



Council Meeting

AGENDA

Tuesday, August 09, 2022

6:00 PM

City Hall

I. CALL TO ORDER

- 1. Invocation**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Consent Agenda**
 - [a.](#) July 12, 2022 Council Minutes
 - [b.](#) July 17, 2022 Council Minutes
 - [c.](#) July 12, 2022 Executive Session Minutes
 - [d.](#) June 21, 2022 Planning Commission Minutes
 - [e.](#) June 28, 2022 Historic Preservation Commission Minutes
 - [f.](#) June 9, 2022 Downtown Development Authority Minutes
 - [g.](#) June 9, 2022 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. Utilities:** Purchase of Truck

IV. OLD BUSINESS

- 1. Preliminary Plat Review - River Pointe**

V. NEW BUSINESS

1. Public Hearing(s)

- a.** Rezone - 0 Charlotte Rowell Boulevard

2. New Business

- a.** Rezone - 0 Charlotte Rowell Boulevard
- b.** Application - Spirituous Liquors and Beer & Wine On-Premise Consumption - Strange Taco
- c.** Appointment - Planning Commission
- d.** Approval - 2022 Millage Rate
- e.** Municipal Court Services Agreement – Southeast Corrections, LLC

VI. DISTRICT ITEMS

- 1. District Items**
- 2. Mayoral Update**

VII. EXECUTIVE SESSION

- 1. Personnel 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 |
| | Donnie Wright | City Attorney |

Staff Present: Jeremiah Still, Danny Smith, Matt McClung, Andrew Dykes, Beth Thompson, Brian Thompson, Rodney Middlebrooks, Chris Bailey, Brad Callender, Beverly Harrison, Les Russell

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

Visitors: Stephen Milligan, Mark Albury, Giancarlo Podeszwa, Rey Martinez, Shauna Mathias, Michelle Mirolli, Julie Sams, Toni Lovelace Petty, Vincent Thomas

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Mr. Kent Pratt gave the invocation.

2. Roll Call

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

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. June 14, 2022 Council Minutes
- b. June 14, 2022 Executive Session Minutes
- c. June 7, 2022 Parks Committee Minutes
- d. May 17, 2022 Planning Commission Minutes
- e. May 24, 2022 Historic Preservation Commission Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM

1. Public Comments

Mr. Mark Albury, of 708 East Church Street, discussed the violence in Monroe. He lives on the corner of Pine Park and Church Street. His work van was shot twice on the evening of July 4, and there were multiple rounds found on the ground. He has lived there for four years, and the gun violence in the area is getting ridiculous. He discussed previous shootings around Monroe. They constantly have to pick up trash from their yard, and kids throw rocks at their dogs and vehicles. He stated the problems are coming from New Lacy. Neighbors are trying to sell; they are all getting sick of it. The landlords of the rentals behind their property should be held more accountable for the buildings and their tenants.

Council Member David Dickinson discussed an email he sent in response to this issue. He stated this is a police issue not a code issue. He discussed other various issues in the area and stated a stop needs to be put to it all. Criminal conduct needs to be a priority.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes stated the City was awarded the Department of Community Affairs Rural Downtown Development Fund Grant in the amount of \$2.1 million for the Downtown Green. The City of Monroe was one of nine to be awarded funding this year.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the 2020 CDBG Project is scheduled for completion next week; they are waiting on some landscaping, lids for the tops of the inlets, and street striping. The Development RFQ for Phase II of Blaine Station has been sent to 45 potential developers; it closes on August 26. The Terminal Building construction started on May 31. The old pilots lounge trailer has been moved offsite to GUTA so that it can be reused. The new Commercial Garbage Truck came in on Friday, the Automated Side Loader will be delivered in August, and the Mini Rear Loader Garbage Truck will come in around March of next year.

3. Department Requests

a. Various: Approval – Surplus Items

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

To surplus the items on GovDeals.

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

b. Airport: Tentative Allocation Approval Request

Mr. Chris Bailey discussed the Tentative Allocation letter received from DOT for Airport Projects. This is the design concept to repave and rehabilitate the taxiway; it will be a Fiscal Year 2023

Project. The local match for the City is \$3,750.00. Construction for the project will be in Fiscal Year 2024. He requested approval to accept and proceed with the design of the taxiway rehab.

To approve the Tentative Allocation as presented.

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

c. Utilities: Approval – Commercial Development Fees

Mr. Brian Thompson discussed existing commercial fees not covering the cost for the City. He recommended changing the fee structure to 80% of the estimated cost of the total project, which will fluctuate. This change will keep the current rate payers from having to cover costs for the developer.

To approve the Commercial Development Fees as presented.

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

d. Utilities: Managed WiFi Pricing

Mr. Brian Thompson discussed the managed WiFi pricing. He recommended \$13.99 per month for the managed WiFi service and \$4.99 per month for each additional mesh unit. He explained that these are competitive prices.

Vice-Mayor Larry Bradley questioned what the cost would be for someone with a basic fiber package and a WiFi package.

Mr. Thompson answered the cost would be \$96.99 for one gig of service.

To approve the Managed WiFi pricing as presented.

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

e. Utilities: Streaming TV Pricing

Mr. Brian Thompson discussed the streaming TV pricing. He stated the Expanded Basic Package will be \$99.99 per month, which is cheaper than the existing package today.

To approve the Streaming TV pricing as presented.

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

f. Utilities: Trickle Filter Pumps Electrical Upgrade

Mr. Rodney Middlebrooks requested approval for the rewire of the Trickle Filter Pump Station at the Sewer Plant. They are original parts and are no longer safe. Legacy Electrical Services had the lowest bid amount of \$13,886.83.

To approve Legacy Electrical Services for the amount of \$13,886.83.

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

IV. OLD BUSINESS

1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes requested to table the item until the August Council Meeting. They are getting closer on some of the negotiations and have determined an alternative path for one of the waterlines. He explained they are still negotiating some traffic enhancements. He hopes to have the basic framework ready for the August Meeting.

To table until next month.

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

V. NEW BUSINESS

1. New Business

a. Application – Beer & Wine On-Premise Consumption – The Thirsty Moose

To approve the application.

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

b. Approval – GDOT Right of Way Contract and Resolution

City Administrator Logan Propes explained this involves the Transportation Alternatives Grant Project. The right-of-way acquisition for the project includes State Route 11, Highland Avenue, and North Lumpkin Street. He stated there will be a lot more of these contracts and resolutions along the way, due to it being a Federally Funded Project. The Georgia Department of Transportation will reimburse the City for 80%; the right-of-way portion of the contract will reimburse the City up to \$688,000.00. He stated it will look a lot like the North Broad Street Project.

To approve the resolution and contract as presented.

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

c. Downtown Green Contract Change Order #1

City Administrator Logan Propes explained they are trying to figure out the most efficient way to get the internal lighting worked out with the contractor. He requested approval of Change Order #1 for the amount of \$359,529.19 with the amended Notice of Award for \$4,217,529.19 to the

Astra Group. They have also scaled back a couple of other things, which recreated some net takeoffs in the analysis of the first change order.

To approve Change Order #1 in the amount of \$359,529.19 with amended Notice of Award in the amount of \$4,217,529.19 to Astra Group, Inc.

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

d. Impact Fee Study & Implementation – Professional Services Contract

City Administrator Logan Propes discussed getting an official study and implementation plan, now that the Comprehensive Plan has been adopted. This will be a pretty long process; there are only a few jurisdictions in Georgia that have full impact fee studies and implementations in place. He recommended contracting with Hall Consulting for the study, because they worked on the Comprehensive Plan. Mr. Propes stated the maximum amount of the contract will be \$45,000.00; the amount could be less, depending on the quantity of meetings needed.

Vice-Mayor Larry Bradley questioned whether the study will include recommendations of where the money should go, along with what will be received from the impact fees.

Mr. Propes stated that State Law requires certain categories to be studied. The categories could include water, sewer, roads, libraries, or public arts. There are certain elements within the study that must be fulfilled in order to levy the impact fees. He stated there will be a series of public meetings, public hearings, and the case must all be well documented.

Mr. Bradley questioned whether the money can be used for anything that is impacted by growth within the City.

Mr. Propes answered it has to be narrowly tailored. There could be a certain amount for a stormwater element, a certain amount for parks improvements, and a certain amount for library improvements. The amounts have to be noted per category.

Mr. Bradley discussed the funds being used for areas that are heavily impacted by the growth, such as Public Safety.

Mr. Propes explained they will see how Public Safety has to be handled within the context of the law. There may be an allowance for Public Safety Capital to be purchased, but operating is probably not allowable. He explained the study will be done prior to getting into the full implementation. A recommendation will be given as to the areas and the amounts, but Council will make the decision.

Mayor, Council, and Mr. Propes further discussed possible categories and uses.

Approval to contract with Hall Consulting for an amount not to exceed \$45,000.00.

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

e. 2022 TSPLOST Intergovernmental Agreement

City Administrator Logan Propes discussed the 2022 TSPLOST Intergovernmental Agreement with Walton County and all the other Municipalities in Walton County. The pro-rata distribution for TSPLOST would be an extra one penny sales tax. The referendum would be voted on at the next election. He explained the IGA must be in place prior to the TSPLOST passing; the distributions would occur in 2023.

Council Member Lee Malcom questioned how the Chamber will be marketing the TSPLOST.

Mr. Propes stated that he does not know that the consensus is to use the Chamber at this point; there may potentially be some other committees formed. He explained that the TSPLOST is not just local funding; the City could also receive a significant amount of State Funding for extra projects if the TSLOST passes.

To approve the 2022 TSPLOST Intergovernmental Agreement as presented.

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

VI. DISTRICT ITEMS**1. District Items**

Vice-Mayor Larry Bradley stated that he has been hearing concerns about Public Safety; crime and speeding seem to be very big issues. They are calling it McDaniel Speedway. He requested to have a Called Public Safety Meeting in two weeks.

Council Member Lee Malcom requested the noise ordinance and enforcement to be looked into for vehicles.

Council Member Tyler Gregory stated there has been a lot of drag being laid down on Second Street. He discussed the wildlife next to the Mill and thanked Chris Bailey for the wildlife crossing signs.

Council Member David Dickinson discussed coming across the expired beaver that Mr. Gregory referred to while running down Barrett Street.

2. Mayoral Update

Mayor John Howard stated that Council Member Nathan Little was recognized for his training hours at GMA last week. The First Friday Concert will be King of Pop. Food Truck Friday and Movies at the Mill will be on July 29. Community Impact Day & Housing Expo will be on July 23. The Georgia Historic Trust Expedition will be coming to Monroe on August 13. Atlanta Braves Day will be on August 28 from 2:00 to 5:00 on the Court House Lawn; Monroe was one of 151 cities in five states chosen to host the World Series Trophy Tour. Major Matt McClung and Captain Brent Davis were both promoted last week. He discussed going to Hometown Connection in Brazelton where State Senators and State Representatives were hosted; he wants to host one this fall.

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

RETURN TO REGULAR SESSION

Motion to reduce Electric CIP transfer from 6.5% to 6.0% and allocate \$88,000.00 to the Electric Department base salary adjustments for FY 2022 as overseen by the City Administrator.

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

Based upon the information provided by the MEAG Power staff concerning the tender option decision pertaining to the Vogtle Units 3 and 4 Project and after consultation with our internal staff concerning the potential benefits and costs associated with the tender option, I hereby move that the City Council for the City of Monroe notify MEAG Power that it: does not support exercising the tender option by SPV M, does not support exercising the tender option by SPV J, and does not support exercising the tender option by SPV P.

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

VIII. ADJOURN

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

MAYOR

CITY CLERK

**2022 COUNCIL RETREAT
THE RITZ-CARLTON, AMELIA ISLAND
4750 AMELIA ISLAND PARKWAY
AMELIA ISLAND, FL 30234**

I. CALL TO ORDER – JOHN HOWARD

All Council Members were present. Also present were City Administrator Logan Propes, Assistant City Administrator Chris Bailey, and Finance Director Beth Thompson.

II. OTHER BUSINESS & DISCUSSION

1. Opening discussion began with various topics from brainstorming about what each member would like to see in their community:

- a. Tyler Gregory: Downtown police presence or welcome ambassador for information when folks come into town.
- b. Myoshia Crawford: Wants to ensure a family style town.
- c. Charles Boyce: Need to ensure inclusivity in the community.
- d. Norman Garrett: Inclusivity. Need a big place to host large groups, i.e. new community center.
- e. Lee Malcom: Control growth and balance it.
- f. Larry Bradley: Inclusivity for seniors too, not just young people. Balance the needs of all demographics.
- g. David Dickinson: Continue great work on Parks and especially advance the multi-modal trail system to connect all of the parks and Downtown to most neighborhoods.
- h. Nathan Little: Balance growth and ensure proper planning. Focus on traffic and growth in addition to utilities.
- i. John Howard: Adopt several of the mantras that is portrayed at the Ritz Carlton (ladies & gentlemen serving ladies & gentlemen) and Disneyworld (aim to be the best and cleanest community assisted by ALL employees)

2. Mayor & Council pay - \$800/month council, \$1200 month Mayor. Proposed by Larry Bradley. There was a general consensus to approve this year to be effective January 2024 so it would be after all new municipal elections the preceding November.

3. Department Head and Director Pay: City Administrator Propes noted it was hard to ensure the team stayed in place long-term given the market conditions for this group of people. The comparable salaries were generally much higher in similar cities on the area/region not to mention the private sector that is generally far beyond the city salaries for similar transferrable skillsets. The general discussion was of consensus by all to allow the City Administrator to adjust the pay and pay scale as needed for this group with appropriate cuts elsewhere to offset any increases.

4. Millage Rate discussion: Finance Director Beth Thompson discussed the non-inflationary growth in the digest and recommended a full rollback rate. It was noted the City would still receive approximately \$630,000 in additional revenues from all the new growth on the tax digest. There was some discussion by Councilman Bradley that maybe we should not do the full rollback since we may need to fund so many additional police officers in the future. The remaining discussion all seemed focused on implementing the full rollback in light of the high inflationary environment and especially with Walton County not taking the full roll back which hits non-homestead property

owners and small business owners especially hard. Staff will advertise the full-rollback rate for legal compliance.

5. LOST negotiation update: Administrator Propes briefed the Council that the City had just begun its first round of negotiations with the County and other cities. Propes said there was a long way to go since there is no consensus from what the county's split for the cities would be.

6. Propes then noted to City Council that at some point fairly soon, the City would need to excavate and replace all utilities along Walton Street as most are 50-100+ years old. The big issue for many residents of the historic street may be whether to repave with asphalt vs concrete. The Council asked staff to find estimates for both ways of repaving.

7. Propes then noted that in the upcoming budget, water and sewer fees would need to be looked at due to high inflationary figures based on chemical treatment of both water and wastewater alone, notwithstanding other higher costs such as fuel and personnel in servicing the utilities.

8. Fiber Optic Broadband Implementation: Due to the project progressing slowly with management in-house by our small telecommunications team, Propes noted that he sought the professional services of a firm to at first audit the process thus far and then make recommendations on how to proceed next and, if necessary, manage certain elements of the implementation. Mayor Howard noted that substantial progress has not been made if only 300 or so customers had been turned on in over two years. Additionally, other fiber-related projects had been stalled out such as downtown mesh Wi-Fi, cameras in the parks, full automated switches for electric, etc.

9. Short-term rental ordinance: Administrator Propes shared that he and legal staff had created the basic framework for short-term rental ordinances. Input was sought for additional drafting. Councilwoman Malcom wanted a cap on total individuals; Councilman Dickinson wanted to prevent renting rooms only; and, Councilman Gregory wanted to ensure security camera implementation at points of entry as a safeguard against human trafficking.

10. Gateway Signage: Assistant Administrator Chris Bailey unveiled renderings of gateway signage to go on Highway 11 at Charlotte Rowell Boulevard. All agreed in general that the design was good but perhaps change some materials. Several on Council wanted to see them implemented at all entrances to the City over the years. There was some discussion as to whether to keep the same look or create different signage for each area. There was no consensus reached. Want to discuss further as funding becomes available for additional signage.

III. ADDITIONAL OTHER DISCUSSION FOR PRIORITIES

1. New positions: Parks Director/Manager in a year or so.

Coker Park & EC Kidd were asked about by Mr. Garrett. These will be rehabilitated last due to many limitations and large funding needed as has been agreed upon in previous City Council meetings. Staff recapped where all parks' projects are in process right now.

2. See what Greensboro, NC has done with their parks. Housing, donations for park.

3. 3rd & 4th Street curbs and gutters would be appreciated.

4. Administrative allocation: Can it be reduced further in the budget? It was noted that our utility transfers were quite efficient in comparison to other utility cities that use as much as needed to balance the budget each year.

5. Finance: Where can we re-allocate or shelve priorities for the “downturn”? It was generally noted that we should finish up the multitude of big projects and in the downturn move to a small project and maintenance position unless great pricing presents itself for a certain needed project.
6. Public Safety:
 - a. Study the addition of three positions for traffic control - FY 2023. Potentially create another unit for high-crime deterrent add another 4 positions. Fire Station needs to be planned for the next SPLOST and locate on the west side.
 - b. Community police force. Out of vehicle patrols. Pros and cons of this in high-crime neighborhoods. Will this build better community policing while keeping officer safety in mind?
 - c. Need follow-up called Public Safety Committee Meeting August 2nd.
7. September 29th retreat for all of Council will primarily be focused on Planning, Zoning, & Code. Should discuss:
 - a. Form-based codes
 - b. Code rewrites in the works.
 - c. Modifications of form-based codes, how would that be modified.
 - d. HPC, public education for permitting.
 - e. Code follow-up on Historic Preservation items to ensure correct implementation.
 - f. Outsource for HPC staff reports - Staff will see if possible.
 - g. Marshals see something, say something, is request from Council if they notice potholes, needed signage, etc., since they are always out on the streets.
8. Multi-modal trail: Grant funding needed to complete. Possible options:
 - a. Walton healthcare foundation
 - b. GO bond - requires voter approval and designated millage rate each year.
9. Different neighborhood signage for each historic neighborhood such as the Mill Village, historic Church Street, McDaniel Street, Walton Street, etc.
10. Racial reconciliation – Uncomfortable conversations.
 - a. Form a group of community leaders. Led by outside consultant – UGA possibly.
 - b. Most were interested in pursuing this route at some point in the future. Roadmap needs to be laid out before crating ad-hoc committee.

Motion to increase the spending and approval limits of Department Directors from \$3,000 to \$10,000 and to increase the spending and approval limits of the City Administrator from \$10,000 to \$25,000, due to the higher cost of materials and supplies caused by inflation.

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

IV. ADJOURN

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

MAYOR

CITY CLERK

The Mayor and Council met for an Executive Session.

| | | |
|----------------|------------------|--------------------|
| Those Present: | John Howard | Mayor |
| | Larry Bradley | Vice-Mayor |
| | Lee Malcom | Council Member |
| | Myoshia Crawford | Council Member |
| | Ross Bradley | Council Member |
| | Norman Garrett | Council Member |
| | Tyler Gregory | Council Member |
| | Nathan Little | Council Member |
| | David Dickinson | Council Member |
| | Logan Propes | City Administrator |
| | Donnie Wright | City Attorney |

Staff Present: Les Russell, Brian Thompson, Rodney Middlebrooks, Jeremiah Still, Danny Smith, Beth Thompson

I. Call to Order – John Howard

1. Roll Call

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

II. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

Based upon the information provided by the MEAG Power staff concerning the tender option decision pertaining to the Vogtle Units 3 and 4 Project and after consultation with our internal staff concerning the potential benefits and costs associated with the tender option, I hereby move that the City Council for the City of Monroe notify MEAG Power that it: does not support exercising the tender option by SPV M, does not support exercising the tender option by SPV J, and does not support exercising the tender option by SPV P.

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

Council Member Norman Garrett left the Executive Session at 7:40.

III. Personnel Issue (s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

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

IV. Adjourn to Regular Session

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

MAYOR

CITY CLERK

**MONROE PLANNING COMMISSION
MEETING MINUTES—June 21, 2022**

Present: Mike Eckles, Randy Camp, Nate Treadaway, Sara Shropshire

Absent: Rosalind Parks

Staff: Logan Propes, City Administrator
Brad Callender – City Planner
Laura Wilson - Code Assistant

Visitors: Kyle Ward, Todd Parker, Dr. Park, Wyatt Howard, Andrew Wilson, Tom Treweeke

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

To Approve the Agenda:

Motion to move Item 2, Rezone of the Monroe Pavilion to Item 1

Motion Camp. Second Treadaway
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the May 17, 2022 minutes.
Motion to approve

Motion Camp. Second Shropshire.
Motion carried

Chairman Eckles asked for the Code Officer’s Report:

Callender: You have just received a printed copy of the newly adopted Comprehensive Plan. It was adopted last week (May 10, 2022) by City Council and is valid for five years.

Old Business: none

The First Item of New Business: is Rezone Case #1086, a request to consider rezoning ±95.42 acres located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St. The property is currently zoned Planned Commercial District with a request to change it to Planned Commercial District with modifications. The applicant is Columbia Engineering on behalf of the owner, MAB Monroe LLC.

Chairman Eckles: The applicant has requested the item be tabled until the next meeting, July 19, 2022.

Motion to table until July

Motion Treadaway. Second Camp.
Motion Carried

The Second Item of New Business: is COA Case #1085, a request for approval of a Certificate of Appropriateness to allow construction of a dental office with associated parking and landscaping at 1080 N. Broad St. Staff recommends approval with conditions. Andrew Wilson from Sullins Engineering spoke in favor of the request. Dr. Park’s dental practice has outgrown his existing office and so he would like to build a new one to meet his needs.

Chairman Eckles: Are you familiar with the three conditions? Are they satisfactory?
Wilson: Yes

Chairman Eckles: Anyone here to speak in opposition? No

Motion to approve with conditions
Motion Shropshire. Second Camp
Motion Carried

The Third Item of New Business: is COA Case #1043, a request for approval of a Certificate of Appropriateness to allow for the construction of three signs at 400 Mayfield Dr. Staff recommends approval of the ground sign and wall sign and does not recommend approval of the silo sign. Wyatt Howard on behalf of Mayfield Self Storage spoke in favor of the request. Howard: Thank you for the approval of the first two signs. The plan for the silo sign is to have a 6x6 concrete pad attached to the existing curb on Hwy 78 with a 12-15 ft silo with the company logo. The idea was to match the quasi-rural nature of Monroe with the intent to advertise to the traffic along Hwy 78.

Chairman Eckles: Are you okay with doing away with the silo sign?
Howard: Yes, if we have too

Chairman Eckles: Anyone here to speak in opposition? No

Motion to approve with conditions
Motion Treadaway. Second Camp
Motion Carried

The Fourth Item of New Business: is COA Case #1087, a request for approval of a Certificate of Appropriateness to allow for the demolition of existing buildings on site and redevelopment of the site for a mini storage warehouse facility and an office/warehouse building with associated parking and landscaping at 809 N. Broad St. Staff recommends approval of the COA with conditions. Applicant Tom Treweeke spoke in favor of the project. Phase 1 is construction of a 48,000 sq ft self-storage and clearing of all the land. Phase 2 is an office/warehouse.

Chairman Eckles: You are good with the conditions listed?
Treweeke: Yes, for clarification—is it anything visible from N. Broad?
Callender: It says any public street so it includes Pavilion Pkwy

Treeweke: Do we need to plant large trees along the power easement?

Callender: If it is acceptable to the easement itself. It does not need to be a full-sized shade tree; but a modest tree. I believe they allow certain trees to be planted near the easement.

Treeweke: We will do whatever is acceptable.

Propes: Brad, for the record do you want to restate the amended condition for the vegetative screening? Since it was discussed, I want to make sure it is on record.

Callender: The additional condition would be (taken from the staff report pg 2): Staff recommends the landscaping on the site be installed as proposed with rows of additional tree plantings along the southern sides of each of the proposed buildings; where possible that do and not interfere with the power line easement.

Motion to approve with conditions including the additional landscaping condition
Motion Shropshire. Second Treadaway
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn
Motion Camp. Second Treadaway
Meeting adjourned; 5:48pm

Historic Preservation Commission
Meeting Minutes
Regular Meeting—June 28, 2022

- Present: Jane Camp, Laura Powell, Fay Brassie, Elizabeth Jones
- Absent: Susan Brown
- Staff: Brad Callender, City Planner
Laura Wilson, Code Admin
- Visitors: Lee Malcom, Lawrence & Lisa Parker, Sarah & Shannon Sturgill, Heather Swanepoel, Chris Collin, Chelsea Ladd

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

Chairman Jones ask for approval of the agenda
To approved as presented.

Motion by Brassie. Second by Camp
Motion carried

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

Motion by Camp. Second by Brassie
Motion carried.

The First Item of Old Business: Request for COA #1009, a request for renovation of an existing structure and construction of four new detached houses at 707 S. Madison Ave. The first part portion of the request for the renovation of an existing structure was approved on 5/24/2022. The applicant, Lori Volk requested the remaining portion of the request be tabled to the July meeting.

To table the COA request for additional structures to July 26th
Motion by Powell, Second by Brassie

The Second Item of Old Business: Request for COA #1013 for signage at 106 S. Broad St. for Rinse Soap. The applicant and owner of Rinse, Heather Swanepoel spoke in favor of the request. 106 S. Broad St. extends backwards towards S. Wayne St. leaving a section of the exterior that is visible from Spring St. Rinse would like to paint that portion of the building with the story of the company. The wall is approximately 30'x25'. The sign would mostly be text with graphics added of a whimsy nature. Note: Throughout the presentation, the applicant refers to the request as a mural. City Ordinances do recognize the term mural; instead, the request falls under the regulation of signage.

Chairman Jones read the historic district sign ordinance into the record.
Commissioner Brassie: Because your request has to be treated as a sign, the maximum square footage allowed is 1.5 sq ft of sign per linear ft of building
Callender: I have that wall measuring at 52 feet which would give you a maximum size of 78 sq ft for a wall sign. Do you know the dimensions of the wall sign you proposed to the commission?
Swanepoel: No, but it is bigger than that

Callender: As you do not own the property next to you that faces Spring St., there is harm of that person erecting a structure that could block you sign. Technically you do not face a road frontage on that wall even though you and I could go stand on Spring St. and see this wall.

Commissioner Brassie: Do you know how large the sign is on Spring St?
Callender: The one on the coffee shop? Approximately 50-75 ft
Commissioner Brassie: That is about big your sign can be. It cannot be the entire wall

Swanepoel: If we were to take away the Rinse logo, would that take it away from being a sign and make it a mural?

Callender: There is no such thing as a mural. It is treated as a wall sign
Swanepoel: To be clear the big Downtown Monroe sign is considered a wall sign?
Callender: It is a wall sign done by the Downtown Development Authority
Commissioner Brassie: The sign did not come before us. We did not approve it.

Discussion continued amongst commission members.

To table to August 23rd meeting
Motion by Brassie. Second by Powell
Motion carried

The Third Item of Old Business: Request for COA #1016, a request for new construction of a single-family house at 1238 S. Madison Ave. The applicants, Lawrence and Lisa Parker spoke in favor of the request.

Chairman Jones: The original house was built around 1920 and is approximately 1500 sq ft. It has a much smaller footprint as many of the houses do in that neighborhood than what you are proposing. These new houses are 3700 sq ft each—correct? What is the square footage of the proposed houses?

Lawrence: This plan here says 2100
Chairman Jones: That does not include the garage and the porches and all the additional space. All of the extra space changes the footprint. Plus, you are replacing a one-story house with a two-story house which does not blend in with the district.
Lawrence: The original house had a garage that has since been torn down. Can you give me a maximum allowable square footage?

Commissioner Brassie: I went up and down that street. They are all single houses, cottages, a couple craftsman. There is only one two-story house and it is way on the other end. The new houses need to fit in the neighborhood. What you are showing us are beach houses which look great in Charleston, not in Monroe.

Commissioner Jones read from the primer the section regarding historic patterns detailing how homes relate to the street and each other

Commission Brassie: Because we have to go by proportion and scale, we need to scale plat showing the proposed houses on the lots.

Lisa Parker showed some other designs to the commission members, including craftsman style.

Motion to table to July 26th meeting

Motion by Powell, Second by Camp
Motion carried

The Fourth Item of Old Business: Request for COA #1015, a request for new construction at 1240 S. Madison Ave.

To table to July 26th meeting

Motion by Camp. Second by Powell
Motion carried

New Business:

The First Item of Business: Request for COA #1154, a request for signage for Strange Taco located at 127 N. Lumpkin St. Chris Collin, owner of Strange Taco spoke in favor of the request. The sign is smaller than what the size building will allow. The sign is being painted directly on the building and will be lit with regular down lights.

Commissioner Brassie: I think the main concern would be the style of lighting and we like that style. It shouldn't be a problem with your neighbors because it is more concentrated.

Collin: We are thinking of sand blasting the front of the building because someone had sponge painted the front of it and I wanted to get your opinion on that.

Chairman Jones: I would be nervous about that. I'd be scared of damaging the brick.

Motion to approve as presented

Motion by Brassie, Second by Camp
Motion carried

The Second Item of Business: Request for COA #1155, a request to enclose a porch and add a rear deck at 904 S. Broad St. The owner and applicant Lee Malcom spoke in favor of the request. The goal is to increase the footprint of the 800 sq ft cottage by creating a second bedroom. I am going with 6/6 windows on the addition- can they be vinyl clad? I'm not intending to remove the existing windows unless we get into a problem with the kitchen and then I will go with a 6/6 vinyl clad.

Chairman Jones: The request does not hinder the historical integrity. Are there any questions from the public?
None

Motion to approve as presented

Motion by Brassie, Second by Camp
Motion carried

The Third Item of Business: Request for COA #1156, a request to build a detached garage at 211 Boulevard. The owners and applicants Shannon and Sarah Sturgill spoke in favor of the request. The structure is 35'x50' and would go along the back of the property completely blocking the view of John's from Boulevard. All of the trees will be retained. The garage will block the view of the mechanicals behind John's. There will also only be one driveway.

Commissioner Brassie: What about doing a barrel vault on the dormers to match the front and portico of the house?

Sturgill: I learned when doing the portico that when you do round, it adds more dollars.

Commissioner Brassie: The proportion looks good with house.

Commissioner Jones: Are there any questions from the public? None

Motion to approve as presented

Motion by Brassie, Second by Camp
Motion carried

The Fourth Item of Business: Request for COA #1157, a request for signage at Nedza’s at 130 S. Broad St. Chris Collin, the owner of the building spoke in favor of the request. The General Manager Chelsea Ladd is here if you have any questions about the business. The proprietor, Joe Nedza is out of town.

Commissioner Powell: Is it just paint?

Collin: Yes

Commissioner Brassie: It looks so busy and the color palette seems very beachy for a traditional downtown like Monroe.

Collin: Nedza’s is an established business in Athens. He has a branded color scheme and logo that he is working with.

Commissioner Brassie: Can he do a white/cream building with accents like the Blue Rooster?

Collin: I cannot make those decisions. I came to speak the size of the sign. They are scheduled to open the first of August so I know that tabling is not something he is interested in.

Commissioner Brassie: As presented the sign is too big, but if you move the Breakfast, Coffee, and Doughnuts down to the windows it doesn’t count against the sign allotment.

Collin: Chelsea can approve moving the verbiage down to the windows so he does not have to come back.

Chairman Jones: Are there any questions from the public?

Is this only dealing with signage? Jones: yes, we have no say in the color

Motion to approve Nedza’s as presented with Breakfast/Coffee/Doughnuts moving to the bottom of the windows

Motion by Powell, Second by Brassie
Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Powell. Second by Camp
Motion carried.

Adjourned at 6:50 pm



Downtown Development Authority

MINUTES

Thursday, June 09, 2022

8:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting called to order at 8:00 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Vice Chair Meredith Malcom
- Board Member Whit Holder
- Board Member Wesley Sisk
- Board Member Ross Bradley
- Board Member Chris Collin

ABSENT

- Secretary Andrea Gray
- City Council Representative Myoshia Crawford

CITY STAFF

- Logan Propes
- Chris Bailey
- Leigh Ann Aldridge
- Sadie Krawczyk (via conference call)

APPROVAL OF PREVIOUS MEETING MINUTES

. DDA April Minutes

April minutes approved - Motion made by Board Member Bradley, Seconded by Board Member Sisk.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin

. DDA May Minutes

May minutes approved - Motion made by Vice Chair Malcom, Seconded by Board Member Collin.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin

APPROVAL OF FINANCIAL STATEMENTS

. DDA March Financials

March Financials Approved - Motion made by Board Member Bradley, Seconded by Board Member Sisk.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin

. DDA April Financials

April Financials approved - Motion made by Board Member Bradley, Seconded by Board Member Sisk.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin

PUBLIC FORUM

None.

CITY UPDATE

RFP agreement progressing; alleyway work should begin soon; city is working on Midland lot use agreement with the county

COUNTY UPDATE

No update.

COMMUNITY WORK PLAN &REPORTS

Downtown Design

Banners ordered were one-sided, so the company is having to replace them. All hardware is in as well. Need creative ideas for what to do with the one-sided ones. Board suggested auctioning them or selling them.

Pocket Park plantings were refreshed. Chairman Anderson thanked the city crews for their continued work watering and maintaining the plantings downtown.

Redevelopment Projects

We are still waiting on the remaining Wayne Street parcel and will need to extend the contract again. The board still desires to see retail development on this parcel.

The board discussed potential locations and the need for a downtown parking deck.

Entertainment Draws

The concert went well last week though smaller than usual. July fireworks will be launched at Blaine Station as in past years.

PROGRAMS

Farmers Market

Market is going well. Lots of attendees. It's still early in the season for produce, but it will be increasing in coming months. Farm to Table planning will start soon for fall dinner.

FUNDING

SPONSORSHIP

Some new smaller donors coming on board. Everything else is on track.

FACADE GRANTS - none

None.

COMMUNITY EVENT GRANTS - none

None.

NEW BUSINESS

Staff recommended delaying the annual planning retreat until new city staff is brought on board. The board supported this decision.

- Solid Chiropractic is now open at the Walton Mill.
- The Tea Time cottage has completed facade grant work.
- Sidestreet Boutique sold its former building to Salon 124 on N. Broad Street.
- Nedzas has announced they are coming downtown.

ANNOUNCEMENTS:

Next meeting scheduled, July 14th, 8:00 am at Monroe City Hall.

ADJOURN

Motion made by Vice Chair Malcom, Seconded by Board Member Bradley.
Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin



Convention and Visitors Bureau

MINUTES

Thursday, June 09, 2022

9:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting called to order at 8:43 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Vice Chairman Meredith Malcom
- Board Member Whit Holder
- Board Member Wesley Sisk
- Board Member Ross Bradley
- Board Member Chris Collin

ABSENT

- Secretary Andrea Gray
- City Council Representative Myoshia Crawford

CITY STAFF

- Logan Propes
- Chris Bailey
- Leigh Ann Walker
- Sadie Krawczyk (via conference call)

APPROVAL OF EXCUSED ABSENCES

APPROVAL OF MINUTES FROM PREVIOUS MEETING

- . CVB April Minutes

Approved - Motion made by Board Member Bradley, Seconded by Board Member Holder.
Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin

. CVB May Minutes

Approved - Motion made by Board Member Holder, Seconded by Board Member Bradley.
Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin

APPROVAL OF CURRENT FINANCIAL STATEMENTS

. CVB March Financials

Approved - Motion made by Vice Chairman Malcom, Seconded by Board Member Bradley.
Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin

. CVB April Financials

Approved - Motion made by Board Member Bradley, Seconded by Board Member Collin.
Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin

Chairman's Report

None.

Director's Report

None.

OLD BUSINESS

Hotel at the Monroe Pavilion is getting closer to beginning work. Board discussed the possibility of sites for a downtown hotel.

Historic Trust Expedition is continuing to move along.

TV Commercials are running currently during Braves and UGA baseball broadcasts.

NEW BUSINESS

None.

ANNOUNCEMENTS

Next meeting will be July14th at Monroe City Hall.

ADJOURN

Motion made by Board Member Bradley, Seconded by Board Member Sisk.
Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin

ASSISTANT CITY ADMINISTRATOR UPDATE

August 9th, 2022

Facilities & Grounds Maintenance

- Trash Collection – 3,820 lbs
- Grounds Maintenance – 287.3 acres

CDBG 2020 Stormwater

- Easements – complete
- Pipe Installation – complete
- Paving, Striping – complete
- Landscaping – complete
- Punchlist – to be performed (tentatively complete)
- Mobley Circle, Felker Street, Colquitt Street, Hubbard Street, Cherokee Avenue, East Washington Street

CDBG 2022 Sewer Project

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

Plaza Phase II

- Exterior punch list – complete
- Development Proposal RFQ/P – closes August 26th
- Corner space demo – bid review

Georgia Utility Training Academy

- Training area building repairs – assessment, bid process
- Citywide training program development
- Further training installation equipment
- Review of outside contracts
- YTD – 72% revenue, 51% expenses

Airport

- FY23 Tentative Allocation – Taxiway Design
- Terminal Building construction – May 31, 2022 (210 NOTAM)
- Capital Improvement Projects – FY23 to FY27
- Deed Search / Property Map update project – FAA requirement 2022
- AWOS maintenance agreement – renewal April 2022
- Maintenance Hangar site plan, grading package, agreement – TBD
- 12/24-unit t-hangar site plan discussion, grading package, terms – TBD
- MGSA Lease Renewal – May
- FBO Lease Renewal – March
- Infrastructure Bill - \$17.3 million for 82 general aviation airports (\$110k-\$295k), double AIP funding for 5 years, \$159k in 2022 w/5% local match
runways, taxiways, safety, sustainability, terminal, transit connections

City Branding / Logo

- Gateway signage at Charlotte Rowell / GA Hwy 11 – scheduling, bidding
- Vehicle logo replacement – complete
- Website update – complete
- City signage – complete
- Wayne Street water tank – complete

Parks

- Town Green – August construction start (preconstruction June 24, 2022)
- Pilot restroom – complete
- Pilot Park – pinwheel project (August 31) A Child’s Voice
- Mathews restroom – complete
- Mathews paving – August start
- Mathews pavilion – August/September (material delay)
- Mathews lake management plan, feeding, stocking
- Green Street improvements – planning
- Committee Meeting – June 7, 2022
- Masterplan Development – pricing estimation (Keck & Wood)
- Parks logo/shirt – in development

Streets / Stormwater

- Traffic Calming – August/September schedule
- Utility Gate relocation – complete
- Library parking lot rehabilitation – bidding, scheduling
- Road & Signage Assessment Survey – 2022 CIP (Keck & Wood) complete
- Baron Drive – scheduling
- Highland Creek Subdivision – complete
- Stormwater Masterplan development 2022
- North Lumpkin Street Alleyway Phase II – easement process
- North Madison Avenue – late 2022/early 2023
- North Wayne Alleyway rehabilitation – construction (8/1 to 8/11)
- LMIG – August 2022 schedule
- Sidewalk repair schedule – Church, Milledge, Pinecrest, Golfview, Walker
- ROW maintenance – ongoing

MyCivic Implementation

- Program completion, test schedule, public implementation

Solid Waste

- Monday Holiday Schedule – Tuesday, Wednesday, Thursday, Friday
- Waste & Recycling Workers Week for June 12-18, 2022
- Commercial Garbage Truck – in service
- Automated Side Loader Garbage Truck delivery – extended ETA (8/22)
- Mini Rear Loader Garbage Truck delivery – ETA (3/23)
- Solid Waste Transportation & Disposal contract renewal
- Transfer Station Rehabilitation – complete

Procurement / Inventory

- Solid Waste Transportation & Disposal contract renewal
- Blaine Station Development RFP – open
- Milner-Aycock Building – evaluation
- Terminal Building – construction start
- Town Green – scheduling process
- By-Pass – utility relocation scheduling

- Blaine Station interior demo – bid review
- GovDeals surplus / scrap – in process

Downtown Development Authority

- First Friday Concert – August 5th
- Flower Festival – June 18th
- Farmers Market – May 7 to October 8
- Downtown Planters – refresh

| 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 |
|-------------------------------------------|---------------|------------------|------------------|------------------|---------------------------------------------------------------------------------|--------------------------------------------------------|---------|---------------------|-------------------|-------------------|----------------------|--------------------|-----------------------------------------------------------------------------------------------------|
| | | \$ 46,830,919.49 | \$ 46,221,388.10 | \$ 25,783,812.79 | | | | | | | | | |
| 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 | \$ 67,894.00 | 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 | \$ 18,516.30 | 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) |
| 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 | \$ 1,232,818.75 | Allen Smith / Carter & Sloope / Dickerson Group | Ongoing | | 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 | \$ 275,000.00 | \$ 4,500.00 | \$ 4,500.00 | Conner Grading / City of Monroe | Phased Project | | N/A | N/A | No | 07/28/21 | 2 weeks | Breedlove/McDaniel DONE |
| Stormwater Infrastructure | 21-029 | \$ 145,510.00 | \$ 38,617.00 | \$ 48,117.00 | Conner Grading / City of Monroe | Phased Project | 320' | N/A | N/A | No | N/A | N/A | Highland Creek, Baron Drive |
| 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 | \$ 15,893.75 | Black Oak | Phased Project | 411' | N/A | N/A | No | 04/26/22 | N/A | Pine Crest, Milledge |
| Murray Lot Improvement | N/A | \$ 58,500.00 | \$ 73,500.00 | \$ 83,000.00 | J&S Consolidated Holdings | Complete | | N/A | N/A | No | 03/17/21 | 3-4 weeks | Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN! |
| Utility / Broad Street Gate | N/A | \$ 10,000.00 | \$ 9,980.40 | \$ 9,480.40 | Larry's Fence & Access Control | Complete | | 03/08/21 | 3-4 weeks | No | 04/12/21 | 4-6 weeks | Gate Building, Installation, Software Training |
| 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 | Scheduling | | 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 | N/A | \$ - | \$ - | \$ - | | Planning | | N/A | N/A | | | | Planning, Project Bidding during the Spring |
| 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 | | 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 | \$ - | | Scheduling | | N/A | N/A | Yes | TBD | TBD | |
| 2020 LMIG | 20-001 | \$ 225,000.00 | \$ 227,344.88 | \$ 204,378.79 | | 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 | Scheduling | | 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 | \$ - | Keck & Wood / TriScapes | Scheduling | | N/A | N/A | No | N/A | 4 weeks | Design, Planning, Pricing, Construction |
| 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 |
| Mathews Park Phase I | 20-044 | \$ 175,000.00 | \$ 175,000.00 | \$ 165,510.00 | PlaySouth Playground Creators / CXT Concrete | Complete | | N/A | N/A | Yes | | | Playgournd Equipment, Building Placement, Paving (County), Pavilion |
| Mathews Park Phase II | 21-035 | \$ 300,000.00 | \$ 300,000.00 | \$ 194,697.76 | PlaySouth Playground Creators, Great Southern Recreation, Aquatic Environmental | Ongoing | | 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 | \$ 10,000.00 | \$ 11,689.75 | 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 | Phased Project | | N/A | N/A | | | | |
| Childers Park Rehabilitation | 21-038 | \$ 25,000.00 | \$ 25,000.00 | \$ 37,200.00 | J.Key Construction / Conner Landscaping | Complete | | 10/07/21 | 2 weeks | No | 10/18/21 | 2 weeks | Pricing, Demo, Repair (322-6200-541303) |
| Childers Park Lake | 20-023 | \$ 125,000.00 | \$ 125,000.00 | \$ 114,935.87 | Conner Grading / City of Monroe | Complete | | N/A | N/A | No | N/A | 8 weeks | |
| Park Restrooms | 21-034 | \$ 130,000.00 | \$ 135,932.24 | \$ 141,089.66 | CXT Concrete Buildings, Black Oak | Complete | | 08/12/21 | N/A | No | TBD | 5 months | Mathews Park, Pilot Park, (322-6200-541303) |
| Alcovy River Park | 21-026 | \$ - | \$ - | \$ 5,954.00 | | Planning | | | | | | | |
| Parks Buildings Demo | 21-030 | \$ 20,000.00 | \$ 20,000.00 | \$ 43,638.34 | City of Monroe | Complete | | N/A | N/A | No | 02/01/21 | Sporadic | EC Kidd DONE, Towler Street DONE, Hammond DONE, Mathews DONE, Coker DONE, Athens Tech DONE |

| | | | | | | | | | | | | | |
|--------------------------------------------------------------------------------------|--------|-----------------|-----------------|-----------------|-------------------------------------------------|------------------------------------------------------------|----------|----------|----------|----------|----------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Town Green Improvements | 19-009 | \$ 3,200,000.00 | \$ 3,200,000.00 | \$ 471,319.37 | Astra Group | Scheduling | | N/A | N/A | Yes | TBD | TBD | |
| Gateway Entrance Signage | 21-014 | \$ 125,000.00 | \$ 35,000.00 | \$ 38,000.00 | Black Oak, SignBros | Reimbursement | | N/A | N/A | Yes | N/A | N/A | REBC grant award (31k), Design, Landscaping, Signage (322-4200-541303) |
| Cemetery Rehabilitation | N/A | \$ 200,000.00 | \$ 50,000.00 | \$ - | TBD | Planning | | N/A | N/A | | | | Paving Portions, Design and Fencing, Shrub/Tree Removal |
| 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 | \$ 859,945.17 | 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 | \$ 424,430.19 | Garland Company | Complete | | 05/12/21 | N/A | Yes | 07/28/21 | N/A | Planning, Bidding, Approval, NTP, (520-4750-541303) |
| 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 | \$ 60,674.03 | TBD | In Progress | | 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 | 280 days | No | N/A | N/A | National Purchasing Alliance Purchase (8/25/22) |
| Garbage Truck Purchase (Commercial) | N/A | \$ 301,000.00 | \$ 319,835.00 | \$ - | Carolina Environmental Systems | Ordered | | 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 | Planning | | 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 | \$ - | \$ - | \$ - | | | | | | | | | |
| Town Green Underground | 20-036 | \$ - | \$ - | \$ 9,488.00 | Black Oak, City of Monroe | In Progress | | N/A | N/A | No | N/A | N/A | (520-4600-541303) |
| 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, Hwy 83, Chandler, Old Monroe Madison, Simmons, Lipscomb, Whitney, Mt. Paran, Brown Hill Church, Hestertown, Adcock | |
| Gas Bypass | 22-025 | | | \$ 237,553.90 | Consolidated Pipe, Southern Pipeline | Awaiting Material | 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. |
| Poplur 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 |
| 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 |
| 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 | | | \$ 4,900.00 | Carter & Sloope | Application Process | | 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 | Awaiting Material | 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 | Approved by EPD | TBD | N/A | N/A | Yes | 01/01/21 | 12 months | 30" / 20" Water Main Replacement / Expansion - Latest estimate from W&S 2/2022 \$6.6 million |
| South Broad Street Water Extension | | | | | City of Monroe | Myers to Walker Complete | 1,500' | N/A | N/A | | 05/01/21 | 6-8 weeks | 10" Water Main / Pressure Improvements |
| Highway 78 East Water Extension | | | | | City of Monroe | Discontinued | 1,500' | N/A | N/A | | 03/01/21 | 4 months | 8" Water Main |
| Cedar Ridge Road Water Extension | | | | | Contractor | Complete | 3,500' | N/A | N/A | Yes | 02/01/21 | 6-8 weeks | 20" Water Main |
| Loganville Water Extension | 18-028 | \$ 5,580,000.00 | \$ 5,580,000.00 | \$ 8,122,053.83 | Contractor | Complete | | N/A | N/A | Yes | 07/01/18 | 36 months | Easements, Construction |
| Piedmont Industrial Parkway Water Extension | 20-040 | \$ 1,000,000.00 | \$ 1,000,000.00 | \$ 26,020.41 | City of Monroe | In progress - Engineers | 13,000' | N/A | N/A | No | 01/01/21 | 1 year | Replacing existing 10" water main with 12" along Hwy 78 - Unisia Drive to Southview Drive to Public Works on Cherry Hill Rd |
| Piedmont Industrial Park Water Tank | 20-039 | \$ 2,000,000.00 | \$ 2,000,000.00 | \$ 64,301.75 | Carter & Sloope | Planning | | N/A | N/A | Yes | TBD | TBD | Currently under design |
| Jim Daws Road Water Extension | 22-022 | | | \$ 3,774.44 | City of Monroe | Complete | 1,000' | N/A | N/A | No | 01/01/21 | 4 weeks | Install 1000' 8" C900 water main |
| WTP Membrane Filter Replacement | 22-002 | \$ 200,000.00 | \$ 200,000.00 | \$ 151,441.74 | Siemens | In Progress | | N/A | N/A | No | N/A | N/A | |
| Water Plant Upgrades | 21-031 | \$ 3,000,000.00 | \$ 3,000,000.00 | \$ 104,834.14 | Weideman & Singleton | In Progress | | N/A | N/A | Yes | 06/01/22 | 6/1/2023 | Clearwell construction awarded to low bidder Lakeshore Engineering LLC @ \$4,472,767.50 |

To: City Council
From: Rodney Middlebrooks
Department: Water, Sewer, & Gas Department
Date: 8/09/2022
Subject: Purchase of Truck



Budget Account/Project Name: CIP

Funding Source: CIP

Budget Allocation: \$49,000.00

Budget Available: \$49,000.00

Requested Expense: \$51,889.00 **Company of Record:** Rick Hendrick Chevrolet

Description:

Staff recommends the approval to purchase the 2022 Chevrolet 2500HD service body

Background:

Approval of purchase for 2022 Chevrolet 2500HD service body to replace a 2002 Ford F350 with 200,000 plus miles. Low bid for truck was from Rick Hendricks Chevrolet in the amount of \$51,889.00

Attachment(s):

Quotes (3)



Vehicle Locator

Dealer Information

RICK HENDRICK CHEVROLET
 3277 SATELLITE BLVD
 DULUTH, GA 30096
 Phone: 678-957-5400
 Fax: 678-957-5476

1GB2YLE73NF337571

Model Year: 2022
 Make: Chevrolet
 Model: 2500HD Silverado
 CK20953-LWB, 4WD, Double Cab Pickup
 PEG: 1WT-Work Truck Preferred Equipment Group
 Primary Color: GAZ-Summit White
 Trim: H2G-1WT-Vinyl, Jet Black, Interior Trim
 Engine: L8T-Engine: 6.6L, V-8, SIDI
 Transmission: MYD-6-Speed Automatic

Event Code: 4300-Intermediate Delivery
 Order #: BHFDH0
 MSRP: \$47,978.00
 Order Type: TSC-SVC Commercial
 Stock #: N/A
 Inventory Status: Available
 Total Cash Allowance: * \$500.00
 (Expires on 08/01/2022)
 Total Cash Allowance: * \$500.00
 (Expires on 08/01/2022)

Additional Vehicle Information

GM Marketing Information

Vehicle Options

All Options

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> 1WT-Work Truck Preferred Equipment Group 9J4-Bumper: Rear Delete AE7-Seats: Front 40/20/40 Split-Bench, Uplevel AQQ-Keyless Remote Entry B3P-Special Vehicle Sales C49-Defogger, Rear Window, Electric DBG-Mirrors, O/S: Man. Ext & Folding, Heat, Turn Indicator G80-Auto Locking Differential, Rear GT4-Rear Axle: 3.73 Ratio IOR-Chevrolet Infotainment, 7" Color Screen K34-Cruise Control KC4-Cooler, Engine Oil KNP-Transmission Cooling System L8T-Engine: 6.6L, V-8, SIDI NQF-Transfer Case: w/ Rotary Dial Control, Electronic Shift PYN-Wheels: 17" Steel, Painted SFW-Back-Up Alarm Calibration (SEO) UE1-OnStar Communication System V76-Recovery Hooks YK6-SEO Processing Option ZW9-Delete: Pick-Up Box | <ul style="list-style-type: none"> 5N5-Rear Camera Kit for ZW9 Box Delete or Chassis Cab (SEO) 9L7-Upfitter / Accessory Electrical Switches AKO-Glass, Deep Tinted AU3-Power Door Locks BG9-Floor Covering: Rubberized Vinyl, Black C7A-Lowered GVW Rating 10,000 Lbs FE9-Federal Emissions GAZ-Summit White H2G-1WT-Vinyl, Jet Black, Interior Trim JL1-Integrated Trailer Brake Controller K47-Heavy Duty Air Filter KI4-120 Volt Electrical Receptacle, In Cab KW7-Alternator, 170 AMP MYD-6-Speed Automatic PCV-1WT Convenience 1 Package QHQ-Tires: LT245/75 R17E All Season, Blackwall U2K-SiriusXM Satellite Radio (subscription) V46-Bumper, Front, Chrome VK3-Front License Plate Mounting Provisions ZHQ-Tire, Spare: LT245/75 R17 All Season, Blackwall |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

"-" indicates vehicle belongs to Trading Partner's Inventory

Disclaimer:

| | | |
|-----------------------------------------------------------|---------------------------|------------------------------|
| BUYER | CO-BUYER | Deal #: 295509 |
| CITY OF MONROE 215 N BROAD ST MONROE, GA 30655-1843 | <i>DOUBLE CAB 4WD</i> | Deal Type: Retail |
| Work #: (770) 845-6254 | | Deal Date: 07/15/2022 |
| Email: mgeorge@monroega.gov | | Print Time: 01:50pm |
| | | Salesperson: |

| VEHICLE | | | | |
|------------------------------------------------|-----------------|------------------------------------|-------------------|-----------------|
| New <input checked="" type="checkbox"/> | Stock #: | Description: | VIN: | Mileage: |
| Used <input type="checkbox"/> | BHFDH0 | 2022 CHEVROLET TRUCK SIVERADO 2500 | 1GB2YLE73NF337571 | |
| Demo <input type="checkbox"/> | | | | |

| TRADE | |
|-------|--|
| | |

| AFTERMARKETS | | | |
|-----------------------------|---------------------|--------------------------------------------|---------------------|
| LOJACK | \$ 695.00 | Sale Price: | \$ 40,578.00 |
| 8 FT KNAPHEIDE SERVICE BODY | \$ 10,616.00 | Total Financed Aftermarkets: | \$ 11,311.00 |
| | | Total Trade Allowance: | \$ 0.00 |
| | | Trade Difference: | \$ 51,889.00 |
| | | Dealer Administrative Charge | \$ 0.00 |
| | | State & Local Taxes: | \$ 0.00 |
| | | Total License and Fees: | \$ 0.00 |
| | | Total Cash Price: | \$ 51,889.00 |
| | | Total Trade Payoff: | \$ 0.00 |
| Total Aftermarkets: | \$ 11,311.00 | Delivered Price: | \$ 51,889.00 |
| | | Cash Down Payment + Deposit: | \$ 0.00 |
| | | Sub Total: | \$ 51,889.00 |
| | | Service Agreement: | \$ 0.00 |
| | | Maintenance Agreement: | \$ 0.00 |
| Rate: | | GAP Insurance: | \$ 0.00 |
| Amount Financed: | \$ 51,889.00 | Credit Life, Accident & Health: | \$ 0.00 |
| | | Other: | \$ 0.00 |
| | | Amount Financed: | \$ 51,889.00 |

Akins Ford Chrysler Jeep Dodge Ram

220 W. May St.

Winder, GA 30680

WWW.AKINSFORD.COM 770-867-9136

| BUYER | CO-BUYER | Deal #: |
|--------------------------------------------------------------|----------|-----------------------|
| CITY OF MONROE 213 CHERRY HILL RD MONROE, GA 306562906 | | Deal Type: Retail |
| Home #: (770) 990-6680 | Home #: | Deal Date: 07/14/2022 |
| Work #: (770) 990-6680 | Work #: | Print Time: 10:30am |
| | | Salesperson: |

| VEHICLE | | | | |
|-----------------------------------------|----------|-------------------|-------------------|----------|
| New <input checked="" type="checkbox"/> | Stock #: | Description: | VIN: | Mileage: |
| Used <input type="checkbox"/> | NG309709 | 2022 RAM RAM 2500 | 3C7WR5HJ0NG309709 | |
| Demo <input type="checkbox"/> | | | | |

| TRADE | |
|-------|--|
| | |

| AFTERMARKETS | | | |
|----------------------------|--------------------|-----------------------------|---------------------|
| SERVICE BODY | \$ 9,813.00 | Selling Price: | \$ 47,715.00 |
| | | Rebate: | \$ 0.00 |
| | | Accessories: | \$ 9,813.00 |
| | | Adjusted Sale Price: | \$ 57,528.00 |
| | | Trade Value: | \$ 0.00 |
| | | Sales Sub Total: | \$ 57,528.00 |
| | | Tax: | \$ 0.00 |
| | | Doc Fee: | \$ 0.00 |
| | | Fees: | \$ 123.00 |
| | | Trade Balance: | \$ 0.00 |
| | | Net Sales Price: | \$ 57,651.00 |
| Total Aftermarkets: | \$ 9,813.00 | Non Tax Value Adds Balance: | \$ 0.00 |
| | | Cash Down: | \$ 0.00 |
| | | Amount Financed: | \$ 57,651.00 |
| Amount Financed: | \$ 57,651.00 | | |

X _____
Customer Signature

X _____
Manager Signature

FCA US LLC INVOICE

5855-A
 PLANT ZONE DEALER VEHICLE ID NUMBER INVOICE NO. INVOICE DT.
 SALTILLO 66 66709 N-DJ7-50278581 12/22/21
 SHIPAKINS CHRYSLER DODGE JEEP RAM
 TO: PO BOX 280 WINDER GA 30680- IGN KEY
 TRK KEY
 ACC KEY
 SOLDAKINS CHRYSLER DODGE JEEP RAM 8475-01-CN22
 TO: PO BOX 280 WINDER GA 30680- SHIPPING WT. 6173
 SAE HP 49.1
 PAID FOR BY: SUNTRUST BANK 000-061000-00
 CREDIT SALE XX CASH SALE

| BODY & EQUIP. | DESCRIPTION | FACTORY WHOLESALE PRICE |
|---------------|-------------------------------------|-------------------------|
| DJ7L92 | RAM 2500 TRADESMAN CREW CAB 4X4 | |
| PW7 | Bright White Clear Coat | |
| TXX8 | HD Vinyl 40/20/40 Split Bench Seat | NO CHARGE |
| DFX | 8-Spd Auto 8HP75-LCV Transmission | NO CHARGE |
| DK3 | Elec Shift-On-The-Fly Transfer Case | |
| DSA | Anti-Spin Differential Rear Axle | |
| ESB | 6.4L V8 Heavy Duty HEMI MDS Engine | NO CHARGE |
| GPG | Mirrors-Tow Pwr Adj Heat Black | |
| LHL | Auxiliary Switches - I/P Mounted | |
| TCP | LT275/70R18E OWL On/Off Road Tires | |
| XBC | Delete Pickup Box | |
| XEA | Tow Hooks | |
| XHC | Trailer Brake Control | |
| YG2 | 5.2 Additional Gallons of Gas | |
| 2GA | Customer Preferred Package 2GA | |
| 2TA | Customer Preferred Package 2TA | |
| 4DN | Recreational Vehicle Tracking | |
| 4FM | Fleet Option Editor | |
| 4NU | Fuel Fill/Battery Charge | |
| 4UQ | T3AC | |
| 001 | DESTINATION CHARGE | |
| | HB137800/SFP 45900 | |

MDH # 102707
 EP 42980
 PP 44656
 DR 44357

USE DEALERCONNECT TO OBTAIN
 KEY INFORMATION

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------|
| MSRP RETAIL TOTAL | 47,715.00 | TOTAL ORIGINAL INVOICE |
| <p><i>THIS VEHICLE IS MANUFACTURED TO MEET SPECIFIC UNITED STATES REQUIREMENTS. THIS VEHICLE IS NOT MANUFACTURED FOR SALE OR REGISTRATION OUTSIDE THE UNITED STATES.</i></p> | | |



Prepared by: Jerry White
07/18/2022

Akins Ford | 220 West May Street Winder Georgia | 306808300

2022 F-250 4x4 SD Crew Cab 8' box 176" WB SRW XL (W2B)

Price Level: 260

As Configured Vehicle

| Code | Description |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Base Vehicle | |
| W2B | Base Vehicle Price (W2B) |
| Packages | |
| 600A | Order Code 600A <i>Includes:</i> - Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel - Transmission: TorqShift-G 6-Spd Auto w/SelectShift - GVWR: 10,000 lb Payload Package - Tires: LT245/75Rx17E BSW A/S (4) Spare may not be the same as road tire. - Wheels: 17" Argent Painted Steel Includes painted hub covers/center ornaments. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player Includes 4 speakers. - SYNC Communications & Entertainment System Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink and 1 smart-charging USB-C port. |
| Powertrain | |
| 996 | Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel |
| 44S | Transmission: TorqShift-G 6-Spd Auto w/SelectShift |
| X3E | Electronic-Locking w/3.73 Axle Ratio |
| STDGV | GVWR: 10,000 lb Payload Package |
| Wheels & Tires | |
| TD8 | Tires: LT245/75Rx17E BSW A/S (4) Spare may not be the same as road tire. |
| 64A | Wheels: 17" Argent Painted Steel Includes painted hub covers/center ornaments. |
| 512 | Spare Tire, Wheel, Carrier & Jack Required in RI. Spare tire is standard equipment; becomes optional when (66D) Pickup Box Delete is ordered. |
| Seats & Seat Trim | |
| A | HD Vinyl 40/20/40 Split Bench Seat |

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

| | | | | | |
|---------------------------------------------------------------------------------------------------|--|-----------------|--|-----------------------|--|
| BUYER | | CO-BUYER | | Deal #: | |
| CITY OF MONROE 213 CHERRY HILL RD MONROE, GA 30656-2906 Cell #: (678) 463-5576 Email: | | | | Deal Type: Retail | |
| | | | | Deal Date: 07/18/2022 | |
| | | | | Print Time: 02:33pm | |
| | | | | Salesperson: | |

| VEHICLE | | | | | |
|---------|-------------------------------------|----------|-----------------|------|----------|
| New | <input checked="" type="checkbox"/> | Stock #: | Description: | VIN: | Mileage: |
| Used | <input type="checkbox"/> | | 2022 FORD F-250 | | |
| Demo | <input type="checkbox"/> | | | | |

| TRADE | |
|-------|--|
| | |

| AFTERMARKETS | | | |
|----------------------------|--------------|---------------------------------|--------------|
| KNAPHEIDE SERVICE BODYT | \$ 9,813.00 | Sale Price: | \$ 49,185.00 |
| | | Total Financed Aftermarkets: | \$ 9,813.00 |
| | | Total Trade Allowance: | \$ 0.00 |
| | | Trade Difference: | \$ 58,998.00 |
| | | Doc Fee: | \$ 0.00 |
| | | State & Local Taxes: | \$ 0.00 |
| | | Total License and Fees: | \$ 123.00 |
| | | Total Cash Price: | \$ 59,121.00 |
| | | Total Trade Payoff: | \$ 0.00 |
| Total Aftermarkets: | \$ 9,813.00 | Delivered Price: | \$ 59,121.00 |
| | | Cash Down Payment + Deposit: | \$ 0.00 |
| | | Sub Total: | \$ 59,121.00 |
| | | Service Agreement: | \$ 0.00 |
| | | Maintenance Agreement: | \$ 0.00 |
| Amount Financed: | \$ 59,121.00 | GAP Insurance: | \$ 0.00 |
| | | Credit Life, Accident & Health: | \$ 0.00 |
| | | Other: | \$ 0.00 |
| | | Amount Financed: | \$ 59,121.00 |

Payments based on Bank Approval.

X _____ X _____



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 09-13-2021
Subject: **PRELIMINARY PLAT CASE #:** 157 The Pacific Group is requesting preliminary plat review in order to pursue development plans for submittal. **Parcel ID - M0290008**

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

Recommendation: Recommendation revised, 02-28-2022, at the request of the City Administrator to leave this item on the table for further negotiations of the development agreement. Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

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))

Label all open space tracts. (7.2.4(l))

Description:

Background: the property is located at the Southwest corner of Double Springs Church Road and Cedar Ridge Road and is currently undeveloped R1 zoned property and consist of +/- 200.359 Acres.

