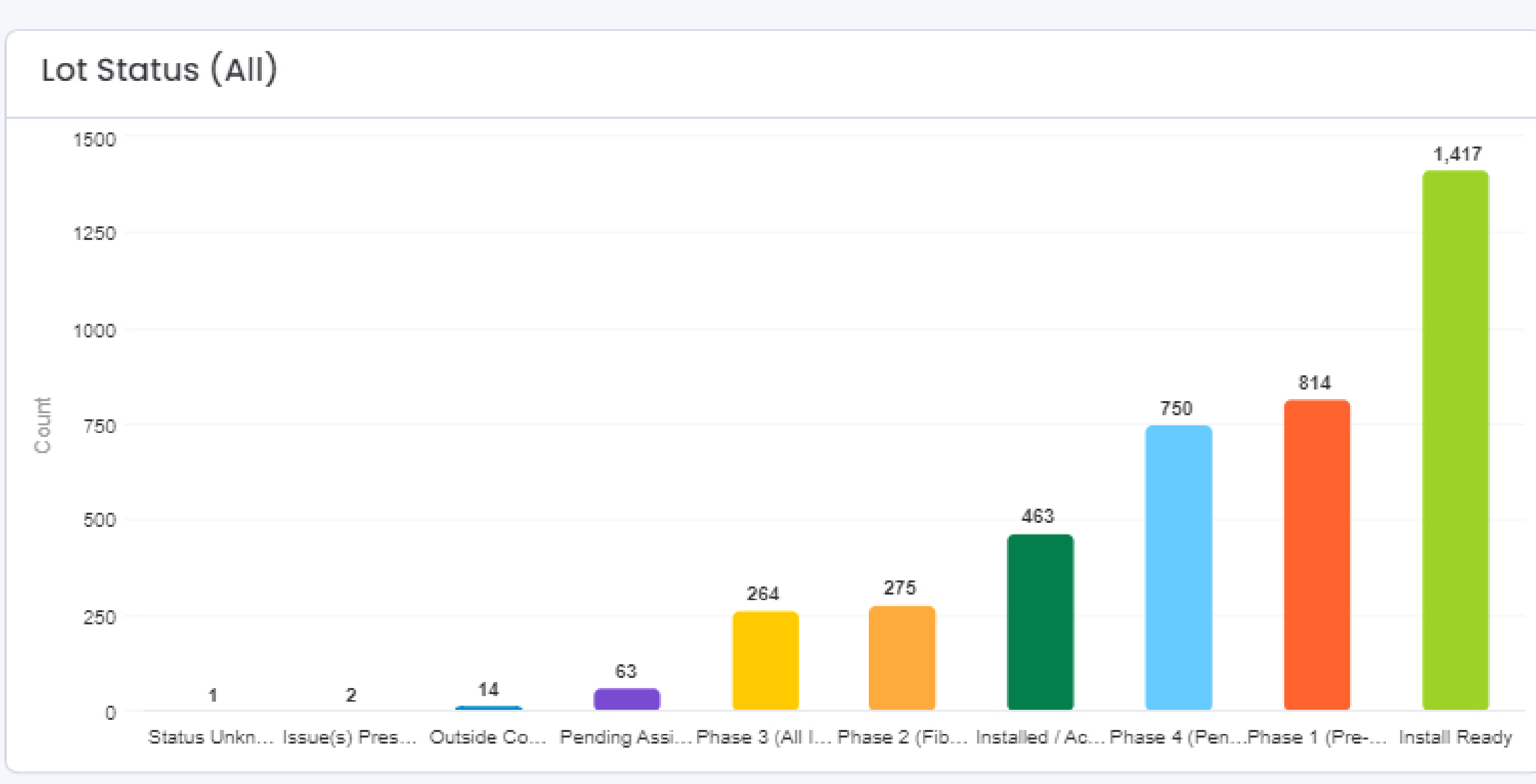
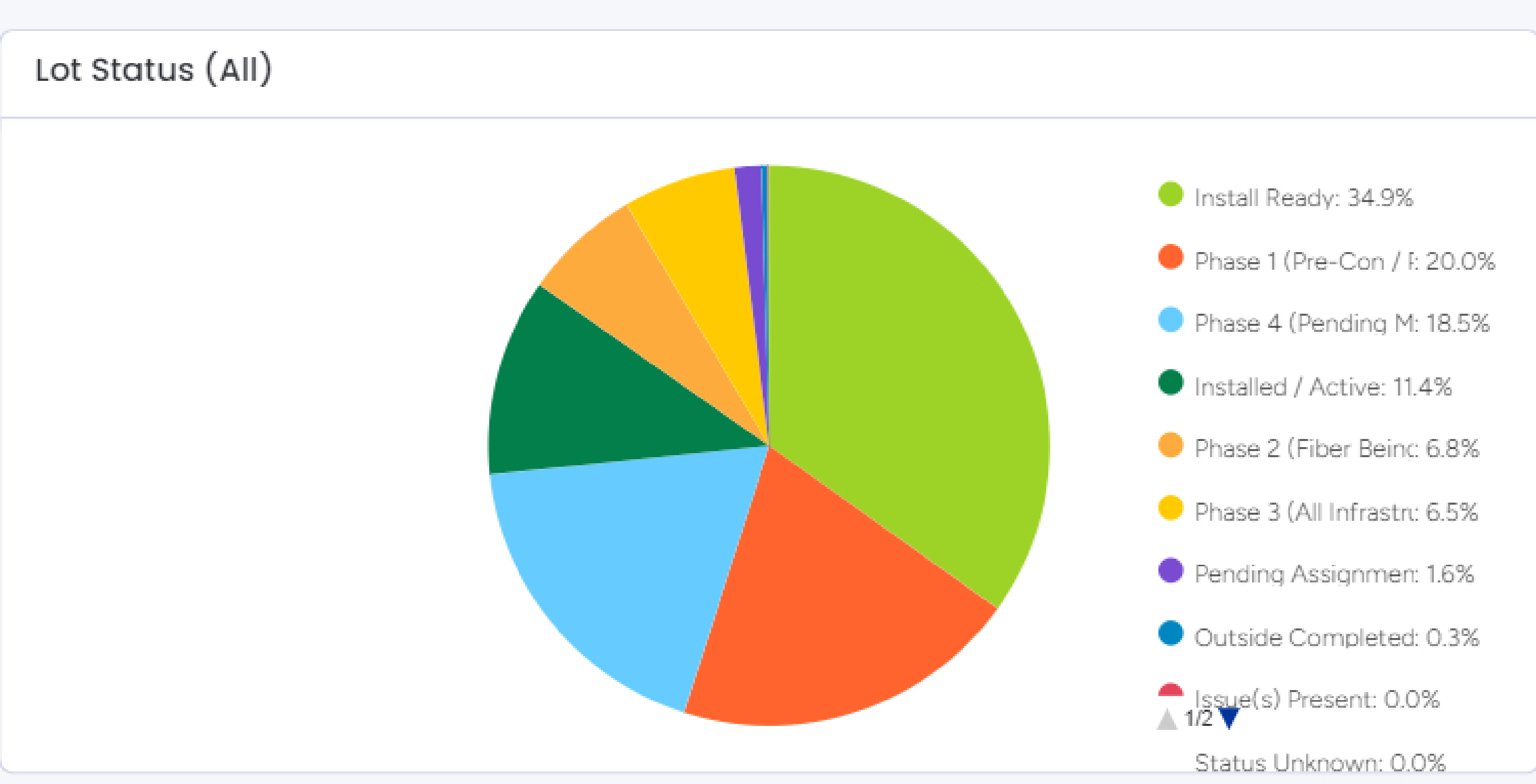
ELECTRIC & TELECOM  
DEPARTMENT  
MONTHLY REPORT

February  
2023

## Items of Interest

- Pulling final electric underground for Town Green.
- 12 month rolling loss under 3%.
- Design complete for Towler and GW Carver in process.
- CPI purchases for both electric and telecom moving forward.
- Telecom transfers moving forward on Madison.
- Hired more contract installers for fiber project.





# ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 12/2022 | FY 2022

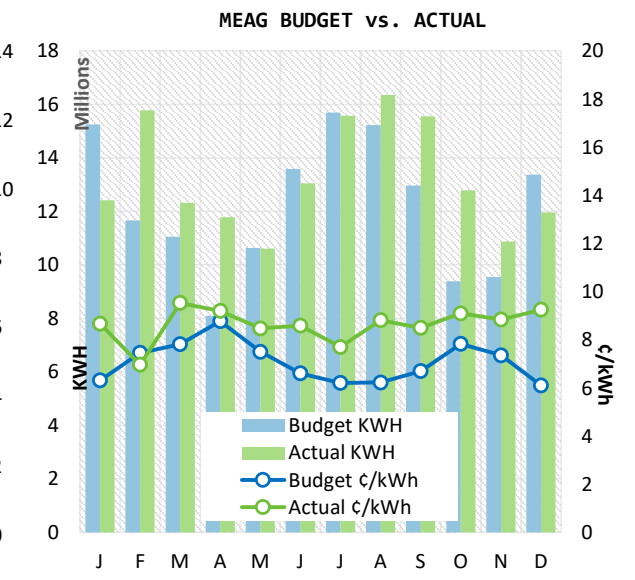
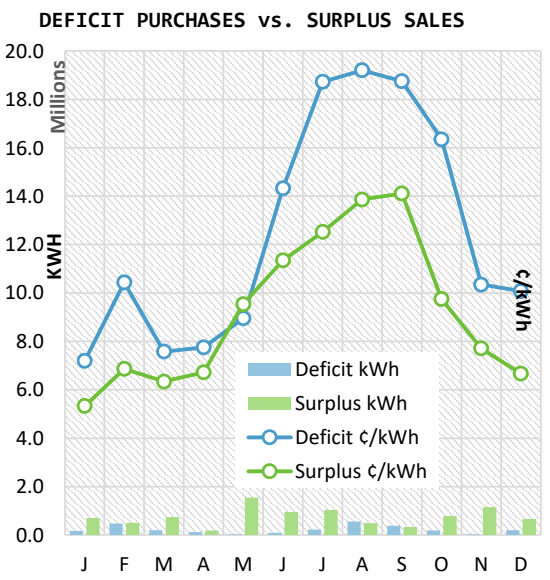
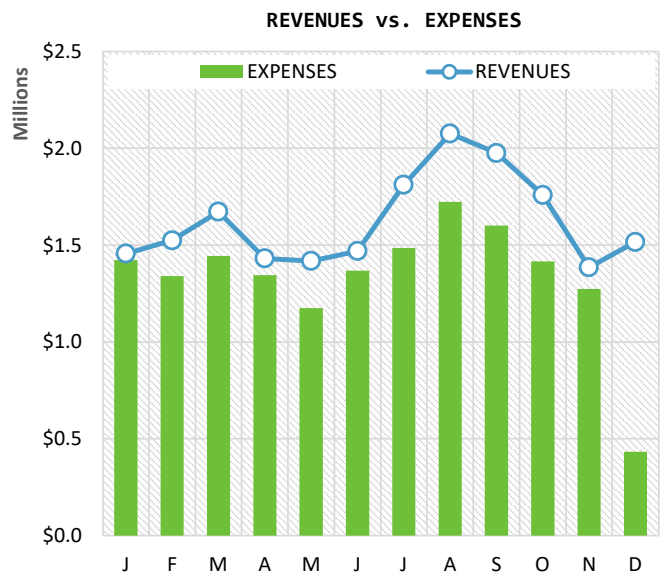
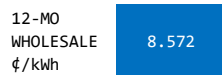


COVER	1
OVERVIEW	2
SALES REPORT	3
SALES STATISTICS	4
POWER SUPPLY	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

### CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 2021
<b>REVENUES</b>	\$ 1.456M	\$ 1.524M	\$ 1.672M	\$ 1.431M	\$ 1.418M	\$ 1.469M	\$ 1.812M	\$ 2.076M	\$ 1.975M	\$ 1.759M	\$ 1.385M	\$ 1.516M	\$ 19.492M	\$ 20.138M	\$ 19.149M
PERSONNEL COSTS	\$ 0.098M	\$ 0.106M	\$ 0.107M	\$ 0.149M	\$ 0.107M	\$ 0.127M	\$ 0.128M	\$ 0.117M	\$ 0.158M	\$ 0.106M	\$ 0.134M	\$ 0.047M	\$ 1.384M	\$ 1.511M	\$ 1.079M
CONTRACTED SVC	\$ 0.042M	\$ 0.072M	\$ 0.095M	\$ 0.051M	\$ 0.084M	\$ 0.058M	\$ 0.104M	\$ 0.070M	\$ 0.051M	\$ 0.052M	\$ 0.077M	\$ 0.119M	\$ 0.875M	\$ 0.634M	\$ 0.660M
SUPPLIES	\$ 1.247M	\$ 1.127M	\$ 1.207M	\$ 1.109M	\$ 0.948M	\$ 1.148M	\$ 1.218M	\$ 1.501M	\$ 1.356M	\$ 1.223M	\$ 1.027M	\$ 0.266M	\$ 13.376M	\$ 12.338M	\$ 13.236M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEPRECIATION	\$ 0.035M	\$ 0.035M	\$ 0.035M	\$ 0.035M	\$ 0.035M	\$ 0.035M	\$ 0.036M	\$ 0.036M	\$ 0.036M	\$ 0.036M	\$ 0.036M	\$ -	\$ 0.390M	\$ 0.390M	\$ 0.366M
<b>EXPENSES</b>	\$ 1.422M	\$ 1.340M	\$ 1.444M	\$ 1.344M	\$ 1.174M	\$ 1.369M	\$ 1.485M	\$ 1.723M	\$ 1.601M	\$ 1.416M	\$ 1.274M	\$ 0.432M	\$ 16.025M	\$ 14.874M	\$ 15.342M
<b>FUND TRANSFERS</b>	\$ 0.141M	\$ 0.168M	\$ 0.187M	\$ 0.220M	\$ 0.168M	\$ 0.190M	\$ 0.185M	\$ 0.212M	\$ 0.242M	\$ 0.217M	\$ 0.212M	\$ 0.149M	\$ 2.291M	\$ 3.764M	\$ 1.893M
<b>MARGIN W/O TRANSFERS</b>	\$ 0.033M	\$ 0.184M	\$ 0.228M	\$ 0.086M	\$ 0.244M	\$ 0.100M	\$ 0.327M	\$ 0.353M	\$ 0.374M	\$ 0.342M	\$ 0.111M	\$ 1.084M	\$ 3.467M	\$ 5.265M	\$ 3.807M
<b>MARGIN W/ TRANSFER</b>	\$ (0.108M)	\$ 0.015M	\$ 0.041M	\$ (0.134M)	\$ 0.076M	\$ (0.089M)	\$ 0.142M	\$ 0.141M	\$ 0.132M	\$ 0.126M	\$ (0.101M)	\$ 0.935M	\$ 1.176M	\$ 1.501M	\$ 1.914M
PART CONTR/MEAG YES/INTI	\$ 0.098M	\$ 0.112M	\$ 0.281M	\$ (0.018M)	\$ 0.139M	\$ 0.009M	\$ 0.185M	\$ (0.003M)	\$ (0.154M)	\$ 0.060M	\$ 0.290M	\$ 0.064M	\$ 1.063M	\$ 0.450M	\$ 1.594M

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



# RETAIL SALES REPORT

[Jan 2022](#)
[Feb 2022](#)
[Mar 2022](#)
[Apr 2022](#)
[May 2022](#)
[Jun 2022](#)
[Jul 2022](#)
[Aug 2022](#)
[Sep 2022](#)
[Oct 2022](#)
[Nov 2022](#)
[Dec 2022](#)

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## CUSTOMER COUNT

Residential	5,792	5,821	5,818	5,824	5,831	5,837	5,832	5,859	5,869	5,862	5,890	5,882
Commercial	905	900	904	918	918	915	921	920	921	920	922	922
Industrial	1	1	1	1	1	1	1	1	1	1	1	1
City	47	47	47	47	48	48	48	50	50	51	51	51
<b>Total</b>	<b>6,745</b>	<b>6,769</b>	<b>6,770</b>	<b>6,790</b>	<b>6,798</b>	<b>6,801</b>	<b>6,802</b>	<b>6,830</b>	<b>6,841</b>	<b>6,834</b>	<b>6,864</b>	<b>6,856</b>
Year-Over-Year Δ	1.50%	0.98%	0.86%	1.45%	1.19%	1.25%	1.22%	1.41%	1.54%	1.36%	1.57%	1.30%

## KWH

Residential	6.069M	6.893M	7.772M	5.914M	5.002M	4.990M	6.532M	7.753M	7.125M	6.061M	4.668M	5.106M
Commercial	4.838M	5.074M	5.535M	4.968M	4.706M	5.308M	6.584M	7.209M	7.125M	6.647M	5.580M	4.846M
Industrial	0.285M	0.275M	0.329M	0.317M	0.362M	0.332M	0.277M	0.376M	0.386M	0.356M	0.284M	0.239M
Other	-	-	-	-	-	-	-	-	-	-	-	-
City	0.463M	0.489M	0.549M	0.466M	0.463M	0.528M	0.590M	0.637M	0.602M	0.590M	0.536M	0.467M
<b>Total</b>	<b>11.654M</b>	<b>12.731M</b>	<b>14.184M</b>	<b>11.666M</b>	<b>10.533M</b>	<b>11.159M</b>	<b>13.983M</b>	<b>15.975M</b>	<b>15.238M</b>	<b>13.654M</b>	<b>11.068M</b>	<b>10.658M</b>
Year-Over-Year Δ	-1.62%	-11.49%	4.25%	0.12%	-1.56%	6.28%	12.01%	14.00%	-1.15%	-5.62%	-10.97%	-2.95%

## REVENUE

Residential	\$ 0.670M	\$ 0.748M	\$ 0.831M	\$ 0.655M	\$ 0.651M	\$ 0.649M	\$ 0.862M	\$ 1.032M	\$ 0.943M	\$ 0.795M	\$ 0.536M	\$ 0.579M
Commercial	\$ 0.631M	\$ 0.654M	\$ 0.706M	\$ 0.647M	\$ 0.633M	\$ 0.687M	\$ 0.808M	\$ 0.876M	\$ 0.865M	\$ 0.815M	\$ 0.701M	\$ 0.634M
Industrial	\$ 0.032M	\$ 0.032M	\$ 0.035M	\$ 0.034M	\$ 0.037M	\$ 0.035M	\$ 0.031M	\$ 0.037M	\$ 0.038M	\$ 0.034M	\$ 0.030M	\$ 0.027M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
City	\$ 0.044M	\$ 0.047M	\$ 0.053M	\$ 0.045M	\$ 0.044M	\$ 0.051M	\$ 0.057M	\$ 0.061M	\$ 0.058M	\$ 0.056M	\$ 0.051M	\$ 0.045M
<b>Total</b>	<b>\$ 1.378M</b>	<b>\$ 1.481M</b>	<b>\$ 1.625M</b>	<b>\$ 1.381M</b>	<b>\$ 1.366M</b>	<b>\$ 1.422M</b>	<b>\$ 1.758M</b>	<b>\$ 2.006M</b>	<b>\$ 1.904M</b>	<b>\$ 1.701M</b>	<b>\$ 1.319M</b>	<b>\$ 1.284M</b>
Year-Over-Year Δ	-2.07%	-9.88%	4.20%	0.07%	0.49%	6.89%	12.14%	13.67%	-1.17%	-5.77%	-8.33%	-2.66%

# SALES STATISTICS

[Jan 2022](#)
[Feb 2022](#)
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YTD 253

## AVERAGE KWH/CUSTOMER

Residential	1,048	1,184	1,336	1,016	858	855	1,120	1,323	1,214	1,034	792	868	1,054
Commercial	5,345	5,638	6,122	5,412	5,126	5,802	7,149	7,836	7,736	7,225	6,053	5,256	6,225
Industrial	284,650	275,099	328,778	316,552	362,118	332,046	276,686	375,650	386,211	355,670	283,758	238,910	318,011
City	9,851	10,397	11,674	9,924	9,652	11,001	12,292	12,749	12,037	11,561	10,520	9,163	10,902

## AVERAGE \$/CUSTOMER

Residential	\$116	\$129	\$143	\$112	\$112	\$111	\$148	\$176	\$161	\$136	\$91	\$98	\$128
Commercial	\$697	\$727	\$781	\$705	\$690	\$751	\$877	\$952	\$939	\$886	\$761	\$688	\$788
Industrial	\$32,433	\$31,619	\$35,050	\$34,272	\$37,180	\$35,255	\$31,368	\$37,214	\$37,890	\$34,359	\$29,761	\$26,894	\$33,608
City	\$943	\$996	\$1,118	\$950	\$924	\$1,053	\$1,177	\$1,221	\$1,153	\$1,107	\$1,007	\$877	\$1,044

## AVERAGE \$/KWH

Residential	\$0.1103	\$0.1085	\$0.1069	\$0.1107	\$0.1301	\$0.1301	\$0.1320	\$0.1332	\$0.1324	\$0.1311	\$0.1149	\$0.1133	\$0.1211
Commercial	\$0.1305	\$0.1289	\$0.1276	\$0.1303	\$0.1346	\$0.1294	\$0.1227	\$0.1215	\$0.1214	\$0.1226	\$0.1257	\$0.1309	\$0.1272
Industrial	\$0.1139	\$0.1149	\$0.1066	\$0.1083	\$0.1027	\$0.1062	\$0.1134	\$0.0991	\$0.0981	\$0.0966	\$0.1049	\$0.1126	\$0.1064
City	\$0.0957	\$0.0958	\$0.0958	\$0.0957	\$0.0957	\$0.0958	\$0.0958	\$0.0958	\$0.0958	\$0.0958	\$0.0958	\$0.0957	\$0.0958
<b>Average</b>	<b>\$0.1126</b>	<b>\$0.1120</b>	<b>\$0.1092</b>	<b>\$0.1112</b>	<b>\$0.1158</b>	<b>\$0.1154</b>	<b>\$0.1160</b>	<b>\$0.1124</b>	<b>\$0.1119</b>	<b>\$0.1115</b>	<b>\$0.1103</b>	<b>\$0.1131</b>	<b>\$0.1126</b>

MOST RECENT  
12-MONTH

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	
<b>POWER SUPPLY COSTS</b>					
MEAG Project Power	\$ 893,033	\$ 884,217	\$ 10,907,368	\$ 10,382,401	\$ 10,907,368
Transmission	95,107	124,485	1,244,553	1,511,498	1,244,553
Supplemental	48,470	(1,427)	762,799	496,446	762,799
SEPA	66,881	51,416	699,333	642,300	699,333
Other Adjustments	983	954	11,772	11,484	11,772
<b>TOTAL POWER SUPPLY COSTS</b>	<b>\$ 1,104,474</b>	<b>\$ 1,059,645</b>	<b>\$ 13,625,825</b>	<b>\$ 13,044,129</b>	<b>\$ 13,625,825</b>
<b>AS BUDGET</b>	<b>813,832</b>	<b>976,846</b>	<b>10,128,856</b>	<b>10,931,468</b>	<b>10,128,856</b>
<b>% ACTUAL TO BUDGET</b>	<b>135.71%</b>	<b>108.48%</b>	<b>134.52%</b>	<b>119.33%</b>	<b>134.52%</b>

**PEAKS & ENERGY**

## Peaks (KW)

Coincident Peak (CP)	26,852	24,736	36,409	34,414	36,409
Non-Coincident Peak (NCP)	26,852	25,241	36,827	34,414	36,827
CP (BUDGET)	28,184	27,109	33,343	31,645	33,343
NCP (BUDGET)	28,817	27,941	33,705	32,723	33,705

## Energy (KWH)

MEAG Energy	11,145,883	11,624,329	145,297,797	141,324,260	145,297,797
Supplemental Purchases (or sales)	(86,390)	(800,972)	540,843	1,046,293	540,843
SEPA Energy	891,400	1,048,957	13,118,990	15,922,237	13,118,990
<b>Total Energy (KWH)</b>	<b>11,950,893</b>	<b>11,872,314</b>	<b>158,957,629</b>	<b>158,292,790</b>	<b>158,957,629</b>
<b>AS BUDGET</b>	<b>13,361,000</b>	<b>14,376,000</b>	<b>146,397,000</b>	<b>160,936,000</b>	<b>146,397,000</b>
<b>% ACTUAL TO BUDGET</b>	<b>89.45%</b>	<b>82.58%</b>	<b>108.58%</b>	<b>98.36%</b>	<b>108.58%</b>

CP Load Factor	61.81%	66.66%	49.84%	52.51%	49.84%
NCP Load Factor	61.81%	65.33%	49.27%	52.51%	49.27%
% Supplemental	0.72%	6.32%	0.34%	0.66%	0.34%

**UNIT COSTS (¢/kWh)**

Bulk Power	8.6877	8.7564	8.5764	8.3944	8.5764
Supplemental	56.1055	0.1781	141.0390	47.4481	141.0390
SEPA Energy	7.5029	4.9016	5.3307	4.0340	5.3307
MEAG Total	9.2418	8.9253	8.5720	8.2405	8.5720

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

MOST RECENT  
12-MONTH

Dec 2022

Dec 2021

FY2022 YTD

FY2021 YTD

## SALES REVENUES

ELECTRIC SALES	\$ 1,369,563	\$ 1,307,028	\$ 18,710,074	\$ 18,112,792	\$ 18,710,074
<b>SALES REVENUES (ACTUAL)</b>	<b>\$ 1,369,563</b>	<b>\$ 1,307,028</b>	<b>\$ 18,710,074</b>	<b>\$ 18,112,792</b>	<b>\$ 18,710,074</b>
AS BUDGET	\$ 1,625,000	\$ 1,583,333	\$ 19,500,000	\$ 19,000,000	Not Applicable
% ACTUAL TO BUDGET	84.28%	82.55%	95.95%	95.33%	Not Applicable

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

## OTHER REVENUES

OP REVENUE	34,762	34,842	413,592	413,779	413,592
FEDERAL GRANT	-	-	-	-	-
MISC REVENUE	87,922	92,840	153,148	486,959	153,148
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE OF FIXED ASSETS	-	-	-	-	-
GAIN UTILITIES ASSETS	-	-	-	-	-
REIMB DAMAGED PROPERTY	-	-	-	3,000	-
CUST ACCT FEES	-	-	-	-	-
OTHER REV	-	-	-	-	-
ADMIN ALLOC	23,963	11,571	180,546	132,249	180,546
STATE GRANTS	-	-	-	-	-
SALE OF RECYCLED MATERIALS	-	-	16,950	-	16,950
<b>OTHER REVENUES (ACTUAL)</b>	<b>\$ 146,648</b>	<b>\$ 139,253</b>	<b>\$ 764,235</b>	<b>\$ 1,035,987</b>	<b>\$ 764,235</b>
AS BUDGET	\$ 53,195	\$ 47,097	\$ 638,335	\$ 565,167	Not Applicable
% ACTUAL TO BUDGET	275.68%	295.67%	119.72%	183.31%	Not Applicable

## TRANSFER

OPERATING TRANSFERS IN	-	-	17,963	-	17,963
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<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$ 1,516,211</b>	<b>\$ 1,446,280</b>	<b>\$ 19,492,272</b>	<b>\$ 19,148,779</b>	<b>\$ 19,492,272</b>
AS BUDGET	\$ 1,678,195	\$ 1,630,431	\$ 20,138,335	\$ 19,565,167	Not Applicable
% ACTUAL TO BUDGET	90.35%	88.71%	96.79%	97.87%	Not Applicable

## MEAG YES/PART CONTR/INTEREST

PARTICIPANT CONT	\$ 100,000	\$ 100,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000
MEAG REBATE	\$ -	\$ -	711,447	456,339	711,447
INTEREST REVENUES - UTILITY	\$ 35,794	\$ 41,293	(777,155)	(62,221)	(777,155)
<b>TOTAL EXCLUDED</b>	<b>\$ 135,794</b>	<b>\$ 141,293</b>	<b>\$ 1,134,293</b>	<b>\$ 1,594,117</b>	<b>\$ 1,134,293</b>

Note on Interest/YES/Participant Contribution: excluded from revenues

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	
<b>PERSONNEL</b>					
Compensation	\$ 32,825	\$ 24,378	\$ 976,469	\$ 710,575	\$ 976,469
Benefits	14,302	17,216	407,880	368,721	407,880
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 47,127</b>	<b>\$ 41,593</b>	<b>\$ 1,384,349</b>	<b>\$ 1,079,296</b>	<b>\$ 1,384,349</b>
AS BUDGET	\$ 125,707	\$ 112,623	\$ 1,508,489	\$ 1,351,481	Not Applicable
% ACTUAL TO BUDGET	37.49%	36.93%	91.77%	79.86%	Not Applicable
<b>CONTRACTED SERVICES</b>					
Consulting	\$ 24,000	\$ -	\$ 30,060	\$ 624	\$ 30,060
Landfill Fees	-	-	-	-	-
Holiday Event	8,122	639	8,122	639	8,122
Maintenance Contracts	376	315	9,427	8,968	9,427
Rents/Leases	295	7,453	24,495	12,025	24,495
Repairs & Maintenance (Outside)	29,866	4,670	73,845	53,041	73,845
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,851	2,480	20,887	20,696	20,887
Postage	-	-	-	71	-
Public Relations	-	-	4	800	4
Mkt Expense	-	-	4,362	-	4,362
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	172	2,744	7,154	2,744
Vehicle Tag & Title Fee	-	21	-	21	-
Ga Dept Rev Fee	-	1,000	-	1,900	-
Fees	-	46	-	346	-
Training & Ed	-	-	9,562	361	9,562
Contract Labor	54,846	59,121	690,514	553,576	690,514
Shipping/Freight	-	-	-	-	-
<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 119,357</b>	<b>\$ 75,916</b>	<b>\$ 874,952</b>	<b>\$ 660,221</b>	<b>\$ 874,952</b>
AS BUDGET	\$ 52,838	\$ 53,296	\$ 634,050	\$ 639,550	Not Applicable
% ACTUAL TO BUDGET	225.89%	142.44%	137.99%	103.23%	Not Applicable



	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	
<b>SUPPLIES</b>					
Office Supplies	384	112	2,170	1,883	2,170
Furniture <5001	-	-	1,674	-	1,674
Postage	-	-	-	-	-
Auto Parts	302	1,040	2,216	4,637	2,216
Construction Materials	33	-	33	6,528	33
Damage Claims	-	-	-	1,439	-
Sponsorships/Donations	-	-	750	-	750
Expendable Fluids	-	-	88	412	88
Safety/Medical Supplies	-	-	4,485	-	4,485
Tires	-	489	11,251	2,985	11,251
Uniform Expense	-	-	16,422	11,799	16,422
Janitorial	493	576	3,968	3,482	3,968
Computer Equipment	60	-	60	5,766	60
R & M Buildings - Inside	-	-	-	-	-
Util Costs - Util Fund	1,186	2,594	15,849	16,368	15,849
Covid-19 Expenses	-	-	-	957	-
Streetlights	-	-	-	6,536	-
Auto & Truck Fuel	4,585	4,756	41,983	31,722	41,983
Food	6,083	226	8,082	2,038	8,082
Sm Tool & Min Equip	1,671	1,385	21,464	23,940	21,464
Meters	-	-	6,789	-	6,789
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	405	3,815	15,425	51,202	15,425
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	133,785	931,424	12,603,133	12,861,330	12,603,133
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
<b>SUPPLIES (ACTUAL)</b>	<b>\$ 265,918</b>	<b>\$ 978,233</b>	<b>\$ 13,376,297</b>	<b>\$ 13,237,407</b>	<b>\$ 13,376,297</b>
AS BUDGET	\$ 1,028,188	\$ 986,383	\$ 12,338,250	\$ 11,836,595	Not Applicable
% ACTUAL TO BUDGET	25.86%	99.17%	108.41%	111.83%	Not Applicable
<b>CAPITAL OUTLAY</b>					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Depr Exp	\$ -	\$ -	\$ 389,837	\$ 366,055	\$ 389,837
<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 389,837</b>	<b>\$ 366,055</b>	<b>\$ 389,837</b>
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
<b>FUND TRANSFERS</b>					
Admin Alloc - Adm Exp	\$ 28,294	\$ 14,135	\$ 838,052	\$ 743,234	\$ 838,052
Transfer To Gf	120,762	89,818	1,452,672	1,149,520	1,452,672
Transfer To Cip	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
<b>FUND TRANSFERS (ACTUAL)</b>	<b>\$ 149,056</b>	<b>\$ 103,953</b>	<b>\$ 2,290,724</b>	<b>\$ 1,892,754</b>	<b>\$ 2,290,724</b>
AS BUDGET	\$ 313,677	\$ 277,505	\$ 3,764,123	\$ 3,330,056	Not Applicable
% ACTUAL TO BUDGET	47.52%	37.46%	60.86%	56.84%	Not Applicable
<b>TOTAL EXPENSES (ACTUAL)</b>	<b>\$ 581,456</b>	<b>\$ 1,199,695</b>	<b>\$ 18,316,159</b>	<b>\$ 17,235,733</b>	<b>\$ 18,316,159</b>
AS BUDGET	\$ 1,520,409	\$ 1,429,807	\$ 18,244,912	\$ 17,157,682	Not Applicable
% ACTUAL TO BUDGET	38.24%	83.91%	100.39%	100.45%	Not Applicable

# TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 12/2022 | FY 2022



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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was -1.18%

RECOMMENDATIONS

- \*
- \*
- \*
- \*

MOST RECENT  
12-MONTH

Dec 2022

Dec 2021

FY2022 YTD

FY2021 YTD

## FINANCIALS

## Revenues

RETAIL SALES	\$	579,017	\$	566,390	\$	6,707,125	\$	6,961,514	\$	6,707,125
OTHER REVENUES		39,053		27,793		326,440		377,889		326,440
ADJUSTMENTS		30,749		(32,308)		83,179		(53,174)		83,179
<b>Total Revenues</b>	<b>\$</b>	<b>648,818</b>	<b>\$</b>	<b>561,874</b>	<b>\$</b>	<b>7,116,744</b>	<b>\$</b>	<b>7,286,228</b>	<b>\$</b>	<b>7,116,744</b>

## Expenses

PERSONNEL	\$	7,498	\$	(5,248)	\$	803,203	\$	814,876	\$	803,203
PURCHASED & CONTRACTED SVC		38,890		20,522		282,703		229,244		282,703
PURCHASED PROPERTY SERVICES		11,931		4,784		48,840		52,127		48,840
SUPPLIES		91,564		22,789		447,585		310,856		447,585
COST OF GOODS SOLD		283,261		287,211		2,836,673		3,105,056		2,836,673
DEPR, DEBT SVC & OTHER COSTS		62,660		48,501		1,422,509		1,316,954		1,422,509
FUND TRANSFERS		78,954		53,099		1,358,867		1,185,552		1,358,867
<b>Total Combined Expenses</b>	<b>\$</b>	<b>574,759</b>	<b>\$</b>	<b>431,658</b>	<b>\$</b>	<b>7,200,380</b>	<b>\$</b>	<b>7,014,665</b>	<b>\$</b>	<b>7,200,380</b>