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



**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

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))

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

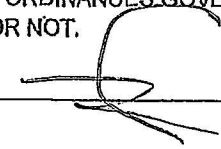
Address 12460 Crabapple Rd. Ste 202-374 City ALPHARETTA State GA Zip 30004

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 |
| FEE TOTAL | | \$ 6,200.00 |
| PAYMENTS | | \$-6,200.00 |
| BALANCE | | \$ 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

48

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 95th 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.

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.

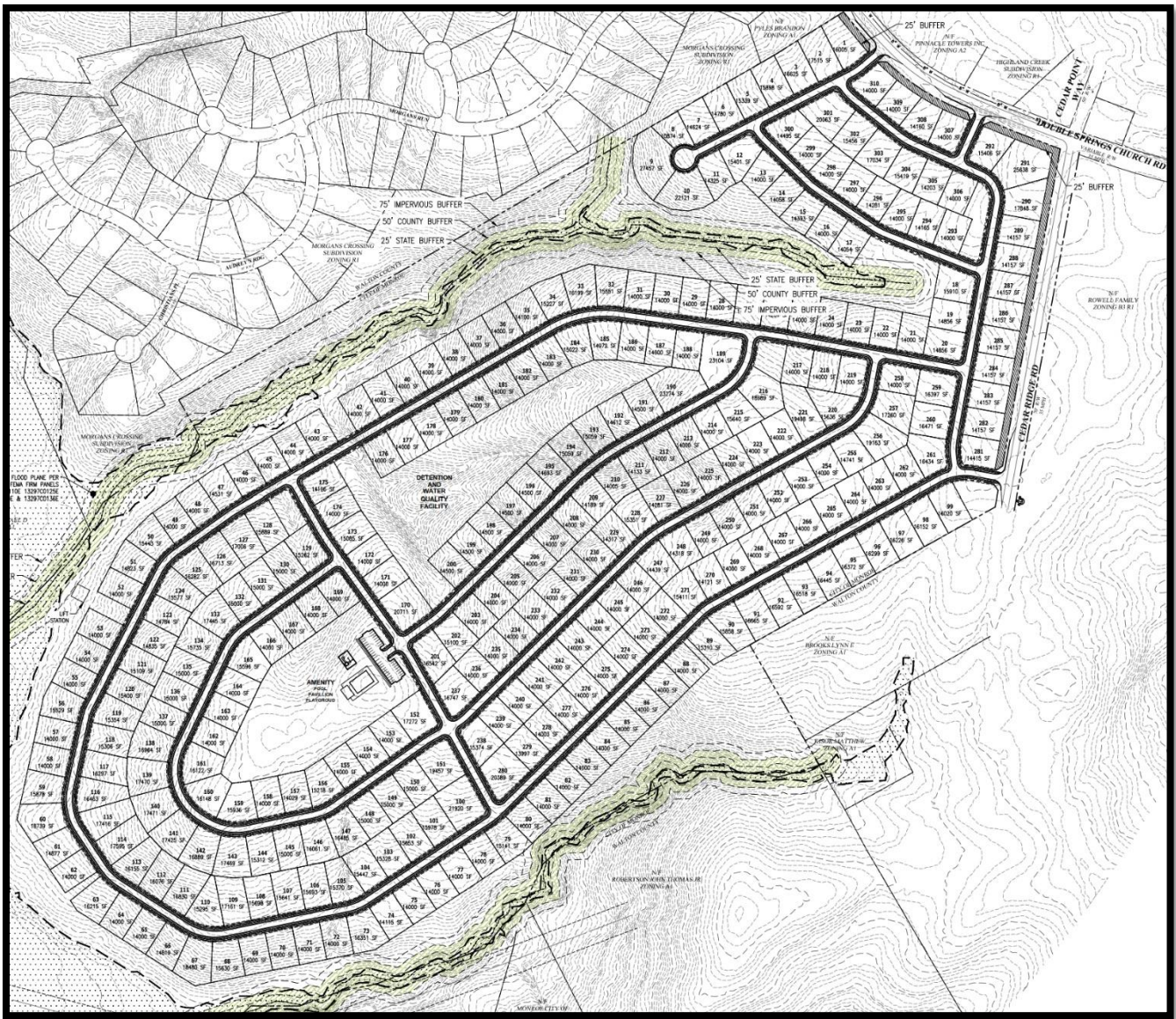


Figure 4 – Site Plan

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, 10th 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.

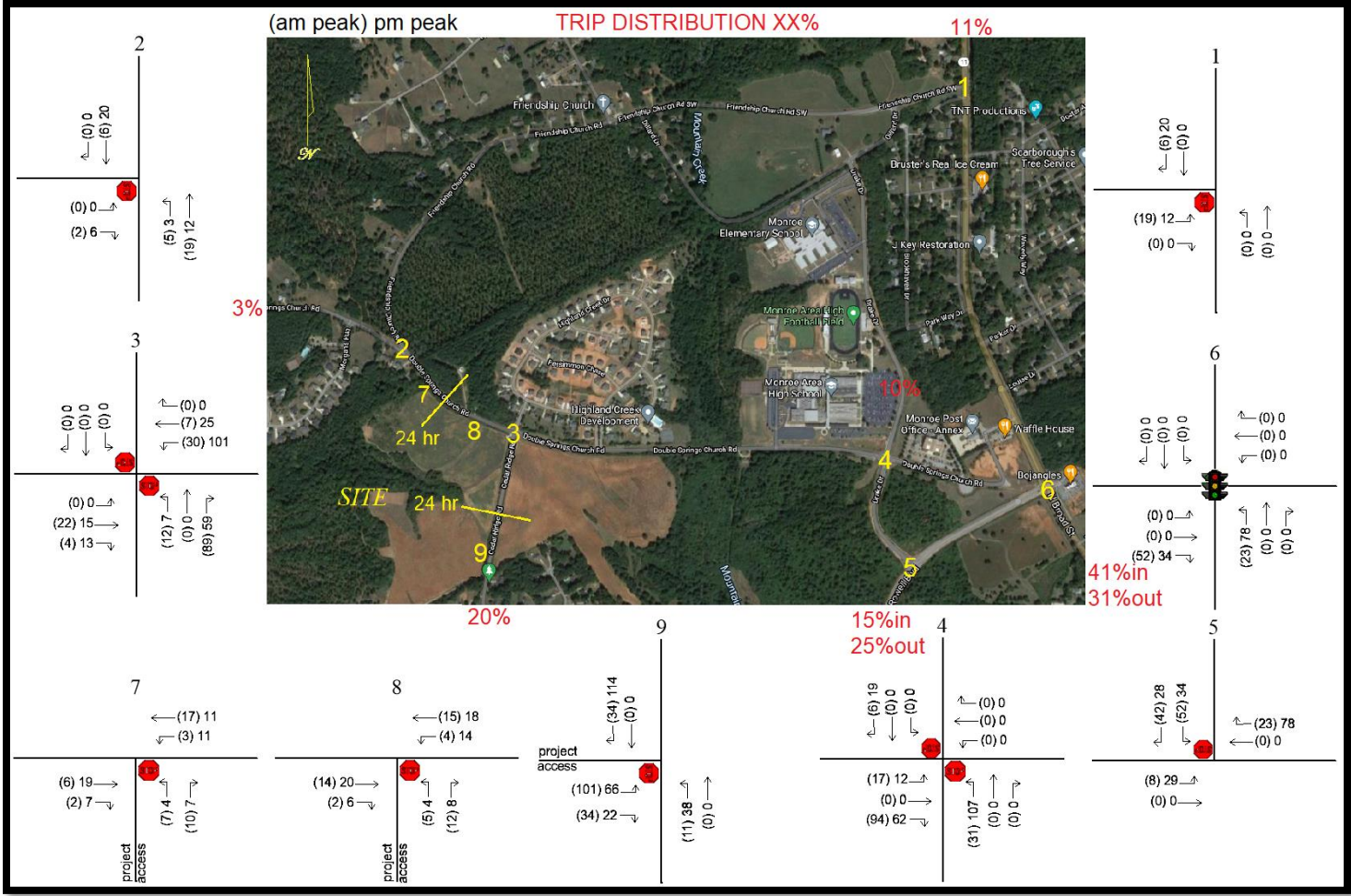


Figure 5 – Weekday A.M. and P.M. Peak Hour Project Trips and Trip Distribution Percentages

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.

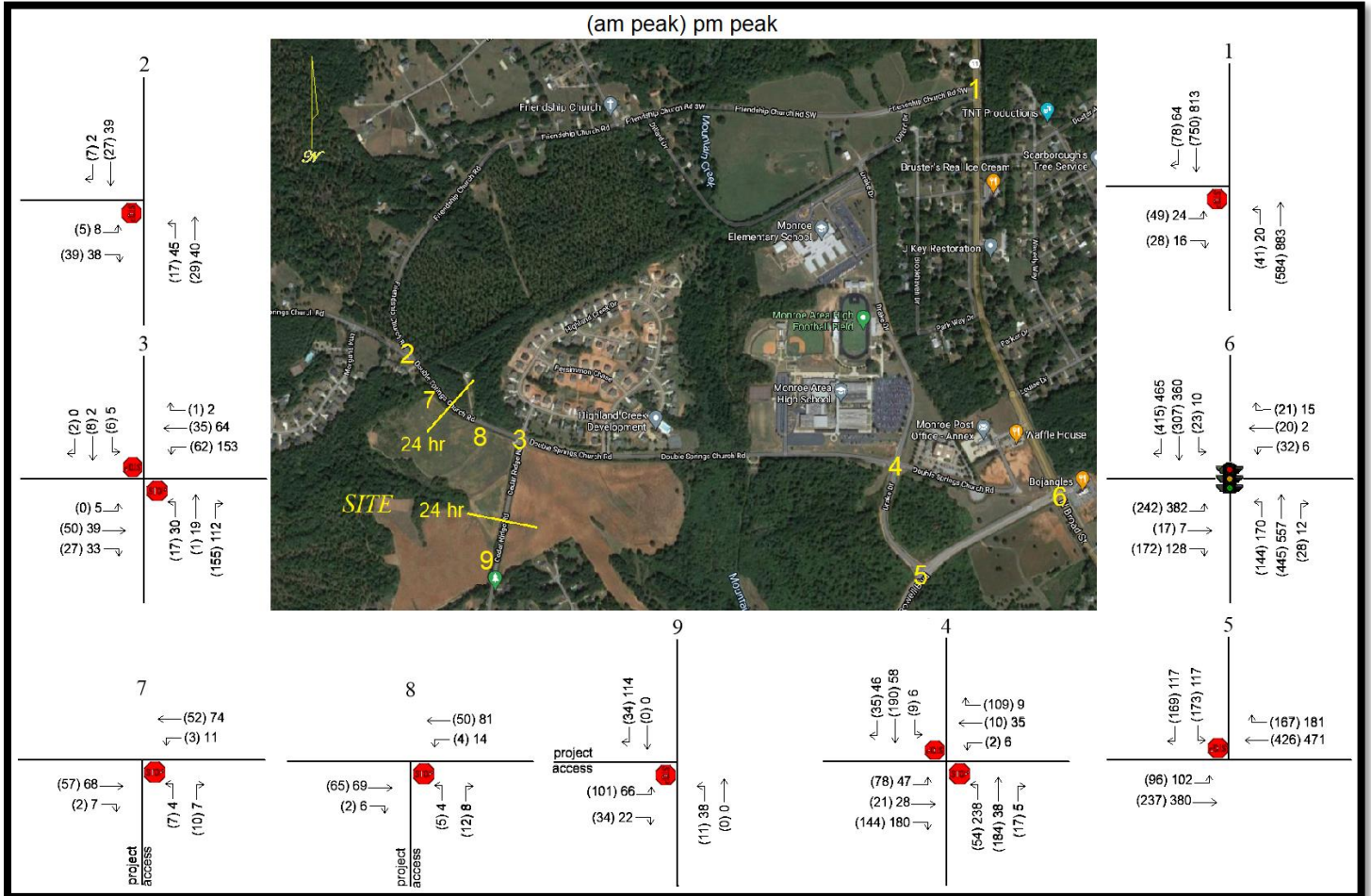


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

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 | F | 119.7 | F | 63.2 |
| 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 | E | 58.1 | C | 22.4 |
| northbound right turn | E | 58.1 | A | 8.5 |
| southbound left/through | E | 65.2 | B | 14.5 |
| southbound right turn | E | 65.2 | 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 | E | 48.4 | F | 51.9 |
| 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: $0.725 \times 310 = 225 \text{ students}$

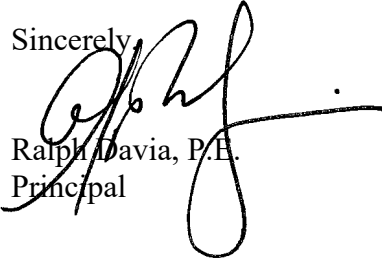
Solid Waste Disposal:

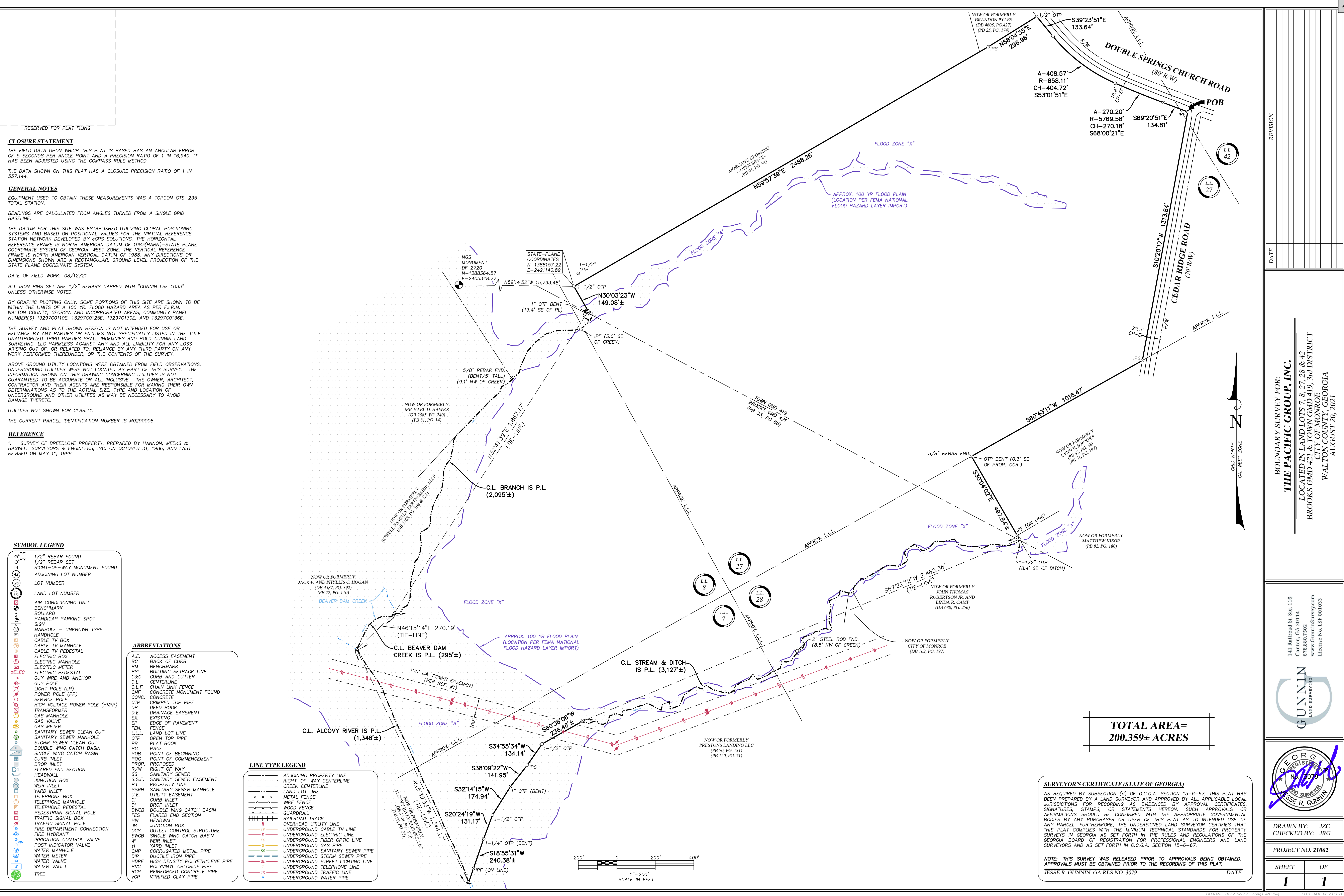
Rate: 20 lbs/unit per day (EPD Standard)
Generation: $20 \times 310 = 6,200 \text{ lbs/day}$ or 1132 ton/year

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



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 557,144.

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(HARN)-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: 08/12/21

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 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. WALTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER(S) 13297C010E, 13297C012E, 13297C130E, AND 13297C013E.

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 AND 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 THE 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.

UTILITIES NOT SHOWN FOR CLARITY.

THE CURRENT PARCEL IDENTIFICATION NUMBER IS M0290008.

REFERENCE
 1. SURVEY OF BREEDLOVE PROPERTY, PREPARED BY HANNON, MECKS & BAGWELL SURVEYORS & ENGINEERS, INC. ON OCTOBER 31, 1986, AND LAST REVISED ON MAY 11, 1988.

SYMBOL LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- ADJOINING LOT NUMBER
- LOT NUMBER
- LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- 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)
- PUMPING POLE (PP)
- SERVICE POLE
- HIGH VOLTAGE POWER POLE (HVPP)
- TRANSFORMER
- 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
- 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 METER
- WATER VALVE
- WATER VAULT
- TREE

ABBREVIATIONS

- A.E. ACCESS EASEMENT
- BC BACK OF CURB
- BM BENCHMARK
- BSL BUILDING SETBACK LINE
- C&G CURB AND GUTTER
- C.L. CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- OTP CRIMPED TOP PIPE
- DB DIBED BOOK
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- EP EDGE OF PAVEMENT
- FEN. FENCE
- LL. LAND LOT LINE
- OTP OPEN TOP PIPE
- PLAT BOOK
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- P.L. PROPERTY LINE
- S.S.M.H. SANITARY SEWER MANHOLE
- U.E. UTILITY EASEMENT
- DI DROP INLET
- DWCB DOUBLE WING CATCH BASIN
- FES FLARED END SECTION
- HW HEADWALL
- JB JUNCTION BOX
- OCS OUTLET CONTROL STRUCTURE
- SWCB SINGLE WING CATCH BASIN
- WI WEIR INLET
- YI YARD INLET
- CMP 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
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND TRAFFIC LINE
- UNDERGROUND WATER PIPE

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

REVISION

DATE

BOUNDARY SURVEY FOR:
THE PACIFIC GROUP, INC.
 LOCATED IN LAND LOTS 7, 8, 27, 28 & 42
 BROOKS GMD 421 & TOWN GMD 419, 3rd DISTRICT
 CITY OF MONROE
 WALTON COUNTY, GEORGIA
 AUGUST 20, 2021

141 Railroad St., Ste. 116
 Canton, GA 30114
 678.880.7502
 www.GunninSurvey.com
 License No. LSF 001033

GUNNIN
 LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 3079
 JESSE R. GUNNIN

DRAWN BY: JZC
 CHECKED BY: JRJ

PROJECT NO. 21062

SHEET 1 OF 1

DEVELOPMENT SUMMARY

PROPOSED NAME: RIVER POINTE
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 3RD
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA: 200.04 ACRES
 PROPOSED LOTS: 310
 DENSITY: 310 UNITS/200.40 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE= 15% OR 30.01 AC
 PROPOSED OPEN SPACE= 28% OR 28.50 AC

PROPOSED STREET WIDTH = 28' BOC-BOC

PROPOSED ROW WIDTH = 50'

SETBACKS: FRONT = 30'
 SIDE = 10'
 REAR = 25'

MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE, GA 30655
 TELEPHONE: (770) 3186153

DEVELOPER: THE PACIFIC GROUP
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327
 TELEPHONE: (678) 603-8267

ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, ALPHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION.
 SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

HYDROLOGY STATEMENT
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMPs AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.

| REVISIONS | DATE | DESCRIPTION |
|-----------|-----------|---------------------------|
| 62 | 8/2/2022 | PRELIMINARY PLAT SUBMITAL |
| 61 | 8/19/2021 | PRELIMINARY PLAT SUBMITAL |

CLIENT: **THE PACIFIC GROUP INC.**
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

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 BOUNDARY OF THIS PRELIMINARY PLAT, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

SIGNATURE OF AUTHORIZED AGENT/OWNER: _____ DATE: 8/19/2021

CERTIFICATION OF APPROVAL BY THE CODE ENFORCEMENT OFFICE

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

CODE ENFORCEMENT OFFICER: _____ DATE: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

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

DATED THIS _____ DAY OF _____, 20____

BY: _____ CHAIRMAN
 BY: _____ SECRETARY

CERTIFICATE OF APPROVAL BY MONROE WATER & GAS DEPARTMENT

THE LOTS SHOWN HEREON AND PLANS FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF MONROE WATER & GAS DEPARTMENT, AND WITH THE EXCEPTION OF LOTS ARE APPROVED FOR DEVELOPMENT.

DATED THIS _____ DAY OF _____, 20____

BY: _____

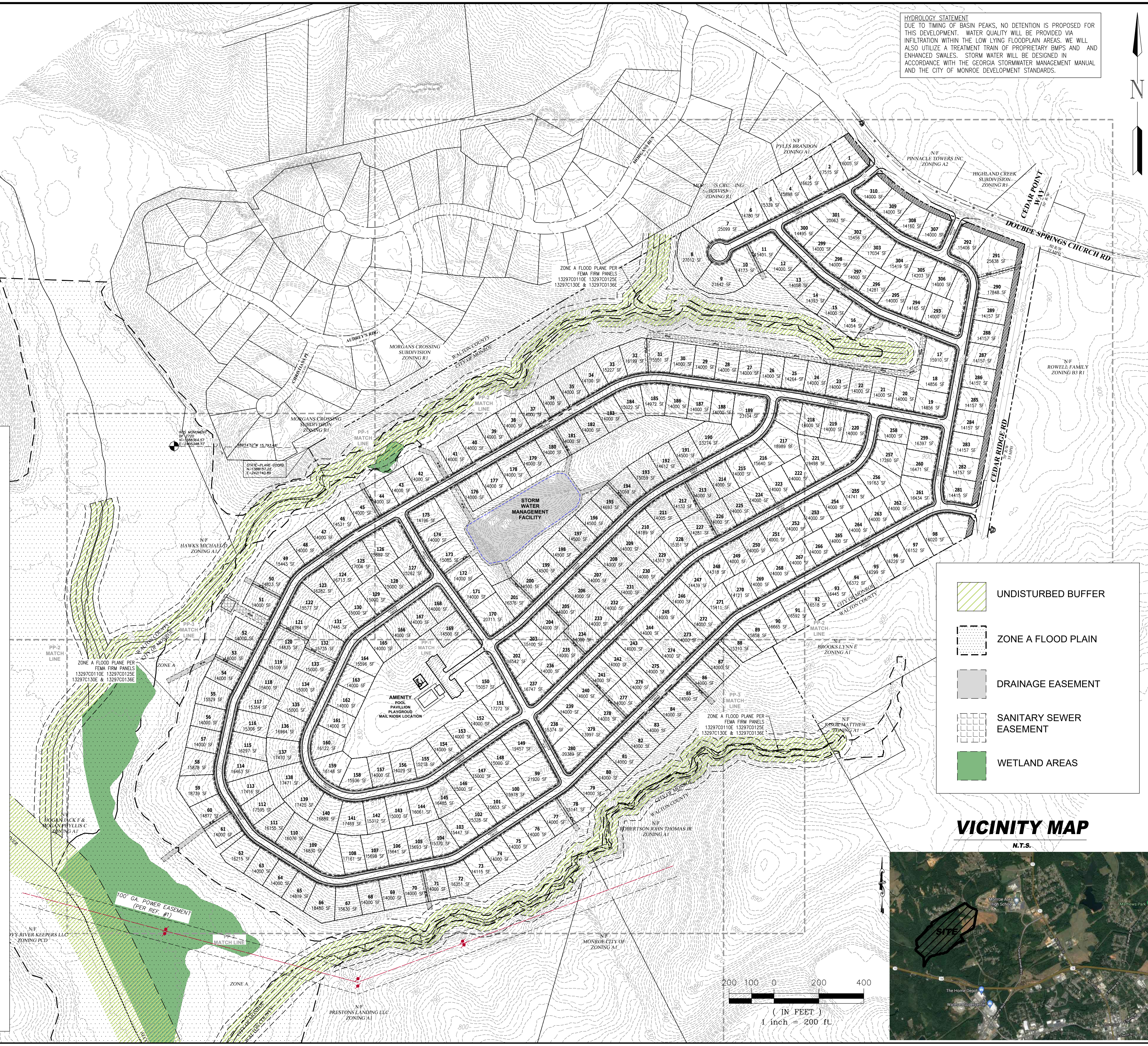
TITLE: _____

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.

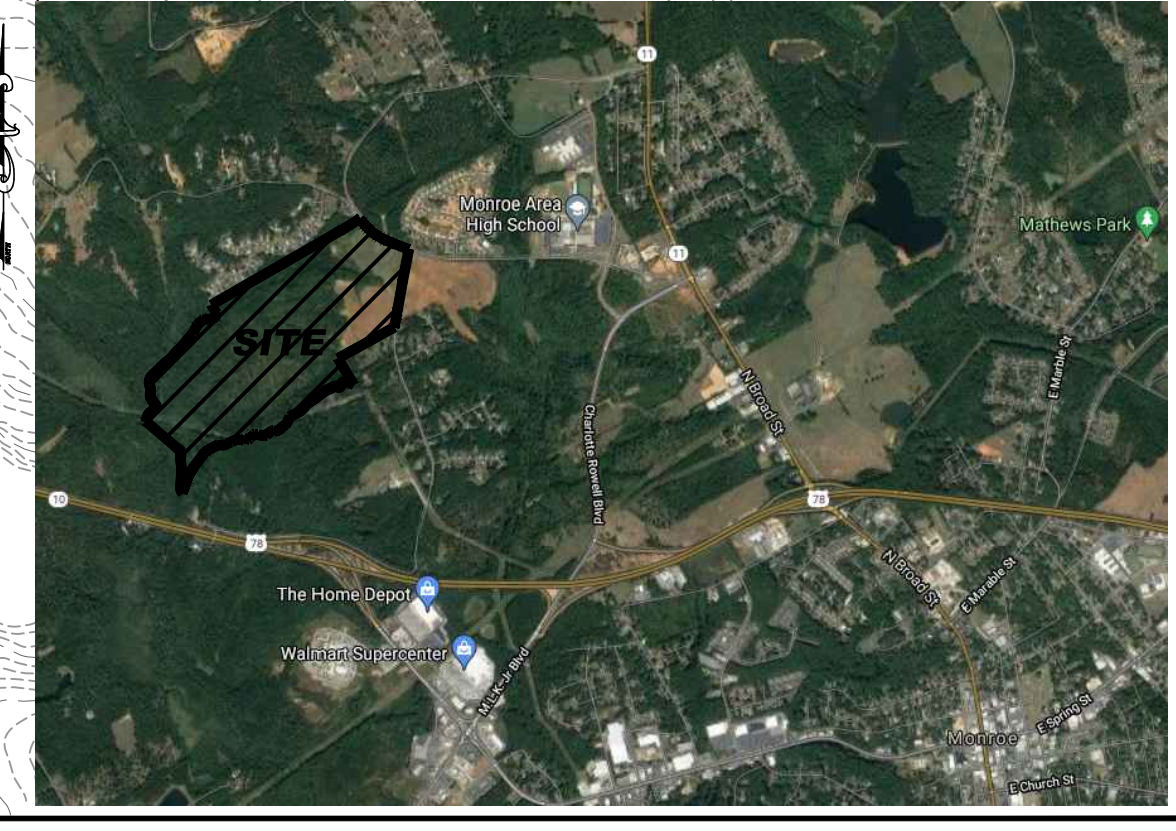
DATED THIS _____ DAY OF _____, 20____

BY: _____ MAYOR
 BY: _____ CITY CLERK



- UNDISTURBED BUFFER
- ZONE A FLOOD PLAIN
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- WETLAND AREAS

VICINITY MAP
 N.T.S.



CLIENT: **GREYDEN ENGINEERING**
 12460 CRABAPPLE ROAD, STE 202-374, ALPHARETTA, GA 30004
 PH: 770-573-4801 FAX: 678-302-6362

REGISTERED PROFESSIONAL ENGINEER
 RALPH DANIEL
 119/2021
 ENGINEER'S SEAL & SIGNATURE

OVERALL SITE PLAN FOR RIVER POINTE PRELIMINARY PLAT
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION, CITY OF MONROE, WALTON COUNTY, GEORGIA

| | |
|---------|----------|
| DATE | 7/26/21 |
| JOB NO. | 21-028 |
| DRAWN | RAD |
| CHECKED | RAD |
| SCALE | AS NOTED |
| SHEET: | PP-1 |

DEVELOPMENT SUMMARY

PROPOSED NAME: RIVER POINTE
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 3RD
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA: 200.04 ACRES
 PROPOSED LOTS: 310
 DENSITY: 310 UNITS/200.04 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE= 15% OR 30.01 AC
 PROPOSED OPEN SPACE= 28% OR 28.50 AC

PROPOSED STREET WIDTH = 28' BOC-BOC
 PROPOSED ROW WIDTH = 50'
 SETBACKS: FRONT = 30'
 SIDE = 10'
 REAR = 25'
 MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE, GA 30655
 TELEPHONE: (770) 3186153

DEVELOPER: THE PACIFIC GROUP
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327
 TELEPHONE: (678) 603-8267

ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, ALPHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION. SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

SEWER:

UNDISTURBED BUFFER

ZONE A FLOOD PLAIN

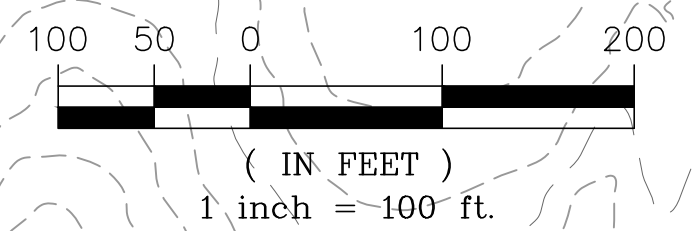
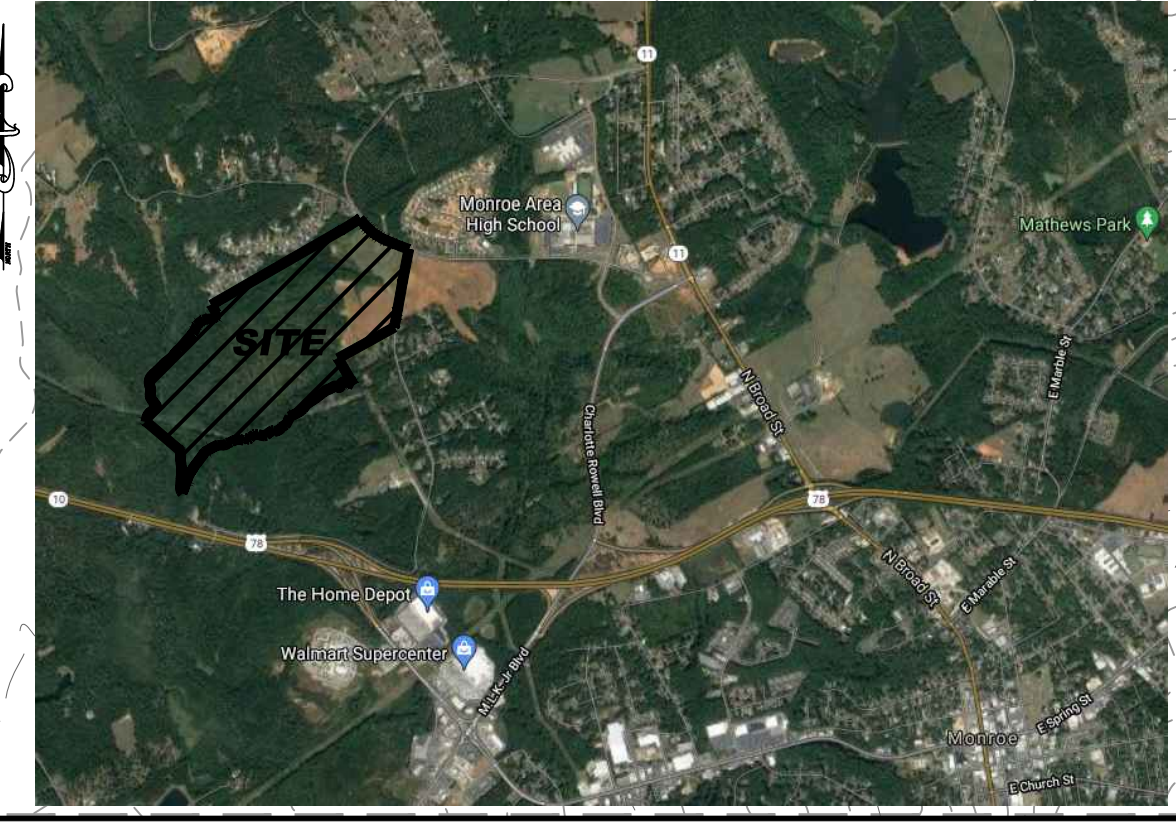
DRAINAGE EASEMENT

SANITARY SEWER EASEMENT

WETLAND AREAS

ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

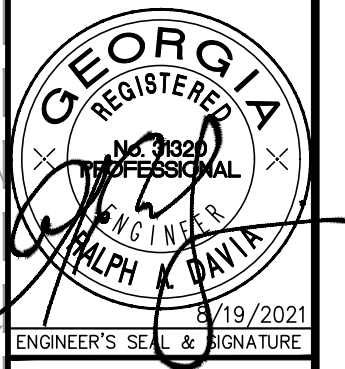
HYDROLOGY STATEMENT
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMPs AND AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.



| REVISIONS | DATE | DESCRIPTION |
|-----------|-----------|----------------------------|
| 69 | 8/22/2021 | PRELIMINARY PLAT SUBMITTAL |
| 68 | 6/19/2021 | PRELIMINARY PLAT SUBMITTAL |

CLIENT: **THE PACIFIC GROUP INC.**
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

ENGINEER: **GREYDEN ENGINEERING**
 12460 CRABAPPLE ROAD, STE 202-374 ALPHARETTA, GA 30004
 PH: 770-573-4801 FAX: 678-302-6362



SITE PLAN FOR RIVER POINTE PRELIMINARY PLAT
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION CITY OF MONROE, WALTON COUNTY, GEORGIA

| | |
|---------|----------|
| DATE | 7/26/21 |
| JOB NO. | 21-028 |
| DRAWN | RAD |
| CHECKED | RAD |
| SCALE | AS NOTED |
| SHEET: | PP-2 |

DEVELOPMENT SUMMARY

PROPOSED NAME: RIVER POINT
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 36D
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA = 200.04 ACRES
 PROPOSED LOTS = 310
 DENSITY: 310 UNITS/200.40 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE = 15% OR 30.01 AC
 PROPOSED OPEN SPACE = 28% OR 28.50 AC
 PROPOSED STREET WIDTH = 28' BOC-BOC
 PROPOSED ROW WIDTH = 50'
 SETBACKS: FRONT = 30'
 SIDE = 10'
 REAR = 25'
 MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE GA 30655
 TELEPHONE: (770) 3186153

DEVELOPER: THE PACIFIC GROUP
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327
 TELEPHONE: (678) 603-8267

ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, APLHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

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

SEWER: 75' IMPERVIOUS SETBACK
 50' CITY UNDIST BUFFER
 25' STATE UNDIST BUFFER

ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

LEGEND

- UNDISTURBED BUFFER
- ZONE A FLOOD PLANE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- WETLAND AREAS

N/F HAWKS MICHAEL/D ZONING A1

PP-3 MATCH LINE

PP-1 MATCH LINE

PP-3 MATCH LINE

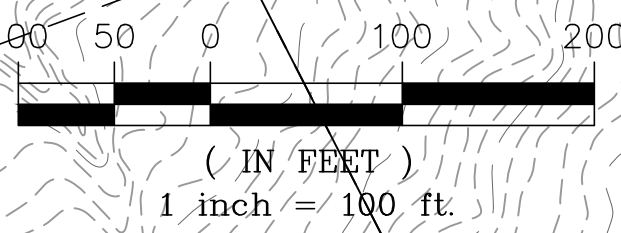
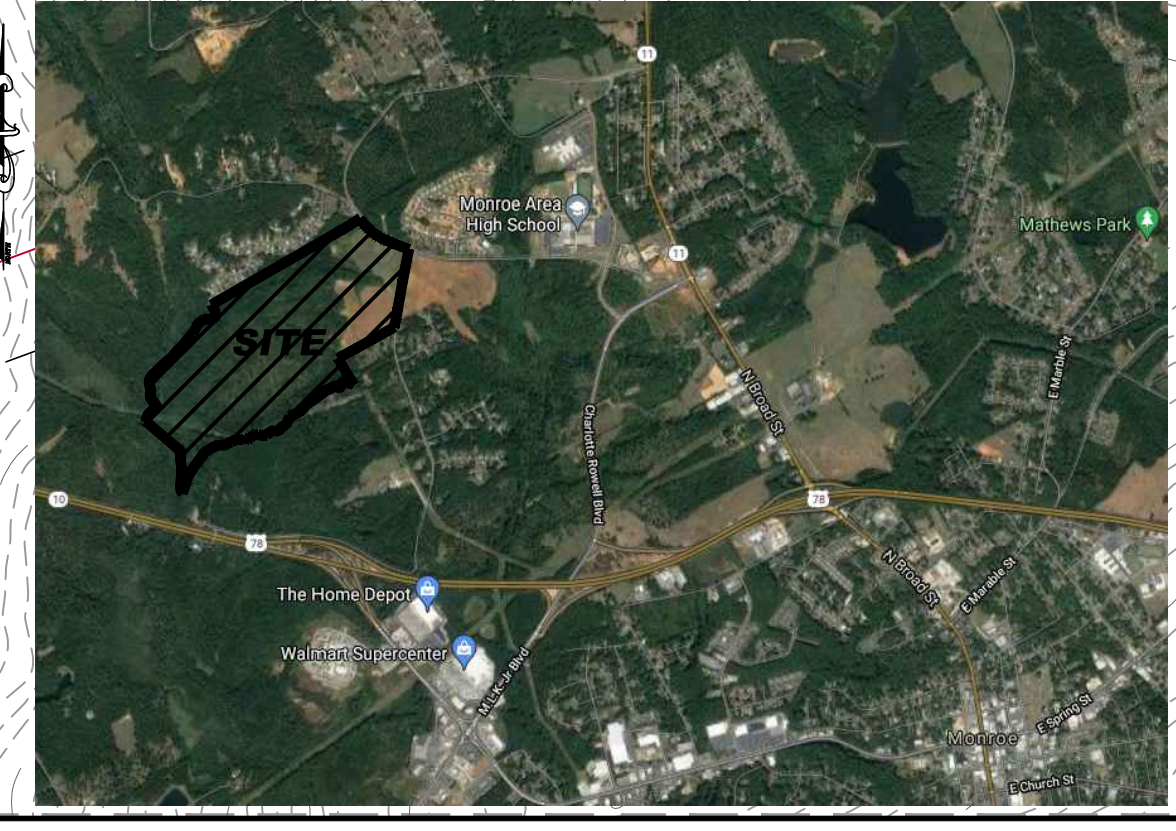
AMENITY POOL
 PAVILLION
 PLAYGROUND
 MAIL KIOSK LOCATION

STORM WATER MANAGEMENT FACILITY

ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

HYDROLOGY STATEMENT
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMS AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.

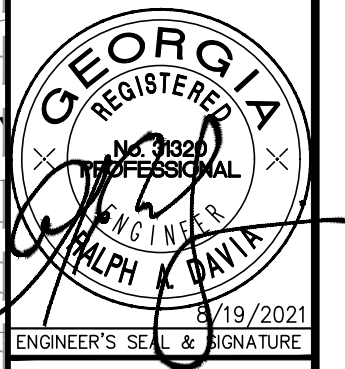
VICINITY MAP
 N.T.S.



| REVISIONS | DATE | DESCRIPTION |
|-----------|-----------|----------------------------|
| 1 | 8/2/2021 | PRELIMINARY PLAT SUBMITTAL |
| 2 | 8/19/2021 | PRELIMINARY PLAT SUBMITTAL |

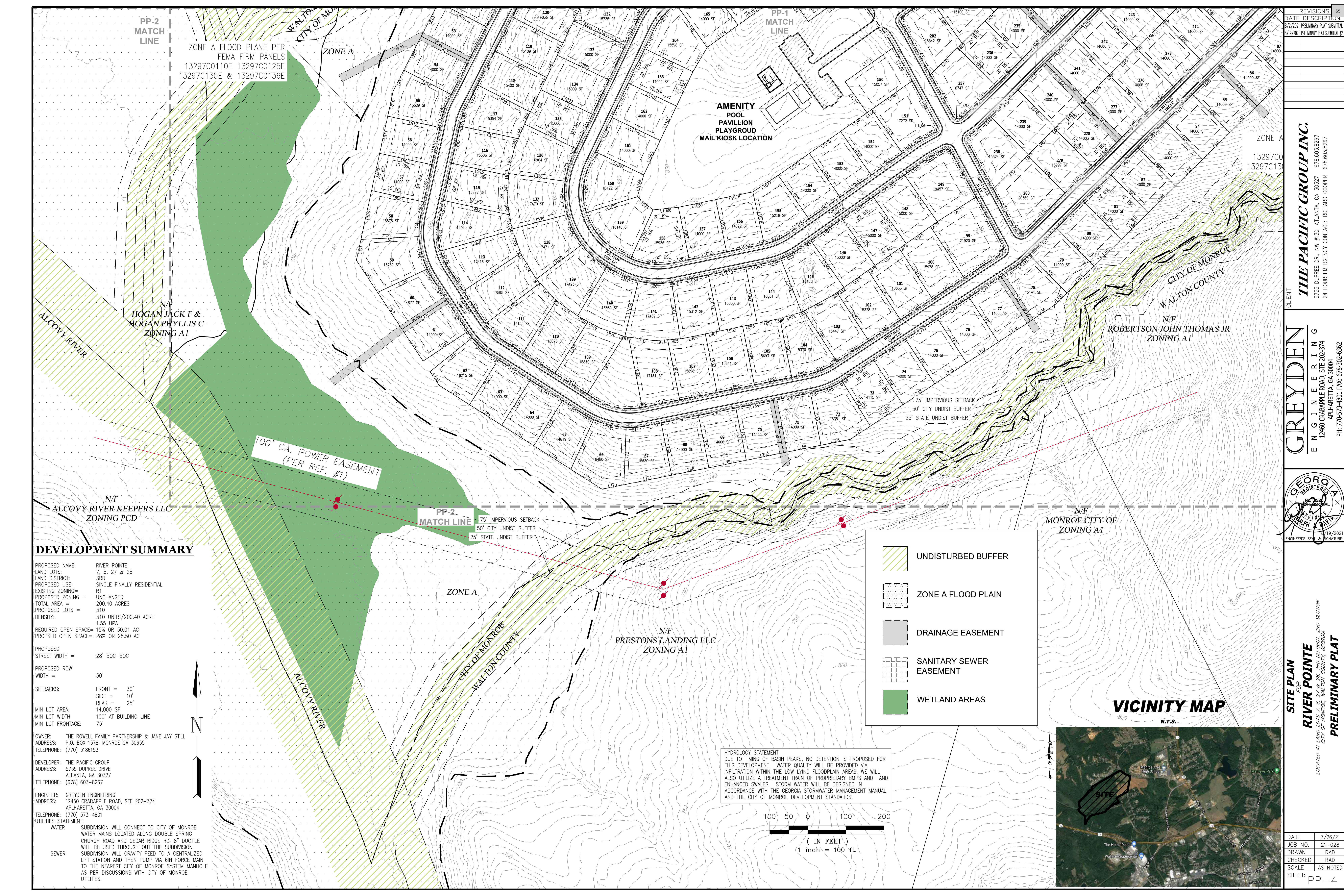
CLIENT: **THE PACIFIC GROUP INC.**
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

ENGINEER: **GREYDEN ENGINEERING**
 12460 CRABAPPLE ROAD, STE 202-374, APLHARETTA, GA 30004
 PH: 770-573-4801 FAX: 678-302-6362



SITE PLAN FOR RIVER POINT PRELIMINARY PLAT
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION, CITY OF MONROE, WALTON COUNTY, GEORGIA

| | |
|---------|----------|
| DATE | 7/26/21 |
| JOB NO. | 21-028 |
| DRAWN | RAD |
| CHECKED | RAD |
| SCALE | AS NOTED |
| SHEET: | PP-3 |



ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

AMENITY POOL
PAVILLION
PLAYGROUND
MAIL KIOSK LOCATION

N/F HOGAN JACK F & HOGAN PHYLLIS C ZONING A1

N/F ROBERTSON JOHN THOMAS JR ZONING A1

100' GA. POWER EASEMENT (PER REF. #1)

PP-2 MATCH LINE
75' IMPERVIOUS SETBACK
50' CITY UNDIST BUFFER
25' STATE UNDIST BUFFER

N/F MONROE CITY OF ZONING A1

N/F PRESTONS LANDING LLC ZONING A1

DEVELOPMENT SUMMARY

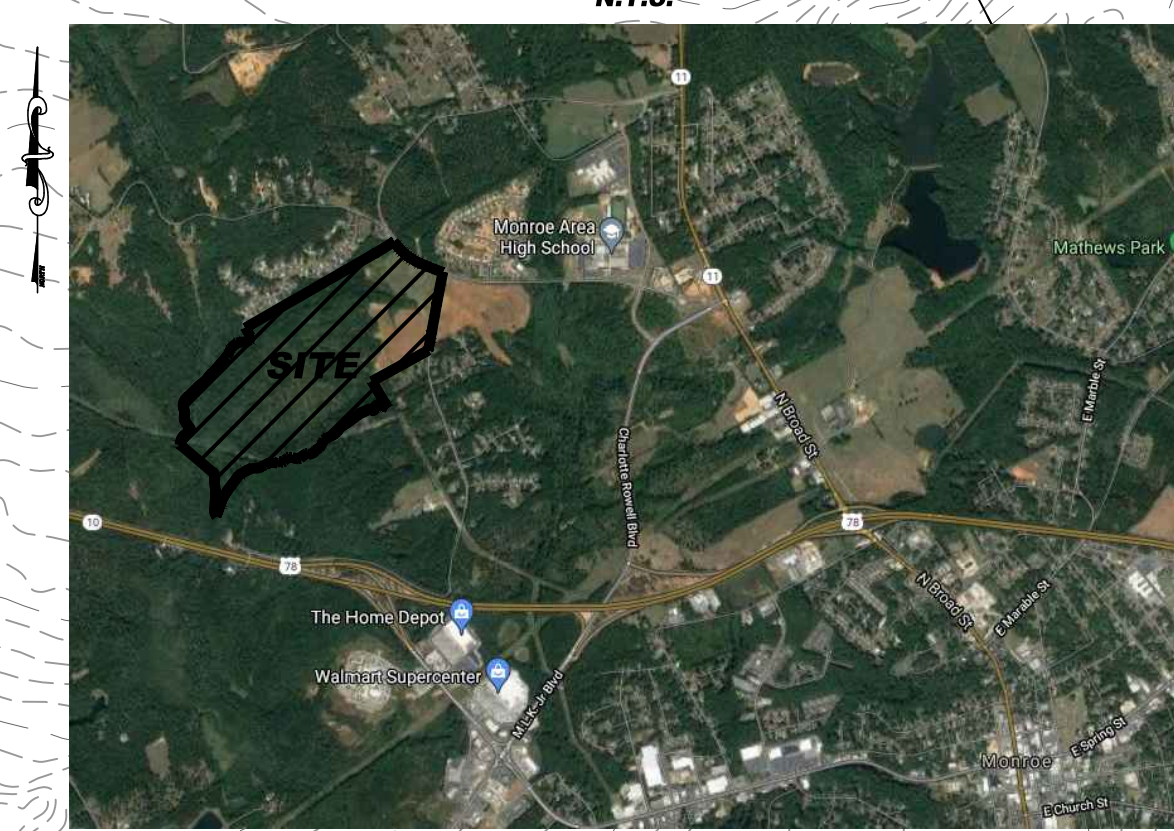
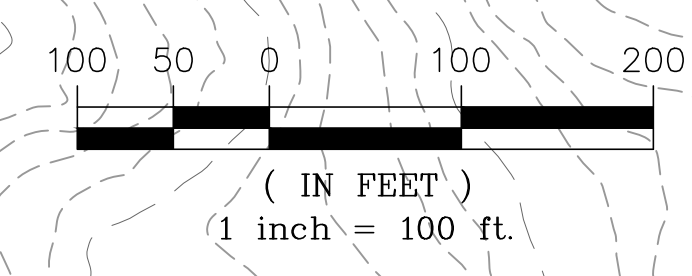
PROPOSED NAME: RIVER POINTE
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 3RD
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA: 200.40 ACRES
 PROPOSED LOTS: 310
 DENSITY: 310 UNITS/200.40 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE: 15% OR 30.01 AC
 PROPOSED OPEN SPACE: 28% OR 28.50 AC
 PROPOSED STREET WIDTH: 28' BOC-BOC
 PROPOSED ROW WIDTH: 50'
 SETBACKS: FRONT = 30', SIDE = 10', REAR = 25'
 MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE GA 30655
 TELEPHONE: (770) 3186153
 DEVELOPER: THE PACIFIC GROUP
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327
 TELEPHONE: (678) 603-8267
 ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, APLHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

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

| | |
|--|-------------------------|
| | UNDISTURBED BUFFER |
| | ZONE A FLOOD PLAIN |
| | DRAINAGE EASEMENT |
| | SANITARY SEWER EASEMENT |
| | WETLAND AREAS |

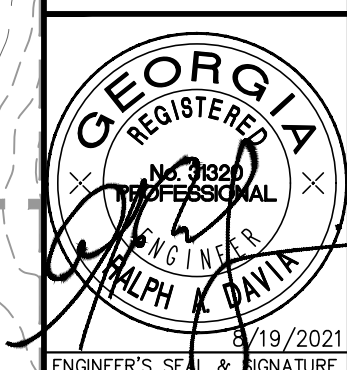
HYDROLOGY STATEMENT
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| REVISIONS | DESCRIPTION |
|-----------|-------------|
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CLIENT: **THE PACIFIC GROUP INC.**
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

GREYDEN ENGINEERING
 12460 CRABAPPLE ROAD, STE 202-374
 APLHARETTA, GA 30004
 PH: 770-573-4801 FAX: 678-302-6362



SITE PLAN FOR RIVER POINTE PRELIMINARY PLAT
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION CITY OF MONROE, WALTON COUNTY, GEORGIA

| | |
|---------|----------|
| DATE | 7/26/21 |
| JOB NO. | 21-028 |
| DRAWN | RAD |
| CHECKED | RAD |
| SCALE | AS NOTED |
| SHEET: | PP-4 |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L2 | 53.04' | S49°59'56"W |
| L4 | 16.87' | S63°09'32"W |
| L5 | 179.60' | N26°50'28"W |
| L6 | 70.24' | N58°04'28"E |
| L7 | 136.92' | S39°23'00"E |
| L8 | 100.00' | S63°09'32"W |
| L9 | 170.70' | N26°50'28"W |
| L10 | 100.40' | N58°04'28"E |
| L11 | 100.00' | S63°09'32"W |
| L12 | 161.81' | N26°50'28"W |
| L13 | 100.40' | N58°04'28"E |
| L14 | 100.00' | S63°09'32"W |
| L15 | 156.19' | N26°50'28"W |
| L16 | 99.37' | N59°57'31"E |
| L17 | 0.79' | N58°04'28"E |
| L18 | 100.00' | S63°09'32"W |
| L19 | 150.60' | N26°50'28"W |
| L20 | 100.16' | N59°57'31"E |
| L21 | 100.00' | S63°09'32"W |
| L22 | 145.00' | N26°50'28"W |
| L23 | 100.16' | N59°57'31"E |
| L30 | 112.62' | N46°17'24"W |
| L32 | 57.80' | N45°16'57"W |
| L33 | 46.38' | N28°56'10"W |
| L34 | 53.06' | N13°53'54"W |
| L35 | 66.95' | N04°16'34"E |
| L36 | 44.89' | N21°38'01"E |
| L37 | 53.48' | N59°57'31"E |
| L38 | 134.41' | S36°31'45"W |
| L39 | 44.49' | S59°24'13"W |
| L40 | 58.56' | S77°01'37"W |
| L41 | 60.98' | N84°52'28"W |
| L42 | 69.32' | N65°07'46"W |
| L43 | 3.84' | N45°16'57"W |
| L44 | 138.92' | S26°50'28"E |
| L45 | 140.00' | S26°50'28"E |
| L46 | 31.16' | S63°09'32"W |
| L47 | 56.86' | S42°02'23"W |
| L48 | 13.38' | S59°24'13"W |
| L51 | 62.92' | N63°09'32"E |
| L52 | 21.52' | S63°09'32"W |
| L53 | 118.80' | N63°09'32"E |
| L54 | 14.85' | S74°47'28"E |
| L56 | 17.46' | S45°52'44"E |
| L57 | 142.02' | S34°26'09"W |
| L58 | 88.05' | N45°52'44"W |
| L59 | 111.95' | S45°52'44"E |
| L60 | 140.00' | S44°07'16"W |
| L61 | 7.58' | N46°28'25"W |
| L62 | 94.29' | N45°52'44"W |
| L63 | 94.29' | S45°52'44"E |
| L64 | 140.00' | S42°55'54"W |
| L65 | 57.33' | N55°57'35"W |
| L66 | 56.58' | N51°30'50"W |
| L68 | 57.33' | S55°57'35"E |
| L69 | 140.00' | S34°02'25"W |
| L70 | 100.00' | N55°57'35"W |
| L71 | 100.00' | S55°57'35"E |
| L72 | 140.00' | S34°02'25"W |
| L73 | 140.00' | S32°55'58"W |
| L74 | 7.06' | N56°30'48"W |
| L75 | 94.68' | N55°57'35"W |
| L76 | 94.68' | S55°57'35"E |
| L77 | 139.54' | S21°14'14"W |
| L78 | 100.15' | N68°45'46"W |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L79 | 140.34' | N21°14'14"E |
| L80 | 64.00' | S68°03'04"E |
| L81 | 36.15' | S68°45'23"E |
| L82 | 100.00' | N68°45'46"W |
| L83 | 143.11' | N21°14'14"E |
| L84 | 63.73' | S67°04'50"E |
| L85 | 26.64' | S67°05'25"E |
| L86 | 9.68' | S68°03'04"E |
| L87 | 36.29' | S64°52'45"E |
| L88 | 73.97' | N68°45'46"W |
| L90 | 148.06' | N33°36'00"E |
| L91 | 28.35' | S64°32'49"E |
| L92 | 15.29' | S64°52'45"E |
| L93 | 31.37' | S59°42'14"E |
| L94 | 40.32' | S62°32'38"E |
| L95 | 2.69' | S64°32'49"E |
| L97 | 99.04' | N55°57'35"W |
| L98 | 139.34' | N34°02'25"E |
| L99 | 25.29' | S59°42'14"E |
| L100 | 101.85' | N55°57'35"W |
| L101 | 137.56' | N34°02'25"E |
| L102 | 33.24' | S53°34'07"E |
| L103 | 66.94' | S58°34'13"E |
| L104 | 1.78' | S59°42'14"E |
| L105 | 51.12' | N55°57'35"W |
| L107 | 31.10' | N45°52'44"W |
| L108 | 137.66' | N44°07'16"E |
| L109 | 49.45' | S50°44'56"E |
| L110 | 37.27' | S53°34'07"E |
| L111 | 1.78' | S53°34'07"E |
| L112 | 17.15' | S50°44'56"E |
| L113 | 103.19' | N45°52'44"W |
| L114 | 135.40' | N44°07'16"E |
| L115 | 44.57' | S45°28'06"E |
| L116 | 40.83' | S47°22'14"E |
| L117 | 0.73' | S50°44'56"E |
| L118 | 89.40' | N45°52'44"W |
| L120 | 13.18' | N14°21'50"E |
| L121 | 130.68' | N63°09'32"E |
| L122 | 83.16' | S44°24'29"E |
| L124 | 28.54' | S51°23'42"E |
| L125 | 148.58' | S38°36'18"W |
| L126 | 147.85' | N63°09'32"E |
| L127 | 14.93' | S75°07'39"E |
| L128 | 147.92' | S38°36'18"W |
| L129 | 103.84' | S51°23'42"E |
| L130 | 137.74' | S30°43'39"W |
| L131 | 78.47' | S51°23'42"E |
| L132 | 141.98' | S24°09'56"W |
| L134 | 76.31' | S65°50'04"E |
| L135 | 141.20' | S24°09'56"W |
| L136 | 100.00' | S65°50'04"E |
| L137 | 137.74' | S24°09'56"W |
| L138 | 98.38' | S65°50'04"E |
| L139 | 124.88' | S24°09'56"W |
| L140 | 14.14' | S69°09'56"W |
| L141 | 95.46' | N65°50'04"W |
| L142 | 132.89' | N24°09'56"E |
| L144 | 63.38' | S67°59'30"E |
| L145 | 53.19' | N65°50'04"W |
| L146 | 24.92' | N51°23'42"W |
| L147 | 132.65' | N38°36'18"E |
| L148 | 109.03' | N51°23'42"W |
| L149 | 126.41' | N38°36'18"E |
| L150 | 76.90' | N51°23'42"W |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L151 | 13.06' | N13°55'49"E |
| L152 | 11.59' | N63°09'32"E |
| L153 | 55.99' | N49°59'56"E |
| L154 | 148.54' | S37°08'08"W |
| L156 | 56.03' | N65°50'04"W |
| L157 | 14.14' | N20°50'04"W |
| L158 | 126.76' | N24°09'56"E |
| L159 | 127.52' | S67°59'30"E |
| L160 | 89.39' | S10°20'00"W |
| L161 | 169.39' | S74°30'46"W |
| L163 | 29.83' | S67°59'30"E |
| L164 | 114.30' | S69°20'00"E |
| L165 | 159.50' | S10°20'00"W |
| L166 | 140.00' | N79°40'00"W |
| L167 | 31.28' | N10°20'00"E |
| L169 | 101.12' | S10°20'00"W |
| L170 | 140.00' | N79°40'00"W |
| L171 | 101.12' | N10°20'00"E |
| L172 | 101.12' | S10°20'00"W |
| L173 | 140.00' | N79°40'00"W |
| L174 | 101.12' | N10°20'00"E |
| L175 | 101.12' | S10°20'00"W |
| L176 | 140.00' | N79°40'00"W |
| L177 | 101.12' | N10°20'00"E |
| L178 | 101.12' | S10°20'00"W |
| L179 | 140.00' | N79°40'00"W |
| L180 | 101.12' | N10°20'00"E |
| L181 | 101.12' | S10°20'00"W |
| L182 | 140.00' | N79°40'00"W |
| L183 | 101.12' | N10°20'00"E |
| L184 | 101.12' | S10°20'00"W |
| L185 | 140.00' | N79°40'00"W |
| L186 | 101.12' | N10°20'00"E |
| L187 | 101.12' | S10°20'00"W |
| L188 | 140.00' | N79°40'00"W |
| L189 | 101.12' | N10°20'00"E |
| L190 | 101.12' | S10°20'00"W |
| L191 | 140.00' | N79°40'00"W |
| L192 | 101.12' | N10°20'00"E |
| L193 | 106.25' | S10°20'00"W |
| L194 | 68.25' | N79°35'10"W |
| L196 | 15.05' | N50°24'01"W |
| L197 | 19.94' | N09°13'36"W |
| L199 | 25.28' | N10°20'00"E |
| L200 | 93.00' | S10°20'00"W |
| L201 | 140.00' | N79°40'00"W |
| L202 | 127.26' | N10°20'00"E |
| L203 | 107.59' | S68°45'46"E |
| L205 | 14.55' | S32°59'03"E |
| L206 | 106.11' | S10°20'00"W |
| L207 | 140.00' | N79°40'00"W |
| L208 | 33.53' | N10°20'00"E |
| L209 | 72.59' | N10°20'00"E |
| L210 | 96.47' | S10°20'00"W |
| L211 | 14.14' | S55°20'00"W |
| L212 | 130.00' | N79°40'00"W |
| L213 | 106.47' | N10°20'00"E |
| L214 | 100.00' | N79°40'00"W |
| L215 | 140.00' | N10°20'00"E |
| L216 | 100.00' | S79°40'00"E |
| L217 | 100.00' | N79°40'00"W |
| L218 | 140.00' | N10°20'00"E |
| L219 | 100.00' | S79°40'00"E |
| L220 | 100.00' | N79°40'00"W |
| L221 | 140.00' | N10°20'00"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L222 | 100.00' | S79°40'00"E |
| L223 | 100.00' | N79°40'00"W |
| L224 | 140.00' | N10°20'00"E |
| L225 | 100.00' | S79°40'00"E |
| L226 | 100.00' | N79°40'00"W |
| L227 | 140.00' | N10°20'00"E |
| L228 | 100.00' | S79°40'00"E |
| L229 | 9.13' | N79°40'00"W |
| L231 | 42.18' | N82°18'39"W |
| L232 | 140.00' | N07°41'21"E |
| L233 | 69.07' | S82°18'39"E |
| L234 | 36.01' | S79°40'00"E |
| L235 | 100.00' | N82°18'39"W |
| L236 | 140.00' | N07°41'21"E |
| L237 | 100.00' | S82°18'39"E |
| L238 | 100.00' | N82°18'39"W |
| L239 | 140.00' | N07°41'21"E |
| L240 | 100.00' | S82°18'39"E |
| L241 | 100.00' | N82°18'39"W |
| L242 | 140.00' | N07°41'21"E |
| L243 | 100.00' | S82°18'39"E |
| L244 | 100.00' | N82°18'39"W |
| L245 | 140.00' | N07°41'21"E |
| L246 | 100.00' | S82°18'39"E |
| L247 | 100.00' | N82°18'39"W |
| L248 | 140.00' | N07°41'21"E |
| L249 | 100.00' | S82°18'39"E |
| L250 | 9.05' | N82°18'39"W |
| L252 | 151.48' | N03°45'48"W |
| L253 | 123.52' | S82°18'39"E |
| L255 | 140.06' | N16°21'21"W |
| L256 | 105.77' | N70°06'29"E |
| L257 | 22.03' | S82°18'39"E |
| L259 | 140.09' | N28°56'53"W |
| L260 | 33.95' | N60°01'51"E |
| L261 | 90.37' | N70°06'29"E |
| L263 | 91.89' | S60°01'51"W |
| L264 | 140.00' | N29°58'09"W |
| L265 | 101.96' | N60°01'51"E |
| L266 | 100.00' | S60°01'51"W |
| L267 | 140.00' | N29°58'09"W |
| L268 | 100.00' | N60°01'51"E |
| L269 | 100.00' | S60°01'51"W |
| L270 | 140.00' | N29°58'09"W |
| L271 | 100.00' | N60°01'51"E |
| L272 | 100.00' | S60°01'51"W |
| L273 | 140.00' | N29°58'09"W |
| L274 | 100.00' | N60°01'51"E |
| L275 | 100.00' | S60°01'51"W |
| L276 | 140.00' | N29°58'09"W |
| L277 | 100.00' | N60°01'51"E |
| L278 | 100.00' | S60°01'51"W |
| L279 | 140.00' | N29°58'09"W |
| L280 | 100.00' | N60°01'51"E |
| L281 | 100.00' | S60°01'51"W |
| L282 | 140.00' | N29°58'09"W |
| L283 | 13.62' | N60°01'51"E |
| L284 | 86.38' | N60°01'51"E |
| L285 | 100.00' | S60°01'51"W |
| L286 | 140.00' | N29°58'09"W |
| L287 | 100.00' | N60°01'51"E |
| L288 | 140.00' | S29°58'09"E |
| L289 | 100.00' | S60°01'51"W |
| L290 | 140.00' | N29°58'09"W |
| L291 | 100.00' | N60°01'51"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L292 | 140.00' | S29°58'09"E |
| L293 | 100.00' | S60°01'51"W |
| L294 | 100.00' | N60°01'51"E |
| L295 | 140.00' | S29°58'09"E |
| L296 | 100.00' | S60°01'51"W |
| L297 | 100.00' | N60°01'51"E |
| L298 | 140.00' | S29°58'09"E |
| L299 | 100.00' | S60°01'51"W |
| L300 | 100.00' | N60°01'51"E |
| L301 | 140.00' | S29°58'09"E |
| L302 | 100.00' | S60°01'51"W |
| L303 | 100.00' | N60°01'51"E |
| L304 | 140.00' | S29°58'09"E |
| L305 | 100.00' | S60°01'51"W |
| L306 | 100.00' | N60°01'51"E |
| L307 | 140.00' | S29°58'09"E |
| L308 | 100.00' | S60°01'51"W |
| L309 | 100.00' | N60°01'51"E |
| L310 | 100.00' | S60°01'51"W |
| L311 | 100.00' | N60°01'51"E |
| L312 | 0.00' | S29°58'09"E |
| L313 | 140.00' | S29°58'09"E |
| L314 | 140.00' | S10°08'47"E |
| L315 | 81.30' | S69°53'36"W |
| L316 | 140.00' | S07°41'21"W |
| L317 | 83.34' | S89°54'00"W |
| L319 | 10.59' | S82°18'39"E |
| L320 | 140.00' | S07°41'21"W |
| L321 | 100.00' | N82°18'39"W |
| L322 | 100.00' | S82°18'39"E |
| L323 | 85.44' | N82°18'39"W |
| L324 | 100.00' | S82°18'39"E |
| L325 | 140.00' | S07°41'21"W |
| L326 | 14.56' | N82°18'39"W |
| L327 | 140.00' | S07°41'21"W |
| L328 | 100.00' | N82°18'39"W |
| L329 | 100.00' | S82°18'39"E |
| L331 | 36.56' | S61°07'58"W |
| L332 | 76.77' | N28°52'02"W |
| L333 | 135.86' | S82°18'39"E |
| L334 | 14.14' | S37°18'39"E |
| L335 | 29.32' | S07°41'21"W |
| L336 | 140.00' | S10°20'00"W |
| L338 | 89.43' | N79°40'00"W |
| L339 | 140.00' | N10°20'00"E |
| L340 | 100.00' | S79°40'00"E |
| L341 | 140.00' | S10°20'00"W |
| L342 | 100.00' | N79°40'00"W |
| L343 | 100.00' | S79°40'00"E |
| L344 | 96.04' | S10°20'00"W |
| L346 | 97.30' | N79°40'00"W |
| L347 | 90.63' | S79°40'00"E |
| L348 | 14.14' | S34°40'00"E |
| L349 | 145.00' | S44°32'48"E |
| L350 | 100.00' | S45°27'12"W |
| L351 | 145.00' | N44°32'48"W |
| L352 | 100.00' | N45°27'12"E |
| L353 | 145.00' | S44°32'48"E |
| L354 | 100.00' | S4 |

| LINE # | LENGTH | DIRECTION |
|--------|---------|-------------|
| L578 | 2.31' | N45°27'12"E |
| L579 | 97.69' | N45°27'12"E |
| L580 | 100.00' | S45°27'12"W |
| L581 | 140.00' | N44°32'48"W |
| L582 | 2.31' | N45°27'12"E |
| L583 | 97.69' | N45°27'12"E |
| L584 | 100.00' | S45°27'12"W |
| L585 | 140.00' | N44°32'48"W |
| L586 | 2.31' | N45°27'12"E |
| L587 | 97.69' | N45°27'12"E |
| L588 | 100.00' | S45°27'12"W |
| L589 | 140.00' | N44°32'48"W |
| L590 | 2.31' | N45°27'12"E |
| L591 | 97.69' | N45°27'12"E |
| L592 | 100.00' | S45°27'12"W |
| L593 | 140.00' | N44°32'48"W |
| L594 | 2.31' | N45°27'12"E |
| L595 | 97.69' | N45°27'12"E |
| L596 | 100.00' | S45°27'12"W |
| L597 | 140.00' | N44°32'48"W |
| L598 | 2.31' | N45°27'12"E |
| L599 | 97.69' | N45°27'12"E |
| L600 | 100.05' | S45°27'12"W |
| L601 | 140.00' | N44°31'37"W |
| L602 | 2.31' | N45°27'12"E |
| L603 | 97.69' | N45°27'12"E |
| L604 | 99.95' | S45°27'12"W |
| L605 | 140.00' | N44°32'48"W |
| L606 | 2.31' | N45°27'12"E |
| L607 | 97.69' | N45°27'12"E |
| L608 | 153.45' | S45°27'12"W |
| L609 | 13.12' | N85°33'12"W |
| L611 | 116.25' | N28°48'38"W |
| L612 | 126.43' | N45°27'12"E |
| L613 | 143.58' | N28°48'38"W |
| L614 | 14.37' | N15°15'35"E |
| L616 | 28.29' | N45°27'12"E |
| L617 | 140.00' | S44°32'48"E |
| L618 | 140.00' | S44°32'48"E |
| L619 | 100.00' | N45°27'12"E |
| L620 | 140.00' | S44°32'48"E |
| L621 | 100.00' | N45°27'12"E |
| L622 | 100.00' | N45°27'12"E |
| L623 | 140.00' | S44°32'48"E |
| L624 | 140.00' | S44°32'48"E |
| L625 | 100.00' | N45°27'12"E |
| L626 | 140.00' | S44°32'48"E |
| L627 | 100.00' | N45°27'12"E |
| L628 | 140.00' | S44°32'48"E |
| L629 | 100.00' | N45°27'12"E |
| L630 | 140.00' | S44°32'48"E |
| L631 | 100.00' | N45°27'12"E |
| L632 | 100.00' | N45°27'12"E |
| L633 | 140.00' | S44°32'48"E |
| L634 | 140.00' | S35°22'00"E |
| L635 | 33.44' | N45°27'12"E |
| L636 | 140.00' | S28°52'02"E |
| L638 | 52.92' | N61°07'58"E |
| L639 | 140.00' | S28°52'02"E |
| L640 | 100.00' | N61°07'58"E |
| L641 | 140.00' | S28°52'02"E |
| L642 | 100.00' | N61°07'58"E |
| L643 | 100.00' | N61°07'58"E |
| L644 | 155.94' | S28°52'02"E |
| L645 | 100.00' | S60°42'47"W |

| LINE # | LENGTH | DIRECTION |
|--------|---------|-------------|
| L646 | 161.16' | N28°52'02"W |
| L647 | 60.62' | N61°07'58"E |
| L648 | 100.00' | S60°42'47"W |
| L649 | 161.89' | N28°52'02"W |
| L650 | 100.00' | N61°07'58"E |
| L651 | 100.00' | S60°42'47"W |
| L652 | 162.62' | N28°52'02"W |
| L653 | 100.00' | N61°07'58"E |
| L654 | 100.00' | S60°42'47"W |
| L655 | 163.35' | N28°52'02"W |
| L656 | 100.00' | N61°07'58"E |
| L657 | 100.00' | S60°42'47"W |
| L658 | 164.09' | N28°52'02"W |
| L659 | 100.00' | N61°07'58"E |
| L660 | 100.00' | S60°42'47"W |
| L661 | 164.82' | N28°52'02"W |
| L662 | 100.00' | N61°07'58"E |
| L663 | 100.00' | S60°42'47"W |
| L664 | 165.55' | N28°52'02"W |
| L665 | 100.00' | N61°07'58"E |
| L666 | 100.00' | S60°42'47"W |
| L667 | 166.28' | N28°52'02"W |
| L668 | 100.00' | N61°07'58"E |
| L669 | 100.00' | S60°42'47"W |
| L670 | 167.02' | N28°52'02"W |
| L671 | 100.00' | N61°07'58"E |
| L672 | 24.67' | S60°42'47"W |
| L673 | 50.73' | S61°08'07"W |
| L674 | 166.97' | N42°13'49"W |
| L676 | 73.51' | N61°07'58"E |
| L677 | 99.79' | S61°08'07"W |
| L678 | 140.00' | N44°32'48"W |
| L679 | 95.79' | N45°27'12"E |
| L680 | 100.00' | N45°27'12"W |
| L681 | 140.00' | N44°32'48"W |
| L682 | 100.00' | N45°27'12"E |
| L683 | 140.00' | S44°32'48"E |
| L684 | 100.00' | S45°27'12"W |
| L685 | 140.00' | N44°32'48"W |
| L686 | 100.00' | N45°27'12"E |
| L687 | 100.00' | S45°27'12"W |
| L688 | 140.00' | N44°32'48"W |
| L689 | 100.00' | N45°27'12"E |
| L690 | 100.00' | S45°27'12"W |
| L691 | 140.00' | N44°32'48"W |
| L692 | 100.00' | N45°27'12"E |
| L693 | 100.00' | S45°27'12"W |
| L694 | 140.00' | N44°32'48"W |
| L695 | 100.00' | N45°27'12"E |
| L696 | 100.00' | S45°27'12"W |
| L697 | 140.00' | N44°32'48"W |
| L698 | 100.00' | N45°27'12"E |
| L699 | 100.00' | S45°27'12"W |
| L700 | 140.00' | N44°32'48"W |
| L701 | 100.00' | N45°27'12"E |
| L702 | 100.00' | S45°27'12"W |
| L703 | 140.00' | N44°32'48"W |
| L704 | 100.00' | N45°27'12"E |
| L705 | 100.00' | S45°27'12"W |
| L706 | 140.00' | N44°32'48"W |
| L707 | 100.00' | N45°27'12"E |
| L708 | 101.76' | S29°58'09"E |
| L709 | 140.00' | S60°01'51"W |
| L710 | 91.76' | N29°58'09"W |
| L711 | 14.14' | N15°01'51"E |

| LINE # | LENGTH | DIRECTION |
|--------|---------|-------------|
| L712 | 130.00' | N60°01'51"E |
| L713 | 100.00' | S29°58'09"E |
| L714 | 139.97' | S60°01'51"W |
| L716 | 94.59' | N29°58'09"W |
| L717 | 72.28' | N35°45'27"W |
| L719 | 11.52' | S29°58'09"E |
| L720 | 89.22' | S35°45'27"E |
| L721 | 140.00' | S54°14'33"W |
| L722 | 100.00' | S35°45'27"E |
| L723 | 140.00' | S54°14'33"W |
| L724 | 100.00' | N35°45'27"W |
| L725 | 147.64' | S35°45'27"E |
| L727 | 114.63' | N33°30'21"E |
| L728 | 14.14' | N80°45'27"W |
| L729 | 138.32' | N35°45'27"W |
| L730 | 140.00' | N54°14'33"E |
| L731 | 100.00' | N35°45'27"W |
| L732 | 68.46' | S35°45'27"E |
| L733 | 45.68' | S45°27'12"W |
| L734 | 76.13' | S56°41'35"W |
| L735 | 140.00' | N33°18'25"W |
| L736 | 40.21' | N56°41'35"E |
| L738 | 9.77' | N45°27'12"E |
| L739 | 100.00' | S56°41'35"W |
| L740 | 140.00' | N33°18'25"W |
| L741 | 100.00' | N56°41'35"E |
| L742 | 100.00' | S56°41'35"W |
| L743 | 140.00' | N33°18'25"W |
| L744 | 100.00' | N56°41'35"E |
| L745 | 100.00' | S56°41'35"W |
| L746 | 140.00' | N33°18'25"W |
| L747 | 100.00' | N56°41'35"E |
| L748 | 100.00' | S56°41'35"W |
| L749 | 140.00' | N33°18'25"W |
| L750 | 100.00' | N56°41'35"E |
| L751 | 102.26' | S56°41'35"W |
| L752 | 140.08' | N32°07'49"W |
| L754 | 94.76' | N56°41'35"E |
| L755 | 63.38' | S56°41'35"W |
| L756 | 78.30' | N78°40'21"E |
| L757 | 140.00' | N11°19'39"W |
| L758 | 7.42' | N78°40'21"E |
| L759 | 100.00' | S78°40'21"W |
| L760 | 140.00' | N11°19'39"W |
| L761 | 100.00' | N78°40'21"E |
| L762 | 100.00' | S78°40'21"W |
| L763 | 140.00' | N11°19'39"W |
| L764 | 100.00' | N78°40'21"E |
| L765 | 100.00' | S78°40'21"W |
| L766 | 140.00' | N11°19'39"W |
| L767 | 100.00' | N78°40'21"E |
| L768 | 100.00' | S78°40'21"W |
| L769 | 140.00' | N11°19'39"W |
| L770 | 100.00' | N78°40'21"E |
| L771 | 127.73' | S78°40'21"W |
| L772 | 150.50' | N02°15'11"E |
| L774 | 39.56' | N78°40'21"E |
| L775 | 58.73' | S78°40'21"W |
| L776 | 96.92' | N57°28'49"W |
| L777 | 143.41' | N24°43'19"E |
| L778 | 115.28' | N57°28'49"W |
| L779 | 140.00' | N32°31'11"E |
| L780 | 65.30' | S57°28'49"E |
| L781 | 100.00' | N57°28'49"W |
| L782 | 140.00' | N32°31'11"E |

| LINE # | LENGTH | DIRECTION |
|--------|---------|-------------|
| L783 | 100.00' | S57°28'49"E |
| L784 | 100.00' | N57°28'49"W |
| L785 | 140.00' | N32°31'11"E |
| L786 | 100.00' | S57°28'49"E |
| L787 | 94.66' | N57°28'49"W |
| L788 | 43.24' | N33°30'21"W |
| L789 | 141.60' | N51°07'58"E |
| L791 | 17.16' | S57°28'49"E |
| L792 | 100.00' | S33°30'21"E |
| L793 | 140.00' | S56°29'39"W |
| L794 | 100.00' | N33°30'21"W |
| L795 | 140.00' | N56°29'39"W |
| L796 | 63.15' | S33°30'21"E |
| L797 | 116.27' | N33°30'21"W |
| L798 | 143.84' | N64°46'27"E |
| L800 | 100.93' | N33°30'21"W |
| L801 | 56.15' | N12°15'27"E |
| L802 | 152.90' | N87°14'35"E |
| L804 | 131.08' | N12°15'27"E |
| L805 | 140.00' | S77°44'33"E |
| L806 | 33.18' | S12°15'27"W |
| L807 | 100.00' | S12°15'27"W |
| L808 | 100.00' | N12°15'27"E |
| L809 | 140.00' | S77°44'33"E |
| L810 | 100.00' | S12°15'27"W |
| L811 | 100.00' | N12°15'27"E |
| L812 | 140.00' | S77°44'33"E |
| L813 | 22.08' | S27°08'31"W |
| L815 | 19.96' | S12°15'27"W |
| L816 | 67.41' | N12°15'27"E |
| L817 | 61.68' | N27°08'31"E |
| L818 | 140.00' | S62°51'29"E |
| L819 | 100.00' | S27°08'31"W |
| L820 | 100.00' | N27°08'31"E |
| L821 | 140.00' | S62°51'29"E |
| L822 | 100.00' | S27°08'31"W |
| L823 | 100.00' | N27°08'31"E |
| L824 | 140.00' | S62°51'29"E |
| L825 | 140.00' | S62°51'29"E |
| L826 | 100.00' | S27°08'31"W |
| L827 | 100.00' | N27°08'31"E |
| L828 | 100.00' | S27°08'31"W |
| L829 | 140.00' | N62°51'29"W |
| L830 | 100.00' | N27°08'31"E |
| L831 | 140.00' | S62°51'29"E |
| L833 | 77.79' | S27°08'31"W |
| L834 | 81.82' | N27°08'31"E |
| L835 | 34.29' | N32°46'38"E |
| L836 | 140.00' | S54°31'50"E |
| L837 | 13.63' | S54°50'19"W |
| L839 | 122.80' | N45°09'14"E |
| L840 | 13.63' | N54°50'19"E |
| L841 | 140.00' | S35°09'41"E |
| L842 | 100.00' | S54°50'19"W |
| L843 | 100.00' | N54°50'19"E |
| L844 | 140.00' | S35°09'41"E |
| L845 | 100.00' | S54°50'19"W |
| L846 | 100.00' | N54°50'19"E |
| L847 | 140.00' | S35°09'41"E |
| L848 | 140.00' | S29°58'09"E |
| L849 | 26.72' | S60°01'51"W |
| L851 | 23.05' | S54°50'19"W |
| L852 | 53.20' | N54°50'19"E |
| L853 | 56.87' | N60°01'51"E |
| L854 | 140.00' | S29°58'09"E |

| LINE # | LENGTH | DIRECTION |
|--------|---------|-------------|
| L855 | 100.00' | S60°01'51"W |
| L856 | 100.00' | N60°01'51"E |
| L857 | 100.00' | S60°01'51"W |
| L858 | 100.00' | N60°01'51"E |
| L859 | 140.00' | S29°58'09"E |
| L860 | 100.00' | S60°01'51"W |
| L861 | 100.00' | N60°01'51"E |
| L862 | 140.00' | S29°58'09"E |
| L863 | 140.00' | S29°58'09"E |
| L864 | 100.00' | S60°01'51"W |
| L865 | 100.00' | N60°01'51"E |
| L866 | 150.99' | S28°48'34"E |
| L867 | 14.69' | S13°56'30"W |
| L868 | 119.79' | S56°41'35"W |
| L869 | 161.41' | N33°18'25"W |
| L870 | 22.19' | N54°49'51"E |
| L871 | 120.25' | N57°28'20"E |
| L872 | 100.00' | S56°41'35"W |
| L873 | 158.16' | N33°18'25"W |
| L874 | 22.24' | N54°49'51"E |
| L875 | 77.81' | N54°49'51"E |
| L876 | 100.00' | S56°41'35"W |
| L877 | 154.91' | N33°18'25"W |
| L878 | 22.29' | N54°49'51"E |
| L879 | 77.76' | N54°49'51"E |
| L880 | 100.00' | S56°41'35"W |
| L881 | 151.66' | N33°18'25"W |
| L882 | 22.34' | N54°49'51"E |
| L883 | 77.71' | N54°49'51"E |
| L884 | 100.00' | S56°41'35"W |
| L885 | 158.86' | N33°18'25"W |
| L886 | 85.32' | N61°51'58"E |
| L887 | 100.00' | N54°49'51"E |
| L888 | 11.98' | S56°41'35"W |
| L890 | 47.74' | S78°40'21"W |
| L891 | 157.45' | N11°19'39"W |
| L892 | 58.86' | N73°37'43"E |
| L893 | 6.54' | N61°51'58"E |
| L894 | 100.00' | S78°40'21"W |
| L895 | 156.65' | N11°19'39"W |
| L896 | 39.14' | N78°21'21"E |
| L897 | 57.92' | N78°21'21"E |
| L898 | 2.95' | N73°37'43"E |
| L899 | 100.00' | S78°40'21"W |
| L900 | 156.27' | N11°19'39"W |
| L901 | 39.14' | N78°36'10"E |
| L902 | 60.86' | N78°21'21"E |
| L903 | 100.00' | S78°40'21"W |
| L904 | 160.77' | N11°19'39"W |
| L905 | 33.54' | N86°31'25"E |
| L906 | 66.77' | N78°36'10"E |
| L907 | 99.23' | S78°40'21"W |
| L909 | 187.60' | N10°54'29"W |
| L910 | 66.89' | S82°14'31"E |
| L911 | 36.27' | N86°31'25"E |
| L914 | 179.29' | N32°31'11"E |
| L915 | 2.64' | S71°03'32"E |
| L916 | 10.12' | S82°14'31"E |
| L917 | 100.00' | N57°28'49"W |
| L918 | 161.28' | N32°31'11"E |
| L919 | 35.44' | S61°21'41"E |
| L920 | 66.50' | S71°03'32"E |
| L921 | 100.00' | N57°28'49"W |
| L922 | 163.39' | N32°31'11"E |
| L923 | 3.09' | S43°19'21"E |

| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L924 | 66.18' | S54°29'36"E |
| L925 | 30.98' | S61°21'41"E |
| L926 | | |

| Parcel Table | | |
|--------------|----------|---------|
| Parcel # | Area SF | Area AC |
| 1 | 16004.68 | 0.37 |
| 2 | 17515.15 | 0.40 |
| 3 | 16625.39 | 0.38 |
| 4 | 15898.34 | 0.36 |
| 5 | 15339.18 | 0.35 |
| 6 | 14780.02 | 0.34 |
| 7 | 25098.77 | 0.58 |
| 8 | 27012.26 | 0.62 |
| 9 | 21641.68 | 0.50 |
| 10 | 14173.44 | 0.33 |
| 11 | 15401.20 | 0.35 |
| 12 | 14000.00 | 0.32 |
| 13 | 14058.03 | 0.32 |
| 14 | 14393.07 | 0.33 |
| 15 | 14000.00 | 0.32 |
| 16 | 14054.05 | 0.32 |
| 17 | 15910.28 | 0.37 |
| 18 | 14856.10 | 0.34 |
| 19 | 14856.10 | 0.34 |
| 20 | 14000.00 | 0.32 |
| 21 | 14000.00 | 0.32 |
| 22 | 14000.00 | 0.32 |
| 23 | 14000.00 | 0.32 |
| 24 | 14000.00 | 0.32 |
| 25 | 14264.00 | 0.33 |
| 26 | 14000.00 | 0.32 |
| 27 | 14000.00 | 0.32 |
| 28 | 14000.00 | 0.32 |
| 29 | 14000.00 | 0.32 |
| 30 | 14000.00 | 0.32 |
| 31 | 15551.12 | 0.36 |
| 32 | 16199.20 | 0.37 |
| 33 | 15226.85 | 0.35 |
| 34 | 14100.09 | 0.32 |
| 35 | 14000.00 | 0.32 |
| 36 | 14000.00 | 0.32 |
| 37 | 14000.00 | 0.32 |
| 38 | 14000.00 | 0.32 |
| 39 | 14000.00 | 0.32 |
| 40 | 14000.00 | 0.32 |
| 41 | 14000.00 | 0.32 |
| 42 | 14000.00 | 0.32 |
| 43 | 14000.00 | 0.32 |
| 44 | 14000.00 | 0.32 |
| 45 | 14000.00 | 0.32 |
| 46 | 14530.74 | 0.33 |
| 47 | 14000.00 | 0.32 |
| 48 | 14000.00 | 0.32 |
| 49 | 15442.73 | 0.35 |
| 50 | 14823.07 | 0.34 |
| 51 | 14000.00 | 0.32 |
| 52 | 14000.00 | 0.32 |
| 53 | 14000.00 | 0.32 |
| 54 | 14000.00 | 0.32 |
| 55 | 15529.25 | 0.36 |
| 56 | 14000.00 | 0.32 |
| 57 | 14000.00 | 0.32 |
| 58 | 15878.32 | 0.36 |
| 59 | 18739.09 | 0.43 |
| 60 | 14876.88 | 0.34 |

| Parcel Table | | |
|--------------|----------|---------|
| Parcel # | Area SF | Area AC |
| 61 | 14000.00 | 0.32 |
| 62 | 16214.87 | 0.37 |
| 63 | 14000.00 | 0.32 |
| 64 | 14000.00 | 0.32 |
| 65 | 14818.53 | 0.34 |
| 66 | 18479.98 | 0.42 |
| 67 | 15629.80 | 0.36 |
| 68 | 14000.00 | 0.32 |
| 69 | 14000.00 | 0.32 |
| 70 | 14000.00 | 0.32 |
| 71 | 14000.00 | 0.32 |
| 72 | 16351.09 | 0.38 |
| 73 | 14115.20 | 0.32 |
| 74 | 14000.00 | 0.32 |
| 75 | 14000.00 | 0.32 |
| 76 | 14000.00 | 0.32 |
| 77 | 14000.00 | 0.32 |
| 78 | 15140.64 | 0.35 |
| 79 | 14000.00 | 0.32 |
| 80 | 14000.00 | 0.32 |
| 81 | 14000.00 | 0.32 |
| 82 | 14000.00 | 0.32 |
| 83 | 14000.00 | 0.32 |
| 84 | 14000.00 | 0.32 |
| 85 | 14000.00 | 0.32 |
| 86 | 14000.00 | 0.32 |
| 87 | 14000.00 | 0.32 |
| 88 | 15310.13 | 0.35 |
| 89 | 15858.46 | 0.36 |
| 90 | 16664.97 | 0.38 |
| 91 | 16591.74 | 0.38 |
| 92 | 16518.50 | 0.38 |
| 93 | 16445.26 | 0.38 |
| 94 | 16372.02 | 0.37 |
| 95 | 16298.79 | 0.37 |
| 96 | 16225.55 | 0.37 |
| 97 | 16152.31 | 0.37 |
| 98 | 16020.46 | 0.37 |
| 99 | 21920.25 | 0.50 |
| 100 | 15978.49 | 0.37 |
| 101 | 15653.33 | 0.36 |
| 102 | 15328.17 | 0.35 |
| 103 | 15447.26 | 0.35 |
| 104 | 15369.64 | 0.35 |
| 105 | 15693.48 | 0.36 |
| 106 | 15641.13 | 0.36 |
| 107 | 15697.74 | 0.36 |
| 108 | 17160.90 | 0.39 |
| 109 | 16829.80 | 0.39 |
| 110 | 16075.84 | 0.37 |
| 111 | 16154.98 | 0.37 |
| 112 | 17595.49 | 0.40 |
| 113 | 17416.06 | 0.40 |
| 114 | 16463.09 | 0.38 |
| 115 | 16297.06 | 0.37 |
| 116 | 15306.06 | 0.35 |
| 117 | 15353.99 | 0.35 |
| 118 | 15399.65 | 0.35 |
| 119 | 15108.85 | 0.35 |
| 120 | 14834.67 | 0.34 |

| Parcel Table | | |
|--------------|----------|---------|
| Parcel # | Area SF | Area AC |
| 121 | 14784.26 | 0.34 |
| 122 | 15577.30 | 0.36 |
| 123 | 16282.47 | 0.37 |
| 124 | 16713.08 | 0.38 |
| 125 | 17006.48 | 0.39 |
| 126 | 15888.82 | 0.36 |
| 127 | 15262.32 | 0.35 |
| 128 | 15000.00 | 0.34 |
| 129 | 15000.00 | 0.34 |
| 130 | 15000.00 | 0.34 |
| 131 | 17445.03 | 0.40 |
| 132 | 15734.76 | 0.36 |
| 133 | 15000.00 | 0.34 |
| 134 | 15000.00 | 0.34 |
| 135 | 15000.00 | 0.34 |
| 136 | 16964.10 | 0.39 |
| 137 | 17470.06 | 0.40 |
| 138 | 17470.71 | 0.40 |
| 139 | 17424.65 | 0.40 |
| 140 | 16888.88 | 0.39 |
| 141 | 17469.44 | 0.40 |
| 142 | 15311.69 | 0.35 |
| 143 | 15000.00 | 0.34 |
| 144 | 16061.25 | 0.37 |
| 145 | 16484.61 | 0.38 |
| 146 | 15000.00 | 0.34 |
| 147 | 15000.00 | 0.34 |
| 148 | 15000.00 | 0.34 |
| 149 | 19457.49 | 0.45 |
| 150 | 15057.28 | 0.35 |
| 151 | 17271.96 | 0.40 |
| 152 | 14000.00 | 0.32 |
| 153 | 14000.00 | 0.32 |
| 154 | 14000.00 | 0.32 |
| 155 | 15218.07 | 0.35 |
| 156 | 14029.38 | 0.32 |
| 157 | 14000.00 | 0.32 |
| 158 | 15936.31 | 0.37 |
| 159 | 16147.57 | 0.37 |
| 160 | 16122.46 | 0.37 |
| 161 | 14000.00 | 0.32 |
| 162 | 14000.00 | 0.32 |
| 163 | 14000.00 | 0.32 |
| 164 | 15595.87 | 0.36 |
| 165 | 14000.00 | 0.32 |
| 166 | 14000.00 | 0.32 |
| 167 | 14000.00 | 0.32 |
| 168 | 14000.00 | 0.32 |
| 169 | 14500.00 | 0.33 |
| 170 | 20710.97 | 0.48 |
| 171 | 14000.00 | 0.32 |
| 172 | 14000.00 | 0.32 |
| 173 | 15084.89 | 0.35 |
| 174 | 13999.94 | 0.32 |
| 175 | 14196.09 | 0.33 |
| 176 | 14000.00 | 0.32 |
| 177 | 14000.00 | 0.32 |
| 178 | 14000.00 | 0.32 |
| 179 | 14000.00 | 0.32 |
| 180 | 14000.00 | 0.32 |

| Parcel Table | | |
|--------------|----------|---------|
| Parcel # | Area SF | Area AC |
| 181 | 14000.00 | 0.32 |
| 182 | 14000.00 | 0.32 |
| 183 | 14000.00 | 0.32 |
| 184 | 15021.62 | 0.34 |
| 185 | 14972.47 | 0.34 |
| 186 | 14000.00 | 0.32 |
| 187 | 14000.00 | 0.32 |
| 188 | 14000.00 | 0.32 |
| 189 | 23103.53 | 0.53 |
| 190 | 23273.65 | 0.53 |
| 191 | 14500.00 | 0.33 |
| 192 | 14611.71 | 0.34 |
| 193 | 15059.00 | 0.35 |
| 194 | 15059.00 | 0.35 |
| 195 | 14693.22 | 0.34 |
| 196 | 14500.00 | 0.33 |
| 197 | 14500.00 | 0.33 |
| 198 | 14500.00 | 0.33 |
| 199 | 14500.00 | 0.33 |
| 200 | 14500.00 | 0.33 |
| 201 | 16433.83 | 0.38 |
| 202 | 16541.73 | 0.38 |
| 203 | 15100.00 | 0.35 |
| 204 | 14000.00 | 0.32 |
| 205 | 14000.00 | 0.32 |
| 206 | 14000.00 | 0.32 |
| 207 | 14000.00 | 0.32 |
| 208 | 14000.00 | 0.32 |
| 209 | 14000.00 | 0.32 |
| 210 | 14188.64 | 0.33 |
| 211 | 14004.88 | 0.32 |
| 212 | 14133.44 | 0.32 |
| 213 | 14000.00 | 0.32 |
| 214 | 14000.00 | 0.32 |
| 215 | 14000.00 | 0.32 |
| 216 | 15639.54 | 0.36 |
| 217 | 18989.26 | 0.44 |
| 218 | 14000.00 | 0.32 |
| 219 | 14000.00 | 0.32 |
| 220 | 14000.00 | 0.32 |
| 221 | 19497.62 | 0.45 |
| 222 | 14000.00 | 0.32 |
| 223 | 14000.00 | 0.32 |
| 224 | 14000.00 | 0.32 |
| 225 | 14000.00 | 0.32 |
| 226 | 14000.00 | 0.32 |
| 227 | 14280.66 | 0.33 |
| 228 | 15350.80 | 0.35 |
| 229 | 14316.60 | 0.33 |
| 230 | 14000.00 | 0.32 |
| 231 | 14000.00 | 0.32 |
| 232 | 14000.00 | 0.32 |
| 233 | 14000.00 | 0.32 |
| 234 | 14000.00 | 0.32 |
| 235 | 14000.00 | 0.32 |
| 236 | 14000.00 | 0.32 |
| 237 | 16746.63 | 0.38 |
| 238 | 15374.01 | 0.35 |
| 239 | 14000.00 | 0.32 |
| 240 | 14000.00 | 0.32 |

| Parcel Table | | |
|--------------|----------|---------|
| Parcel # | Area SF | Area AC |
| 241 | 14000.00 | 0.32 |
| 242 | 14000.00 | 0.32 |
| 243 | 14000.00 | 0.32 |
| 244 | 14000.00 | 0.32 |
| 245 | 14000.00 | 0.32 |
| 246 | 14000.00 | 0.32 |
| 247 | 14438.74 | 0.33 |
| 248 | 14317.62 | 0.33 |
| 249 | 14000.00 | 0.32 |
| 250 | 14000.00 | 0.32 |
| 251 | 14000.00 | 0.32 |
| 252 | 14000.00 | 0.32 |
| 253 | 14000.00 | 0.32 |
| 254 | 14000.00 | 0.32 |
| 255 | 14740.84 | 0.34 |
| 256 | 19163.42 | 0.44 |
| 257 | 17260.04 | 0.40 |
| 258 | 14000.00 | 0.32 |
| 259 | 16397.08 | 0.38 |
| 260 | 16470.59 | 0.38 |
| 261 | 16433.83 | 0.38 |
| 262 | 14000.00 | 0.32 |
| 263 | 14000.00 | 0.32 |
| 264 | 14000.00 | 0.32 |
| 265 | 14000.00 | 0.32 |
| 266 | 14000.00 | 0.32 |
| 267 | 14000.00 | 0.32 |
| 268 | 14000.00 | 0.32 |
| 269 | 14000.00 | 0.32 |
| 270 | 14121.47 | 0.32 |
| 271 | 15411.02 | 0.35 |
| 272 | 14000.00 | 0.32 |
| 273 | 14000.00 | 0.32 |
| 274 | 14000.00 | 0.32 |
| 275 | 14000.00 | 0.32 |
| 276 | 14000.00 | 0.32 |
| 277 | 14000.00 | 0.32 |
| 278 | 14003.39 | 0.32 |
| 279 | 13996.61 | 0.32 |
| 280 | 20388.87 | 0.47 |
| 281 | 14415.10 | 0.33 |
| 282 | 14157.17 | 0.33 |
| 283 | 14157.17 | 0.33 |
| 284 | 14157.17 | 0.33 |
| 285 | 14157.17 | 0.33 |
| 286 | 14157.17 | 0.33 |
| 287 | 14157.17 | 0.33 |
| 288 | 14157.17 | 0.33 |
| 289 | 14157.17 | 0.33 |
| 290 | 17848.20 | 0.41 |
| 291 | 25637.96 | 0.59 |
| 292 | 15406.34 | 0.35 |
| 293 | 14000.29 | 0.32 |
| 294 | 14164.68 | 0.33 |
| 295 | 14000.00 | 0.32 |
| 296 | 14280.81 | 0.33 |
| 297 | 14000.00 | 0.32 |
| 298 | 14000.00 | 0.32 |
| 299 | 14000.50 | 0.32 |
| 300 | 14494.91 | 0.33 |

| Parcel Table | | |
|--------------|----------|---------|
| Parcel # | Area SF | Area AC |
| 301 | 20062.98 | 0.46 |
| 302 | 15455.63 | 0.35 |
| 303 | 17034.17 | 0.39 |
| 304 | 15418.68 | 0.35 |
| 305 | 14203.13 | 0.33 |
| 306 | 13999.99 | 0.32 |
| 307 | 14000.00 | 0.32 |
| 308 | 14160.30 | 0.33 |
| 309 | 14000.00 | 0.32 |
| 310 | 14000.00 | 0.32 |

| CURVE TABLE | | | | |
|-------------|---------|---------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C1 | 36.55' | 883.51' | S40°34'07"E | 36.55' |
| C2 | 40.20' | 175.00' | S56°34'44"W | 40.11' |
| C12 | 93.29' | 55.00' | S04°52'50"E | 82.50' |
| C19 | 90.79' | 53.53' | N79°38'59"E | 80.29' |
| C20 | 20.07' | 60.24' | N22°18'21"E | 19.98' |
| C21 | 22.44' | 24.30' | N37°30'00"E | 21.65' |
| C22 | 46.59' | 225.00' | S39°56'48"E | 46.51' |
| C27 | 4.67' | 225.00' | S46°28'25"E | 4.67' |
| C28 | 34.92' | 225.00' | S51°30'50"E | 34.88' |
| C34 | 4.35' | 225.00' | S56°30'48"E | 4.35' |
| C35 | 37.76' | 175.00' | N62°34'53"W | 37.69' |
| C36 | 1.34' | 175.00' | N56°10'47"W | 1.34' |
| C41 | 30.79' | 175.00' | N50°55'09"W | 30.75' |
| C42 | 29.96' | 175.00' | N40°58'25"W | 29.93' |
| C43 | 65.61' | 225.00' | S43°02'28"E | 65.38' |
| C46 | 30.94' | 225.00' | S55°20'02"E | 30.91' |
| C47 | 25.77' | 225.00' | S62°33'13"E | 25.75' |
| C50 | 1.88' | 75.00' | S65°07'03"E | 1.88' |
| C52 | 42.13' | 883.51' | S65°18'11"E | 42.13' |
| C54 | 44.10' | 175.00' | N58°36'53"W | 43.99' |
| C57 | 88.23' | 883.51' | S61°04'34"E | 88.19' |
| C60 | 109.28' | 883.51' | S54°40'19"E | 109.21' |
| C62 | 44.16' | 175.00' | N44°09'55"W | 44.05' |
| C65 | 51.68' | 225.00' | N56°34'44"E | 51.57' |
| C67 | 94.47' | 883.51' | S48°03'55"E | |



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/22/22
Subject: Rezone – Monroe Pavilion – PCD to PCD with modifications

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 the Monroe Pavilion are petitioning for a modification to the pattern book of the previously approved rezone of this property in order to include items omitted from the first plan book, modify the parking requirements for out lots, and to modify the architectural elevations for certain buildings.

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 PCD rezoning modification request with 2 conditions. The staff also recommended approval of the PCD rezoning request with 2 conditions.

Recommended Conditions:

1. The zero-lot subdivision allowance in Section 430 of the pattern book shall be revised to reflect applicability only to the shopping center parcel.
2. The parking space requirement for restaurants on stand-alone out lots shall be revised to be 1 Space/4 Seats + 1 Space/400 Sf with the maximum number of parking spaces not to exceed 150% of the minimum required spaces. The applicant shall revise the pattern book to remove the chart inserted into Section 520.3 and replaced with language containing the parking space calculation described in this condition.

Attachment(s):

Staff Report
Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 1086

DATE: June 6, 2022; **REVISED July 13, 2022**

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Columbia Engineering

PROPERTY OWNER: MAB Monroe, LLC

LOCATION: East side of Charlotte Rowell Blvd., the north side of US Hwy 78, and the west side of N. Broad Street – Monroe Pavilion

ACREAGE: ±95.414

EXISTING ZONING: PCD (Planned Commercial District)

EXISTING LAND USE: Shopping Center with parking, dedicated public streets, and out lots

ACTION REQUESTED: Rezone PCD to PCD with Modifications

REQUEST SUMMARY: The owners are petitioning for a modification to the pattern book of the previously approved rezone of this property in order to include items omitted from the first plan book, modify the parking requirements for out lots, and to modify the architectural elevations for certain buildings.

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: July 19, 2022

CITY COUNCIL: August 9, 2022

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of modifications to the pattern book approved under Rezone #RZ-8 (B-3 to PCD) by the City Council on July 2, 2019. The applicant is requesting to include items omitted from the first plan book, modify the parking requirements for out lots in the development, and to modify the architectural elevations for certain buildings on the primary shopping center site.

PROPOSED AMENDMENT SUMMARY:

Pattern Book – Page 2.4, Section 430:

The applicant is proposing to modify Section 430 of the pattern book with two changes.

First, the applicant proposes to add a building height maximum requirement for the development. The new proposed maximum building height for the development will be five (5) stories in height. Regulating the height by the use of the term “stories” vs an actual dimension will provide greater flexibility in vertical building design. The current pattern book defaults to the City’s B-3 zoning district dimensional standards which would limit building height to thirty-five (35) feet. One of the parcels in the development is slated for a hotel. A thirty-five (35) foot maximum building height would be prohibitive for current trends in hotel design.

Second, the applicant proposes to allow for zero-lot line subdivision of the major shopping center parcel. The applicant would like to subdivide the large shopping center parcel, creating separate fee simple properties instead of one large parcel. The zero-lot subdivision allowance is necessary for the applicant in order to subdivide the properties along common walls of the shopping center building without conflict of building setback requirements. The current pattern book defaults to the City’s B-3 zoning district dimensional standards which do not permit zero-lot line subdivision of property. The amendment to the pattern book would be a remedy to allow for the zero-lot line division of property.

Pattern Book – Page 2.4, Section 520:

The applicant is proposing to modify Section 520 of the pattern book with two changes.

The applicant proposes to modify the parking allowances on the out lots to increase the minimum number of parking spaces for restaurants on the out lots, including a provision to allow for variances. The following is a summary of the current parking requirements and the proposed parking requirements (revised after being Tabled at the June 21, 2022 Planning Commission Meeting):

- Current Restaurant Minimum Parking Required
 - 1 Space/5 Seats + 1 Space/600 Sf
 - Maximum Number Allowed – 135% of the Minimum Required Spaces
- Proposed Restaurant Minimum Parking Ranges
 - 1 Space/3 Seats + 1 Space/350 Sf
 - Maximum Number Allowed – 135% of the Minimum Required Spaces
 - 1 Space/3 Seats + 1 Space/350 Sf
 - Maximum Number Allowed – 150% of the Minimum Required Spaces
 - 1 Space/4 Seats + 1 Space/400 Sf
 - Maximum Number Allowed – 150% of the Minimum Required Spaces
- Procedural Option
 - Under the Parking Requirements in Section 520.3 of the pattern book, the applicant has added the ability for the possibility of a variance to be considered to increase the parking beyond the requirement in the pattern book.
 - Currently, there is no provision in the pattern book to allow for increases beyond the maximum parking allowed. Variances in the Zoning Ordinance are only subject to the parking requirements outlined in Section 520 of the Zoning Ordinance. By adding this provision, an opportunity to pursue a variance from the

pattern book would be allowed under the procedures and standards for variances outlined in the Zoning Ordinance.

The requested modification to increase the parking supply for each individual restaurant on an out lot is illustrated on Page 2.4 (see revised Page 2.4 attached with this report). On Page 2.4, the applicant has added a table showing various restaurant types with required parking identified by future users.

A review of the parking requirement by the anticipated users concludes there is not a consistent standard for formulating parking requirements in the parking ranges provided. For example, one Fast Food w/Drive Thru user indicates the demand for a restaurant with 78 seats in a 3,760 Sf building only needs 46 parking spaces. Another Fast Food w/Drive Thru user indicates the demand for a restaurant with 70 seats in a 3,634 Sf building needs 68 parking spaces. Essentially, the smaller restaurant with fewer seats states they require 22 more parking spaces than one with more seats and a larger restaurant.

The City’s current parking policy is a mixture of minimum parking requirements with a maximum allowable percentage of the minimum parking requirement. The City’s current parking policy basically is to not allow for development to be over parked. The applicant’s proposed ranges of minimum parking spaces present several challenges in attempting to accommodate the City’s policy to not over park development.

As indicated in the previous staff report, the creation of a shared parking plan for the entire planned development would reduce the need for each individual parcel to supply excessive parking independently. Unfortunately, the applicant does not propose to include any shared parking arrangements or a shared parking plan for the development in this request. Once the individual parcels are developed, the ability for each individual property owner to reach consensus on a shared parking arrangement or shared parking plan would be difficult. Now is the best opportunity to establish a shared parking plan while the out lots are still undeveloped and under the ownership of the original developer.

The first two ranges of minimum parking (1 Space/3 Seats + 1 Space/350 Sf with maximums) will most likely not be in keeping with the City’s parking policy. The third range (1 Space/4 Seats + 1 Space/400 Sf with max of 150%) appears to most closely accommodate the anticipated users parking needs while potentially not over parking each out lot.

Staff supports amending the pattern book parking requirement for stand-alone out lots to be revised to allow for 1 Space/4 Seats + 1 Space/400 Sf with the maximum number of parking spaces not to exceed 150% of the minimum required spaces. A condition has been added to the end of this report for the revised parking requirement.

Pattern Book – Page 3.9, Elevations:

The applicant is proposing to modify the elevations to one building on the major shopping center parcel. The change would be specifically for the Shops “A” building located adjacent to the main shopping center building.

The applicant proposes to modify awning and paint colors to accommodate tenant users. Staff does not have any issues with the requested modifications to elevations.

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 modification to the planned districts pattern book with the following modified conditions:

1. The zero-lot subdivision allowance in Section 430 of the pattern book shall be revised to reflect applicability only to the shopping center parcel.
2. The parking space requirement for restaurants on stand-alone out lots shall be revised to be 1 Space/4 Seats + 1 Space/400 Sf with the maximum number of parking spaces not to exceed 150% of the minimum required spaces. The applicant shall revise the pattern book to remove the chart inserted into Section 520.3 and replaced with language containing the parking space calculation described in this condition.

ZONING ORDINANCE & OVERLAY DISTRICT ADHERENCE

The Master Plan for the Monroe Pavilion Planned Community Development (PCD), as illustrated on Page 2.3, is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended May 18, 2018. The subject 95.48-acre site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District (CDO). The Master Plan has been developed to meet the zoning ordinance and overlay requirements, and, where certain requirements cannot be met, the spirit of the ordinance has been applied. The following is a discussion of how the Monroe Pavilion Master Plan complies with requirements while allowing compromises to meet current developer and tenant requirements and needs. Future parcels and outlots shall meet the same requirements as shown and stated within this Pattern Book.

Section 430 – One Principle Structure on a Lot

This section allows only one (1) principle structure and permitted customary accessory buildings on any lot. The Shopping Center Tract and Future Major G Parcel shall be allowed to have multiple buildings within their respective lots as reflected on the Master Plan. Each of the twelve (12) outlots shall comply with this section by having one (1) principle structure. Any principal structure in the Monroe Pavilion Development shall have a maximum of five stories, no building is allowed to be taller than five stores. Zero lot line development and subdivision is allowed within the Monroe Pavilion Development. All other parcel setbacks to coincide with approved Pattern Book and/or City B-3 zoning ordinance.

Section 520 – Off-Street Automobile Parking

520.2(1) Minimum Size of Off-Street Parking Space

This section requires a minimum parking space size of nine (9) feet wide by twenty (20) feet long with a minimum area of 180 SF. The Master Plan shows all 60-degree parking spaces sized at ten (10) feet wide by eighteen (18) feet long and 90-degree parking spaces sized at nine (9) feet wide by eighteen (18) feet long.

520.3 – Parking Space Requirements for All Districts

Per Table 3 of the Zoning Ordinance, the following are minimum required parking spaces based on use:

- Retail Establishments: 1 space/employee + 1 space/500 SF
- Restaurants: 1 space/5 seats + 1 space/600 SF

This section also requires that the maximum number of parking spaces shall not exceed 120% of the minimum required spaces. The Master Plan currently shows 1406 parking spaces within the Shopping Center Tract that will be shared between the multiple proposed buildings and uses. Per the Parking Analysis on this page, the Shopping Center Tract complies with this section of the ordinance. However, due to standard tenant requirements anticipated at each standalone outlot, the maximum number of parking spaces allowed within the outlots shall be 135% of the minimum required spaces. **Due to anticipated tenant requirements for each standalone outlot, all restaurant establishments shall have a minimum parking requirement calculated in accordance with the ratio and seat counts below.**

- Number of seats and square footage for restaurants includes seating for indoor dining and outdoor patios.
- Any outlot developer requiring additional parking based on the approved Monroe Pavilion Pattern Book parking calculations can pursue a variance with the City of Monroe

| Restaurant Tenant | Seats | Bldg. SF | Tenant Req. Parking | Current Code Parking Min. | *Current Pattern Parking Max | **Adjusted Pattern Max. | ***Adjusted Pattern Max. | ****Adjusted Pattern Max. |
|-------------------------------|-------|----------|---------------------|---------------------------|------------------------------|-------------------------|--------------------------|---------------------------|
| Casual Dining | 202 | 5500 | 113 | 90 | 67 | 112 | 125 | 96 |
| Fast Food w/Drive Thru | 74 | 3015 | 36 | 20 | 27 | 45 | 50 | 39 |
| <i>Fast Casual</i> | 116 | 3465 | 65 | 29 | 39 | 66 | 73 | 56 |
| Casual Dining | 300 | 6400 | 175 | 71 | 95 | 160 | 177 | 137 |
| Casual Dining | 275 | 7000 | 106 | 67 | 90 | 151 | 168 | 129 |
| <i>Fast Food w/Drive Thru</i> | 66 | 2700 | 41 | 18 | 24 | 40 | 45 | 35 |
| <i>Fast Food w/Drive Thru</i> | 70 | 3634 | 68 | 20 | 27 | 46 | 51 | 40 |
| <i>Fast Food w/Drive Thru</i> | 78 | 3760 | 46 | 22 | 30 | 50 | 55 | 43 |
| <i>Fast Food w/Drive Thru</i> | 75 | 4950 | 47 | 23 | 31 | 53 | 59 | 47 |

* Pattern Parking Maximum calculated at 1 space/5 seats +1/600 SF building space with allowable 135%
 ** Adjusted Parking Maximum calculated at 1 space/3 seats +1/350 SF building space with allowable 135%
 *** Adjusted Parking Maximum calculated at 1 space/3 seats +1/350 SF building space with allowable 150%
 **** Adjusted Parking Maximum calculated at 1 space/4 seats +1/400 SF building space with allowable 150%

520.4(6) – Site Requirements: Landscaping

This section requires that for all parking areas with ten (10) or more parking spaces shall have a minimum of 15% of the interior parking area permanently landscaped. The CDO requirement of 12% interior landscaped area, as stated in Section 643A.4(1)(c)(iv)(c), shall be the requirement for the Monroe Pavilion Development. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area.

520.4(10) – Site Requirements: Sidewalk

This section requires all parking facilities to have five (5) foot wide sidewalks connecting the facility to all public right of way sidewalks and building entrances. For the Monroe Pavilion Development, all public sidewalks shall be six (6) feet wide and all private internal sidewalks shall be four (4) feet wide.

Section 550 – Screening, Buffering, Landscaping

550.4(3) – Required Landscaping: Thoroughfare Landscaping

This section requires that a 25-foot landscape area abut the right-of-way of all roads within the City limits. The CDO requirement of a frontage landscape area, as stated in Section 643A.4(2), is required to be 20 feet deep. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to the back of curb at the internal parking along all road rights-of-way.

SHOPPING CENTER TRACT PARKING ANALYSIS RETAIL PARKING CALCULATIONS

| BUILDING | AREA | EST. EMPLOYEES |
|----------------|------------|----------------|
| MAJOR A | 48,387 SF | 145 |
| MAJOR B | 18,000 SF | 27 |
| MAJOR C | 21,000 SF | 43 |
| MAJOR D | 6,400 SF | 58 |
| MAJOR E | 20,000 SF | 18 |
| MAJOR F | 11,700 SF | 43 |
| SHOPS A-Retail | 13,700 SF | 45 |
| SHOPS B | 4,200 SF | 24 |
| JUNIOR A | 10,000 SF | 15 |
| JUNIOR B | 8,470 SF | 23 |
| JUNIOR C | 6,000 SF | 20 |
| JUNIOR D | 5,000 SF | 15 |
| JUNIOR E | 5,000 SF | 15 |
| JUNIOR F | 5,000 SF | 15 |
| Total | 184,157 SF | 506 |

RESTAURANT PARKING CALCULATIONS

| BUILDING | AREA |
|--------------------|-----------|
| SHOPS A-Restaurant | 8,000 SF |
| PAD 1 | 5,000 SF |
| PAD 2 | 5,000 SF |
| PAD 3 | 5,000 SF |
| PAD 4 | 8,000 SF |
| Total | 31,000 SF |

Estimated Seats 1,343

| | |
|---------------------------------|-------------|
| RETAIL PARKING REQUIRED: | 875 |
| RESTAURANT PARKING REQUIRED: | 321 |
| TOTAL PARKING REQUIRED: | 1196 |
| MAXIMUM PARKING ALLOWED: | 1435 |

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.



City of Monroe

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

PLANNING COMMISSION MTG PERMIT

| | | | |
|----------------------|--------------------------------------|--------------|--------------------------------------|
| PERMIT #: | 1086 | DESCRIPTION: | Rezone PCD to PCD with modifications |
| JOB ADDRESS: | 0 CHARLOTTE ROWELL BLV | LOT #: | |
| PARCEL ID: | M0050045B00 | BLK #: | |
| SUBDIVISION: | | ZONING: | PCD |
| ISSUED TO: | Columbia Engineering | CONTRACTOR: | Columbia Engineering |
| ADDRESS: | 2862 Buford Hwy | PHONE: | |
| CITY, STATE ZIP: | Duluth GA 30096 | OWNER: | |
| PHONE: | 770-925-0357 | PHONE: | |
| PROP.USE: | COMMERCIAL | DATE ISSUED: | 6/01/2022 |
| VALUATION: | \$ 0.00 | EXPIRATION: | 11/28/2022 |
| SQ FT: | 0.00 | | |
| OCCP TYPE: | | | |
| CNST TYPE: | | | |
| INSPECTION REQUESTS: | 770-207-4674 lwilson@monroega.gov | | |

| FEE CODE | DESCRIPTION | AMOUNT |
|------------------|----------------------------|------------|
| PZ-08 | REZONE TO PLANNED DISTRICT | \$ 200.00 |
| FEE TOTAL | | \$ 200.00 |
| PAYMENTS | | \$ -200.00 |
| BALANCE | | \$ 0.00 |

NOTES:

Be advised, this request for a rezone from PCD to PCD with modifications at 0 Charlotte Rowell Blvd will be heard by the Planning Commission on June 21, 2022 at 5:30pm and City Council on July 12, 2022 at 6:00pm. Both meetings will take place in the City Hall Auditorium located at 215 N Broad St.

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

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St. (Parcels #MO050045B00 and #MO050045C00) be rezoned from PCD to PCD with modifications.

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 July 19, 2022 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 August 9, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

July 3, 2022

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St. (Parcels #MO050045B00 and #MO050045C00) be rezoned from PCD to PCD with modifications.

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 June 21, 2022 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 July 12, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

June 5, 2022



CODE DEPARTMENT

July 1, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for June 21, 2022 to consider an application for rezoning +95.42 acres located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St., Parcels #M0050045B00 and #M0050045C00. The property is currently zoned Planned Commercial District (PCD) with a request to change the zoning classification to Planned Commercial District with modifications (PCD). 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 July 3, 2022.

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—July 19, 2022 at 5:30pm
- City Council—August 9, 2022 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 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
Code Department Assistant



CODE DEPARTMENT

June 7, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for June 21, 2022 to consider an application for rezoning +95.42 acres located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St., Parcels #M0050045B00 and #M0050045C00. The property is currently zoned Planned Commercial District (PCD) with a request to change the zoning classification to Planned Commercial District with modifications (PCD). 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 June 5, 2022.

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—June 21, 2022 at 5:30pm
- City Council—July 12, 2022 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 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
Code Department Assistant

REZONE APPLICATION FORM

PERMIT NUMBER N/A

- I. LOCATION MONROE PAVILION DEVELOPMENT
COUNCIL DISTRICT 3RD
MAP NUMBER LOTS 40 & 63
PARCEL NUMBER M0050045B00
- II. PRESENT ZONING PCD REQUESTED ZONING PCD
- III. ACREAGE 95.414 PROPOSED USE COMMERCIAL
- IV. OWNER OF RECORD MAB MONROE LLC
ADDRESS 525 N. TRYON STREET CHARLOTTE, NC 28202

PHONE NUMBER 770-925-0357 Email RFRITZ@COLUMBIA-ENGINEERING.COM

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

- V. ANALYSIS:
 - 1. A description of all existing uses and zoning of nearby property
CURRENT PROPERTY IS PARTIALLY DEVELOPED WITH A SHOPPING CENTER WITH RETAIL & RESTAURANT SPACES. A PORTION OF THE PROPERTY IS PAD-READY SITES BUT UNDEVELOPED. NEARBY PROPERTIES ARE ZONED B-3 AND B-2.
 - 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification N/A
 - 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification N/A
 - 4. The value of the property contained in the application for rezoning under the proposed zoning Classification N/A
 - 5. A description of the suitability of the subject property under the existing zoning classification CURRENT ZONING WILL REMAIN THE SAME.
 - 6. A description of the suitability of the subject property under the proposed zoning classification of the property CURRENT ZONING WILL REMAIN THE SAME.

Rezoning Application
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property THE PROPERTY CONTAINS PAD READY OUTLOTS FOR COMMERCIAL/RETAIL AS WELL AS A NEWLY OPENED SHOPPING CENTER DEVELOPMENT.

- 8. The length of time the property has been vacant or unused as currently zoned N/A

- 9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification N/A

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

LEGAL DESCRIPTION OF PROPERTY

Rezoning Application
Page Three (3)

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

Owner of property (signature) _____
Address _____
Phone Number _____

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

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

_____ (Notary Public) _____ (Date)

My Commission Expires _____

Page five (5)

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

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

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

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

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

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

Rezoning Application

COMMENTS

THIS REZONING APPLICATION IS FOR AN AMENDMENT TO THE PREVIOUSLY APPROVED MONROE PAVILION PATTERN BOOK. THE AMENDMENT INCLUDES PROVISIONS FOR HEIGHT RESTRICTIONS, ZERO LOT LINE PROPERTIES, AND REVISED PARKING REQUIREMENTS.

Blank lines for additional comments.