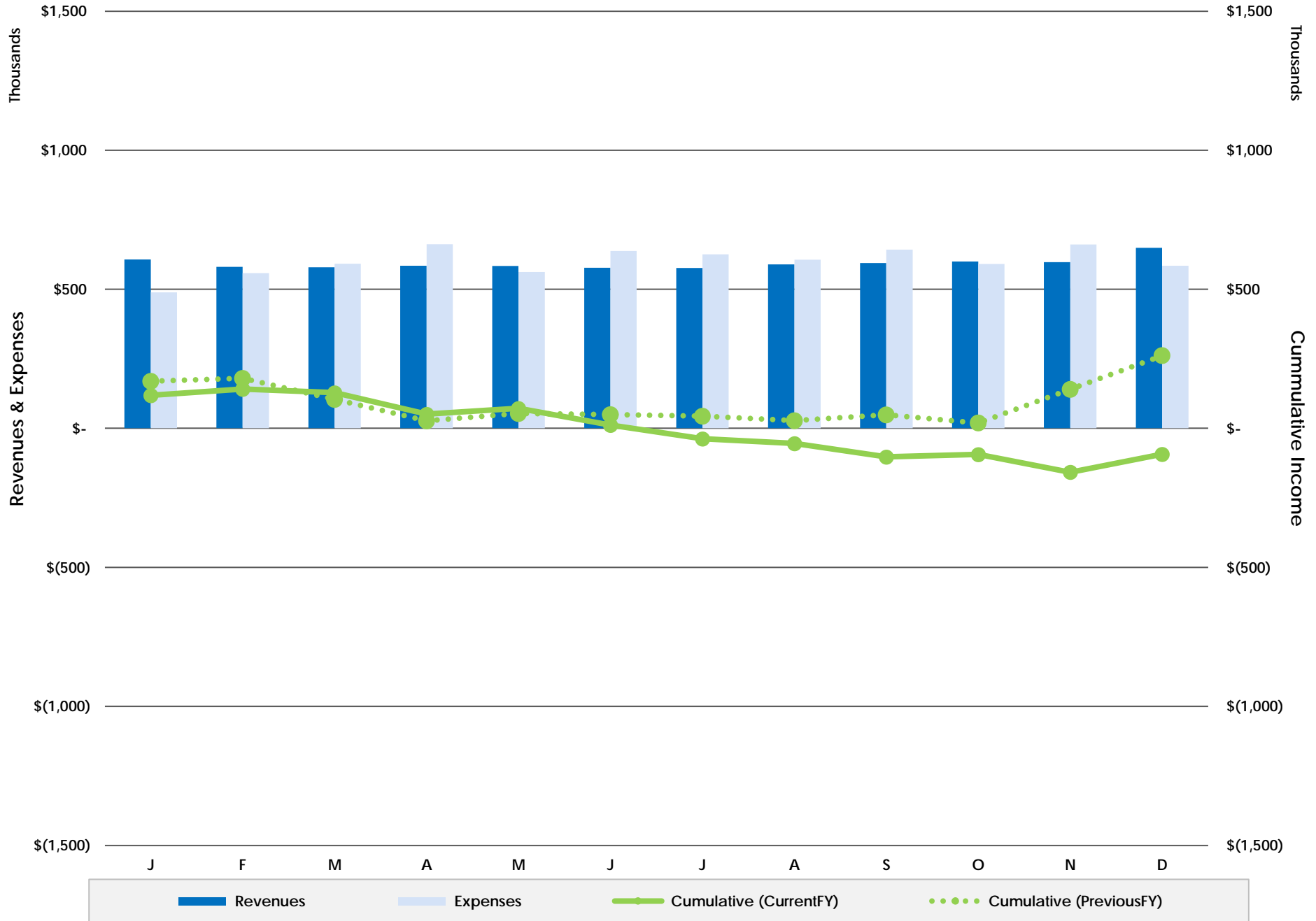
## Income

Before Transfer	\$	153,014	\$	183,315	\$	1,275,230	\$	1,457,115	\$	1,275,230
After Transfer	\$	74,060	\$	130,216	\$	(83,636)	\$	271,563	\$	(83,636)

## Margin

Before Transfer		23.58%		32.63%		17.92%		20.00%		17.92%
After Transfer		11.41%		23.18%		-1.18%		3.73%		-1.18%

CHART 1  
MONTHLY DIRECTOR'S REPORT  
REVENUE, EXPENSE & INCOME SUMMARY  
FISCAL YEAR 2022



MOST RECENT  
12-MONTH

Dec 2022      Dec 2021      FY2022 YTD      FY2021 YTD

## RETAIL SALES

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

CABLE TELEVISION	\$	198,817	\$	227,731	\$	2,533,257	\$	3,034,395	\$	2,533,257
DVR SERVICE		20,057		21,035		250,823		260,705		250,823
FIBER OPTICS		66,229		54,947		711,304		615,327		711,304
INTERNET		259,707		227,902		2,794,176		2,650,612		2,794,176
TELEPHONE		32,888		33,235		400,905		379,160		400,905
SET TOP BOX		1,319		1,540		16,661		21,314		16,661
<b>Total RETAIL SALES (ACTUAL)</b>	<b>\$</b>	<b>579,017</b>	<b>\$</b>	<b>566,390</b>	<b>\$</b>	<b>6,707,125</b>	<b>\$</b>	<b>6,961,514</b>	<b>\$</b>	<b>6,707,125</b>

## OTHER REVENUES

CATV INSTALL/UPGRADE	\$	174	\$	280	\$	5,145	\$	5,145	\$	5,145
MARKETPLACE ADS		-		-		-		-		-
PHONE FEES		796		875		9,774		8,750		9,774
EQUIPMENT SALES		-		-		-		-		-
MODEM RENTAL		7,996		8,022		96,020		96,312		96,020
VIDEO PRODUCTION REVENUE		-		-		-		-		-
MISCELLANEOUS		1,862		7,045		30,777		124,385		30,777
ADMIN ALLOCATION		23,963		11,571		180,546		143,296		180,546
OPERATING TRANSFERS IN		4,662		-		4,662		-		4,662
Transfer from CIP		-		-		-		-		-
MISCELLANEOUS		(400)		-		(484)		-		(484)
<b>Total OTHER REVENUES ACTUAL</b>	<b>\$</b>	<b>39,053</b>	<b>\$</b>	<b>27,793</b>	<b>\$</b>	<b>326,440</b>	<b>\$</b>	<b>377,889</b>	<b>\$</b>	<b>326,440</b>

## Adjustment

Adjustment	\$	30,749	\$	(32,308)	\$	83,179	\$	(53,174)	\$	83,179
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Note: Adjustment added to match Financials

<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$</b>	<b>648,818</b>	<b>\$</b>	<b>561,874</b>	<b>\$</b>	<b>7,116,744</b>	<b>\$</b>	<b>7,286,228</b>	<b>\$</b>	<b>7,116,744</b>
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SUMMARY

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	12-MONTH
Personnel	\$ 7,498	\$ (5,248)	\$ 803,203	\$ 814,876	\$ 803,203
Purchased & Contracted Svc	38,890	20,522	282,703	229,244	282,703
Purchased Property Services	11,931	4,784	48,840	52,127	48,840
Supplies	91,564	22,789	447,585	310,856	447,585
Cost of Goods Sold	283,261	287,211	2,836,673	3,105,056	2,836,673
Depr, Debt Svc & Other Costs	62,660	48,501	1,422,509	1,316,954	1,422,509
Fund Transfers	78,954	53,099	1,358,867	1,185,552	1,358,867
<b>TOTAL SUMMARY (ACTUAL)</b>	<b>\$ 574,759</b>	<b>\$ 431,658</b>	<b>\$ 7,200,380</b>	<b>\$ 7,014,665</b>	<b>\$ 7,200,380</b>

TELECOM

Personnel

Salaries	\$ 1,595	\$ (15,078)	\$ 549,475	\$ 515,397	\$ 549,475
Benefits	5,903	9,830	253,728	299,479	253,728
<b>Total Personnel (ACTUAL)</b>	<b>\$ 7,498</b>	<b>\$ (5,248)</b>	<b>\$ 803,203</b>	<b>\$ 814,876</b>	<b>\$ 803,203</b>

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	754	761	754
Web Design	-	-	-	-	-
Consulting - Technical	-	-	-	171	-
HOLIDAY EVENTS	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Security Systems	-	-	1,869	2,617	1,869
Pest Control	-	-	-	-	-
Maintenance	3,213	1,016	17,767	26,527	17,767
Equipment Rents/Leases	188	188	2,441	2,441	2,441
Pole Equip. Rents/Leases	-	466	-	2,466	-
Equipment Rental	32	59	183	192	183
CONSULTING - TECHNICAL	-	-	-	-	-
LAWN CARE & MAINTENANCE	-	-	224	-	224
HOLIDAY EVENTS	135	-	135	-	135
Outside Maintenance	5,792	2,394	19,541	21,372	19,541
EQUIPMENT RENTS / LEASES	-	-	-	-	-
POLE EQUIPMENT RENTS / LEASES	-	466	4,772	3,144	4,772
MAINTENANCE CONTRACTS	3,014	324	48,128	23,907	48,128
EQUIPMENT RENTAL	21	39	122	128	122
COMMUNICATION SERVICES	3,212	2,211	28,560	23,041	28,560
INTERNET COSTS	-	530	2,219	5,830	2,219
POSTAGE	-	-	45	110	45
TRAVEL EXPENSE	-	-	1,882	6,005	1,882
DUES/FEES	2,105	-	18,629	9,967	18,629
VEHICLE TAG & TITLE FEE	-	-	-	-	-
FCC FEES	6,742	8,994	36,360	57,004	36,360
GA DEPT OF REV FEES	-	-	-	-	-
TRAINING & EDUCATION -EMPLOYEE	1,882	-	11,719	126	11,719
CONTRACT LABOR	12,554	3,637	87,353	43,157	87,353
SOFTWARE EXPENSE	-	-	-	80	-
SHIPPING / FREIGHT	-	199	-	199	-
<b>Total Purchased &amp; Contracted Svc (ACTUAL)</b>	<b>\$ 38,890</b>	<b>\$ 20,522</b>	<b>\$ 282,703</b>	<b>\$ 229,244</b>	<b>\$ 282,703</b>

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	12-MONTH
<b>Purchased Property Services</b>					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	-	-
Repair & Maintenance (Inside)	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	319	948	3,543	8,800	3,543
Postage	1,300	-	1,300	10	1,300
INTERNET COSTS	-	-	2,000	2,000	2,000
Public Relations	-	-	-	-	-
Marketing Expense	-	-	-	-	-
	878	-	878	-	878
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	792	1,166	792
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	-	-
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	200	-	400	-
Uniform Rental	-	-	-	-	-
Contract Labor	9,434	3,637	40,327	39,752	40,327
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	-	-
<b>Total Purchased Property Services (ACTUAL) \$</b>	<b>11,931 \$</b>	<b>4,784 \$</b>	<b>48,840 \$</b>	<b>52,127 \$</b>	<b>48,840</b>



## TELECOM (Continued)

## Supplies

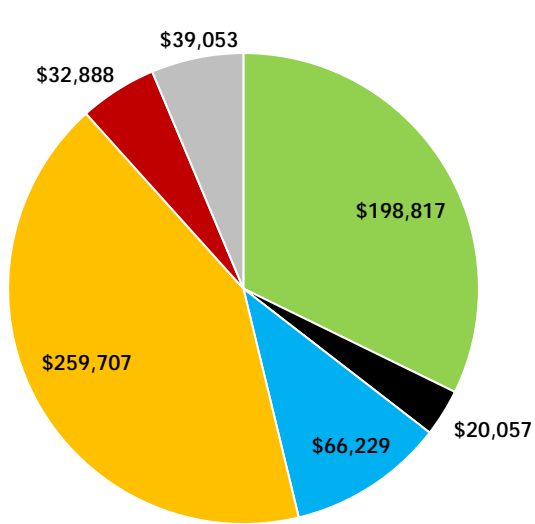
	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	12-MONTH
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	48	258	48	258
Postage	-	-	-	-	-
Auto Parts	357	267	8,955	3,395	8,955
CONSTRUCTION MATERIALS	-	-	-	3,745	-
Damage Claims	-	-	-	-	-
EXPENDABLE FLUIDS	182	-	426	302	426
Tires	1,542	-	2,566	976	2,566
Uniform Expense	-	-	2,757	4,063	2,757
Janitorial Supplies	493	576	3,527	3,551	3,527
Equipment Parts	257	323	1,010	9,234	1,010
R&M Building - Inside	-	-	-	202	-
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	40,587	2,259	69,447	34,253	69,447
Sys R&M - Inside/Shipping	-	-	-	27	-
COVID-19 EXPENSES	-	-	-	957	-
Utility Costs	4,806	4,894	42,120	36,351	42,120
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	2,590	1,691	16,925	12,402	16,925
Food	119	101	1,131	1,010	1,131
Small Tools & Minor Equipment	233	2,704	1,340	4,384	1,340
Small Operating Supplies	311	462	4,193	13,879	4,193
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	322	85	717	1,684	717
AUTO PARTS	30	-	222	-	222
CONSTRUCTION MATERIALS	-	-	-	11,992	-
EXPENDABLE FLUIDS	-	-	15	2	15
UNIFORM EXPENSE	-	-	5,346	-	5,346
JANITORIAL SUPPLIES	-	-	315	256	315
COMPUTER EQUIP NON-CAP	783	1,217	6,975	9,147	6,975
EQUIPMENT PARTS	279	15	6,792	693	6,792
REPAIRS & MAINTENANCE	23,414	(719)	135,924	60,722	135,924
COVID-19 EXPENSES	-	-	-	957	-
UTILITY COSTS	3,820	3,638	22,407	21,839	22,407
AUTO & TRUCK FUEL	2,590	1,691	17,290	12,402	17,290
SMALL TOOLS & MINOR EQUIPMENT	7,358	637	40,076	4,279	40,076
SMALL OPERATING SUPPLIES	1,460	2,836	18,330	34,396	18,330
DEPRECIATION EXPENSE	-	-	38,262	23,646	38,262
EQUIPMENT	-	-	-	-	-
<b>Total Supplies (ACTUAL)</b>	<b>\$ 91,564</b>	<b>\$ 22,789</b>	<b>\$ 447,585</b>	<b>\$ 310,856</b>	<b>\$ 447,585</b>

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	
<b>Cost of Goods Sold</b>					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	17,737	16,435	202,538	193,767	202,538
Cost of Sales CATV	228,265	239,606	2,307,135	2,596,391	2,307,135
Cost of Sales Internet	29,254	22,770	228,476	219,769	228,476
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	8,005	8,400	98,525	95,128	98,525
Cost of Programming CATV	-	-	-	-	-
<b>Total Cost of Goods Sold (ACTUAL)</b>	<b>\$ 283,261</b>	<b>\$ 287,211</b>	<b>\$ 2,836,673</b>	<b>\$ 3,105,056</b>	<b>\$ 2,836,673</b>
<b>Depr, Debt Svc &amp; Other Costs</b>					
Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	-	-	172,068	161,331	172,068
INTEREST EXP - 2020 REV BONDS	43,089	43,089	517,070	517,070	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	28,294	14,135	838,052	743,234	838,052
Utility Bad Debt Expense	-	-	-	-	-
Revenue Bond Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
Interest Expenses (Bond)	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Capital Exp-Software	-	-	-	-	-
Capital Exp - Equipment	-	-	-	-	-
<b>Total Depr, Debt Svc &amp; Other Costs (ACTUAL)</b>	<b>\$ 62,660</b>	<b>\$ 48,501</b>	<b>\$ 1,422,509</b>	<b>\$ 1,316,954</b>	<b>\$ 1,422,509</b>
<b>Fund Transfers</b>					
Transfer 5% to General Fund	17,962	16,674	213,511	206,762	213,511
TRANS OUT UTIL 5% TO GEN FUND	32,698	22,290	307,304	235,556	307,304
ADMIN ALLOC - ADMIN EXPENSES	28,294	14,135	838,052	743,234	838,052
<b>Total Fund Transfers (ACTUAL)</b>	<b>\$ 78,954</b>	<b>\$ 53,099</b>	<b>\$ 1,358,867</b>	<b>\$ 1,185,552</b>	<b>\$ 1,358,867</b>
<b>TOTAL TELECOM EXPENSES (ACTUAL)</b>	<b>\$ 574,759</b>	<b>\$ 431,658</b>	<b>\$ 7,200,380</b>	<b>\$ 7,014,665</b>	<b>\$ 7,200,380</b>

CHART 5  
MONTHLY DIRECTOR'S REPORT  
REVENUES & EXPENSES

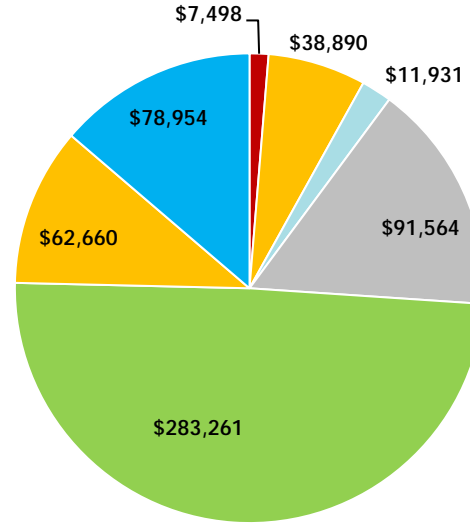
REVENUES [Dec 2022]

- CABLE TELEVISION
- DVR SERVICE
- FIBER OPTICS
- INTERNET
- TELEPHONE
- OTHER REVENUES



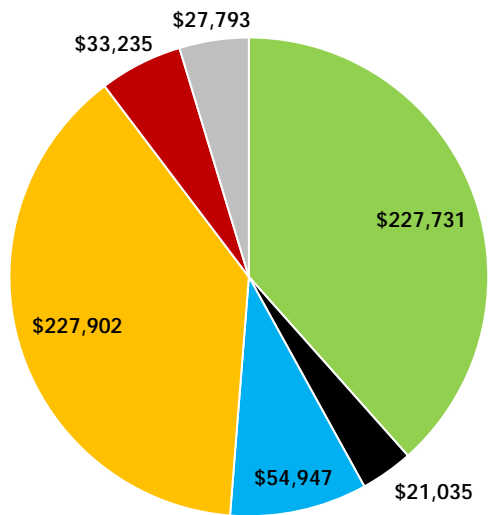
EXPENSES [Dec 2022]

- PERSONNEL
- PURCHASED & CONTRACTED SVC
- PURCHASED PROPERTY SERVICES
- SUPPLIES
- COST OF GOODS SOLD
- DEPR, DEBT SVC & OTHER COSTS
- FUND TRANSFERS



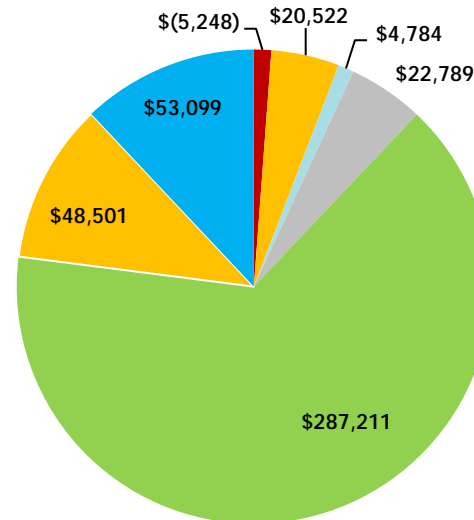
REVENUES [Dec 2021]

- CABLE TELEVISION
- DVR SERVICE
- FIBER OPTICS
- INTERNET
- TELEPHONE
- OTHER REVENUES



EXPENSES [Dec 2021]

- PERSONNEL
- PURCHASED & CONTRACTED SVC
- PURCHASED PROPERTY SERVICES
- SUPPLIES
- COST OF GOODS SOLD
- DEPR, DEBT SVC & OTHER COSTS
- FUND TRANSFERS



MOST RECENT  
12-MONTH

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	
<b>BASIC &amp; EXPANDED BASIC</b>					
Number of Bills	1,618	1,879	20,723	25,439	20,723
Revenue (\$)	\$ 184,637	\$ 213,382	\$ 2,359,663	\$ 2,876,526	\$ 2,359,663
Revenue Per Bill (\$)	\$ 114	\$ 114	\$ 114	\$ 113	\$ 114
<b>MINI BASIC</b>					
Number of Bills	296	298	3,615	3,212	3,615
Revenue (\$)	\$ 11,075	\$ 10,979	\$ 134,409	\$ 115,111	\$ 134,409
Revenue Per Bill (\$)	\$ 37	\$ 37	\$ 37	\$ 36	\$ 37
<b>BOSTWICK</b>					
Number of Bills	10	11	128	134	128
Revenue (\$)	\$ 1,150	\$ 1,265	\$ 14,674	\$ 15,425	\$ 14,674
Revenue Per Bill (\$)	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115
<b>BULK CATV/MOTEL</b>					
Number of Bills	4	4	48	56	48
Revenue (\$)	\$ 1,310	\$ 1,310	\$ 15,720	\$ 17,513	\$ 15,720
Revenue Per Bill (\$)	\$ 328	\$ 328	\$ 328	\$ 313	\$ 328
<b>SHOWTIME</b>					
Number of Bills	3	3	42	38	42
Revenue (\$)	\$ 44	\$ 44	\$ 554	\$ 516	\$ 554
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 13	\$ 14	\$ 13
<b>SHOW/HBO</b>					
Number of Bills	4	6	54	78	54
Revenue (\$)	\$ 41	\$ 75	\$ 666	\$ 972	\$ 666
Revenue Per Bill (\$)	\$ 10	\$ 13	\$ 12	\$ 12	\$ 12
<b>BULK SHOWTIME/MOTEL</b>					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CINEMAX</b>					
Number of Bills	2	2	24	24	24
Revenue (\$)	\$ 29	\$ 29	\$ 352	\$ 352	\$ 352
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15

MOST RECENT  
12-MONTH

Dec 2022

Dec 2021

FY2022 YTD

FY2021 YTD

## HBO

Number of Bills		17		21		230		269		230
Revenue (\$)	\$	248	\$	308	\$	3,323	\$	3,896	\$	3,323
Revenue Per Bill (\$)	\$	15	\$	15	\$	14	\$	14	\$	14

## MAX/HBO

Number of Bills		3		6		53		71		53
Revenue (\$)	\$	29	\$	75	\$	628	\$	880	\$	628
Revenue Per Bill (\$)	\$	10	\$	13	\$	12	\$	12	\$	12

## PLAYBOY

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

## STARZ

Number of Bills		18		18		227		223		227
Revenue (\$)	\$	253	\$	264	\$	3,267	\$	3,204	\$	3,267
Revenue Per Bill (\$)	\$	14	\$	15	\$	14	\$	14	\$	14

## DVR

Number of Bills		122		130		1,512		1,652		1,512
Revenue (\$)	\$	14,320	\$	15,376	\$	178,887	\$	192,998	\$	178,887
Revenue Per Bill (\$)	\$	117	\$	118	\$	118	\$	117	\$	118

## NON DVR

Number of Bills		40		40		510		465		510
Revenue (\$)	\$	4,755	\$	4,680	\$	59,913	\$	55,517	\$	59,913
Revenue Per Bill (\$)	\$	119	\$	117	\$	117	\$	119	\$	117

## SET TOP BOX

Number of Bills		109		124		1,369		1,721		1,369
Revenue (\$)	\$	1,319	\$	1,540	\$	16,661	\$	21,314	\$	16,661
Revenue Per Bill (\$)	\$	12	\$	12	\$	12	\$	12	\$	12

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
<b>ADD'L DVR BOX</b>					
Number of Bills	55	51	665	658	665
Revenue (\$)	\$ 816	\$ 756	\$ 9,561	\$ 9,969	\$ 9,561
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 14	\$ 15	\$ 14
<b>ADD'L NON DVR BOX</b>					
Number of Bills	17	20	236	199	236
Revenue (\$)	\$ 166	\$ 222	\$ 2,462	\$ 2,222	\$ 2,462
Revenue Per Bill (\$)	\$ 10	\$ 11	\$ 10	\$ 11	\$ 10
<b>FIBER</b>					
Number of Bills	425	240	3,839	2,280	3,839
Revenue (\$)	\$ 66,229	\$ 54,947	\$ 711,304	\$ 615,327	\$ 711,304
Revenue Per Bill (\$)	\$ 156	\$ 229	\$ 185	\$ 270	\$ 185
<b>INTERNET</b>					
Number of Bills	4,053	4,100	49,494	49,153	49,494
Revenue (\$)	\$ 257,798	\$ 225,629	\$ 2,770,444	\$ 2,619,313	\$ 2,770,444
Revenue Per Bill (\$)	\$ 64	\$ 55	\$ 56	\$ 53	\$ 56
<b>WIRELESS INTERNET</b>					
Number of Bills	28	33	367	449	367
Revenue (\$)	\$ 1,909	\$ 2,273	\$ 23,732	\$ 31,299	\$ 23,732
Revenue Per Bill (\$)	\$ 68	\$ 69	\$ 65	\$ 70	\$ 65
<b>RESIDENTIAL PHONE</b>					
Number of Bills	723	756	8,839	9,464	8,839
Revenue (\$)	\$ 6,416	\$ 6,028	\$ 77,348	\$ 65,447	\$ 77,348
Revenue Per Bill (\$)	\$ 9	\$ 8	\$ 9	\$ 7	\$ 9
<b>COMMERCIAL PHONE</b>					
Number of Bills	279	286	3,408	3,393	3,408
Revenue (\$)	\$ 17,909	\$ 18,282	\$ 218,412	\$ 222,362	\$ 218,412
Revenue Per Bill (\$)	\$ 64	\$ 64	\$ 64	\$ 66	\$ 64
<b>TOTAL REVENUES</b>	<b>\$ 570,454</b>	<b>\$ 557,465</b>	<b>\$ 6,601,980</b>	<b>\$ 6,870,162</b>	<b>\$ 6,601,980</b>

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



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

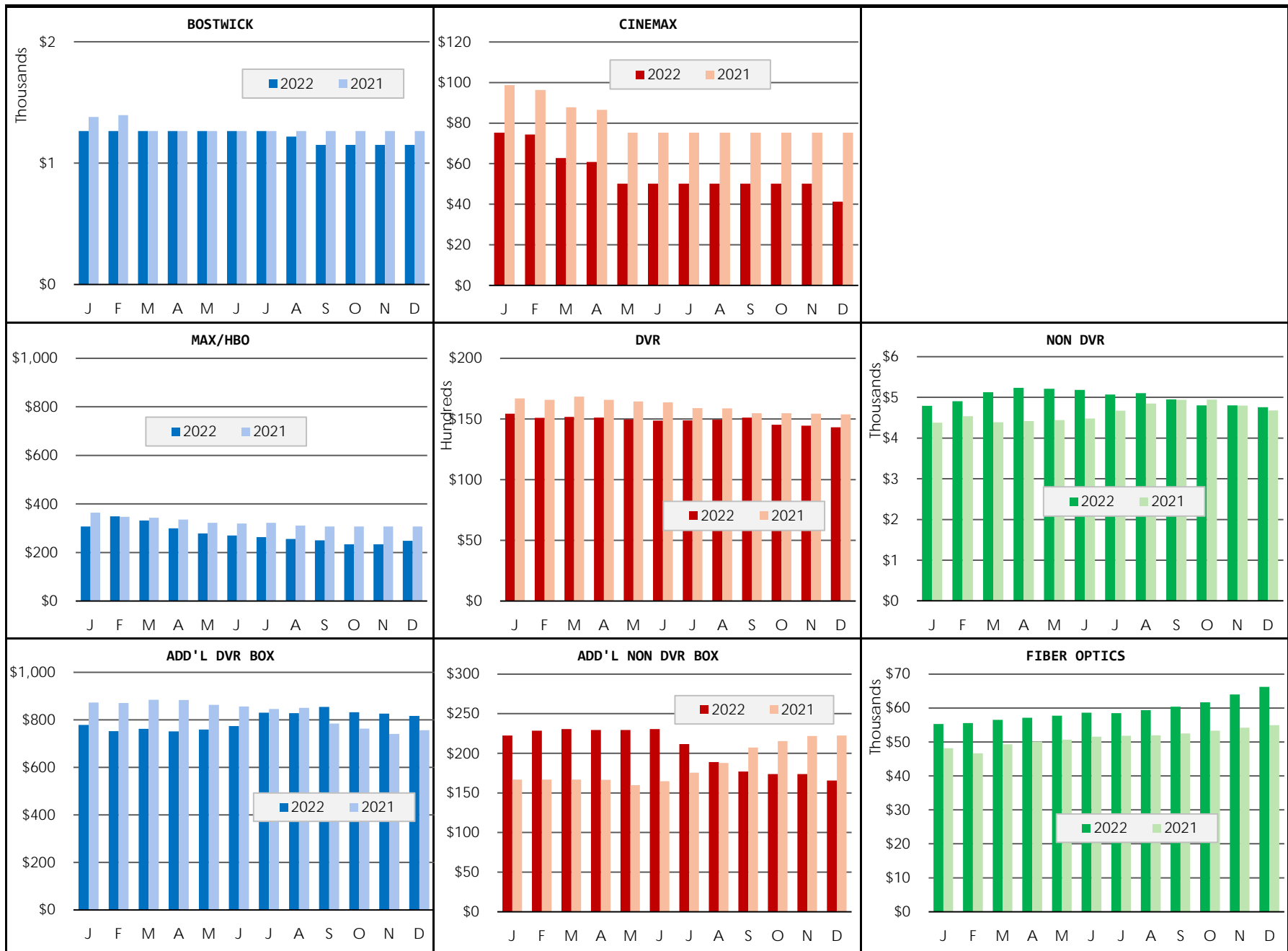
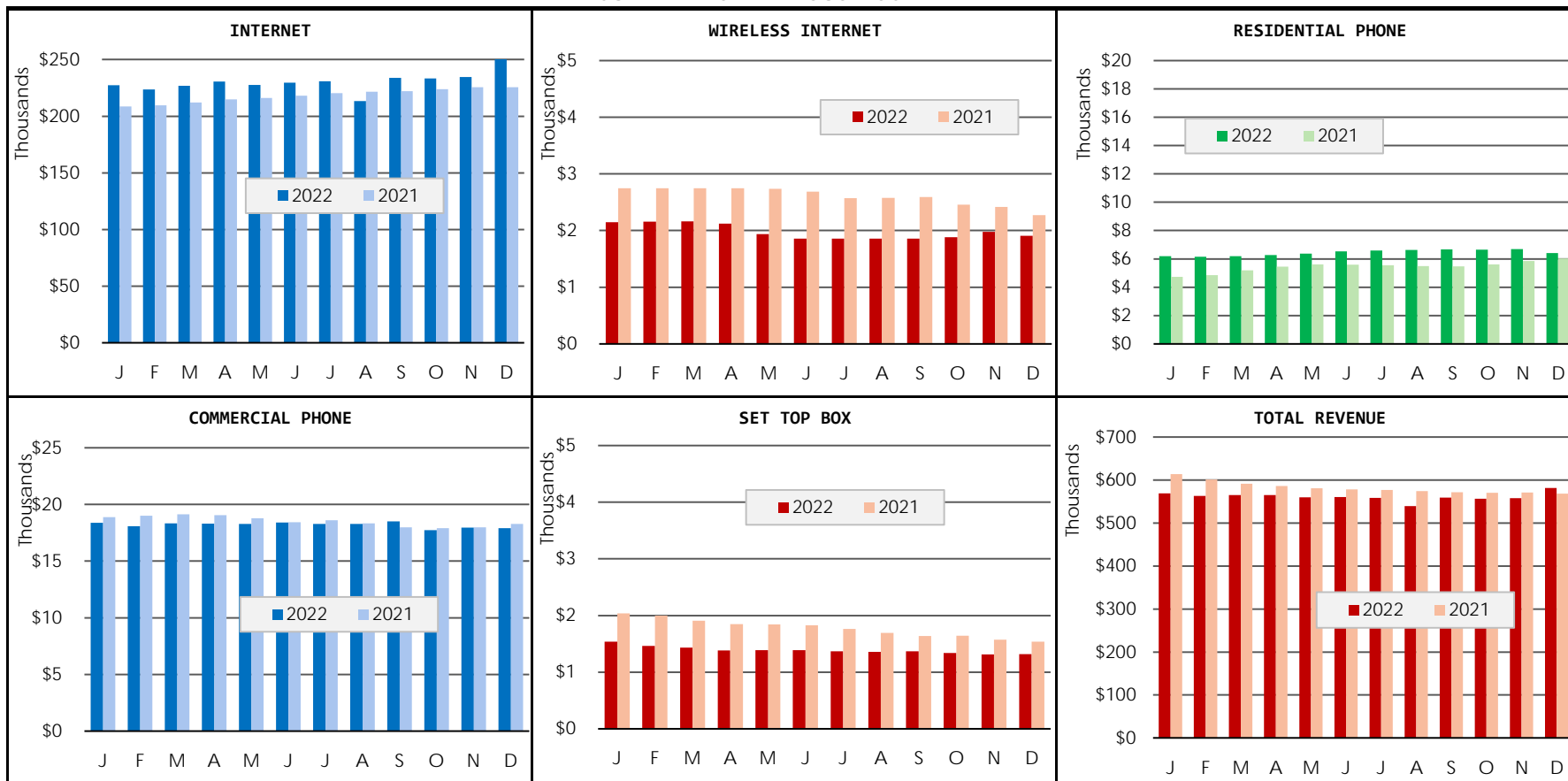




CHART 7  
REVENUES FROM SALES BY CLASS  
CURRENT VS. PREVIOUS FISCAL YEAR





# Preliminary Financial Report as of December 2022

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

# GENERAL FUND SUMMARY

## GENERAL FUND REVENUES



TOTAL BUDGETED

**\$15,653,543**

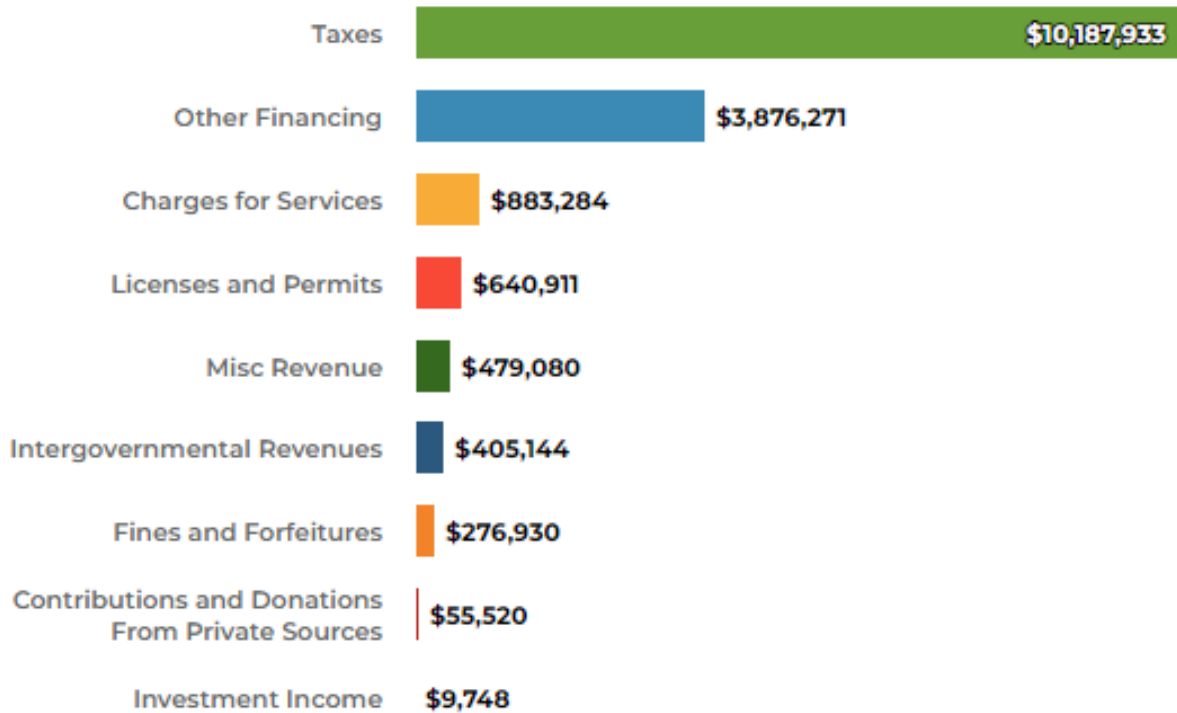
COLLECTED TO DATE

(107% of budgeted collected to date)

**\$16,814,820**

General Fund year-to-date revenues for the month totaled \$16,814,820 which is more than total budgeted revenues of \$15,653,543 for 2022. Property Tax & Insurance Premium Tax collections make up @ 37% of total General Fund Revenues, which is not collected until the fourth quarter of each year.