Disclosure of Campaign Contributions and/or gifts:

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

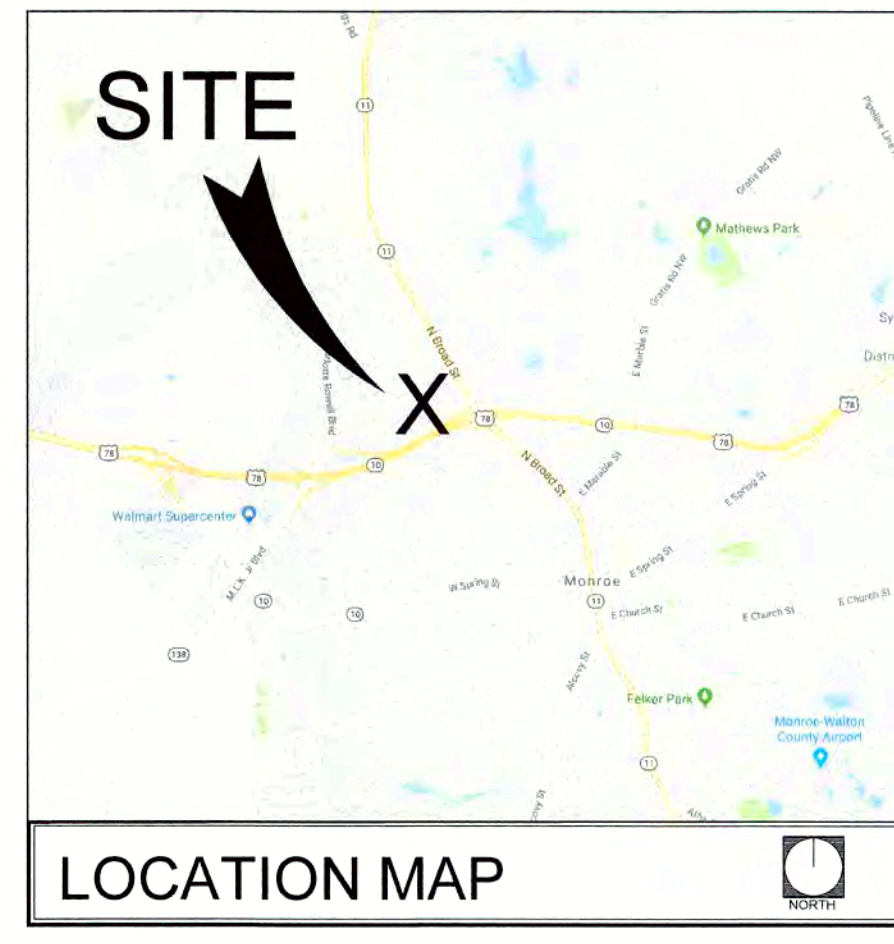
I hereby withdraw the above application: Signature: _____ Date: _____

MONROE PAVILION LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 AND 63 OF THE 3RD DISTRICT OF WALTON COUNTY GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A R/W MONUMENT AT THE SOUTHWESTERN END OF THE MITER OF THE R/W OF GEORGIA HIGHWAY 11 AND THE NORTHERLY R/W OF US HIGHWAY 78 THENCE ALONG US HIGHWAY 78 R/W S73°01'41"W A DISTANCE OF 203.67' TO A POINT; THENCE ALONG A CURVE TO THE LEFT 317.68' HAVING A RADIUS OF 939.08' AND SUBTEND BY A CHORD OF S63°33'37"W AND DISTANCE OF 316.17' TO A 1" GALVANISED OPEN TOP PIPE FOUND **THE TRUE POINT OF BEGINNING**; ALONG THE R/W OF US 78 THE FOLLOWING COURSES S50°29'12"W A DISTANCE OF 129.13' TO A POINT; THENCE S47°16'54"W A DISTANCE OF 105.01' TO A R/W MONUMENT FOUND; THENCE S55°17'08"W A DISTANCE OF 251.83' TO A R/W MONUMENT FOUND; THENCE S62°19'32"W A DISTANCE OF 168.85' TO A R/W MONUMENT FOUND; THENCE S60°45'46"W A DISTANCE OF 133.57' TO A 1" OPEN TOP PIPE (DISTURBED) FOUND; THENCE S25°48'10"E A DISTANCE OF 9.36' TO A R/W MONUMENT (DISTURBED) FOUND; THENCE S60°59'06"W A DISTANCE OF 638.93' TO A R/W MONUMENT FOUND; THENCE N28°58'31"W A DISTANCE OF 9.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT 355.90' HAVING A RADIUS OF 1382.39' AND SUBTENDED BY A CHORD OF S68°24'00"W A DISTANCE OF 354.92' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE N14°13'28"W A DISTANCE OF 10.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT 401.19' HAVING A RADIUS OF 1372.39' AND SUBTENDED BY A CHORD OF S84°09'00"W AND DISTANCE OF 399.76' TO A R/W MONUMENT FOUND; THENCE N87°28'31"W A DISTANCE OF 681.27' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE S02°31'29"W A DISTANCE OF 10.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE N74°40'22"W A DISTANCE OF 121.85' TO A R/W MONUMENT FOUND; THENCE N71°01'09"W A DISTANCE OF 197.61' TO A R/W MONUMENT FOUND; THENCE N59°56'09"W A DISTANCE OF 111.80' TO A R/W MONUMENT FOUND AT THE MITER OF THE R/W OF US HIGHWAY 78 AND THE R/W OF GEORGIA HIGHWAY 138; THENCE N15°22'59"W A DISTANCE OF 30.40' TO A R/W MONUMENT FOUND ON THE R/W OF GEORGIA HIGHWAY 138; THENCE ALONG THE R/W OF GEORGIA HIGHWAY 138 THE FOLLOWING COURSES; N15°06'52"E A DISTANCE OF 57.11' TO A R/W MONUMENT FOUND; THENCE N10°50'21"E A DISTANCE OF 148.01' TO A R/W MONUMENT FOUND; THENCE N02°50'25"E A DISTANCE OF 105.67' TO A R/W MONUMENT FOUND; THENCE N02°27'12"E A DISTANCE OF 140.44' TO A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT 135.22' HAVING A RADIUS OF 1375.00' AND SUBTENDED BY A CHORD OF N05°19'56"W A DISTANCE OF 135.16' TO A R/W MONUMENT FOUND; THENCE N08°08'55"W A DISTANCE OF 334.16' TO A POINT; THENCE N81°51'05"E A DISTANCE OF 51.00' TO A R/W MONUMENT FOUND; THENCE N08°08'55"W A DISTANCE OF 150.00' TO A R/W MONUMENT FOUND; THENCE S81°51'05"W A DISTANCE OF 51.00' TO A POINT; THENCE N05°54'28"W A DISTANCE OF 230.18' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE LEAVING GEORGIA HIGHWAY 138 R/W N63°58'20"E A DISTANCE OF 1850.41' TO A 1" OPEN TOP PIPE FOUND; THENCE S38°30'16"E A DISTANCE OF 101.94' TO AN AXLE FOUND; THENCE S31°31'35"E A DISTANCE OF 192.91' TO A ½" OPEN TOP PIPE FOUND; THENCE S30°46'42"E A DISTANCE OF 517.35' TO A IPS, THENCE N66°20'44"E A DISTANCE OF 371.58' TO A 1" STEEL OPEN TOP PIPE FOUND; THENCE N57°19'54"E A DISTANCE OF 250.77' TO A ½" OPEN TOP PIPE FOUND; THENCE N48°14'44"E A DISTANCE OF 104.12' TO A ½" OPEN TOP PIPE FOUND; THENCE N31°14'10"W A DISTANCE OF 50.08' TO A ½" CRIMP TOP PIPE FOUND; THENCE N62°39'33"E A DISTANCE OF 379.10' TO A POINT ON THE R/W OF GEORGIA HIGHWAY 11; THENCE ALONG GEORGIA HIGHWAY 11 S29°37'20"E A

DISTANCE OF 151.18' TO A 1" OPEN TOP PIPE (GALVINIZED) FOUND; THENCE LEAVING GEORGIA HIGHWAY 11 S52°35'58"W A DISTANCE OF 609.73' TO A ½" REBAR FOUND; THENCE S29°05'23"E A DISTANCE OF 451.11' TO A ½" OPEN TOP PIPE FOUND; THENCE N62°01'22"E A DISTANCE OF 318.75' TO A 5/8" ROD FOUND; THENCE N62°01'22"E A DISTANCE OF 292.13' TO AN IPS ON THE R/W OF GEORGIA HIGHWAY 11; THENCE ALONG GEORGIA HIGHWAY 11 S29°34'37"E A DISTANCE OF 208.52' TO A ½" OPEN TOP PIPE FOUND; THENCE LEAVING GEORGIA HIGHWAY 11 S61°13'49"W A DISTANCE OF 624.23' TO A SCAPE BLADE FOUND; THENCE S38°23'22"E A DISTANCE OF 115.03' TO A ½" REBAR W/CAP FOUND; THENCE S38°23'22"E A DISTANCE OF 116.11' TO A 1" OPEN TOP PIPE (GALVINIZED) **AT THE TRUE POINT OF BEGINNING.**



FINAL PLAT FOR: MONROE PAVILION

BEING A RE-PLAT OF LOTS 1 & 2 OF PLAT
 BOOK 116 PAGES 163 & 164
 LAND LOTS 40 & 63; 3RD DISTRICT
 WALTON COUNTY, GEORGIA

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:
 THE CITY OF MONROE MAYOR AND CITY COUNCIL HEREBY ACCEPT ON BEHALF OF THE CITY OF MONROE THE DEDICATION OF ALL PUBLIC STREETS, RIGHTS OF WAY, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF MONROE.
 DATED THIS 11 DAY OF January, 2022
 BY: [Signature] MAYOR
 THE CITY OF MONROE, MAYOR AND CITY COUNCIL
 ATTEST: [Signature]
 CITY CLERK, CITY OF MONROE

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:
 THE CODE ENFORCEMENT OFFICER CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF MONROE.
 BY: [Signature]
 DATE: 1-19-22
 CODE ENFORCEMENT OFFICER: _____

CERTIFICATE OF APPROVAL BY MONROE WATER & GAS DEPARTMENT:
 THE LOTS SHOWN HEREON AND PLANS FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE BY THE CITY OF MONROE WATER & GAS DEPARTMENT, ARE APPROVED FOR DEVELOPMENT.
 DATED THIS 11th DAY OF Jan, 2022
 BY: [Signature]
 TITLE: Water Saver, Cos. Director

OWNERS CERTIFICATE AND DECLARATION:

STATE OF GEORGIA
 THE CITY OF MONROE
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.
 DATED THIS 11th DAY OF January, 2022
 BY: MAB MONROE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: [Signature]
 NAME: JOHN ARGO
 TITLE: AUTHORIZED REPRESENTATIVE

TOTAL ACREAGE = 95.414 ACRES

| PARCEL | ACREAGE | PARCEL | ACREAGE |
|-----------------------------------------------|-----------|------------------------------|------------|
| LOT 1 | 3.825 AC. | LOT 11 | 1.071 AC. |
| LOT 2 | 6.601 AC. | LOT 12 | 1.064 AC. |
| LOT 3 | 2.055 AC. | LOT 13 | 11.585 AC. |
| LOT 4 | 1.641 AC. | LOT 14 | 26.337 AC. |
| LOT 5 | 1.527 AC. | LOT 15 | 12.333 AC. |
| LOT 6 | 1.553 AC. | LOT 16 | 0.619 AC. |
| LOT 7 | 1.540 AC. | LOT 17 | 0.944 AC. |
| LOT 8 | 1.321 AC. | PYLON SIGN LOT B | 0.031 AC. |
| LOT 9 | 1.382 AC. | STORMWATER MANAGEMENT AREA 1 | 3.609 AC. |
| LOT 10 | 1.285 AC. | STORMWATER MANAGEMENT AREA 2 | 5.637 AC. |
| PAVILION PARKWAY/AVENUE/PLACE R/W = 9.454 AC. | | | |

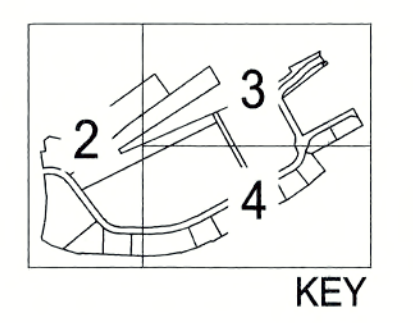
SURVEYOR'S CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HERE ON ACTUALLY EXIST; AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,373 FEET AND AN ANGULAR ERROR OF 1 SEC. PER ANGLE POINT, ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,413,430 FEET, AND CONTAINS TOTAL OF 95.414 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S7 ROBOTIC TOTAL STATION WITH A TRIMBLE R6 GNSS RECEIVER.
 BY: [Signature]
 BRANDON T. MILLER, PLS
 DATE: JANUARY 6, 2022
 REGISTERED GEORGIA LAND SURVEYOR
 REG. NO: 2945 DATE OF EXPIRATION: DECEMBER 31, 2022

GENERAL NOTES:

- UPON APPROVAL AND RECORDING OF THIS PLAT, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON, AND IMPROVEMENTS THEREIN, ARE HEREBY GRANTED AND DEDICATED TO THE PUBLIC (OR CITY OF MONROE) FOR USE AS DESIGNATED AND FOR PUBLIC MAINTENANCE, REPAIR, AND REPLACEMENT OF DEDICATED IMPROVEMENTS THEREIN. PUBLIC USE IS SUBJECT TO THE OBLIGATIONS TO MINIMIZE BUSINESS INTERRUPTION AND TO PERFORM PROMPT RESTORATION TO THE THEN EXISTING CONDITIONS AFTER CONDUCTING ANY MAINTENANCE ACTIVITY(S) IN SUCH EASEMENTS OR RIGHT(S)-OF-WAY. OTHERWISE, THE OWNER RESERVES ALL OTHER RIGHTS TO USE THE PROPERTY IN ACCORDANCE WITH ITS TITLE TO DO SO.
- ALL POWER TRANSFORMERS LOCATED OUTSIDE OF PUBLIC UTILITY EASEMENTS AND STREET RIGHT-OF-WAY SHALL HAVE A FIVE FOOT PERIMETER MAINTENANCE AND ACCESS EASEMENT, AS MEASURED FROM ALL SIDES OF TRANSFORMER PAD, BENEFITTING THE CITY OF MONROE UTILITIES AND CREATED BY THIS PLAT.
- COVENANTS: THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED FEBRUARY 19, 2020, BY AND BETWEEN MAB MONROE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ROWELL FAMILY PARTNERSHIP, L.L.P., A GEORGIA LIMITED LIABILITY PARTNERSHIP, AND STILL FAMILY REALTY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED ON MARCH 4, 2020, IN BOOK 4547, PAGES 293-405 WHICH WERE RECORDED AND SIGNED BY THE OWNER.
- THE CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF RIGHT, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
- BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13297C0136E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 2016. ZONE "A" IS IN AN AREA DETERMINED TO BE IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITHOUT BASE FLOOD ELEVATION. THE OTHER AREAS OF THE SUBJECT PROPERTY IS IN ZONE "X", DENOTING AREAS OUTSIDE OF THE FLOOD ZONE.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD88. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 12/01/2021.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.

FINAL PLAT FOR:
MONROE PAVILION
 US HIGHWAY 78 AT CHARLOTTE ROWELL BLVD
 MONROE, GEORGIA
 MAB AMERICAN MANAGEMENT, LLC
 525 N. TRYON STREET, SUITE 1600 CHARLOTTE, NC 28202
 LOCATED IN LAND LOTS 40 & 63; 3rd DISTRICT OF WALTON COUNTY, GA.



| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |

DRAWING TITLE
COVER SHEET, NOTES, CERTIFICATIONS & LEGEND

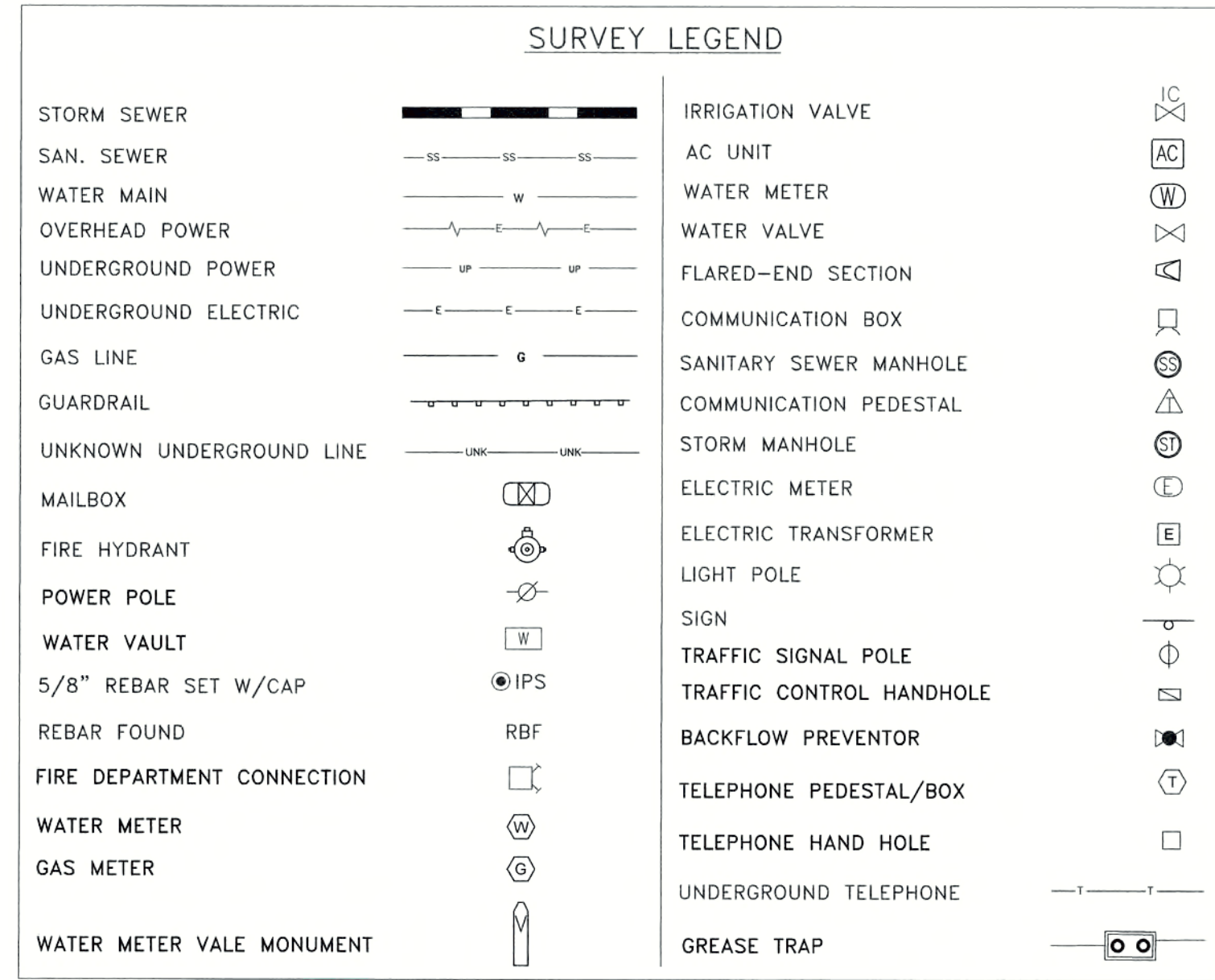
| | |
|-------------|--------------------|
| FILE NAME: | 4273.01_FINAL PLAT |
| DRAWN BY: | MT |
| PROJECT NO: | 4273.01 |
| FIELD DATE: | 12/07/20 |
| PLAT DATE: | 12/15/21 |
| SCALE: | N/A |

GEORGIA SURVEYOR CERTIFICATION
 (I) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

[Signature]
 BRANDON T. MILLER, RLS No. 2945
 GEORGIA REGISTERED LAND SURVEYOR
 BRANDON T. MILLER
 No. 2945
 1-6-2022

| Curve # | Direction | Chord distance | Radius | Length | Curve # | Direction | Chord distance | Radius | Length |
|---------|-------------|----------------|----------|---------|---------|-------------|----------------|---------|---------|
| C1 | N05°19'56"W | 135.16' | 1375.00' | 135.22' | C16 | S01°12'00"E | 54.26' | 58.00' | 56.46' |
| C2 | S66°38'11"E | 212.01' | 215.00' | 221.70' | C17 | S08°57'49"E | 95.59' | 82.00' | 102.05' |
| C3 | S44°31'53"E | 73.77' | 285.00' | 73.98' | C18 | S11°50'08"E | 62.81' | 58.00' | 66.37' |
| C4 | S70°40'12"E | 182.77' | 285.00' | 186.06' | C19 | S41°05'18"W | 148.07' | 215.00' | 151.17' |
| C5 | N79°36'41"E | 395.55' | 1035.00' | 398.00' | C20 | S75°56'01"W | 489.84' | 965.00' | 495.25' |
| C6 | S72°00'11"W | 181.91' | 1382.39' | 182.04' | C22 | N63°14'01"W | 189.43' | 215.00' | 196.17' |
| C7 | S84°09'01"W | 399.76' | 1372.39' | 401.19' | C23 | N40°44'56"W | 36.32' | 285.00' | 36.34' |
| C8 | S64°37'40"W | 173.75' | 1382.39' | 173.86' | C24 | N70°17'24"W | 248.86' | 285.00' | 257.54' |
| C9 | N66°28'03"E | 47.33' | 285.00' | 47.39' | C25 | S49°43'08"W | 90.57' | 252.67' | 91.06' |
| C10 | N30°01'09"E | 210.62' | 285.00' | 215.73' | C26 | S46°19'47"W | 73.14' | 426.00' | 73.23' |
| C11 | N6°55'05"E | 24.03' | 285.00' | 24.03' | C27 | S32°14'38"W | 113.18' | 153.00' | 115.93' |
| C12 | N51°42'59"E | 4.24' | 67.62' | 4.24' | C28 | N49°43'08"E | 65.48' | 182.67' | 65.83' |
| C13 | N24°42'33"E | 68.93' | 70.50' | 72.02' | C29 | N46°23'17"E | 86.17' | 496.00' | 86.27' |
| C14 | N21°47'17"E | 61.68' | 69.50' | 63.91' | C30 | S32°14'38"W | 61.40' | 83.00' | 62.89' |
| C15 | N54°48'16"E | 67.88' | 270.50' | 68.16' | | | | | |

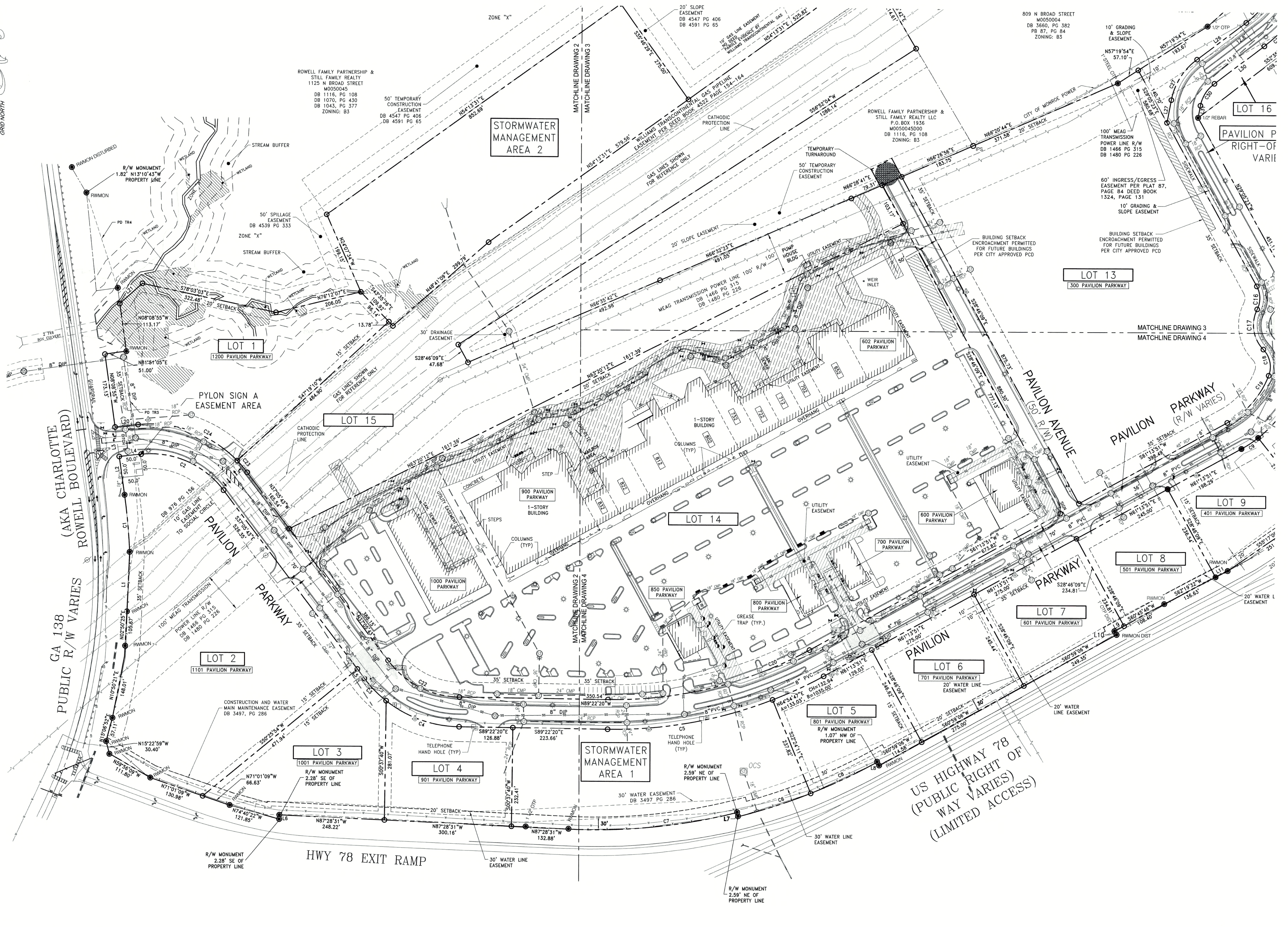
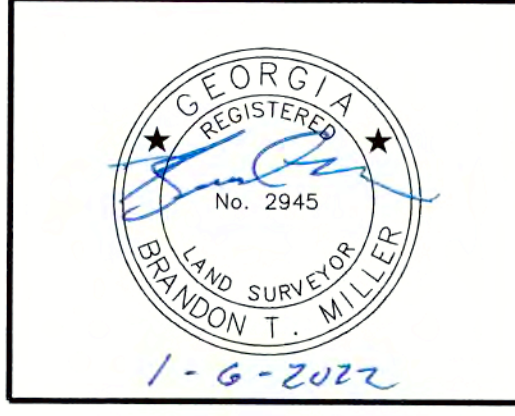
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|--------|---------------|---------|--------|---------------|---------|--------|---------------|---------|
| L1 | N02° 27' 12"E | 140.44' | L13 | S29° 34' 37"E | 104.26' | L21 | N48° 24' 03"E | 71.21' |
| L2 | N08° 08' 55"W | 90.98' | L14 | S29° 34' 39"E | 104.26' | L22 | S39° 38' 26"E | 9.00' |
| L3 | N08° 08' 55"W | 70.04' | L15 | S01° 32' 13"E | 20.60' | L23 | S39° 38' 26"E | 2.57' |
| L4 | N83° 49' 21"E | 52.18' | L15A | S15° 46' 27"W | 20.73' | L24 | S60° 03' 27"W | 48.25' |
| L5 | S37° 05' 43"E | 27.33' | L15B | S39° 38' 26"E | 82.58' | L25 | S39° 44' 13"W | 161.51' |
| L6 | S02° 31' 29"W | 10.00' | L15C | S65° 41' 57"E | 10.35' | L26 | S52° 50' 39"W | 54.49' |
| L7 | N14° 13' 28"W | 10.00' | L15D | S65° 41' 57"E | 16.21' | L27 | S10° 32' 11"W | 145.13' |
| L8 | N28° 58' 31"W | 9.00' | L16 | S29° 37' 20"E | 15.88' | L28 | N60° 03' 25"E | 50.71' |
| L9 | S60° 45' 46"W | 25.17' | L17 | S52° 35' 58"W | 45.90' | L29 | N39° 46' 09"E | 173.45' |
| L10 | S25° 48' 10"E | 9.36' | L18 | N37° 24' 02"W | 30.00' | L30 | N52° 50' 57"E | 147.42' |
| L11 | S62° 19' 32"W | 32.22' | L19 | N52° 35' 58"E | 40.36' | L31 | N10° 32' 11"E | 29.27' |
| L12 | S74° 00' 03"E | 66.55' | L20 | S83° 49' 21"W | 54.59' | | | |



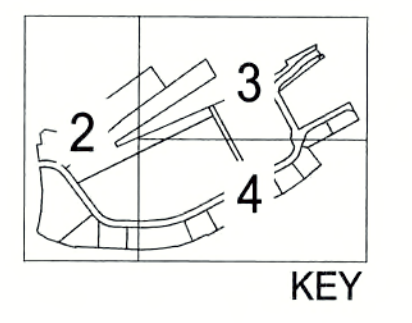
DRAWING INDEX

| | |
|---------|---------------------------------------------|
| SHEET 1 | COVER SHEET, NOTES, CERTIFICATIONS & LEGEND |
| SHEET 2 | PLAN SHEET & TABLES |
| SHEET 3 | PLAN SHEET |
| SHEET 4 | PLAN SHEET |

OWNER/DEVELOPER:
 MAB MONROE, LLC
 525 N. TRYON STREET, SUITE 1600
 CHARLOTTE, NC 28202
 (704) 331-6587 (MAB MONROE)

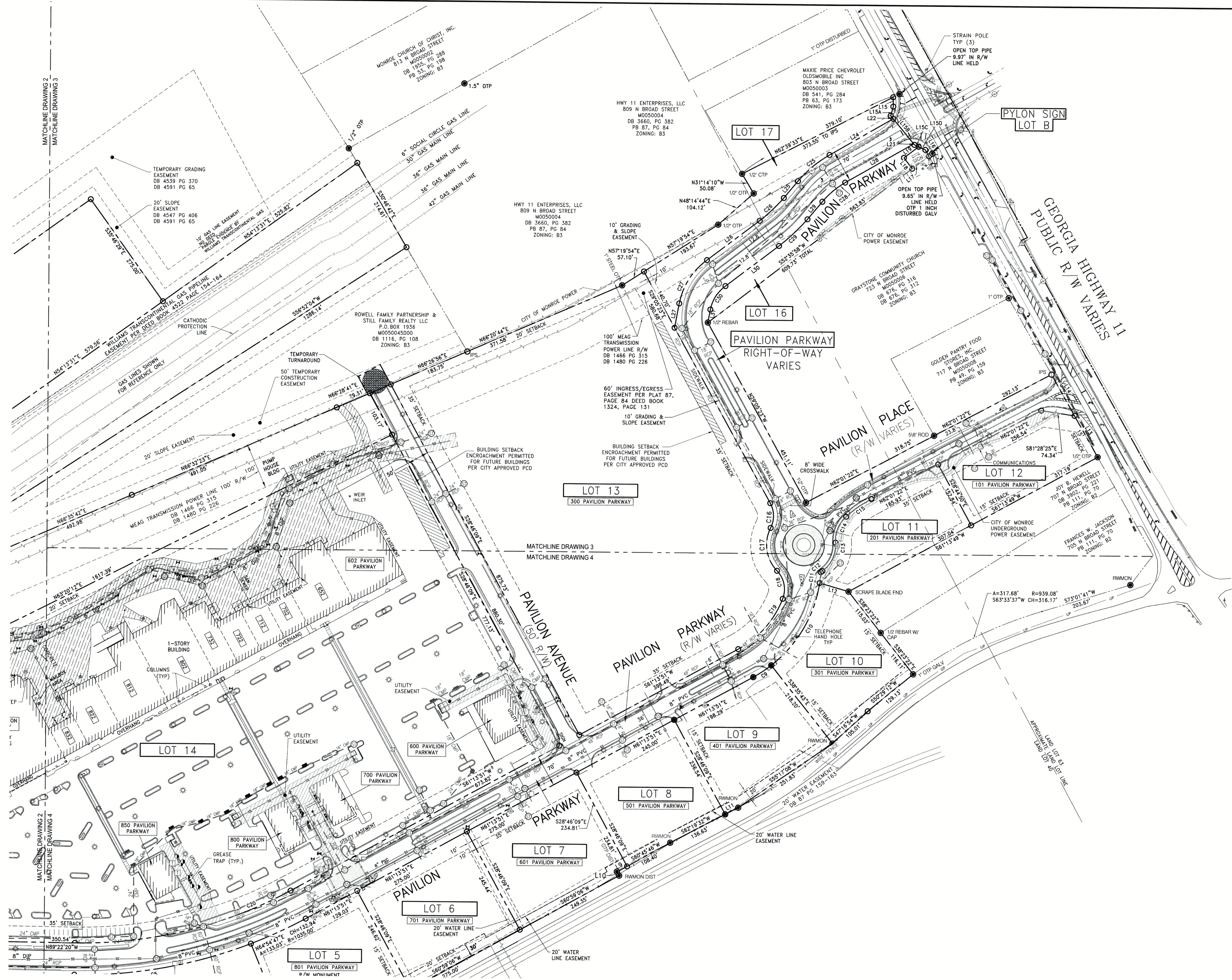


FINAL PLAT FOR:
MONROE PAVILION
 US HIGHWAY 78 AT CHARLOTTE ROWELL BLVD
 MONROE, GEORGIA
 MAB AMERICAN MANAGEMENT, LLC
 525 N. TRYON STREET, SUITE 1600 CHARLOTTE, NC 28202
 LOCATED IN LAND LOTS 40 & 63, 3rd DISTRICT OF WALTON COUNTY, GA.

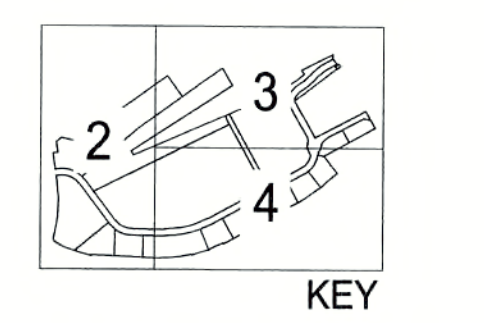


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| PROJECT NO: 4273.01 | FIELD DATE: 12/07/20 |
| PLAT DATE: 12/15/21 | 2 OF 4 |
| SCALE: 1"=100' | |



FINAL PLAN FOR:
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 MONROE, GEORGIA
 MAB AMERICAN MANAGEMENT, LLC
 525 N. TRYON STREET, SUITE 1600 CHARLOTTE, NC 28202
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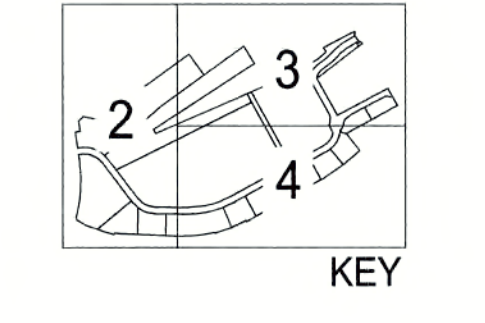


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| PLAT DATE: | 12/15/21 |
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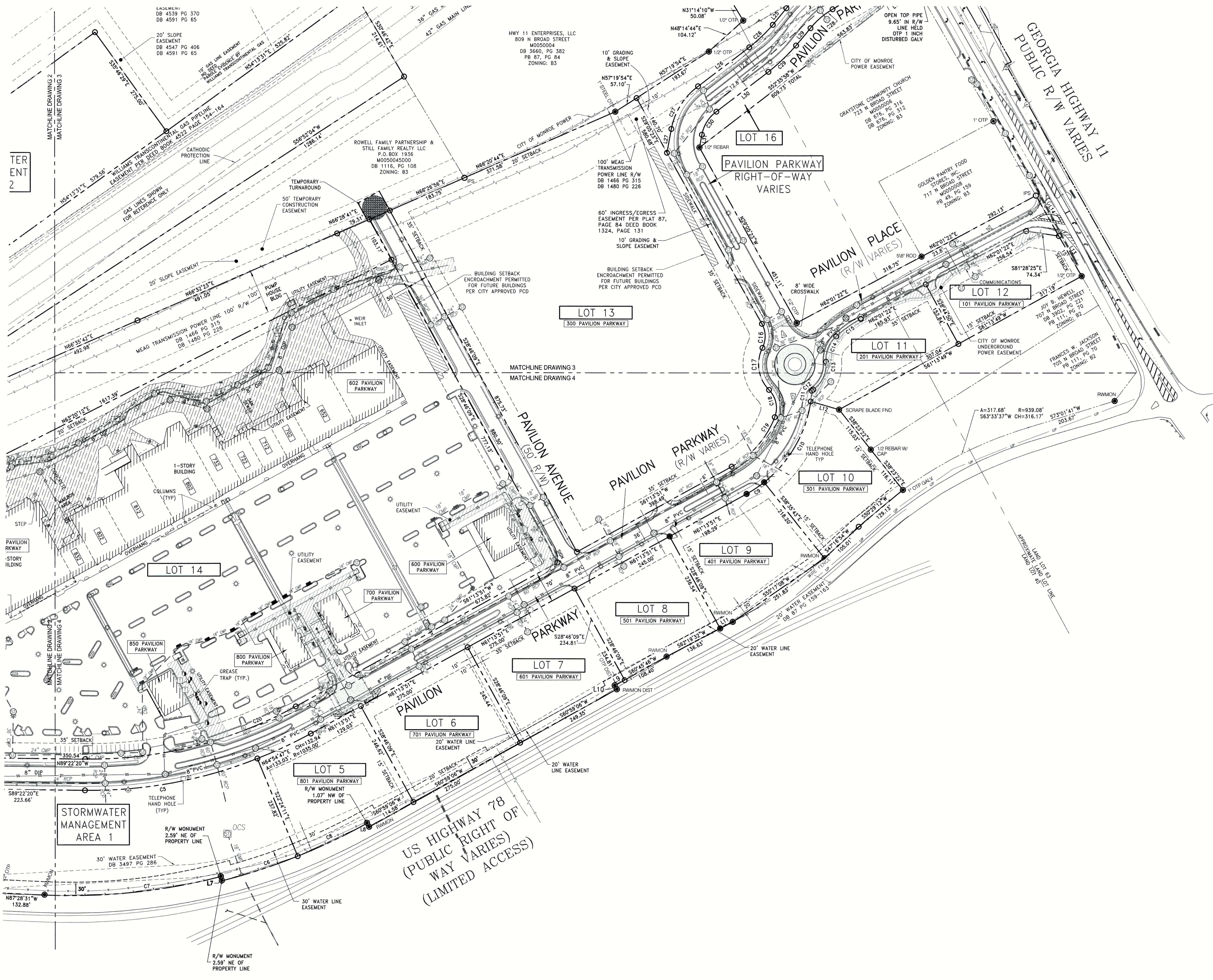
FINAL PLAT FOR:
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DRAWING TITLE
PLAN SHEET

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| PROJECT NO.: | 4273.01 |
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| PLAT DATE: | 12/15/21 |
| SCALE: | 1"=100' |



Monroe Pavilion

Located in the City of Monroe, Georgia

Submitted: May 6, 2019
Revised: October 3, 2019
Revised: May 20, 2022

MAB American

525 N Tryon Street, Suite 1600
Charlotte, NC 28202

Columbia Engineering
LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

2862 Buford Highway, Suite 200
Duluth, Georgia 30096

MaxDesignGroup

Architecture • Planning • Interiors
2862 Buford Highway, Suite 106
Duluth, Georgia 30096



Monroe Pavilion

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MASTER DEVELOPER
 MAB AMERICAN
 John Argo

525 N Tryon Street, Suite 1600
 Charlotte, NC 28202
 704.331.6587
 john@mabamerican.com

CIVIL ENGINEERING
 COLUMBIA ENGINEERING
 Jennifer Losurdo, PE

2862 Buford Highway, Suite 200
 Duluth, Georgia 30096
 770.925.0357

JLosurdo@columbia-engineering.com

LANDSCAPE ARCHITECTURE
 COLUMBIA ENGINEERING
 Roger Grant, PLA

2862 Buford Highway, Suite 200
 Duluth, Georgia 30096
 770.925.0357

RGrant@columbia-engineering.com

ARCHITECTURE

MAXDESIGN GROUP, LLC
 Richard M. Maxian, AIA
 2862 Buford Highway, Suite 106
 Duluth, Georgia 30096
 770.910.9740

rmaxian@maxdesigngrp.com

Introduction

On behalf of MAB American, LLC, the purpose of this Pattern Book is to provide a development outline and illustrations for the 95.48-acre Monroe Pavilion Planned Community Development (PCD), which will have more than 365,000 square feet of building area at final build-out. The 95.48-acre site is bordered on the south by US Highway 78, on the east by Georgia Highway 11, also known as North Broad Street, and on the west by Charlotte Rowell Boulevard. The subject site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District.

In addition to outlining the details and objectives of the Monroe Pavilion development and how it will meet the City of Monroe Zoning Ordinance requirements, this Pattern Book is intended to accompany MAB's request for rezoning to PCD, Planned Commercial Development, and a Certificate of Appropriateness related to the Corridor Design Overlay District for the Development.

Planning Objective

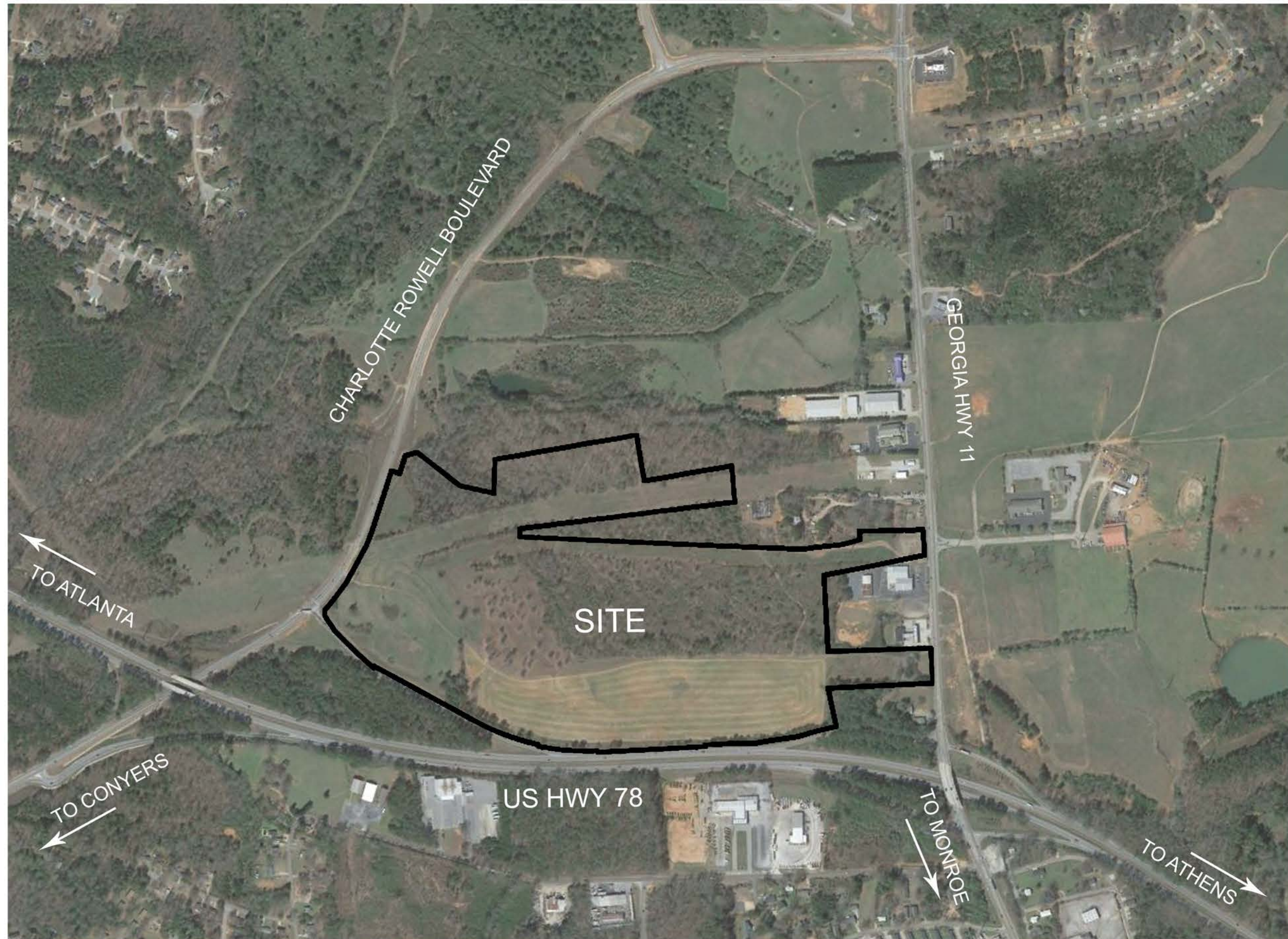
Monroe Pavilion is a Planned Community Development that provides a diverse commercial center with retail, restaurants, hotels, services and entertainment to serve the citizens of Monroe and the surrounding communities in Walton County with shopping opportunities to meet their needs. Situated between the interchanges with US Highway 78 and Charlotte Rowell Boulevard and Georgia Highway 11, Monroe Pavilion is ideally located to take advantage of the major thoroughfares and regional traffic patterns.

The proposed architecture, signage, streetscape, landscape and other design elements within Monroe Pavilion will be coordinated to reflect a cohesive character throughout the Development. Connectivity for both vehicular and pedestrian access binds the development components together to create a desirable gateway hub for Monroe. These design elements achieve a strong sense of arrival that is reflective of the City's character.

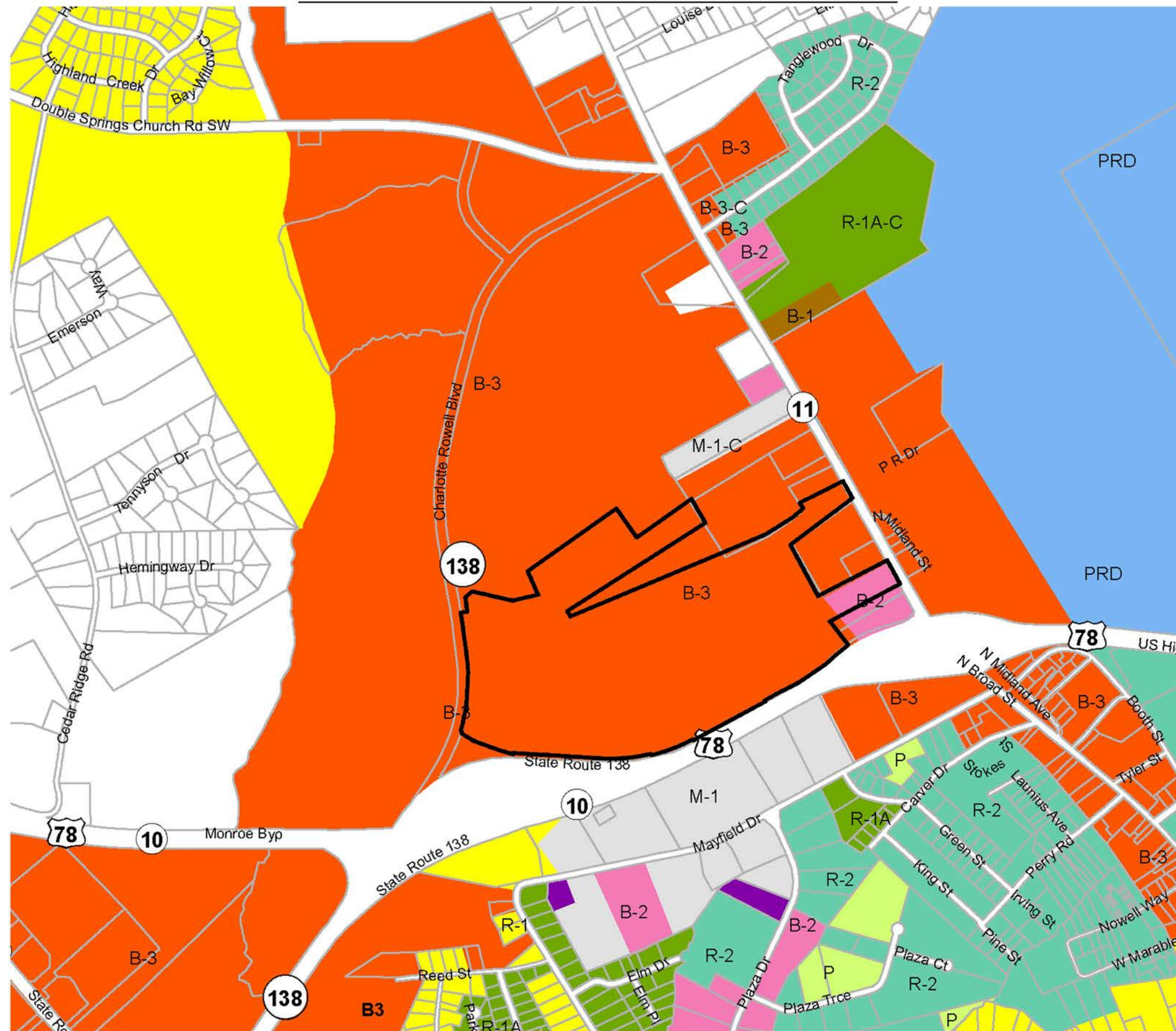
VICINITY MAP



LOCATION MAP



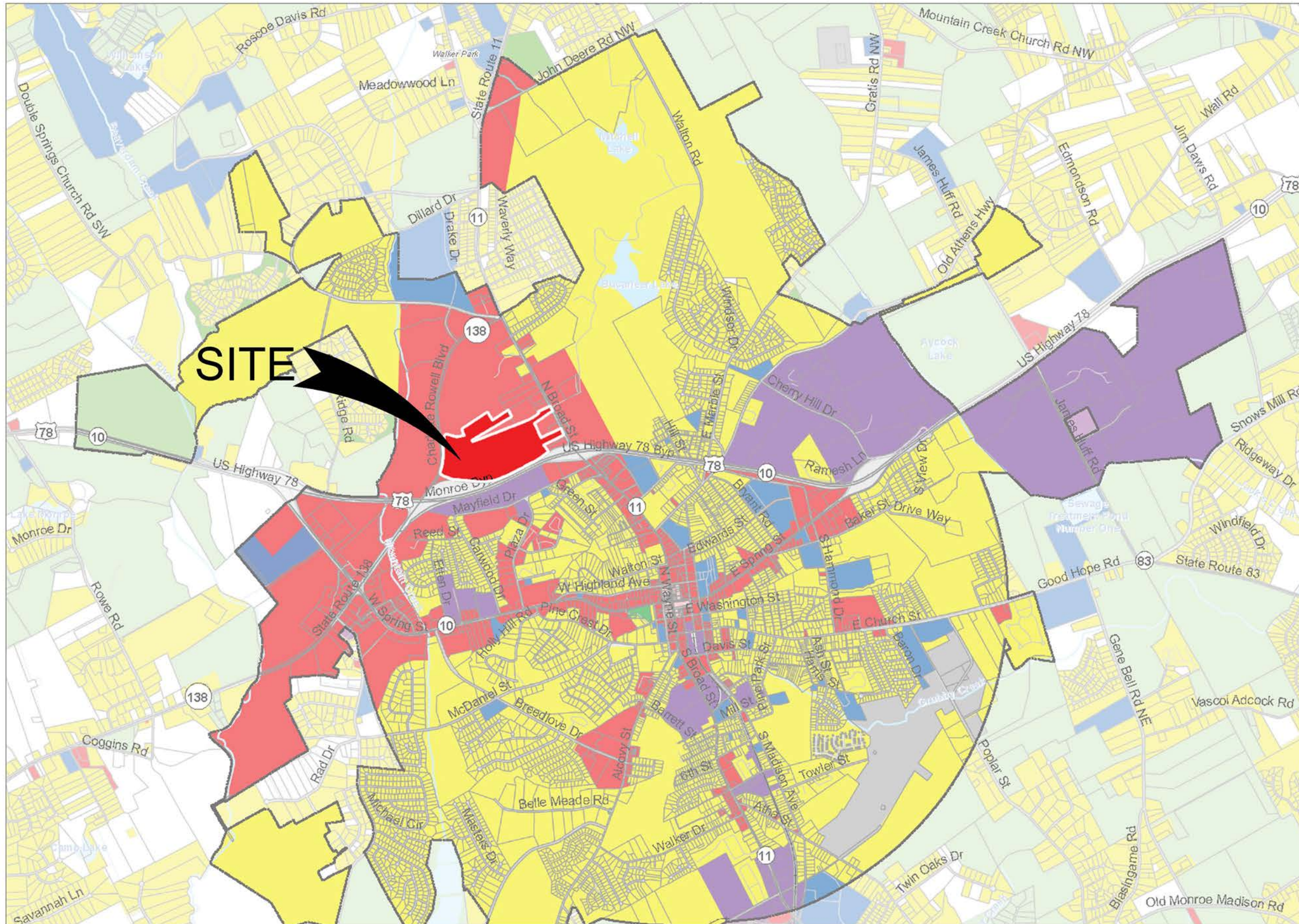
CITY OF MONROE ZONING MAP



This site lies within the B-3 Highway Commercial District of the City of Monroe Zoning Ordinance.



CITY OF MONROE FUTURE LAND USE MAP



Future Land Use

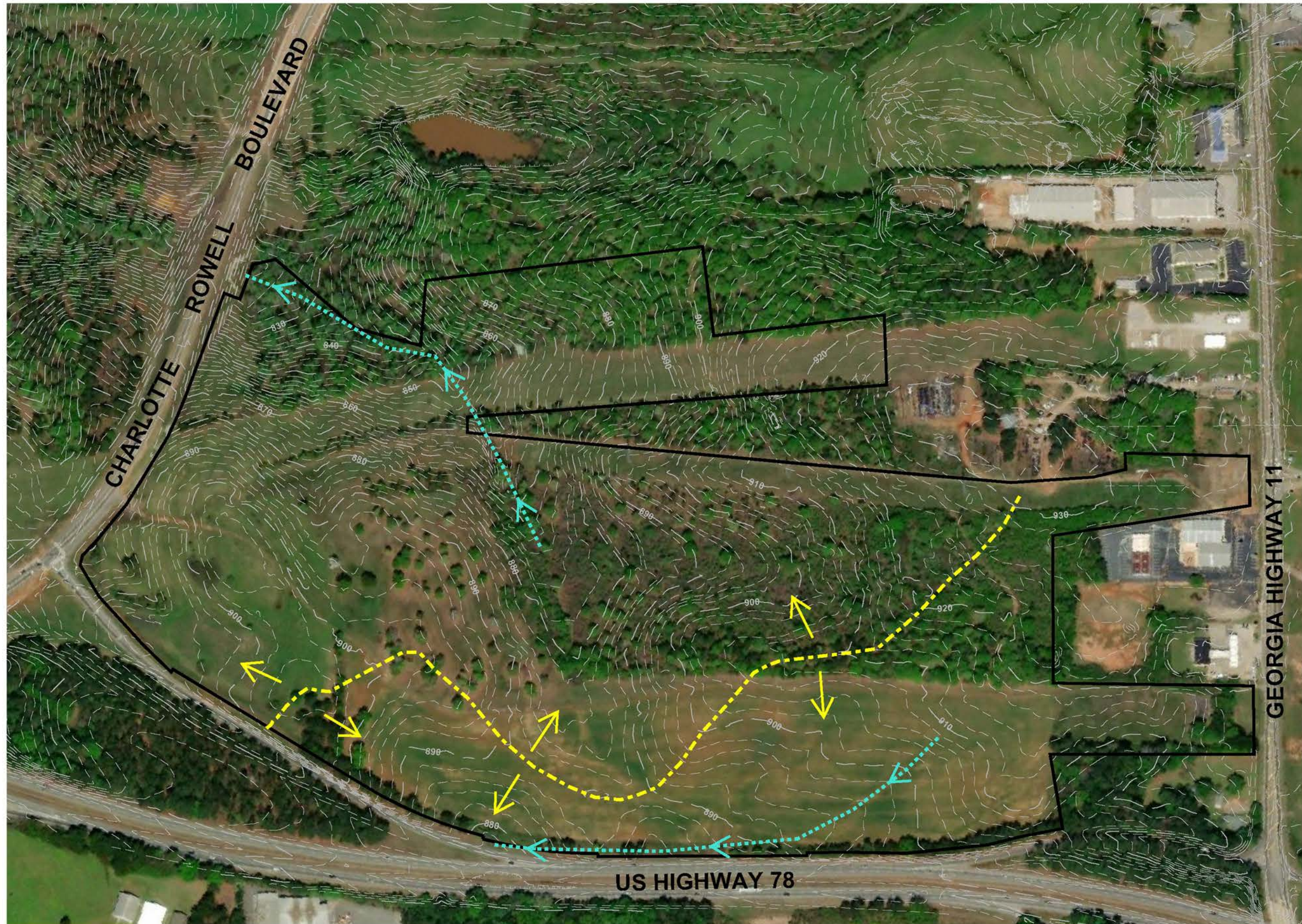
- Residential
- Commercial
- Industrial
- Public/Institutional
- T/C/U
- Park/Rec/Cons
- Agriculture/Forestry
- Mixed Use

Other

- State Route
- Local Road
- Railroad
- City Limits
- Rivers and Streams
- Lakes
- Parcels

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

EXISTING CONDITIONS TOPOGRAPHIC MAP



LEGEND

DRAINAGE FLOW PATH:



RIDGELINE:



DIRECTION OF FLOW:

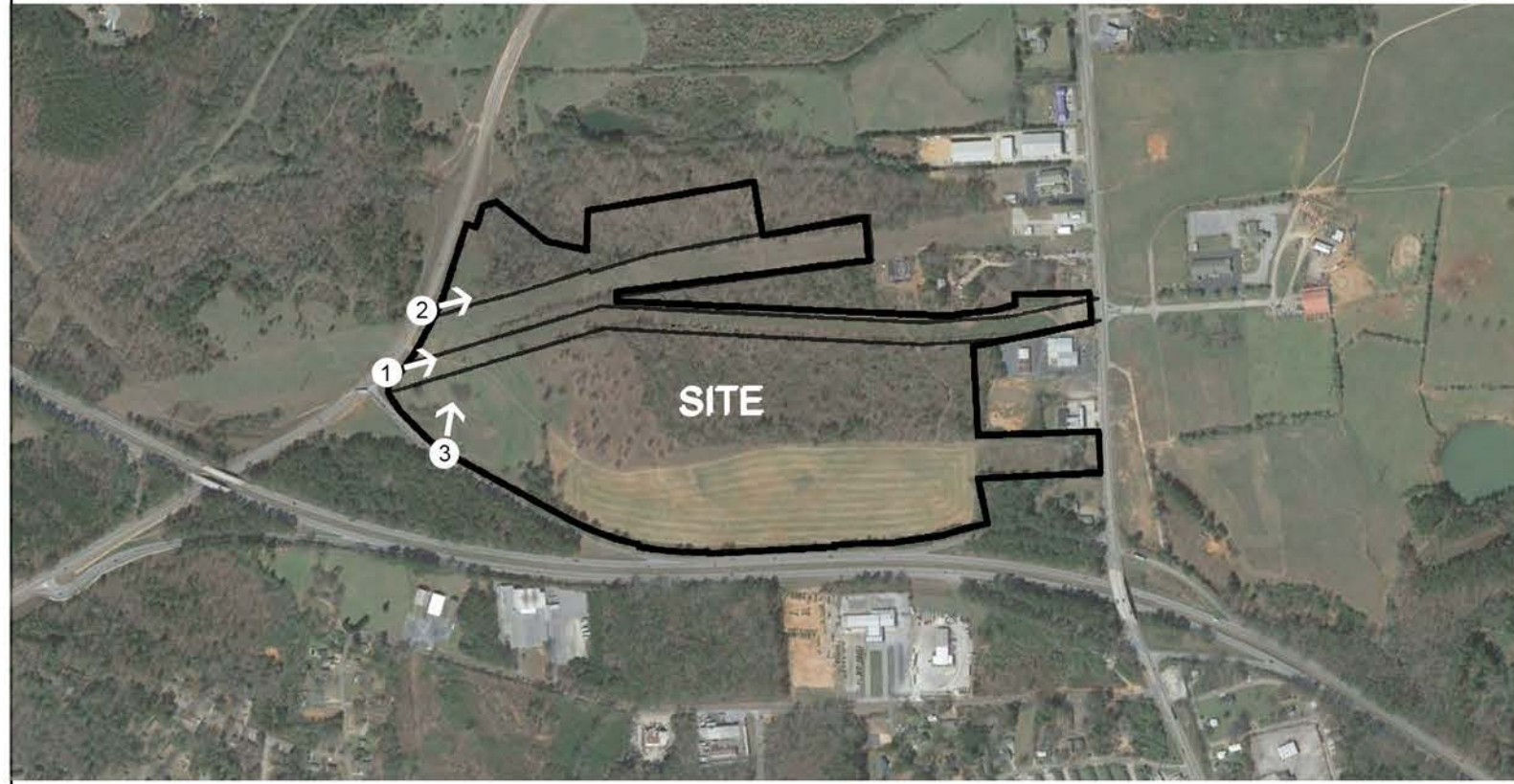


SITE BOUNDARY:

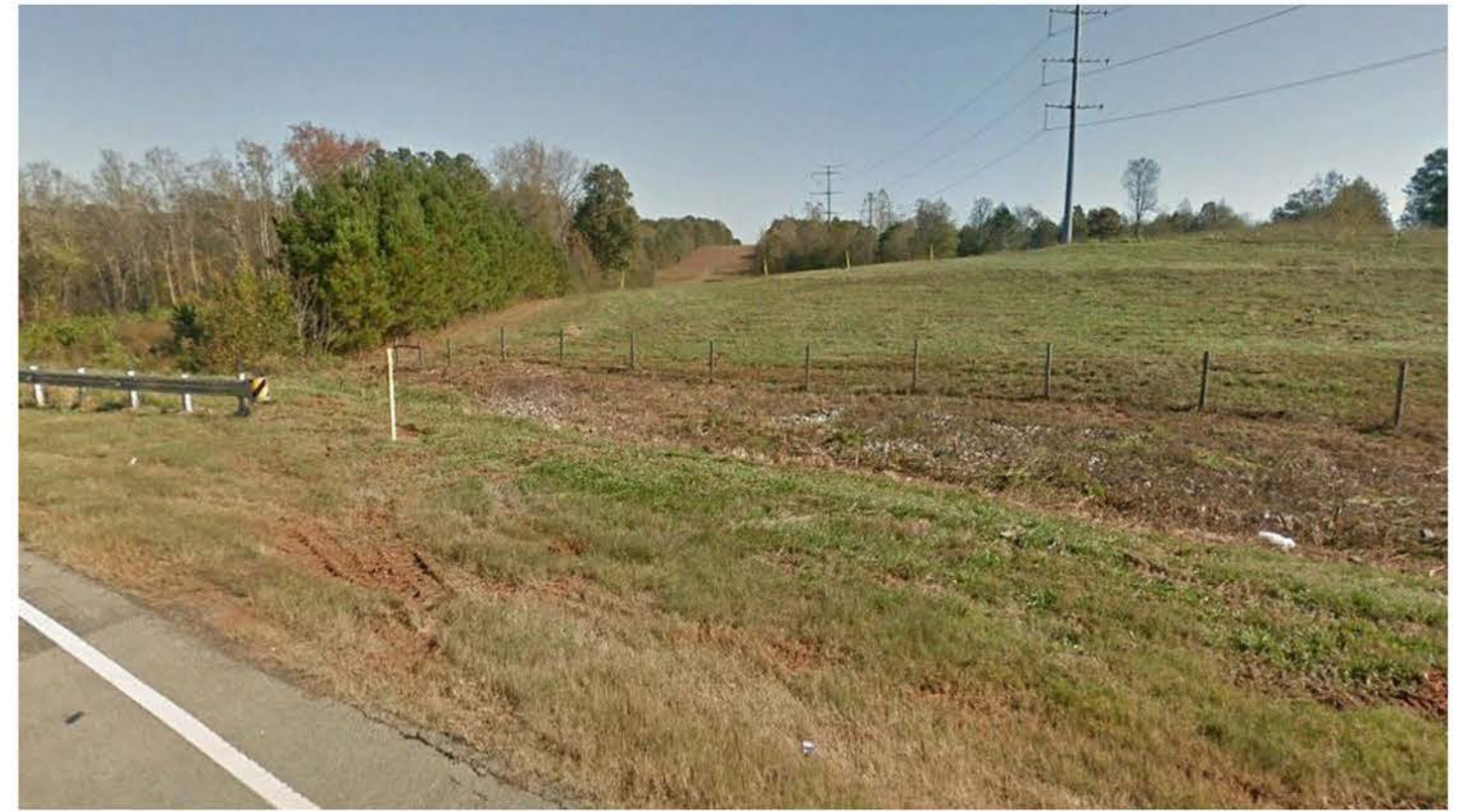


EXISTING CONDITIONS PHOTOS

Key Map



Picture 2



Picture 1

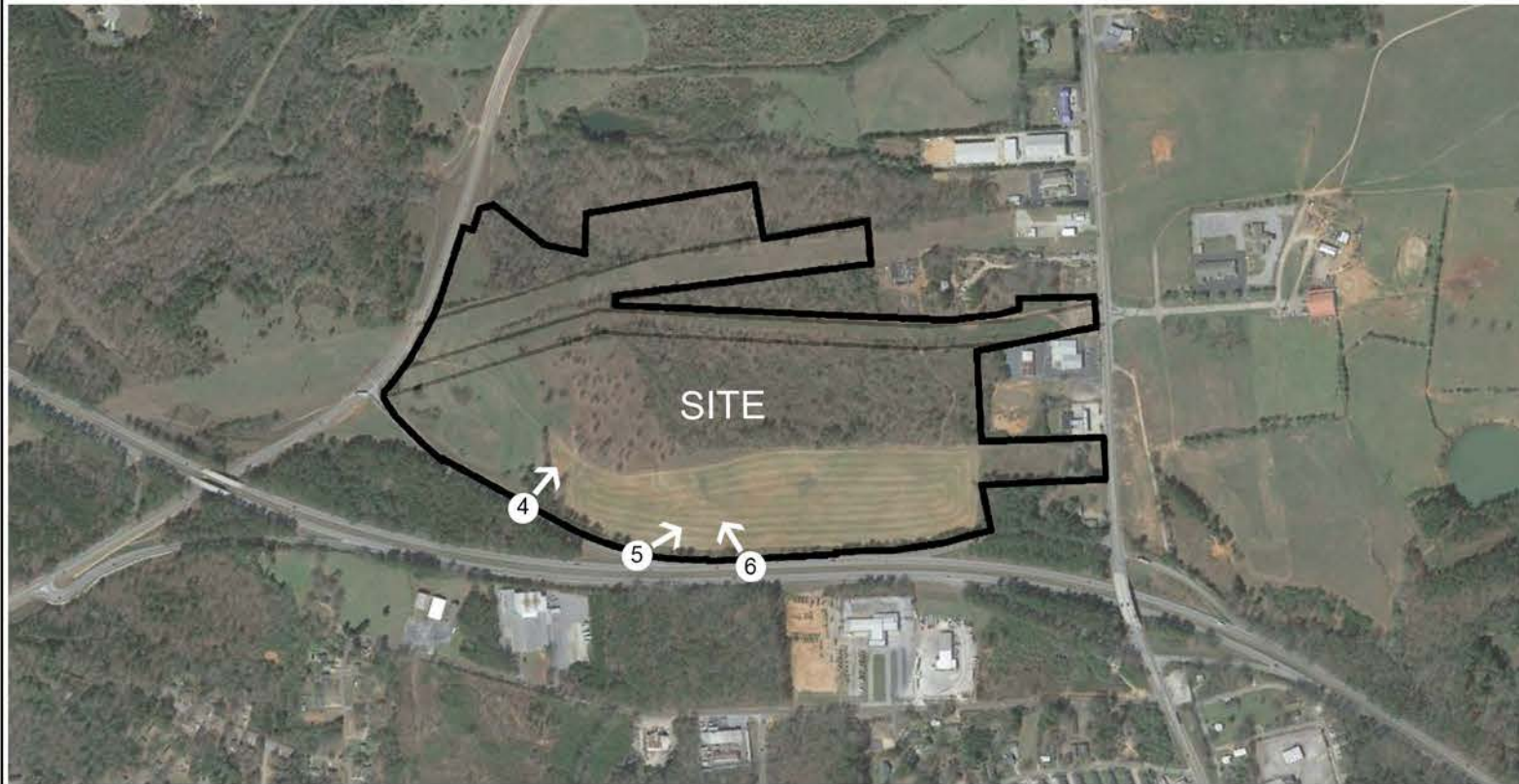


Picture 3



EXISTING CONDITIONS PHOTOS

Key Map



Picture 5



Picture 4

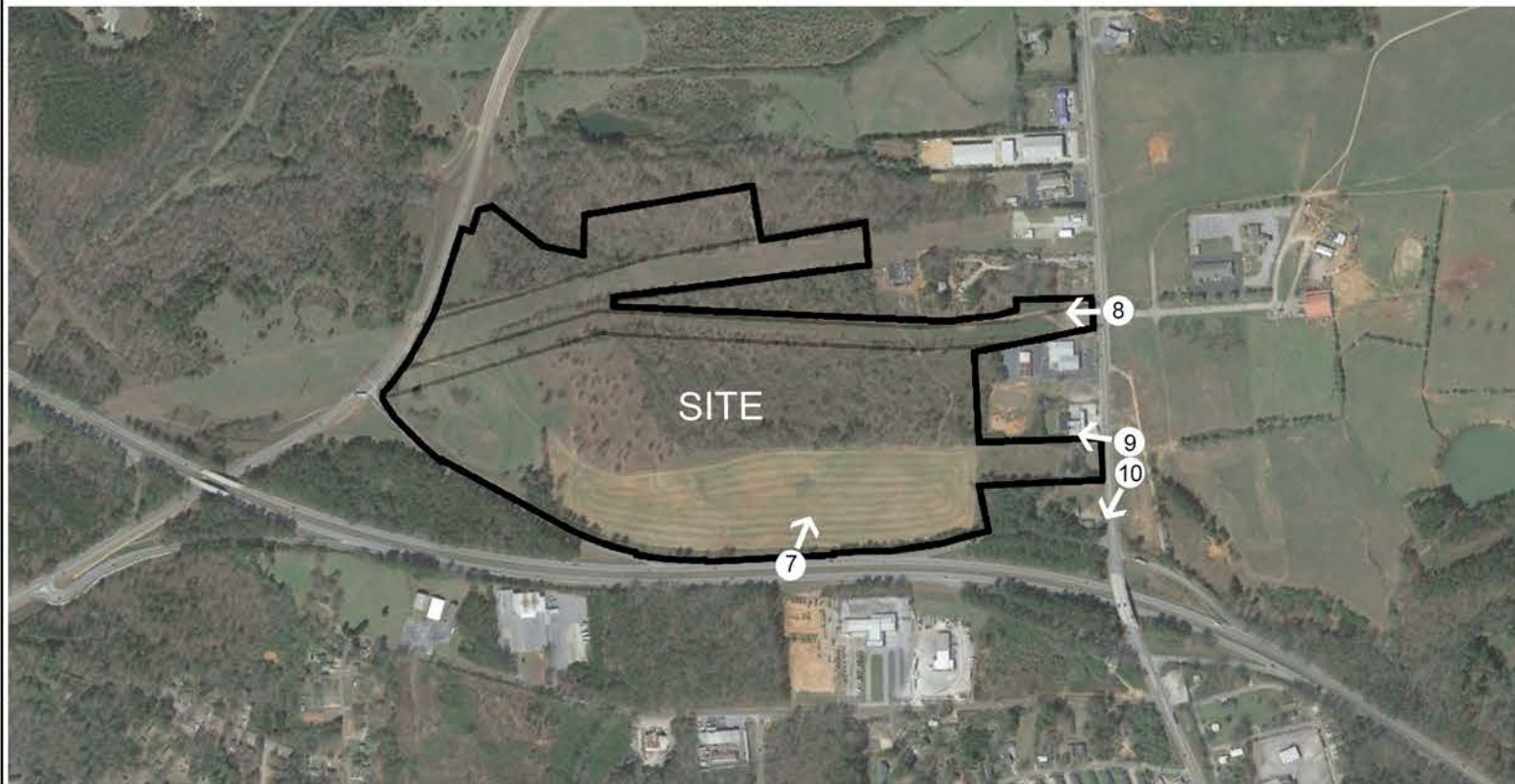


Picture 6



EXISTING CONDITIONS PHOTOS

Key Map



Picture 8



Picture 9



Picture 10

Picture 7



PROJECT OVERVIEW

Overview

Monroe Pavilion is a Planned Community Development that provides a diverse commercial center with retail, restaurants, hotels, services and entertainment to serve the citizens of Monroe and the surrounding communities in Walton County. The Master Plan, as shown on Page 2.3, reflects the development of 215,157 square feet of new retail and restaurant buildings within the 48.93-acre Shopping Center Tract, twelve (12) outlots, of which one (1) is planned to be a multi-story hotel and one (1) is planned to be a multi-story hotel or office, and the potential for future development of 150,431 square feet in building expansions and new buildings within the Shopping Center Tract and the Future Major G Parcel.