### General Fund YTD Revenue



## GENERAL FUND EXPENDITURES



TOTAL BUDGETED

**\$15,653,543**

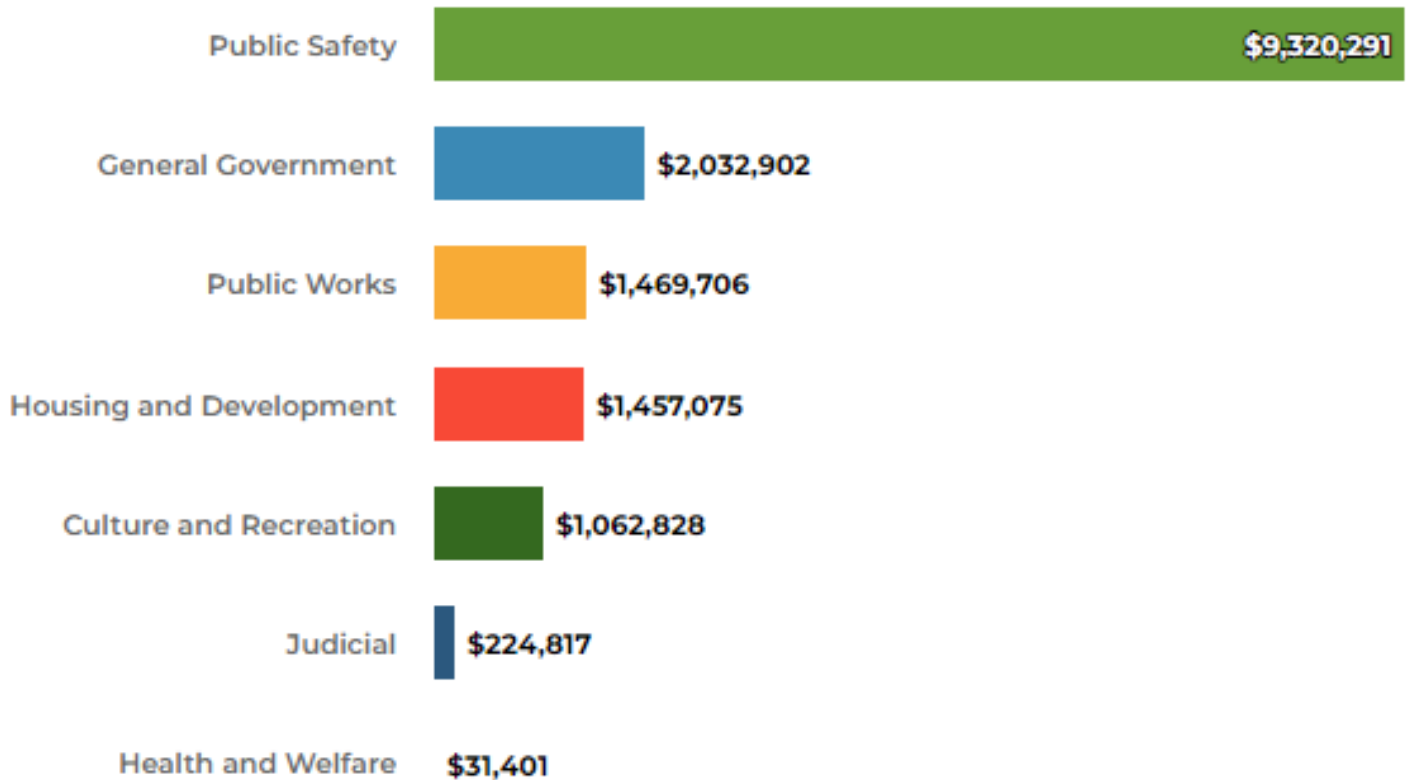
EXPENDED TO DATE

(100% of budgeted used to date)

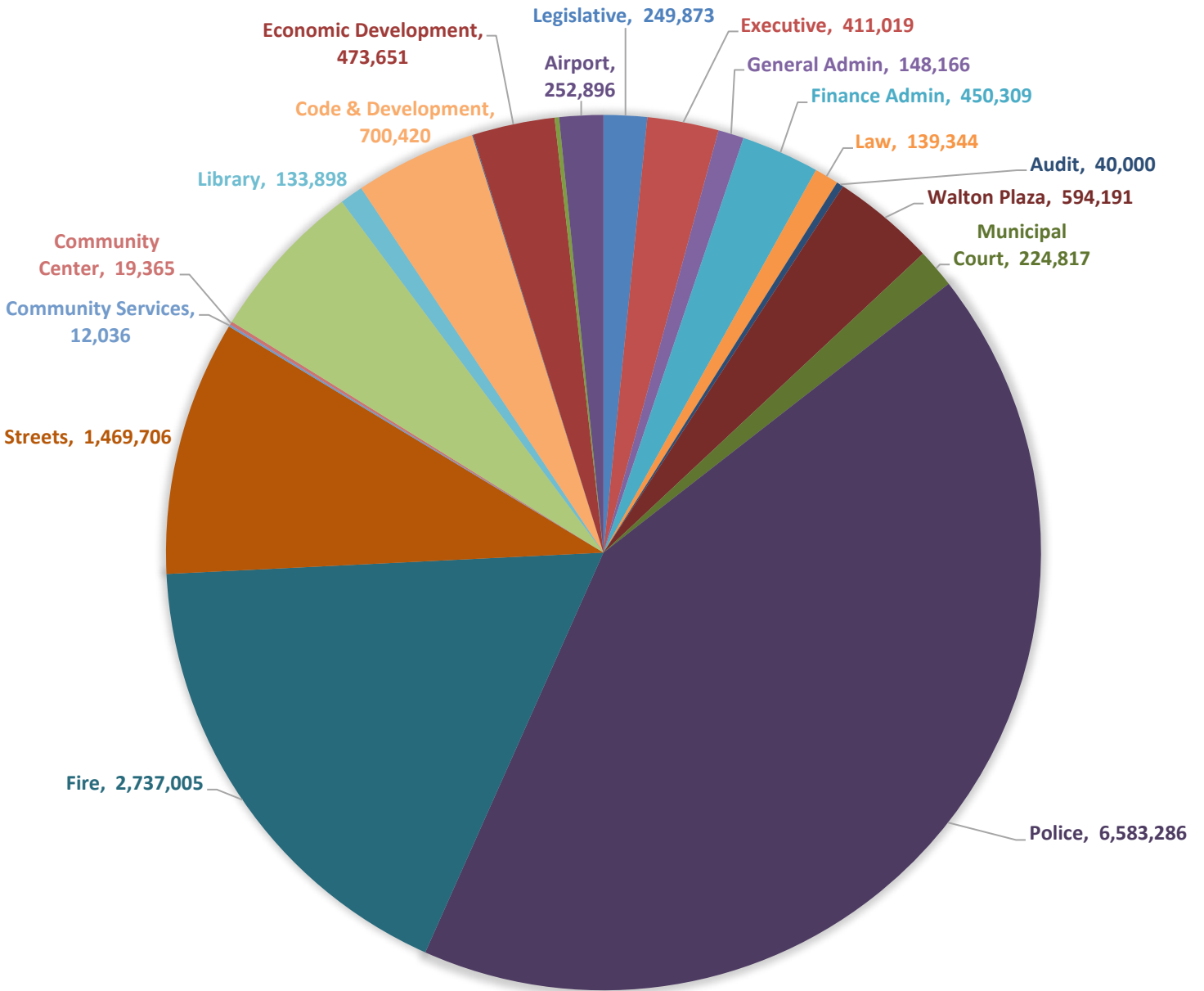
**\$15,599,020**

General Fund year-to-date expenses for the month totaled \$15,599,020 which is 99% of total budgeted expenses of \$15,653,543 for 2022.

### General Fund YTD Expenditures



# GENERAL FUND EXPENSE YTD



# UTILITY FUND SUMMARY

## UTILITY FUND REVENUES



TOTAL BUDGETED

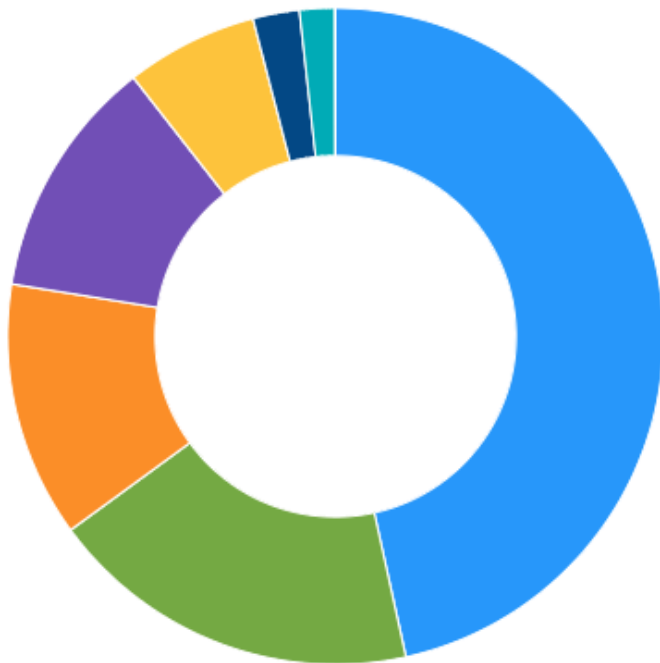
**\$45,689,095**

COLLECTED TO DATE

(105% of budgeted collected to date)

**\$48,158,132**

Utility Fund year-to-date operating revenues for the month totaled \$48,092,500 (*excluding capital revenue*). This is more than total budgeted revenues of \$45,689,095 for 2022. Capital revenues total \$59,024.



Electric	46.6%
Water	18.4%
Natural Gas	12.6%
Sewage	11.9%
Cable Tv	6.5%
Telecom & Internet	2.3%
Util Finance	1.7%
Stormwater	0.02%

UTILITY FUND EXPENDITURES



TOTAL BUDGETED

**\$45,689,095**

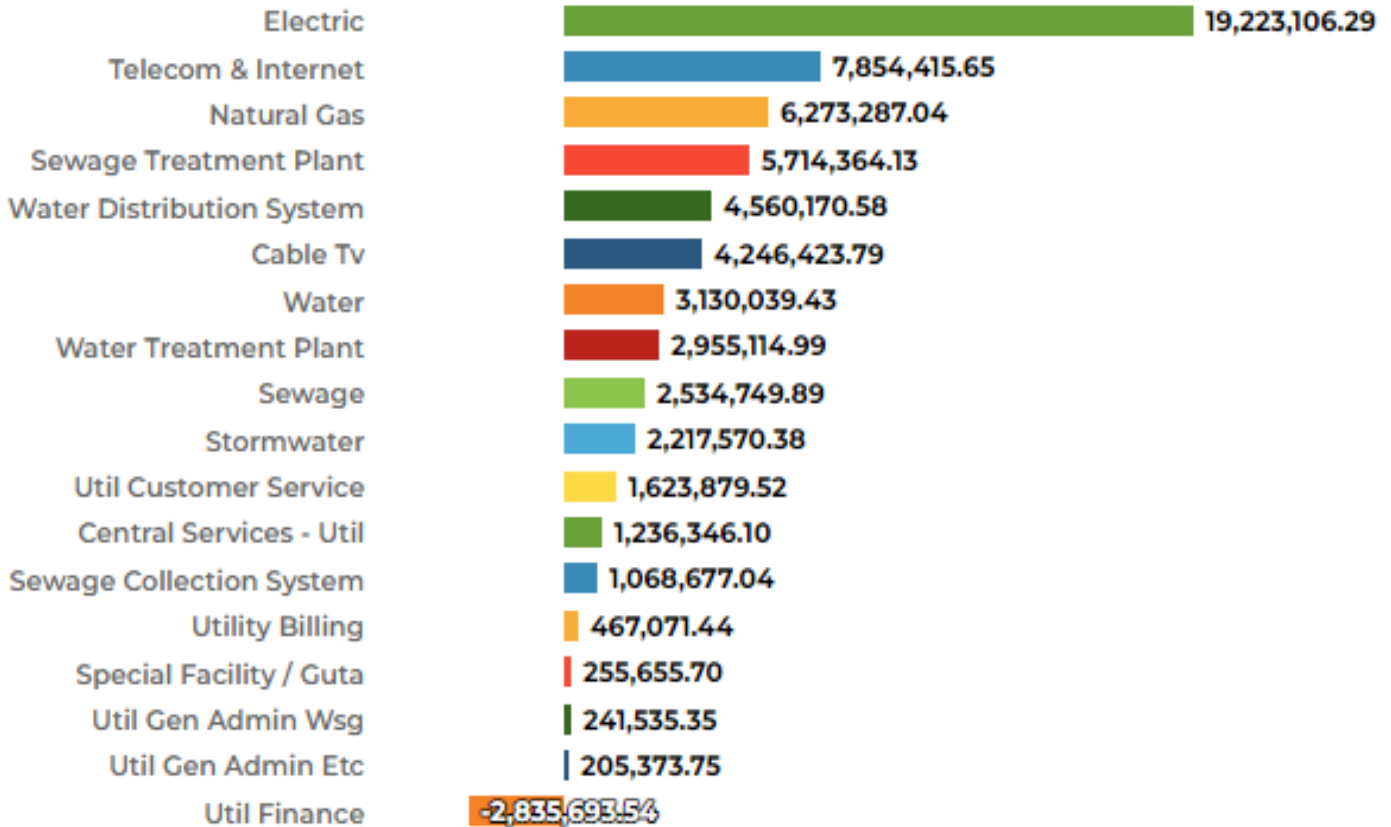
EXPENDED TO DATE

(133% of budgeted used to date)

**\$60,972,088**

Utility Fund year-to-date operating expenses for the month totaled \$43,748,615 (*excluding capital expense*) which is 97% of total budgeted expenses of \$45,689,095 for 2022. Year-to-date capital expense totaled \$17,218,422 which include Utility Bond expenditures.

Utility YTD Expenditures



# SOLID WASTE FUND SUMMARY

## SOLID WASTE FUND REVENUES



TOTAL BUDGETED

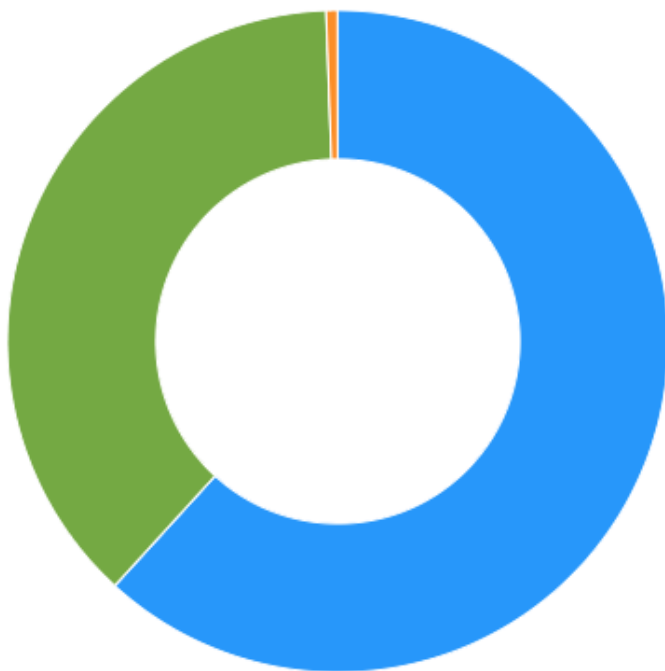
**\$6,193,677**

COLLECTED TO DATE

(110% of budgeted collected to date)

**\$6,839,876**

Solid Waste year-to-date revenues for the month totaled \$6,839,876. This is more than total budgeted revenues of \$6,193,677 for 2022.



● Solid Waste Disposal	61.8%
● Solid Waste Collection	37.6%
● Recyclables Collection	0.6%



## SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

**\$6,193,677**

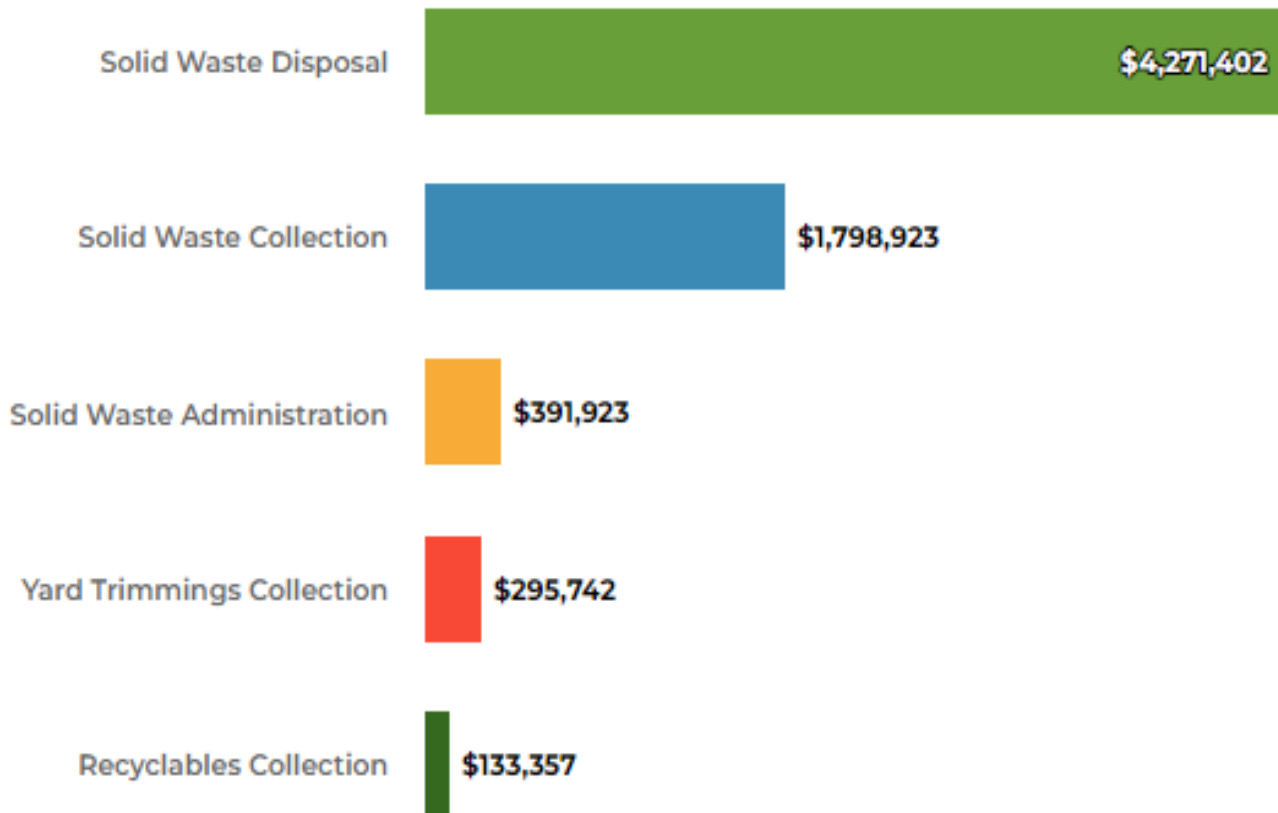
EXPENDED TO DATE

(117% of budgeted used to date)

**\$7,271,787**

Solid Waste year-to-date expenses for the month totaled \$6,892,317 (*excluding capital expense*) which is more than total budgeted expenses of \$6,193,677. Year to date capital expenses total \$379,470.

### Solid Waste YTD Expenditures



Cash balances for the City of Monroe at month end totaled **\$77,234,094** including the utility bond funds.  
*The following table shows the individual account balances for the major funds*

<b>GOVERNMENTAL FUND</b>	
General Fund Checking	6,185,227
Stabilization Fund	1,250,000
Group Health Insurance Claims (Insurance Trust)	133,884
<b>CAPITAL PROJECTS FUND</b>	
Capital Improvement - General Government	2,740
SPLOST 2013	282,310
SPLOST 2019	3,084,224
<b>SPECIAL REVENUE FUND</b>	
Hotel/Motel	21,000
DEA Confiscated Assets Fund	54,598
Confiscated Assets Fund	90,398
American Rescue Plan	4,167,346
<b>ENTERPRISE FUND</b>	
Solid Waste	944,823
Solid Waste Capital	728,153
Utility Revenue	163,031
Utility MEAG Short-Term Investment	6,956,065
Utility MEAG Intermediate Extended Investment	8,850,292
Utility MEAG Intermediate Portfolio Investment	3,727,789
Utility Capital Improvement	4,140,103
Utility Tap Fees	5,098,730
Utility GEFA	1,000
Utility Bond Sinking Fund	298,078
2020 Util Bond Sinking Fund	155,236
2020 Bond Fund	28,493,049
Utility Customer Deposits (Restricted)	679,890
Utility Customer Deposits (Investment)	1,584,926

The total Utility Capital funds available at month end are \$10,238,833 as broken down in the section below:

Utility Capital Improvement Cash Balance	4,140,103
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	5,098,730
<b>Total Current Funds Available</b>	<b>10,238,833</b>

<u>Remaining</u>	<u>2022 Budgeted</u>	<u>2022 Actual</u>	<u>Remaining</u>
<u>Budget</u>	<u>Expense</u>	<u>Expense</u>	<u>Budget</u>

Totals	5,769,617	6,185,210	6,370,142	8,034,969
Remaining estimated annual Tap Fees	-	1,449,996	-	-
Remaining estimated annual CIP transfers-in	-	3,456,000	-	-
Estimated Utility Capital Cash Balance EOY	4,469,216		10,238,833	2,203,864

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

## Utility Transfers Out

	<b>Capital</b>	
	<b>Improvement</b>	<b>General Fund</b>
January	\$ 285,041	\$ 260,872
February	\$ 310,829	\$ 283,237
March	\$ 331,966	\$ 303,537
April	\$ 285,727	\$ 261,347
May	\$ 278,248	\$ 254,952
June	\$ 276,965	\$ 255,332
July	\$ 291,881	\$ 285,186
August	\$ 310,017	\$ 305,281
September	\$ 300,504	\$ 295,207
October	\$ 283,073	\$ 274,596
November	\$ 260,999	\$ 245,179
December	\$ 273,909	\$ 254,334
<b>YTD Total</b>	<b>\$ 3,489,158</b>	<b>\$ 3,279,060</b>

**Utility Capital Funding**

**Approved Projects/Assets**

<u>Dept</u>	<u>Project Description</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2022 Actual Expense</u>	<u>Remaining Budget</u>
Sewer	Application/Design CDBG 2022 submittal			8,700	
Sewer	CDBG 2022 Construction	-	100,000	7,170	92,830
Sewer	Lumpkin Street Sewer improvements			424	
Sewer	excavator	0			-
Sewer	motors, pumps, controls, etc		105,000	104,272	728
Sewer	Trenchbox	0			-
Sewer	Sewer Main Rehab 2022	200,000	95,000	9,413	285,587
Sewer	Truck Bypass Sewer Relocation		39,400	39,398	2
Sewer	air compressor				-
Sewer	Trickling Filter Pump				-
Sewer	Truck Replacement		49,000	50,889	(1,889)
Sewer	16 Ton Equipment Trailer		16,990	14,990	2,000
Sewer	major repair JD excavator				-
Sewer	Sewer Extensions				-
Sewer	Fusing Machine		23,700	22,415	
Sewer Plant	Pump Station SCADA	50,000	192,900		242,900
Sewer Plant	Zero Turn Mower		8,000	8,000	-
Sewer Plant	WWTP Infrastructure Repair/Replacement-2022 EQUIP NOT A PROJECT		350,000	75,314	274,686
Sewer Plant	Wastewater Pump Station Electrical		200,000	49,850	150,150
Water	Fire Hydrant Replacement	110,000	55,000		165,000
Water	Replacement of Controls	40,000			40,000
Water	Fire Hydrant Replacement	-			-
Water	Water Meters	113,000	56,500		169,500
Water	Infrastructure Repair/Replacement	-			-
Water	Fire Hydrant Security	75,000	50,000		125,000
Water	Water Plant remodel	-			-
Water	replace truck	-			-
Water	Service Renewals		200,000		200,000
Water	Waterline extensions & pressure improvements	511,179		32,978	478,201
Water	Excavator	-			-
Water	Water Meters	-	-		-
Water	New Construction Water Meters	20,560			20,560
Water	Water Master Plan	32,306		1,745	30,561
Water	Water Main Rehab 2021		-		-
Water	REMOVE BRICK FACING OLD WATER PLANT			74,429	
Water	Lumpkin Street Water Improvements				-
Water	Badgepass for Water plant security	-			-
Water	Water Main Rehab 2022		300,000		300,000
Water	Jim Daws Water Hydrant Extension			3,774	
Water	replace engine in F350 truck				-
Water	Macedonia Church Rd Water Extension		8,800	7,899	
Water	Waterline extensions & pressure improvements	-			-
Water	Truck Bypass Water Relocation		200,932	201,671	
Water	8 Mstr Mtr Octave AWWA Mtr	-			-
Water	New Construction Water Meters	-	-		-
Water	High Service Pumps	12,034	42,000	53,370	664
Water	Alcovy River Screen	350,000			350,000
Water	Water Main Extensions		43,000		43,000
Water	equipment trailer	8,190	16,990	14,990	
Water	Truck		47,000	39,314	
Water Plant	Warehouse Improvements	22,384		71,362	
Water Plant	Infrastructure Repair/Replacement	400,000	250,000	91,659	558,341
Water	VFD	-			-
Water	Piedmont Park Water Tank/GEFA Loan	-		11,485	
Water	Water Treatment Plant generators	-			-
Water Plant	Membrane Filters 2022	50,000	415,000	462,929	2,071
Water Plant	Truck		46,950	39,314	
Water Plant	WTP SCADA Upgrade		75,000	61,800	13,200
Water Plant	Jacks Creek Pump Station Clearing & Dredging		165,000		165,000
Water/Telecom	Loganville Water Line-Fiber	245,000			245,000
Central Svcs	Plaza renovations phase #2 (bldgs B thru E)			117,851	
Central Svcs	Utility Branding Imagery		175,000	66,015	108,985
Central Svcs	SR 83 connector - engineering	-		139	
Central Svcs	Town Green				-
Central Svcs	Vehicle	-	77,000	33,950	43,050
Central Svcs	Exchange server	49,038	15,000		64,038
Central Svcs	Forklift at Warehouse	36,100	40,000		76,100

Central Svcs	City Branding			-
Central Svcs	Control System for Broad St Gate			-
Central Svcs	Zero Turn Mower		12,000	12,000
Central Svcs	City Hall Flooring Replacement		90,000	93,578
Central Svcs	North Lumpkin Alleyway Improvements		150,000	150,000
Admin	Cisco Firepower for cyber security			10,379
Admin	City Hall concrete, drainage, sprinkler	0		-
Electric	Automated Switching	74,572		74,572
Electric	Reconductor Distrubtion System			-
Electric	GIS Program Development	5,817		5,817
Electric	System Automation 2019-2020		-	-
Electric	Underground for Town Green	138,129		150,472
Electric	Monroe Pavilion Electric	-		181,127
Electric	AMI meters/system	346,613		1,617
Electric	Rebuild Highland & S Madison Ave (poles, transformers, wire, etc)	556,207		348,970
Electric	Meadows Farm Subdivision			61,646
Electric	Stone Creek II streetlights			5,397
Electric	commercial demand meters	70,000		53,856
Electric	City Hall lighting			-
Electric	EV charging stations		110,500	86,600
Electric	Mill Farm Place on Alcovy			18,434
Electric	Reconductor Distrubtion System 2022		-	-
Electric	3 Phase Feeder (Hwy138 - Hospital)	95,000		95,000
Electric	Cover Gear			-
Electric	Pole Crane			-
Electric	Altec AAS5 bucket truck		205,000	205,000
Electric	Repairs to Excavator			11,249
Telecom	Fiber to the X services	-		770,135
Telecom	Core switch replacement			-
Telecom	Managed WiFi			240,000
Telecom	Streaming TV			155,138
Telecom	Fusion Splicer	38,079		38,079
Telecom	Altec 37G vehicles/Two		126,000	126,000
Cable	Heat & AC unit cable building			5,800
Cable	Cable Replacement			13,974
Gas	natural gas master plan	150,000		150,000
Gas	Gas GIS	72,249		72,249
Gas	Service Trencher	-		-
Gas	2018 System Rehab/Expansion	-		-
Gas	GIS Program Development	5,817		5,817
Gas	Main Extension (Monroe Pavilion, etc)	88,705		88,705
Gas	Gas Main Renewal 2022		400,000	174,066
Gas	Extensions 2022		200,000	209,713
Gas	Truck Bypass Gas Relocation		237,554	86,823
Gas	Lacy, Davis, Harris & Ash Streets	140,000		140,000
Gas	Various Projects			-
Gas	equipment trailer	16,380	33,980	32,280
Gas	Truck	-		-
Gas	mini excavator		70,014	69,750
Stormwater	x3 dump truck conversions	-		-
Stormwater	mini excavator	-		-
Gas	Gas System Improv-Metering SCADA		18,500	18,500
Stormwater	pickup truck	93,232		93,232
Stormwater	2018 Infrastructure Repair/Replacement	45,510		45,510
Stormwater	Heritage Trace Retention Pond	-		-
Stormwater	GIS Program Development			-
Stormwater	CDBG 2020 Construction	996,442		1,698,858
Stormwater	equipment trailer	-		-
Stormwater	F450 Service Body Truck			-
Stormwater	Storm/Drain Retention Pond Rehab	270,500	100,000	370,500
Stormwater	Infrastructure / Pipes / Inlets / etc. 2021	133,391		133,391
Stormwater	Infrastructure / Pipes / Inlets / etc. 2022		50,000	97,781
Stormwater	Lateral Repair	8,183		8,183
Stormwater	Improvements	100,000		100,000
Stormwater	North Madison Stormwater Rehab		400,000	400,000
Stormwater	Stormwater Master Plan		400,000	400,000
Stormwater	Dumptruck		110,000	110,000
Stormwater	Trailer for excavator		12,500	14,990

## Utility 2020 Bond Projects

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	Original Budget	Expenditures	Balance
Alcoy Sewer Line Extension	4,000,000	2,113,771	1,886,229
Loganville Water Transmission Line Extension	5,580,000	5,580,000	-
Broadband Fiber Extension	12,700,000	4,791,992	7,908,008
Blaine Station Telecom Building	478,648	616,058	(137,410)
Wastewater Treatment Plant Upgrades	7,500,000	4,355,528	3,144,472
Raw Water Line Upgrades	3,520,000	1,341,093	2,178,907
Water Tank Industrial Park & Line Extension	3,000,000	153,590	2,846,410
East Walton Gas Line Extension	1,000,000	323,895	676,105
Future Water Transmission Line Extensions	1,700,000	1,601,832	98,168
Future Expansion Projects	5,771,352		5,771,352
Water Plant System Upgrades	3,000,000	1,042,539	1,957,461
Water Tank Northside of System	1,750,000		1,750,000
Bond Closing Fees from Bond Proceeds		435,942	(435,942)
	<b>\$50,000,000</b>	<b>\$22,356,239</b>	<b>\$27,643,761</b>

**Solid Waste Capital Funding**

**Approved Projects/Assets**

<u>Dept</u>	<u>Project Description</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2022 Actual Expense</u>	<u>Remaining Budget</u>
Solid Waste	Recycling & Garbage Carts	15,203			
Solid Waste	Transfer Station Improvements	24,067	32,506	27,600	28,973
Solid Waste	Guardrails for New Scales		14,000		14,000
Solid Waste	Downtown Dumpster Corrals	150,000			150,000
Solid Waste	Residential Garbage Truck		150,752		150,752
Solid Waste	Commercial Garbage Truck	270,000	301,000	319,835	251,165
Solid Waste	Pickup Truck	-	35,000		35,000
Solid Waste	Front Load Dumpsters			18,630	
Solid Waste	Misc Equipment/Repairs to Capital			7,855	
<b>Totals</b>		459,270	533,258	373,920	629,890
Remaining estimated annual CIP transfers-in		-	300,000	-	-
<b>Estimated Solid Waste Capital Cash Balance</b>		<b>300,339</b>			<b>129,719</b>

Solid Waste Capital Improvement Cash Balance 759,609 as of December

## SPLOST Budgets

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2013 SPLOST	Original Budget	Total Revenue Received Amended Budget	Expenditures	Reimbursements	Balance
Transportation	\$5,785,964	\$5,953,753	\$9,560,223	\$3,839,812	\$233,342
Public Safety	1,200,000	1,210,933	1,181,680	19,715	48,968
Solid Waste	2,513,544	2,119,133	2,119,132		0
	\$9,499,508	\$9,283,819	\$12,861,036	\$3,859,527	\$282,310

2019 SPLOST	Original Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	\$6,139,675	\$6,896,077	\$5,647,505	\$1,466,604	\$2,715,176
Parks	2,631,289	2,955,462	2,776,150	459	179,771
	\$8,770,964	\$9,851,539	\$8,423,655	\$1,467,063	\$2,894,947





# General Fund

For Fiscal Period Ending: 12/2022

	Original Total Budget	Current Total Budget	Period Activity	YTD	Projected Year End 2022	Year End 2021
<b>Revenue</b>						
1510 - FINANCE ADMIN	13,844,928	13,844,928	3,738,767	14,906,973	14,906,973	14,143,436
1519 - INTERGOVERNMENTAL	109,600	109,600	14,977	166,786	166,786	126,615
1565 - WALTON PLAZA	3,308	3,308	276	3,308	3,308	3,308
2650 - MUNICIPAL COURT	300,000	300,000	20,653	247,393	247,393	293,141
3200 - POLICE	198,739	248,258	25,532	217,947	217,947	360,736
3500 - FIRE OPERATIONS	49,812	60,344	-	11,799	11,799	64,005
3510 - FIRE PREVENTION/CRR	-	-	550	11,495	11,495	1,000
4200 - STREETS & TRANSPORTATION	175,474	175,474	25,642	222,160	222,160	152,099
5530 - COMMUNITY CENTER	38,333	38,333	3,750	42,083	42,083	18,333
7200 - CODE & DEVELOPMENT	506,700	506,700	37,793	657,159	657,159	505,555
7520 - ECONOMIC DEVELOPMENT	20,000	20,000	220	19,303	19,303	26,027
7521 - MAINSTREET	35,000	35,000	8,750	35,000	35,000	35,000
7563 - AIRPORT	205,350	205,350	13,521	273,571	273,571	278,194
<b>Revenue Total:</b>	<b>15,487,244</b>	<b>15,547,295</b>	<b>3,890,431</b>	<b>16,814,975</b>	<b>16,814,975</b>	<b>16,007,449</b>
<b>Expense</b>						
1100 - LEGISLATIVE	251,291	251,291	7,840	249,873	249,873	240,604
1300 - EXECUTIVE	571,181	571,181	45,085	411,019	411,019	389,602
1400 - ELECTIONS	-	-	-	-	-	17,700
1500 - GENERAL ADMIN	147,847	147,847	10,738	148,166	148,166	144,744
1510 - FINANCE ADMIN	501,455	501,455	8,217	450,308	450,308	1,285,060
1530 - LAW	160,000	160,000	29,920	139,344	139,344	218,844
1560 - AUDIT	40,000	40,000	-	40,000	40,000	39,500
1565 - WALTON PLAZA	594,136	594,136	27,519	594,191	594,191	596,373
2650 - MUNICIPAL COURT	217,973	217,973	20,771	224,817	224,817	197,999
3200 - POLICE	6,360,323	6,409,842	625,382	6,582,668	6,582,668	5,732,588
3500 - FIRE OPERATIONS	2,700,122	2,710,654	363,442	2,647,700	2,647,700	2,445,037
3510 - FIRE PREVENTION/CRR	102,787	102,787	1,112	89,923	89,923	93,355
4200 - STREETS & TRANSPORTATION	1,646,471	1,646,471	117,648	1,469,706	1,469,706	1,474,913
5500 - COMMUNITY SERVICES	12,900	12,900	2,105	12,036	12,036	12,818
5530 - COMMUNITY CENTER	6,032	6,032	190	19,365	19,365	10,462
6200 - BLDGS & GROUNDS	582,127	582,127	104,824	928,930	928,930	1,217,014
6500 - LIBRARIES	124,075	124,075	30,942	133,898	133,898	135,123
7200 - CODE & DEVELOPMENT	771,750	771,750	46,991	700,420	700,420	716,608
7400 - PLANNING AND ZONING	4,844	4,844	-	4,683	4,683	4,844
7520 - ECONOMIC DEVELOPMENT	520,780	520,780	52,941	473,651	473,651	460,745
7550 - DOWNTOWN DEVELOPMENT	25,400	25,400	6,288	25,425	25,425	25,000
7563 - AIRPORT	145,750	145,750	7,414	252,896	252,896	191,257
<b>Expense Total:</b>	<b>15,487,244</b>	<b>15,547,295</b>	<b>1,509,368</b>	<b>15,599,019</b>	<b>15,599,019</b>	<b>15,650,193</b>
<b>Report Surplus (Deficit):</b>				<b>1,215,956</b>	<b>1,215,956</b>	<b>357,256</b>



Monroe, GA

General Fund  
Preliminary

290  
Monthly Budget Report  
Group Summary  
For Fiscal: 2022 Period Ending: 12/31/2022

DEP...	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Revenue</b>									
<b>R1: 31 - TAXES</b>									
1510 - FINANCE ADMIN	779,615.49	3,346,234.53	2,566,619.04	329.22%	9,314,399.00	10,187,932.77	873,533.77	9.38%	9,314,399.00
<b>Total R1: 31 - TAXES:</b>	<b>779,615.49</b>	<b>3,346,234.53</b>	<b>2,566,619.04</b>	<b>329.22%</b>	<b>9,314,399.00</b>	<b>10,187,932.77</b>	<b>873,533.77</b>	<b>9.38%</b>	<b>9,314,399.00</b>
<b>R1: 32 - LICENSES &amp; PERMITS</b>									
7200 - CODE & DEVELOPMENT	36,886.59	42,838.90	5,952.31	16.14%	440,700.00	640,910.90	200,210.90	45.43%	440,700.00
<b>Total R1: 32 - LICENSES &amp; PERMITS:</b>	<b>36,886.59</b>	<b>42,838.90</b>	<b>5,952.31</b>	<b>16.14%</b>	<b>440,700.00</b>	<b>640,910.90</b>	<b>200,210.90</b>	<b>45.43%</b>	<b>440,700.00</b>
<b>R1: 33 - INTERGOVERNMENTAL</b>									
1519 - INTERGOVERNMENTAL	9,173.52	14,976.50	5,802.98	63.26%	109,600.00	166,785.00	57,185.00	52.18%	109,600.00
3200 - POLICE	7,056.12	5,297.50	-1,758.62	-24.92%	84,519.00	54,816.50	-29,702.50	-35.14%	84,519.00
4200 - STREETS & TRANSPORTATION	14,687.22	0.00	-14,687.22	-100.00%	175,474.00	175,474.02	0.02	0.00%	175,474.00
7200 - CODE & DEVELOPMENT	0.00	0.00	0.00	0.00%	0.00	8,068.50	8,068.50	0.00%	0.00
<b>Total R1: 33 - INTERGOVERNMENTAL:</b>	<b>30,916.86</b>	<b>20,274.00</b>	<b>-10,642.86</b>	<b>-34.42%</b>	<b>369,593.00</b>	<b>405,144.02</b>	<b>35,551.02</b>	<b>9.62%</b>	<b>369,593.00</b>
<b>R1: 34 - CHARGES FOR SERVICES</b>									
1510 - FINANCE ADMIN	66,960.00	62,095.16	-4,864.84	-7.27%	800,000.00	820,406.20	20,406.20	2.55%	800,000.00
3200 - POLICE	1,674.00	4,315.00	2,641.00	157.77%	20,000.00	10,162.33	-9,837.67	-49.19%	20,000.00
3500 - FIRE OPERATIONS	0.00	0.00	0.00	0.00%	0.00	1,267.00	1,267.00	0.00%	0.00
3510 - FIRE PREVENTION/CRR	0.00	550.00	550.00	0.00%	0.00	11,494.75	11,494.75	0.00%	0.00
7200 - CODE & DEVELOPMENT	418.50	5,944.52	5,526.02	1,320.43%	5,000.00	19,645.27	14,645.27	292.91%	5,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	1,674.00	220.00	-1,454.00	-86.86%	20,000.00	19,303.00	-697.00	-3.49%	20,000.00
7563 - AIRPORT	92.07	85.00	-7.07	-7.68%	1,100.00	1,005.00	-95.00	-8.64%	1,100.00
<b>Total R1: 34 - CHARGES FOR SERVICES:</b>	<b>70,818.57</b>	<b>73,209.68</b>	<b>2,391.11</b>	<b>3.38%</b>	<b>846,100.00</b>	<b>883,283.55</b>	<b>37,183.55</b>	<b>4.39%</b>	<b>846,100.00</b>
<b>R1: 35 - FINES &amp; FORFEITURES</b>									
2650 - MUNICIPAL COURT	25,110.00	20,653.14	-4,456.86	-17.75%	300,000.00	247,392.82	-52,607.18	-17.54%	300,000.00
3200 - POLICE	2,511.00	2,491.56	-19.44	-0.77%	30,000.00	29,537.06	-462.94	-1.54%	30,000.00
<b>Total R1: 35 - FINES &amp; FORFEITURES:</b>	<b>27,621.00</b>	<b>23,144.70</b>	<b>-4,476.30</b>	<b>-16.21%</b>	<b>330,000.00</b>	<b>276,929.88</b>	<b>-53,070.12</b>	<b>-16.08%</b>	<b>330,000.00</b>
<b>R1: 36 - INVESTMENT INCOME</b>									
1510 - FINANCE ADMIN	0.00	2,755.13	2,755.13	0.00%	0.00	9,747.83	9,747.83	0.00%	0.00
<b>Total R1: 36 - INVESTMENT INCOME:</b>	<b>0.00</b>	<b>2,755.13</b>	<b>2,755.13</b>	<b>0.00%</b>	<b>0.00</b>	<b>9,747.83</b>	<b>9,747.83</b>	<b>0.00%</b>	<b>0.00</b>
<b>R1: 37 - CONTRIBUTIONS &amp; DONATIONS</b>									
3200 - POLICE	334.80	0.00	-334.80	-100.00%	4,000.00	0.00	-4,000.00	-100.00%	4,000.00
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	0.00	20,520.00	20,520.00	0.00%	0.00
7521 - MAINSTREET	2,929.50	8,750.00	5,820.50	198.69%	35,000.00	35,000.00	0.00	0.00%	35,000.00
<b>Total R1: 37 - CONTRIBUTIONS &amp; DONATIONS:</b>	<b>3,264.30</b>	<b>8,750.00</b>	<b>5,485.70</b>	<b>168.05%</b>	<b>39,000.00</b>	<b>55,520.00</b>	<b>16,520.00</b>	<b>42.36%</b>	<b>39,000.00</b>

Monthly Budget Report

For Fiscal: 2022 Period Ending: 12/29/22

DEP...	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>R1: 38 - MISCELLANEOUS REVENUE</b>									
1510 - FINANCE ADMIN	2,929.50	22,380.46	19,450.96	663.97%	35,000.00	122,982.94	87,982.94	251.38%	35,000.00
1565 - WALTON PLAZA	276.95	275.63	-1.32	-0.48%	3,308.00	3,307.56	-0.44	-0.01%	3,308.00
3200 - POLICE	0.00	13,427.74	13,427.74	0.00%	0.00	28,139.53	28,139.53	0.00%	0.00
3500 - FIRE OPERATIONS	877.63	0.00	-877.63	-100.00%	10,532.00	10,532.00	0.00	0.00%	10,532.00
4200 - STREETS & TRANSPORTATION	0.00	10,410.00	10,410.00	0.00%	0.00	10,933.69	10,933.69	0.00%	0.00
5530 - COMMUNITY CENTER	3,208.57	3,750.00	541.43	16.87%	38,333.00	42,083.36	3,750.36	9.78%	38,333.00
7200 - CODE & DEVELOPMENT	0.00	-10,990.64	-10,990.64	0.00%	0.00	-11,465.64	-11,465.64	0.00%	0.00
7563 - AIRPORT	17,095.78	13,436.48	-3,659.30	-21.40%	204,250.00	272,566.10	68,316.10	33.45%	204,250.00
<b>Total R1: 38 - MISCELLANEOUS REVENUE:</b>	<b>24,388.43</b>	<b>52,689.67</b>	<b>28,301.24</b>	<b>116.04%</b>	<b>291,423.00</b>	<b>479,079.54</b>	<b>187,656.54</b>	<b>64.39%</b>	<b>291,423.00</b>
<b>R1: 39 - OTHER FINANCING SOURCES</b>									
1510 - FINANCE ADMIN	318,169.94	305,301.86	-12,868.08	-4.04%	3,801,777.32	3,765,747.64	-36,029.68	-0.95%	3,801,777.32
3200 - POLICE	9,185.25	0.00	-9,185.25	-100.00%	109,739.00	95,291.52	-14,447.48	-13.17%	109,739.00
3500 - FIRE OPERATIONS	4,169.37	0.00	-4,169.37	-100.00%	49,812.00	0.00	-49,812.00	-100.00%	49,812.00
4200 - STREETS & TRANSPORTATION	0.00	15,232.00	15,232.00	0.00%	0.00	15,232.00	15,232.00	0.00%	0.00
7200 - CODE & DEVELOPMENT	5,105.70	0.00	-5,105.70	-100.00%	61,000.00	0.00	-61,000.00	-100.00%	61,000.00
<b>Total R1: 39 - OTHER FINANCING SOURCES:</b>	<b>336,630.26</b>	<b>320,533.86</b>	<b>-16,096.40</b>	<b>-4.78%</b>	<b>4,022,328.32</b>	<b>3,876,271.16</b>	<b>-146,057.16</b>	<b>-3.63%</b>	<b>4,022,328.32</b>
<b>Total Revenue:</b>	<b>1,310,141.50</b>	<b>3,890,430.47</b>	<b>2,580,288.97</b>	<b>196.95%</b>	<b>15,653,543.32</b>	<b>16,814,819.65</b>	<b>1,161,276.33</b>	<b>7.42%</b>	<b>15,653,543.32</b>
<b>Expense</b>									
1100 - LEGISLATIVE	21,033.28	7,839.58	13,193.70	62.73%	251,291.00	249,872.75	1,418.25	0.56%	251,291.00
1300 - EXECUTIVE	48,012.26	45,085.00	2,927.26	6.10%	573,627.24	411,018.85	162,608.39	28.35%	573,627.24
1500 - GENERAL ADMIN	12,527.64	10,737.57	1,790.07	14.29%	149,677.40	148,166.15	1,511.25	1.01%	149,677.40
1510 - FINANCE ADMIN	42,142.06	8,216.72	33,925.34	80.50%	503,488.44	450,309.15	53,179.29	10.56%	503,488.44
1530 - LAW	13,392.00	29,920.10	-16,528.10	-123.42%	160,000.00	139,343.74	20,656.26	12.91%	160,000.00
1560 - AUDIT	3,348.00	0.00	3,348.00	100.00%	40,000.00	40,000.00	0.00	0.00%	40,000.00
1565 - WALTON PLAZA	49,729.28	27,518.75	22,210.53	44.66%	594,136.00	594,191.22	-55.22	-0.01%	594,136.00
2650 - MUNICIPAL COURT	18,381.68	20,770.93	-2,389.25	-13.00%	219,613.48	224,817.44	-5,203.96	-2.37%	219,613.48
3200 - POLICE	540,493.34	626,082.07	-85,588.73	-15.84%	6,457,925.52	6,583,986.31	-126,060.79	-1.95%	6,457,925.52
3500 - FIRE OPERATIONS	228,947.83	364,001.59	-135,053.76	-58.99%	2,735,486.48	2,647,641.76	87,844.72	3.21%	2,735,486.48
3510 - FIRE PREVENTION/CRR	8,682.52	1,112.47	7,570.05	87.19%	103,733.08	89,922.91	13,810.17	13.31%	103,733.08
4200 - STREETS & TRANSPORTATION	138,739.47	117,648.01	21,091.46	15.20%	1,657,625.08	1,469,706.17	187,918.91	11.34%	1,657,625.08
5500 - COMMUNITY SERVICES	1,079.73	2,105.00	-1,025.27	-94.96%	12,900.00	12,036.00	864.00	6.70%	12,900.00
5530 - COMMUNITY CENTER	504.94	189.57	315.37	62.46%	6,032.00	19,364.66	-13,332.66	-221.03%	6,032.00
6200 - BLDGS & GROUNDS	48,977.48	104,864.09	-55,886.61	-114.11%	585,160.60	928,969.56	-343,808.96	-58.75%	585,160.60
6500 - LIBRARIES	10,385.16	30,941.94	-20,556.78	-197.94%	124,075.00	133,898.17	-9,823.17	-7.92%	124,075.00
7200 - CODE & DEVELOPMENT	65,244.60	48,633.95	16,610.65	25.46%	779,532.24	702,062.64	77,469.60	9.94%	779,532.24
7400 - PLANNING AND ZONING	405.50	0.00	405.50	100.00%	4,844.00	4,682.78	161.22	3.33%	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	43,795.14	52,941.42	-9,146.28	-20.88%	523,245.76	473,651.41	49,594.35	9.48%	523,245.76
7550 - DOWNTOWN DEVELOPMENT	2,125.98	6,287.95	-4,161.97	-195.77%	25,400.00	25,425.31	-25.31	-0.10%	25,400.00
7563 - AIRPORT	12,199.66	7,414.41	4,785.25	39.22%	145,750.00	252,895.51	-107,145.51	-73.51%	145,750.00

Monthly Budget Report

For Fiscal: 2022 Period Ending: 12/29/22

DEP...	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Total Expense:	1,310,147.55	1,512,311.12	-202,163.57	-15.43%	15,653,543.32	15,601,962.49	51,580.83	0.33%	15,653,543.32
Report Total:	-6.05	2,378,119.35	2,378,125.40		0.00	1,212,857.16	1,212,857.16		0.00



Monroe, GA

General Fund  
Preliminary

Income Statement  
Group Summary

For Fiscal: 2022 Period Ending: 12/31/2022

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Revenue</b>					
1510 - FINANCE ADMIN	13,844,928.00	13,951,176.32	3,738,767.14	14,906,817.38	-955,641.06
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	14,976.50	166,785.00	-57,185.00
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	3,307.56	0.44
2650 - MUNICIPAL COURT	300,000.00	300,000.00	20,653.14	247,392.82	52,607.18
3200 - POLICE	198,739.00	248,258.00	25,531.80	217,946.94	30,311.06
3500 - FIRE OPERATIONS	49,812.00	60,344.00	0.00	11,799.00	48,545.00
3510 - FIRE PREVENTION/CRR	0.00	0.00	550.00	11,494.75	-11,494.75
4200 - STREETS & TRANSPORTATION	175,474.00	175,474.00	25,642.00	222,159.71	-46,685.71
5530 - COMMUNITY CENTER	38,333.00	38,333.00	3,750.00	42,083.36	-3,750.36
7200 - CODE & DEVELOPMENT	506,700.00	506,700.00	37,792.78	657,159.03	-150,459.03
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	220.00	19,303.00	697.00
7521 - MAINSTREET	35,000.00	35,000.00	8,750.00	35,000.00	0.00
7563 - AIRPORT	205,350.00	205,350.00	13,521.48	273,571.10	-68,221.10
<b>Revenue Total:</b>	<b>15,487,244.00</b>	<b>15,653,543.32</b>	<b>3,890,430.47</b>	<b>16,814,819.65</b>	<b>-1,161,276.33</b>
<b>Expense</b>					
1100 - LEGISLATIVE	251,291.00	251,291.00	7,839.58	249,872.75	1,418.25
1300 - EXECUTIVE	571,181.00	573,627.24	45,085.00	411,018.85	162,608.39
1500 - GENERAL ADMIN	147,847.00	149,677.40	10,737.57	148,166.15	1,511.25
1510 - FINANCE ADMIN	501,455.00	503,488.44	8,216.72	450,309.15	53,179.29
1530 - LAW	160,000.00	160,000.00	29,920.10	139,343.74	20,656.26
1560 - AUDIT	40,000.00	40,000.00	0.00	40,000.00	0.00
1565 - WALTON PLAZA	594,136.00	594,136.00	27,518.75	594,191.22	-55.22
2650 - MUNICIPAL COURT	217,973.00	219,613.48	20,770.93	224,817.44	-5,203.96
3200 - POLICE	6,360,323.00	6,457,925.52	626,082.07	6,583,986.31	-126,060.79
3500 - FIRE OPERATIONS	2,700,122.00	2,735,486.48	364,001.59	2,647,641.76	87,844.72
3510 - FIRE PREVENTION/CRR	102,787.00	103,733.08	1,112.47	89,922.91	13,810.17
4200 - STREETS & TRANSPORTATION	1,646,471.00	1,657,625.08	117,648.01	1,469,706.17	187,918.91
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	2,105.00	12,036.00	864.00
5530 - COMMUNITY CENTER	6,032.00	6,032.00	189.57	19,364.66	-13,332.66
6200 - BLDGS & GROUNDS	582,127.00	585,160.60	104,864.09	928,969.56	-343,808.96
6500 - LIBRARIES	124,075.00	124,075.00	30,941.94	133,898.17	-9,823.17
7200 - CODE & DEVELOPMENT	771,750.00	779,532.24	48,633.95	702,062.64	77,469.60
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	4,682.78	161.22
7520 - ECONOMIC DEVELOPMENT & PLANNNG	520,780.00	523,245.76	52,941.42	473,651.41	49,594.35
7550 - DOWNTOWN DEVELOPMENT	25,400.00	25,400.00	6,287.95	25,425.31	-25.31
7563 - AIRPORT	145,750.00	145,750.00	7,414.41	252,895.51	-107,145.51
<b>Expense Total:</b>	<b>15,487,244.00</b>	<b>15,653,543.32</b>	<b>1,512,311.12</b>	<b>15,601,962.49</b>	<b>51,580.83</b>
<b>Total Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>2,378,119.35</b>	<b>1,212,857.16</b>	



Monroe, GA

General Fund  
Preliminary

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 12/31/2022

DEP...	2021 Dec. Activity	2022 Dec. Activity	Dec. Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
<b>Revenue</b>								
1510 - FINANCE ADMIN	4,415,027.44	3,738,767.14	-676,260.30	-15.32%	14,160,321.67	14,906,817.38	746,495.71	5.27%
1519 - INTERGOVERNMENTAL	6,624.00	14,976.50	8,352.50	126.09%	126,615.18	166,785.00	40,169.82	31.73%
1565 - WALTON PLAZA	275.63	275.63	0.00	0.00%	3,307.56	3,307.56	0.00	0.00%
2650 - MUNICIPAL COURT	26,889.45	20,653.14	-6,236.31	-23.19%	293,141.48	247,392.82	-45,748.66	-15.61%
3200 - POLICE	5,702.94	25,531.80	19,828.86	347.70%	360,736.09	217,946.94	-142,789.15	-39.58%
3500 - FIRE OPERATIONS	30,142.00	0.00	-30,142.00	-100.00%	64,004.90	11,799.00	-52,205.90	-81.57%
3510 - FIRE PREVENTION/CRR	500.00	550.00	50.00	10.00%	1,000.00	11,494.75	10,494.75	1,049.48%
4200 - STREETS & TRANSPORTATION	0.00	25,642.00	25,642.00	0.00%	152,098.59	222,159.71	70,061.12	46.06%
5530 - COMMUNITY CENTER	0.00	3,750.00	3,750.00	0.00%	18,333.36	42,083.36	23,750.00	129.55%
7200 - CODE & DEVELOPMENT	28,113.08	37,792.78	9,679.70	34.43%	505,554.81	657,159.03	151,604.22	29.99%
7520 - ECONOMIC DEVELOPMENT & PLANNING	1,300.00	220.00	-1,080.00	-83.08%	26,026.64	19,303.00	-6,723.64	-25.83%
7521 - MAINSTREET	8,750.00	8,750.00	0.00	0.00%	35,000.00	35,000.00	0.00	0.00%
7563 - AIRPORT	56,144.22	13,521.48	-42,622.74	-75.92%	278,194.47	273,571.10	-4,623.37	-1.66%
<b>Revenue Total:</b>	<b>4,579,468.76</b>	<b>3,890,430.47</b>	<b>-689,038.29</b>	<b>-15.05%</b>	<b>16,024,334.75</b>	<b>16,814,819.65</b>	<b>790,484.90</b>	<b>4.93%</b>
<b>Expense</b>								
1100 - LEGISLATIVE	23,729.05	7,839.58	15,889.47	66.96%	240,604.46	249,872.75	-9,268.29	-3.85%
1300 - EXECUTIVE	70,743.25	45,085.00	25,658.25	36.27%	389,602.41	411,018.85	-21,416.44	-5.50%
1400 - ELECTIONS	17,700.47	0.00	17,700.47	100.00%	17,700.47	0.00	17,700.47	100.00%
1500 - GENERAL ADMIN	9,865.25	10,737.57	-872.32	-8.84%	144,744.00	148,166.15	-3,422.15	-2.36%
1510 - FINANCE ADMIN	971,868.79	8,216.72	963,652.07	99.15%	1,285,059.88	450,309.15	834,750.73	64.96%
1530 - LAW	49,143.75	29,920.10	19,223.65	39.12%	218,844.13	139,343.74	79,500.39	36.33%
1560 - AUDIT	0.00	0.00	0.00	0.00%	39,500.00	40,000.00	-500.00	-1.27%
1565 - WALTON PLAZA	28,093.75	27,518.75	575.00	2.05%	596,372.76	594,191.22	2,181.54	0.37%
2650 - MUNICIPAL COURT	23,649.32	20,770.93	2,878.39	12.17%	197,998.78	224,817.44	-26,818.66	-13.54%
3200 - POLICE	610,884.49	626,082.07	-15,197.58	-2.49%	5,732,587.61	6,583,986.31	-851,398.70	-14.85%
3500 - FIRE OPERATIONS	280,523.62	364,001.59	-83,477.97	-29.76%	2,445,036.76	2,647,641.76	-202,605.00	-8.29%
3510 - FIRE PREVENTION/CRR	10,684.90	1,112.47	9,572.43	89.59%	93,355.46	89,922.91	3,432.55	3.68%
4200 - STREETS & TRANSPORTATION	152,422.15	117,648.01	34,774.14	22.81%	1,474,913.37	1,469,706.17	5,207.20	0.35%
5500 - COMMUNITY SERVICES	0.00	2,105.00	-2,105.00	0.00%	12,818.40	12,036.00	782.40	6.10%
5530 - COMMUNITY CENTER	1,835.92	189.57	1,646.35	89.67%	10,461.74	19,364.66	-8,902.92	-85.10%
6200 - BLDGS & GROUNDS	492,718.80	104,864.09	387,854.71	78.72%	1,217,014.41	928,969.56	288,044.85	23.67%
6500 - LIBRARIES	31,556.25	30,941.94	614.31	1.95%	135,123.19	133,898.17	1,225.02	0.91%
7200 - CODE & DEVELOPMENT	41,635.01	48,633.95	-6,998.94	-16.81%	716,608.13	702,062.64	14,545.49	2.03%
7400 - PLANNING AND ZONING	0.00	0.00	0.00	0.00%	4,844.25	4,682.78	161.47	3.33%
7520 - ECONOMIC DEVELOPMENT & PLANNING	71,213.94	52,941.42	18,272.52	25.66%	460,745.29	473,651.41	-12,906.12	-2.80%

Prior-Year Comparative Income Statement

For the Period Ending 12/31/

DEP...	2021		2022		Dec. Variance		YTD Variance	
	Dec. Activity	Dec. Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
7550 - DOWNTOWN DEVELOPMENT	5,666.64	6,287.95	-621.31	-10.96%	25,000.00	25,425.31	-425.31	-1.70%
7563 - AIRPORT	31,926.80	7,414.41	24,512.39	76.78%	191,257.39	252,895.51	-61,638.12	-32.23%
<b>Expense Total:</b>	<b>2,925,862.15</b>	<b>1,512,311.12</b>	<b>1,413,551.03</b>	<b>48.31%</b>	<b>15,650,192.89</b>	<b>15,601,962.49</b>	<b>48,230.40</b>	<b>0.31%</b>
<b>Total Surplus (Deficit):</b>	<b>1,653,606.61</b>	<b>2,378,119.35</b>	<b>724,512.74</b>	<b>43.81%</b>	<b>374,141.86</b>	<b>1,212,857.16</b>	<b>838,715.30</b>	<b>224.17%</b>



Monroe, GA

General Fund  
Preliminary

Budget Report  
Group Summary

For Fiscal: 2022 Period Ending: 12/31/2022

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
1510 - FINANCE ADMIN	13,844,928.00	13,951,176.32	3,738,767.14	14,906,817.38	955,641.06	6.85%
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	14,976.50	166,785.00	57,185.00	52.18%
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	3,307.56	-0.44	0.01%
2650 - MUNICIPAL COURT	300,000.00	300,000.00	20,653.14	247,392.82	-52,607.18	17.54%
3200 - POLICE	198,739.00	248,258.00	25,531.80	217,946.94	-30,311.06	12.21%
3500 - FIRE OPERATIONS	49,812.00	60,344.00	0.00	11,799.00	-48,545.00	80.45%
3510 - FIRE PREVENTION/CRR	0.00	0.00	550.00	11,494.75	11,494.75	0.00%
4200 - STREETS & TRANSPORTATION	175,474.00	175,474.00	25,642.00	222,159.71	46,685.71	26.61%
5530 - COMMUNITY CENTER	38,333.00	38,333.00	3,750.00	42,083.36	3,750.36	9.78%
7200 - CODE & DEVELOPMENT	506,700.00	506,700.00	37,792.78	657,159.03	150,459.03	29.69%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	220.00	19,303.00	-697.00	3.49%
7521 - MAINSTREET	35,000.00	35,000.00	8,750.00	35,000.00	0.00	0.00%
7563 - AIRPORT	205,350.00	205,350.00	13,521.48	273,571.10	68,221.10	33.22%
<b>Revenue Total:</b>	<b>15,487,244.00</b>	<b>15,653,543.32</b>	<b>3,890,430.47</b>	<b>16,814,819.65</b>	<b>1,161,276.33</b>	<b>7.42%</b>
<b>Expense</b>						
1100 - LEGISLATIVE	251,291.00	251,291.00	7,839.58	249,872.75	1,418.25	0.56%
1300 - EXECUTIVE	571,181.00	573,627.24	45,085.00	411,018.85	162,608.39	28.35%
1500 - GENERAL ADMIN	147,847.00	149,677.40	10,737.57	148,166.15	1,511.25	1.01%
1510 - FINANCE ADMIN	501,455.00	503,488.44	8,216.72	450,309.15	53,179.29	10.56%
1530 - LAW	160,000.00	160,000.00	29,920.10	139,343.74	20,656.26	12.91%
1560 - AUDIT	40,000.00	40,000.00	0.00	40,000.00	0.00	0.00%
1565 - WALTON PLAZA	594,136.00	594,136.00	27,518.75	594,191.22	-55.22	-0.01%
2650 - MUNICIPAL COURT	217,973.00	219,613.48	20,770.93	224,817.44	-5,203.96	-2.37%
3200 - POLICE	6,360,323.00	6,457,925.52	625,381.82	6,583,286.06	-125,360.54	-1.94%
3500 - FIRE OPERATIONS	2,700,122.00	2,735,486.48	363,441.56	2,647,081.73	88,404.75	3.23%
3510 - FIRE PREVENTION/CRR	102,787.00	103,733.08	1,112.47	89,922.91	13,810.17	13.31%
4200 - STREETS & TRANSPORTATION	1,646,471.00	1,657,625.08	117,648.01	1,469,706.17	187,918.91	11.34%
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	2,105.00	12,036.00	864.00	6.70%
5530 - COMMUNITY CENTER	6,032.00	6,032.00	189.57	19,364.66	-13,332.66	-221.03%
6200 - BLDGS & GROUNDS	582,127.00	585,160.60	104,824.09	928,929.56	-343,768.96	-58.75%
6500 - LIBRARIES	124,075.00	124,075.00	30,941.94	133,898.17	-9,823.17	-7.92%
7200 - CODE & DEVELOPMENT	771,750.00	779,532.24	46,991.45	700,420.14	79,112.10	10.15%
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	4,682.78	161.22	3.33%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	520,780.00	523,245.76	52,941.42	473,651.41	49,594.35	9.48%
7550 - DOWNTOWN DEVELOPMENT	25,400.00	25,400.00	6,287.95	25,425.31	-25.31	-0.10%
7563 - AIRPORT	145,750.00	145,750.00	7,414.41	252,895.51	-107,145.51	-73.51%
<b>Expense Total:</b>	<b>15,487,244.00</b>	<b>15,653,543.32</b>	<b>1,509,368.34</b>	<b>15,599,019.71</b>	<b>54,523.61</b>	<b>0.35%</b>
<b>Report Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>2,381,062.13</b>	<b>1,215,799.94</b>	<b>1,215,799.94</b>	<b>0.00%</b>





# Utilities Fund

For Fiscal Period Ending: 12/2022

	Original Total Budget	Current Total Budget	Period Activity	YTD	Projected Year End 2022	Year End 2021
<b>Revenue</b>						
4002 - WATER	7,185,833	7,404,201	685,830	8,322,672	8,322,672	6,425,791
4003 - SEWER	5,768,333	5,822,830	397,717	5,343,417	5,343,417	5,667,273
4005 - GAS	4,296,506	4,546,231	662,842	5,836,544	5,836,544	4,556,551
4006 - GUTA	130,000	131,730	(5,998)	157,163	157,163	165,953
4008 - ELECTRIC	20,588,335	20,606,298	1,652,005	20,626,565	20,626,565	20,484,897
4009 - TELECOM & INTERNET	3,668,333	3,672,995	367,076	4,069,720	4,069,720	3,775,124
4010 - CABLE TV	3,468,333	3,473,881	220,245	2,985,527	2,985,527	3,511,105
4012 - UTIL FINANCE	-	30,929	10,077	742,590	742,590	222,692
4015 - CENTRAL SERVICES	-	-	6,500	6,500	6,500	-
<b>Revenue Total:</b>	<b>45,105,673</b>	<b>45,689,095</b>	<b>3,996,293</b>	<b>48,090,698</b>	<b>48,090,698</b>	<b>44,809,386</b>
<b>Expense</b>						
4002 - WATER	6,856,158	6,873,594	507,086	6,440,705	6,440,705	5,552,006
4003 - SEWER	5,681,194	5,693,206	286,023	4,904,545	4,904,545	4,454,049
4004 - STORMWATER	375,800	378,885	8,132	334,714	334,714	294,992
4005 - GAS	4,832,182	4,841,113	698,917	5,567,682	5,567,682	4,008,267
4006 - GUTA	248,969	250,699	21,806	255,656	255,656	260,644
4007 - GEN ADMIN WSG	239,584	242,824	5,826	241,535	241,535	239,098
4008 - ELECTRIC	18,292,912	18,308,001	581,456	18,316,159	18,316,159	17,550,490
4009 - TELECOM & INTERNET	3,267,143	3,271,805	231,061	2,983,540	2,983,540	2,643,621
4010 - CABLE TV	4,907,280	4,912,828	353,503	4,226,650	4,226,650	4,433,681
4011 - GEN ADMIN ELEC/TELECOM	212,471	215,345	(4,478)	205,374	205,374	216,853
4012 - UTIL FINANCE	(2,715,945)	(2,708,932)	(111,685)	(2,943,169)	(2,943,169)	(2,495,134)
4013 - UTIL CUST SVC	1,553,059	1,564,531	135,089	1,623,880	1,623,880	1,585,053
4014 - UTIL BILLING	499,865	503,811	(1,671)	467,072	467,072	474,409
4015 - CENTRAL SERVICES	855,001	863,499	22,511	1,124,424	1,124,424	1,024,348
CAPITAL	-	477,886	-	-	-	-
<b>Expense Total:</b>	<b>45,105,673</b>	<b>45,689,095</b>	<b>2,733,577</b>	<b>43,748,766</b>	<b>43,748,766</b>	<b>40,242,377</b>
<b>Report Surplus (Deficit):</b>				<b>4,341,932</b>	<b>4,341,932</b>	<b>4,567,009</b>