The Development also includes a new collector street, currently called “Retail Boulevard”, which will provide an east-west connection between Georgia Highway 11 and Charlotte Rowell Boulevard. The new “Retail Boulevard” will be more than 5,000 linear feet in length, will have a 70-foot right-of-way width, will be lined with street trees and sidewalks and will be dedicated to the City of Monroe. Design of the “Retail Boulevard” will include traffic calming measures such as a roundabout at the three-way intersection west of Georgia Highway 11 and two (2) raised intersections at main entry points to the Development from the “Retail Boulevard”. The outlots within the Development shall have shared access points along the “Retail Boulevard” as depicted in the Master Plan and shall be required by the Developer to have cross access connectivity between adjoining outlots.

Pedestrian connectivity is provided throughout the Development with six-foot wide public sidewalks along the new “Retail Boulevard” and four-foot wide internal sidewalks connecting the proposed buildings to the “Retail Boulevard”. These sidewalks along the “Retail Boulevard” will also provide pedestrian connectivity to the proposed outlots within the Development and each outlot, as it is developed, shall provide the required six-foot sidewalk along their frontage and a four-foot wide sidewalk connection to the public sidewalk at the “Retail Boulevard”.

The Major G Parcel will be developed in a future phase of the Development. The layout for this parcel as shown in the Master Plan is conceptual in nature and is subject to changes once a tenant has been identified. The conceptual layout currently reflects a large retail building with a pad building fronting the “Retail Boulevard”. The proposed buildings will have parking that is shared between the different uses.

Monroe Pavilion promotes the City’s goal of open space conservation through the proposed landscaping within the Development, streetscape along the new “Retail Boulevard” and preservation of the green space on the north side of the Development due to the existing Williams Transcontinental Gas Pipeline easement and the MEAG Transmission Powerline Right-of-Way that both traverse from the east to the west across the Development. Also a part of the open space at Monroe Pavilion will be two (2) master stormwater detention facilities that will serve the entire Development, including the Shopping Center Tract, new “Retail Boulevard”, Future Major G Parcel and all outlots. The stormwater management facility along the “Retail Boulevard” shall serve as an amenity to the development as a retention pond with aeration fountains and landscaping. Where the slopes permit, there may also be a paved walking trail with seating provided around the facility. At final buildout, the 95.48-acre Monroe Pavilion development will have more than the 40% open space required by the City’s Zoning Ordinance.

OVERALL SITE DATA

| | |
|----------------------------|-----------------------------------|
| TOTAL SITE AREA | 95.48 Acres |
| EXISTING ZONING | B-3 (Highway Commercial District) |
| OVERLAY DISTRICT | Corridor Design Overlay District |
| SHOPPING CENTER TRACT | 48.93 Acres |
| FUTURE MAJOR G PARCEL | 11.58 Acres |
| DEDICATED COLLECTOR R.O.W. | 10.07 Acres |
| OUTLOTS | 24.79 Acres |
| PROPOSED BUILDING AREA | 215,157 SF |
| FUTURE BUILDING AREA | 150,431 SF |

OUTLOTS

| | |
|----------------|------------|
| HOTEL/OFFICE 1 | 6.54 Acres |
| HOTEL 2 | 3.82 Acres |
| OUTLOT 1 | 2.06 Acres |
| OUTLOT 2 | 1.64 Acres |
| OUTLOT 3 | 1.51 Acres |
| OUTLOT 4 | 1.57 Acres |
| OUTLOT 5 | 1.54 Acres |
| OUTLOT 6 | 1.32 Acres |
| OUTLOT 7 | 1.38 Acres |
| OUTLOT 8 | 1.28 Acres |
| OUTLOT 9 | 1.07 Acres |
| OUTLOT 10 | 1.06 Acres |

Note: Outlot areas are subject to change.

BUILDING AREAS

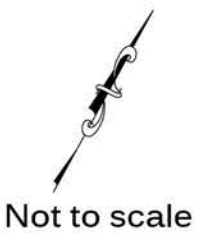
| | |
|-------------------|------------|
| MAJOR A | 48,387 SF |
| MAJOR B | 18,000 SF |
| MAJOR C | 21,000 SF |
| MAJOR D | 6,400 SF |
| MAJOR E | 20,000 SF |
| MAJOR F | 11,700 SF |
| SHOPS A | 21,700 SF |
| SHOPS B | 4,200 SF |
| JUNIOR A | 10,000 SF |
| JUNIOR B | 8,470 SF |
| JUNIOR C | 6,000 SF |
| JUNIOR D | 5,000 SF |
| JUNIOR E | 5,000 SF |
| JUNIOR F | 5,000 SF |
| PAD 1 | 5,000 SF |
| PAD 2 | 5,000 SF |
| PAD 3 | 5,000 SF |
| PAD 4 | 8,000 SF |
| FUTURE MAJOR G | 120,000 SF |
| FUTURE PAD 5 | 4,800 SF |
| FUTURE EXPANSIONS | 25,631 SF |

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.

VICINITY MAP RENDERING



MASTER PLAN



Not to scale

The Master Plan for the Monroe Pavilion Planned Community Development (PCD), as illustrated on Page 2.3, is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended May 8, 2018. The subject 95.48-acre site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District (CDO). The Master Plan has been developed to meet the zoning ordinance and overlay requirements, and, where certain requirements cannot be met, the spirit of the ordinance has been applied. The following is a discussion of how the Monroe Pavilion Master Plan complies with requirements while allowing compromises to meet current developer and tenant requirements and needs. Future parcels and outlots shall meet the same requirements as shown and stated within this Pattern Book.

Section 430 – One Principle Structure on a Lot

This section allows only one (1) principle structure and permitted customary accessory buildings on any lot. The Shopping Center Tract and Future Major G Parcel shall be allowed to have multiple buildings within their respective lots as reflected on the Master Plan. Each of the twelve (12) outlots shall comply with this section by having one (1) principle structure. Any principal structure in the Monroe Pavilion Development shall have a maximum of five stories, no building is allowed to be taller than five stories. Zero lot line development and subdivision is allowed within the Monroe Pavilion Development. All other parcel setbacks to coincide with approved Pattern Book and/or City B-3 zoning ordinance.

Section 520 – Off-Street Automobile Parking

520.2(1) Minimum Size of Off-Street Parking Space

This section requires a minimum parking space size of nine (9) feet wide by twenty (20) feet long with a minimum area of 180 SF. The Master Plan shows all 60-degree parking spaces sized at ten (10) feet wide by eighteen (18) feet long and 90-degree parking spaces sized at nine (9) feet wide by eighteen (18) feet long.

520.3 – Parking Space Requirements for All Districts

Per Table 3 of the Zoning Ordinance, the following are minimum required parking spaces based on use:

- Retail Establishments: 1 space/employee + 1 space/500 SF
- Restaurants: 1 space/5 seats + 1 space/600 SF

This section also requires that the maximum number of parking spaces shall not exceed 120% of the minimum required spaces. The Master Plan currently shows 1406 parking spaces within the Shopping Center Tract that will be shared between the multiple proposed buildings and uses. Per the Parking Analysis on this page, the Shopping Center Tract complies with this section of the ordinance. However, due to standard tenant requirements anticipated at each standalone outlot, the maximum number of parking spaces allowed within the outlots shall be 135% of the minimum required spaces. Due to anticipated tenant requirements for each standalone outlot, all restaurant establishments shall have a minimum parking requirement calculated in accordance with the ratio and seat counts below.

- Restaurants Minimum Parking Requirement: 1 space/3 seats + 1 space/350 SF of building space
- Number of seats for restaurants includes seating for indoor dining and outdoor patios.
- Required ADA parking spaces for restaurants shall be treated as allowable parking spaces in excess of the 135% parking maximum space count.
- Up to two (2) designated curbside pickup parking spaces for restaurants are allowed to be added in excess of the 135% parking maximum space count.

520.4(6) – Site Requirements: Landscaping

This section requires that for all parking areas with ten (10) or more parking spaces shall have a minimum of 15% of the interior parking area permanently landscaped. The CDO requirement of 12% interior landscaped area, as stated in Section 643A.4(1)(c)(iv)(c), shall be the requirement for the Monroe Pavilion Development. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area.

520.4(10) – Site Requirements: Sidewalk

This section requires all parking facilities to have five (5) foot wide sidewalks connecting the facility to all public right of way sidewalks and building entrances. For the Monroe Pavilion Development, all public sidewalks shall be six (6) feet wide and all private internal sidewalks shall be four (4) feet wide.

Section 550 – Screening, Buffering, Landscaping

550.4(3) – Required Landscaping: Thoroughfare Landscaping

This section requires that a 25-foot landscape area about the right-of-way of all roads within the City limits. The CDO requirement of a frontage landscape area, as stated in Section 643A.4(2), is required to be 20 feet deep. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to the back of curb at the internal parking along all road rights-of-way.

SHOPPING CENTER TRACT PARKING ANALYSIS

RETAIL PARKING CALCULATIONS

| BUILDING | AREA | EST. EMPLOYEES |
|----------------|------------|----------------|
| MAJOR A | 48,387 SF | 145 |
| MAJOR B | 18,000 SF | 27 |
| MAJOR C | 21,000 SF | 43 |
| MAJOR D | 6,400 SF | 58 |
| MAJOR E | 20,000 SF | 18 |
| MAJOR F | 11,700 SF | 43 |
| SHOPS A-Retail | 13,700 SF | 45 |
| SHOPS B | 4,200 SF | 24 |
| JUNIOR A | 10,000 SF | 15 |
| JUNIOR B | 8,470 SF | 23 |
| JUNIOR C | 6,000 SF | 20 |
| JUNIOR D | 5,000 SF | 15 |
| JUNIOR E | 5,000 SF | 15 |
| JUNIOR F | 5,000 SF | 15 |
| Total | 184,157 SF | 506 |

RESTAURANT PARKING CALCULATIONS

| BUILDING | AREA |
|--------------------|-----------|
| SHOPS A-Restaurant | 8,000 SF |
| PAD 1 | 5,000 SF |
| PAD 2 | 5,000 SF |
| PAD 3 | 5,000 SF |
| PAD 4 | 8,000 SF |
| Total | 31,000 SF |

Estimated Seats 1,343

| | |
|---------------------------------|-------------|
| RETAIL PARKING REQUIRED: | 875 |
| RESTAURANT PARKING REQUIRED: | 321 |
| TOTAL PARKING REQUIRED: | 1196 |
| MAXIMUM PARKING ALLOWED: | 1435 |

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.

Section 570 – Lot Coverage

This section defines that the maximum impervious lot coverage in all zoning districts shall be 60% with the exception of the CBD Downtown District. For this 93.48-acre Development, there are only three (3) tracts that can independently meet this requirement. Therefore, this 93.48-acre Development shall be considered as a whole when evaluating lot coverage and each tract shall have a lot coverage as defined in the Lot Coverage table found on this page. With the lot coverages provided, the overall lot coverage for the Development will be less than the allowed maximum of 60%.

LOT COVERAGE

| | |
|----------------------------|-----|
| SHOPPING CENTER TRACT | 51% |
| DEDICATED COLLECTOR R.O.W. | 50% |
| FUTURE PARCEL G | 85% |
| HOTEL/OFFICE 1 | 40% |
| HOTEL 2 | 65% |
| OUTLOT 1 | 80% |
| OUTLOT 2 | 80% |
| OUTLOT 3 | 80% |
| OUTLOT 4 | 80% |
| OUTLOT 5 | 80% |
| OUTLOT 6 | 80% |
| OUTLOT 7 | 80% |
| OUTLOT 8 | 80% |
| OUTLOT 9 | 90% |
| OUTLOT 10 | 90% |

OVERALL PROJECT: <60%

Section 643 – Corridor Design Overlay District (CDO)

Section 643A – Corridor Design Standards and Guidelines

643A.1(2) – Site Planning: Area Specific Criteria

This section requires that the Corridor shall have an integrated streetscape of a scale and character consistent with City's traditional development pattern with walkways connecting buildings with the public right-of-way sidewalk network. The Master Plan reflects extensive streetscape and sidewalks along the new "Retail Boulevard" and internal sidewalk networks connecting each proposed building to the "Retail Boulevard" within the Shopping Center Tract. As the Major G Parcel and all outlots are developed, they will expand the Development's sidewalk network along the "Retail Boulevard" right-of-way they have frontage on and internally on their respective lots. As defined above, all public sidewalks shall be six (6) feet wide and all private internal sidewalks shall be four (4) feet wide.

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

This section requires that properties greater than three (3) acres should reserve two (2) or more outparcels for future development to insert buildings closer to the roadway. The Shopping Center Tract, Major G Parcel, Hotel 1 and Hotel 2 are the only tracts that are larger than 3 acres. As depicted on the Master Plan, the Shopping Center Tract has four (4) pad buildings that, although they will not be subdivided as outlots, they act as outlots as they are close to the "Retail Boulevard" roadway. The Major G Parcel has one (1) pad building that acts as an outlot in keeping with this zoning requirement. Hotel 1 and Hotel 2 will not be required to comply with this section.

643A.3(1)(d) – Pavement: Sidewalk Networks

This section requires that all developments within the CDO construct six (6) foot wide public sidewalks on both sides of the public roadway. As discussed above, the Master Plan reflects an extensive sidewalk network along the new "Retail Boulevard". At the time of construction of the Shopping Center Tract and the "Retail Boulevard" a six (6) foot public sidewalk will be constructed on the north side of the "Retail Boulevard". As the Major G Parcel, Hotel/Office 1, Hotel 2, and Outlots 1-8 are developed, they will expand the Development's sidewalk network on the south side of the "Retail Boulevard" right-of-way that they have frontage on by constructing a six (6) foot wide sidewalk. The exception to this will be Outlots 9 and 10 which due to limits of lot size will not be required to construct a sidewalk along their frontage. All public sidewalks are depicted on the Master Plan.

643A.3(2) – Pavement: Area Specific Criteria

This section allows additional frontage parking for planned centers like the Monroe Pavilion Planned Community Development if the center has a front building setback of 200 feet, if all landscape criteria is met, if there are 2 or more frontage outparcels and if a sidewalk network is provided. As discussed above for each of these items the Monroe Pavilion Development adheres to these requirements. Therefore, frontage parking is shown on the Master Plan for the Shopping Center Tract and Major G Parcel.

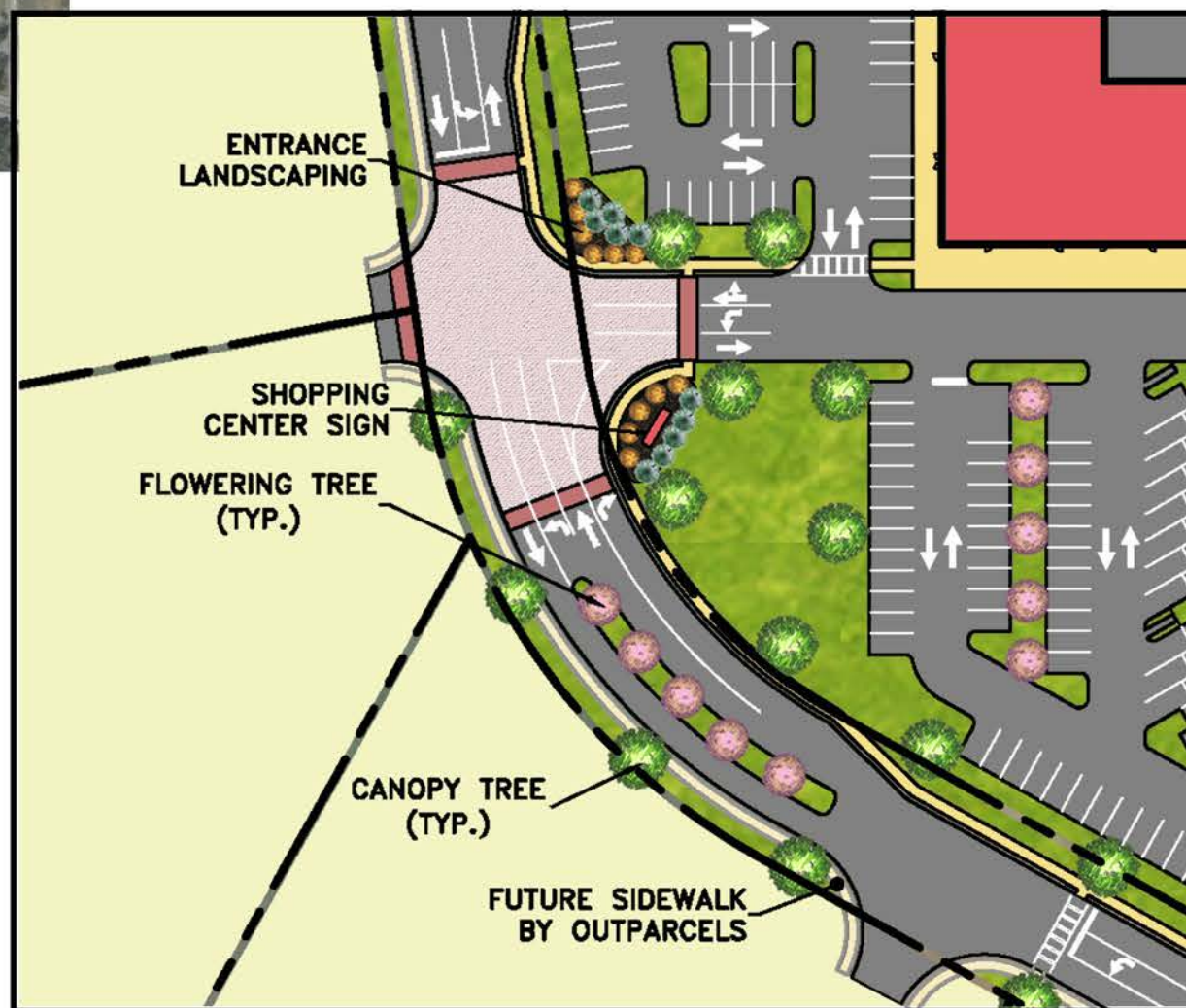
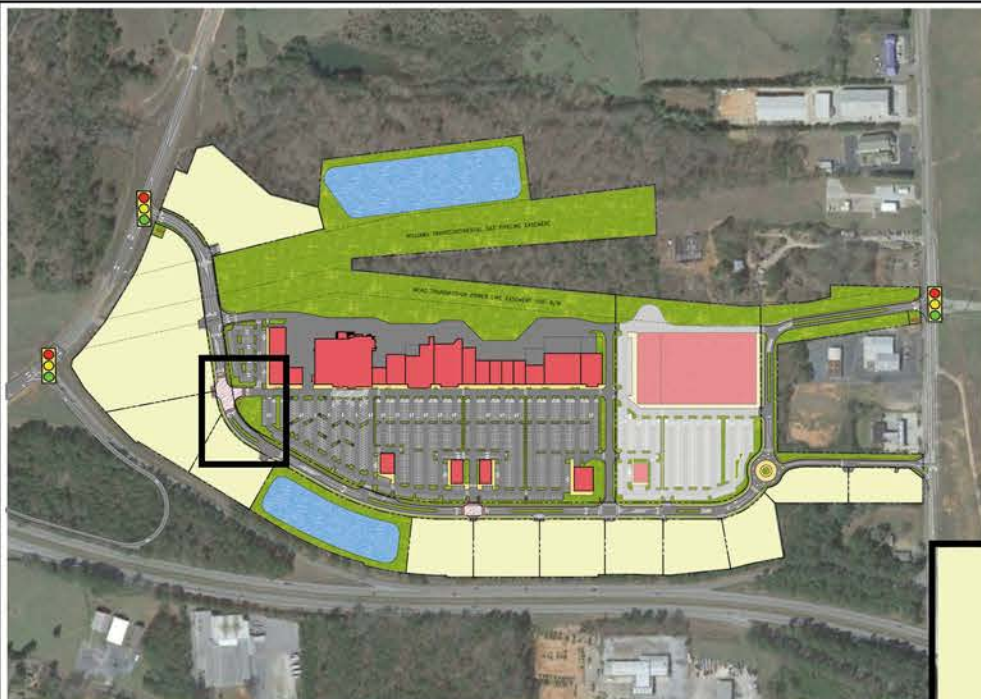
643A.4(1)(c)(iv)(c) – Landscaping: Interior

This section requires that for all parking lots with 15 or more parking spaces a minimum of 12% interior landscaped area be provided within the interior parking. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area. All other tracts within the Development shall adhere to this requirement. This section also states that one (1) in four (4) parking rows should have 15-foot wide landscape area dividing the parking rows. The Shopping Center Tract shall provide the required 15-foot wide landscape areas at an interval and as is depicted on the Master Plan.

643A.4(2) – Landscaping: Specific Criteria

This section requires that frontage landscape areas be a minimum of 20 feet in depth. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to the back of curb at the internal parking along all road rights-of-way.

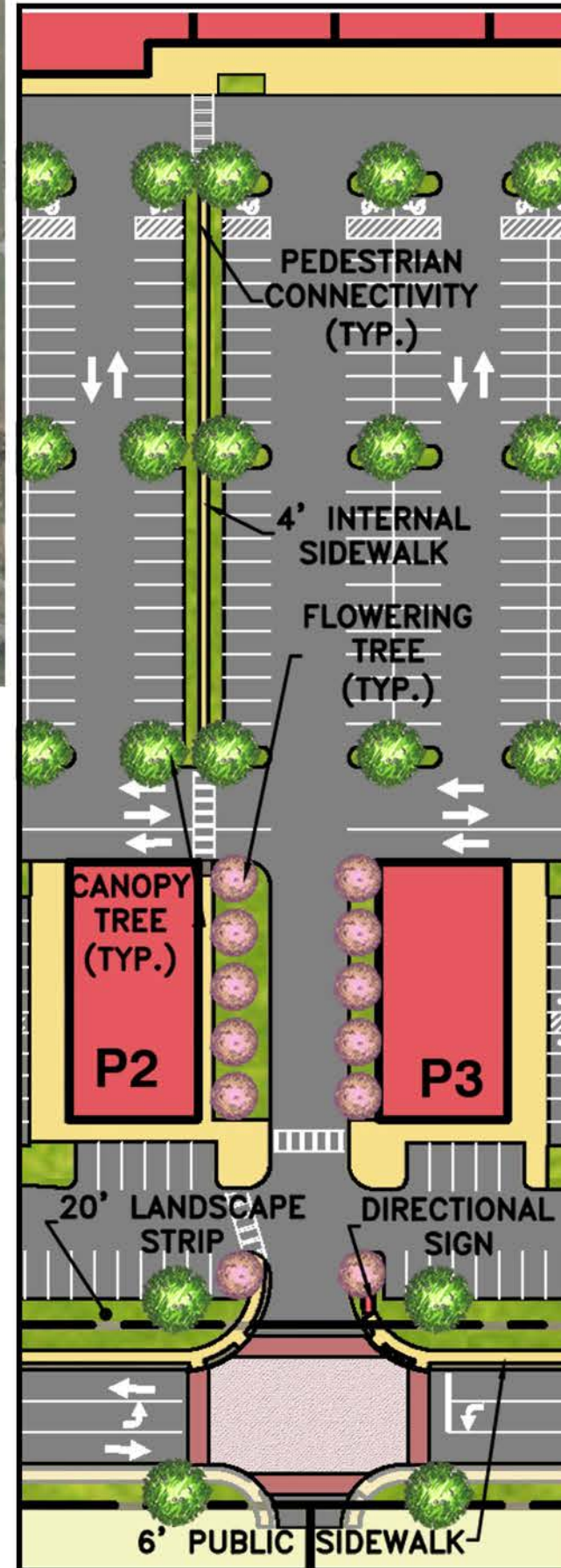
VIGNETTE 1



Not to Scale

The master planned development shall include substantial landscape areas which enhance the experience to motorists and pedestrians. An emphasis on detailed landscape plantings at major intersections and entry points shall contribute to the feeling of a destination center. The canopy street trees will be planted at an interval of 75' on center and will be installed on either side of the boulevard to provide continuity as the outparcels are developed.

VIGNETTE 2



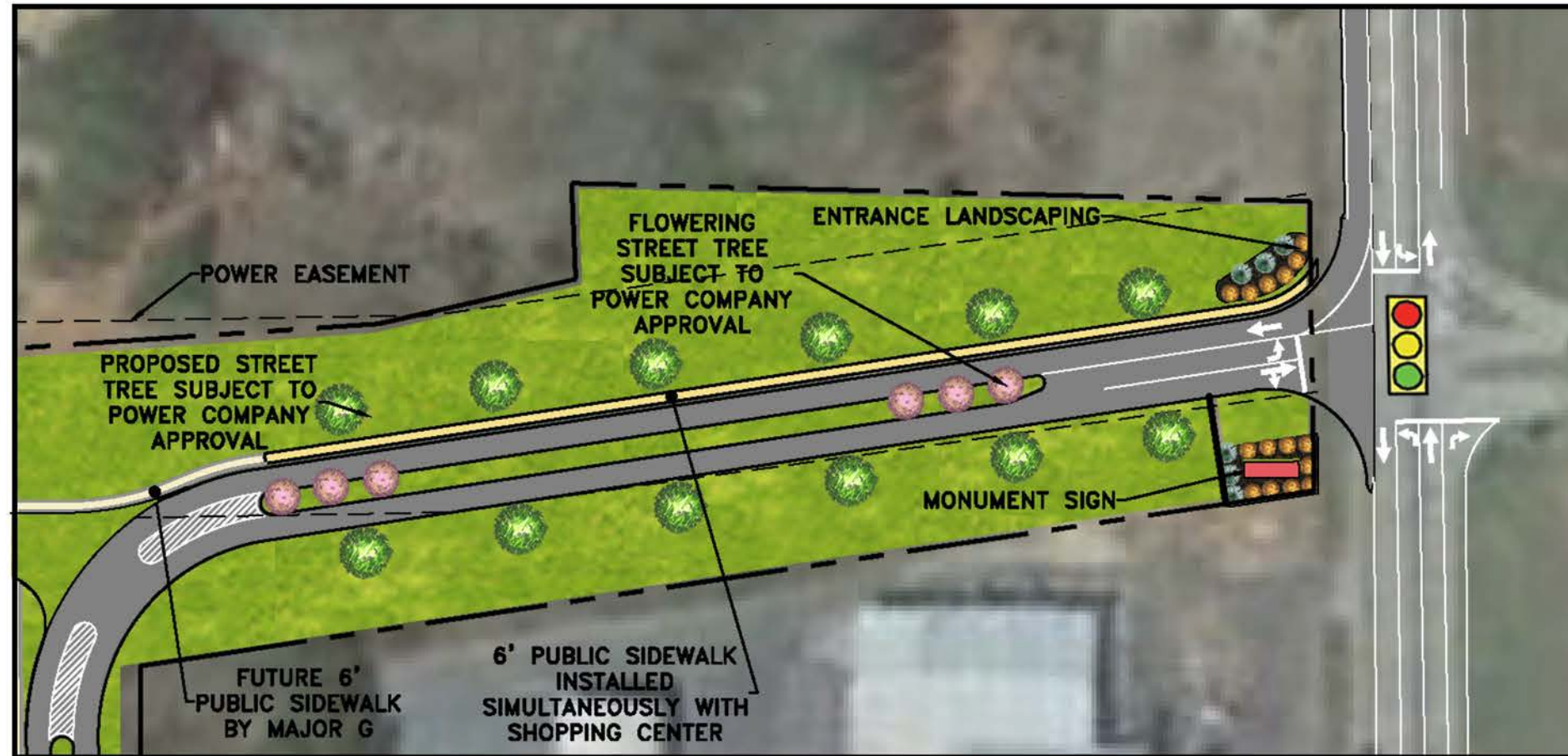
Pedestrian connectivity is at the forefront of design at Monroe Pavilion. Pedestrian access extends from the Retail Blvd sidewalk to the main retail building by running walkways adjacent to buildings and inside of landscaped medians. This route promotes safety and synergy among street front developments and to the primary commercial spaces behind them.

Not to Scale

VIGNETTE 3

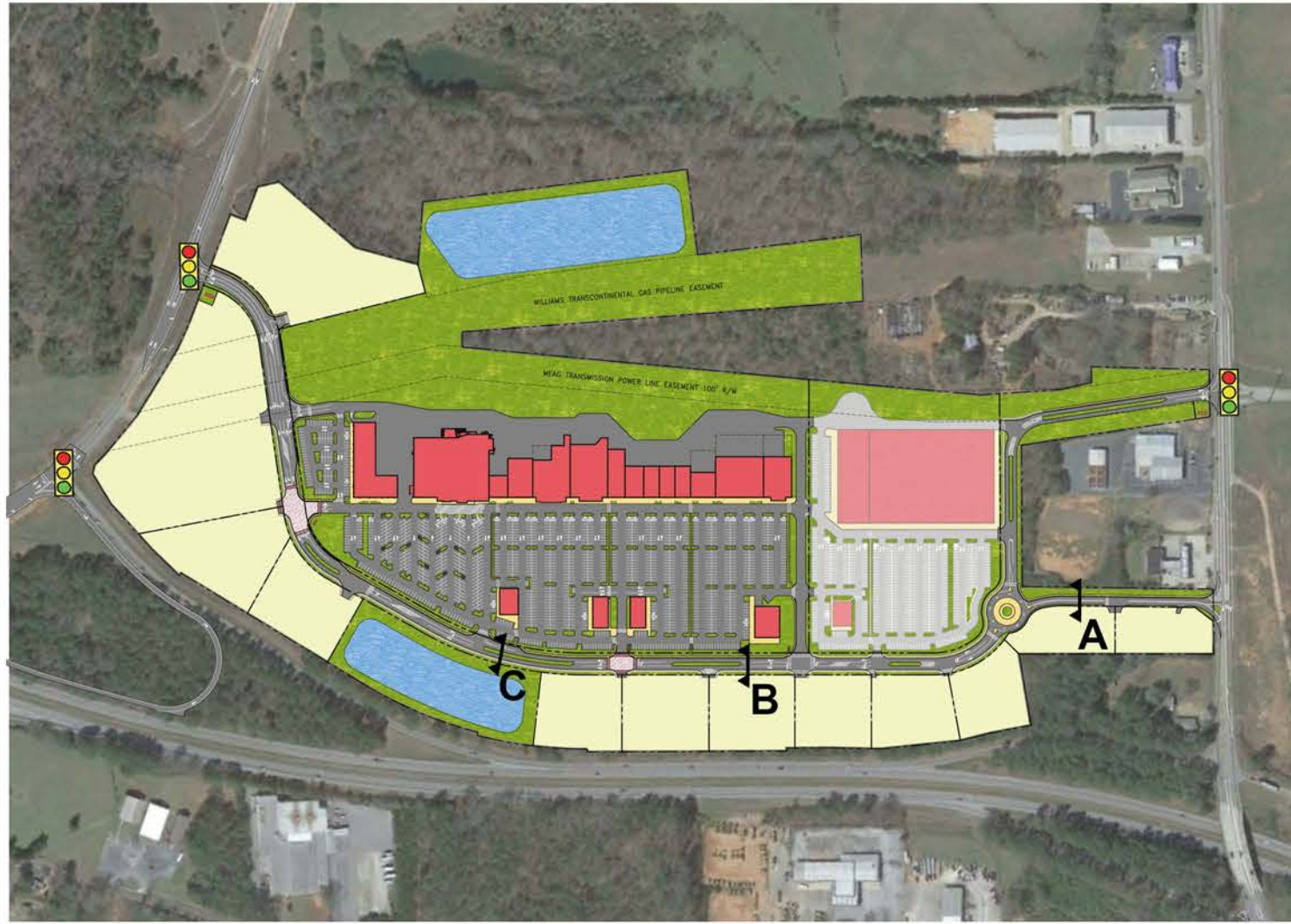


Not to Scale

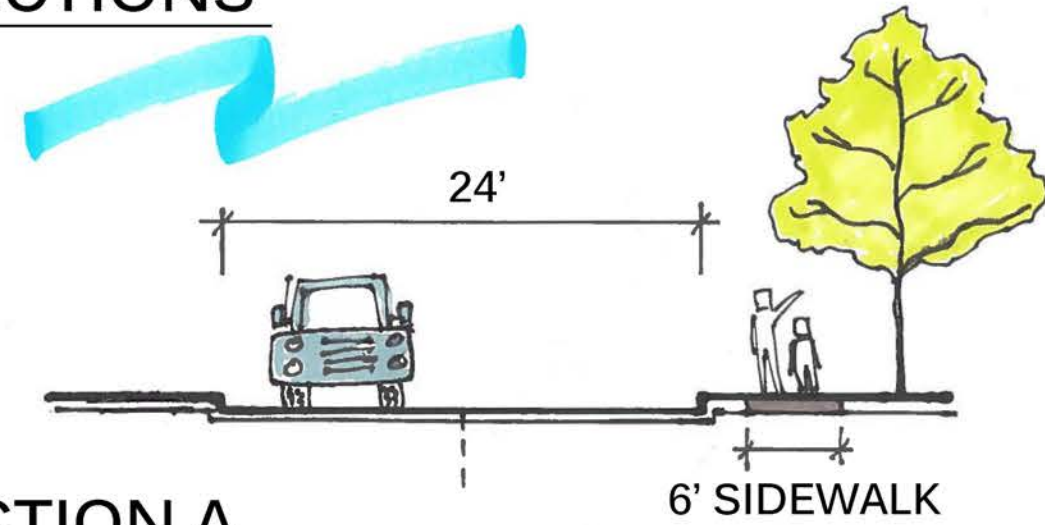


A tree lined boulevard will connect Georgia Highway 11 to Charlotte Rowell Boulevard. Canopy trees at regular intervals of 75' on center spacing will create rhythm and shade for motorists and pedestrians. Planted medians will provide multi-season interest.

BOULEVARD SECTIONS

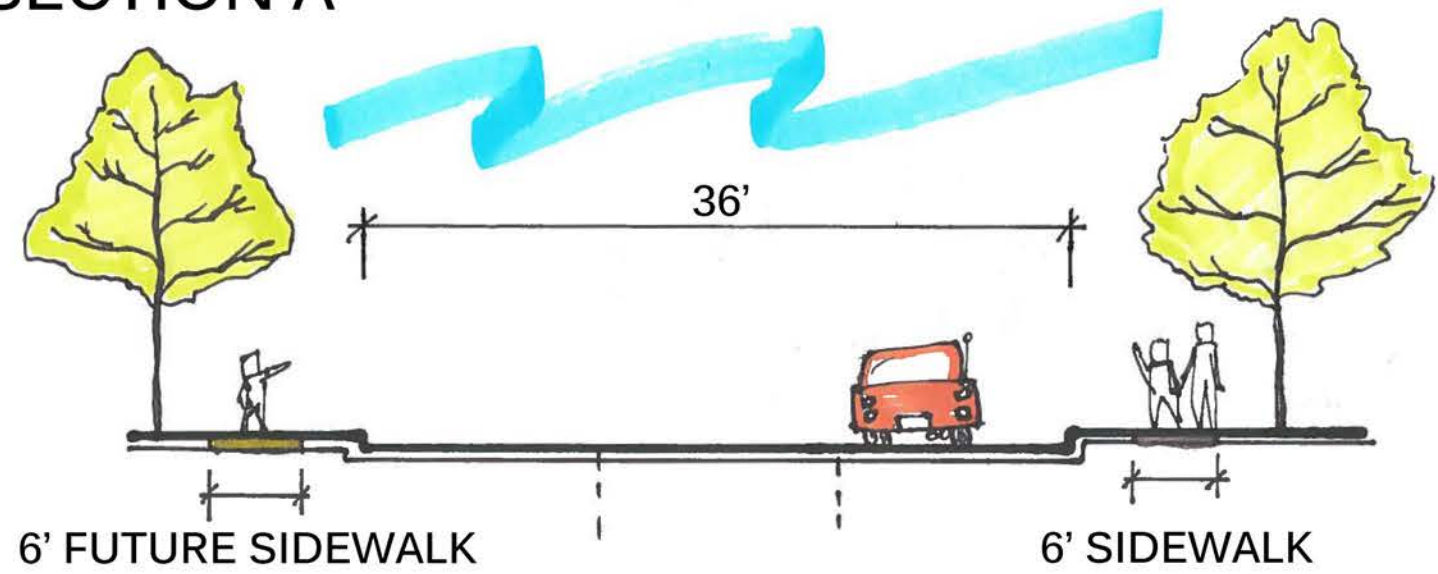


SECTION A



6' FUTURE SIDEWALK

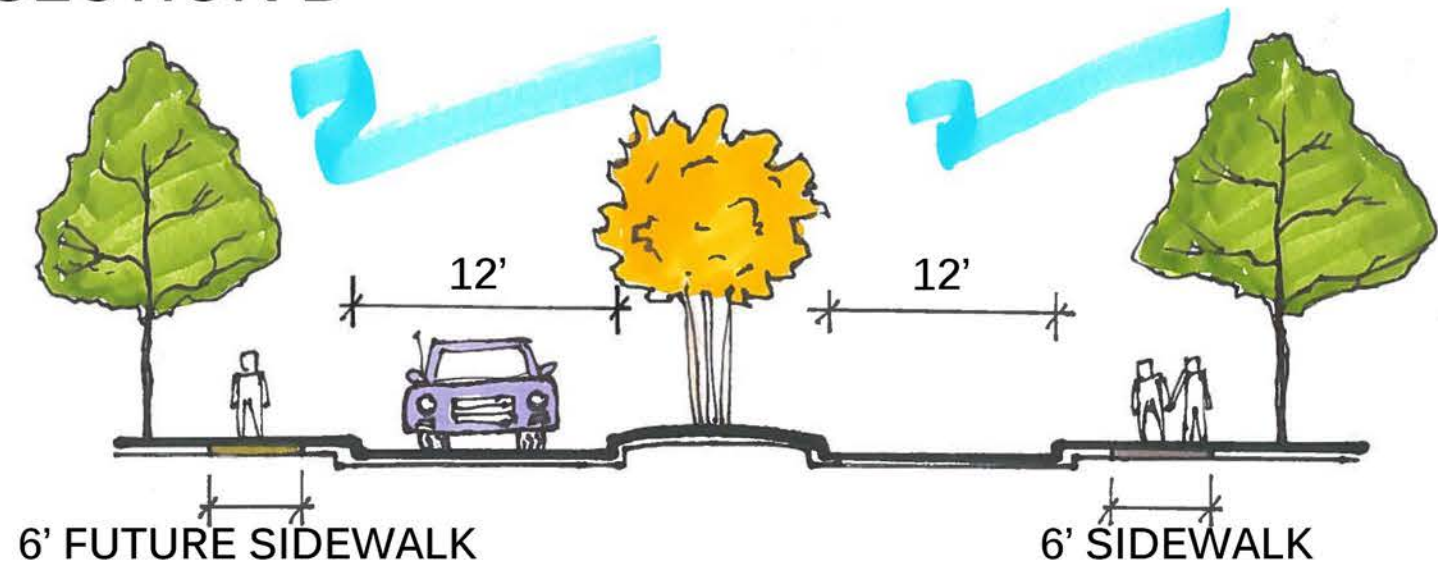
SECTION B



6' FUTURE SIDEWALK

6' SIDEWALK

SECTION C



3.1 INTRODUCTION:

Introduction:

This Pattern Book demonstrates a Planned Community Development which is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3). Throughout this book, this Planned Community Development shall also be referred to as PCD. This Pattern Book will describe and revise some sections of the current City of Monroe Zoning Ordinance, Corridor Design Overlay (CDO), and Highway Commercial District (B-3), to allow for a commercial shopping center development for future tenants and development plans to cohesively and conform as closely as possible to the City of Monroe Zoning Ordinance, Corridor Design Overlay (CDO), and Highway Commercial District (B-3), while allowing compromises to meet current developer and tenant(s) requirements and needs. Future Parcels & Outlots will meet the same architectural building requirements, materials, fenestrations, ornamentation, and signage requirements as shown and stated within this Pattern Book. This Pattern Book addresses REVISED items/wording within the current City of Monroe Zoning Ordinance and does not address items/wording that are of mutual agreement.

MATERIALS

Article V: GENERAL STANDARDS FOR ALL DISTRICTS

SECTION 570 - LOT COVERAGE

570.2 EXPANSION PROJECTS (page 26):

(1) Definition: Future building expansion not counted as expansion as long as illustrated on sheet 2.3.

ARTICLE VI: USE OF PROVISIONS BY DISTRICT

SECTION 643A - CORRIDOR DESIGN STANDARDS AND GUIDELINES

643A.2 ARCHITECTURE (page 49):

1) General Criteria for Conceptual Planning:

a) The general architecture of this new Planned Community Development with retail, grocery, restaurants, and services, will be designed with harmonious elements that create a character that is unique upon itself and is reflective of a gateway into the City of Monroe while using some materials that are common with the traditional and/or historic built environment, Fenestration and Ornamentation.

c) In areas where new structures are adjacent to and visible from roadways, architecture shall adhere to the standards set forth below:

(vii) Materials: Brick will be used throughout on every building in the entire project consistent with meeting the corporate identity of developments. Stucco (DFS) is a common product used in the tenant's prototype designs and shall be used in accordance to bring Major Tenants into this center affordably. Aluminum siding and vinyl siding will not be used anywhere. Wood siding and/or fiber cement products may be considered as architectural features on some buildings. E.I.F.S. will be used at cornice locations and on all sign bands for Anchor tenants.

| PRIMARY & ACCESSORY MATERIAL | |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| PRIMARY | ACCESSORY |
| BRICK STUCCO DFS | STONE FIBER CEMENT FABRIC (AWNINGS) STANDING SEAM METAL (ROOFING & CANOPIES) EIFS STOREFRONT, WINDOWS, GLASS |

FENESTRATIONS, & ORNAMENTATION

Article V: GENERAL STANDARDS FOR ALL DISTRICTS

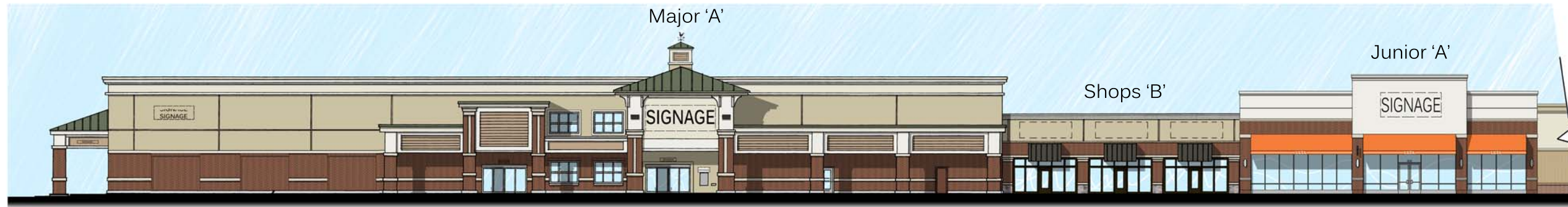
SECTION 570 - LOT COVERAGE

570.2 EXPANSION PROJECTS (page 26):

(viii) Fenestration: The spacing and placement of architectural bays and openings, and the solid-to-void ratio (wall-to-window), shall conform to keep façades from expanding longer than 100 feet in linear length by interrupting this linear length with fenestration. No uninterrupted length of façade shall exceed 100 feet. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Fenestration requirements. The other 3 sides of the building is not required to meet the fenestration requirements. Where a main building faces more than one public street, an entrance for each side may be proposed and then, each public entrance side will meet Fenestration requirements. To avoid box-like buildings, windows and other features are important to obtain the solid to void ratio. Facades that face public streets shall have arcades / canopies, display windows, exterior building façade accent elements, entry areas, awnings, recessed accent panels or other similar features along no less than 60% of the entire length of the building along the length of walkway span, not per individual tenant suite. Where additional establishments will be located within or nearly adjacent to the principal building, the solid to void criteria set forth above apply to each building façade along one length of walkway span. These requirements will also apply to each individual free-standing building front façade in a future Parcel or Outlot. Windows shall be recessed and shall include visually prominent framing features. Building façades on outlots facing U.S. Highway 78 are required to meet fenestration standards except no main entrance is required. The tenant's corporate identity needs to be protected per their design.

(ix) Ornamentation: Detailing found upon local buildings should serve as a model for new design elements, including but not limited to decorative masonry work, accent masonry, accent stucco elements, brackets, knee brackets, etc. Limited use of architectural masonry blocks may be used or considered for the creation of building details. Glass block will not be used anywhere. Building public entrance facades will include an expression of architectural or structural bay through a change in plane, such as an offset, stucco reveal, projecting rib, pilaster, or column. At least one of these elements shall repeat horizontally per tenant at an interval of not more than 30 feet. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Ornamentation requirements. The other 3 sides of the building is not required to meet the ornamentation requirements. Where a main building faces more than one public street, an entrance for each side may be proposed and then, each public entrance side will meet Ornamentation requirements. Projected panels for wall mounted signage is not required but preferred. Building façades on outlots facing U.S. Highway 78 are required to meet ornamentation standards except no main entrance is required. The tenant's corporate identity needs to be protected per their design.

RETAIL BUILDING OVERVIEW



- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- If elements and features are not addressed in this PCD document then refer to the City of Monroe Zoning Ordinance and Corridor Design Standards and Guidelines.

Summary

In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

TENANT MAJOR 'A'



FRONT ELEVATION

FENESTRATIONS:

241'-0" TOTAL LINEAR FEET (LF)
166'-7" FENESTRATION LF

166'-7"/241'-0" = 69% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

15'-0" = MAXIMUM LF WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LF REQUIREMENT)

ORNAMENTATION:

VERTICAL REVEALS, BRICK ACCENT AREAS, FIBER CEMENT PANELS, AND COLUMNS ARE LESS THAN 30'-0" IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
|------|---------------|------------------|-------------------------------------------------------------------------|
| B-1 | MODULAR BRICK | ACME BRICK | COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| DF-4 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| EF-3 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| SC-3 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| SC-4 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| SC-5 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND" |
| M-1 | METAL | PAC-CLAD | STANDING SEAM ROOF, COLOR: "AGED COPPER" |
| M-2 | METAL | PAC-CLAD | METAL COPING, COLOR: "SAND STONE" |
| M-3 | METAL | PAC-CLAD | METAL COPING, COLOR: "BURNISHED SLATE" |
| P-1 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| P-2 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM" |
| SF-2 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "DARK BRONZE" |
| ST-1 | STONE | ECHOLON | WATERFORD STONE, COLOR: "PEWTER" |

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- Grocery Anchor,

- Prototype. shell.

- Signage per tenant prototype requirements.

- Interior design layout dictates glazing location.

- Material selections and building form coordination with tenant.

TENANT JUNIOR 'A'



FRONT ELEVATION

FENESTRATIONS:

80'-0" TOTAL LENGTH (LF)
74'-0" FENESTRATION LF

74'-0"/80'-0" = 93% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

3'-0" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

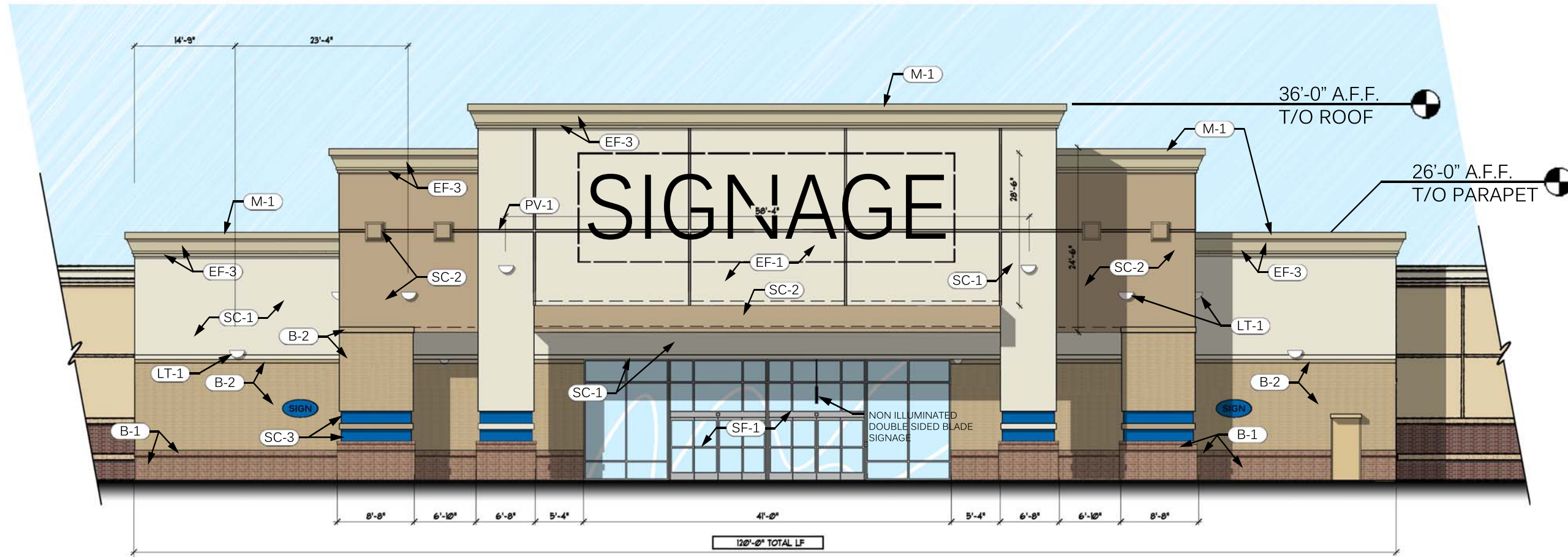
BRICK COLUMNS, FABRIC AWNINGS, & STOREFRONT (WINDOWS) ARE 30'-0" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
|------|---------------|--------------|-------------------------------------------------------------------------|
| B-1 | MODULAR BRICK | ACME BRICK | COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| F-1 | FABRIC | TBD | PATIO 500 ULTRA/EMBOSS, COLOR: "ORANGE POP" w/ WHITE LETTERS AND STRIPE |
| LT-1 | LIGHTING | TBD | ARCHITECTURAL LIGHT FIXTURE |
| SC-1 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM" |

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- Beauty supply anchor.
- Dictated prototype.
- Material selection with enhanced brick features on prototype façade.
- Tenant corporate colors.
- Tenant signage.

TENANT MAJOR 'B'



FRONT ELEVATION

FENESTRATIONS:

120'-0" TOTAL LENGTH (LF)
96'-0" FENESTRATION LF

96'-0"/120'-0" = 80% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

29'-6" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

COLUMNS, COLOR CHANGES, AND VERTICAL REVEALS ARE LESS THAN 30'-0" MAXIMUM SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| Code | Material | Manufacturer | Color/Finish |
|------|---------------|--------------|----------------------------------------------------------------|
| B-1 | MODULAR BRICK | BELDEN | COLOR: ST SIMON BLEND W/ ARGOS LIMESTONE MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 319 GRAY W/ ARGOS SAHARA MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 NACRE |
| EF-3 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 RAMIE |
| LT-1 | LIGHTING | T.B.D. | ARCHITECTURAL LIGHT FIXTURE |
| M-1 | COPING | BERRIDGE | METAL COPING, COLOR: SIERRA TAN |
| PV-1 | METAL | DRYVIT | PAINTED METAL REVEAL, COLOR TO MATCH: SW 6154 NACRE |
| SC-1 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 NACRE |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6108 LATTE |
| SC-3 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR: PMS 300 (N23824) |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: ANODIZED ALUMINUM |

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- Fashion anchor.

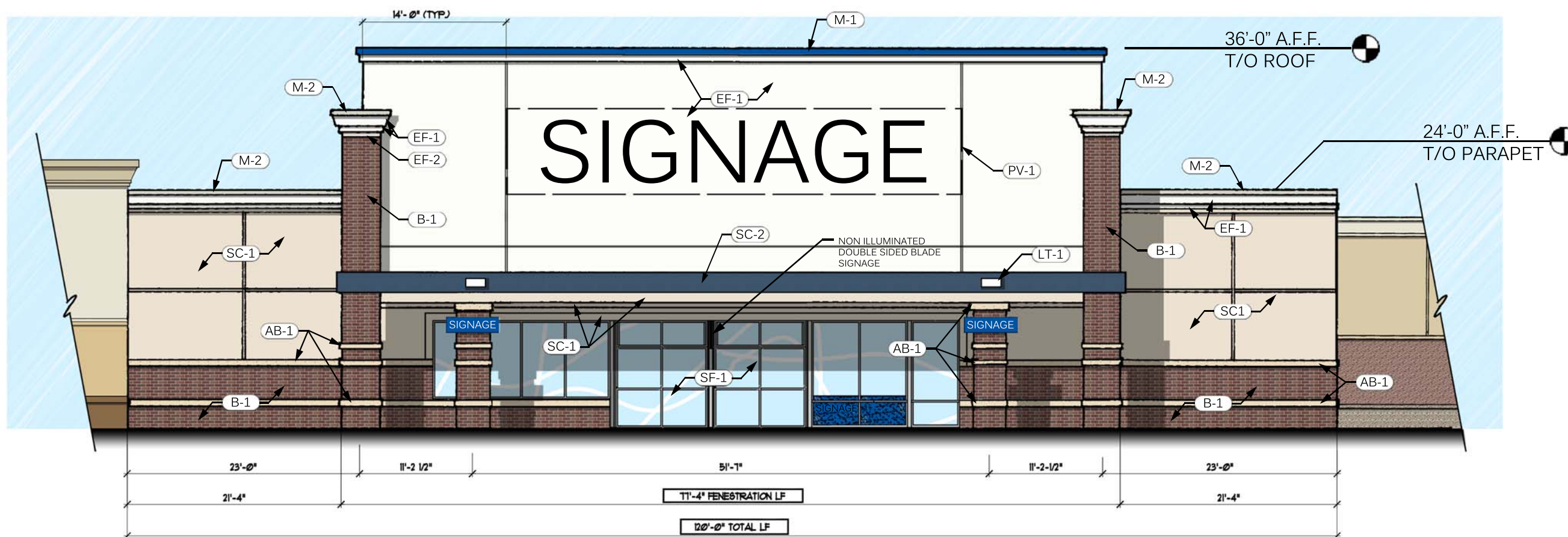
- Dictated prototype.

- Generalized description of construction and metals.

- Colors by corporate company as they relate to owners overall development.

- EIFS at signage band.

TENANT MAJOR 'C'



FRONT ELEVATION

FENESTRATIONS:

120'-0" TOTAL LENGTH (LF)
77'-4" FENESTRATION LF

77'-4"/120'-0" = 64% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

23'-0" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK/STUCCO COLUMNS, STOREFRONT (WINDOWS), & STUCCO VERTICAL REVEALS ARE 14'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| Code | Material | Manufacturer | Finish/Color |
|------|---------------------|--------------|----------------------------------------------------------------|
| AB-1 | ARCHITECTURAL BLOCK | TRENWYTH | COLOR: CAMBRIDGE W/ MORTAR, TOOLED JOINTS |
| B-1 | MODULAR BRICK | BELDEN | COLOR: AMHERST BLEND W/ ARGOS RED MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 310 CHINA WHITE |
| EF-2 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 385A SANDPIPER |
| LT-1 | LIGHTING | COOPER | WALL SCONCE, ENVUE # ENT-C02-LED-EI-BL3-WH |
| M-1 | COPING | BERRIDGE | METAL COPING, COLOR TO MATCH: BM #2016-20 CHAMPION COBALT BLUE |
| M-2 | COPING | BERRIDGE | METAL CANOPY, COLOR: PARCHMENT |
| PV-1 | METAL | DRYVIT | PAINTED METAL REVEAL, COLOR TO MATCH: DRYVIT - 310 CHINA WHITE |
| SC-1 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 449 BUCKSKIN |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 578 MIDNIGHT BLUE |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: CLEAR ANODIZED ALUMINUM |

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

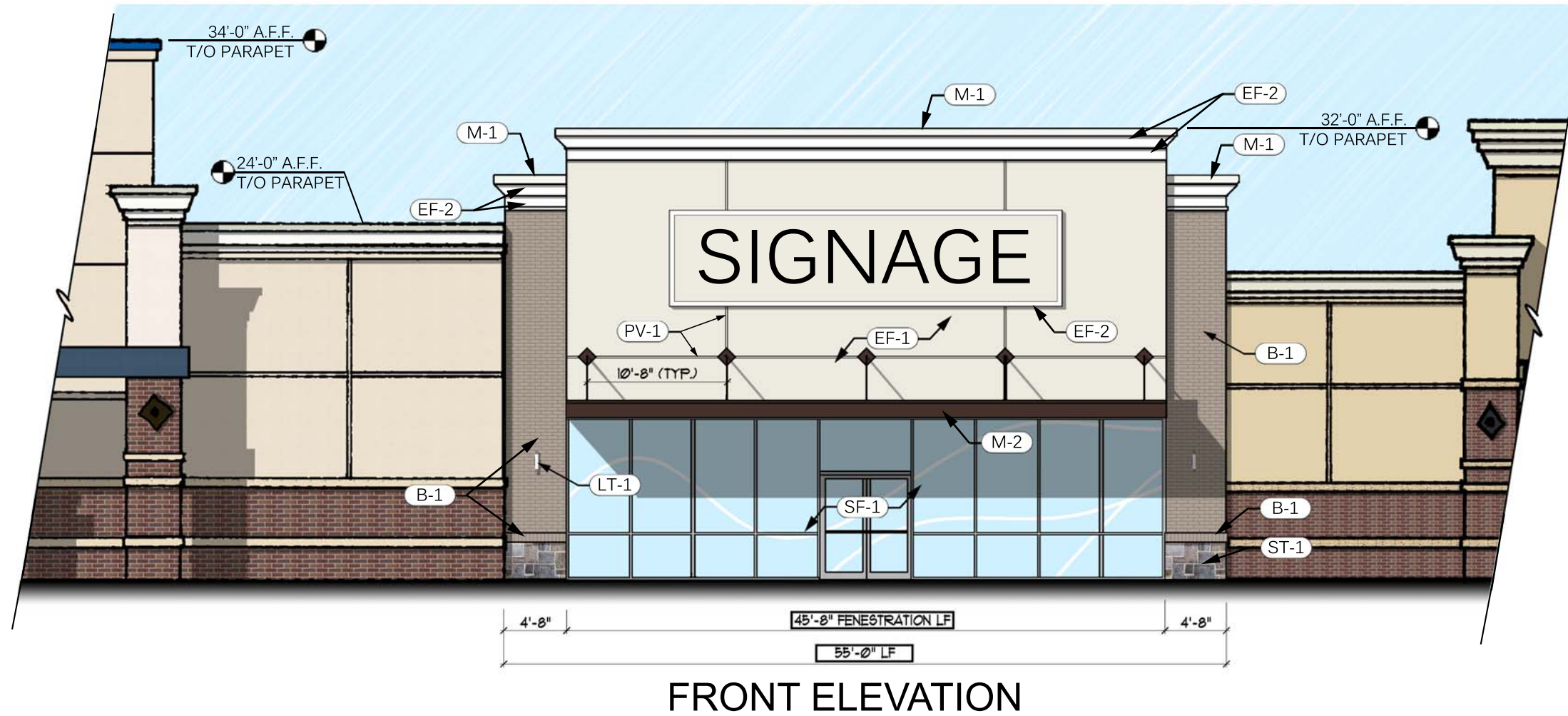
- Fashion anchor.

- Dictated prototype.

- Signage dictated by tenant with EIFS signage area.

- Enhanced brick on façade compared to prototype design.

TENANT JUNIOR 'B'



FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
45'-8" FENESTRATION LF

45'-8"/60'-0" = 76% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

4'-8" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

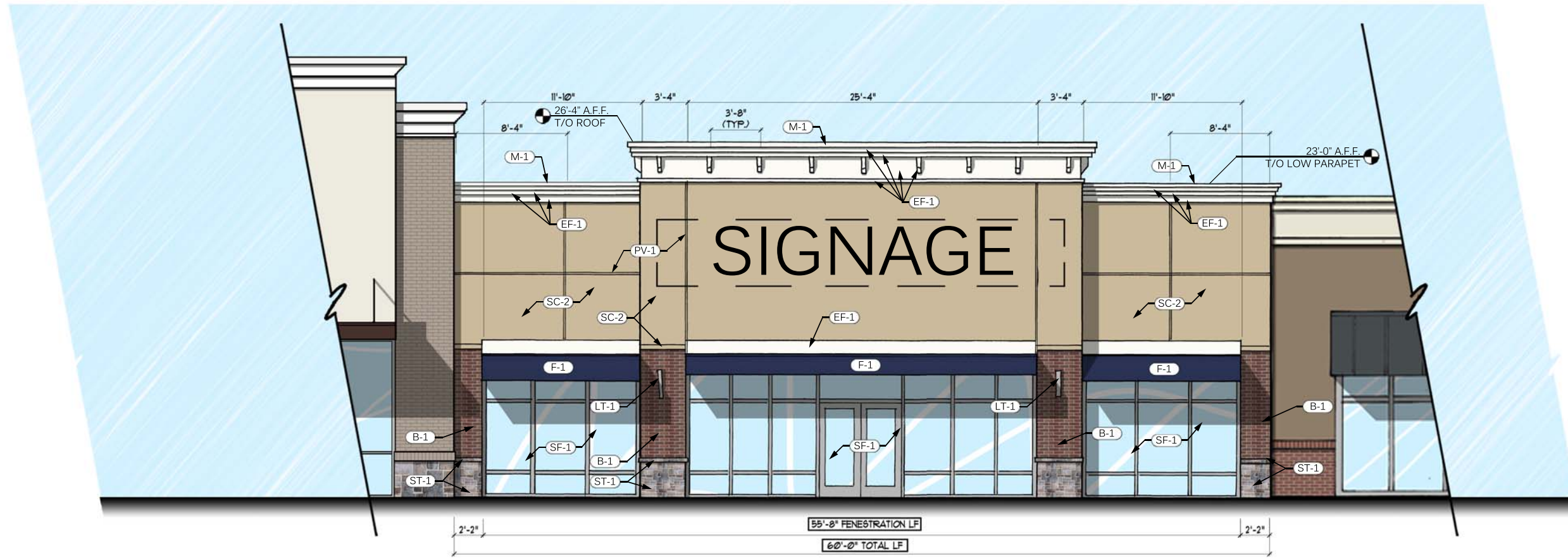
ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPY BRACKETS ARE 10'-8" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

| EXTERIOR FINISH SCHEDULE | | | |
|--------------------------|---------------|--------------|------------------------------------------------------------------------------------------|
| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
| B-1 | MODULAR BRICK | TAYLOR | EXTERIOR BRICK, "3118 CREAM" W/ ARGOS LITE BEIGE MORTAR, TOOLED JOINTS OR APPROVED EQUAL |
| EF-1 | STUCCO | DRYVIT | EIFS; COLOR TO MATCH DRYVIT 456 "OYSTER SHELL" |
| EF-2 | EIFS | DRYVIT | EIFS; COLOR TO MATCH DRYVIT 310 "CHINA WHITE" |
| LT-1 | LIGHTING | BROWNLEE | WALL SCONCE, 7176-18-GM-H08-40K-BAC |
| M-1 | METAL | PAC-CLAD | METAL COPING, COLOR: "BONE WHITE" |
| M-2 | METAL | MAPES | METAL AWNING, COLOR: "MAPES BRONZE BAKED ENAMEL" |
| PV-1 | METAL | DRYVIT | PAINTED METAL REVEAL, COLOR TO MATCH: DRYVIT 456 "OYSTER SHELL" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "CLEAR ANODIZED ALUMINUM" |
| ST-1 | STONE | WATERFORD | STONE, COLOR: "PEWTER" |

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- General merchandise anchor.
- Design dictated by corporate prototype.
- Colors and material dictated by corporate prototype.
- Tenant signage.

TENANT JUNIOR 'C'



FRONT ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
56'-8" FENESTRATION LF

56'-8"/60'-0" = 95% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

3'-4" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

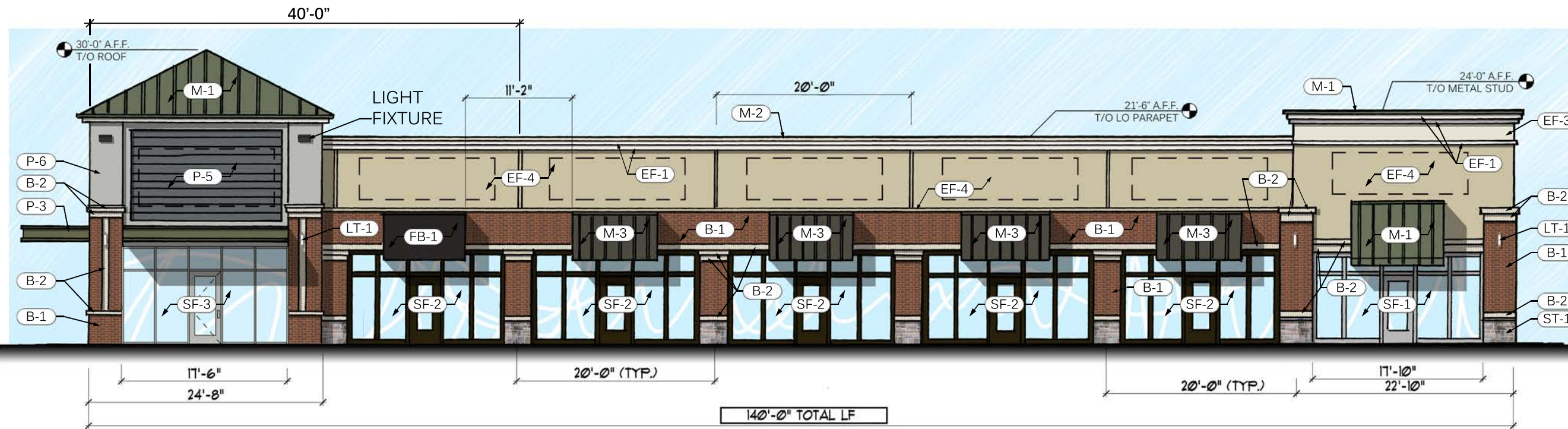
BRICK/STUCCO PILASTERS, VERTICAL REVEALS, & CORNICE BRACKETS ARE 8'-4" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
|------|---------------|--------------|-----------------------------------------------------------|
| B-1 | MODULAR BRICK | BELDEN | COLOR: AMHERST BLEND ARGOS RED MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | COLOR: DRYVIT "310 CHINA WHITE" |
| F-1 | FABRIC | SUNBRELLA | COLOR: SUNBRELLA "MARINE BLUE" |
| LT-1 | LIGHTING | T.B.D. | ARCHITECTURAL LIGHT FIXTURE |
| M-1 | METAL | PAC-CLAD | COPING, COLOR: "BONE WHITE" |
| PV-1 | METAL | DRYVIT | PAINTED METAL REVEAL, COLOR TO MATCH: SW 6142 "MACADAMIA" |
| SC-1 | STUCCO | DRYVIT | COLOR: DRYVIT "310 CHINA WHITE" |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6142 "MACADAMIA" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM" |

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- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- Shoe / accessories anchor.
- Dictated prototype.
- Material selection with enhanced brick features on prototype façade.
- Tenant corporate colors.
- Tenant signage.

SHOPS A ELEVATIONS



SHOPS 'A' FRONT ELEVATION

FENESTRATIONS:

140'-0" TOTAL LENGTH (LF)
140'-0" FENESTRATION LF

140'-0"/140'-0" = 100% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPIES ARE 16'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

| EXTERIOR FINISH SCHEDULE | | | |
|--------------------------|---------------|------------------|-------------------------------------------------------------------------------|
| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
| B-1 | MODULAR BRICK | HENRY BRICK | COLOR: PROVIDENCE WITH ARGOS KHAKI MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| EF-3 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| EF-4 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| SC-3 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| SC-4 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| SC-5 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND" |
| LT-1 | LIGHTING | BROWNLEE | WALL SCONCE, 7176-18-GM-H08-40K-BAC |
| M-1 | METAL | PAC-CLAD | STANDING SEAM ROOF, COLOR: "AGED COPPER" |
| M-2 | METAL | PAC-CLAD | METAL COPING, COLOR: "SAND STONE" |
| M-3 | METAL | PAC-CLAD | METAL COPING, COLOR: "BURNISHED SLATE" |
| P-1 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| P-2 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| P-3 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6180 "OAKMOSS" |
| P-4 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6156 "RAMIE" |
| P-5 | PAINT | SHERWIN WILLIAMS | PAINT, COLOR TO MATCH: SW 7075 "WEB GRAY" |
| P-6 | PAINT | BENJAMIN MOORE | PAINT, COLOR TO MATCH: BM HC-169 "COVENTRY GRAY" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM" |
| SF-2 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "DARK BRONZE" |
| SF-3 | PAINT | BENJAMIN MOORE | PAINTED STOREFRONT SYSTEM, COLOR: BM HC-169 "COVENTRY GRAY" |
| ST-1 | STONE | ECHOLON | WATERFORD STONE, COLOR: "PEWTER" WITH ARGOS TYPE-N GREY MORTAR, TOOLED JOINTS |



SHOPS 'A' SIDE ELEVATION

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• General retail / Restaurant / Services tenants

SHOPS B ELEVATION



SHOPS 'B' ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)

60'-0" FENESTRATION LF

60'-0"/60'-0" = 100% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPIES ARE 16'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

| EXTERIOR FINISH SCHEDULE | | | |
|--------------------------|---------------|------------------|-------------------------------------------------------------------------------|
| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
| B-1 | MODULAR BRICK | HENRY BRICK | COLOR: PROVIDENCE WITH ARGOS KHAKI MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| EF-3 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| EF-4 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| SC-3 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| SC-4 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| SC-5 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND" |
| LT-1 | LIGHTING | BROWNLEE | WALL SCONCE, 7176-18-GM-H08-40K-BAC |
| M-1 | METAL | PAC-CLAD | STANDING SEAM ROOF, COLOR: "AGED COPPER" |
| M-2 | METAL | PAC-CLAD | METAL COPING, COLOR: "SAND STONE" |
| M-3 | METAL | PAC-CLAD | METAL COPING, COLOR: "BURNISHED SLATE" |
| P-1 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| P-2 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| P-3 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6180 "OAKMOSS" |
| P-4 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6156 "RAMIE" |
| P-5 | PAINT | SHERWIN WILLIAMS | PAINT, COLOR TO MATCH: SW 7075 "WEB GRAY" |
| P-6 | PAINT | BENJAMIN MOORE | PAINT, COLOR TO MATCH: BM HC-169 "COVENTRY GRAY" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM" |
| SF-2 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "DARK BRONZE" |
| SF-3 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: BM HC-169 "COVENTRY GRAY" |
| ST-1 | STONE | ECHOLON | WATERFORD STONE, COLOR: "PEWTER" WITH ARGOS TYPE-N GREY MORTAR, TOOLED JOINTS |

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- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- General retail / Restaurant / Services tenants

643A.5 SIGNS (page 52):

(1) General Criteria: Signage shall be compatible with the new development's style and mass and visual character while maintaining tenant requirements and needs per the following criteria:

- a. Placement: Attached signs shall be in scale with and proportional to the host building, not to cover details, and be aligned substantially with adjacent tenant suites signage within the center and/or consistent with the design location of the specific store's façade of each tenant suite. Ground/Monument signs shall be oriented perpendicular to traffic flow. Corner lots may choose which traffic flow to address.
- b. Materials: Signs shall be wood or metal, and other materials per tenant signage design requirements consistent with this development and per sheet 4.10.
- c. Design: Sign design may be simple or in character with the development.
- d. Dimensions: Ground/Monument signs are permitted and allowed to be in proportion to the center that it represents in size, material, and scale.
- e. Lighting: Major and Junior anchors signs, tenants 5,000 square feet or greater, future independent buildings at Parcels and/or Outlots, Hotel signs, Office signs, and Ground/Monument signs, shall be internally illuminated. All other signs shall have halo lighting features or indirectly lit with goose-neck or similar light fixtures that do not block or interfere with the visual reading of the sign.

ARTICLE VII: DIMENSIONAL REQUIREMENTS AND EXCEPTIONS:

SECTION 700 – CHARTS OF DIMENSIONAL REQUIREMENTS

700.2 P, CBD, B-1, B-2, & B-3 DIMENSIONAL REQUIREMENTS (page 61):

SECTION 700.2: TABLE 12 – COMMERCIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS (pages 61-62):

The PCD Maximum Building Parapet Height or roof peak will not be higher than 37'-0" above finish floor, not including future hotel(s). The PCD Maximum Building Parapet Height for future hotel(s) will not be higher than 54'-0" above finish floor.

SECTION 710 - EXCEPTIONS AND MODIFICATIONS

SECTION 710.2: HEIGHT LIMITS (page 63):

The height limits listed in this PCD shall not apply to structures not intended for human occupancy such as church spires, flagpoles, chimneys, cupolas, monuments, radio or television towers or aerials, water towers, or similar architectural vertical projections. However, the top of signage allowable height will be no greater than 35'-0" above finish floor, not including future hotel(s). The top of signage allowable height for future hotel(s) will be no greater than 52'-0" above finish floor. The heights of telecommunication towers and antennas are governed by Article XI.

ARTICLE XII – SIGNS

SECTION 1210 - DEFINITIONS

1210.1 GENERAL DEFINITIONS (page 78)

AREA OF SIGN: Only one face of a double-faced sign, as defined herein, bearing identical copy on each side shall be used in computing the area, otherwise both sides shall be used in computing area.

(2) WALL SIGN: The area of a wall sign shall mean and shall be computed using the smallest contiguous square, circle, rectangle, triangle, or combination thereof, that would encompass the external limits of the writing, representation, emblem, or other display. Any material or color forming a background of the display or used to differentiate the sign from the backdrop or structure against which it is placed will not be included in the sign area. When a wall sign is formed by placing individual letters, numbers, or figures on the wall, without a distinguishing background, the area shall be determined by a contiguous perimeter drawn around all letters, numbers figures, trademark, or other symbols, enclosing the limits of writing. Any letters, numbers, figures, trademarks, or graphics separated by 12 inches or more shall be considered two separate signs.

1210.2 SPECIFIC DEFINITIONS (pages 78-81):

(1) AWNING AND CANOPY SIGN means a sign imposed or painted upon any roof-like structure that provides either permanent or temporary shelter for adjacent walkways or entrances to a building or property. Awning and canopy signs are allowed up to 20% of total area of independent awning or canopy. Canopy signage area is considered separate than wall signage and is to be computed separate than wall signage.

(15) GROUND SIGN OR MONUMENT SIGN means a permanently affixed sign, which is wholly independent of a building for support.

(16) HEIGHT OF A GROUND SIGN OR MONUMENT SIGN means the vertical distance from the base of the sign at normal grade to the top of the highest component of the sign. Normal grade shall be the predominant grade after construction, exclusive of any filling, berming, mounding or excavating for the purpose of locating or elevating the sign. Base shall be where the sign support meets, or should meet, the normal grade. Ground Signs or Monument Signs shall be no greater than 28'-0" above normal grade. This particular development is allowed two (2) monument signs.

(18) ILLUMINATED SIGN, INTERNAL means a sign illuminated by an internal light source. Internally illuminated signs are allowed for Ground Signs or Monument Signs. Internally illuminated signs are allowed for wall signs at Major Anchors and Junior Anchors which are 5,000 square feet or greater, and future independent buildings at Parcels and/or Outlots. Internally illuminated signs are discouraged for all other wall mounted signs.

(50) WINDOW SIGN means any type of sign located entirely within the interior of a building or structure, and placed near or on a window or door, the letters, numbers, pictorial or sculptured matter of which is visible from public right of ways at the exterior of the premises. Window signs shall not be internally illuminated except for signs referring to 'open / closed' and 'hours of operations' signs.

1250.2 NON-RESIDENTIAL ALLOWABLE SIGNS (pages 84-85):

(1) GROUND SIGNS:

(a) Platted Outlots, and/or a single building, or tenant suite shall be permitted a maximum of one (1) sixty-four (64) foot double sided Ground Signage area per each public street frontage.

(c) No Ground Sign for Outlots, and/or a single building, or tenant suite shall have a height greater than nine feet above normal grade.

(2) WALL SIGNS:

(a) Platted Outlots, and/or a single building, or tenant suite shall be permitted one (1) or more wall sign(s) not to exceed two and one-half (2.5) square feet per linear foot of building frontage along the length of one sidewalk span per each public street frontage/entrance. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Wall Signage requirements. Where a main building faces more than one public streets, an entrance for each side may be proposed and then, each public entrance side will meet Wall Signage requirements. Building façade signage facing U.S. Highway 78 will follow city signage ordinance.

(3) PLANNED CENTERS AND MULTI-TENANT COMPLEXES:

(a) GROUND SIGNS:

(i) Planned Center Developments and Multi-Tenant Complexes shall be permitted a maximum of one (1) four hundred (400) square foot ground sign for each street adjacent to project site.

(ii) No ground sign shall have a height greater than 28'-0" above normal grade.

(vi) Planned Center Developments and Multi-Tenant Complexes shall also be permitted an entrance sign. Ground/Monument signs may be considered as an entrance sign. Such signs shall be either one double -sided Ground/Monument sign located at each entrance of the development, each side of which shall not exceed 230 SF signage area or two one sided signs, each sign side is not to exceed 230 square feet signage area. The only permitted text on entrance signs shall be the name and street number of the planned center and the individual Tenant names.

(b) WALL SIGNS: Refer to Article XII -SIGNS in this PCD book

(d) TENANT DIRECTIONAL SIGNS Each planned community development shall be allowed additional directional signage as follows:

(i) Maximum sign size is twenty-four (24) square feet, not including sign base or decorative sign perimeter. Maximum height from base is 6'-0".

(v) Three signs are allowed per internal intersection of private drives or public streets within the project and shall not be allowed on state routes or arterial roads.

(e) Refer to Section 1250.2 NON-RESIDENTIAL ALLOWABLE SIGNS in this PCD book

SECTION 1255 CONSTRUCTION AND MAINTENANCE REQUIREMENTS (pages 88-89):

(10) The illumination of internally illuminated signs shall not exceed twenty (25) foot candles of LED and/or incandescent light measured at a distance of ten feet from such structure.

SECTION 1265 PROHIBITED SIGNS AND ADVERTISING DEVICES (page 89):

(2) Awning and canopy signs are allowed – refer to Section 1210.2 SPECIFIC DEFINITIONS in this PCD book.

TENANT MAJOR 'A'

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1.



FRONT ELEVATION

MAJOR 'A' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA = 7,721 SF

MAIN WALL SIGN AT ENTRY TOWER = 7'-3" HIGH x 20'-10" WIDE = 151 SF
 SIGN AT LEFT SIDE OF BUILDING = 4'-3" HIGH x 12'-11-1/4" WIDE = 55 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 206 SF

WALL SIGNAGE AREA IS NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
 BUILDING FRONTAGE = 241'-0"
 CALCULATION = 241'-0" x 2.5 = 602.5 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENT WITH 206 SF OF WALL SIGNAGE)

TENANT JUNIOR 'A'



In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

JUNIOR 'A' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA: 824 SF + 986.3 SF + 518 SF = 2,328.3 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 9'-0" HIGH x 20'-0" WIDE = 180 SF

AWNING 1 = 150 SF
AWNING 1 SIGNAGE AREA = 3 SF

AWNING 2 = 137 SF
AWNING 2 SIGNAGE AREA = 3 SF

AWNING 3 = 88 SF
AWNING 3 SIGNAGE AREA = 3 SF

WALL SIGNAGE AREA IS NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 80'-0"
CALCULATION = 80'-0" x 2.5 = 200 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 180 SF OF WALL SIGNAGE)

AWNING SIGNAGE AREA IS NOT TO EXCEED 20% OF TOTAL AREA OF INDEPENDENT AWNING AND IS TO BE COMPUTED SEPARATE THAN WALL SIGNAGE:
AWNING 1: 3 SF/150 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)
AWNING 2: 3 SF/137 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)
AWNING 3: 3 SF/88 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)

TENANT MAJOR 'B'



In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

MAJOR 'B' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA = 3,881 SF

WALL MAIN SIGN 1 = 6'-0" HIGH x 24'-0" WIDE = 144 SF

WALL MAIN SIGN 2 = 3'-6" HIGH x 42'-0" WIDE = 147 SF

TWO PLAQUE SIGNS = 8 SF x 2 = 16 SF (THESE ACCENT SIGNS ARE NOT INCLUDED IN TOTAL SIGNAGE AREA)

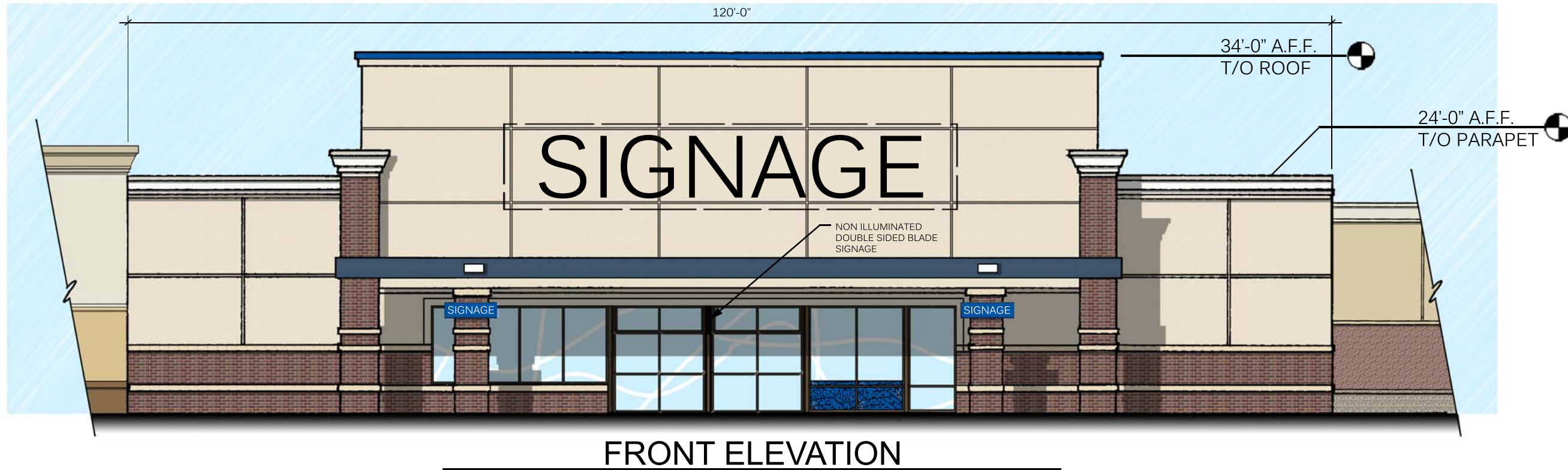
TOTAL ESTIMATED WALL SIGNAGE SF = 291 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:

BUILDING FRONTAGE = 120'-0"

CALCULATION = 120'-0" x 2.5 = 300 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 291 SF OF WALL SIGNAGE)

TENANT MAJOR 'C'



In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

MAJOR 'C' - WALL SIGNAGE AREA:

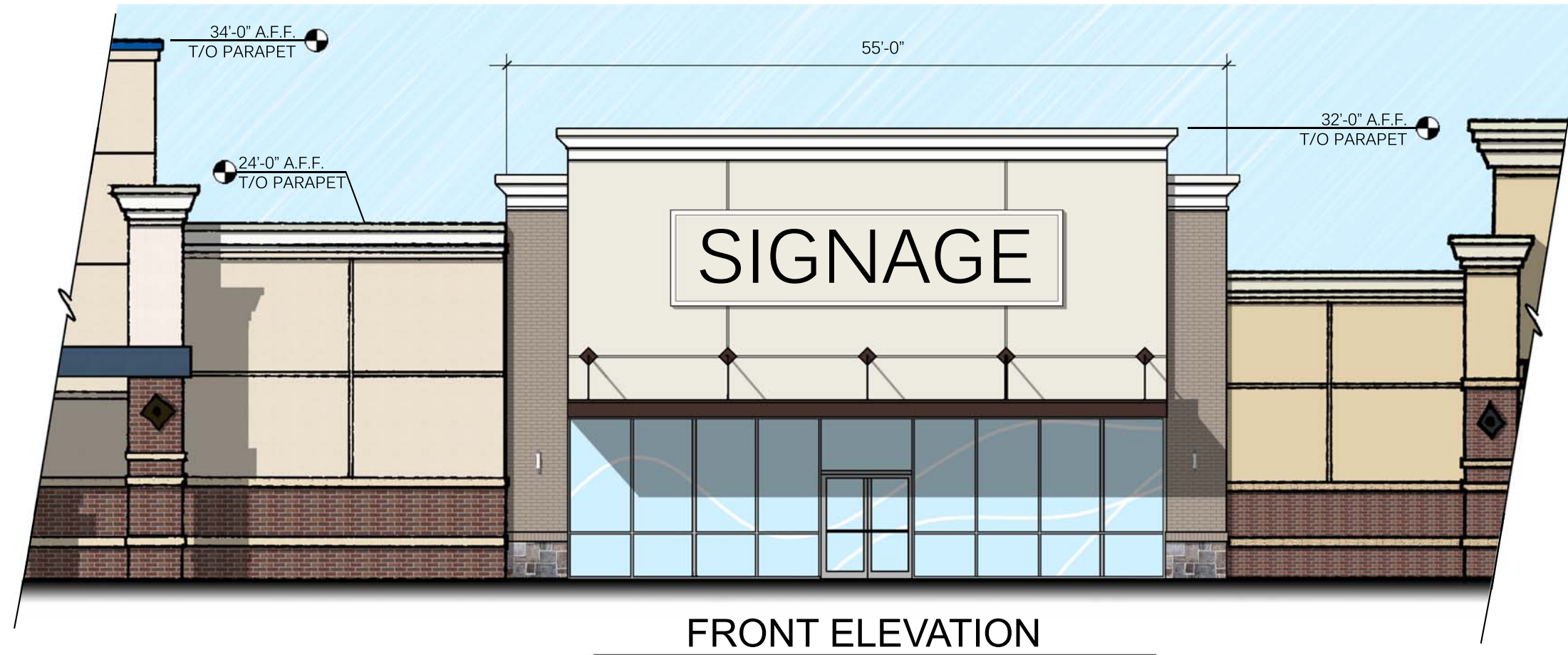
BUILDING FRONT FAÇADE AREA: 553.5 SF + 2644.3 SF + 556.2 SF = 3754 SF

MAIN SIGNAGE = 6'-0" HIGH x 31'-1" WIDE = 185.5 SF
 COLUMN-WRAP SIGNAGE = 1'-2" HIGH x 4'-0" = 4.67 SF x 2 = 9.33 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 195 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
 BUILDING FRONTAGE = 120'-0"
 CALCULATION = 120'-0" x 2.5 = 300 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 195 SF OF WALL SIGNAGE)

TENANT JUNIOR 'B'



FRONT ELEVATION

JUNIOR 'B' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 148.2 SF + 1574.4 SF = 148.2 SF = 1,870.8 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 3'-3" HIGH x 23'-0" WIDE = 75 SF

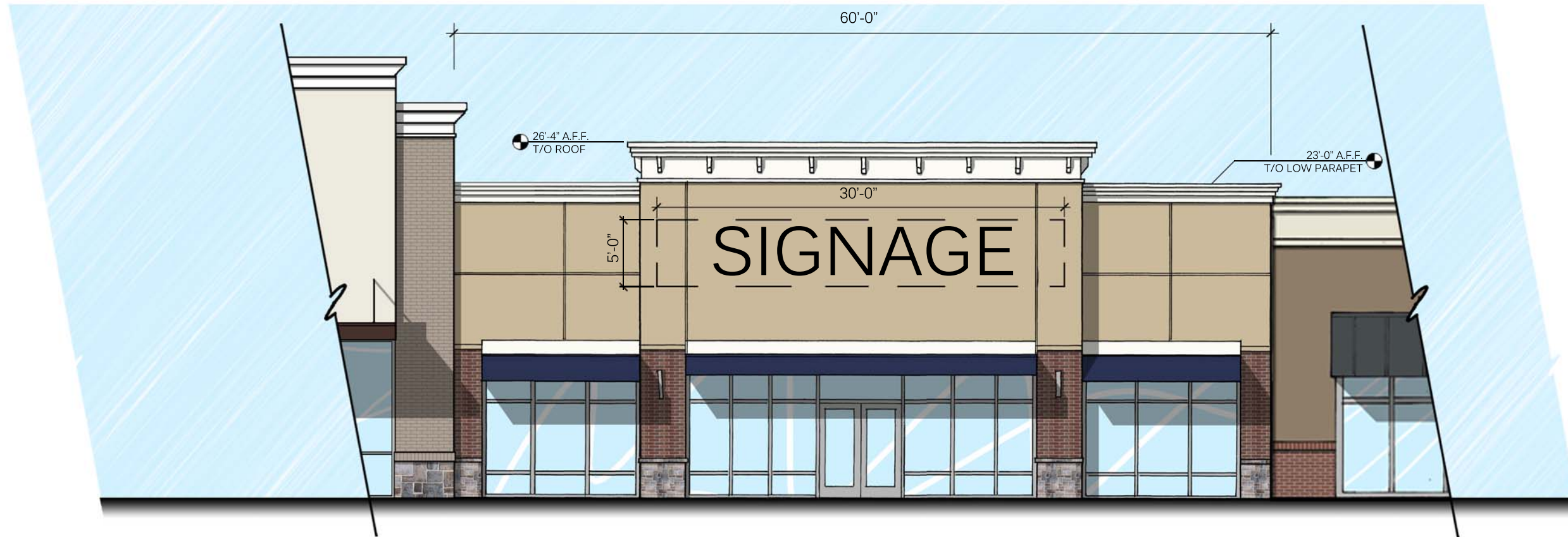
MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:

BUILDING FRONTAGE = 55'-0"

CALCULATION = 55'-0" x 2.5 = 137.5 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 75 SF OF WALL SIGNAGE)

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

TENANT JUNIOR 'C'



FRONT ELEVATION

JUNIOR 'C' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 326 SF + 865 SF + 326 SF = 1,517 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 5'-0" x 30' = 150 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:

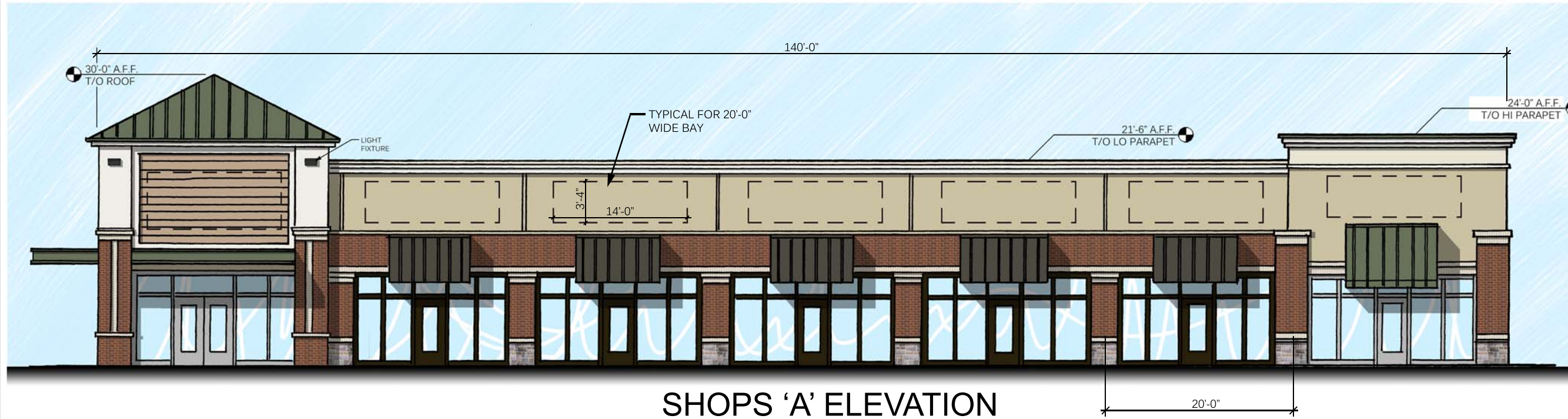
BUILDING FRONTAGE = 60'-0"

CALCULATION = 60'-0" x 2.5 = 150 SF (THIS FACADE WILL MEET SIGNAGE AREA REQUIREMENTS WITH 150 SF OR LESS OF WALL SIGNAGE)

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

SHOPS A & B ELEVATIONS

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1



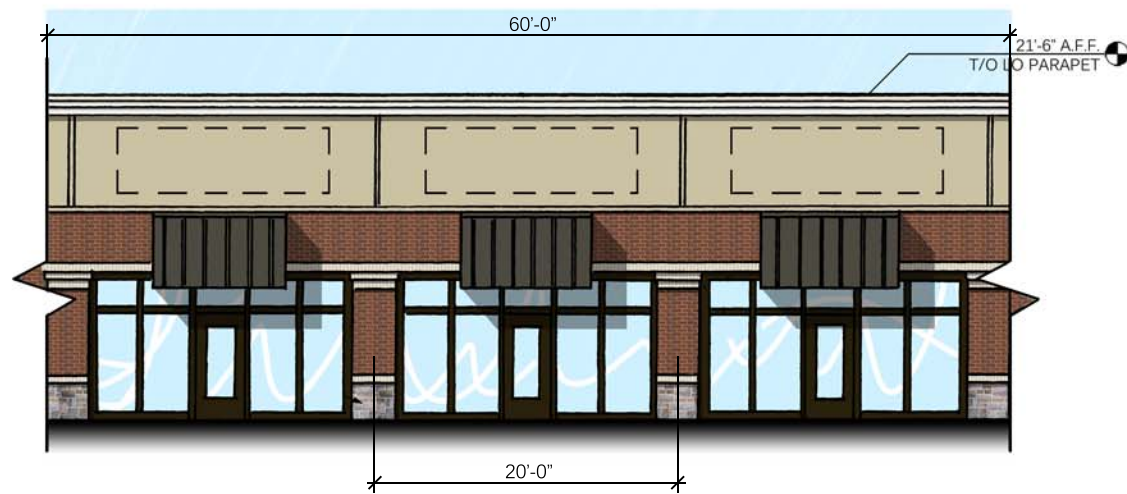
SHOPS 'A' ELEVATION

SHOPS 'A' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA = 3,521 SF

WALL SIGNAGE AREA FOR ENTIRE LENGTH OF SIDEWALK SPAN:
SEVEN (7) SIGNS = 3'-6" HIGH x 14'-0" WIDE = 49 SF x 7 = 343 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 140'-0"
CALCULATION = 140'-0" x 2.5 = 350 SF (THIS FAÇADE MEETS THE SIGNAGE AREA REQUIREMENTS WITH 343 SF OF WALL SIGNAGE)



SHOPS 'B' ELEVATION

SHOPS 'B' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA = 1,290 SF

WALL SIGNAGE AREA FOR ENTIRE LENGTH OF SIDEWALK SPAN:
THREE (3) SIGNS = 3'-6" HIGH x 14'-0" WIDE = 49 x 3 = 147 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 60'-0"
CALCULATION = 60'-0" x 2.5 = 150 SF (THIS FAÇADE MEETS THE SIGNAGE AREA REQUIREMENTS WITH 147 SF OF WALL SIGNAGE)

SIGNAGE LIGHTING

Indirect signage lighting examples



- This page demonstrates non-internally illuminated examples of wall signage.
- Internally illuminated signs are allowed for wall signs at Major Anchors, Junior Anchors, and future independent buildings at Parcels and/or Outlots, which are 5,000 square feet or greater.

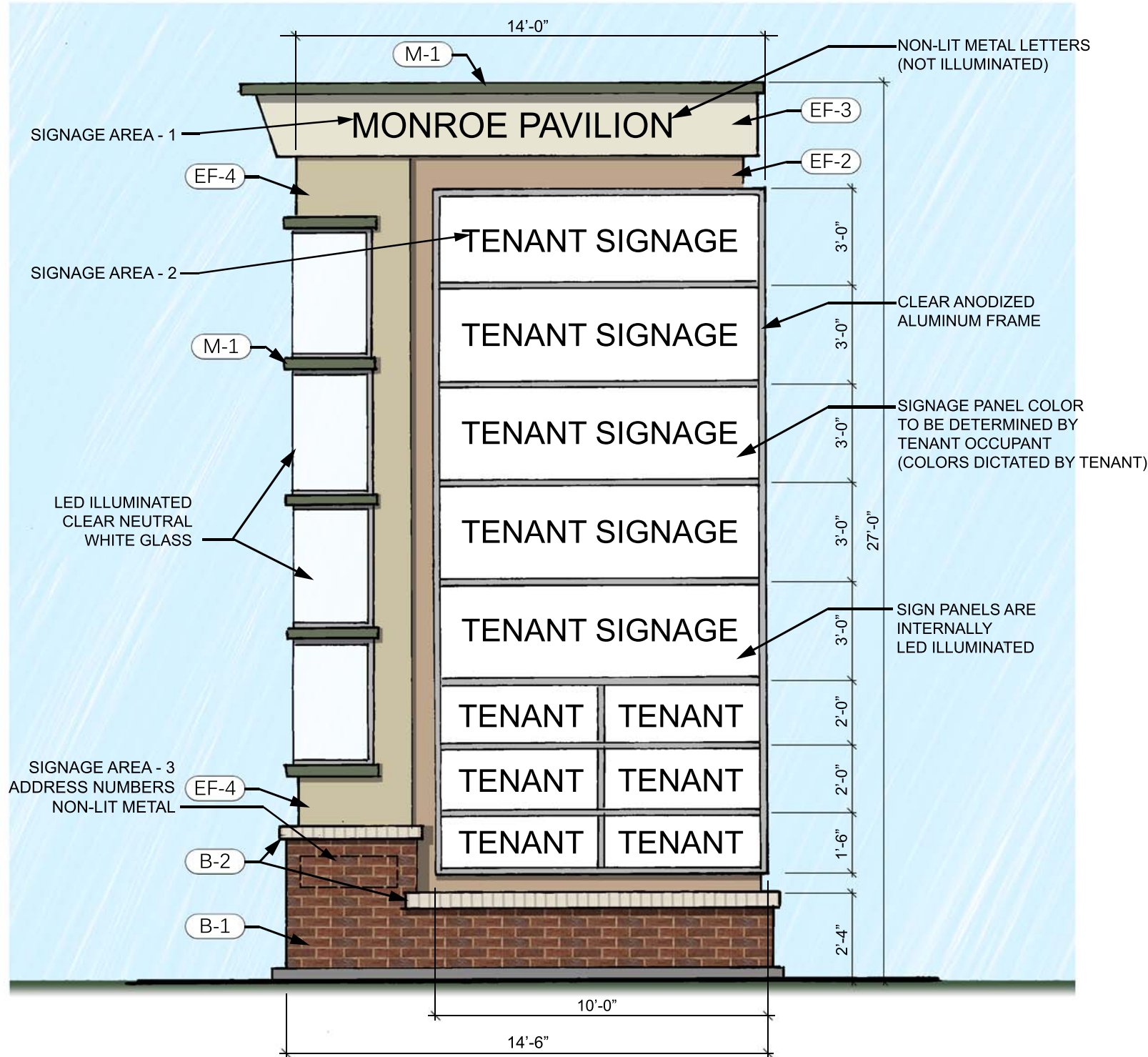
Halo signage lighting examples



Internally illuminated signage examples



FREE STANDING SIGNS

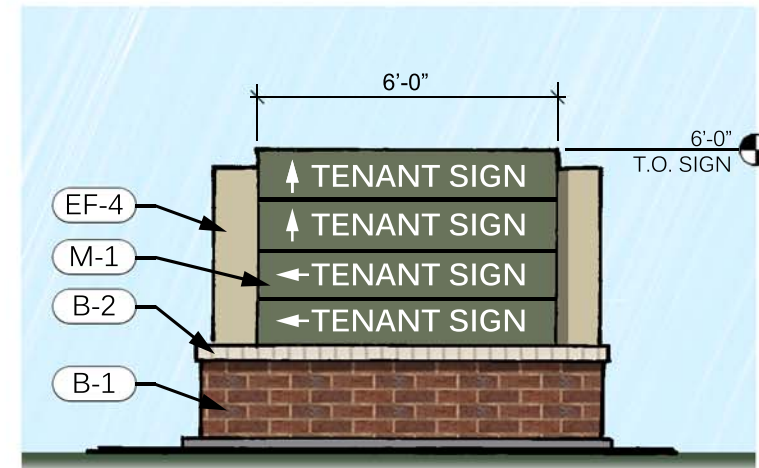


MONUMENT SIGN ELEVATION

N.T.S.

MONUMENT AREA CALCULATIONS FOR ONE SIDE:
TOTAL MONUMENT AREA SF = 380 SF

SIGNAGE AREA CALCULATIONS FOR ONE SIDE:
AREA 1: 1'-0" x 10'-0" = 10 SF
AREA 2: 20'-6" x 10'-0" = 205 SF
AREA 3: 1'-0" x 3'-0" = 3 SF
TOTAL SIGNAGE AREA SF = 218 SF



DIRECTIONAL SIGN ELEVATION

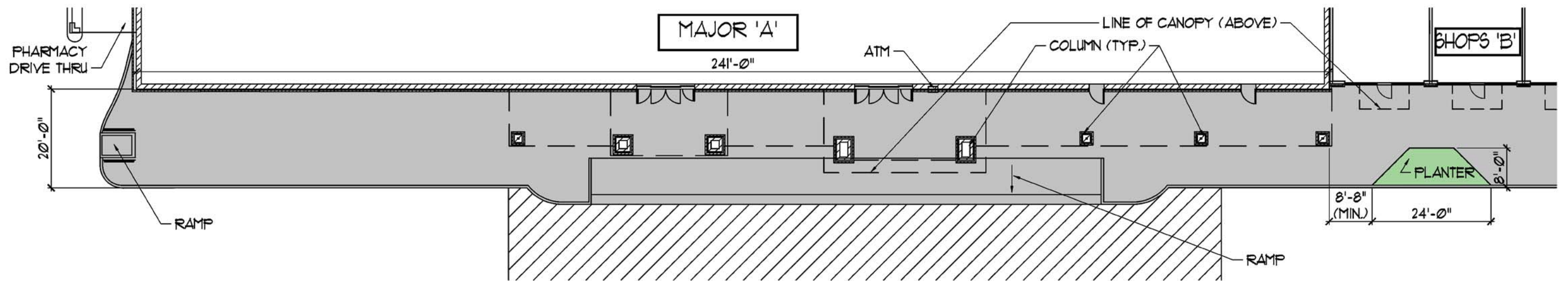
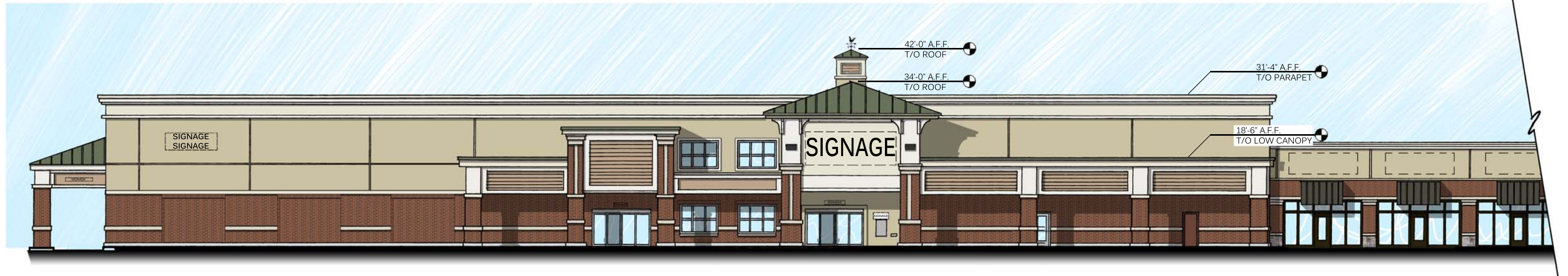
N.T.S.

SIGNAGE AREA CALCULATIONS FOR ONE SIDE:
AREA: (4) 1'-0" x 6'-0" PANELS = 6 SF
TOTAL SIGNAGE AREA SF = 24 SF

NOTE:
FOR SIGN LOCATIONS
REFER TO PAGE 2.3

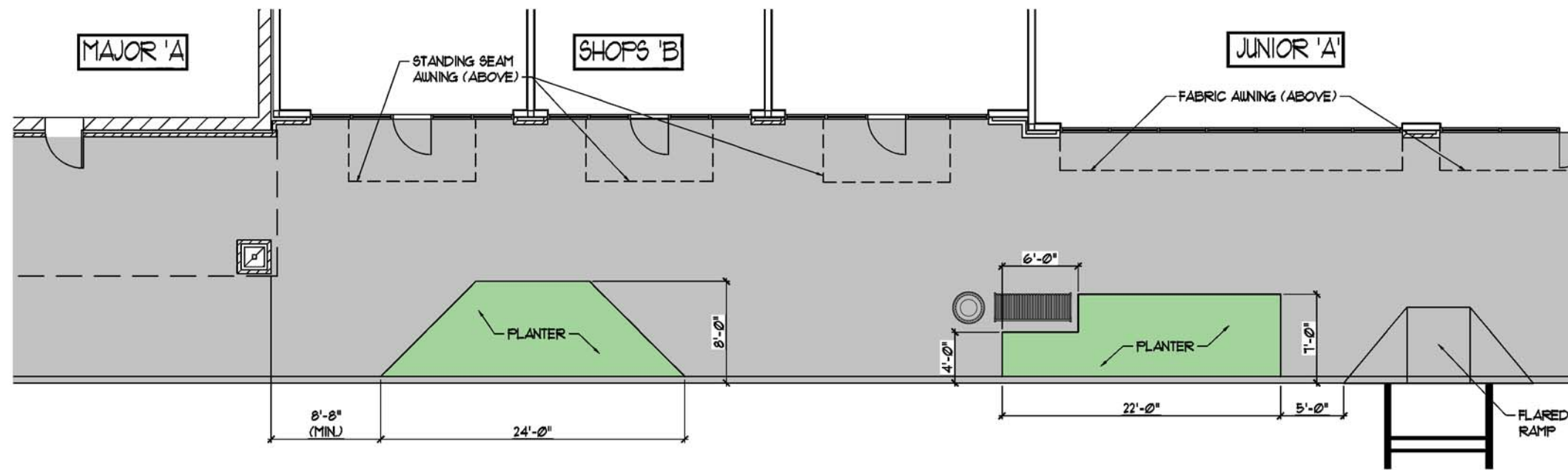
EXTERIOR FINISH SCHEDULE

| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
|------|---------------|--------------|--------------------------------------------------------------|
| B-1 | MODULAR BRICK | ACME BRICK | COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| EF-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| EF-3 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| EF-4 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| M-1 | METAL | PAC-CLAD | STANDING SEAM ROOF, COLOR: "AGED COPPER" |



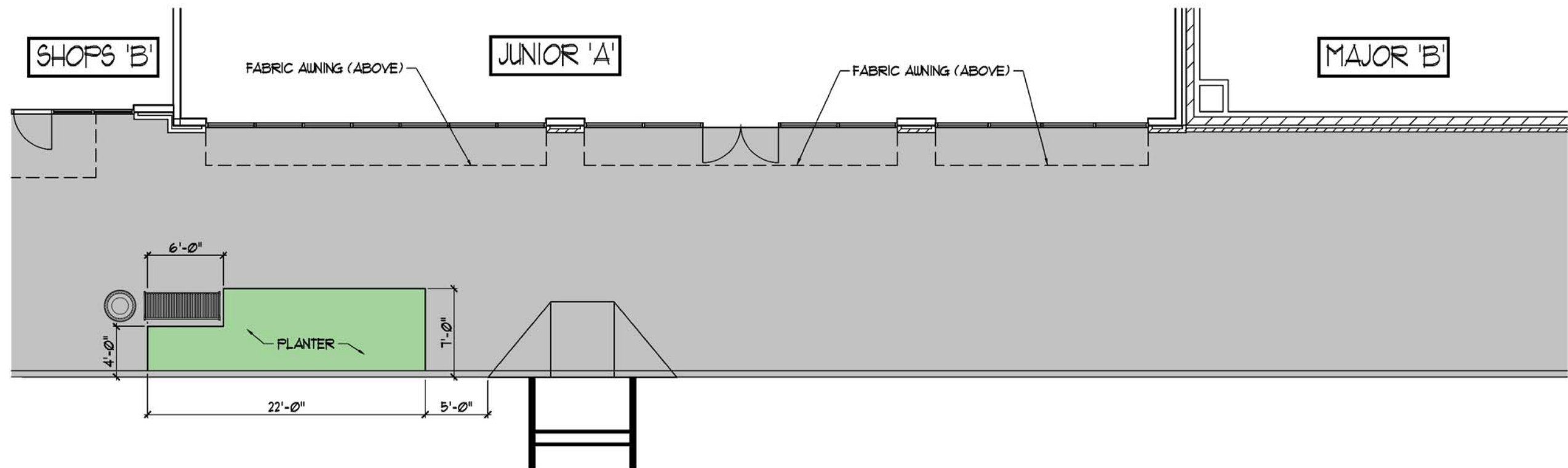
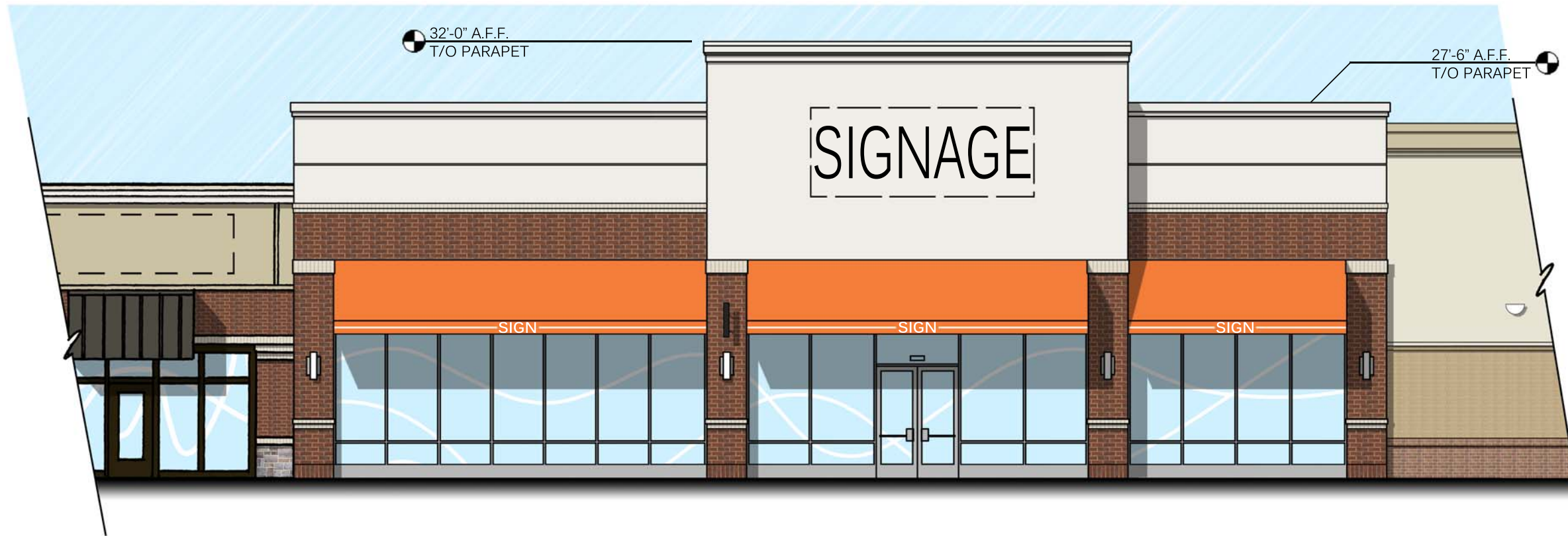
MAJOR 'A' & PARTIAL SHOPS 'B' - PLANTER INFORMATION

SHOPS B ELEVATION

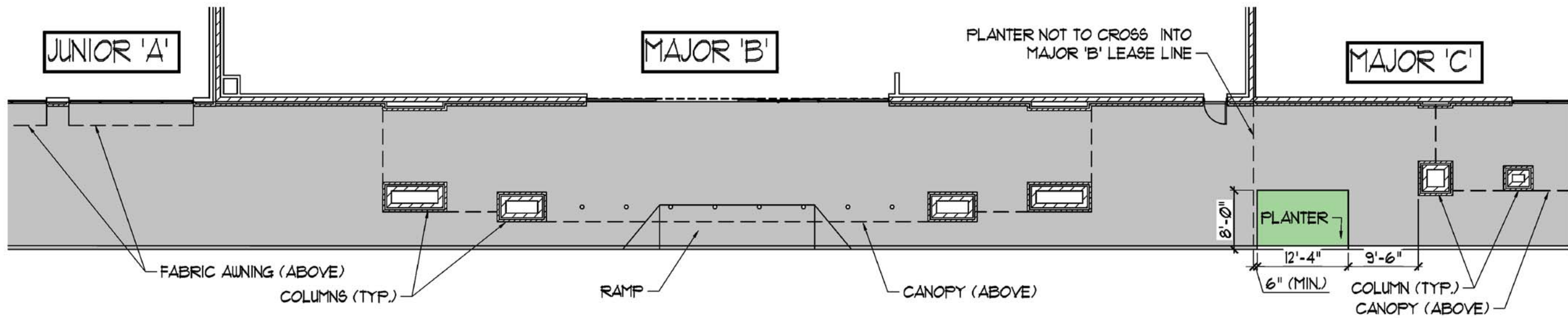


SHOPS 'B' & PARTIAL JUNIOR 'A' - PLANTER INFORMATION

TENANT JUNIOR 'A'

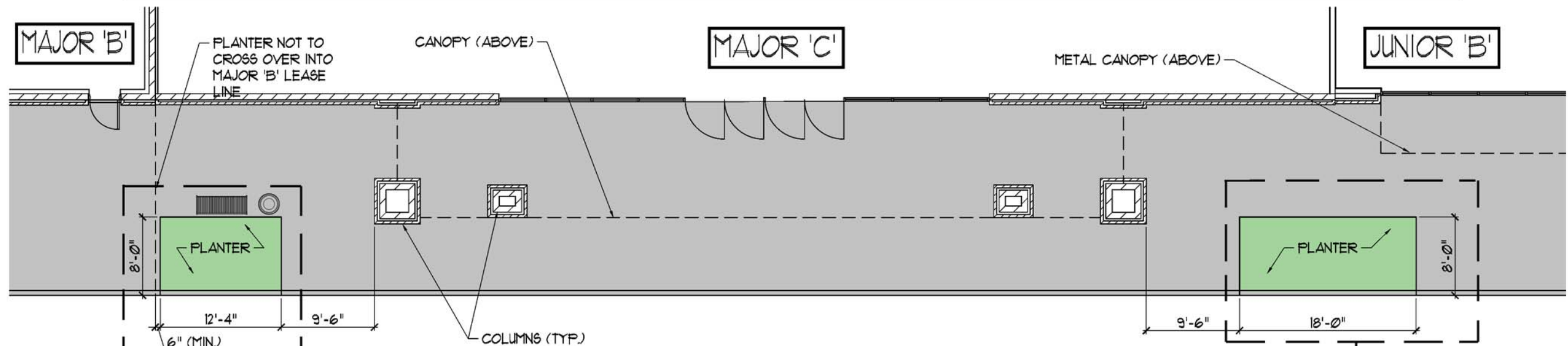


JUNIOR 'A' - PLANTER INFORMATION

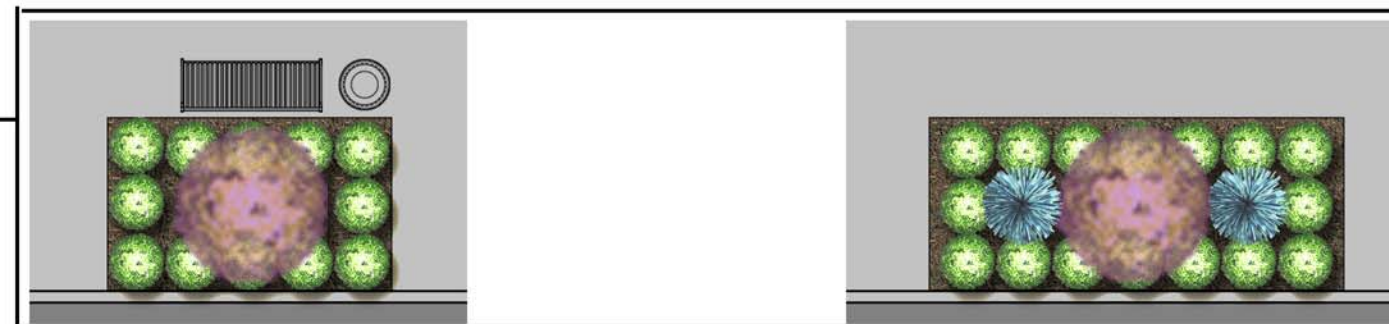


MAJOR 'B' & PARTIAL MAJOR 'C' - PLANTER INFORMATION

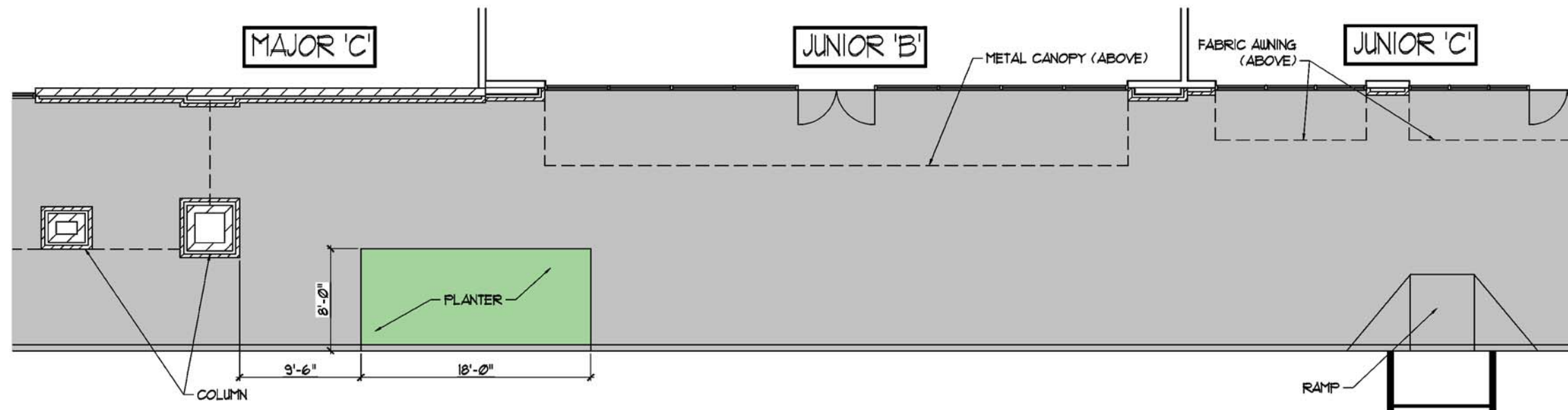
TENANT MAJOR 'C'



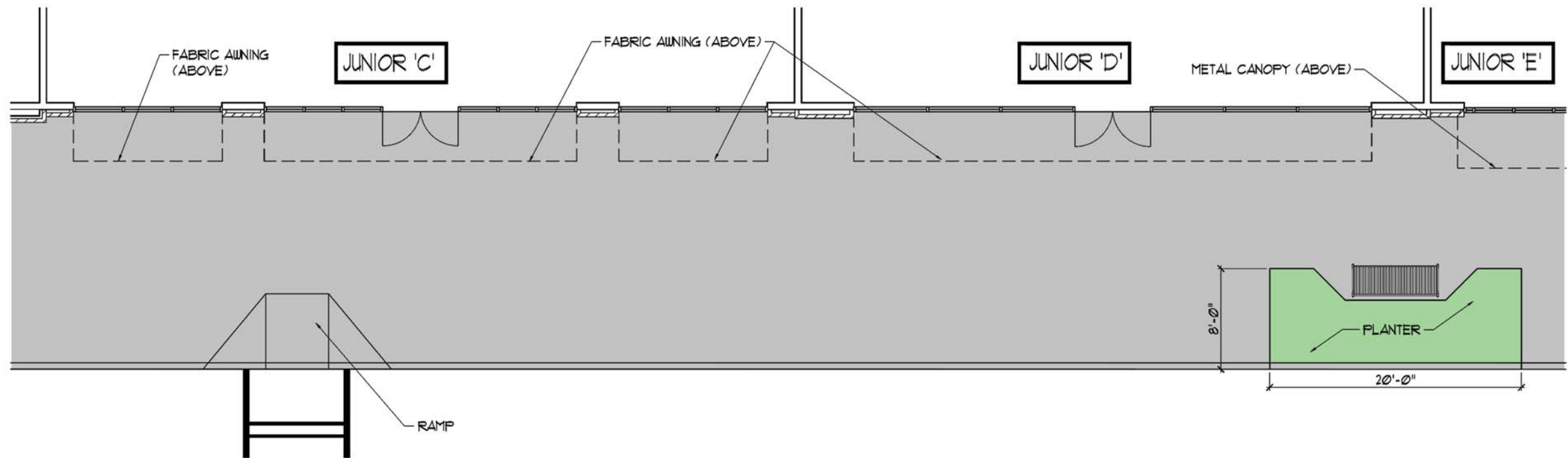
MAJOR 'C' & PARTIAL JUNIOR 'B' - PLANTER INFORMATION



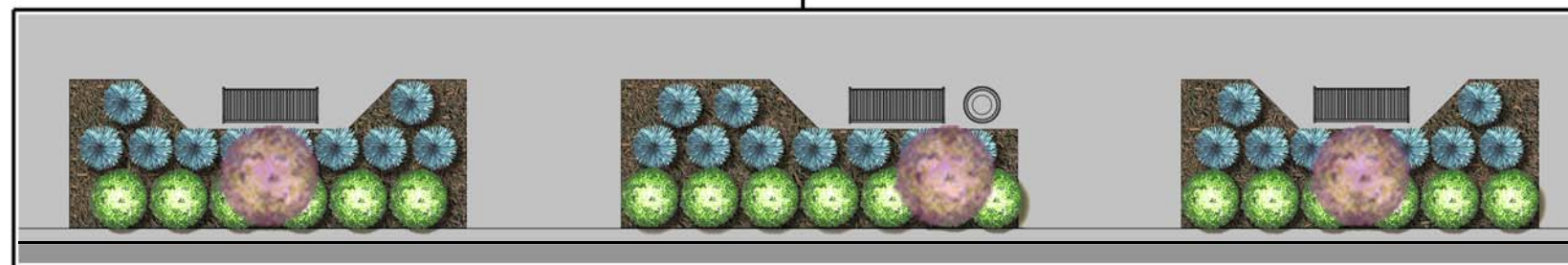
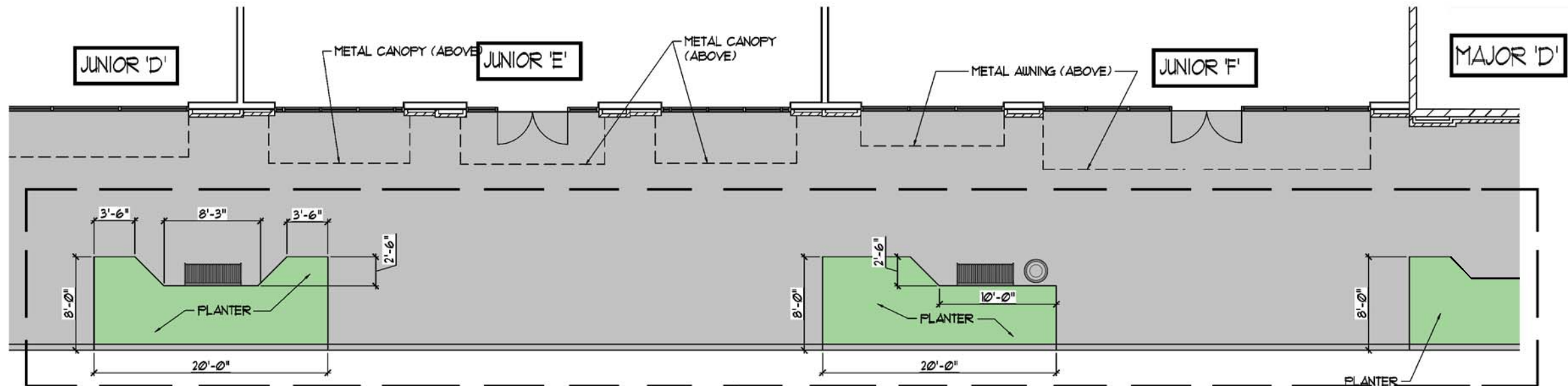
TENANT JUNIOR 'B'



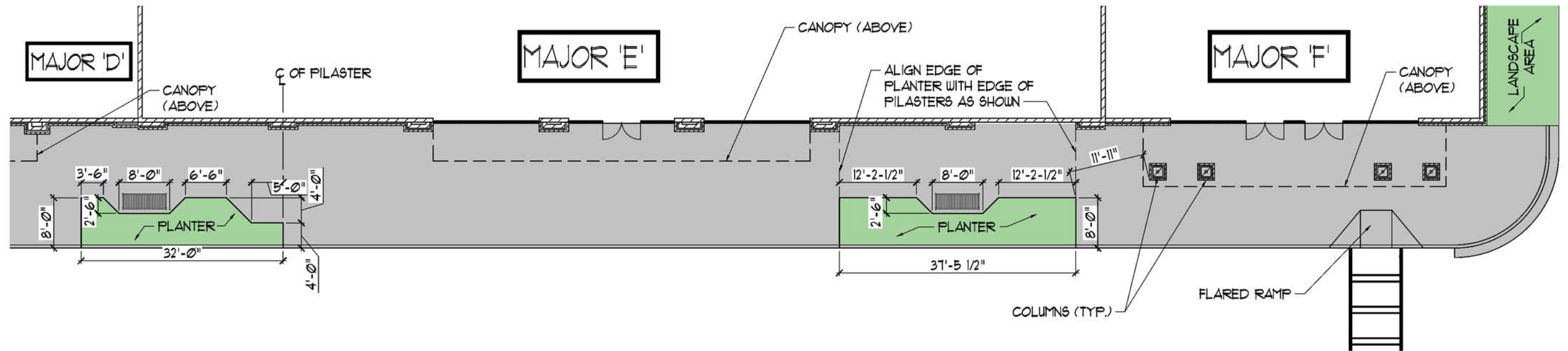
JUNIOR 'B' & PARTIAL MAJOR 'C' & PARTIAL JUNIOR 'C' - PLANTER INFORMATION



JUNIOR 'C' & JUNIOR 'D' & PARTIAL JUNIOR 'E' - PLANTER INFORMATION

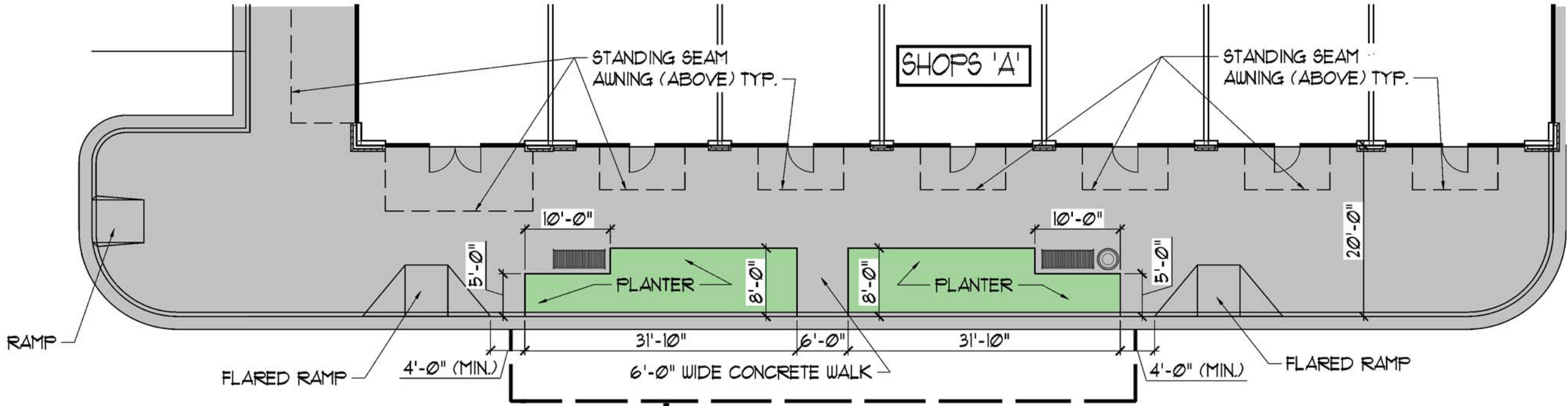


JUNIOR 'E' & JUNIOR 'F' & PARTIAL JUNIOR 'D' - PLANTER INFORMATION

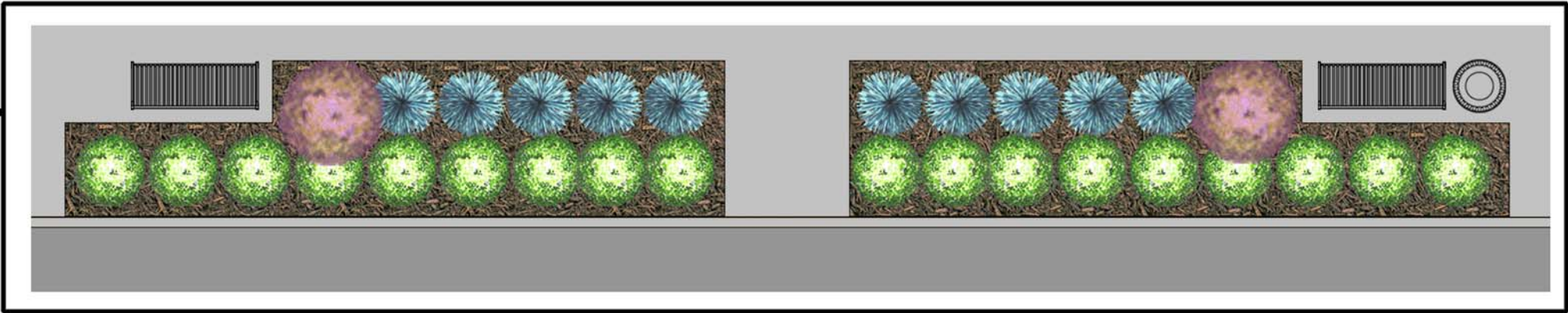


MAJOR 'D' & MAJOR 'E' & MAJOR 'F' & PARTIAL MAJOR 'D' - PLANTER INFORMATION

SHOPS A ELEVATIONS



SHOPS 'A' - PLANTER INFORMATION





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 7/22/22
Subject: Rezone – Monroe Pavilion – PCD to PCD with modifications

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 the Monroe Pavilion are petitioning for a modification to the pattern book of the previously approved rezone of this property in order to include items omitted from the first plan book, modify the parking requirements for out lots, and to modify the architectural elevations for certain buildings.