Monroe, GA

Utility Fund Preliminary  
without Capital

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# Monthly Budget Report

## Group Summary

For Fiscal: 2022 Period Ending: 12/31/2022

ACTIVIT...	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Revenue</b>									
4002 - WATER	619,651.66	685,829.66	66,178.00	10.68%	7,404,200.97	8,324,473.13	920,272.16	12.43%	7,404,200.97
4003 - SEWER	487,351.01	397,716.88	-89,634.13	-18.39%	5,822,830.28	5,343,417.43	-479,412.85	-8.23%	5,822,830.28
4005 - GAS	380,428.09	662,842.43	282,414.34	74.24%	4,546,230.94	5,836,544.28	1,290,313.34	28.38%	4,546,230.94
4006 - GUTA	11,025.21	-5,998.00	-17,023.21	-154.40%	131,730.08	157,163.08	25,433.00	19.31%	131,730.08
4008 - ELECTRIC	1,724,740.57	1,652,005.09	-72,735.48	-4.22%	20,606,297.88	20,626,564.95	20,267.07	0.10%	20,606,297.88
4009 - TELECOM & INTERNET	307,428.05	367,075.91	59,647.86	19.40%	3,672,994.76	4,069,719.80	396,725.04	10.80%	3,672,994.76
4010 - CABLE TV	290,761.88	220,244.72	-70,517.16	-24.25%	3,473,881.16	2,985,526.91	-488,354.25	-14.06%	3,473,881.16
4012 - UTIL FINANCE	2,577.39	10,076.65	7,499.26	290.96%	30,929.12	742,589.94	711,660.82	2,300.94%	30,929.12
4015 - CENTRAL SERVICES	0.00	6,500.00	6,500.00	0.00%	0.00	6,500.00	6,500.00	0.00%	0.00
<b>Total Revenue:</b>	<b>3,823,963.86</b>	<b>3,996,293.34</b>	<b>172,329.48</b>	<b>4.51%</b>	<b>45,689,095.19</b>	<b>48,092,499.52</b>	<b>2,403,404.33</b>	<b>5.26%</b>	<b>45,689,095.19</b>
<b>Expense</b>									
4002 - WATER	575,314.66	507,126.42	68,188.24	11.85%	6,873,593.68	6,440,745.86	432,847.82	6.30%	6,873,593.68
4003 - SEWER	476,518.69	286,135.05	190,383.64	39.95%	5,693,206.32	4,904,656.84	788,549.48	13.85%	5,693,206.32
4004 - STORMWATER	31,711.65	8,132.17	23,579.48	74.36%	378,884.96	334,562.29	44,322.67	11.70%	378,884.96
4005 - GAS	405,198.86	698,917.40	-293,718.54	-72.49%	4,841,113.20	5,567,681.88	-726,568.68	-15.01%	4,841,113.20
4006 - GUTA	20,983.44	21,806.02	-822.58	-3.92%	250,699.08	255,655.70	-4,956.62	-1.98%	250,699.08
4007 - GEN ADMIN WSG	20,323.54	5,825.90	14,497.64	71.33%	242,823.84	241,535.35	1,288.49	0.53%	242,823.84
4008 - ELECTRIC	1,532,374.84	581,456.44	950,918.40	62.06%	18,308,000.96	18,316,159.13	-8,158.17	-0.04%	18,308,000.96
4009 - TELECOM & INTERNET	273,849.03	237,471.36	36,377.67	13.28%	3,271,804.76	2,989,950.53	281,854.23	8.61%	3,271,804.76
4010 - CABLE TV	411,202.57	353,502.50	57,700.07	14.03%	4,912,828.16	4,226,649.79	686,178.37	13.97%	4,912,828.16
4011 - GEN ADMIN ELEC/TELECOM	18,023.62	-4,478.04	22,501.66	124.85%	215,344.92	205,373.75	9,971.17	4.63%	215,344.92
4012 - UTIL FINANCE	-226,739.74	-111,684.96	-115,054.78	50.74%	-2,708,932.20	-2,943,169.17	234,236.97	-8.65%	-2,708,932.20
4013 - UTIL CUST SVC	130,947.64	135,089.01	-4,141.37	-3.16%	1,564,531.00	1,623,879.52	-59,348.52	-3.79%	1,564,531.00
4014 - UTIL BILLING	42,167.75	-1,670.54	43,838.29	103.96%	503,811.24	467,071.44	36,739.80	7.29%	503,811.24
4015 - CENTRAL SERVICES	72,105.64	22,510.67	49,594.97	68.78%	861,499.08	1,124,424.02	-262,924.94	-30.52%	861,499.08
<b>Total Expense:</b>	<b>3,783,982.19</b>	<b>2,740,139.40</b>	<b>1,043,842.79</b>	<b>27.59%</b>	<b>45,209,209.00</b>	<b>43,755,176.93</b>	<b>1,454,032.07</b>	<b>3.22%</b>	<b>45,209,209.00</b>
<b>Report Total:</b>	<b>39,981.67</b>	<b>1,256,153.94</b>	<b>1,216,172.27</b>		<b>479,886.19</b>	<b>4,337,322.59</b>	<b>3,857,436.40</b>		<b>479,886.19</b>



Monroe, GA

Utility Fund Preliminary  
with Capital

**Income Statement**  
**Group Summary**

For Fiscal: 2022 Period Ending: 12/31/2022

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Revenue</b>					
4002 - WATER	7,185,833.00	7,404,200.97	685,829.66	8,332,747.57	-928,546.60
4003 - SEWER	5,768,333.00	5,822,830.28	397,716.88	5,343,417.43	479,412.85
4004 - STORMWATER	0.00	0.00	950.00	6,608.00	-6,608.00
4005 - GAS	4,296,506.00	4,546,230.94	662,842.43	5,836,544.28	-1,290,313.34
4006 - GUTA	130,000.00	131,730.08	-5,998.00	157,163.08	-25,433.00
4008 - ELECTRIC	20,588,333.00	20,606,297.88	1,652,005.09	20,677,314.95	-71,017.07
4009 - TELECOM & INTERNET	3,668,333.00	3,672,994.76	367,075.91	4,069,719.80	-396,725.04
4010 - CABLE TV	3,468,333.00	3,473,881.16	220,244.72	2,985,526.91	488,354.25
4012 - UTIL FINANCE	0.00	30,929.12	10,076.65	742,589.94	-711,660.82
4015 - CENTRAL SERVICES	0.00	0.00	6,500.00	6,500.00	-6,500.00
<b>Revenue Total:</b>	<b>45,105,671.00</b>	<b>45,689,095.19</b>	<b>3,997,243.34</b>	<b>48,158,131.96</b>	<b>-2,469,036.77</b>
<b>Expense</b>					
4002 - WATER	6,856,159.00	7,074,525.97	1,639,541.31	10,651,342.70	-3,576,816.73
4003 - SEWER	5,681,195.00	5,732,606.32	664,284.47	9,435,168.76	-3,702,562.44
4004 - STORMWATER	375,800.00	378,884.96	8,132.17	2,217,570.38	-1,838,685.42
4005 - GAS	4,832,183.00	5,078,667.10	788,512.40	6,276,136.54	-1,197,469.44
4006 - GUTA	248,969.00	250,699.08	21,806.02	255,655.70	-4,956.62
4007 - GEN ADMIN WSG	239,584.00	242,823.84	5,825.90	241,535.35	1,288.49
4008 - ELECTRIC	18,292,913.00	18,308,000.96	930,930.43	19,223,106.29	-915,105.33
4009 - TELECOM & INTERNET	3,267,144.00	3,271,804.76	758,133.87	7,860,825.87	-4,589,021.11
4010 - CABLE TV	4,907,280.00	4,912,828.16	360,561.00	4,246,423.79	666,404.37
4011 - GEN ADMIN ELEC/TELECOM	212,471.00	215,344.92	-4,478.04	205,373.75	9,971.17
4012 - UTIL FINANCE	-2,715,945.00	-2,708,932.20	-17,286.66	-2,835,693.54	126,761.34
4013 - UTIL CUST SVC	1,553,059.00	1,564,531.00	135,089.01	1,623,879.52	-59,348.52
4014 - UTIL BILLING	499,865.00	503,811.24	-1,670.54	467,071.44	36,739.80
4015 - CENTRAL SERVICES	855,001.00	863,499.08	22,935.67	1,236,346.10	-372,847.02
<b>Expense Total:</b>	<b>45,105,678.00</b>	<b>45,689,095.19</b>	<b>5,312,317.01</b>	<b>61,104,742.65</b>	<b>-15,415,647.46</b>
<b>Total Surplus (Deficit):</b>	<b>-7.00</b>	<b>0.00</b>	<b>-1,315,073.67</b>	<b>-12,946,610.69</b>	



Monroe, GA

Utility Fund Preliminary  
with Capital

Prior-Year Comparative Income Statement  
Group Summary  
For the Period Ending 12/31/2022

ACTIVIT...	2021 Dec. Activity	2022 Dec. Activity	Dec. Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
<b>Revenue</b>								
4002 - WATER	911,239.06	685,829.66	-225,409.40	-24.74%	7,093,115.38	8,332,747.57	1,239,632.19	17.48%
4003 - SEWER	797,837.10	397,716.88	-400,120.22	-50.15%	6,050,960.39	5,343,417.43	-707,542.96	-11.69%
4004 - STORMWATER	0.00	950.00	950.00	0.00%	0.00	6,608.00	6,608.00	0.00%
4005 - GAS	542,575.18	662,842.43	120,267.25	22.17%	4,556,551.04	5,836,544.28	1,279,993.24	28.09%
4006 - GUTA	2,295.00	-5,998.00	-8,293.00	-361.35%	165,953.32	157,163.08	-8,790.24	-5.30%
4008 - ELECTRIC	1,587,573.76	1,652,005.09	64,431.33	4.06%	20,910,795.64	20,677,314.95	-233,480.69	-1.12%
4009 - TELECOM & INTERNET	347,295.25	367,075.91	19,780.66	5.70%	3,775,123.73	4,069,719.80	294,596.07	7.80%
4010 - CABLE TV	214,578.67	220,244.72	5,666.05	2.64%	3,511,104.53	2,985,526.91	-525,577.62	-14.97%
4012 - UTIL FINANCE	104,695.62	10,076.65	-94,618.97	-90.38%	222,692.33	742,589.94	519,897.61	233.46%
4015 - CENTRAL SERVICES	0.00	6,500.00	6,500.00	0.00%	0.00	6,500.00	6,500.00	0.00%
<b>Revenue Total:</b>	<b>4,508,089.64</b>	<b>3,997,243.34</b>	<b>-510,846.30</b>	<b>-11.33%</b>	<b>46,286,296.36</b>	<b>48,158,131.96</b>	<b>1,871,835.60</b>	<b>4.04%</b>
<b>Expense</b>								
4002 - WATER	-1,566,621.01	1,639,541.31	-3,206,162.32	-204.65%	5,591,321.23	10,651,342.70	-5,060,021.47	-90.50%
4003 - SEWER	-3,084,578.20	664,284.47	-3,748,862.67	-121.54%	4,502,395.21	9,435,168.76	-4,932,773.55	-109.56%
4004 - STORMWATER	-261,074.14	8,132.17	-269,206.31	-103.11%	288,047.98	2,217,570.38	-1,929,522.40	-669.86%
4005 - GAS	-217,018.76	788,512.40	-1,005,531.16	-463.34%	3,982,239.48	6,276,136.54	-2,293,897.06	-57.60%
4006 - GUTA	32,178.76	21,806.02	10,372.74	32.23%	254,808.80	255,655.70	-846.90	-0.33%
4007 - GEN ADMIN WSG	9,201.32	5,825.90	3,375.42	36.68%	232,511.29	241,535.35	-9,024.06	-3.88%
4008 - ELECTRIC	170,474.81	930,930.43	-760,455.62	-446.08%	17,585,783.03	19,223,106.29	-1,637,323.26	-9.31%
4009 - TELECOM & INTERNET	-1,827,193.76	758,133.87	-2,585,327.63	-141.49%	2,620,751.12	7,860,825.87	-5,240,074.75	-199.95%
4010 - CABLE TV	302,506.69	360,561.00	-58,054.31	-19.19%	4,429,583.63	4,246,423.79	183,159.84	4.13%
4011 - GEN ADMIN ELEC/TELECOM	10,641.60	-4,478.04	15,119.64	142.08%	210,265.63	205,373.75	4,891.88	2.33%
4012 - UTIL FINANCE	-132,438.21	-17,286.66	-115,151.55	-86.95%	-2,514,755.51	-2,835,693.54	320,938.03	12.76%
4013 - UTIL CUST SVC	68,298.30	135,089.01	-66,790.71	-97.79%	1,529,064.63	1,623,879.52	-94,814.89	-6.20%
4014 - UTIL BILLING	-24,618.15	-1,670.54	-22,947.61	-93.21%	461,914.02	467,071.44	-5,157.42	-1.12%
4015 - CENTRAL SERVICES	-4,810.55	22,935.67	-27,746.22	-576.78%	1,018,884.20	1,236,346.10	-217,461.90	-21.34%
<b>Expense Total:</b>	<b>-6,525,051.30</b>	<b>5,312,317.01</b>	<b>-11,837,368.31</b>	<b>-181.41%</b>	<b>40,192,814.74</b>	<b>61,104,742.65</b>	<b>-20,911,927.91</b>	<b>-52.03%</b>
<b>Total Surplus (Deficit):</b>	<b>11,033,140.94</b>	<b>-1,315,073.67</b>	<b>-12,348,214.61</b>	<b>-111.92%</b>	<b>6,093,481.62</b>	<b>-12,946,610.69</b>	<b>-19,040,092.31</b>	<b>-312.47%</b>



Monroe, GA

Utility Fund Preliminary  
without Capital

**Budget Report**  
**Group Summary**

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For Fiscal: 2022 Period Ending: 12/31/2022

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
4002 - WATER	7,185,833.00	7,404,200.97	685,829.66	8,324,473.13	920,272.16	12.43%
4003 - SEWER	5,768,333.00	5,822,830.28	397,716.88	5,343,417.43	-479,412.85	8.23%
4005 - GAS	4,296,506.00	4,546,230.94	662,842.43	5,836,544.28	1,290,313.34	28.38%
4006 - GUTA	130,000.00	131,730.08	-5,998.00	157,163.08	25,433.00	19.31%
4008 - ELECTRIC	20,588,333.00	20,606,297.88	1,652,005.09	20,626,564.95	20,267.07	0.10%
4009 - TELECOM & INTERNET	3,668,333.00	3,672,994.76	367,075.91	4,069,719.80	396,725.04	10.80%
4010 - CABLE TV	3,468,333.00	3,473,881.16	220,244.72	2,985,526.91	-488,354.25	14.06%
4012 - UTIL FINANCE	0.00	30,929.12	10,076.65	742,589.94	711,660.82	2,300.94%
4015 - CENTRAL SERVICES	0.00	0.00	6,500.00	6,500.00	6,500.00	0.00%
<b>Revenue Total:</b>	<b>45,105,671.00</b>	<b>45,689,095.19</b>	<b>3,996,293.34</b>	<b>48,092,499.52</b>	<b>2,403,404.33</b>	<b>5.26%</b>
<b>Expense</b>						
4002 - WATER	6,856,159.00	6,873,593.68	507,086.42	6,440,705.86	432,887.82	6.30%
4003 - SEWER	5,681,195.00	5,693,206.32	286,023.05	4,904,544.84	788,661.48	13.85%
4004 - STORMWATER	375,800.00	378,884.96	8,132.17	334,562.29	44,322.67	11.70%
4005 - GAS	4,832,183.00	4,841,113.20	698,917.40	5,567,681.88	-726,568.68	-15.01%
4006 - GUTA	248,969.00	250,699.08	21,806.02	255,655.70	-4,956.62	-1.98%
4007 - GEN ADMIN WSG	239,584.00	242,823.84	5,825.90	241,535.35	1,288.49	0.53%
4008 - ELECTRIC	18,292,913.00	18,308,000.96	581,456.44	18,316,159.13	-8,158.17	-0.04%
4009 - TELECOM & INTERNET	3,267,144.00	3,271,804.76	231,061.14	2,983,540.31	288,264.45	8.81%
4010 - CABLE TV	4,907,280.00	4,912,828.16	353,502.50	4,226,649.79	686,178.37	13.97%
4011 - GEN ADMIN ELEC/TELECOM	212,471.00	215,344.92	-4,478.04	205,373.75	9,971.17	4.63%
4012 - UTIL FINANCE	-2,715,945.00	-2,708,932.20	-111,684.96	-2,943,169.17	234,236.97	-8.65%
4013 - UTIL CUST SVC	1,553,059.00	1,564,531.00	135,089.01	1,623,879.52	-59,348.52	-3.79%
4014 - UTIL BILLING	499,865.00	503,811.24	-1,670.54	467,071.44	36,739.80	7.29%
4015 - CENTRAL SERVICES	855,001.00	861,499.08	22,510.67	1,124,424.02	-262,924.94	-30.52%
<b>Expense Total:</b>	<b>45,105,678.00</b>	<b>45,209,209.00</b>	<b>2,733,577.18</b>	<b>43,748,614.71</b>	<b>1,460,594.29</b>	<b>3.23%</b>
<b>Report Surplus (Deficit):</b>	<b>-7.00</b>	<b>479,886.19</b>	<b>1,262,716.16</b>	<b>4,343,884.81</b>	<b>3,863,998.62</b>	<b>-805.19%</b>



Monroe, GA

## Utility Fund Preliminary Capital

# Budget Report Group Summary

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For Fiscal: 2022 Period Ending: 12/31/2022

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
4002 - WATER	0.00	0.00	0.00	8,274.44	8,274.44	0.00%
4003 - SEWER	0.00	0.00	0.00	0.00	0.00	0.00%
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00%
4008 - ELECTRIC	0.00	0.00	0.00	50,750.00	50,750.00	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	0.00	0.00	0.00	0.00%
4010 - CABLE TV	0.00	0.00	0.00	0.00	0.00	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00%
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>59,024.44</b>	<b>59,024.44</b>	<b>0.00%</b>
<b>Expense</b>						
4002 - WATER	0.00	200,932.29	1,126,427.17	4,204,609.12	-4,003,676.83	-1,992.55%
4003 - SEWER	0.00	39,400.00	260,883.72	4,413,246.22	-4,373,846.22	-11,101.13%
4004 - STORMWATER	0.00	0.00	0.00	1,883,008.09	-1,883,008.09	0.00%
4005 - GAS	0.00	237,553.90	86,745.50	705,605.16	-468,051.26	-197.03%
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00%
4008 - ELECTRIC	0.00	0.00	349,473.99	906,947.16	-906,947.16	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	520,662.51	4,870,875.34	-4,870,875.34	0.00%
4010 - CABLE TV	0.00	0.00	7,058.50	19,774.00	-19,774.00	0.00%
4012 - UTIL FINANCE	0.00	0.00	93,578.00	103,957.23	-103,957.23	0.00%
4013 - UTIL CUST SVC	0.00	0.00	0.00	0.00	0.00	0.00%
4014 - UTIL BILLING	0.00	0.00	0.00	0.00	0.00	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	425.00	110,399.18	-110,399.18	0.00%
<b>Expense Total:</b>	<b>0.00</b>	<b>477,886.19</b>	<b>2,445,254.39</b>	<b>17,218,421.50</b>	<b>-16,740,535.31</b>	<b>-3,503.04%</b>
<b>Report Surplus (Deficit):</b>	<b>0.00</b>	<b>-477,886.19</b>	<b>-2,445,254.39</b>	<b>-17,159,397.06</b>	<b>-16,681,510.87</b>	<b>-3,490.69%</b>



# Solid Waste Fund

For Fiscal Period Ending: 12/2022

	Original Total Budget	Current Total Budget	Period Activity	YTD	Projected Year End 2022	Year End 2021
<b>Revenue</b>						
4510- SOLID WASTE ADMINISTRATION	-	2,943	-	2,943	2,943	-
4520 - SOLID WASTE COLLECTION	2,300,000	2,308,590	459,500	2,726,699	2,726,699	2,699,767
4530 - SOLID WASTE DISPOSAL	3,845,924	3,846,639	20,356	4,069,211	4,069,211	3,906,727
4540 - RECYCLABLES COLLECTION	32,000	32,687	2,798	37,405	37,405	26,569
4585- YARD TRIMMINGS COLLECTION	-	2,817	-	3,619	3,619	1,775
<b>Revenue Total:</b>	<b>6,177,924</b>	<b>6,193,677</b>	<b>482,654</b>	<b>6,839,876</b>	<b>6,836,933</b>	<b>6,634,838</b>
<b>Expense</b>						
4510 - SOLID WASTE ADMINISTRATION	782,563	785,506	8,454	400,082	400,082	353,935
4520 - SOLID WASTE COLLECTION	1,164,099	1,172,689	213,423	1,460,458	1,460,458	1,222,257
4530 - SOLID WASTE DISPOSAL	3,049,540	3,050,255	373,134	4,222,237	4,222,237	3,835,504
4540 - RECYCLABLES COLLECTION	214,266	214,953	9,150	133,358	133,358	185,594
4585 - YARD TRIMMINGS COLLECTION	287,884	290,701	8,456	295,742	295,742	271,961
9003 - SW - OTHER FINANCING USES	679,572	679,572	-	380,440	380,440	378,194
<b>Expense Total:</b>	<b>6,177,924</b>	<b>6,193,677</b>	<b>612,617</b>	<b>6,892,318</b>	<b>6,892,318</b>	<b>6,247,445</b>
<b>Report Surplus (Deficit):</b>				<b>(52,442)</b>	<b>(55,385)</b>	<b>387,393</b>



Monroe, GA

## Solid Waste Fund Preliminary without Capital

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# Monthly Budget Report

## Group Summary

For Fiscal: 2022 Period Ending: 12/31/2022

DEP...	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Revenue</b>									
4510 - SOLID WASTE ADMINISTRATION	245.25	0.00	-245.25	-100.00%	2,942.56	2,942.56	0.00	0.00%	2,942.56
4520 - SOLID WASTE COLLECTION	193,225.89	459,500.33	266,274.44	137.80%	2,308,590.24	2,726,698.61	418,108.37	18.11%	2,308,590.24
4530 - SOLID WASTE DISPOSAL	321,963.59	20,355.96	-301,607.63	-93.68%	3,846,639.36	4,069,211.05	222,571.69	5.79%	3,846,639.36
4540 - RECYCLABLES COLLECTION	2,735.69	2,797.99	62.30	2.28%	32,687.04	37,404.86	4,717.82	14.43%	32,687.04
4585 - YARD TRIMMINGS COLLECTION	234.75	0.00	-234.75	-100.00%	2,817.44	3,618.63	801.19	28.44%	2,817.44
<b>Total Revenue:</b>	<b>518,405.17</b>	<b>482,654.28</b>	<b>-35,750.89</b>	<b>-6.90%</b>	<b>6,193,676.64</b>	<b>6,839,875.71</b>	<b>646,199.07</b>	<b>10.43%</b>	<b>6,193,676.64</b>
<b>Expense</b>									
4510 - SOLID WASTE ADMINISTRATION	65,746.30	8,454.13	57,292.17	87.14%	785,505.56	391,922.60	393,582.96	50.11%	785,505.56
4520 - SOLID WASTE COLLECTION	97,928.28	213,423.49	-115,495.21	-117.94%	1,172,689.24	1,460,457.96	-287,768.72	-24.54%	1,172,689.24
4530 - SOLID WASTE DISPOSAL	255,306.61	710,941.76	-455,635.15	-178.47%	3,050,255.36	4,568,204.87	-1,517,949.51	-49.76%	3,050,255.36
4540 - RECYCLABLES COLLECTION	17,991.99	9,149.96	8,842.03	49.14%	214,953.04	133,357.13	81,595.91	37.96%	214,953.04
4585 - YARD TRIMMINGS COLLECTION	24,331.05	8,456.12	15,874.93	65.25%	290,701.44	295,742.13	-5,040.69	-1.73%	290,701.44
9003 - SW - OTHER FINANCING USES	56,880.37	0.00	56,880.37	100.00%	679,572.00	380,440.30	299,131.70	44.02%	679,572.00
<b>Total Expense:</b>	<b>518,184.60</b>	<b>950,425.46</b>	<b>-432,240.86</b>	<b>-83.41%</b>	<b>6,193,676.64</b>	<b>7,230,124.99</b>	<b>-1,036,448.35</b>	<b>-16.73%</b>	<b>6,193,676.64</b>
<b>Report Total:</b>	<b>220.57</b>	<b>-467,771.18</b>	<b>-467,991.75</b>		<b>0.00</b>	<b>-390,249.28</b>	<b>-390,249.28</b>		<b>0.00</b>





Monroe, GA

Solid Waste Fund Preliminary  
with Capital

Income Statement  
Group Summary

For Fiscal: 2022 Period Ending: 12/31/2022

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Revenue</b>					
4510 - SOLID WASTE ADMINISTRATION	0.00	2,942.56	0.00	2,942.56	0.00
4520 - SOLID WASTE COLLECTION	2,300,000.00	2,308,590.24	459,500.33	2,726,698.61	-418,108.37
4530 - SOLID WASTE DISPOSAL	3,845,924.00	3,846,639.36	20,355.96	4,069,211.05	-222,571.69
4540 - RECYCLABLES COLLECTION	32,000.00	32,687.04	2,797.99	37,404.86	-4,717.82
4585 - YARD TRIMMINGS COLLECTION	0.00	2,817.44	0.00	3,618.63	-801.19
<b>Revenue Total:</b>	<b>6,177,924.00</b>	<b>6,193,676.64</b>	<b>482,654.28</b>	<b>6,839,875.71</b>	<b>-646,199.07</b>
<b>Expense</b>					
4510 - SOLID WASTE ADMINISTRATION	782,563.00	785,505.56	8,454.13	391,922.60	393,582.96
4520 - SOLID WASTE COLLECTION	1,164,099.00	1,172,689.24	213,423.49	1,798,922.96	-626,233.72
4530 - SOLID WASTE DISPOSAL	3,049,540.00	3,050,255.36	710,941.76	4,609,209.94	-1,558,954.58
4540 - RECYCLABLES COLLECTION	214,266.00	214,953.04	9,149.96	133,357.13	81,595.91
4585 - YARD TRIMMINGS COLLECTION	287,884.00	290,701.44	8,456.12	295,742.13	-5,040.69
9003 - SW - OTHER FINANCING USES	679,571.00	679,572.00	0.00	380,440.30	299,131.70
<b>Expense Total:</b>	<b>6,177,923.00</b>	<b>6,193,676.64</b>	<b>950,425.46</b>	<b>7,609,595.06</b>	<b>-1,415,918.42</b>
<b>Total Surplus (Deficit):</b>	<b>1.00</b>	<b>0.00</b>	<b>-467,771.18</b>	<b>-769,719.35</b>	



Monroe, GA

Solid Waste Fund Preliminary  
with Capital

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 12/31/2022

DEP...	2021 Dec. Activity	2022 Dec. Activity	Dec. Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
<b>Revenue</b>								
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	0.00%	0.00	2,942.56	2,942.56	0.00%
4520 - SOLID WASTE COLLECTION	221,223.10	459,500.33	238,277.23	107.71%	2,699,767.43	2,726,698.61	26,931.18	1.00%
4530 - SOLID WASTE DISPOSAL	333,395.91	20,355.96	-313,039.95	-93.89%	3,906,726.72	4,069,211.05	162,484.33	4.16%
4540 - RECYCLABLES COLLECTION	1,164.00	2,797.99	1,633.99	140.38%	26,569.05	37,404.86	10,835.81	40.78%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00%	1,774.80	3,618.63	1,843.83	103.89%
<b>Revenue Total:</b>	<b>555,783.01</b>	<b>482,654.28</b>	<b>-73,128.73</b>	<b>-13.16%</b>	<b>6,634,838.00</b>	<b>6,839,875.71</b>	<b>205,037.71</b>	<b>3.09%</b>
<b>Expense</b>								
4510 - SOLID WASTE ADMINISTRATION	38,472.26	8,454.13	30,018.13	78.03%	347,879.55	391,922.60	-44,043.05	-12.66%
4520 - SOLID WASTE COLLECTION	96,668.34	213,423.49	-116,755.15	-120.78%	1,215,259.73	1,798,922.96	-583,663.23	-48.03%
4530 - SOLID WASTE DISPOSAL	416,245.89	710,941.76	-294,695.87	-70.80%	3,836,284.28	4,609,209.94	-772,925.66	-20.15%
4540 - RECYCLABLES COLLECTION	17,322.70	9,149.96	8,172.74	47.18%	183,401.77	133,357.13	50,044.64	27.29%
4585 - YARD TRIMMINGS COLLECTION	17,916.18	8,456.12	9,460.06	52.80%	263,899.99	295,742.13	-31,842.14	-12.07%
9003 - SW - OTHER FINANCING USES	31,280.47	0.00	31,280.47	100.00%	378,194.19	380,440.30	-2,246.11	-0.59%
<b>Expense Total:</b>	<b>617,905.84</b>	<b>950,425.46</b>	<b>-332,519.62</b>	<b>-53.81%</b>	<b>6,224,919.51</b>	<b>7,609,595.06</b>	<b>-1,384,675.55</b>	<b>-22.24%</b>
<b>Total Surplus (Deficit):</b>	<b>-62,122.83</b>	<b>-467,771.18</b>	<b>-405,648.35</b>	<b>-652.98%</b>	<b>409,918.49</b>	<b>-769,719.35</b>	<b>-1,179,637.84</b>	<b>-287.77%</b>



Monroe, GA

Solid Waste Fund Preliminary  
without Capital

**Budget Report**  
**Group Summary**

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For Fiscal: 2022 Period Ending: 12/31/2022

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
4510 - SOLID WASTE ADMINISTRATION	0.00	2,942.56	0.00	2,942.56	0.00	0.00%
4520 - SOLID WASTE COLLECTION	2,300,000.00	2,308,590.24	459,500.33	2,726,698.61	418,108.37	18.11%
4530 - SOLID WASTE DISPOSAL	3,845,924.00	3,846,639.36	20,355.96	4,069,211.05	222,571.69	5.79%
4540 - RECYCLABLES COLLECTION	32,000.00	32,687.04	2,797.99	37,404.86	4,717.82	14.43%
4585 - YARD TRIMMINGS COLLECTION	0.00	2,817.44	0.00	3,618.63	801.19	28.44%
<b>Revenue Total:</b>	<b>6,177,924.00</b>	<b>6,193,676.64</b>	<b>482,654.28</b>	<b>6,839,875.71</b>	<b>646,199.07</b>	<b>10.43%</b>
<b>Expense</b>						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00%
4510 - SOLID WASTE ADMINISTRATION	782,563.00	785,505.56	8,454.13	391,922.60	393,582.96	50.11%
4520 - SOLID WASTE COLLECTION	1,164,099.00	1,172,689.24	213,423.49	1,460,457.96	-287,768.72	-24.54%
4530 - SOLID WASTE DISPOSAL	3,049,540.00	3,050,255.36	373,133.60	4,230,396.71	-1,180,141.35	-38.69%
4540 - RECYCLABLES COLLECTION	214,266.00	214,953.04	9,149.96	133,357.13	81,595.91	37.96%
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00%
4585 - YARD TRIMMINGS COLLECTION	287,884.00	290,701.44	8,456.12	295,742.13	-5,040.69	-1.73%
9003 - SW - OTHER FINANCING USES	679,571.00	679,572.00	0.00	380,440.30	299,131.70	44.02%
<b>Expense Total:</b>	<b>6,177,923.00</b>	<b>6,193,676.64</b>	<b>612,617.30</b>	<b>6,892,316.83</b>	<b>-698,640.19</b>	<b>-11.28%</b>
<b>Report Surplus (Deficit):</b>	<b>1.00</b>	<b>0.00</b>	<b>-129,963.02</b>	<b>-52,441.12</b>	<b>-52,441.12</b>	<b>0.00%</b>



Monroe, GA

## Solid Waste Fund Preliminary Capital

# Budget Report Group Summary

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For Fiscal: 2022 Period Ending: 12/31/2022

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Expense</b>						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00%
4520 - SOLID WASTE COLLECTION	0.00	0.00	0.00	338,465.00	-338,465.00	0.00%
4530 - SOLID WASTE DISPOSAL	0.00	0.00	0.00	41,005.07	-41,005.07	0.00%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00%
<b>Expense Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>379,470.07</b>	<b>-379,470.07</b>	<b>0.00%</b>
<b>Report Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>379,470.07</b>	<b>-379,470.07</b>	<b>0.00%</b>

Performance Indicators	Dec-22	Nov-22	Oct-22	Sep-22	Aug-22	Jul-22	Jun-22	May-22	Apr-22	Mar-22	Feb-22	Jan-22	Dec-21
<b>Utilities</b>													
Electric Customers	6,856	6,864	6,834	6,841	6,830	6,802	6,801	6,798	6,790	6,770	6,769	6,745	6,768
Natural Gas Customers	4,319	4,311	4,292	4,279	4,270	4,261	4,230	4,226	4,203	4,197	4,190	4,170	4,173
Water Customers	10,764	10,750	10,734	10,730	10,714	10,686	10,648	10,615	10,572	10,561	10,555	10,532	10,528
Wastewater Customers	7,785	7,796	7,766	7,780	7,763	7,727	7,726	7,708	7,694	7,699	7,682	7,987	7,667
Cable TV Customers	1,924	1,948	1,967	1,980	1,995	2,023	2,039	2,067	2,084	2,128	2,149	2,162	2,188
Digital Cable Customers	162	161	164	168	170	170	170	169	173	175	171	169	170
Internet Customers	4,081	4,172	4,202	4,208	4,180	4,160	4,148	4,054	4,117	4,170	4,122	4,139	4,133
Residential Phone Customers	723	727	735	737	737	733	733	734	739	742	747	752	756
Commercial Phone Customers	279	280	282	288	286	285	283	284	283	286	285	287	286
Fiber Customers	425	407	367	335	319	310	310	303	287	278	257	241	240
WiFi Router Customers													
<b>Work Orders Generated</b>													
<b>Utilities</b>													
Connects	200	224	263	265	272	239	304	292	267	284	269	281	265
Cutoff for Non-Payment	43	41	54	88	75	60	54	70	67	58	81	72	76
Electric Work Orders	84	67	75	95	123	74	137	171	161	174	95	96	82
Water Work Orders	140	110	127	154	125	116	152	106	107	124	87	135	101
Natural Gas Work Orders	33	33	59	40	53	34	40	38	103	117	54	52	33
Disconnects	144	171	181	175	192	164	184	192	170	206	176	202	184
Sewer Work Orders	11	12	16	11	18	15	20	8	21	15	29	33	20
Telecomm Work Orders	151	187	247	212	266	196	183	170	171	255	205	234	179
Stormwater Work Orders	-	-	-	-	-	2	-	-	-	-	1	1	-
<b>Billing/Collections</b>													
<b>Utilities</b>													
Utility Revenue Billed	\$ 3,593,995	\$ 3,568,577	\$ 3,906,987	\$ 4,181,752	\$ 4,384,941	\$ 4,033,365	\$ 3,723,681	\$ 3,806,253	\$ 3,737,109	\$ 4,298,336	\$ 4,191,851	\$ 3,759,972	\$ 3,554,338
Utility Revenue Collected	\$ 769,288	\$ 3,360,930	\$ 3,700,133	\$ 3,978,175	\$ 4,155,844	\$ 3,837,452	\$ 3,512,742	\$ 3,622,186	\$ 3,657,019	\$ 4,107,304	\$ 4,008,499	\$ 3,608,582	\$ 3,351,898
Amount Written Off for Bad Debt	\$ 33,840	\$ 19,918	\$ 22,001	\$ 12,510	\$ 17,405	\$ 28,662	\$ 35,440	\$ 31,386	\$ 18,697	\$ 14,990	\$ 40,124	\$ 26,746	\$ 28,404
<b>Extensions</b>													
<b>Utilities</b>													
Extensions Requested	481	575	582	595	603	565	559	507	510	468	516	539	518
Extensions Pending	2	119	179	38	130	36	38	129	42	82	41	138	119
Extensions Defaulted	29	28	24	43	14	24	26	24	31	20	33	37	17
Extensions Paid per Agreement	569	605	417	642	492	543	479	396	519	397	590	483	489
Percentage of Extensions Paid	1	1	1	1	1	1	1	1	1	1	1	1	1
<b>Taxes</b>													
<b>Admin Support</b>													
Property Tax Collected	\$ 3,343,182	\$ 420,999	\$ 269,552	\$ 4,094	\$ 4,580	\$ 3,752	\$ 2,757	\$ 4,731	\$ 9,583	\$ 16,789	\$ 74,560	\$ 79,872	\$ 79,872
<b>Accounting</b>													
<b>Payroll &amp; Benefits</b>													
Payroll Checks issued	-	1	-	-	-	-	-	-	1	-	-	-	-
Direct Deposit Advices	713	738	655	988	651	656	676	638	952	691	623	626	715
<b>General Ledger</b>													
Accounts Payable Checks Issued	292	308	296	283	338	264	335	290	289	350	288	301	336
Accounts Payable Invoices Entered	363	402	400	366	421	344	451	367	369	419	297	363	412
Journal Entries Processed	138	88	87	97	97	96	65	91	85	107	97	143	176
Miscellaneous Receipts	441	328	406	311	424	396	445	394	488	541	566	822	324
Utility Deposit Refunds Processed	49	40	31	25	22	40	39	54	42	61	42	39	55
Local Option Sales Tax	\$ 286,290	\$ 303,917	\$ 312,157	\$ 315,857	\$ 315,011	\$ 307,128	\$ 309,486	\$ 295,570	\$ 283,314	\$ 256,395	\$ 252,907	\$ 292,991	\$ 273,259
Special Local Option Sales Tax - 2019		308,134	328,634	336,613	298,360	280,683	273,659	275,720	263,336	252,440	228,454	225,328	261,062
<b>Payroll &amp; Benefits</b>													

Performance Indicators	Dec-22	Nov-22	Oct-22	Sep-22	Aug-22	Jul-22	Jun-22	May-22	Apr-22	Mar-22	Feb-22	Jan-22	Dec-21
Filled Positions	254	251	252	254	253	253	254	251	245	244	244	241	239
Vacancies	9	12	11	9	10	10	9	12	18	19	19	22	15
Unfunded Positions	38	38	38	38	38	38	38	38	38	38	38	38	38
Airport													
Airport													
Airport Fuel Sales - Gallons	911	1,590	1,778	2,124	2,354	2,495	2,344	3,526	3,840	5,842	4,214	3,335	4,288
Fuel Sales - Revenue	5,459	9,719	11,004	13,149	14,574	1,544	14,507	21,824	17,627	26,817	19,214	14,976	19,252



**FIRE**  
**DEPARTMENT**  
**CITY COUNCIL**  
**MONTHLY MEETING**  
  
**FEBRUARY 2023**

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# City of Monroe Fire Dept

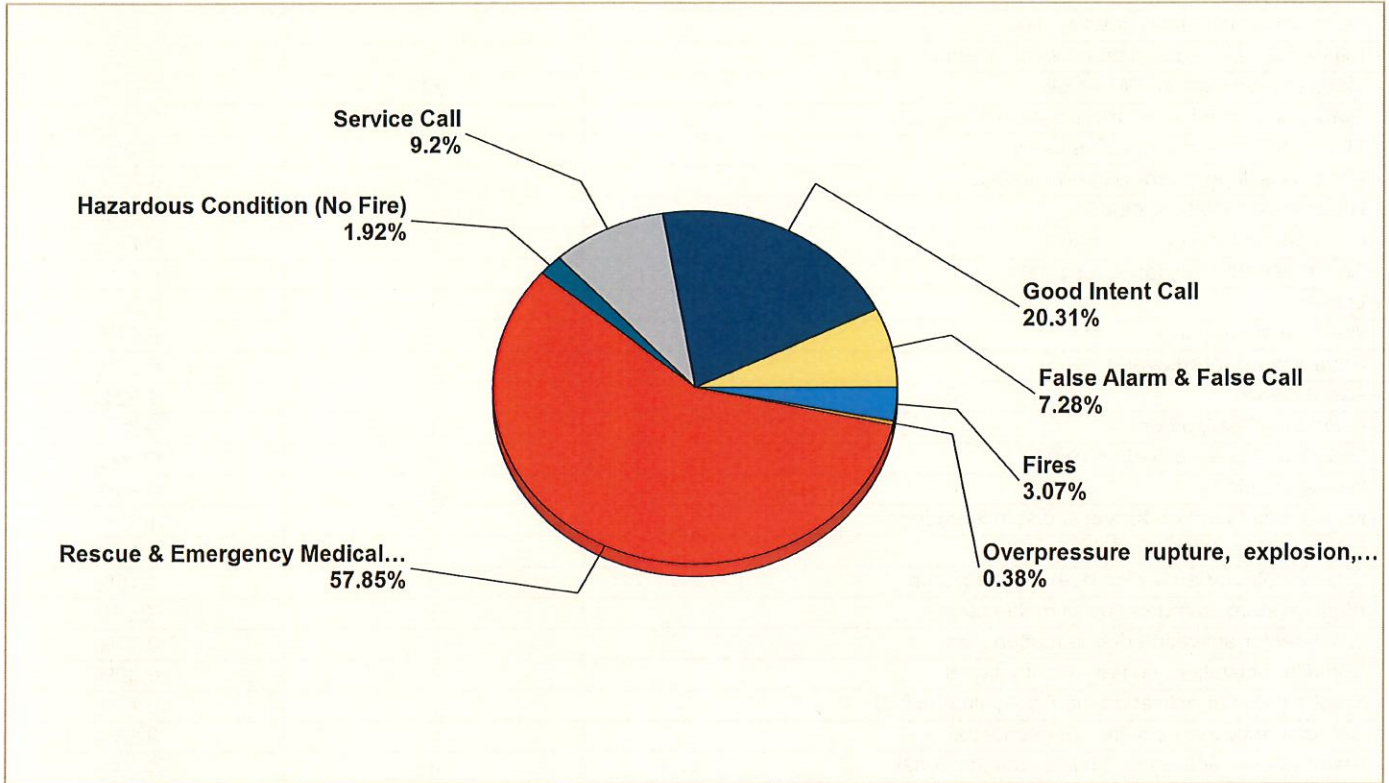
Monroe, GA

This report was generated on 1/24/2023 9:59:14 AM



## Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 12/01/2022 | End Date: 12/31/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	8	3.07%
Overpressure rupture, explosion, overhear - no fire	1	0.38%
Rescue & Emergency Medical Service	151	57.85%
Hazardous Condition (No Fire)	5	1.92%
Service Call	24	9.2%
Good Intent Call	53	20.31%
False Alarm & False Call	19	7.28%
<b>TOTAL</b>	<b>261</b>	<b>100%</b>

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





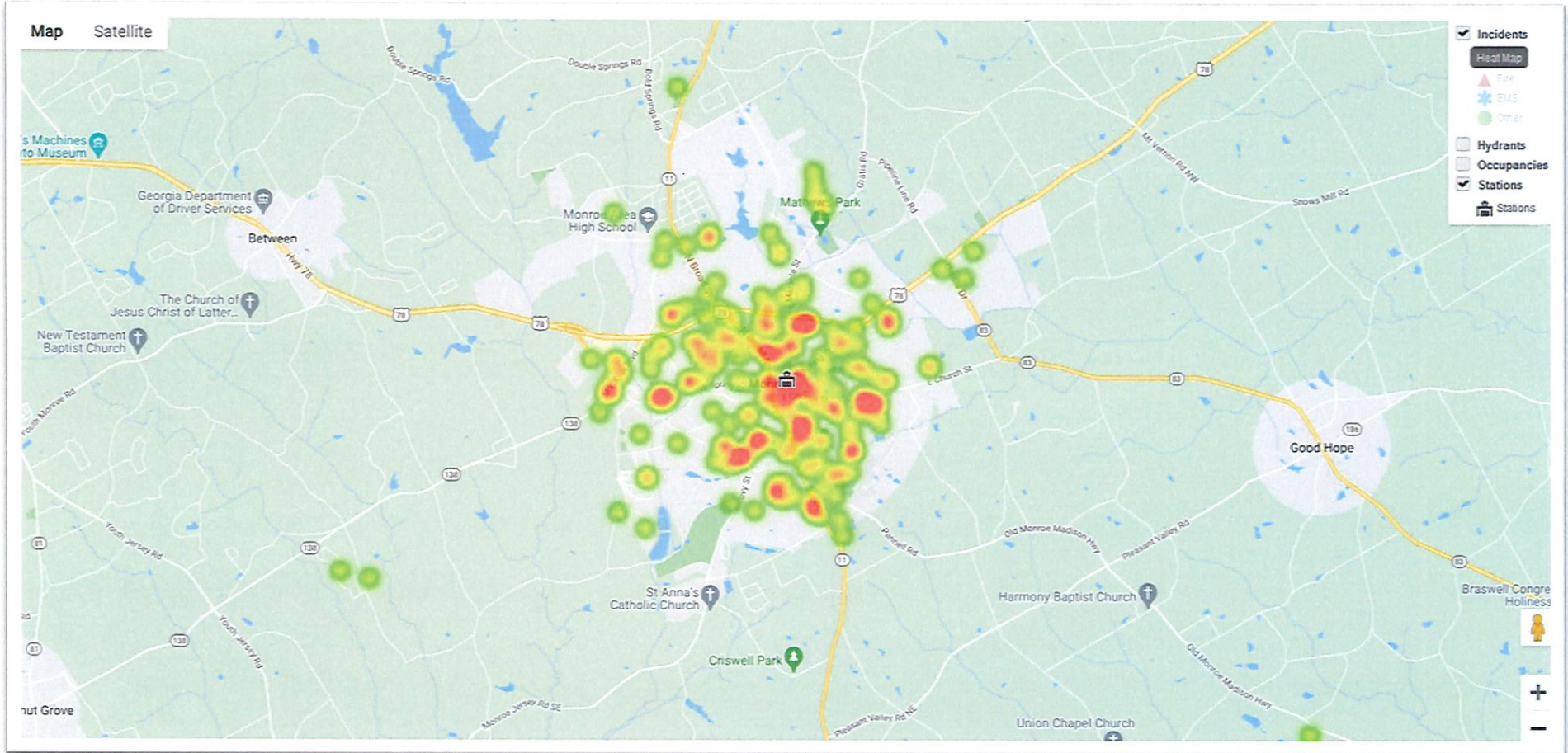
Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	1	0.38%
112 - Fires in structure other than in a building	1	0.38%
131 - Passenger vehicle fire	2	0.77%
132 - Road freight or transport vehicle fire	2	0.77%
142 - Brush or brush-and-grass mixture fire	1	0.38%
151 - Outside rubbish, trash or waste fire	1	0.38%
251 - Excessive heat, scorch burns with no ignition	1	0.38%
311 - Medical assist, assist EMS crew	79	30.27%
321 - EMS call, excluding vehicle accident with injury	56	21.46%
322 - Motor vehicle accident with injuries	6	2.3%
324 - Motor vehicle accident with no injuries.	10	3.83%
400 - Hazardous condition, other	1	0.38%
412 - Gas leak (natural gas or LPG)	2	0.77%
445 - Arcing, shorted electrical equipment	2	0.77%
511 - Lock-out	1	0.38%
522 - Water or steam leak	17	6.51%
531 - Smoke or odor removal	1	0.38%
554 - Assist invalid	5	1.92%
600 - Good intent call, other	1	0.38%
611 - Dispatched & cancelled en route	45	17.24%
621 - Wrong location	1	0.38%
622 - No incident found on arrival at dispatch address	3	1.15%
651 - Smoke scare, odor of smoke	3	1.15%
733 - Smoke detector activation due to malfunction	3	1.15%
735 - Alarm system sounded due to malfunction	6	2.3%
736 - CO detector activation due to malfunction	2	0.77%
741 - Sprinkler activation, no fire - unintentional	1	0.38%
743 - Smoke detector activation, no fire - unintentional	2	0.77%
744 - Detector activation, no fire - unintentional	1	0.38%
745 - Alarm system activation, no fire - unintentional	4	1.53%
<b>TOTAL INCIDENTS:</b>	<b>261</b>	<b>100%</b>

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

# City of Monroe Fire Dept

Monroe, GA



December 2022 Incident Distribution

# City of Monroe Fire Dept

Monroe, GA



Incident Comparison 2018-2022					
December	2018	2019	2020	2021	2022
100 - Fire	3	12	4	4	8
200 - Overpressure Rupture, Explosion, Overheat	0	0	0	0	1
300 - Rescue & EMS	138	94	122	145	151
400 - Hazardous Condition	5	6	5	2	5
500 - Service Call	7	13	10	12	24
600 - Good Intent & Canceled Call	48	54	94	47	53
700 - False Alarm & False Call	10	8	19	17	19
800 - Severe Weather & Natural Disaster	0	0	0	0	0
900 - Special Incident Type	0	0	0	0	0
	211	187	254	227	261

# City of Monroe Fire Dept

Monroe, GA

This report was generated on 1/24/2023 10:00:53 AM



## Detailed Losses For Date Range

Start Date: 12/01/2022 | End Date: 12/31/2022

# INCIDENTS	TOTAL PRE-INCIDENT PROP. VAL.	TOTAL PRE-INCIDENT CONT. VAL.	TOTAL PRE-INCIDENT VAL.	AVG. VAL.	TOTAL PROP. LOSS	TOTAL CONT. LOSS	TOTAL LOSSES	AVERAGE LOSS
4	\$128,250.00	\$22,500.00	\$150,750.00	\$37,687.00	\$124,411.00	\$21,500.00	\$145,911.00	\$36,477.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2022-2293	12/14/2022	132 - Road freight or transport vehicle fire	Highway 78 Monroe	\$81,807.00	\$1,000.00	\$82,807.00	\$81,807.00	\$1,000.00	\$82,807.00
2022-2307	12/16/2022	131 - Passenger vehicle fire	W Spring ST Monroe	\$4,089.00	\$1,000.00	\$5,089.00	\$250.00	\$0.00	\$250.00
2022-2344	12/20/2022	131 - Passenger vehicle fire	325 Alcovy ST Monroe	\$1,154.00	\$500.00	\$1,654.00	\$1,154.00	\$500.00	\$1,654.00
2022-2448	12/30/2022	111 - Building fire	1248 S Madison AVE Monroe	\$41,200.00	\$20,000.00	\$61,200.00	\$41,200.00	\$20,000.00	\$61,200.00

Only Reviewed Incidents included.



# City of Monroe Fire Dept

Monroe, GA

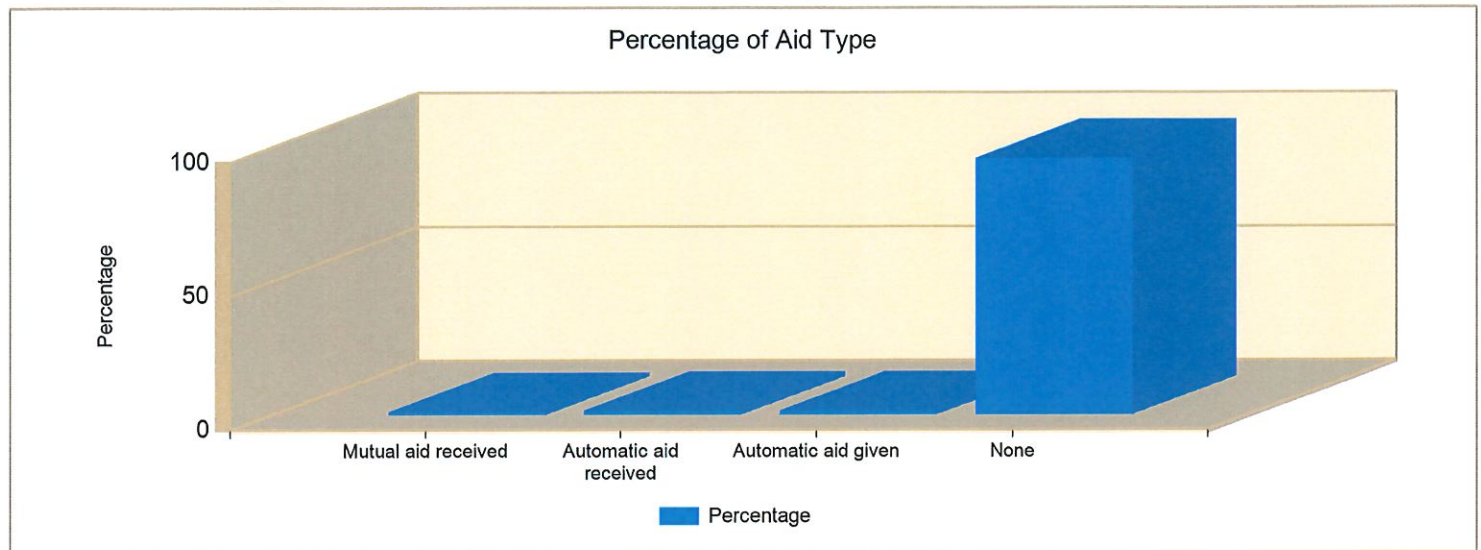
This report was generated on 1/24/2023 10:01:34 AM



317

## Count of Aid Given and Received for Incidents for Date Range

Start Date: 12/01/2022 | End Date: 12/31/2022



AID TYPE	TOTAL	% of TOTAL
Mutual aid received	3	1.1%
Automatic aid received	4	1.5%
Automatic aid given	4	1.5%
None	250	95.8%

Only REVIEWED incidents included



# PARKS PROJECTS & UPDATES – FEBRUARY 2023



## PILOT PARK

The restroom at Pilot Park has been installed and is open to the public. New Sidewalks were installed providing access to the new restroom, along with some sidewalk repairs inside the park. New fencing and a gate have been installed around the new restroom. The lower area drainage improvements and adjustments to alleviate standing water and drainage issues are complete. New mulch was installed for a catalogue photoshoot by PlaySouth Playground Equipment companies for 2022. Also, the retaining wall for the small parking area has been replaced. The total cost of the improvements made to Pilot Park are approximately \$423,232. Monthly cleaning is also continuing to keep the equipment sanitized and clean for all patrons, and a weekly bathroom cleaning schedule will start upon the opening of the facility.



Pilot Park became the first park in Monroe and Walton County to place a permanent pinwheel representing the awareness for child abuse prevention. Annually, during the month of April, A Child’s Voice, a Chapter of PCA Georgia in Walton County, places small pinwheels around cities to create attention with the goal in mind of strengthening families and inspiring action through education, awareness, and advocacy to help prevent child abuse. The thought behind these pinwheels symbolizes playfulness, joy,

and whimsy and is entirely a symbol of child abuse prevention. Those pinwheels during the month of April are temporary, while this pinwheel, built and installed by Dr. Alex Rodriguez and placed in Pilot Park will be permanent. This pinwheel was graciously sponsored by the Kiwanis Club of Monroe.

### **MATHEWS PARK**

The second phase of renovations and additions are complete. The front parking area was repaired and a new parking area added along with curb and cutter to help control stormwater runoff. The rear parking lot will be removed in the next few months. Additional walkways and ramps have been tied into the new parking areas. The additional disc golf signage has been completed and installed. The new privacy fence and safety fence around the playground are also complete. Entrance and Exit signs are being designed to help control the flow of traffic in the parking areas.

The new pavilions are complete and received new seating, grills, and trash receptacles. A study of the pond wildlife and dam was completed by Aquatic Environmental Services, with a follow up management plan now provided by the same company. The installation of fish beds, new feeders, and fish stocking have been completed.



**POLICE**  
**DEPARTMENT**  
**MONTHLY REPORT**  
**February**  
**2023**



### Comparison of December 2021 to December 2022 Activity Reports

	<b>2022</b>			<b>2021</b>		
<b>Calls for Service</b>	2,130			1,777		
<b>Area Checks</b>	9,857			9,832		
<b>Calls to MPD</b>	n/a			n/a		
<b>Court Cases</b>	224			246		
<b>Training Hours</b>	623			203		
<b>Part A Crimes</b>	55			38		
<b>Part B Crimes</b>	42			48		
<b>Arrest-Adult</b>	45			59		
<b>Juvenile</b>	11			5		
<b>C/S Trash Pick Up</b>						
<b>Tires</b>						

AGENCY	2022 JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
<b>LE CALLS</b>													
WALTON SO	3,449	3,321	3,753	3,240	3,651	3,585	3,402	3,350	3,718	3,515	3,230	3,282	41,496
WCSO AREA CHECKS	10,500	9,025	8,964	7,559	9,920	8,512	9,119	9,459	7,839	6,652	7,240	7,872	102,661
MONROE PD	1,565	1,509	1,933	1,974	1,909	1,963	2,063	1,723	1,783	1,938	1,977	2,130	22,467
MPD AREA CHECKS	10,690	10,546	10,674	9,078	10,595	9,740	10,813	9,798	10,445	9,133	10,343	9,857	121,712
LOGANVILLE PD	797	709	882	969	1,008	870	872	862	848	932	846	923	10,518
LPD AREA CHECKS	9	15	54	24	15	9	14	20	21	17	12	11	221
SOCIAL CIRCLE PD	375	359	407	368	331	386	355	341	296	274	289	292	4,073
SPD AREA CHECKS	1,858	1,677	1,856	1,683	1,664	2,129	2,166	1,847	1,948	1,989	1,940	2,311	23,068
<b>LAW TOTALS</b>	<b>29,243</b>	<b>27,161</b>	<b>28,523</b>	<b>24,895</b>	<b>29,093</b>	<b>27,194</b>	<b>28,804</b>	<b>27,400</b>	<b>26,898</b>	<b>24,450</b>	<b>25,877</b>	<b>26,678</b>	<b>326,216</b>
<b>WALTON EMS</b>	<b>1,895</b>	<b>1,491</b>	<b>1,564</b>	<b>1,513</b>	<b>1,590</b>	<b>1,607</b>	<b>1,749</b>	<b>1,701</b>	<b>1,543</b>	<b>1,749</b>	<b>1,522</b>	<b>1,715</b>	<b>19,639</b>
<b>FIRE DEPTS</b>													<b>0</b>
WALTON FIRE	507	376	457	440	418	449	440	459	386	458	419	483	5,292
MONROE FIRE	235	191	197	186	189	222	235	196	201	192	198	268	2,510
LOGANVILLE FIRE	226	188	209	183	169	135	199	183	217	237	207	268	2,421
SOC CIRCLE FIRE	73	53	51	73	65	56	67	63	66	57	71	89	784
<b>FIRE DEPT TOTALS</b>	<b>1,041</b>	<b>808</b>	<b>914</b>	<b>882</b>	<b>841</b>	<b>862</b>	<b>941</b>	<b>901</b>	<b>870</b>	<b>944</b>	<b>895</b>	<b>1,108</b>	<b>11,007</b>
<b>PHONE CALLS</b>													
ABANDONED	252	182	172	204	207	178	206	274	174	190	231	255	2,525
ADMIN IN	5,026	4,453	5,317	5,299	5,239	5,497	5,079	5,304	4,893	4,965	4,722	5,009	60,803
ADMIN OUT	3,457	3,081	3,760	3,686	3,529	3,378	3,197	3,370	2,950	2,789	3,194	3,586	126,656
911 INCOMING	4,535	4,008	4,592	4,422	5,148	4,424	4,759	4,817	4,248	4,537	4,448	4,695	54,633
<b>CALL TOTALS</b>	<b>13,270</b>	<b>11,724</b>	<b>13,841</b>	<b>13,611</b>	<b>14,123</b>	<b>13,477</b>	<b>13,241</b>	<b>13,765</b>	<b>12,265</b>	<b>12,481</b>	<b>12,595</b>	<b>13,545</b>	<b>157,938</b>

	DECEMBER 2021	DECEMBER 2022
Citations issued:	267	194
Adjudicated/ Closed cases:	246	224
Fines collected per month:	\$41,491.00	\$33,208.00
Year to date collected:	\$506037.45	\$444,520.32

**December 2022 Training Hours for Monroe Police Department**

GPSTC online training: 13

Conference training:

In-service Training: 149

Off Site Training: 461

Total Training Hours: 623



# Offense and Arrest Summary Report

Printed On:  
01/10/2023

Beginning Date: 12/01/2022

Ending Date: 12/31/2022

Page 1 of 1

**Agency: MONROE POLICE DEPARTMENT**

Total Offenses	97	Clearance Rate	30.93%
% change from last year	12.79%	Last years rate	52.33%
Total Arrests	56	Hate Crime Offenses	0
% change from last year	-12.5%	Law Officers Assaulted	0
Group A Crime Rate per 100,000 Population :	688.38	Summary based reporting Crime Rate per 100,000 Population :	347.74
Arrest Rate per 100,000 Population :	397.42		

**Arrest Reporting**

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	0
Negligent Manslaughter	0	0	0	0	0
Justifiable Homicide	0	0	0	0	0
Rape	1	0	0	1	0
Robbery	0	0	0	0	0
Aggravated Assault	1	0	0	1	3
Burglary	1	4	0	5	0
Larceny	7	3	0	10	17
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	0	1	0	1	4
Intimidation	0	0	0	0	0
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0
Vandalism	0	0	0	0	2
Drug/Narcotic Violations	9	0	0	9	12
Drug Equipment Violations	0	0	0	0	0
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	0	0	0	0	0
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	1
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	0	0	0	0	1
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	1
Weapons Law Violations	0	2	0	2	2
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	0
<b>Total Group A Arrests</b>	<b>19</b>	<b>10</b>	<b>0</b>	<b>29</b>	<b>43</b>
<b>Group "B" Arrests</b>					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	1	0	0	1	1
Disorderly Conduct	3	0	0	3	3
DUI	6	0	0	6	5
Drunkenness	2	0	0	2	1
Family Offenses-nonviolent	0	0	0	0	0
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	1	0	0	1	3
All Other Offenses	13	1	0	14	8
<b>Total Group B Arrests</b>	<b>26</b>	<b>1</b>	<b>0</b>	<b>27</b>	<b>21</b>
<b>Total Arrests</b>	<b>45</b>	<b>11</b>	<b>0</b>	<b>56</b>	<b>64</b>

**Offense Reporting**

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	0
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	1	1	0
Robbery	0	0	0
Aggravated Assault	2	1	2
Burglary	5	2	2
Larceny	39	9	27
Motor Vehicle Theft	2	0	0
Arson	0	0	0
Simple Assault	6	1	7
Intimidation	2	0	8
Bribery	0	0	0
Counterfeiting/Forgery	0	0	1
Vandalism	7	1	11
Drug/Narcotic Violations	12	10	13
Drug Equipment Violations	4	3	3
Embezzlement	0	0	0
Extortion/Blackmail	2	0	0
Fraud	10	0	4
Gambling	0	0	0
Kidnapping	0	0	1
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	1	0	0
Sexual Assault w/Object	0	0	0
Fondling	1	0	2
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	0	0	1
Weapons Law Violations	3	2	4
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
<b>Total Group "A"</b>	<b>97</b>	<b>30</b>	<b>86</b>

Crime Against Person

13 - This year  
20 - Last year  
-35% - Percent Change

Crime Against Property

65 - This year  
46 - Last year  
41.3% - Percent Change

Crime Against Society

19 - This year  
20 - Last year  
-5% - Percent Change

Population : 14091

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



# WALTON COUNTY 911

## Radio Log Statistical Report, by Unit

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<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
311	LAW ENFORCEMENT UNIT	5
316	LAW ENFORCEMENT UNIT	1
321	LAW ENFORCEMENT UNIT	1
323	LAW ENFORCEMENT UNIT	146
324	LAW ENFORCEMENT UNIT	2
325	LAW ENFORCEMENT UNIT	806
327	LAW ENFORCEMENT UNIT	84
333	LAW ENFORCEMENT UNIT	553
335	LAW ENFORCEMENT UNIT	28
336	LAW ENFORCEMENT UNIT	22
337	LAW ENFORCEMENT UNIT	57
341	LAW ENFORCEMENT UNIT	337
342	LAW ENFORCEMENT UNIT	278
343	LAW ENFORCEMENT UNIT	308
344	LAW ENFORCEMENT UNIT	238
346	LAW ENFORCEMENT UNIT	414
347	LAW ENFORCEMENT UNIT	194
348	LAW ENFORCEMENT UNIT	228
349	LAW ENFORCEMENT UNIT	820
351	LAW ENFORCEMENT UNIT	722
352	LAW ENFORCEMENT UNIT	740
353	LAW ENFORCEMENT UNIT	713
354	LAW ENFORCEMENT UNIT	984
355	LAW ENFORCEMENT UNIT	326
356	LAW ENFORCEMENT UNIT	145
358	LAW ENFORCEMENT UNIT	66
360	LAW ENFORCEMENT UNIT	716
361	LAW ENFORCEMENT UNIT	21
363	LAW ENFORCEMENT UNIT	241
366	LAW ENFORCEMENT UNIT	149
369	LAW ENFORCEMENT UNIT	512
<b>Total Radio Logs:</b>		<b>9857</b>

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**Report Includes:**

All dates between `00:00:00 12/01/22` and `23:59:59 12/31/22`, 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	4
ANIMAL BITE	1
ANIMAL COMPLAINT	5
INJURED ANIMAL	2
VICIOUS ANIMAL	3
PROWLER	4
ATTEMPTED BURGLARY	1
BURGLARY IN PROGRESS	3
BURGLARY REPORT	2
DOMESTIC NON-VIOLENT	25
DOMESTIC VIOLENT	4
ARMED ROBBERY	1
WARRANT SERVICE	56
SUBJECT WITH WEAPON	1
SUSPICIOUS PERSON	67
SUSPICIOUS VEHICLE	123
SUICIDE ATTEMPT	5
SUICIDE THREAT	7
KEYS LOCKED IN VEHICLE	109
SPEEDING AUTO	2
ACCIDENT NO INJURIES	63
INJURY BY COMPLAINT	2
ACCIDENT WITH INJURIES	5
PERSON STRUCK WITH AUTO	1
ACCIDENT UNKNOWN INJURIES	10
ROAD HAZARD	10
DRUNK DRIVER	6
INTOXICATED PERSON	2
HIT AND RUN	5
HIT AND RUN WITH INJURIES	1
DIRECT TRAFFIC	2
FUNERAL ESCORT	13
TRANSPORT	8
DISABLED VEHICLE	23
AREA/BLDG CHECK	59
LITTERING/ILLEGAL DUMPING	2
CHILD ABUSE	3
SEXUAL ASSAULT	3
CHASE	3
BUSINESS ALARM	60
CHURCH ALARM	2
RESIDENTIAL ALARM	24
SCHOOL ALARM	1
DRAG RACING	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
SUBJECT IN CUSTODY	7
TRANSPORT TO COURT	1
DEMENTED PERSON NON-VIOLENT	14
STOLEN VEHICLE	4
911 HANGUP	71
CONTROL SUBSTANCE PROBLEM	6
AGENCY ASSISTANCE	2
AGGRAVATED ASSAULT	1
ASSAULT	2
ASSAULT LAW ENFORCEMENT ONLY	2
CHILD CUSTODY DISPUTE	4
CIVIL ISSUE/DISPUTE	24
COUNTERFEIT MONEY	2
DAMAGE TO PROPERTY	26
DISPUTE NON VIOLENT IN NATURE	68
DISPUTE VIOLENT IN NATURE	3
DISTRUBING THE PEACE	1
Dead Body	3
DISORDERLY CONDUCT	1
EMERGENCY MESSAGE	3
LE ASSIST FOR EMS	26
ENTERING AN AUTO	12
EXTRA PATROL REQUEST	2
FINGERPRINTING	1
ASSIST FIRE DEPARTMENT	10
FIREARMS DISCHARGED	6
FOLLOW UP TO PREVIOUS CALL	1
FOUND PROPERTY	9
FRAUD	12
HARRASSING PHONE CALLS	2
HARRASSMENT	6
IDENTITY THEFT	2
ILLEGAL PARKING	6
JUVENILE RUNAWAY	4
JUVENILE COMPLAINT	26
JUVENILE PROBLEM -NO COMPLAINT	4
LOITERING	1
LOST ITEM REPOR	3
LOUD MUSIC COMPLAINT	4
MISSING PERSON	6
MISCELLANEOUS LAW INCIDENT	33
PRIVATE INVESTIGATOR	1
POWER LINES DOWN	4
PHONE CALLS/MAIL SCAMS	3
SHOPLIFTING	8
SHOTS FIRED	2
STABBING PRIORITY 1	1
THEFT REPORT	28
THREATS	6
TRAFFIC LIGHT OUT	3



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<u>Nature of Incident</u>	<u>Total Incidents</u>
TRAFFIC VIOLATION	859
TRAILER INSPECTION	3
TRESPASSING	3
UNKNOWN LAW PROBLEM	9
UNSECURE PREMISES	7
VANDALISM CHURCH CEMETERY	1
VEHICLE INSPECTION	7
VIOLATION TPO	2
WANTED PERSON	1
WEAPONS OFFENSE	1
WELFARE CHECK	26

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Total reported: 2130

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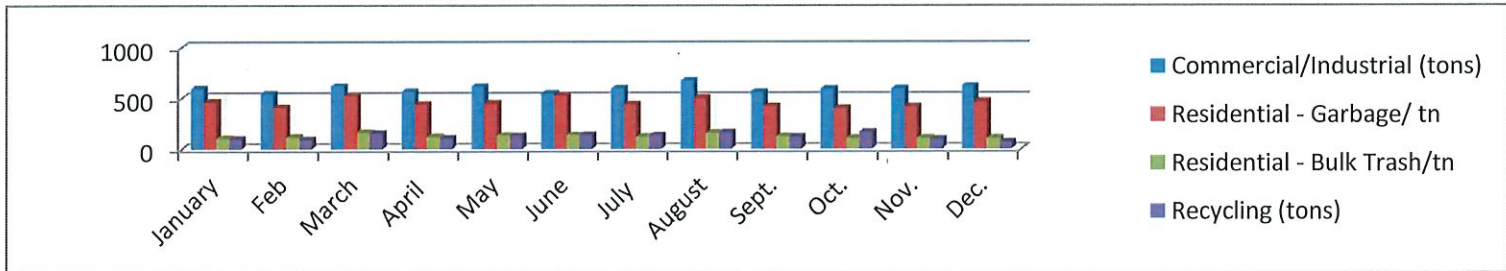
**Report Includes:**

All dates between `00:00:00 12/01/22` and `23:59:59 12/31/22`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