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 PCD rezoning modification request with 2 conditions. The staff also recommended approval of the PCD rezoning request with 2 conditions.

Recommended Conditions:

1. The zero-lot subdivision allowance in Section 430 of the pattern book shall be revised to reflect applicability only to the shopping center parcel.
2. The parking space requirement for restaurants on stand-alone out lots shall be revised to be 1 Space/4 Seats + 1 Space/400 Sf with the maximum number of parking spaces not to exceed 150% of the minimum required spaces. The applicant shall revise the pattern book to remove the chart inserted into Section 520.3 and replaced with language containing the parking space calculation described in this condition.

Attachment(s):

Staff Report
Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 1086

DATE: June 6, 2022; **REVISED July 13, 2022**

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Columbia Engineering

PROPERTY OWNER: MAB Monroe, LLC

LOCATION: East side of Charlotte Rowell Blvd., the north side of US Hwy 78, and the west side of N. Broad Street – Monroe Pavilion

ACREAGE: ±95.414

EXISTING ZONING: PCD (Planned Commercial District)

EXISTING LAND USE: Shopping Center with parking, dedicated public streets, and out lots

ACTION REQUESTED: Rezone PCD to PCD with Modifications

REQUEST SUMMARY: The owners are petitioning for a modification to the pattern book of the previously approved rezone of this property in order to include items omitted from the first plan book, modify the parking requirements for out lots, and to modify the architectural elevations for certain buildings.

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: July 19, 2022

CITY COUNCIL: August 9, 2022

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of modifications to the pattern book approved under Rezone #RZ-8 (B-3 to PCD) by the City Council on July 2, 2019. The applicant is requesting to include items omitted from the first plan book, modify the parking requirements for out lots in the development, and to modify the architectural elevations for certain buildings on the primary shopping center site.

PROPOSED AMENDMENT SUMMARY:

Pattern Book – Page 2.4, Section 430:

The applicant is proposing to modify Section 430 of the pattern book with two changes.

First, the applicant proposes to add a building height maximum requirement for the development. The new proposed maximum building height for the development will be five (5) stories in height. Regulating the height by the use of the term “stories” vs an actual dimension will provide greater flexibility in vertical building design. The current pattern book defaults to the City’s B-3 zoning district dimensional standards which would limit building height to thirty-five (35) feet. One of the parcels in the development is slated for a hotel. A thirty-five (35) foot maximum building height would be prohibitive for current trends in hotel design.

Second, the applicant proposes to allow for zero-lot line subdivision of the major shopping center parcel. The applicant would like to subdivide the large shopping center parcel, creating separate fee simple properties instead of one large parcel. The zero-lot subdivision allowance is necessary for the applicant in order to subdivide the properties along common walls of the shopping center building without conflict of building setback requirements. The current pattern book defaults to the City’s B-3 zoning district dimensional standards which do not permit zero-lot line subdivision of property. The amendment to the pattern book would be a remedy to allow for the zero-lot line division of property.

Pattern Book – Page 2.4, Section 520:

The applicant is proposing to modify Section 520 of the pattern book with two changes.

The applicant proposes to modify the parking allowances on the out lots to increase the minimum number of parking spaces for restaurants on the out lots, including a provision to allow for variances. The following is a summary of the current parking requirements and the proposed parking requirements (revised after being Tabled at the June 21, 2022 Planning Commission Meeting):

- Current Restaurant Minimum Parking Required
 - 1 Space/5 Seats + 1 Space/600 Sf
 - Maximum Number Allowed – 135% of the Minimum Required Spaces
- Proposed Restaurant Minimum Parking Ranges
 - 1 Space/3 Seats + 1 Space/350 Sf
 - Maximum Number Allowed – 135% of the Minimum Required Spaces
 - 1 Space/3 Seats + 1 Space/350 Sf
 - Maximum Number Allowed – 150% of the Minimum Required Spaces
 - 1 Space/4 Seats + 1 Space/400 Sf
 - Maximum Number Allowed – 150% of the Minimum Required Spaces
- Procedural Option
 - Under the Parking Requirements in Section 520.3 of the pattern book, the applicant has added the ability for the possibility of a variance to be considered to increase the parking beyond the requirement in the pattern book.
 - Currently, there is no provision in the pattern book to allow for increases beyond the maximum parking allowed. Variances in the Zoning Ordinance are only subject to the parking requirements outlined in Section 520 of the Zoning Ordinance. By adding this provision, an opportunity to pursue a variance from the

pattern book would be allowed under the procedures and standards for variances outlined in the Zoning Ordinance.

The requested modification to increase the parking supply for each individual restaurant on an out lot is illustrated on Page 2.4 (see revised Page 2.4 attached with this report). On Page 2.4, the applicant has added a table showing various restaurant types with required parking identified by future users.

A review of the parking requirement by the anticipated users concludes there is not a consistent standard for formulating parking requirements in the parking ranges provided. For example, one Fast Food w/Drive Thru user indicates the demand for a restaurant with 78 seats in a 3,760 Sf building only needs 46 parking spaces. Another Fast Food w/Drive Thru user indicates the demand for a restaurant with 70 seats in a 3,634 Sf building needs 68 parking spaces. Essentially, the smaller restaurant with fewer seats states they require 22 more parking spaces than one with more seats and a larger restaurant.

The City's current parking policy is a mixture of minimum parking requirements with a maximum allowable percentage of the minimum parking requirement. The City's current parking policy basically is to not allow for development to be over parked. The applicant's proposed ranges of minimum parking spaces present several challenges in attempting to accommodate the City's policy to not over park development.

As indicated in the previous staff report, the creation of a shared parking plan for the entire planned development would reduce the need for each individual parcel to supply excessive parking independently. Unfortunately, the applicant does not propose to include any shared parking arrangements or a shared parking plan for the development in this request. Once the individual parcels are developed, the ability for each individual property owner to reach consensus on a shared parking arrangement or shared parking plan would be difficult. Now is the best opportunity to establish a shared parking plan while the out lots are still undeveloped and under the ownership of the original developer.

The first two ranges of minimum parking (1 Space/3 Seats + 1 Space/350 Sf with maximums) will most likely not be in keeping with the City's parking policy. The third range (1 Space/4 Seats + 1 Space/400 Sf with max of 150%) appears to most closely accommodate the anticipated users parking needs while potentially not over parking each out lot.

Staff supports amending the pattern book parking requirement for stand-alone out lots to be revised to allow for 1 Space/4 Seats + 1 Space/400 Sf with the maximum number of parking spaces not to exceed 150% of the minimum required spaces. A condition has been added to the end of this report for the revised parking requirement.

Pattern Book – Page 3.9, Elevations:

The applicant is proposing to modify the elevations to one building on the major shopping center parcel. The change would be specifically for the Shops "A" building located adjacent to the main shopping center building.

The applicant proposes to modify awning and paint colors to accommodate tenant users. Staff does not have any issues with the requested modifications to elevations.

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 modification to the planned districts pattern book with the following modified conditions:

1. The zero-lot subdivision allowance in Section 430 of the pattern book shall be revised to reflect applicability only to the shopping center parcel.
2. The parking space requirement for restaurants on stand-alone out lots shall be revised to be 1 Space/4 Seats + 1 Space/400 Sf with the maximum number of parking spaces not to exceed 150% of the minimum required spaces. The applicant shall revise the pattern book to remove the chart inserted into Section 520.3 and replaced with language containing the parking space calculation described in this condition.

ZONING ORDINANCE & OVERLAY DISTRICT ADHERENCE

The Master Plan for the Monroe Pavilion Planned Community Development (PCD), as illustrated on Page 2.3, is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended May 18, 2018. The subject 95.48-acre site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District (CDO). The Master Plan has been developed to meet the zoning ordinance and overlay requirements, and, where certain requirements cannot be met, the spirit of the ordinance has been applied. The following is a discussion of how the Monroe Pavilion Master Plan complies with requirements while allowing compromises to meet current developer and tenant requirements and needs. Future parcels and outlots shall meet the same requirements as shown and stated within this Pattern Book.

Section 430 – One Principle Structure on a Lot

This section allows only one (1) principle structure and permitted customary accessory buildings on any lot. The Shopping Center Tract and Future Major G Parcel shall be allowed to have multiple buildings within their respective lots as reflected on the Master Plan. Each of the twelve (12) outlots shall comply with this section by having one (1) principle structure. Any principal structure in the Monroe Pavilion Development shall have a maximum of five stories, no building is allowed to be taller than five stores. Zero lot line development and subdivision is allowed within the Monroe Pavilion Development. All other parcel setbacks to coincide with approved Pattern Book and/or City B-3 zoning ordinance.

Section 520 – Off-Street Automobile Parking

520.2(1) Minimum Size of Off-Street Parking Space

This section requires a minimum parking space size of nine (9) feet wide by twenty (20) feet long with a minimum area of 180 SF. The Master Plan shows all 60-degree parking spaces sized at ten (10) feet wide by eighteen (18) feet long and 90-degree parking spaces sized at nine (9) feet wide by eighteen (18) feet long.

520.3 – Parking Space Requirements for All Districts

Per Table 3 of the Zoning Ordinance, the following are minimum required parking spaces based on use:

- Retail Establishments: 1 space/employee + 1 space/500 SF
- Restaurants: 1 space/5 seats + 1 space/600 SF

This section also requires that the maximum number of parking spaces shall not exceed 120% of the minimum required spaces. The Master Plan currently shows 1406 parking spaces within the Shopping Center Tract that will be shared between the multiple proposed buildings and uses. Per the Parking Analysis on this page, the Shopping Center Tract complies with this section of the ordinance. However, due to standard tenant requirements anticipated at each standalone outlot, the maximum number of parking spaces allowed within the outlots shall be 135% of the minimum required spaces. **Due to anticipated tenant requirements for each standalone outlot, all restaurant establishments shall have a minimum parking requirement calculated in accordance with the ratio and seat counts below.**

- Number of seats and square footage for restaurants includes seating for indoor dining and outdoor patios.
- Any outlot developer requiring additional parking based on the approved Monroe Pavilion Pattern Book parking calculations can pursue a variance with the City of Monroe

| Restaurant Tenant | Seats | Bldg. SF | Tenant Req. Parking | Current Code Parking Min. | *Current Pattern Parking Max | **Adjusted Pattern Max. | ***Adjusted Pattern Max. | ****Adjusted Pattern Max. |
|------------------------|-------|----------|---------------------|---------------------------|------------------------------|-------------------------|--------------------------|---------------------------|
| Casual Dining | 202 | 5500 | 113 | 90 | 67 | 112 | 125 | 96 |
| Fast Food w/Drive Thru | 74 | 3015 | 36 | 20 | 27 | 45 | 50 | 39 |
| Fast Casual | 116 | 3465 | 65 | 29 | 39 | 66 | 73 | 56 |
| Casual Dining | 300 | 6400 | 175 | 71 | 95 | 160 | 177 | 137 |
| Casual Dining | 275 | 7000 | 106 | 67 | 90 | 151 | 168 | 129 |
| Fast Food w/Drive Thru | 66 | 2700 | 41 | 18 | 24 | 40 | 45 | 35 |
| Fast Food w/Drive Thru | 70 | 3634 | 68 | 20 | 27 | 46 | 51 | 40 |
| Fast Food w/Drive Thru | 78 | 3760 | 46 | 22 | 30 | 50 | 55 | 43 |
| Fast Food w/Drive Thru | 75 | 4950 | 47 | 23 | 31 | 53 | 59 | 47 |

* Pattern Parking Maximum calculated at 1 space/5 seats +1/600 SF building space with allowable 135%
 ** Adjusted Parking Maximum calculated at 1 space/3 seats +1/350 SF building space with allowable 135%
 *** Adjusted Parking Maximum calculated at 1 space/3 seats +1/350 SF building space with allowable 150%
 **** Adjusted Parking Maximum calculated at 1 space/4 seats +1/400 SF building space with allowable 150%

520.4(6) – Site Requirements: Landscaping

This section requires that for all parking areas with ten (10) or more parking spaces shall have a minimum of 15% of the interior parking area permanently landscaped. The CDO requirement of 12% interior landscaped area, as stated in Section 643A.4(1)(c)(iv)(c), shall be the requirement for the Monroe Pavilion Development. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area.

520.4(10) – Site Requirements: Sidewalk

This section requires all parking facilities to have five (5) foot wide sidewalks connecting the facility to all public right of way sidewalks and building entrances. For the Monroe Pavilion Development, all public sidewalks shall be six (6) feet wide and all private internal sidewalks shall be four (4) feet wide.

Section 550 – Screening, Buffering, Landscaping

550.4(3) – Required Landscaping: Thoroughfare Landscaping

This section requires that a 25-foot landscape area abut the right-of-way of all roads within the City limits. The CDO requirement of a frontage landscape area, as stated in Section 643A.4(2), is required to be 20 feet deep. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to the back of curb at the internal parking along all road rights-of-way.

SHOPPING CENTER TRACT PARKING ANALYSIS RETAIL PARKING CALCULATIONS

| BUILDING | AREA | EST. EMPLOYEES |
|----------------|------------|----------------|
| MAJOR A | 48,387 SF | 145 |
| MAJOR B | 18,000 SF | 27 |
| MAJOR C | 21,000 SF | 43 |
| MAJOR D | 6,400 SF | 58 |
| MAJOR E | 20,000 SF | 18 |
| MAJOR F | 11,700 SF | 43 |
| SHOPS A-Retail | 13,700 SF | 45 |
| SHOPS B | 4,200 SF | 24 |
| JUNIOR A | 10,000 SF | 15 |
| JUNIOR B | 8,470 SF | 23 |
| JUNIOR C | 6,000 SF | 20 |
| JUNIOR D | 5,000 SF | 15 |
| JUNIOR E | 5,000 SF | 15 |
| JUNIOR F | 5,000 SF | 15 |
| Total | 184,157 SF | 506 |

RESTAURANT PARKING CALCULATIONS

| BUILDING | AREA |
|--------------------|-----------|
| SHOPS A-Restaurant | 8,000 SF |
| PAD 1 | 5,000 SF |
| PAD 2 | 5,000 SF |
| PAD 3 | 5,000 SF |
| PAD 4 | 8,000 SF |
| Total | 31,000 SF |

Estimated Seats 1,343

| | |
|--------------------------------|-------------|
| RETAIL PARKING REQUIRED: | 875 |
| RESTAURANT PARKING REQUIRED: | 321 |
| TOTAL PARKING REQUIRED: | 1196 |
| MAXIMUM PARKING ALLOWED: | 1435 |

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.



City of Monroe

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

PLANNING COMMISSION MTG PERMIT

| | | | |
|----------------------|--------------------------------------|--------------|--------------------------------------|
| PERMIT #: | 1086 | DESCRIPTION: | Rezone PCD to PCD with modifications |
| JOB ADDRESS: | 0 CHARLOTTE ROWELL BLV | LOT #: | |
| PARCEL ID: | M0050045B00 | BLK #: | |
| SUBDIVISION: | | ZONING: | PCD |
| ISSUED TO: | Columbia Engineering | CONTRACTOR: | Columbia Engineering |
| ADDRESS: | 2862 Buford Hwy | PHONE: | |
| CITY, STATE ZIP: | Duluth GA 30096 | OWNER: | |
| PHONE: | 770-925-0357 | PHONE: | |
| PROP.USE: | COMMERCIAL | DATE ISSUED: | 6/01/2022 |
| VALUATION: | \$ 0.00 | EXPIRATION: | 11/28/2022 |
| SQ FT: | 0.00 | | |
| OCCP TYPE: | | | |
| CNST TYPE: | | | |
| INSPECTION REQUESTS: | 770-207-4674 lwilson@monroega.gov | | |

| FEE CODE | DESCRIPTION | AMOUNT |
|------------------|----------------------------|------------|
| PZ-08 | REZONE TO PLANNED DISTRICT | \$ 200.00 |
| FEE TOTAL | | \$ 200.00 |
| PAYMENTS | | \$ -200.00 |
| BALANCE | | \$ 0.00 |

NOTES:

Be advised, this request for a rezone from PCD to PCD with modifications at 0 Charlotte Rowell Blvd will be heard by the Planning Commission on June 21, 2022 at 5:30pm and City Council on July 12, 2022 at 6:00pm. Both meetings will take place in the City Hall Auditorium located at 215 N Broad St.

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.

James E. Hain
(APPROVED BY)

6/1/22
DATE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St. (Parcels #MO050045B00 and #MO050045C00) be rezoned from PCD to PCD with modifications.

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 July 19, 2022 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 August 9, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

July 3, 2022

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St. (Parcels #MO050045B00 and #MO050045C00) be rezoned from PCD to PCD with modifications.

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 June 21, 2022 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 July 12, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

June 5, 2022



CODE DEPARTMENT

July 1, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for June 21, 2022 to consider an application for rezoning +95.42 acres located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St., Parcels #M0050045B00 and #M0050045C00. The property is currently zoned Planned Commercial District (PCD) with a request to change the zoning classification to Planned Commercial District with modifications (PCD). 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 July 3, 2022.

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—July 19, 2022 at 5:30pm
- City Council—August 9, 2022 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 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
Code Department Assistant



CODE DEPARTMENT

June 7, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for June 21, 2022 to consider an application for rezoning +95.42 acres located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St., Parcels #M0050045B00 and #M0050045C00. The property is currently zoned Planned Commercial District (PCD) with a request to change the zoning classification to Planned Commercial District with modifications (PCD). 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 June 5, 2022.

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—June 21, 2022 at 5:30pm
- City Council—July 12, 2022 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 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
Code Department Assistant

REZONE APPLICATION FORM

PERMIT NUMBER N/A

- I. LOCATION MONROE PAVILION DEVELOPMENT
COUNCIL DISTRICT 3RD
MAP NUMBER LOTS 40 & 63
PARCEL NUMBER M0050045B00
- II. PRESENT ZONING PCD REQUESTED ZONING PCD
- III. ACREAGE 95.414 PROPOSED USE COMMERCIAL
- IV. OWNER OF RECORD MAB MONROE LLC
ADDRESS 525 N. TRYON STREET CHARLOTTE, NC 28202

PHONE NUMBER 770-925-0357 Email RFRITZ@COLUMBIA-ENGINEERING.COM

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

- V. ANALYSIS:
 - 1. A description of all existing uses and zoning of nearby property
CURRENT PROPERTY IS PARTIALLY DEVELOPED WITH A SHOPPING CENTER WITH RETAIL & RESTAURANT SPACES. A PORTION OF THE PROPERTY IS PAD-READY SITES BUT UNDEVELOPED. NEARBY PROPERTIES ARE ZONED B-3 AND B-2.
 - 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification N/A
 - 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification N/A
 - 4. The value of the property contained in the application for rezoning under the proposed zoning Classification N/A
 - 5. A description of the suitability of the subject property under the existing zoning classification CURRENT ZONING WILL REMAIN THE SAME.
 - 6. A description of the suitability of the subject property under the proposed zoning classification of the property CURRENT ZONING WILL REMAIN THE SAME.

Rezoning Application
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property THE PROPERTY CONTAINS PAD READY OUTLOTS FOR COMMERCIAL/RETAIL AS WELL AS A NEWLY OPENED SHOPPING CENTER DEVELOPMENT.

- 8. The length of time the property has been vacant or unused as currently zoned N/A

- 9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification N/A

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

LEGAL DESCRIPTION OF PROPERTY

Rezoning Application
Page Three (3)

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

Owner of property (signature) _____
Address _____
Phone Number _____

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

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

_____ (Notary Public) _____ (Date)

My Commission Expires _____

Page five (5)

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

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

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

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

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

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

Rezoning Application

Page six (6)

COMMENTS

THIS REZONING APPLICATION IS FOR AN AMENDMENT TO THE PREVIOUSLY APPROVED MONROE PAVILION PATTERN BOOK. THE AMENDMENT INCLUDES PROVISIONS FOR HEIGHT RESTRICTIONS, ZERO LOT LINE PROPERTIES, AND REVISED PARKING REQUIREMENTS.

Blank lines for additional comments.

Disclosure of Campaign Contributions and/or gifts:

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

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

MONROE PAVILION LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 AND 63 OF THE 3RD DISTRICT OF WALTON COUNTY GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A R/W MONUMENT AT THE SOUTHWESTERN END OF THE MITER OF THE R/W OF GEORGIA HIGHWAY 11 AND THE NORTHERLY R/W OF US HIGHWAY 78 THENCE ALONG US HIGHWAY 78 R/W S73°01'41"W A DISTANCE OF 203.67' TO A POINT; THENCE ALONG A CURVE TO THE LEFT 317.68' HAVING A RADIUS OF 939.08' AND SUBTEND BY A CHORD OF S63°33'37"W AND DISTANCE OF 316.17' TO A 1" GALVANISED OPEN TOP PIPE FOUND **THE TRUE POINT OF BEGINNING**; ALONG THE R/W OF US 78 THE FOLLOWING COURSES S50°29'12"W A DISTANCE OF 129.13' TO A POINT; THENCE S47°16'54"W A DISTANCE OF 105.01' TO A R/W MONUMENT FOUND; THENCE S55°17'08"W A DISTANCE OF 251.83' TO A R/W MONUMENT FOUND; THENCE S62°19'32"W A DISTANCE OF 168.85' TO A R/W MONUMENT FOUND; THENCE S60°45'46"W A DISTANCE OF 133.57' TO A 1" OPEN TOP PIPE (DISTURBED) FOUND; THENCE S25°48'10"E A DISTANCE OF 9.36' TO A R/W MONUMENT (DISTURBED) FOUND; THENCE S60°59'06"W A DISTANCE OF 638.93' TO A R/W MONUMENT FOUND; THENCE N28°58'31"W A DISTANCE OF 9.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT 355.90' HAVING A RADIUS OF 1382.39' AND SUBTENDED BY A CHORD OF S68°24'00"W A DISTANCE OF 354.92' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE N14°13'28"W A DISTANCE OF 10.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT 401.19' HAVING A RADIUS OF 1372.39' AND SUBTENDED BY A CHORD OF S84°09'00"W AND DISTANCE OF 399.76' TO A R/W MONUMENT FOUND; THENCE N87°28'31"W A DISTANCE OF 681.27' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE S02°31'29"W A DISTANCE OF 10.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE N74°40'22"W A DISTANCE OF 121.85' TO A R/W MONUMENT FOUND; THENCE N71°01'09"W A DISTANCE OF 197.61' TO A R/W MONUMENT FOUND; THENCE N59°56'09"W A DISTANCE OF 111.80' TO A R/W MONUMENT FOUND AT THE MITER OF THE R/W OF US HIGHWAY 78 AND THE R/W OF GEORGIA HIGHWAY 138; THENCE N15°22'59"W A DISTANCE OF 30.40' TO A R/W MONUMENT FOUND ON THE R/W OF GEORGIA HIGHWAY 138; THENCE ALONG THE R/W OF GEORGIA HIGHWAY 138 THE FOLLOWING COURSES; N15°06'52"E A DISTANCE OF 57.11' TO A R/W MONUMENT FOUND; THENCE N10°50'21"E A DISTANCE OF 148.01' TO A R/W MONUMENT FOUND; THENCE N02°50'25"E A DISTANCE OF 105.67' TO A R/W MONUMENT FOUND; THENCE N02°27'12"E A DISTANCE OF 140.44' TO A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT 135.22' HAVING A RADIUS OF 1375.00' AND SUBTENDED BY A CHORD OF N05°19'56"W A DISTANCE OF 135.16' TO A R/W MONUMENT FOUND; THENCE N08°08'55"W A DISTANCE OF 334.16' TO A POINT; THENCE N81°51'05"E A DISTANCE OF 51.00' TO A R/W MONUMENT FOUND; THENCE N08°08'55"W A DISTANCE OF 150.00' TO A R/W MONUMENT FOUND; THENCE S81°51'05"W A DISTANCE OF 51.00' TO A POINT; THENCE N05°54'28"W A DISTANCE OF 230.18' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE LEAVING GEORGIA HIGHWAY 138 R/W N63°58'20"E A DISTANCE OF 1850.41' TO A 1" OPEN TOP PIPE FOUND; THENCE S38°30'16"E A DISTANCE OF 101.94' TO AN AXLE FOUND; THENCE S31°31'35"E A DISTANCE OF 192.91' TO A ½" OPEN TOP PIPE FOUND; THENCE S30°46'42"E A DISTANCE OF 517.35' TO A IPS, THENCE N66°20'44"E A DISTANCE OF 371.58' TO A 1" STEEL OPEN TOP PIPE FOUND; THENCE N57°19'54"E A DISTANCE OF 250.77' TO A ½" OPEN TOP PIPE FOUND; THENCE N48°14'44"E A DISTANCE OF 104.12' TO A ½" OPEN TOP PIPE FOUND; THENCE N31°14'10"W A DISTANCE OF 50.08' TO A ½" CRIMP TOP PIPE FOUND; THENCE N62°39'33"E A DISTANCE OF 379.10' TO A POINT ON THE R/W OF GEORGIA HIGHWAY 11; THENCE ALONG GEORGIA HIGHWAY 11 S29°37'20"E A

DISTANCE OF 151.18' TO A 1" OPEN TOP PIPE (GALVINIZED) FOUND; THENCE LEAVING GEORGIA HIGHWAY 11 S52°35'58"W A DISTANCE OF 609.73' TO A ½" REBAR FOUND; THENCE S29°05'23"E A DISTANCE OF 451.11' TO A ½" OPEN TOP PIPE FOUND; THENCE N62°01'22"E A DISTANCE OF 318.75' TO A 5/8" ROD FOUND; THENCE N62°01'22"E A DISTANCE OF 292.13' TO AN IPS ON THE R/W OF GEORGIA HIGHWAY 11; THENCE ALONG GEORGIA HIGHWAY 11 S29°34'37"E A DISTANCE OF 208.52' TO A ½" OPEN TOP PIPE FOUND; THENCE LEAVING GEORGIA HIGHWAY 11 S61°13'49"W A DISTANCE OF 624.23' TO A SCAPE BLADE FOUND; THENCE S38°23'22"E A DISTANCE OF 115.03' TO A ½" REBAR W/CAP FOUND; THENCE S38°23'22"E A DISTANCE OF 116.11' TO A 1" OPEN TOP PIPE (GALVINIZED) **AT THE TRUE POINT OF BEGINNING.**



FINAL PLAT FOR: MONROE PAVILION

BEING A RE-PLAT OF LOTS 1 & 2 OF PLAT
 BOOK 116 PAGES 163 & 164
 LAND LOTS 40 & 63; 3RD DISTRICT
 WALTON COUNTY, GEORGIA

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:
 THE CITY OF MONROE MAYOR AND CITY COUNCIL HEREBY ACCEPT ON BEHALF OF THE CITY OF MONROE THE DEDICATION OF ALL PUBLIC STREETS, RIGHTS OF WAY, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF MONROE.
 DATED THIS 11 DAY OF January, 2022
 BY: [Signature] MAYOR
 THE CITY OF MONROE, MAYOR AND CITY COUNCIL
 ATTEST: [Signature]
 CITY CLERK, CITY OF MONROE

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:
 THE CODE ENFORCEMENT OFFICER CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF MONROE.
 BY: [Signature]
 DATE: 1-19-22
 CODE ENFORCEMENT OFFICER: _____

CERTIFICATE OF APPROVAL BY MONROE WATER & GAS DEPARTMENT:
 THE LOTS SHOWN HEREON AND PLANS FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE BY THE CITY OF MONROE WATER & GAS DEPARTMENT, ARE APPROVED FOR DEVELOPMENT.
 DATED THIS 11th DAY OF Jan, 2022
 BY: [Signature]
 TITLE: Water Sewer, Gas Director

OWNERS CERTIFICATE AND DECLARATION:
 STATE OF GEORGIA
 THE CITY OF MONROE
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.
 DATED THIS 11th DAY OF January, 2022
 BY: MAB MONROE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 NAME: JOHN ARGO
 TITLE: AUTHORIZED REPRESENTATIVE

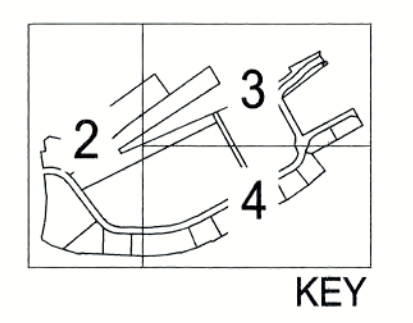
TOTAL ACREAGE = 95.414 ACRES

| PARCEL | ACREAGE | PARCEL | ACREAGE |
|-----------------------------------------------|-----------|------------------------------|------------|
| LOT 1 | 3.825 AC. | LOT 11 | 1.071 AC. |
| LOT 2 | 6.601 AC. | LOT 12 | 1.064 AC. |
| LOT 3 | 2.055 AC. | LOT 13 | 11.585 AC. |
| LOT 4 | 1.641 AC. | LOT 14 | 26.337 AC. |
| LOT 5 | 1.527 AC. | LOT 15 | 12.333 AC. |
| LOT 6 | 1.553 AC. | LOT 16 | 0.619 AC. |
| LOT 7 | 1.540 AC. | LOT 17 | 0.944 AC. |
| LOT 8 | 1.321 AC. | PYLON SIGN LOT B | 0.031 AC. |
| LOT 9 | 1.382 AC. | STORMWATER MANAGEMENT AREA 1 | 3.609 AC. |
| LOT 10 | 1.285 AC. | STORMWATER MANAGEMENT AREA 2 | 5.637 AC. |
| PAVILION PARKWAY/AVENUE/PLACE R/W = 9.454 AC. | | | |

SURVEYOR'S CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HERE ON ACTUALLY EXIST; AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,373 FEET AND AN ANGULAR ERROR OF 1 SEC. PER ANGLE POINT, ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,413,430 FEET, AND CONTAINS TOTAL OF 95.414 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S7 ROBOTIC TOTAL STATION WITH A TRIMBLE R6 GNSS RECEIVER.
 BY: [Signature]
 BRANDON T. MILLER, PLS
 DATE: JANUARY 6, 2022
 REGISTERED GEORGIA LAND SURVEYOR
 REG. NO: 2945 DATE OF EXPIRATION: DECEMBER 31, 2022

- GENERAL NOTES:
- UPON APPROVAL AND RECORDING OF THIS PLAT, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON, AND IMPROVEMENTS THEREIN, ARE HEREBY GRANTED AND DEDICATED TO THE PUBLIC (OR CITY OF MONROE) FOR USE AS DESIGNATED AND FOR PUBLIC MAINTENANCE, REPAIR, AND REPLACEMENT OF DEDICATED IMPROVEMENTS THEREIN. PUBLIC USE IS SUBJECT TO THE OBLIGATIONS TO MINIMIZE BUSINESS INTERRUPTION AND TO PERFORM PROMPT RESTORATION TO THE THEN EXISTING CONDITIONS AFTER CONDUCTING ANY MAINTENANCE ACTIVITY(S) IN SUCH EASEMENTS OR RIGHT(S)-OF-WAY. OTHERWISE, THE OWNER RESERVES ALL OTHER RIGHTS TO USE THE PROPERTY IN ACCORDANCE WITH ITS TITLE TO DO SO.
 - ALL POWER TRANSFORMERS LOCATED OUTSIDE OF PUBLIC UTILITY EASEMENTS AND STREET RIGHT-OF-WAY SHALL HAVE A FIVE FOOT PERIMETER MAINTENANCE AND ACCESS EASEMENT, AS MEASURED FROM ALL SIDES OF TRANSFORMER PAD, BENEFITTING THE CITY OF MONROE UTILITIES AND CREATED BY THIS PLAT.
 - COVENANTS: THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED FEBRUARY 19, 2020, BY AND BETWEEN MAB MONROE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ROWELL FAMILY PARTNERSHIP, L.L.P., A GEORGIA LIMITED LIABILITY PARTNERSHIP, AND STILL FAMILY REALTY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED ON MARCH 4, 2020, IN BOOK 4547, PAGES 293-405 WHICH WERE RECORDED AND SIGNED BY THE OWNER.
 - THE CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF RIGHT, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
 - BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13297C0136E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 2016. ZONE "A" IS IN AN AREA DETERMINED TO BE IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITHOUT BASE FLOOD ELEVATION. THE OTHER AREAS OF THE SUBJECT PROPERTY IS IN ZONE "X", DENOTING AREAS OUTSIDE OF THE FLOOD ZONE.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
 - THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD88. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
 - THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 12/01/2021.
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.

FINAL PLAT FOR:
MONROE PAVILION
 US HIGHWAY 78 AT CHARLOTTE ROWELL BLVD
 MONROE, GEORGIA
 MAB AMERICAN MANAGEMENT, LLC
 525 N. TRYON STREET, SUITE 1600 CHARLOTTE, NC 28202
 LOCATED IN LAND LOTS 40 & 63; 3rd DISTRICT OF WALTON COUNTY, GA.



| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |

DRAWING TITLE
COVER SHEET, NOTES, CERTIFICATIONS & LEGEND

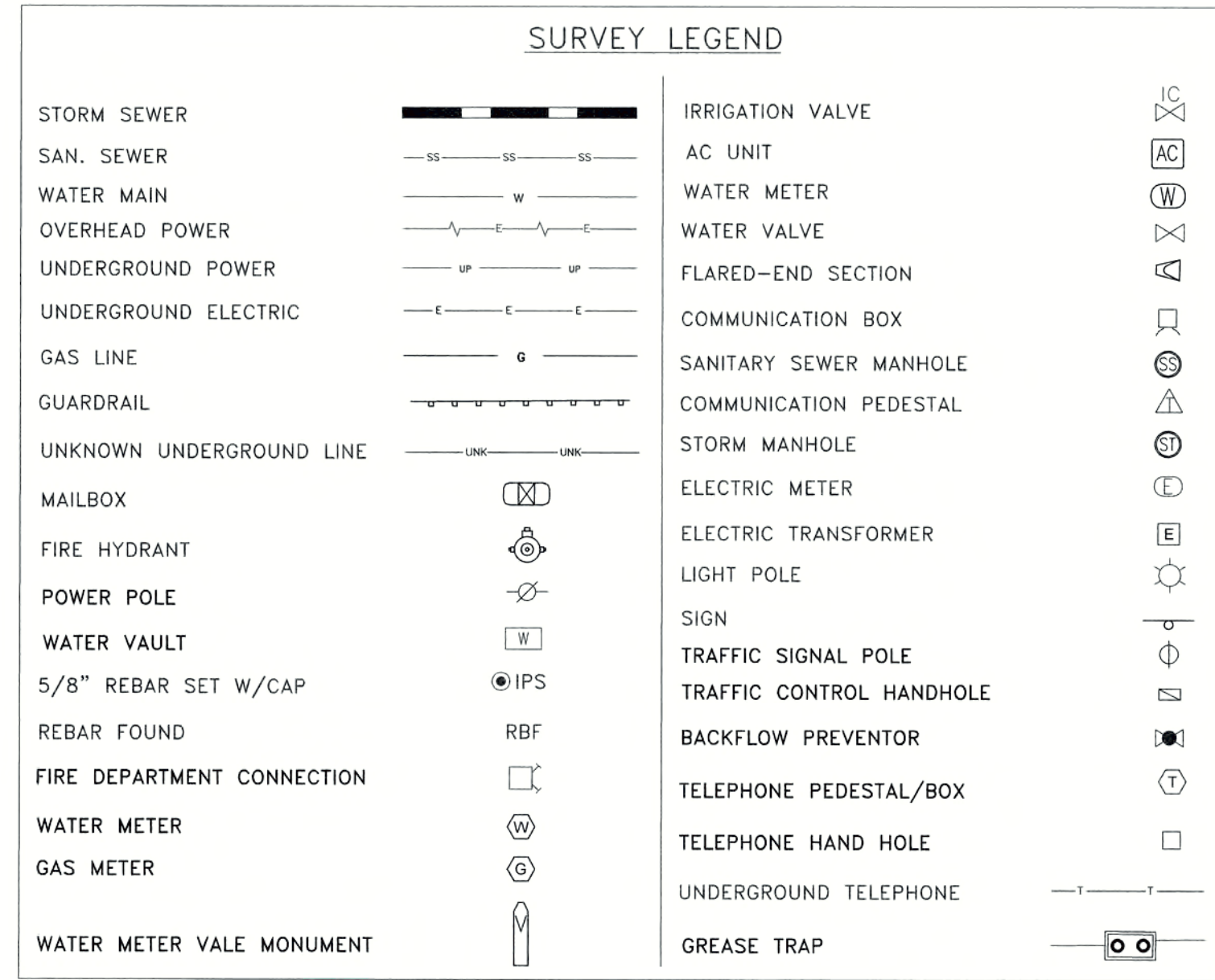
| | |
|-------------|--------------------|
| FILE NAME: | 4273.01_FINAL PLAT |
| DRAWN BY: | MT |
| PROJECT NO: | 4273.01 |
| FIELD DATE: | 12/07/20 |
| PLAT DATE: | 12/15/21 |
| SCALE: | N/A |

GEORGIA SURVEYOR CERTIFICATION
 (I) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

[Signature]
 BRANDON T. MILLER, RLS No. 2945
 REGISTERED LAND SURVEYOR
 BRANDON T. MILLER
 1-6-2022

| Curve # | Direction | Chord distance | Radius | Length | Curve # | Direction | Chord distance | Radius | Length |
|---------|-------------|----------------|----------|---------|---------|-------------|----------------|---------|---------|
| C1 | N05°19'56"W | 135.16' | 1375.00' | 135.22' | C16 | S01°12'00"E | 54.26' | 58.00' | 56.46' |
| C2 | S66°38'11"E | 212.01' | 215.00' | 221.70' | C17 | S08°57'49"E | 95.59' | 82.00' | 102.05' |
| C3 | S44°31'53"E | 73.77' | 285.00' | 73.98' | C18 | S11°50'08"E | 62.81' | 58.00' | 66.37' |
| C4 | S70°40'12"E | 182.77' | 285.00' | 186.06' | C19 | S41°05'18"W | 148.07' | 215.00' | 151.17' |
| C5 | N79°36'41"E | 395.55' | 1035.00' | 398.00' | C20 | S75°56'01"W | 489.84' | 965.00' | 495.25' |
| C6 | S72°00'11"W | 181.91' | 1382.39' | 182.04' | C22 | N63°14'01"W | 189.43' | 215.00' | 196.17' |
| C7 | S84°09'01"W | 399.76' | 1372.39' | 401.19' | C23 | N40°44'56"W | 36.32' | 285.00' | 36.34' |
| C8 | S64°37'40"W | 173.75' | 1382.39' | 173.86' | C24 | N70°17'24"W | 248.86' | 285.00' | 257.54' |
| C9 | N66°28'03"E | 47.33' | 285.00' | 47.39' | C25 | S49°43'08"W | 90.57' | 252.67' | 91.06' |
| C10 | N30°01'09"E | 210.62' | 285.00' | 215.73' | C26 | S46°19'47"W | 73.14' | 426.00' | 73.23' |
| C11 | N6°55'05"E | 24.03' | 285.00' | 24.03' | C27 | S32°14'38"W | 113.18' | 153.00' | 115.93' |
| C12 | N51°42'59"E | 4.24' | 67.62' | 4.24' | C28 | N49°43'08"E | 65.48' | 182.67' | 65.83' |
| C13 | N24°42'33"E | 68.93' | 70.50' | 72.02' | C29 | N46°23'17"E | 86.17' | 496.00' | 86.27' |
| C14 | N21°47'17"E | 61.68' | 69.50' | 63.91' | C30 | S32°14'38"W | 61.40' | 83.00' | 62.89' |
| C15 | N54°48'16"E | 67.88' | 270.50' | 68.16' | | | | | |

| Line # | Direction | Length | Line # | Direction | Length | Line # | Direction | Length |
|--------|-------------|---------|--------|-------------|---------|--------|-------------|---------|
| L1 | N02°27'12"E | 140.44' | L13 | S29°34'37"E | 104.26' | L21 | N48°24'03"E | 71.21' |
| L2 | N08°08'55"W | 90.98' | L14 | S29°34'39"E | 104.26' | L22 | S39°38'26"E | 9.00' |
| L3 | N08°08'55"W | 70.04' | L15 | S01°32'13"E | 20.60' | L23 | S39°38'26"E | 2.57' |
| L4 | N83°49'21"E | 52.18' | L15A | S15°46'27"W | 20.73' | L24 | S60°03'27"W | 48.25' |
| L5 | S37°05'43"E | 27.33' | L15B | S39°38'26"E | 82.58' | L25 | S39°44'13"W | 161.51' |
| L6 | S02°31'29"W | 10.00' | L15C | S65°41'57"E | 10.35' | L26 | S52°50'39"W | 54.49' |
| L7 | N14°13'28"W | 10.00' | L15D | S65°41'57"E | 16.21' | L27 | S10°32'11"W | 145.13' |
| L8 | N28°58'31"W | 9.00' | L16 | S29°37'20"E | 15.88' | L28 | N60°03'25"E | 50.71' |
| L9 | S60°45'46"W | 25.17' | L17 | S52°35'58"W | 45.90' | L29 | N39°46'09"E | 173.45' |
| L10 | S25°48'10"E | 9.36' | L18 | N37°24'02"W | 30.00' | L30 | N52°50'57"E | 147.42' |
| L11 | S62°19'32"W | 32.22' | L19 | N52°35'58"E | 40.36' | L31 | N10°32'11"E | 29.27' |
| L12 | S74°00'03"E | 66.55' | L20 | S83°49'21"W | 54.59' | | | |



DRAWING INDEX

| | |
|---------|---------------------------------------------|
| SHEET 1 | COVER SHEET, NOTES, CERTIFICATIONS & LEGEND |
| SHEET 2 | PLAN SHEET & TABLES |
| SHEET 3 | PLAN SHEET |
| SHEET 4 | PLAN SHEET |

OWNER/DEVELOPER:
 MAB MONROE, LLC
 525 N. TRYON STREET, SUITE 1600
 CHARLOTTE, NC 28202
 (704) 331-6587 (MAB MONROE)



FINAL PLAT FOR: **MONROE PAVILION** US HIGHWAY 78 AT CHARLOTTE ROWELL BLVD MONROE, GEORGIA MAB AMERICAN MANAGEMENT, LLC 525 N. TRYON STREET, SUITE 1600 CHARLOTTE, NC 28202 LOCATED IN LAND LOTS 40 & 63, 3rd DISTRICT OF WALTON COUNTY, GA.

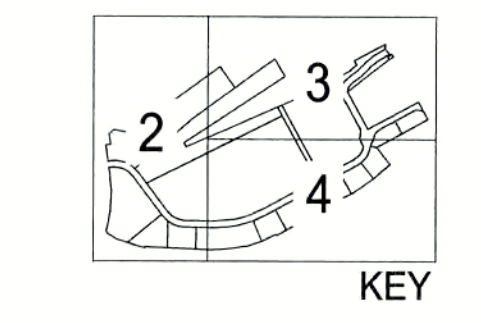
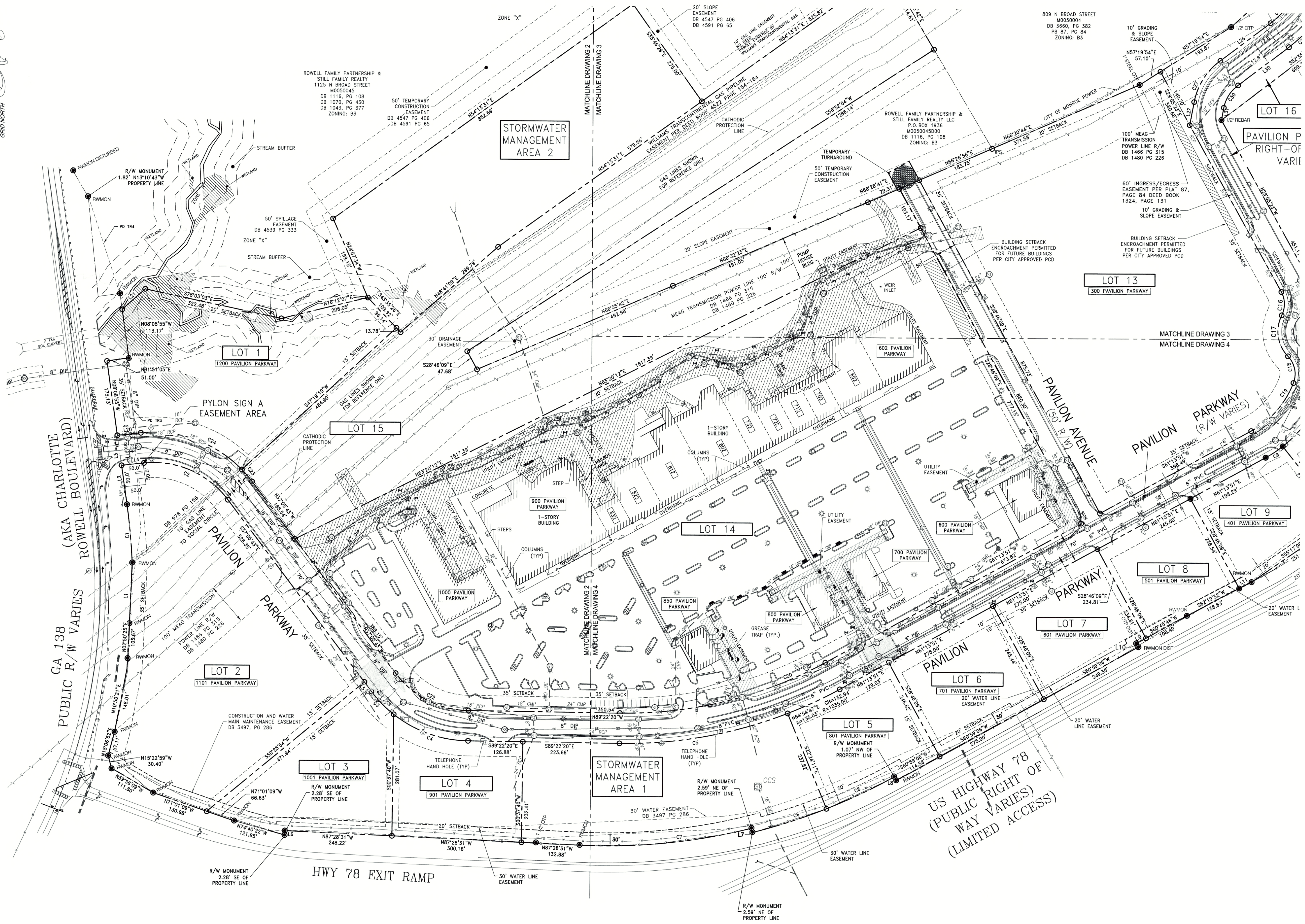


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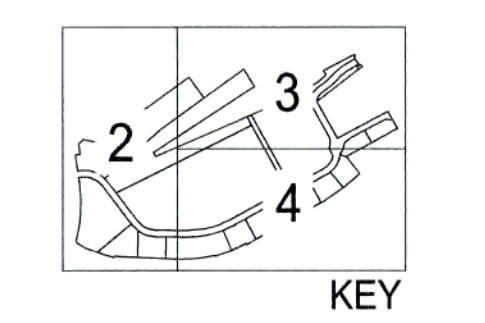
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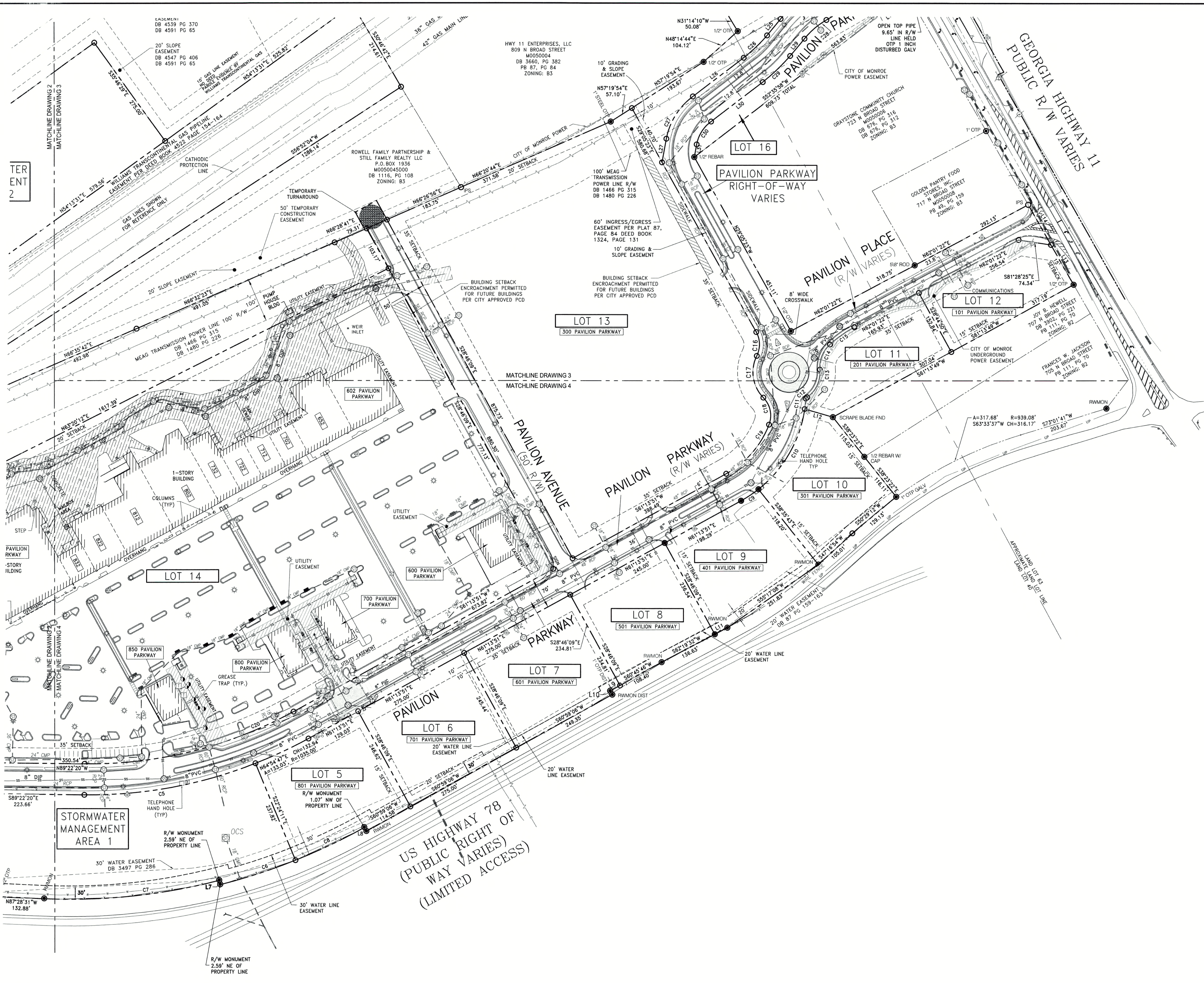
FINAL PLAT FOR:
MONROE PAVILION
US HIGHWAY 78 AT CHARLOTTE ROWELL BLVD
MONROE, GEORGIA
MAB AMERICAN MANAGEMENT, LLC
LOCATED IN LAND LOTS 40 & 63; 3rd DISTRICT OF WALTON COUNTY, GA.



| REVISIONS | DATE |
|-----------|------|
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DRAWING TITLE
PLAN SHEET

| | |
|--------------|--------------------|
| FILE NAME: | 4273.01_FINAL PLAT |
| DRAWN BY: | MT |
| PROJECT NO.: | 4273.01 |
| FIELD DATE: | 12/07/20 |
| PLAT DATE: | 12/15/21 |
| SCALE: | 1"=100' |



Monroe Pavilion

Located in the City of Monroe, Georgia

Submitted: May 6, 2019
Revised: October 3, 2019
Revised: May 20, 2022

MAB American
525 N Tryon Street, Suite 1600
Charlotte, NC 28202

Columbia Engineering
LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
2862 Buford Highway, Suite 200
Duluth, Georgia 30096

MaxDesignGroup
Architecture • Planning • Interiors
2862 Buford Highway, Suite 106
Duluth, Georgia 30096



Monroe Pavilion

City of Monroe

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MASTER DEVELOPER
MAB AMERICAN
John Argo
525 N Tryon Street, Suite 1600
Charlotte, NC 28202
704.331.6587
john@mabamerican.com

CIVIL ENGINEERING
COLUMBIA ENGINEERING
Jennifer Losurdo, PE
2862 Buford Highway, Suite 200
Duluth, Georgia 30096
770.925.0357
JLosurdo@columbia-engineering.com

LANDSCAPE ARCHITECTURE
COLUMBIA ENGINEERING
Roger Grant, PLA
2862 Buford Highway, Suite 200
Duluth, Georgia 30096
770.925.0357
RGrant@columbia-engineering.com

ARCHITECTURE
MAXDESIGN GROUP, LLC
Richard M. Maxian, AIA
2862 Buford Highway, Suite 106
Duluth, Georgia 30096
770.910.9740
rmaxian@maxdesigngrp.com

Introduction

On behalf of MAB American, LLC, the purpose of this Pattern Book is to provide a development outline and illustrations for the 95.48-acre Monroe Pavilion Planned Community Development (PCD), which will have more than 365,000 square feet of building area at final build-out. The 95.48-acre site is bordered on the south by US Highway 78, on the east by Georgia Highway 11, also known as North Broad Street, and on the west by Charlotte Rowell Boulevard. The subject site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District.

In addition to outlining the details and objectives of the Monroe Pavilion development and how it will meet the City of Monroe Zoning Ordinance requirements, this Pattern Book is intended to accompany MAB's request for rezoning to PCD, Planned Commercial Development, and a Certificate of Appropriateness related to the Corridor Design Overlay District for the Development.

Planning Objective

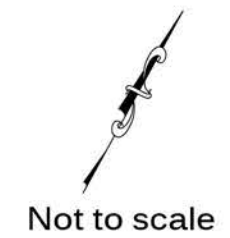
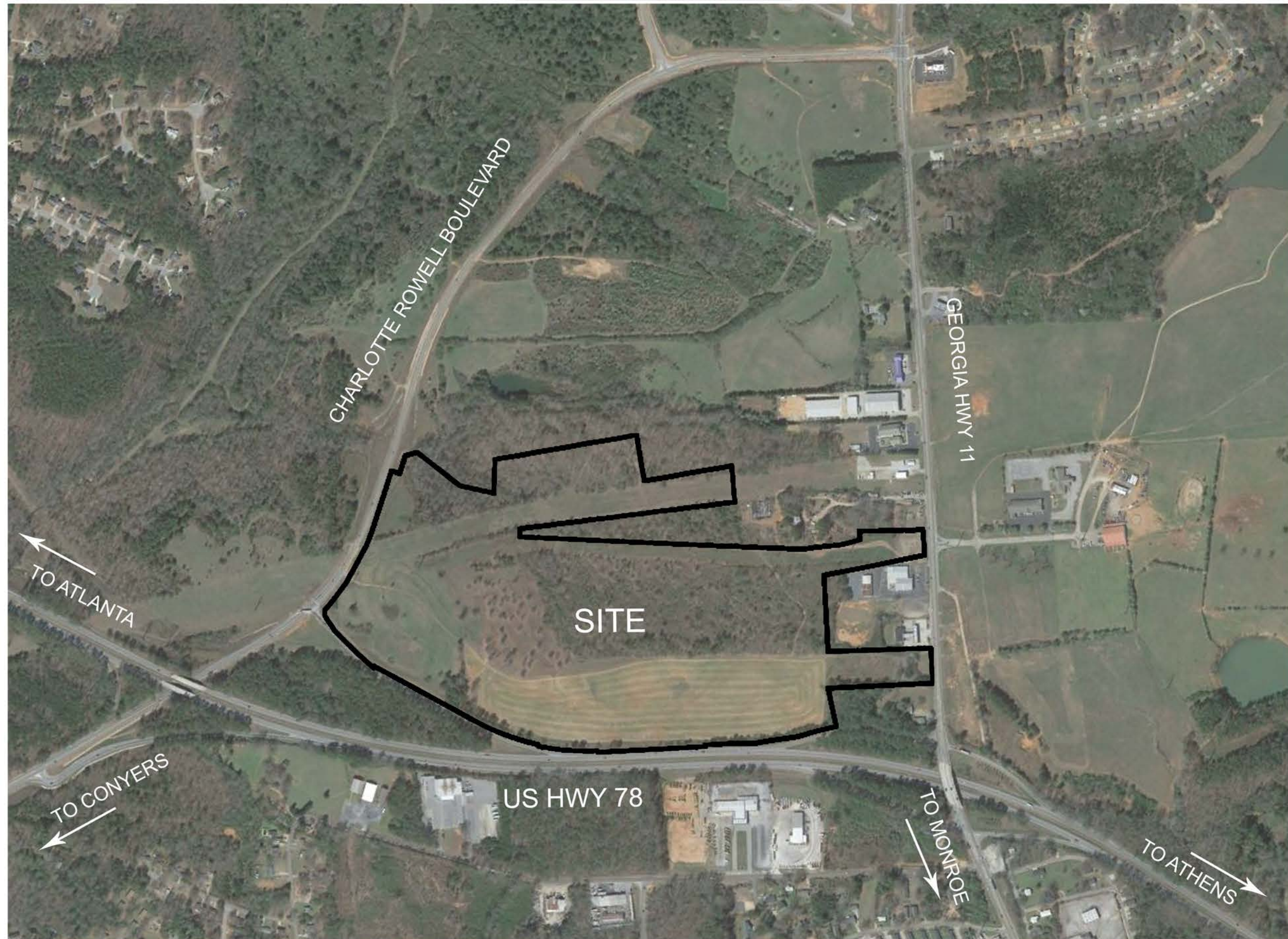
Monroe Pavilion is a Planned Community Development that provides a diverse commercial center with retail, restaurants, hotels, services and entertainment to serve the citizens of Monroe and the surrounding communities in Walton County with shopping opportunities to meet their needs. Situated between the interchanges with US Highway 78 and Charlotte Rowell Boulevard and Georgia Highway 11, Monroe Pavilion is ideally located to take advantage of the major thoroughfares and regional traffic patterns.