**SOLID WASTE  
DEPARTMENT  
MONTHLY REPORT  
FEBRUARY  
2023**

2022	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	596.1	547.99	622.6	568.92	619.76	551.06	596.29	674.21	563.67	592.03	594.08	622.43
Residential - Garbage/ tn	467.24	411.99	522.06	443.87	452.66	525.98	443.6	500.56	426.45	400.53	420.88	470.02
Residential - Bulk Trash/tn	105.98	116.38	166.76	120.47	136.22	138.03	119.01	162.45	124.39	107.79	108.25	107.87
Recycling (tons)	101.26	93.17	158.04	107.71	135.55	143.39	138.94	166.78	120.66	168.73	97.46	73.04
Transfer Station (tons)	9,229.85	8,037.19	10,290.11	9,525.72	9,395.10	10,081.58	9,721.55	10,088.46	8,525.38	8,208.21	9,227.71	8,404.26
Customers (TS)	19	19	20	18	19	19	18	19	17	19	19	18
Sweeper debris (tons)	13.66	8.58	17.83	8.94	9.9	10.35	2.07	33.36	9.68	3.4		80.21
Storm drain debris (tons)	3.07	1.30	14.07	0.28	5.70	1.91	17.86	19.64	2.43		1.15	3.74
2022	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Waste (tons)	60.27	55.91	97.17	64.61	83.65	87.63	83.99	106.69	65.55	56.67	26.26	18.57
Recycling - Leaves (tons)			4.91		2.85							
Recycling - Curbside (tons)	25.99	21.32	33.92	25.39	34.14	37.95	34.94	37.57	38.89	42.83	49.94	38.63
Recycling - Cardboard (tons)	13.38	10.35	15.85	12.35	7.97	15.09	10.96	15.97	12.43	13.66	17.31	7.12
Recycling - Scrap Metal (tons)			2.49		3.56		6.09	3.98		52.91		7.01
Recycling - Scrap tires (tons)		187 (3.86)	59 (1.22)	165 (3.40)	63 ((1.30)	35 (.72)	42 (.87)	19 (.39)	94 (1.94)	93 (1.92)	130 (2.68)	21 (.43)
Recycling - Glass (tons)	1.62	1.73	2.48	1.96	2.08	2	2.09	2.18	1.85	0.74	1.27	1.28
Recycling - C & D (tons)												
95G Garbage carts (each)	77	38	59	59	67	73	95	68	116	58	36	49
<b>65G Recycling Carts (each)</b>	<b>28</b>	<b>24</b>	<b>28</b>	<b>24</b>	<b>27</b>	<b>35</b>	<b>22</b>	<b>26</b>	<b>29</b>	<b>26</b>	<b>21</b>	<b>18</b>
18G Recycling bins (each)	9	5	17	9	10	9	6	6	7	3	6	5
Dumpsters (each)		6			6	3	1	5		2	1	
Cemetery Permits	9	4	3	5	1	4	5	2	5	6	1	2

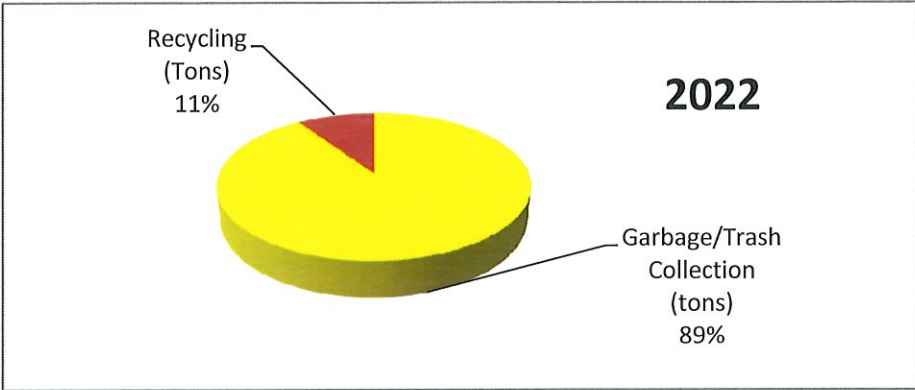


**Note:**

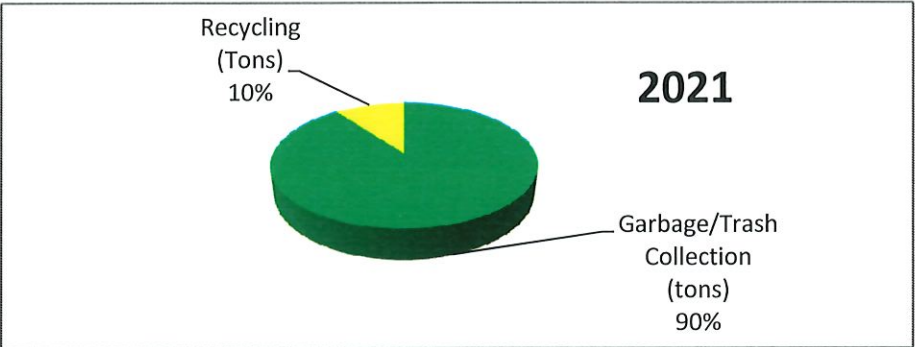
**1,200.32 tons of trash /garbage collected and disposed.**

**73.04 tons of recycled materials collected, including scrap tires.**

<b>CITY OF MONROE</b>	<b>2022</b>
Garbage/Trash Collection (tons)	14,149
Recycling (Tons)	1,505
<b>CITY OF MONROE</b>	<b>2022</b>
Recycling - Yard Debris (tons)	815
Recycling - Curbside /tn	422
Recycling - Cardboard /tn	152
Recycling - Scrap Metal/tn	76
Recycling - Scrap Tires / tn	19
Recycling - Glass / tn	21
<b>Total:</b>	<b>1,505</b>



<b>CITY OF MONROE</b>	<b>2021</b>
Garbage/Trash Collection (tons)	14,684
Recycling (Tons)	1,541
<b>CITY OF MONROE</b>	<b>2021</b>
Recycling - Yard Debris (tons)	881
Recycling - Curbside /tn	426
Recycling - Cardboard /tn	130
Recycling - Scrap Metal/tn	57
Recycling - Scrap Tires / tn	25
Recycling - Glass / tn	22
<b>Total:</b>	<b>1,541</b>



ITEMS OF INTEREST

- I. Project Update- Transfer Station Improvements:
  - Repair French drains in front of the building. ***In progress!***
  - Repair concrete tipping floor, outside the building. ***In progress!***
  
- II. Transfer Station tonnage report: Deposited 8,404.26 tons in December 2022. A decrease of 294.55 tons compared to December 2021.
  
- III. Curbside Recycling Update: 17% increase in customer participation, using the 65 gallon “Blue” cart!  
  

*The “Oops” tags are being implemented, to help educate citizens and reduce the amount of contamination in the cart.*

  - Customers who did not receive a cart or would like to participate, should call our office at: 770-267-6933 to make their request. ***Service reminder: All acceptable items should be loose inside the cart and not in plastic bags! Oversized cardboard broken down, bundled and set out next to the cart, for separate collection!***
  
- IV. Curbside Glass Collection Update: Currently have 386 customers participating. (1.28 tons collected in December 2022).  
***Reminder: Please rinse the glass containers and remove all caps or lids. Also, Items cannot be mixed with other recycling materials! A separate vehicle will collect the glass.***
  
- V. Solid Waste Website: The information has been updated to improve our customer service and to help educate citizens on service guidelines. ***We encourage all of our citizens to please visit!***
  
- VI. Mattress Update: Effective January 3, 2022 we are no longer accepting mattresses and box springs in the curbside collection program, due to MSW landfill restrictions!
  
- VII. Collection Route Change: ***Effective March 6, 2023 some customers on the Monday collection route will change to Tuesday pickup! This will include all curbside services. Please see attached list of streets, impacted by the change.***

Dps

STREET NAME:	NEW PICK UP DAY:	ASL Truck Route:
Amber Trail	Tuesday	Yes
Clearview Dr.	Tuesday	No
Crestview Dr.	Tuesday	No
Eagle Court	Tuesday	Yes
Greenwood Dr.	Tuesday	No
Hannah Lane	Tuesday	Yes
Heritage Ridge Ct.	Tuesday	Yes
Heritage Ridge Dr.	Tuesday	Yes
Heritage Trace	Tuesday	Yes
Hillside Dr.	Tuesday	No
Holly Hill Rd.	Tuesday	No
Kay Lane	Tuesday	No
Michael Circle	Tuesday	Yes
Overlook Crest	Tuesday	Yes
Overlook Trail	Tuesday	Yes
Pine Circle	Tuesday	No
Pinecrest Dr.	Tuesday	No
Plantation Dr.	Tuesday	No
Ridgeview Ct.	Tuesday	Yes
Selman Dr.	Tuesday	No
Springdale Dr.	Tuesday	No
Thompson Ridge Ct.	Tuesday	Yes
Thompson Ridge Dr.	Tuesday	Yes
Wellington Dr.	Tuesday	Yes
Wellington Lane	Tuesday	Yes
Westridge Ave.	Tuesday	No
Woodland Rd.	Tuesday	No



**STREETS AND  
TRANSPORTATION  
DEPARTMENT  
MONTHLY REPORT  
February  
2023**

## Public Works Administration

December 2022

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	612	549	801	654	694	836	894	864	780	508	800	534	8526
Work orders received	98	84	113	124	93	114	171	138	146	101	72	81	1335
Work orders completed	95	81	110	116	90	110	165	128	137	94	70	78	1274
Permits received/approved -													
Road closure					4	4	6		1	5		1	21
Parade								1	1			1	3
Procession													0
Public demonstration													0
Assembly		1	1	4	1	3	3	7	11	3	6	10	50
Picket													0
Road race				2						1			3

## Fleet Maintenance Division

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

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport						1							1
City Hall													0
Code	1		1					1					3
Electric/Cable	3	6	6	12	7	7	5	12	15	8	5		86
Finance													0
Fire	6	2	1	2	2	3	2	3	7	6	1		35
Gas/Water/Sewer	2	8	7	7	18	6	7	8	4	2	3	2	74
GUTA								1				1	2
Meter Readers			3	2		1	2	7		2		4	21
Motor Pool													0
Police	15	18	21	15	20	22	23	22	14	17	16	21	224
Public Works	29	34	29	29	41	30	26	53	29	23	16	23	362
TOTAL	56	68	68	67	88	70	65	107	69	58	41	51	808



## Street Division

- Leaf Truck
- Sweeper
- Parade Prep
- Christmas Parade
- Pot holes – city wide
- Salt truck ice on roads
- Helped Solid waste as needed
- Picked up parts for fleet maintenance
- Cleaned trees off shoulders and roads

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Utility Cuts	0	8.02	30.4	0	20.7	19.07	0	2	44.96	18.2	0		143.4
Pot Holes	26	0	27	13	4	2	1	1	4	3	5	10	96

## Stormwater

- Storm grate cleaning (City wide)
- Storm pipe repair  
-Alcovy Street
- \* Catch basin maintenance/structure repair  
-3<sup>rd</sup> Street Court  
-Booth Drive  
-Mathis Street
- \* Ditch maintenance  
-Etten Drive  
-Glen Iris Drive  
-Lacy Street
- \* Other Activities  
-Christmas light repair

### System Inspections -

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Grates	100	70	66	39	80	60	64	80	144	109	130	95	1037
Total Tons	0.41	0.25	0.48	0.28	0.5	0.42	0.41	0.5	0.53	0.49	0.83	0.77	5.87

## Sign & Marking Division

• General maintenance:

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Signs repaired	2	3	13	8	3	2	6	5	8	6	2	9	67
Signs replaced	8	2	3	1	10	31	42	24	33	17	32	7	210
Sign post replaced/installed	20	7	1	1	14	26	12	18	14	8	19	4	144
New signs	35	29	36	42	37	39	33	49	52	46	56	23	477
Signs cleaned		6		3	26	17		10	6	10	6	4	88
Signs installed (new)	17	6				12	5	8		1	2	5	56
City emblems installed						4		2	2		1		9
In-lane pedestrian signs											1	1	2
Banners	2		8	7	6	3	5	5	10	8	6	4	64
Compaction Test													0
Traffic Studies	4				2	3	2	21	10	4	2	4	52
Parking Lot Striped								1		1			2
Speed hump installed			1				1		2	3			7
Crosswalk installed									1				1
Stop bars installed												1	1
Airport Maint.	7	8	10	3	8	6	5	11	5	7	6	7	83
Handicap Marking													0
Curb Striped			1										1
<b>TOTAL</b>	<b>95</b>	<b>61</b>	<b>73</b>	<b>65</b>	<b>106</b>	<b>143</b>	<b>111</b>	<b>154</b>	<b>143</b>	<b>111</b>	<b>133</b>	<b>69</b>	<b>1264</b>



# WATER, SEWER & GAS MONTHLY REPORT

FEBRUARY  
2023

## 2023 Project List

	<i>Estimated Start Date</i>	<i>Estimated Completion Date</i>	<i>Notes</i>	<i>Progress</i>	<i>Contractor or City</i>
<b>Natural Gas</b>					
Hwy 83 Good Hope to Chandler Road main extension	Jun-22	Dec-22	Install 10,500' of 4" plastic gas main	Planning Stage	City
Victory Drive Gas Renewal	Jan-22	Dec-22	Replace 1500' of 2" steel with 2" plastic	Planning Stage	Planning
Harris & Lacy Streets Gas Renewal	Jan-22	Dec-22	Replace 2000' of 2" steel with 2" plastic	Planning Stage	Planning
<b>Sewer Collection</b>					
2022 CDBG	21-Dec	23-Dec	Rehab of 6" sewer mains along Glen Iris, Stowers and sections of Bryant and Edwards Street	Awarded	Carter & Sloope
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Gravity sewer installed and completed/waiting on pump station contractor to complete station	90% completed	Contractor
<b>Sewer Treatment Plant</b>					
Jacks Creek Plant Rehab	Sep-21	Sep-22	New superintendent on-site now, progress being made	50-60%	Heavy/Hofstadter
<b>Water Distribution</b>					
Implementation of EPA's new Lead & Copper Rule	22-Jul	23-Dec	Inventory of all water services to determine presence of lead	Data Collection	City/120Water
24" Raw Water Main / 20" Finished Water Main	Jan-21	Jan-22	EPD approval 7/26/21 / GDOT, Georgia Power, Transco permits submitted	Obtaining easements	Wiedeman & Singleton
S. Broad St main extension Mears St to John's Supermarket	May-21	Jun-21	Main installed from Mears Street to Walker Street	Completed	City
<b>Water Treatment Plant</b>					
500,000 gal elevated water tank @ Piedmont Industrial Park	Jul-21	Dec-22	Engineering in process	Design Phase	Carter & Sloope
1,000,000 gallon clearwell @ WTP location	Jun-21	Oct-22	Construction has begun, Shoring being drilled in next week and first concrete pour scheduled for January. Currently working to relocate some unknown utility locations.	Work begun	Wiedeman & Singleton

### Completed Projects 2022

Hwy 186 approx. 4.5 miles of 6" gas main extension  
 Lumpkin Street sewer replacement 300' of 6" main replaced with 10"PVC  
 Thurston Snow Road gas extension 3500' of 2' plastic gas main installed  
 Installed 7,500' of 2" gas on Mountain Creek Church Rd  
 Installed 23,000' of 4" plastic gas main along Old Monroe Madison to serve 4 chicken houses  
 Replaced 2,300' of old 2" steel gas main with 2" plastic along Belle Meade  
 Installed 10,500' of 4" plastic gas main along Chandler Road from Old Monroe Madison Rd  
 2,800' of steel main replaced along Union Street with plastic.  
 500' of 6" sewer main rehabbed thru Town Green property. Upsized to 8" HDPE pipe

# WATER/WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 12/2022 | FY 2022



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SALES STATISTICS	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

# CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 2021
<b>REVENUES</b>	\$ 0.966M	\$ 1.146M	\$ 0.968M	\$ 0.983M	\$ 1.152M	\$ 1.155M	\$ 1.215M	\$ 1.513M	\$ 1.163M	\$ 1.158M	\$ 1.163M	\$ 1.085M	\$ 13.668M	\$ 12.954M	\$ 12.093M
PERSONNEL COSTS	\$ 0.199M	\$ 0.223M	\$ 0.210M	\$ 0.300M	\$ 0.221M	\$ 0.251M	\$ 0.263M	\$ 0.279M	\$ 0.327M	\$ 0.214M	\$ 0.270M	\$ 0.115M	\$ 2.872M	\$ 2.888M	\$ 2.524M
CONTRACTED SVC	\$ 0.023M	\$ 0.041M	\$ 0.040M	\$ 0.063M	\$ 0.060M	\$ 0.066M	\$ 0.038M	\$ 0.116M	\$ 0.095M	\$ 0.079M	\$ 0.099M	\$ 0.114M	\$ 0.834M	\$ 1.372M	\$ 0.598M
SUPPLIES	\$ 0.119M	\$ 0.158M	\$ 0.190M	\$ 0.173M	\$ 0.171M	\$ 0.197M	\$ 0.205M	\$ 0.201M	\$ 0.207M	\$ 0.210M	\$ 0.154M	\$ 0.292M	\$ 2.276M	\$ 2.097M	\$ 1.902M
CAPITAL OUTLAY	\$ 0.301M	\$ 0.297M	\$ 0.175M	\$ 0.369M	\$ 0.295M	\$ 0.341M	\$ 0.330M	\$ 0.322M	\$ 0.345M	\$ 0.317M	\$ 0.335M	\$ 0.149M	\$ 3.576M	\$ 2.710M	\$ 1.697M
FUND TRANSFERS	\$ 0.050M	\$ 0.067M	\$ 0.068M	\$ 0.068M	\$ 0.069M	\$ 0.071M	\$ 0.079M	\$ 0.086M	\$ 0.086M	\$ 0.082M	\$ 0.082M	\$ 0.102M	\$ 0.911M	\$ 1.926M	\$ 0.606M
DEPRECIATION	\$ 0.173M	\$ 0.173M	\$ 0.094M	\$ 0.175M	\$ 0.176M	\$ 0.175M	\$ 0.175M	\$ 0.175M	\$ 0.176M	\$ 0.176M	\$ 0.176M	\$ 0.029M	\$ 1.874M	\$ -	\$ 1.832M
<b>EXPENSES</b>	\$ 0.865M	\$ 0.958M	\$ 0.777M	\$ 1.149M	\$ 0.991M	\$ 1.101M	\$ 1.091M	\$ 1.178M	\$ 1.236M	\$ 1.079M	\$ 1.117M	\$ 0.801M	\$ 12.343M	\$ 10.994M	\$ 9.159M
<b>MARGIN</b>	\$ 0.101M	\$ 0.188M	\$ 0.191M	\$ (0.166M)	\$ 0.161M	\$ 0.054M	\$ 0.125M	\$ 0.335M	\$ (0.073M)	\$ 0.079M	\$ 0.047M	\$ 0.284M	\$ 1.325M	\$ 1.961M	\$ 2.934M

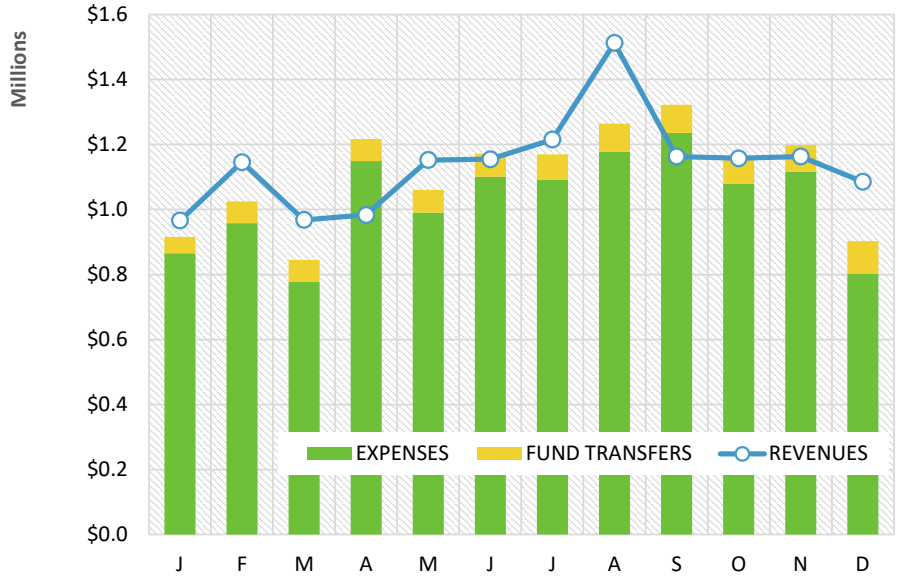
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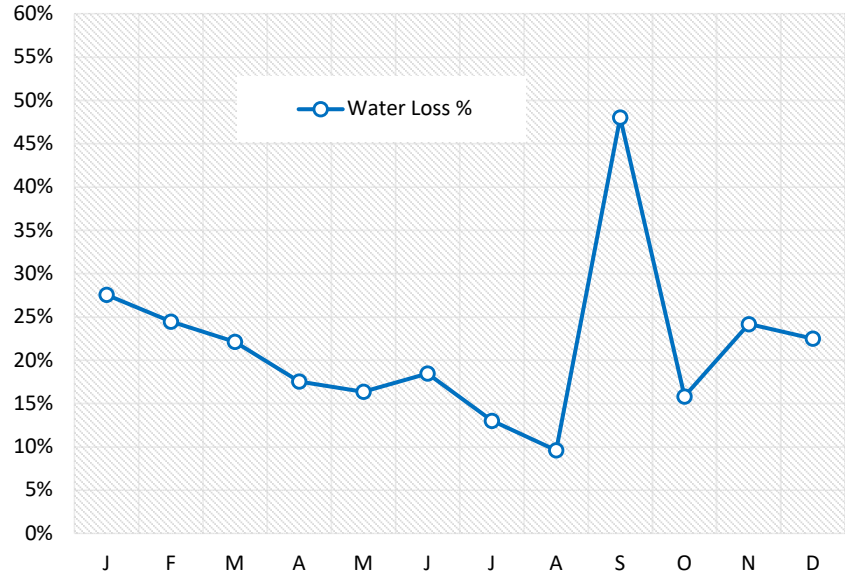
ROLLING 12-MO LINE LOSS

21.60%

**REVENUES vs. EXPENSES**



**MONTHLY WATER PROCESSED VS SOLD**



# RETAIL SALES REPORT

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

## CUSTOMER COUNT - WATER

Residential	8,941	8,955	8,965	8,969	9,002	9,024	9,040	9,075	9,084	9,084	9,107	9,115
Commercial	970	972	971	975	975	975	983	980	982	983	984	985
Industrial	1	1	1	1	1	1	1	1	1	1	1	1
Water Authority	1	1	1	1	1	1	1	1	1	1	1	1
Residential Sprinkler	529	535	532	535	545	555	567	564	569	571	564	569
Commercial Sprinkler	90	90	90	90	90	91	93	92	92	93	92	92
Loganville	1	1	1	1	1	1	1	1	1	1	1	1
<b>Total</b>	<b>10,533</b>	<b>10,555</b>	<b>10,561</b>	<b>10,572</b>	<b>10,615</b>	<b>10,648</b>	<b>10,686</b>	<b>10,714</b>	<b>10,730</b>	<b>10,734</b>	<b>10,750</b>	<b>10,764</b>
YOY Δ	-1.39%	-1.82%	-2.38%	-2.56%	-2.75%	-3.08%	-2.87%	-2.92%	-2.77%	-3.31%	-3.08%	-3.38%

## KGALLONS - WATER

Residential	34,939	34,209	34,417	34,675	36,259	42,364	49,139	46,979	42,661	41,957	40,762	38,319
Commercial	11,070	11,096	12,060	12,228	12,405	16,337	19,254	21,086	19,787	18,013	16,032	12,700
Industrial	1,790	2,845	2,774	2,196	2,852	1,857	2,336	2,461	2,331	2,665	2,428	2,290
Water Authority	-	2	3	1	-	1,038	922	934	334	236	-	-
Loganville	29,843	38,240	33,273	33,795	37,185	40,113	43,933	43,263	-	45,031	39,351	38,422
<b>Total</b>	<b>77,642</b>	<b>86,392</b>	<b>82,527</b>	<b>82,895</b>	<b>88,701</b>	<b>101,709</b>	<b>115,584</b>	<b>114,723</b>	<b>65,113</b>	<b>107,902</b>	<b>98,573</b>	<b>91,731</b>
YOY Δ	69.59%	81.31%	88.21%	89.90%	82.66%	77.73%	48.35%	59.94%	-4.71%	56.17%	61.81%	76.48%

## REVENUE - WATER

Residential	\$ 0.306M	\$ 0.297M	\$ 0.302M	\$ 0.303M	\$ 0.312M	\$ 0.361M	\$ 0.416M	\$ 0.401M	\$ 0.367M	\$ 0.360M	\$ 0.351M	\$ 0.333M
Commercial	\$ 0.085M	\$ 0.085M	\$ 0.090M	\$ 0.092M	\$ 0.093M	\$ 0.116M	\$ 0.132M	\$ 0.142M	\$ 0.135M	\$ 0.125M	\$ 0.116M	\$ 0.096M
Industrial	\$ 0.007M	\$ 0.012M	\$ 0.011M	\$ 0.009M	\$ 0.012M	\$ 0.008M	\$ 0.010M	\$ 0.010M	\$ 0.010M	\$ 0.011M	\$ 0.010M	\$ 0.009M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.004M	\$ 0.004M	\$ 0.004M	\$ 0.002M	\$ 0.001M	\$ 0.000M	\$ 0.000M
Loganville	\$ 0.112M	\$ 0.139M	\$ 0.123M	\$ 0.124M	\$ 0.136M	\$ 0.146M	\$ 0.159M	\$ 0.156M	\$ -	\$ 0.162M	\$ 0.143M	\$ 0.140M
<b>Total</b>	<b>\$ 0.510M</b>	<b>\$ 0.533M</b>	<b>\$ 0.527M</b>	<b>\$ 0.529M</b>	<b>\$ 0.553M</b>	<b>\$ 0.635M</b>	<b>\$ 0.720M</b>	<b>\$ 0.714M</b>	<b>\$ 0.514M</b>	<b>\$ 0.660M</b>	<b>\$ 0.620M</b>	<b>\$ 0.578M</b>
YOY Δ	34.18%	37.30%	42.76%	43.99%	38.43%	42.68%	31.45%	35.58%	-0.36%	26.74%	30.01%	36.81%

# RETAIL SALES REPORT

[Jan 2022](#)  
 [Feb 2022](#)  
 [Mar 2022](#)  
 [Apr 2022](#)  
 [May 2022](#)  
 [Jun 2022](#)  
 [Jul 2022](#)  
 [Aug 2022](#)  
 [Sep 2022](#)  
 [Oct 2022](#)  
 [Nov 2022](#)  
 [Dec 2022](#)

## CUSTOMER COUNT - SEWER

Residential	7,172	6,867	6,883	6,876	6,892	6,907	6,906	6,939	6,954	6,943	6,970	6,961
Commercial	814	814	815	817	815	818	820	823	825	822	825	823
Water Authority	1	1	1	1	1	1	1	1	1	1	1	1
<b>Total</b>	<b>7,987</b>	<b>7,682</b>	<b>7,699</b>	<b>7,694</b>	<b>7,708</b>	<b>7,726</b>	<b>7,727</b>	<b>7,763</b>	<b>7,780</b>	<b>7,766</b>	<b>7,796</b>	<b>7,785</b>
YOY Δ	7.67%	3.06%	2.78%	2.74%	2.75%	2.59%	2.30%	2.47%	2.57%	1.82%	1.98%	1.54%

## KGALLONS - SEWER

Residential	34,939	34,209	34,417	34,675	36,259	42,364	49,139	46,979	42,661	41,957	40,762	38,319
Commercial	11,070	11,096	12,060	12,228	12,405	16,337	19,254	21,086	19,787	18,013	16,032	12,700
Water Authority	-	2	3	1	-	1,038	922	934	334	236	-	-
<b>Total</b>	<b>46,009</b>	<b>45,307</b>	<b>46,480</b>	<b>46,904</b>	<b>48,664</b>	<b>59,739</b>	<b>69,315</b>	<b>68,999</b>	<b>62,782</b>	<b>60,206</b>	<b>56,794</b>	<b>51,019</b>
YOY Δ	3.42%	0.35%	9.97%	11.00%	2.52%	7.51%	-9.77%	-2.28%	-6.49%	-10.90%	-2.67%	2.25%

## REVENUE - SEWER

Residential	\$ 0.216M	\$ 0.215M	\$ 0.215M	\$ 0.216M	\$ 0.219M	\$ 0.227M	\$ 0.238M	\$ 0.235M	\$ 0.230M	\$ 0.229M	\$ 0.225M	\$ 0.226M
Commercial	\$ 0.126M	\$ 0.125M	\$ 0.134M	\$ 0.139M	\$ 0.141M	\$ 0.149M	\$ 0.143M	\$ 0.149M	\$ 0.144M	\$ 0.156M	\$ 0.148M	\$ 0.136M
Water Authority	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M
<b>Total</b>	<b>\$ 0.344M</b>	<b>\$ 0.342M</b>	<b>\$ 0.350M</b>	<b>\$ 0.357M</b>	<b>\$ 0.361M</b>	<b>\$ 0.377M</b>	<b>\$ 0.383M</b>	<b>\$ 0.386M</b>	<b>\$ 0.375M</b>	<b>\$ 0.386M</b>	<b>\$ 0.376M</b>	<b>\$ 0.364M</b>
YOY Δ	4.86%	3.32%	7.86%	9.10%	2.29%	6.50%	37.85%	-0.58%	1.76%	2.87%	0.15%	1.27%



## SALES STATISTICS

[Jan 2022](#)
[Feb 2022](#)
[Mar 2022](#)
[Apr 2022](#)
[May 2022](#)
[Jun 2022](#)
[Jul 2022](#)
[Aug 2022](#)
[Sep 2022](#)
[Oct 2022](#)
[Nov 2022](#)
[Dec 2022](#)
[YTD](#)

### AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4	5	5	5	5	5	4	4	4
Commercial	11	11	12	13	13	17	20	22	20	18	16	13	16
Industrial	1,790	2,845	2,774	2,196	2,852	1,857	2,336	2,461	2,331	2,665	2,428	2,290	2,402
Water Authority	-	2	3	1	-	1,038	922	934	334	236	-	-	289
Loganville	29,843	38,240	33,273	33,795	37,185	40,113	43,933	43,263	-	45,031	39,351	38,422	35,204

### AVERAGE \$/CUSTOMER (WATER)

Residential	\$34	\$33	\$34	\$34	\$35	\$40	\$46	\$44	\$40	\$40	\$39	\$37	\$38
Commercial	\$88	\$87	\$93	\$94	\$95	\$119	\$134	\$145	\$138	\$128	\$117	\$97	\$111
Industrial	\$7,400	\$11,663	\$11,376	\$9,041	\$11,691	\$7,671	\$9,606	\$10,111	\$9,586	\$10,935	\$9,978	\$9,420	\$9,873
Water Authority	\$169	\$177	\$181	\$173	\$169	\$4,362	\$3,894	\$3,942	\$1,518	\$1,122	\$169	\$169	\$1,337
Loganville	\$111,600	\$139,368	\$122,631	\$124,390	\$135,812	\$145,680	\$158,556	\$156,295	\$0	\$162,254	\$143,112	\$139,982	\$128,307

### AVERAGE \$/KGALLON (WATER)

Residential	\$8.75	\$8.68	\$8.79	\$8.74	\$8.62	\$8.52	\$8.47	\$8.55	\$8.60	\$8.58	\$8.61	\$8.70	\$8.63
Commercial	\$7.69	\$7.62	\$7.49	\$7.52	\$7.46	\$7.12	\$6.85	\$6.76	\$6.85	\$6.96	\$7.21	\$7.53	\$7.25
Industrial	\$4.13	\$4.10	\$4.10	\$4.12	\$4.10	\$4.13	\$4.11	\$4.11	\$4.11	\$4.10	\$4.11	\$4.11	\$4.11
Water Authority		\$88.42		\$172.79		\$4.20		\$4.22	\$4.55	\$4.76			\$46.49
Loganville	\$3.74	\$3.64	\$3.69	\$3.68	\$3.65	\$3.63	\$3.61	\$3.61	#DIV/0!	\$3.60	\$3.64	\$3.64	
<b>Average</b>	<b>\$6.8576</b>	<b>\$27.2046</b>	<b>\$6.7927</b>	<b>\$48.2903</b>	<b>\$6.7251</b>	<b>\$5.9936</b>	<b>\$6.4749</b>	<b>\$5.9080</b>	<b>\$6.0261</b>	<b>\$6.1017</b>	<b>\$6.6419</b>	<b>\$6.7792</b>	<b>\$11.65</b>

### AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5	5	5	6	7	7	6	6	6	6	6
Commercial	14	14	15	15	15	20	23	26	24	22	19	15	19
Water Authority	-	2	3	1	-	1,038	922	934	334	236	-	-	289

### AVERAGE \$/CUSTOMER (SEWER)

Residential	\$30	\$31	\$31	\$31	\$32	\$33	\$34	\$34	\$33	\$33	\$32	\$32	\$32
Commercial	\$155	\$154	\$164	\$170	\$173	\$182	\$175	\$181	\$174	\$189	\$180	\$165	\$172
Water Authority	\$1,871	\$1,562	\$1,743	\$1,567	\$1,615	\$1,716	\$1,508	\$2,052	\$1,642	\$1,738	\$2,052	\$2,009	\$1,756

### AVERAGE \$/KGALLON (SEWER)

Residential	\$6.18	\$6.29	\$6.23	\$6.23	\$6.03	\$5.35	\$4.84	\$4.99	\$5.38	\$5.46	\$5.53	\$5.89	\$5.70
Commercial	\$11.42	\$11.29	\$11.08	\$11.37	\$11.38	\$9.13	\$7.45	\$7.06	\$7.27	\$8.64	\$9.24	\$10.72	\$9.67
Water Authority		\$780.85		\$1,567.02		\$1.65		\$2.20	\$4.92	\$7.36			\$394.00
<b>Average</b>	<b>\$8.80</b>	<b>\$266.14</b>	<b>\$8.66</b>	<b>\$528.21</b>	<b>\$8.70</b>	<b>\$5.38</b>	<b>\$6.15</b>	<b>\$4.75</b>	<b>\$5.86</b>	<b>\$7.15</b>	<b>\$7.39</b>	<b>\$8.30</b>	<b>\$72.1237</b>

MOST RECENT  
12-MONTH

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	12-MONTH
<b>SALES REVENUES</b>					
WATER SALES	\$ 639,835	\$ 548,528	\$ 7,265,719	\$ 5,417,366	\$ 7,265,719
SEWER SALES	\$ 375,002	\$ 365,429	\$ 4,324,342	\$ 4,195,578	\$ 4,324,342
<b>SALES REVENUES (ACTUAL)</b>	<b>\$ 1,014,837</b>	<b>\$ 913,957</b>	<b>\$ 11,590,061</b>	<b>\$ 9,612,944</b>	<b>\$ 11,590,061</b>
AS BUDGET	\$ 916,667	\$ 811,667	\$ 11,000,000	\$ 9,740,000	Not Applicable
% ACTUAL TO BUDGET	110.71%	112.60%	105.36%	98.70%	Not Applicable

**OTHER REVENUES**

**WATER**

GEFA PRINCIPAL FORGIVENESS	\$ 1,801	\$ -	\$ 19,407	\$ -	\$ -
OP REVENUE	\$ 312	\$ 374	\$ 3,108	\$ 2,468	\$ 279
MISC REVENUE	\$ 8,118	\$ 860	\$ 77,441	\$ 73,555	\$ 6,296
SALE OF FIXED ASSETS	\$ 1,526	\$ -	\$ 1,526	\$ -	\$ -
TAP FEES	\$ 12,075	\$ 44,350	\$ 558,357	\$ 798,620	\$ 30,100
REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ 1,533	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC WATER	\$ 23,963	\$ 11,571	\$ 180,546	\$ 132,249	\$ 11,978
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
<b>OTHER REVENUES (WATER)</b>	<b>\$ 47,796</b>	<b>\$ 57,155</b>	<b>\$ 840,386</b>	<b>\$ 1,008,424</b>	<b>\$ 48,653</b>

**SEWER**

OP REVENUE	\$ (4,838)	\$ 26,150	\$ 193,023	\$ 315,123	\$ 26,613
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ 116	\$ 74	\$ -
TAP FEES	\$ 3,589	\$ 11,000	\$ 590,807	\$ 1,024,250	\$ 31,000
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 23,963	\$ 11,571	\$ 180,546	\$ 132,249	\$ 11,978
OTHER - UTILITY	\$ -	\$ -	\$ 86	\$ -	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING TRANSFERS IN	\$ -	\$ -	\$ 218,368	\$ -	\$ -
OPERATING TRANSFERS IN	\$ -	\$ -	\$ 54,497	\$ -	\$ -
<b>OTHER REVENUES (SEWER)</b>	<b>\$ 22,715</b>	<b>\$ 48,721</b>	<b>\$ 1,237,443</b>	<b>\$ 1,471,695</b>	<b>\$ 69,590</b>

<b>OTHER REVENUES (TOTAL)</b>	<b>\$ 70,510</b>	<b>\$ 105,876</b>	<b>\$ 2,077,829</b>	<b>\$ 2,480,120</b>	<b>\$ 118,243</b>
AS BUDGET	\$ 162,847	\$ 159,145	\$ 1,954,166	\$ 1,909,743	Not Applicable
% ACTUAL TO BUDGET	43.30%	66.53%	106.33%	129.87%	Not Applicable

<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$ 1,085,348</b>	<b>\$ 1,019,833</b>	<b>\$ 13,667,890</b>	<b>\$ 12,093,064</b>	<b>\$ 11,708,304</b>
AS BUDGET	\$ 1,079,514	\$ 970,812	\$ 12,954,166	\$ 11,649,743	Not Applicable
% ACTUAL TO BUDGET	100.54%	105.05%	105.51%	103.81%	Not Applicable

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	12-MONTH
PERSONNEL	\$ 115,434	\$ 106,246	\$ 2,872,450	\$ 2,524,851	\$ 2,872,450
CONTRACTED SERVICES	\$ 113,976	\$ 115,854	\$ 833,858	\$ 587,849	\$ 833,858
SUPPLIES	\$ 291,841	\$ 238,895	\$ 2,275,991	\$ 1,903,405	\$ 2,275,991
CAPITAL OUTLAY	\$ 178,440	\$ 123,340	\$ 2,798,434	\$ 2,674,103	\$ 2,798,434
FUND TRANSFERS	\$ 101,551	\$ 56,320	\$ 910,709	\$ 605,878	\$ 910,709
DEPRECIATION	\$ -	\$ -	\$ 2,651,359	\$ 2,658,823	\$ 2,651,359
<b>TOTAL</b>	<b>\$ 801,242</b>	<b>\$ 640,656</b>	<b>\$ 12,342,800</b>	<b>\$ 10,954,909</b>	<b>\$ 12,342,800</b>

**WATER**

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 36,808	\$ 25,071	\$ 558,754	\$ 429,739	\$ 558,754
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 48,204</b>	<b>\$ 36,920</b>	<b>\$ 816,442</b>	<b>\$ 642,899</b>	<b>\$ 816,442</b>
AS BUDGET	\$ 64,455	\$ 53,887	\$ 773,459	\$ 646,649	Not Applicable
% ACTUAL TO BUDGET	74.79%	68.51%	105.56%	99.42%	Not Applicable

CONTRACTED SERVICES

<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 51,783</b>	<b>\$ 49,634</b>	<b>\$ 286,865</b>	<b>\$ 154,900</b>	<b>\$ 286,865</b>
AS BUDGET	\$ 26,263	\$ 23,763	\$ 315,150	\$ 285,150	Not Applicable
% ACTUAL TO BUDGET	197.18%	208.88%	91.02%	54.32%	Not Applicable

SUPPLIES

<b>SUPPLIES (ACTUAL)</b>	<b>\$ 133,510</b>	<b>\$ 98,015</b>	<b>\$ 1,006,395</b>	<b>\$ 730,046</b>	<b>\$ 1,006,395</b>
AS BUDGET	\$ 63,192	\$ 57,921	\$ 758,300	\$ 695,050	Not Applicable
% ACTUAL TO BUDGET	211.28%	169.22%	132.72%	105.04%	Not Applicable

CAPITAL OUTLAY

Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ 152,715</b>	<b>\$ 110,512</b>	<b>\$ 2,031,985</b>	<b>\$ 1,923,248</b>	<b>\$ 2,031,985</b>
AS BUDGET	\$ 88,847	\$ 85,194	\$ 1,066,165	\$ 1,022,329	Not Applicable
% ACTUAL TO BUDGET	171.89%	129.72%	190.59%	188.12%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ -	\$ -	\$ 1,003,819	\$ 982,327	\$ 1,003,819
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FUND TRANSFERS

<b>FUND TRANSFERS (ACTUAL)</b>	<b>\$ 66,216</b>	<b>\$ 31,419</b>	<b>\$ 563,154</b>	<b>\$ 335,935</b>	<b>\$ 563,154</b>
AS BUDGET	\$ 92,662	\$ 70,832	\$ 1,111,949	\$ 849,983	Not Applicable
% ACTUAL TO BUDGET	71.46%	44.36%	50.65%	39.52%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 29,310</b>	<b>\$ 30,330</b>	<b>\$ 795,100</b>	<b>\$ 746,538</b>	<b>\$ 795,100</b>
AS BUDGET	\$ 67,198	\$ 63,678	\$ 806,372	\$ 764,134	Not Applicable
% ACTUAL TO BUDGET	43.62%	47.63%	98.60%	97.70%	Not Applicable

CONTRACTED SERVICES

<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 11,053</b>	<b>\$ (13,852)</b>	<b>\$ 81,864</b>	<b>\$ 64,449</b>	<b>\$ 81,864</b>
AS BUDGET	\$ 15,963	\$ 15,629	\$ 191,550	\$ 187,550	Not Applicable
% ACTUAL TO BUDGET	69.24%	-88.63%	42.74%	34.36%	Not Applicable

SUPPLIES

<b>SUPPLIES (ACTUAL)</b>	<b>\$ 53,373</b>	<b>\$ 19,725</b>	<b>\$ 324,010</b>	<b>\$ 354,951</b>	<b>\$ 324,010</b>
AS BUDGET	\$ 32,229	\$ 24,604	\$ 386,750	\$ 295,250	Not Applicable
% ACTUAL TO BUDGET	165.60%	80.17%	83.78%	120.22%	Not Applicable

CAPITAL OUTLAY

<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable

<b>TOTAL WATER EXPENSES (ACTUAL)</b>	<b>\$ 546,164</b>	<b>\$ 362,704</b>	<b>\$ 6,909,634</b>	<b>\$ 5,935,295</b>	<b>\$ 6,909,634</b>
AS BUDGET	\$ 450,808	\$ 395,508	\$ 5,409,695	\$ 4,746,095	Not Applicable
% ACTUAL TO BUDGET	121.15%	91.71%	127.73%	125.06%	Not Applicable

Dec 2022      Dec 2021      FY2022 YTD      FY2021 YTD      12-MONTH

**WASTEWATER**

**STORMWATER**

**PERSONNEL**

<b>PERSONNEL (ACTUAL)</b>	\$	3,513	\$	514	\$	238,476	\$	204,043	\$	238,476
AS BUDGET	\$	23,246	\$	15,550	\$	278,950	\$	186,605		Not Applicable
% ACTUAL TO BUDGET		15.11%		3.30%		85.49%		109.34%		Not Applicable

**CONTRACTED SERVICES**

<b>CONTRACTED SERVICES (ACTUAL)</b>	\$	336	\$	5,088	\$	18,081	\$	15,524	\$	18,081
AS BUDGET	\$	2,679	\$	8,001	\$	32,150	\$	96,010		Not Applicable
% ACTUAL TO BUDGET		12.54%		63.59%		56.24%		16.17%		Not Applicable

**SUPPLIES**

<b>SUPPLIES (ACTUAL)</b>	\$	4,283	\$	3,238	\$	45,270	\$	37,777	\$	45,270
AS BUDGET	\$	63,192	\$	57,921	\$	758,300	\$	695,050		Not Applicable
% ACTUAL TO BUDGET		6.78%		5.59%		5.97%		5.44%		Not Applicable

**CAPITAL OUTLAY**

Capital Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-
<b>CAPITAL OUTLAY (ACTUAL)</b>	\$	25,725	\$	12,828	\$	766,449	\$	750,855	\$	766,449
AS BUDGET	\$	136,994	\$	132,086	\$	1,643,924	\$	1,585,034		Not Applicable
% ACTUAL TO BUDGET		18.78%		9.71%		46.62%		47.37%		Not Applicable

Depreciation Expense [Stormwater]	\$	-	\$	-	\$	33,419	\$	22,416	\$	33,419
Depreciation Expense [Sewage]	\$	-	\$	-	\$	807,060	\$	827,040	\$	807,060

**DEPRECIATION**

<b>DEPRECIATION (ACTUAL)</b>	\$	-	\$	-	\$	840,479	\$	849,455	\$	840,479
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**SEWAGE**

**FUND TRANSFERS**

<b>FUND TRANSFERS (ACTUAL)</b>	\$	35,335	\$	24,901	\$	347,556	\$	269,943	\$	347,556
AS BUDGET	\$	67,875	\$	59,125	\$	814,499	\$	709,500		Not Applicable
% ACTUAL TO BUDGET		52.06%		42.12%		42.67%		38.05%		Not Applicable

<b>DEPRECIATION</b>	\$	-	\$	-	\$	807,060	\$	827,040	\$	807,060
<b>DEPRECIATION (ACTUAL)</b>	\$	-	\$	-	\$	807,060	\$	827,040	\$	807,060

**SEWAGE COLLECTION**

**PERSONNEL**

<b>PERSONNEL (ACTUAL)</b>	\$	20,405	\$	25,929	\$	523,866	\$	458,257	\$	523,866
AS BUDGET	\$	42,920	\$	39,237	\$	515,043	\$	470,849		Not Applicable
% ACTUAL TO BUDGET		47.54%		66.08%		101.71%		97.33%		Not Applicable

**CONTRACTED SERVICES**

<b>CONTRACTED SERVICES (ACTUAL)</b>	\$	16,287	\$	7,798	\$	90,931	\$	71,811	\$	90,931
AS BUDGET	\$	8,396	\$	8,313	\$	100,750	\$	99,750		Not Applicable
% ACTUAL TO BUDGET		193.99%		93.81%		90.25%		71.99%		Not Applicable

**SUPPLIES**

<b>SUPPLIES (ACTUAL)</b>	\$	19,047	\$	15,537	\$	117,528	\$	113,359	\$	117,528
AS BUDGET	\$	10,804	\$	10,179	\$	129,650	\$	122,150		Not Applicable
% ACTUAL TO BUDGET		176.29%		152.64%		90.65%		92.80%		Not Applicable

**SEWAGE TREATMENT**

**PERSONNEL**

<b>PERSONNEL (ACTUAL)</b>	\$	14,002	\$	12,554	\$	498,566	\$	473,114	\$	498,566
AS BUDGET	\$	42,740	\$	38,559	\$	512,879	\$	462,704		Not Applicable
% ACTUAL TO BUDGET		32.76%		32.56%		97.21%		102.25%		Not Applicable

**CONTRACTED SERVICES**

<b>CONTRACTED SERVICES (ACTUAL)</b>	\$	34,517	\$	67,186	\$	356,117	\$	281,164	\$	356,117
AS BUDGET	\$	61,038	\$	60,517	\$	732,450	\$	726,200		Not Applicable
% ACTUAL TO BUDGET		56.55%		111.02%		48.62%		38.72%		Not Applicable

**SUPPLIES**

<b>SUPPLIES (ACTUAL)</b>	\$	81,628	\$	102,379	\$	782,787	\$	667,272	\$	782,787
AS BUDGET	\$	63,104	\$	58,604	\$	757,250	\$	703,250		Not Applicable
% ACTUAL TO BUDGET		129.36%		174.70%		103.37%		94.88%		Not Applicable

<b>TOTAL EXPENSES (ACTUAL)</b>	\$	255,078	\$	277,952	\$	5,433,165	\$	5,019,613	\$	5,433,165
AS BUDGET	\$	522,987	\$	488,092	\$	6,275,845	\$	5,857,102		Not Applicable
% ACTUAL TO BUDGET		48.77%		56.95%		86.57%		85.70%		Not Applicable

# NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 12/2022 | FY 2022



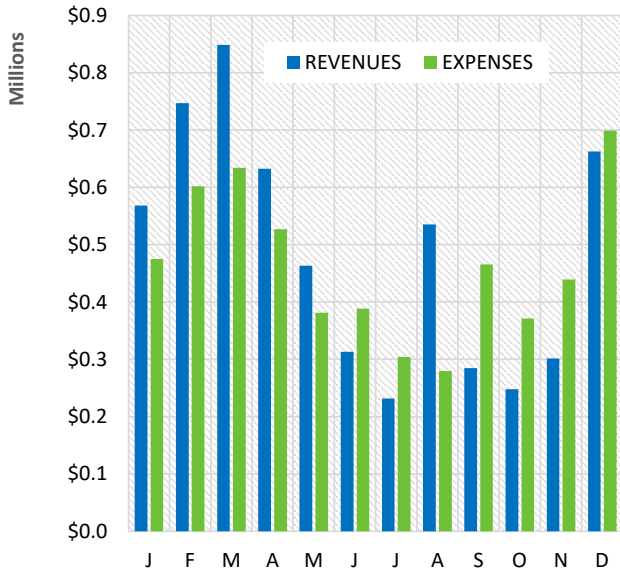
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### CITY OF MONROE: NATURAL GAS FUND OVERVIEW

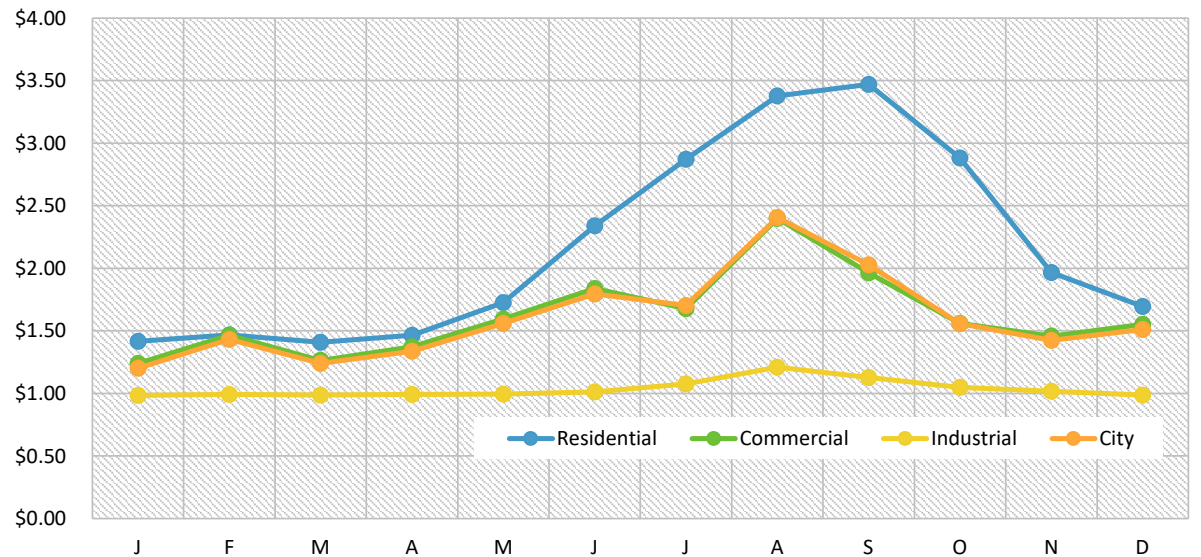
	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 2021
<b>REVENUES</b>	\$ 0.568M	\$ 0.747M	\$ 0.849M	\$ 0.632M	\$ 0.463M	\$ 0.313M	\$ 0.232M	\$ 0.535M	\$ 0.285M	\$ 0.248M	\$ 0.301M	\$ 0.663M	\$ 5.837M	\$ 4.297M	\$ 4.557M
PERSONNEL COSTS	\$ 0.059M	\$ 0.065M	\$ 0.060M	\$ 0.082M	\$ 0.059M	\$ 0.068M	\$ 0.067M	\$ 0.033M	\$ 0.086M	\$ 0.061M	\$ 0.076M	\$ 0.036M	\$ 0.751M	\$ 0.746M	\$ 0.618M
CONTRACTED SVC	\$ 0.005M	\$ 0.037M	\$ 0.021M	\$ 0.035M	\$ 0.017M	\$ 0.007M	\$ (0.036M)	\$ 0.006M	\$ 0.019M	\$ 0.007M	\$ 0.010M	\$ 0.030M	\$ 0.159M	\$ 0.240M	\$ 0.205M
SUPPLIES	\$ 0.302M	\$ 0.375M	\$ 0.402M	\$ 0.229M	\$ 0.183M	\$ 0.174M	\$ 0.153M	\$ 0.127M	\$ 0.233M	\$ 0.193M	\$ 0.234M	\$ 0.568M	\$ 3.174M	\$ 1.964M	\$ 2.040M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.109M	\$ 0.125M	\$ 0.151M	\$ 0.181M	\$ 0.122M	\$ 0.139M	\$ 0.120M	\$ 0.113M	\$ 0.128M	\$ 0.111M	\$ 0.118M	\$ 0.065M	\$ 1.483M	\$ 1.613M	\$ 1.211M
<b>EXPENSES</b>	\$ 0.475M	\$ 0.602M	\$ 0.634M	\$ 0.527M	\$ 0.381M	\$ 0.389M	\$ 0.304M	\$ 0.279M	\$ 0.466M	\$ 0.371M	\$ 0.439M	\$ 0.699M	\$ 5.567M	\$ 4.564M	\$ 4.074M
<b>MARGIN</b>	\$ 0.093M	\$ 0.145M	\$ 0.215M	\$ 0.105M	\$ 0.082M	\$ (0.076M)	\$ (0.073M)	\$ 0.256M	\$ (0.181M)	\$ (0.124M)	\$ (0.138M)	\$ (0.036M)	\$ 0.269M	\$ (0.268M)	\$ 0.483M



REVENUES vs. EXPENSES



AVERAGE \$/CCF



# RETAIL SALES REPORT

Jan 2022   Feb 2022   Mar 2022   Apr 2022   May 2022   Jun 2022   Jul 2022   Aug 2022   Sep 2022   Oct 2022   Nov 2022   Dec 2022

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## CUSTOMER COUNT

Residential	3,564	3,583	3,591	3,598	3,619	3,634	3,651	3,662	3,670	3,680	3,699	3,705
Commercial	577	578	577	576	578	580	581	579	580	583	583	585
Industrial	7	7	7	7	7	7	7	7	7	7	7	7
City	20	20	20	20	20	20	20	20	20	20	20	20
<b>Total</b>	<b>4,170</b>	<b>4,190</b>	<b>4,197</b>	<b>4,203</b>	<b>4,226</b>	<b>4,243</b>	<b>4,261</b>	<b>4,270</b>	<b>4,279</b>	<b>4,292</b>	<b>4,311</b>	<b>4,319</b>
Year-Over-Year Δ	3.71%	3.79%	3.48%	3.34%	3.53%	3.82%	3.93%	3.57%	3.46%	3.47%	3.58%	3.50%

## CCF

Residential	0.216M	0.296M	0.336M	0.196M	0.129M	0.055M	0.033M	0.029M	0.029M	0.032M	0.068M	0.158M
Commercial	0.149M	0.174M	0.226M	0.135M	0.108M	0.070M	0.061M	0.056M	0.065M	0.066M	0.077M	0.114M
Industrial	0.029M	0.011M	0.024M	0.011M	0.010M	0.004M	0.001M	0.001M	0.001M	0.002M	0.003M	0.020M
City	0.010M	0.012M	0.015M	0.008M	0.006M	0.003M	0.002M	0.002M	0.002M	0.002M	0.003M	0.007M
<b>Total</b>	<b>0.418M</b>	<b>0.507M</b>	<b>0.622M</b>	<b>0.369M</b>	<b>0.272M</b>	<b>0.149M</b>	<b>0.109M</b>	<b>0.099M</b>	<b>0.112M</b>	<b>0.115M</b>	<b>0.168M</b>	<b>0.310M</b>
Year-Over-Year Δ	-2.79%	-16.46%	10.21%	-3.73%	18.50%	-3.27%	0.50%	-1.94%	11.60%	13.44%	23.37%	7.34%

## REVENUE

Residential	\$ 0.306M	\$ 0.434M	\$ 0.474M	\$ 0.287M	\$ 0.222M	\$ 0.129M	\$ 0.095M	\$ 0.099M	\$ 0.099M	\$ 0.093M	\$ 0.133M	\$ 0.268M
Commercial	\$ 0.185M	\$ 0.255M	\$ 0.286M	\$ 0.185M	\$ 0.172M	\$ 0.129M	\$ 0.103M	\$ 0.135M	\$ 0.127M	\$ 0.103M	\$ 0.113M	\$ 0.178M
Industrial	\$ 0.028M	\$ 0.011M	\$ 0.024M	\$ 0.011M	\$ 0.010M	\$ 0.004M	\$ 0.002M	\$ 0.001M	\$ 0.001M	\$ 0.002M	\$ 0.003M	\$ 0.020M
Other	\$ 0.015M	\$ 0.018M	\$ 0.023M	\$ 0.022M	\$ 0.026M	\$ 0.026M	\$ 0.016M	\$ 0.024M	\$ 0.027M	\$ 0.016M	\$ 0.020M	\$ 0.015M
City	\$ 0.012M	\$ 0.017M	\$ 0.019M	\$ 0.011M	\$ 0.009M	\$ 0.006M	\$ 0.003M	\$ 0.005M	\$ 0.003M	\$ 0.004M	\$ 0.005M	\$ 0.010M
<b>Total</b>	<b>\$ 0.546M</b>	<b>\$ 0.735M</b>	<b>\$ 0.825M</b>	<b>\$ 0.516M</b>	<b>\$ 0.440M</b>	<b>\$ 0.294M</b>	<b>\$ 0.219M</b>	<b>\$ 0.263M</b>	<b>\$ 0.258M</b>	<b>\$ 0.218M</b>	<b>\$ 0.274M</b>	<b>\$ 0.491M</b>
Year-Over-Year Δ	13.38%	9.72%	29.88%	17.14%	52.47%	37.99%	27.07%	55.31%	49.85%	16.60%	15.49%	13.70%

# SALES STATISTICS

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## AVERAGE CCF/CUSTOMER

Residential	61	83	94	55	36	15	9	8	8	9	18	43	36
Commercial	258	301	392	234	187	121	105	97	112	114	133	196	187
Industrial	4,113	1,560	3,475	1,620	1,448	604	200	84	132	279	487	2,855	1,405
City	491	606	764	403	285	167	96	96	85	118	174	335	302

## AVERAGE \$/CUSTOMER

Residential	\$86	\$121	\$132	\$80	\$61	\$36	\$26	\$27	\$27	\$25	\$36	\$72	\$61
Commercial	\$320	\$441	\$496	\$321	\$298	\$222	\$177	\$233	\$219	\$177	\$194	\$304	\$283
Industrial	\$4,050	\$1,548	\$3,424	\$1,607	\$1,438	\$611	\$216	\$102	\$148	\$293	\$496	\$2,816	\$1,396
City	\$590	\$867	\$947	\$539	\$444	\$299	\$164	\$232	\$173	\$184	\$248	\$507	\$433

## AVERAGE \$/CCF

Residential	\$1.4158	\$1.4663	\$1.4095	\$1.4640	\$1.7250	\$2.3400	\$2.8725	\$3.3793	\$3.4717	\$2.8820	\$1.9652	\$1.6952	\$2.1739
Commercial	\$1.2394	\$1.4644	\$1.2641	\$1.3721	\$1.5962	\$1.8396	\$1.6777	\$2.3996	\$1.9641	\$1.5584	\$1.4585	\$1.5530	\$1.6156
Industrial	\$0.9847	\$0.9924	\$0.9856	\$0.9919	\$0.9933	\$1.0119	\$1.0763	\$1.2084	\$1.1264	\$1.0490	\$1.0181	\$0.9865	\$1.0354
City	\$1.2019	\$1.4307	\$1.2393	\$1.3362	\$1.5592	\$1.7948	\$1.7022	\$2.4069	\$2.0283	\$1.5570	\$1.4250	\$1.5109	\$1.5994
<b>Average</b>	<b>\$1.2104</b>	<b>\$1.3384</b>	<b>\$1.2246</b>	<b>\$1.2911</b>	<b>\$1.4685</b>	<b>\$1.7466</b>	<b>\$1.8322</b>	<b>\$2.3485</b>	<b>\$2.1476</b>	<b>\$1.7616</b>	<b>\$1.4667</b>	<b>\$1.4364</b>	<b>\$1.6061</b>



	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
<b>Natural Gas Supply Cost</b>					
Capacity Reservation Fees	\$ 49,080	\$ 48,985	\$ 514,956	\$ 514,682	\$ 514,956
Demand Storage/Peaking Services	\$ 2,306	\$ 2,143	\$ 27,402	\$ 26,075	\$ 27,402
Supply Charges	\$ 211,077	\$ 263,962	\$ 2,098,372	\$ 1,238,137	\$ 2,098,372
Gas Authority Supply Charges	\$ 6,959	\$ 4,780	\$ 51,662	\$ 54,539	\$ 51,662
Gas Authority Charges	\$ (14,030)	\$ (19,116)	\$ (82,884)	\$ (87,017)	\$ (82,884)
P.A.C.E	300	300	3,600	3,600	3,600
APGA Annual Dues	-	-	3,528	3,368	3,528
Other	4,267	4,193	29,422	33,048	29,422
<b>TOTAL MGAG BILL</b>	<b>\$ 259,959</b>	<b>\$ 305,247</b>	<b>\$ 2,646,058</b>	<b>\$ 1,786,432</b>	<b>\$ 2,646,058</b>

**DELIVERED SUPPLY**

Volume CCF	389,270	416,980	3,429,060	3,559,390	3,429,060
Volume Dth (MGAG)	379,560	405,860	3,360,990	3,463,860	3,360,990

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

<b>UNIT COSTS</b>					
\$/Dth	0.6849	0.7521	0.7873	0.5157	0.7873
\$/CCF	0.6678	0.7320	0.7717	0.5019	0.7717

MOST RECENT  
12-MONTH

Dec 2022      Dec 2021      FY2022 YTD      FY2021 YTD

**SALES REVENUES**

NATURAL GAS SALES	\$	638,039	\$	522,662	\$	5,226,816	\$	4,189,969	\$	5,226,816
<b>SALES REVENUES (ACTUAL)</b>	<b>\$</b>	<b>638,039</b>	<b>\$</b>	<b>522,662</b>	<b>\$</b>	<b>5,226,816</b>	<b>\$</b>	<b>4,189,969</b>	<b>\$</b>	<b>5,226,816</b>
AS BUDGET	\$	334,348	\$	315,287	\$	4,012,173	\$	315,287		Not Applicable
% ACTUAL TO BUDGET		190.83%		165.77%		130.27%		1328.94%		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	40	-	3,339	2,200	3,339					
CONTRIBUTED CAPITAL	-	-	-	-	-					
SALE FIXED ASSETS	-	-	-	-	-					
TAP FEES	800	8,303	76,367	101,007	76,367					
REIMB DAMAGED PROP - GAS	-	10,666	-	10,666	-					
ADMIN ALLOC	23,963	11,571	180,546	132,249	180,546					
INT/INVEST INCOME	-	-	-	-	-					
STATE GRANTS	-	-	-	-	-					
MGAG REBATE	-	-	99,495	120,420	99,495					
OPERATING TRANSFERS IN	-	-	249,725	-	249,725					
SALE OF ASSETS - GAS	-	-	257	-	257					
<b>OTHER REVENUES (ACTUAL)</b>	<b>\$</b>	<b>24,803</b>	<b>\$</b>	<b>30,540</b>	<b>\$</b>	<b>609,729</b>	<b>\$</b>	<b>366,542</b>	<b>\$</b>	<b>609,729</b>
AS BUDGET	\$	23,694	\$	24,097	\$	284,333	\$	289,167		Not Applicable
% ACTUAL TO BUDGET		104.68%		126.74%		214.44%		126.76%		Not Applicable

<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$</b>	<b>662,842</b>	<b>\$</b>	<b>553,202</b>	<b>\$</b>	<b>5,836,544</b>	<b>\$</b>	<b>4,556,511</b>	<b>\$</b>	<b>5,836,544</b>
AS BUDGET	\$	358,042	\$	339,384	\$	4,296,506	\$	4,072,608		Not Applicable
% ACTUAL TO BUDGET		185.13%		163.00%		135.84%		111.88%		Not Applicable

MOST RECENT  
12-MONTH

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	
<b>PERSONNEL</b>					
Compensation	\$ 26,269	\$ (3,918)	\$ 497,518	\$ 380,132	\$ 497,518
Benefits	9,461	12,861	252,406	235,667	252,406
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 35,730</b>	<b>\$ 9,023</b>	<b>\$ 751,181</b>	<b>\$ 616,626</b>	<b>\$ 751,181</b>
AS BUDGET	\$ 62,156	\$ 55,273	\$ 745,870	\$ 663,277	Not Applicable
% ACTUAL TO BUDGET	57.48%	16.32%	100.71%	92.97%	Not Applicable

**CONTRACTED SERVICES**

Consulting	\$ 15,787	\$ -	\$ 15,787	\$ 6,026	\$ 15,787
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	-	-	224	-	224
Holiday Events	-	-	-	-	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	482	4,972	11,361	9,049	11,361
Vehicle Rep & Maint Outside	303	593	2,431	4,729	2,431
R&M System - Outside	750	1,287	30,186	23,674	30,186
R & M Buildings - Outside	342	155	775	2,099	775
Maintenance Contracts	4,440	4,139	9,102	12,974	9,102
Equip Rent/Lease	1,431	2,053	16,904	10,454	16,904
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	54	1,495	304	1,716	304
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	591	1,192	6,686	7,101	6,686
Postage	-	-	-	459	-
Adverstising	536	332	985	894	985
Mkt Expense	-	64	1,943	7,364	1,943
Printing	-	-	450	(32)	450
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	3,148	6,649	3,148
Fees	-	-	370	810	370
Vehicle Tag & Title Fee	-	-	42	(18)	42
Ga Dept Rev Fee	-	50	-	150	-
Training & Ed	550	-	8,900	10,174	8,900
Gen Liab Ins	-	-	-	-	-
Uniform Rent	-	-	-	-	-
Contract Labor	4,874	23,854	49,602	102,450	49,602
Shipping/Freight	-	-	-	-	-
<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 30,141</b>	<b>\$ 40,186</b>	<b>\$ 159,201</b>	<b>\$ 206,721</b>	<b>\$ 159,201</b>
AS BUDGET	\$ 20,079	\$ 19,571	\$ 240,950	\$ 234,850	Not Applicable
% ACTUAL TO BUDGET	150.11%	205.34%	66.07%	88.02%	Not Applicable

	Dec 2022	Dec 2021	FY2022 YTD	FY2021 YTD	
<b>SUPPLIES</b>					
Gas Cost	530,012	358,174	2,884,239	1,803,560	2,884,239
Office Supplies	512	136	1,340	793	1,340
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	53	903	3,418	2,759	3,418
Construction Materials	-	-	82	-	82
Damage Claims	100	-	100	2,424	100
Expendable Fluids	-	-	93	285	93
Tires	421	-	955	3,599	955
Uniform Expense	-	-	7,905	4,891	7,905
Janitorial	332	388	2,856	2,486	2,856
Computer Equipment	-	-	3,819	250	3,819
Equipment Parts	718	4,625	19,194	16,190	19,194
Repair & Maintenance	26,497	11,025	161,030	117,209	161,030
Util Costs - Util Fund	340	389	4,250	4,339	4,250
Covid-19 Expenses	-	-	-	957	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	5,236	4,503	40,220	25,184	40,220
Food	507	628	2,447	2,323	2,447
Sm Tool & Min Equip	1,289	2,170	13,251	19,060	13,251
Meters	1,757	-	18,334	2,179	18,334
Sm Oper Supplies	186	1,097	10,401	32,641	10,401
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
<b>SUPPLIES (ACTUAL)</b>	<b>\$ 567,961</b>	<b>\$ 384,039</b>	<b>\$ 3,173,934</b>	<b>\$ 2,041,130</b>	<b>\$ 3,173,934</b>
AS BUDGET	\$ 163,669	\$ 12,921	\$ 1,964,026	\$ 155,050	Not Applicable
% ACTUAL TO BUDGET	347.02%	2972.25%	161.60%	1316.43%	Not Applicable
<b>CAPITAL OUTLAY</b>					
Amortization Def Chg 2016 Bond	\$ -	\$ -	\$ 4,320	\$ 4,320	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ (692)	\$ (8,302)	\$ (8,302)	\$ (8,302)
Depr Exp	\$ -	\$ -	\$ 189,183	\$ 176,540	\$ 189,183
Int Exp 2016 Rev Bond	1,720	2,127	23,896	28,700	23,896
Interest Exp - 2020 Rev Bonds	3,417	3,417	41,009	41,009	41,009
Issuance Costs	-	-	-	-	-
<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ 4,446</b>	<b>\$ 4,852</b>	<b>\$ 250,105</b>	<b>\$ 242,266</b>	<b>\$ 250,105</b>
AS BUDGET	\$ 2,385	\$ 2,785	\$ 28,623	\$ 33,417	Not Applicable
% ACTUAL TO BUDGET	186.38%	174.24%	873.79%	724.97%	Not Applicable

Dec 2022      Dec 2021      FY2022 YTD      FY2021 YTD

FUND TRANSFERS

Admin Alloc - Adm Exp	\$ 28,294	\$ 14,135	\$ 838,052	\$ 743,234	\$ 838,052
Transfer To Gf	32,347	24,116	394,881	258,087	394,881
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-

<b>FUND TRANSFERS (ACTUAL)</b>	<b>\$ 60,641</b>	<b>\$ 38,250</b>	<b>\$ 1,232,933</b>	<b>\$ 1,001,321</b>	<b>\$ 1,232,933</b>
AS BUDGET	\$ 132,048	\$ 119,012	\$ 1,584,580	\$ 1,428,139	Not Applicable
% ACTUAL TO BUDGET	45.92%	32.14%	77.81%	70.11%	Not Applicable

<b>TOTAL EXPENSES (ACTUAL)</b>	<b>\$ 698,917</b>	<b>\$ 476,350</b>	<b>\$ 5,567,355</b>	<b>\$ 4,108,065</b>	<b>\$ 5,567,355</b>
AS BUDGET	\$ 380,337	\$ 209,561	\$ 4,564,049	\$ 2,514,733	Not Applicable
% ACTUAL TO BUDGET	183.76%	227.31%	121.98%	163.36%	Not Applicable