The proposed architecture, signage, streetscape, landscape and other design elements within Monroe Pavilion will be coordinated to reflect a cohesive character throughout the Development. Connectivity for both vehicular and pedestrian access binds the development components together to create a desirable gateway hub for Monroe. These design elements achieve a strong sense of arrival that is reflective of the City's character.

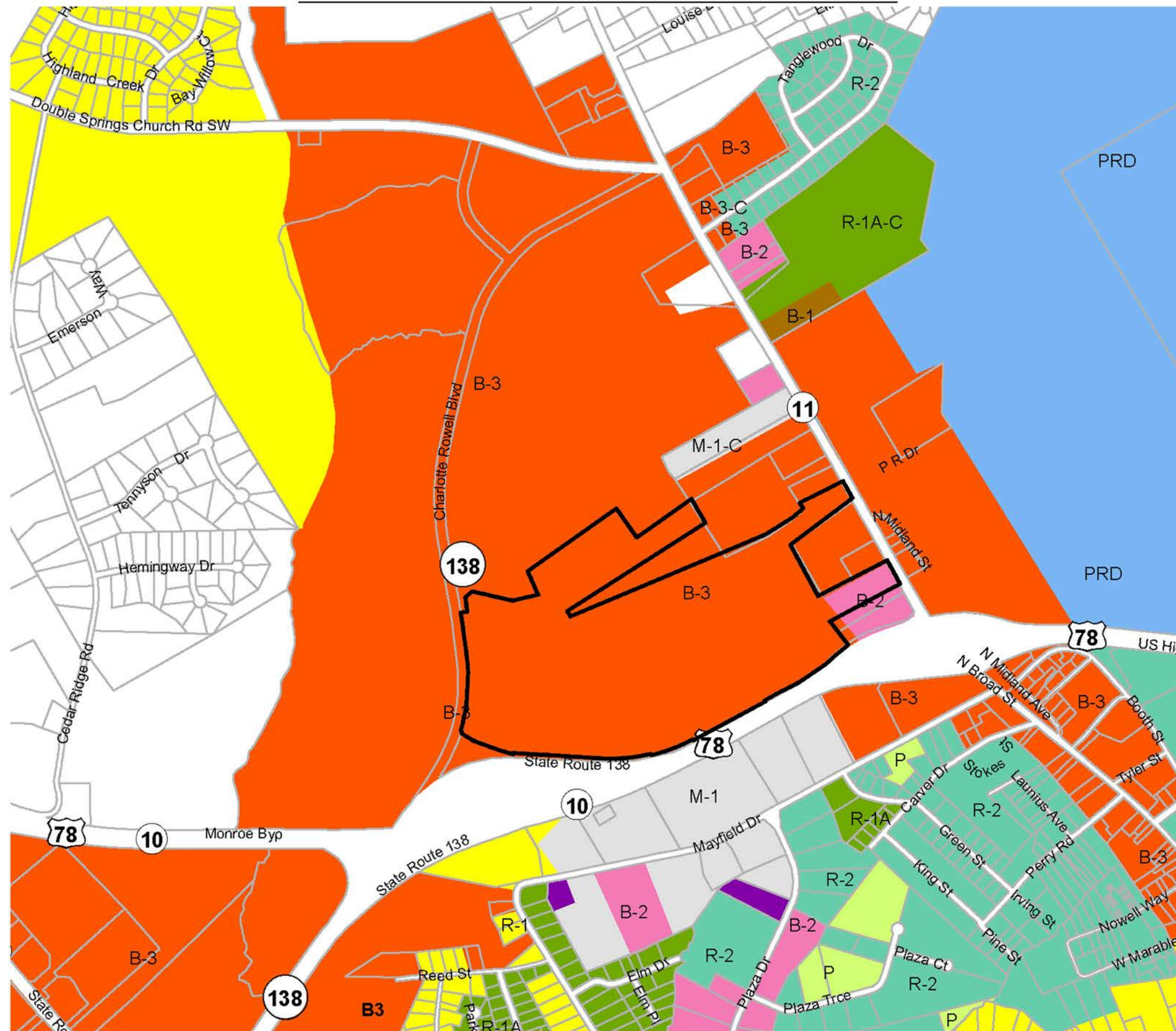
VICINITY MAP



LOCATION MAP



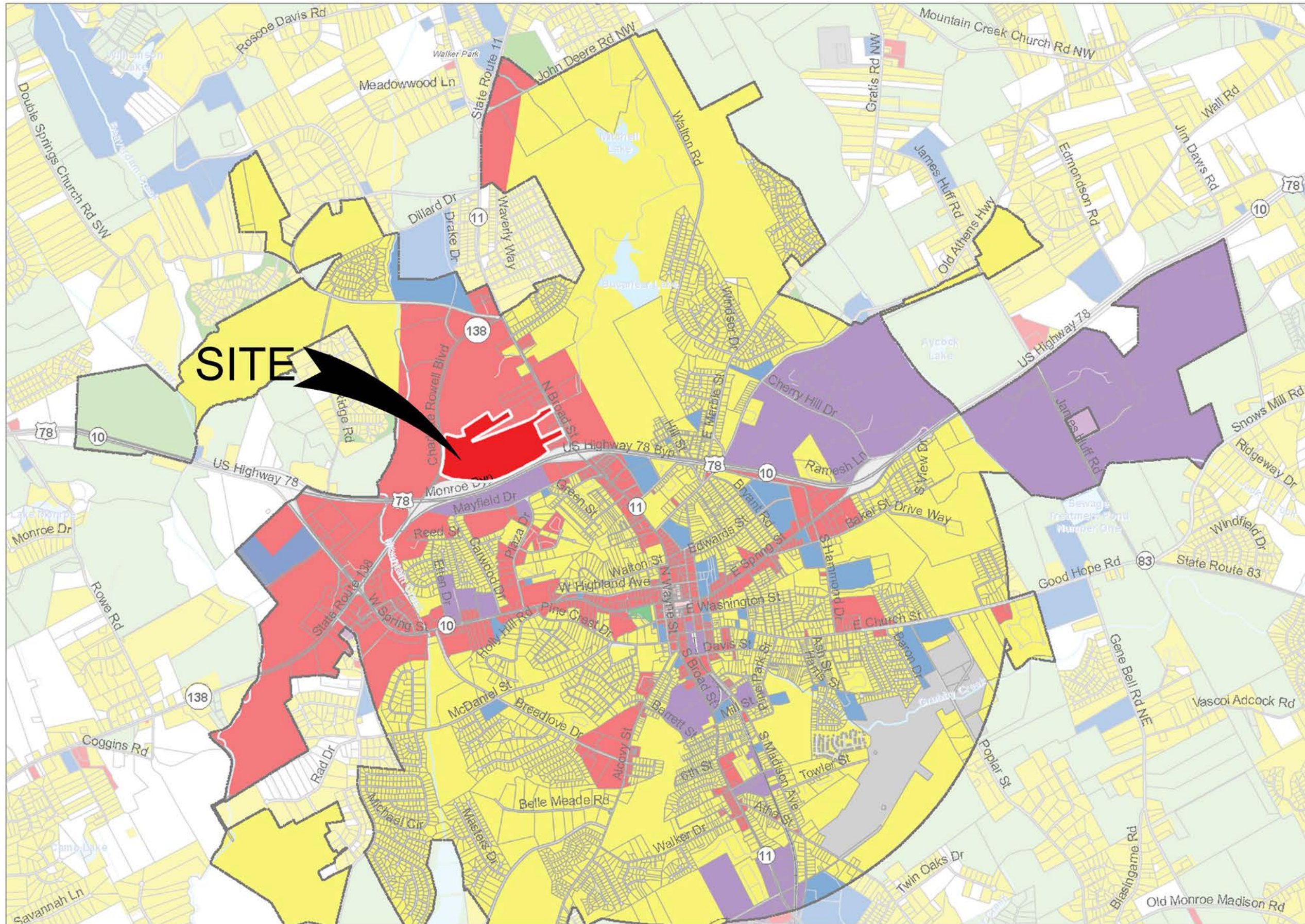
CITY OF MONROE ZONING MAP



This site lies within the B-3 Highway Commercial District of the City of Monroe Zoning Ordinance.



CITY OF MONROE FUTURE LAND USE MAP

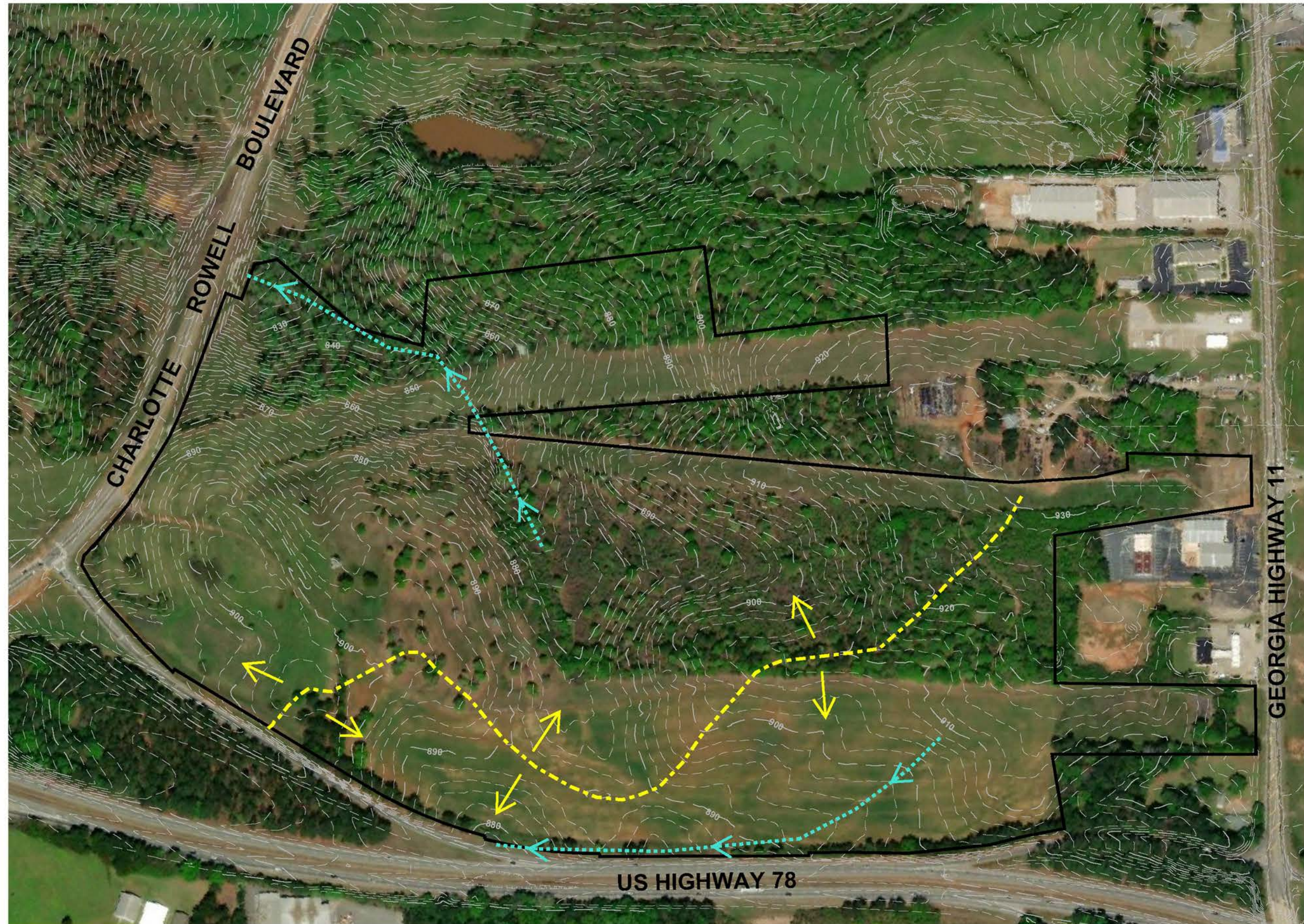


- ### Future Land Use
- Residential
 - Commercial
 - Industrial
 - Public/Institutional
 - T/C/U
 - Park/Rec/Cons
 - Agriculture/Forestry
 - Mixed Use

- ### Other
- State Route
 - Local Road
 - Railroad
 - City Limits
 - Rivers and Streams
 - Lakes
 - Parcels

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

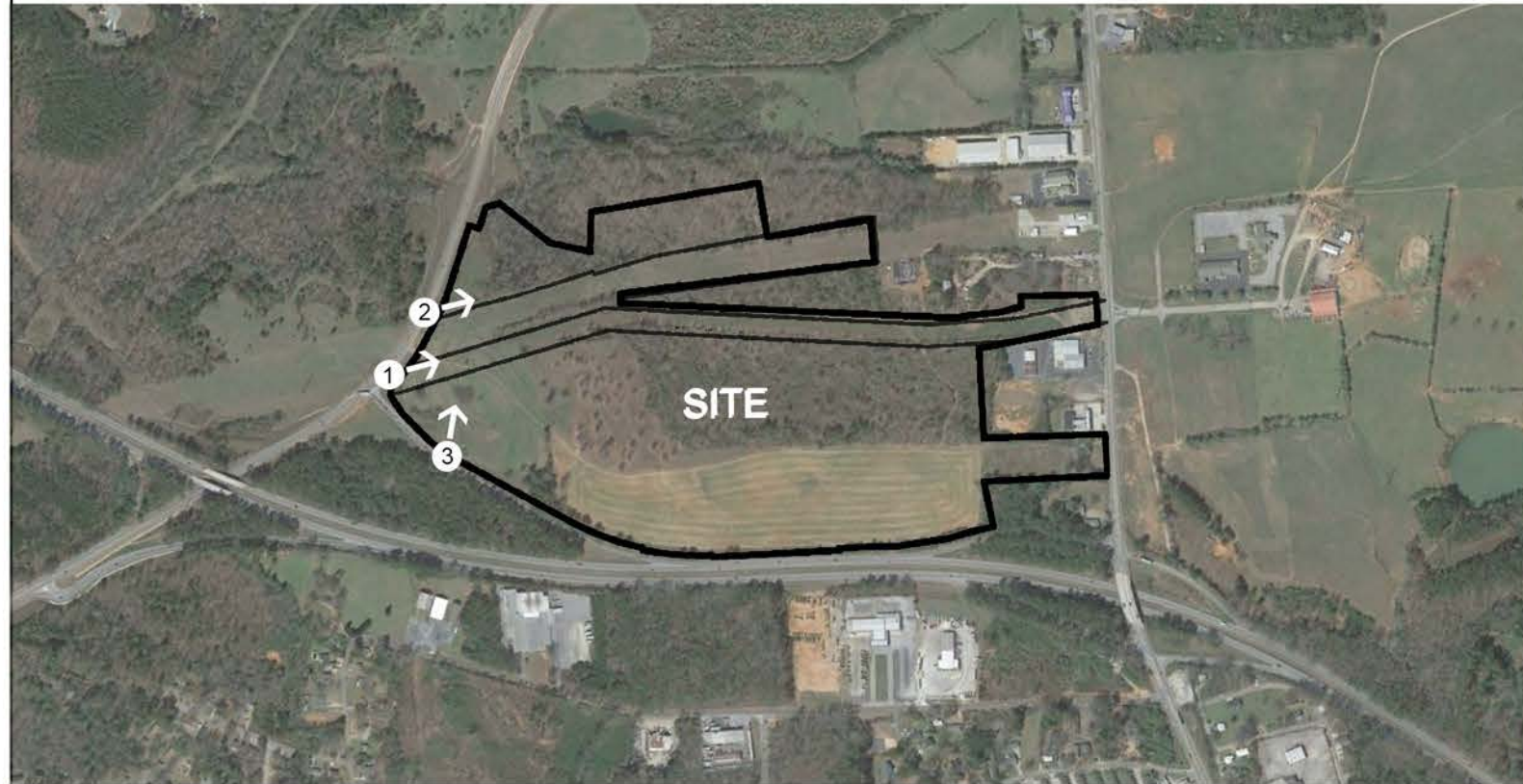
EXISTING CONDITIONS TOPOGRAPHIC MAP



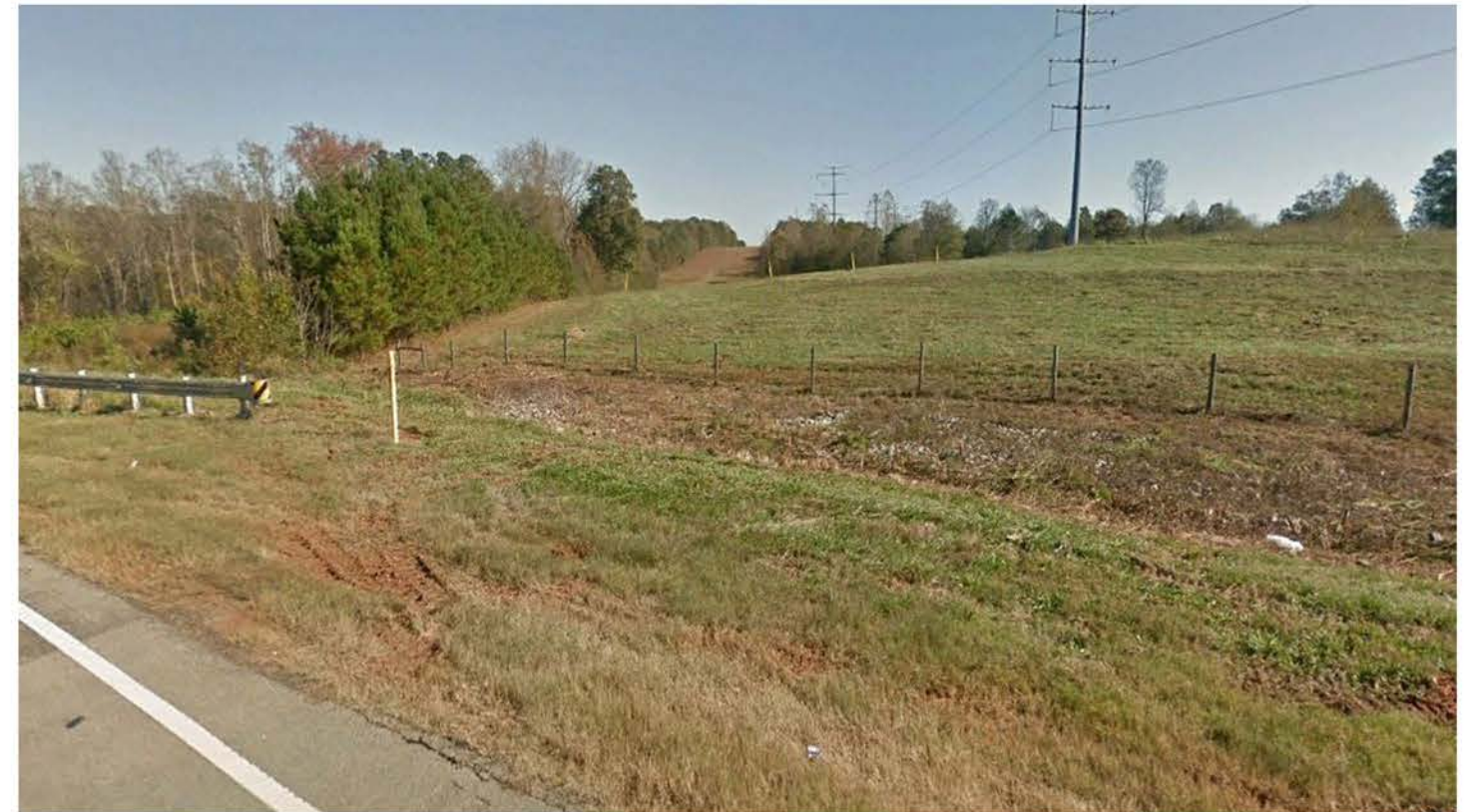
- ### LEGEND
- DRAINAGE FLOW PATH:
 - RIDGELINE:
 - DIRECTION OF FLOW:
 - SITE BOUNDARY:

EXISTING CONDITIONS PHOTOS

Key Map



Picture 2



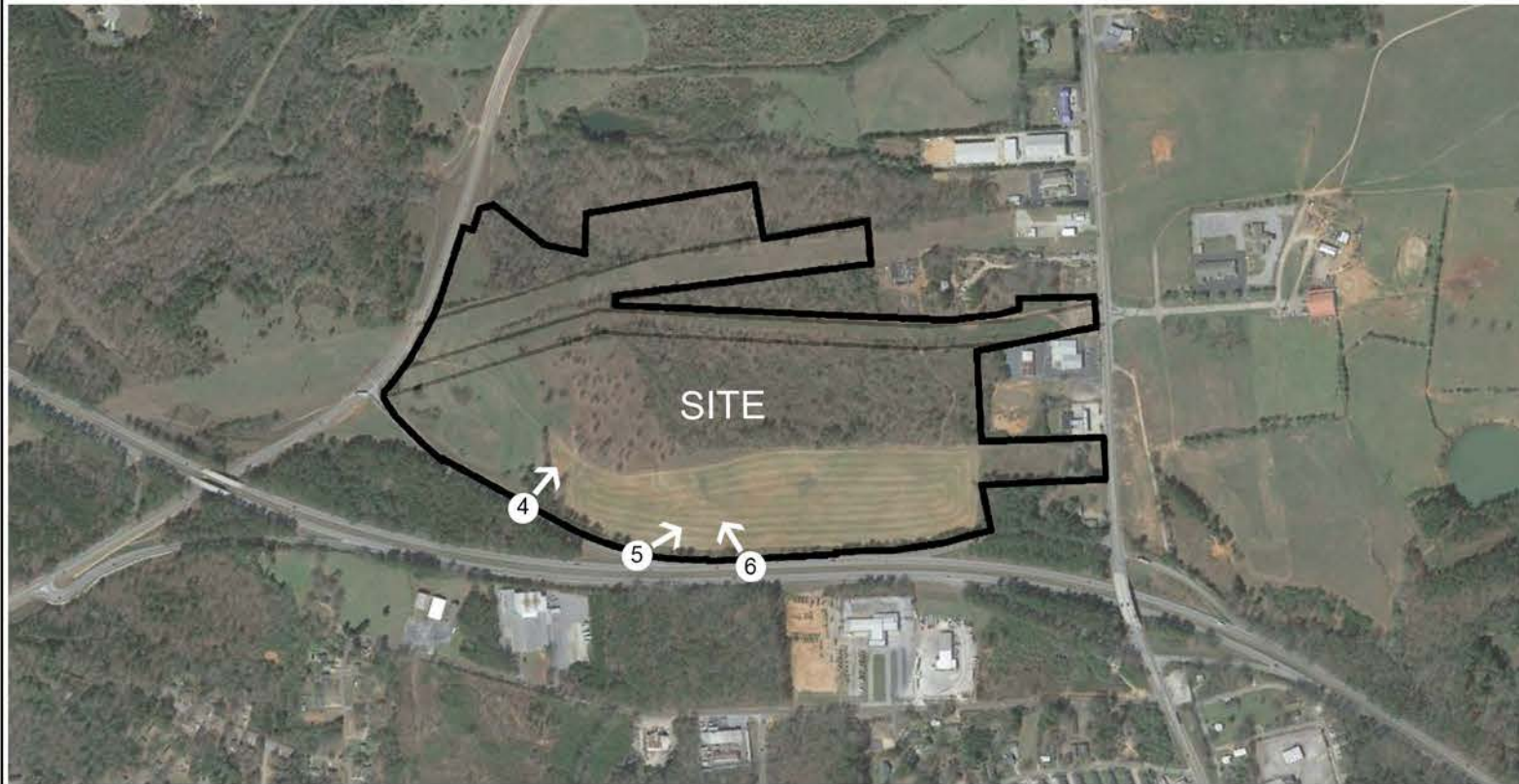
Picture 1



Picture 3



Key Map



Picture 5



Picture 4

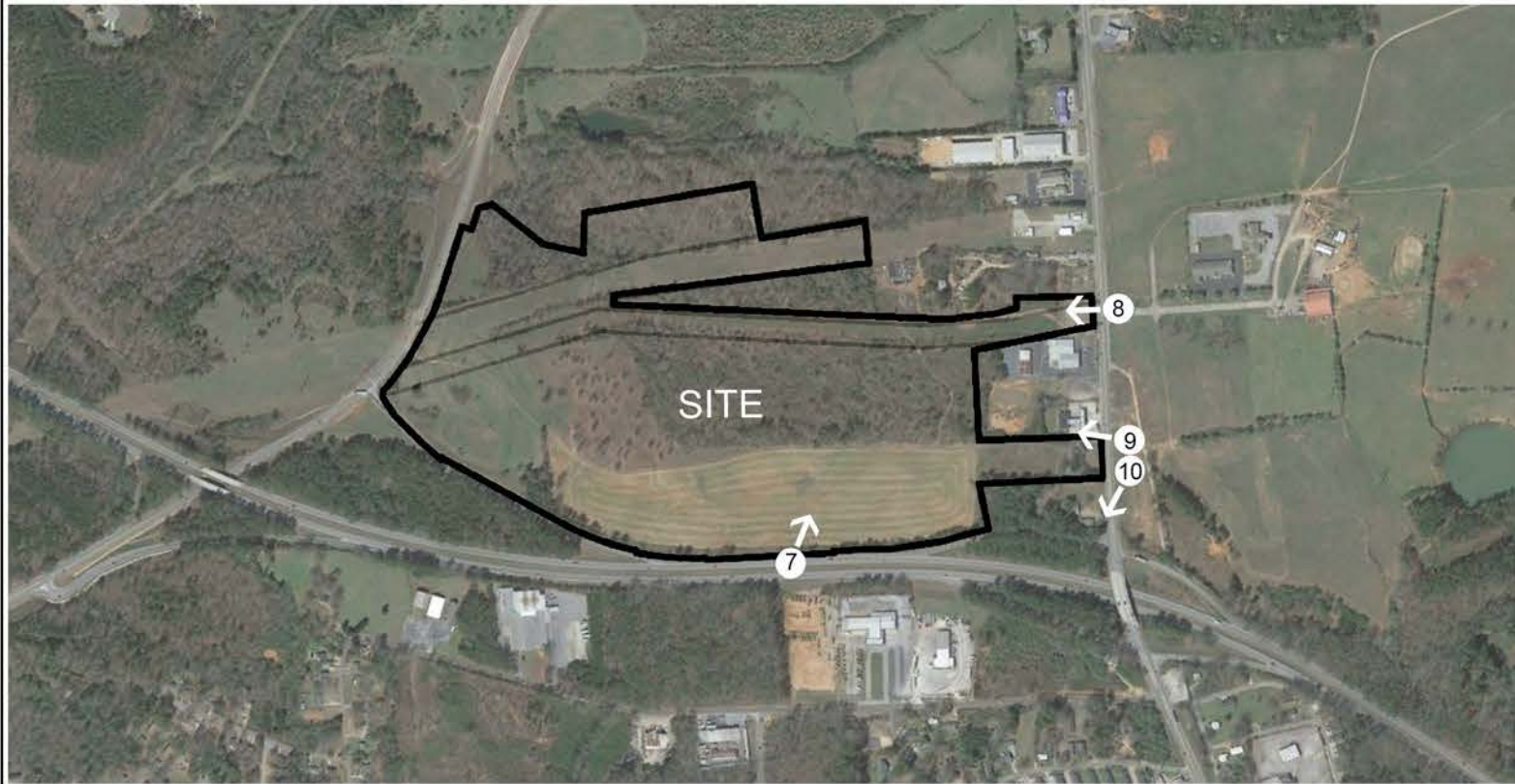


Picture 6



EXISTING CONDITIONS PHOTOS

Key Map



Picture 8



Picture 9



Picture 10

Picture 7



PROJECT OVERVIEW

Overview

Monroe Pavilion is a Planned Community Development that provides a diverse commercial center with retail, restaurants, hotels, services and entertainment to serve the citizens of Monroe and the surrounding communities in Walton County. The Master Plan, as shown on Page 2.3, reflects the development of 215,157 square feet of new retail and restaurant buildings within the 48.93-acre Shopping Center Tract, twelve (12) outlots, of which one (1) is planned to be a multi-story hotel and one (1) is planned to be a multi-story hotel or office, and the potential for future development of 150,431 square feet in building expansions and new buildings within the Shopping Center Tract and the Future Major G Parcel.

The Development also includes a new collector street, currently called “Retail Boulevard”, which will provide an east-west connection between Georgia Highway 11 and Charlotte Rowell Boulevard. The new “Retail Boulevard” will be more than 5,000 linear feet in length, will have a 70-foot right-of-way width, will be lined with street trees and sidewalks and will be dedicated to the City of Monroe. Design of the “Retail Boulevard” will include traffic calming measures such as a roundabout at the three-way intersection west of Georgia Highway 11 and two (2) raised intersections at main entry points to the Development from the “Retail Boulevard”. The outlots within the Development shall have shared access points along the “Retail Boulevard” as depicted in the Master Plan and shall be required by the Developer to have cross access connectivity between adjoining outlots.

Pedestrian connectivity is provided throughout the Development with six-foot wide public sidewalks along the new “Retail Boulevard” and four-foot wide internal sidewalks connecting the proposed buildings to the “Retail Boulevard”. These sidewalks along the “Retail Boulevard” will also provide pedestrian connectivity to the proposed outlots within the Development and each outlot, as it is developed, shall provide the required six-foot sidewalk along their frontage and a four-foot wide sidewalk connection to the public sidewalk at the “Retail Boulevard”.

The Major G Parcel will be developed in a future phase of the Development. The layout for this parcel as shown in the Master Plan is conceptual in nature and is subject to changes once a tenant has been identified. The conceptual layout currently reflects a large retail building with a pad building fronting the “Retail Boulevard”. The proposed buildings will have parking that is shared between the different uses.

Monroe Pavilion promotes the City’s goal of open space conservation through the proposed landscaping within the Development, streetscape along the new “Retail Boulevard” and preservation of the green space on the north side of the Development due to the existing Williams Transcontinental Gas Pipeline easement and the MEAG Transmission Powerline Right-of-Way that both traverse from the east to the west across the Development. Also a part of the open space at Monroe Pavilion will be two (2) master stormwater detention facilities that will serve the entire Development, including the Shopping Center Tract, new “Retail Boulevard”, Future Major G Parcel and all outlots. The stormwater management facility along the “Retail Boulevard” shall serve as an amenity to the development as a retention pond with aeration fountains and landscaping. Where the slopes permit, there may also be a paved walking trail with seating provided around the facility. At final buildout, the 95.48-acre Monroe Pavilion development will have more than the 40% open space required by the City’s Zoning Ordinance.

OVERALL SITE DATA

| | |
|----------------------------|-----------------------------------|
| TOTAL SITE AREA | 95.48 Acres |
| EXISTING ZONING | B-3 (Highway Commercial District) |
| OVERLAY DISTRICT | Corridor Design Overlay District |
| SHOPPING CENTER TRACT | 48.93 Acres |
| FUTURE MAJOR G PARCEL | 11.58 Acres |
| DEDICATED COLLECTOR R.O.W. | 10.07 Acres |
| OUTLOTS | 24.79 Acres |
| PROPOSED BUILDING AREA | 215,157 SF |
| FUTURE BUILDING AREA | 150,431 SF |

OUTLOTS

| | |
|----------------|------------|
| HOTEL/OFFICE 1 | 6.54 Acres |
| HOTEL 2 | 3.82 Acres |
| OUTLOT 1 | 2.06 Acres |
| OUTLOT 2 | 1.64 Acres |
| OUTLOT 3 | 1.51 Acres |
| OUTLOT 4 | 1.57 Acres |
| OUTLOT 5 | 1.54 Acres |
| OUTLOT 6 | 1.32 Acres |
| OUTLOT 7 | 1.38 Acres |
| OUTLOT 8 | 1.28 Acres |
| OUTLOT 9 | 1.07 Acres |
| OUTLOT 10 | 1.06 Acres |

Note: Outlot areas are subject to change.

BUILDING AREAS

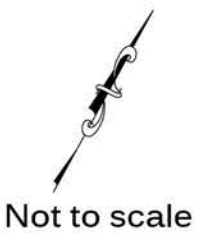
| | |
|-------------------|------------|
| MAJOR A | 48,387 SF |
| MAJOR B | 18,000 SF |
| MAJOR C | 21,000 SF |
| MAJOR D | 6,400 SF |
| MAJOR E | 20,000 SF |
| MAJOR F | 11,700 SF |
| SHOPS A | 21,700 SF |
| SHOPS B | 4,200 SF |
| JUNIOR A | 10,000 SF |
| JUNIOR B | 8,470 SF |
| JUNIOR C | 6,000 SF |
| JUNIOR D | 5,000 SF |
| JUNIOR E | 5,000 SF |
| JUNIOR F | 5,000 SF |
| PAD 1 | 5,000 SF |
| PAD 2 | 5,000 SF |
| PAD 3 | 5,000 SF |
| PAD 4 | 8,000 SF |
| FUTURE MAJOR G | 120,000 SF |
| FUTURE PAD 5 | 4,800 SF |
| FUTURE EXPANSIONS | 25,631 SF |

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.

VICINITY MAP RENDERING



MASTER PLAN



Not to scale

The Master Plan for the Monroe Pavilion Planned Community Development (PCD), as illustrated on Page 2.3, is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended May 8, 2018. The subject 95.48-acre site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District (CDO). The Master Plan has been developed to meet the zoning ordinance and overlay requirements, and, where certain requirements cannot be met, the spirit of the ordinance has been applied. The following is a discussion of how the Monroe Pavilion Master Plan complies with requirements while allowing compromises to meet current developer and tenant requirements and needs. Future parcels and outlots shall meet the same requirements as shown and stated within this Pattern Book.

Section 430 – One Principle Structure on a Lot

This section allows only one (1) principle structure and permitted customary accessory buildings on any lot. The Shopping Center Tract and Future Major G Parcel shall be allowed to have multiple buildings within their respective lots as reflected on the Master Plan. Each of the twelve (12) outlots shall comply with this section by having one (1) principle structure. Any principal structure in the Monroe Pavilion Development shall have a maximum of five stories, no building is allowed to be taller than five stories. Zero lot line development and subdivision is allowed within the Monroe Pavilion Development. All other parcel setbacks to coincide with approved Pattern Book and/or City B-3 zoning ordinance.

Section 520 – Off-Street Automobile Parking

520.2(1) Minimum Size of Off-Street Parking Space

This section requires a minimum parking space size of nine (9) feet wide by twenty (20) feet long with a minimum area of 180 SF. The Master Plan shows all 60-degree parking spaces sized at ten (10) feet wide by eighteen (18) feet long and 90-degree parking spaces sized at nine (9) feet wide by eighteen (18) feet long.

520.3 – Parking Space Requirements for All Districts

Per Table 3 of the Zoning Ordinance, the following are minimum required parking spaces based on use:

- Retail Establishments: 1 space/employee + 1 space/500 SF
- Restaurants: 1 space/5 seats + 1 space/600 SF

This section also requires that the maximum number of parking spaces shall not exceed 120% of the minimum required spaces. The Master Plan currently shows 1406 parking spaces within the Shopping Center Tract that will be shared between the multiple proposed buildings and uses. Per the Parking Analysis on this page, the Shopping Center Tract complies with this section of the ordinance. However, due to standard tenant requirements anticipated at each standalone outlot, the maximum number of parking spaces allowed within the outlots shall be 135% of the minimum required spaces. Due to anticipated tenant requirements for each standalone outlot, all restaurant establishments shall have a minimum parking requirement calculated in accordance with the ratio and seat counts below.

- Restaurants Minimum Parking Requirement: 1 space/3 seats + 1 space/350 SF of building space
- Number of seats for restaurants includes seating for indoor dining and outdoor patios.
- Required ADA parking spaces for restaurants shall be treated as allowable parking spaces in excess of the 135% parking maximum space count.
- Up to two (2) designated curbside pickup parking spaces for restaurants are allowed to be added in excess of the 135% parking maximum space count.

520.4(6) – Site Requirements: Landscaping

This section requires that for all parking areas with ten (10) or more parking spaces shall have a minimum of 15% of the interior parking area permanently landscaped. The CDO requirement of 12% interior landscaped area, as stated in Section 643A.4(1)(c)(iv)(c), shall be the requirement for the Monroe Pavilion Development. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area.

520.4(10) – Site Requirements: Sidewalk

This section requires all parking facilities to have five (5) foot wide sidewalks connecting the facility to all public right of way sidewalks and building entrances. For the Monroe Pavilion Development, all public sidewalks shall be six (6) feet wide and all private internal sidewalks shall be four (4) feet wide.

Section 550 – Screening, Buffering, Landscaping

550.4(3) – Required Landscaping: Thoroughfare Landscaping

This section requires that a 25-foot landscape area abut the right-of-way of all roads within the City limits. The CDO requirement of a frontage landscape area, as stated in Section 643A.4(2), is required to be 20 feet deep. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to the back of curb at the internal parking along all road rights-of-way.

SHOPPING CENTER TRACT PARKING ANALYSIS

RETAIL PARKING CALCULATIONS

| BUILDING | AREA | EST. EMPLOYEES |
|----------------|------------|----------------|
| MAJOR A | 48,387 SF | 145 |
| MAJOR B | 18,000 SF | 27 |
| MAJOR C | 21,000 SF | 43 |
| MAJOR D | 6,400 SF | 58 |
| MAJOR E | 20,000 SF | 18 |
| MAJOR F | 11,700 SF | 43 |
| SHOPS A-Retail | 13,700 SF | 45 |
| SHOPS B | 4,200 SF | 24 |
| JUNIOR A | 10,000 SF | 15 |
| JUNIOR B | 8,470 SF | 23 |
| JUNIOR C | 6,000 SF | 20 |
| JUNIOR D | 5,000 SF | 15 |
| JUNIOR E | 5,000 SF | 15 |
| JUNIOR F | 5,000 SF | 15 |
| Total | 184,157 SF | 506 |

RESTAURANT PARKING CALCULATIONS

| BUILDING | AREA |
|--------------------|-----------|
| SHOPS A-Restaurant | 8,000 SF |
| PAD 1 | 5,000 SF |
| PAD 2 | 5,000 SF |
| PAD 3 | 5,000 SF |
| PAD 4 | 8,000 SF |
| Total | 31,000 SF |

Estimated Seats 1,343

| | |
|--------------------------------|-------------|
| RETAIL PARKING REQUIRED: | 875 |
| RESTAURANT PARKING REQUIRED: | 321 |
| TOTAL PARKING REQUIRED: | 1196 |
| MAXIMUM PARKING ALLOWED: | 1435 |

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.

Section 570 – Lot Coverage

This section defines that the maximum impervious lot coverage in all zoning districts shall be 60% with the exception of the CBD Downtown District. For this 93.48-acre Development, there are only three (3) tracts that can independently meet this requirement. Therefore, this 93.48-acre Development shall be considered as a whole when evaluating lot coverage and each tract shall have a lot coverage as defined in the Lot Coverage table found on this page. With the lot coverages provided, the overall lot coverage for the Development will be less than the allowed maximum of 60%.

LOT COVERAGE

| | |
|----------------------------|-----|
| SHOPPING CENTER TRACT | 51% |
| DEDICATED COLLECTOR R.O.W. | 50% |
| FUTURE PARCEL G | 85% |
| HOTEL/OFFICE 1 | 40% |
| HOTEL 2 | 65% |
| OUTLOT 1 | 80% |
| OUTLOT 2 | 80% |
| OUTLOT 3 | 80% |
| OUTLOT 4 | 80% |
| OUTLOT 5 | 80% |
| OUTLOT 6 | 80% |
| OUTLOT 7 | 80% |
| OUTLOT 8 | 80% |
| OUTLOT 9 | 90% |
| OUTLOT 10 | 90% |

OVERALL PROJECT: <60%

Section 643 – Corridor Design Overlay District (CDO)

Section 643A – Corridor Design Standards and Guidelines

643A.1(2) – Site Planning: Area Specific Criteria

This section requires that the Corridor shall have an integrated streetscape of a scale and character consistent with City's traditional development pattern with walkways connecting buildings with the public right-of-way sidewalk network. The Master Plan reflects extensive streetscape and sidewalks along the new "Retail Boulevard" and internal sidewalk networks connecting each proposed building to the "Retail Boulevard" within the Shopping Center Tract. As the Major G Parcel and all outlots are developed, they will expand the Development's sidewalk network along the "Retail Boulevard" right-of-way they have frontage on and internally on their respective lots. As defined above, all public sidewalks shall be six (6) feet wide and all private internal sidewalks shall be four (4) feet wide.

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

This section requires that properties greater than three (3) acres should reserve two (2) or more outparcels for future development to insert buildings closer to the roadway. The Shopping Center Tract, Major G Parcel, Hotel 1 and Hotel 2 are the only tracts that are larger than 3 acres. As depicted on the Master Plan, the Shopping Center Tract has four (4) pad buildings that, although they will not be subdivided as outlots, they act as outlots as they are close to the "Retail Boulevard" roadway. The Major G Parcel has one (1) pad building that acts as an outlot in keeping with this zoning requirement. Hotel 1 and Hotel 2 will not be required to comply with this section.

643A.3(1)(d) – Pavement: Sidewalk Networks

This section requires that all developments within the CDO construct six (6) foot wide public sidewalks on both sides of the public roadway. As discussed above, the Master Plan reflects an extensive sidewalk network along the new "Retail Boulevard". At the time of construction of the Shopping Center Tract and the "Retail Boulevard" a six (6) foot public sidewalk will be constructed on the north side of the "Retail Boulevard". As the Major G Parcel, Hotel/Office 1, Hotel 2, and Outlots 1-8 are developed, they will expand the Development's sidewalk network on the south side of the "Retail Boulevard" right-of-way that they have frontage on by constructing a six (6) foot wide sidewalk. The exception to this will be Outlots 9 and 10 which due to limits of lot size will not be required to construct a sidewalk along their frontage. All public sidewalks are depicted on the Master Plan.

643A.3(2) – Pavement: Area Specific Criteria

This section allows additional frontage parking for planned centers like the Monroe Pavilion Planned Community Development if the center has a front building setback of 200 feet, if all landscape criteria is met, if there are 2 or more frontage outparcels and if a sidewalk network is provided. As discussed above for each of these items the Monroe Pavilion Development adheres to these requirements. Therefore, frontage parking is shown on the Master Plan for the Shopping Center Tract and Major G Parcel.

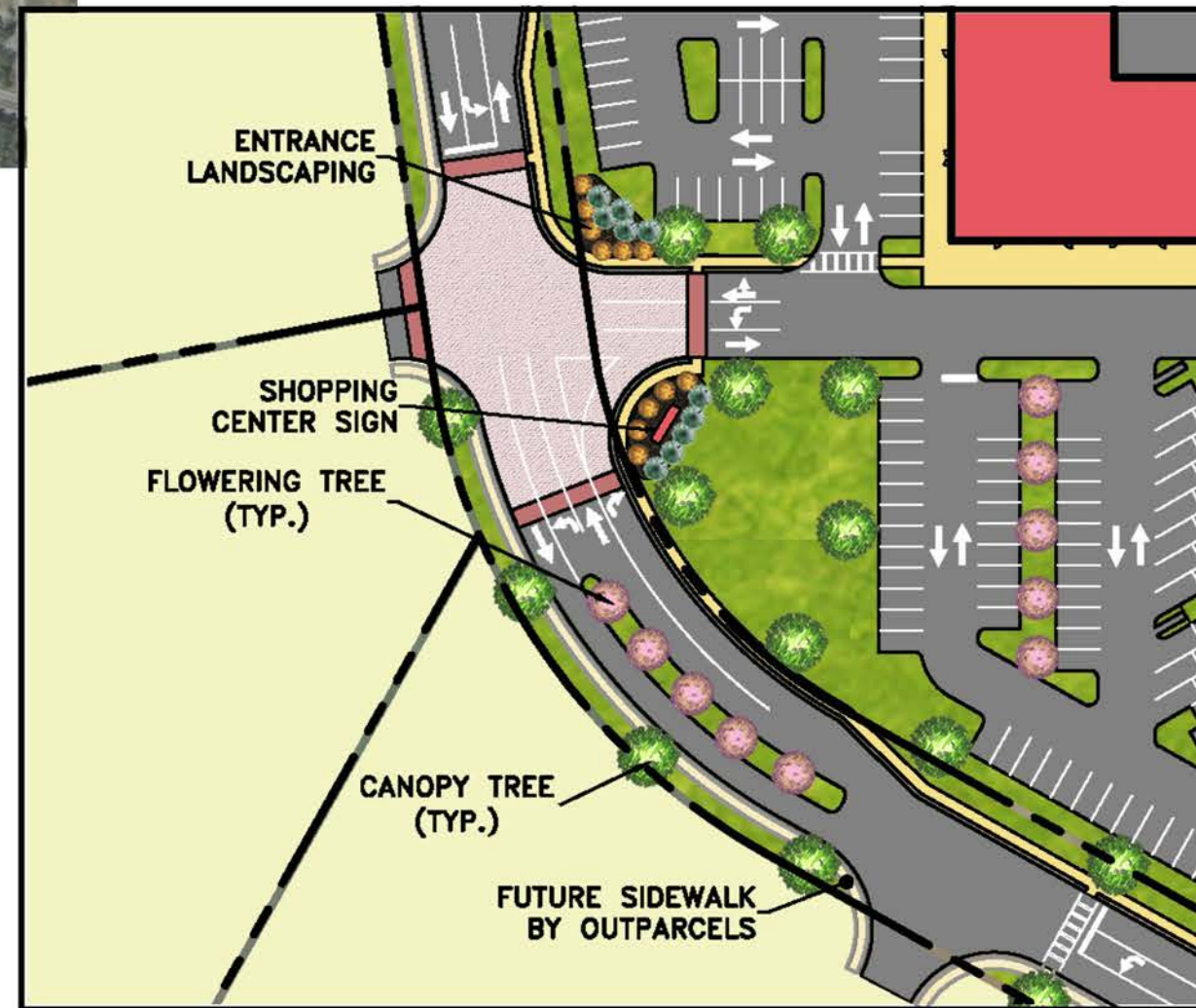
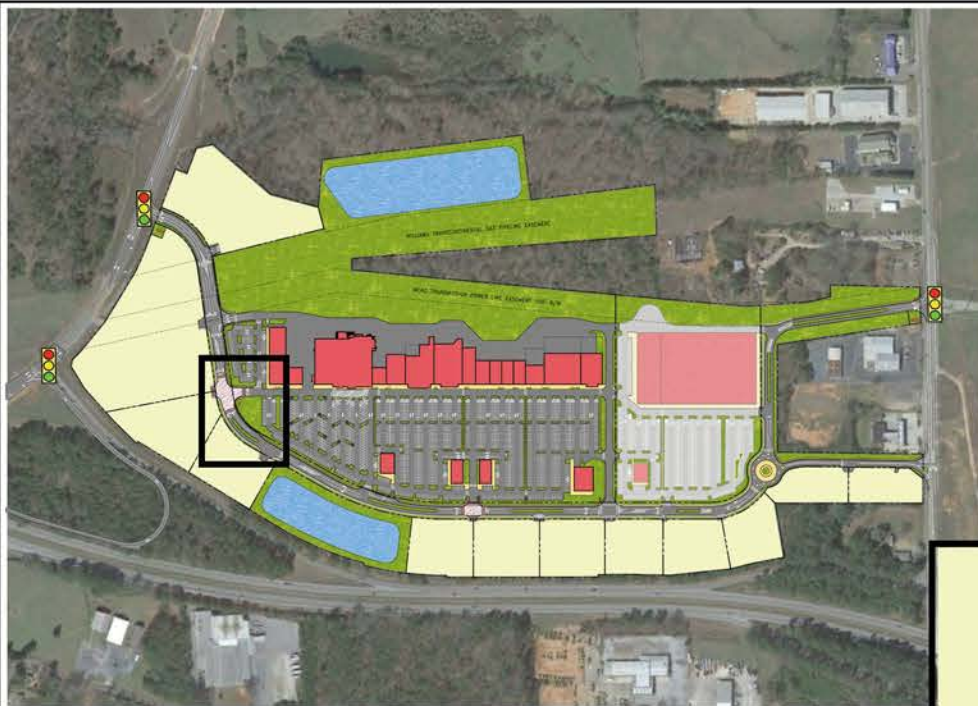
643A.4(1)(c)(iv)(c) – Landscaping: Interior

This section requires that for all parking lots with 15 or more parking spaces a minimum of 12% interior landscaped area be provided within the interior parking. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area. All other tracts within the Development shall adhere to this requirement. This section also states that one (1) in four (4) parking rows should have 15-foot wide landscape area dividing the parking rows. The Shopping Center Tract shall provide the required 15-foot wide landscape areas at an interval and as is depicted on the Master Plan.

643A.4(2) – Landscaping: Specific Criteria

This section requires that frontage landscape areas be a minimum of 20 feet in depth. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to the back of curb at the internal parking along all road rights-of-way.

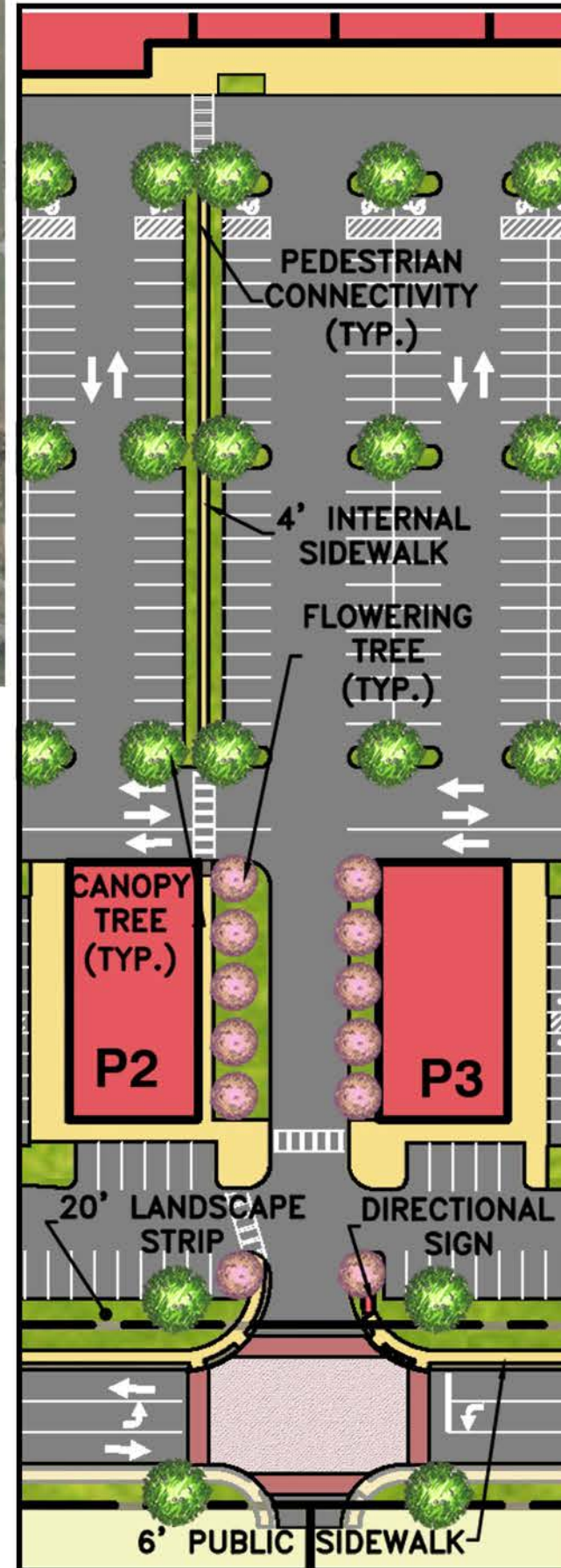
VIGNETTE 1



Not to Scale

The master planned development shall include substantial landscape areas which enhance the experience to motorists and pedestrians. An emphasis on detailed landscape plantings at major intersections and entry points shall contribute to the feeling of a destination center. The canopy street trees will be planted at an interval of 75' on center and will be installed on either side of the boulevard to provide continuity as the outparcels are developed.

VIGNETTE 2



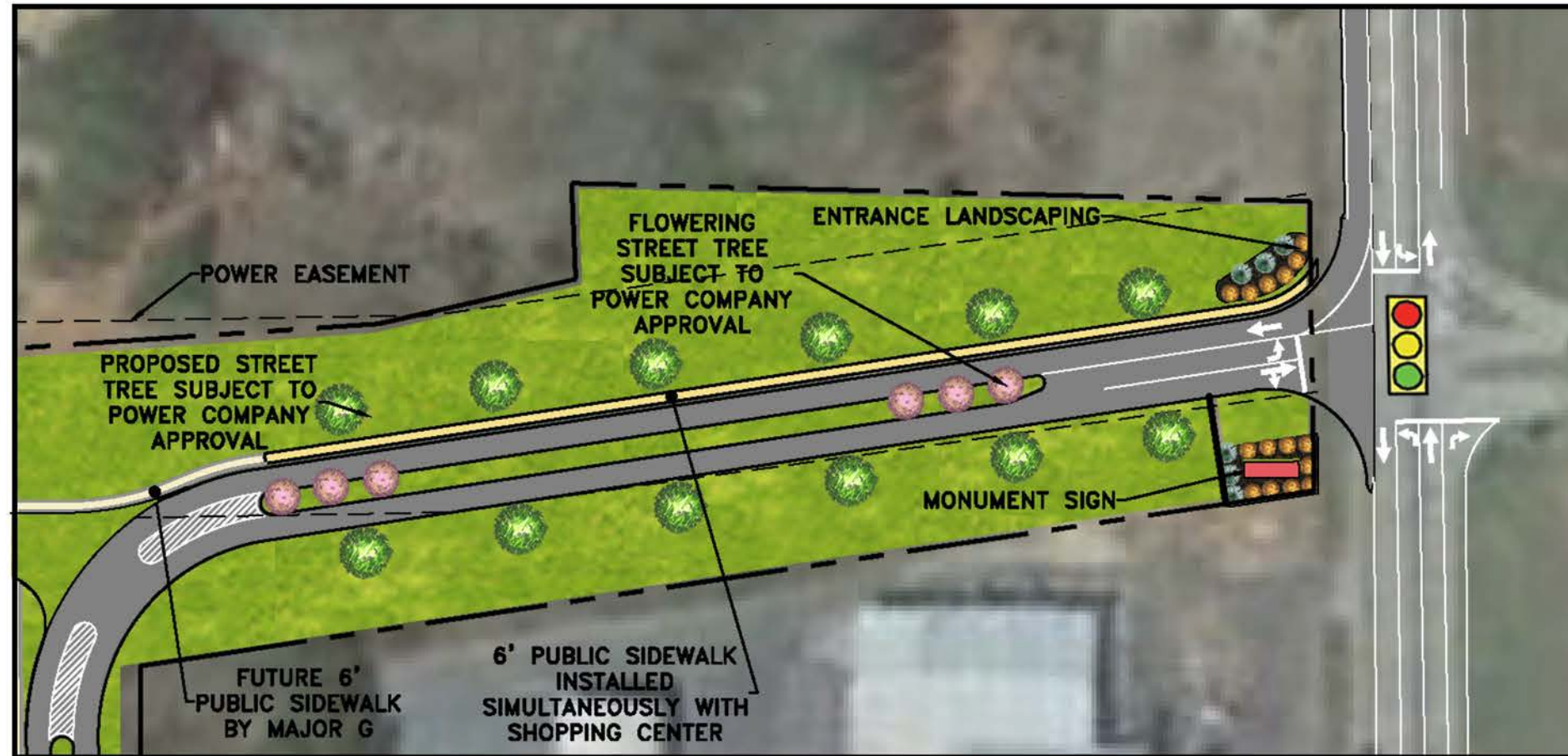
Pedestrian connectivity is at the forefront of design at Monroe Pavilion. Pedestrian access extends from the Retail Blvd sidewalk to the main retail building by running walkways adjacent to buildings and inside of landscaped medians. This route promotes safety and synergy among street front developments and to the primary commercial spaces behind them.

Not to Scale

VIGNETTE 3

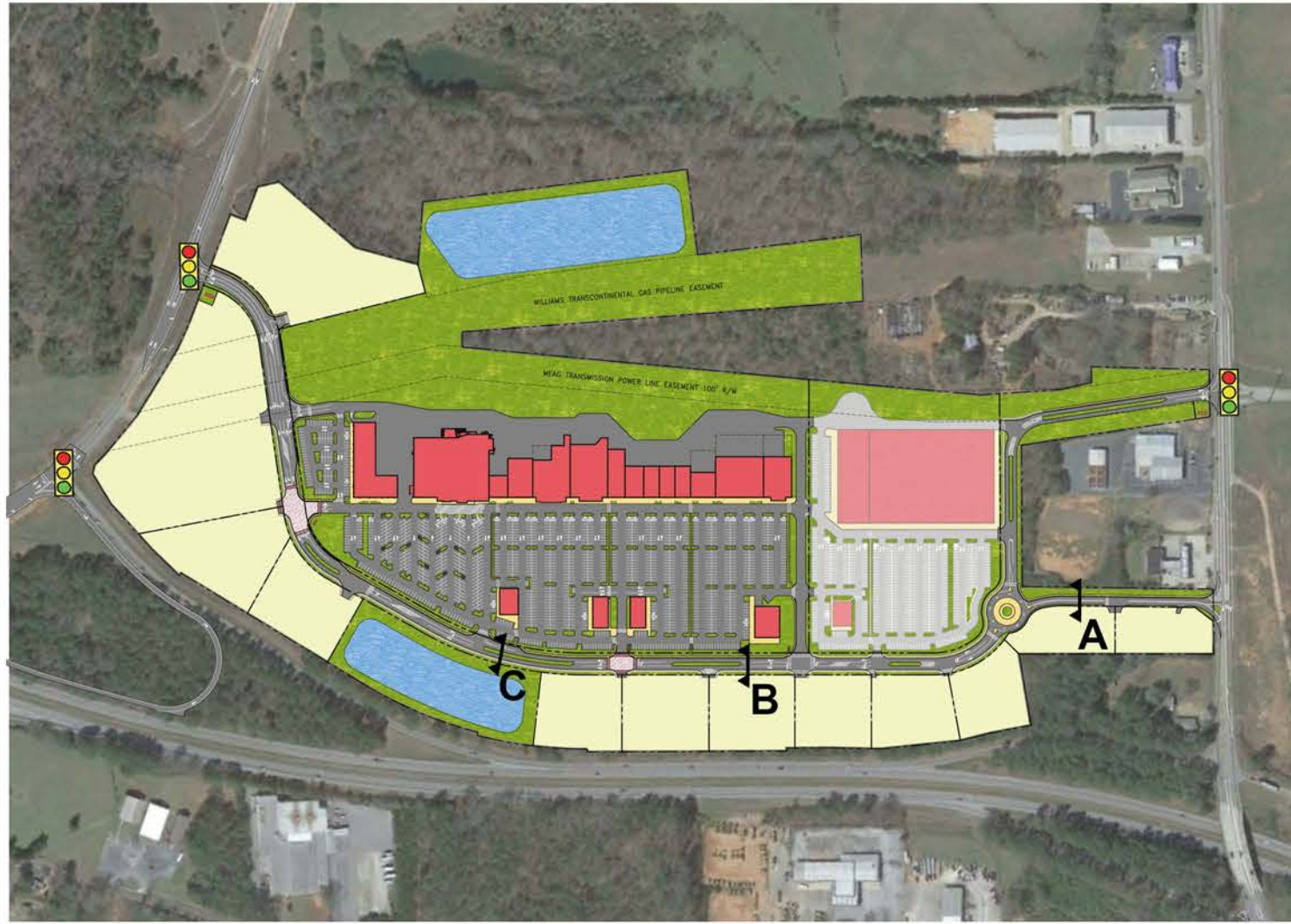


Not to Scale

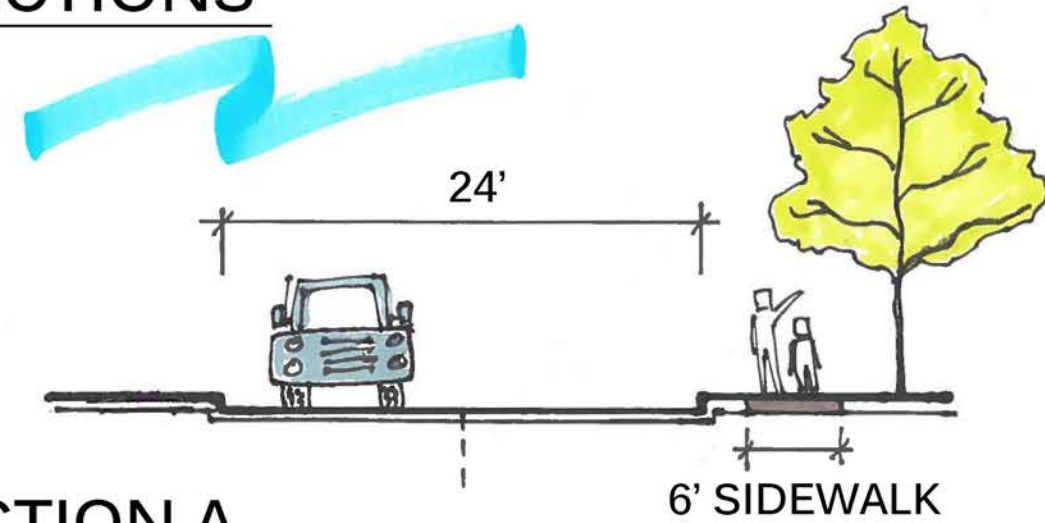


A tree lined boulevard will connect Georgia Highway 11 to Charlotte Rowell Boulevard. Canopy trees at regular intervals of 75' on center spacing will create rhythm and shade for motorists and pedestrians. Planted medians will provide multi-season interest.

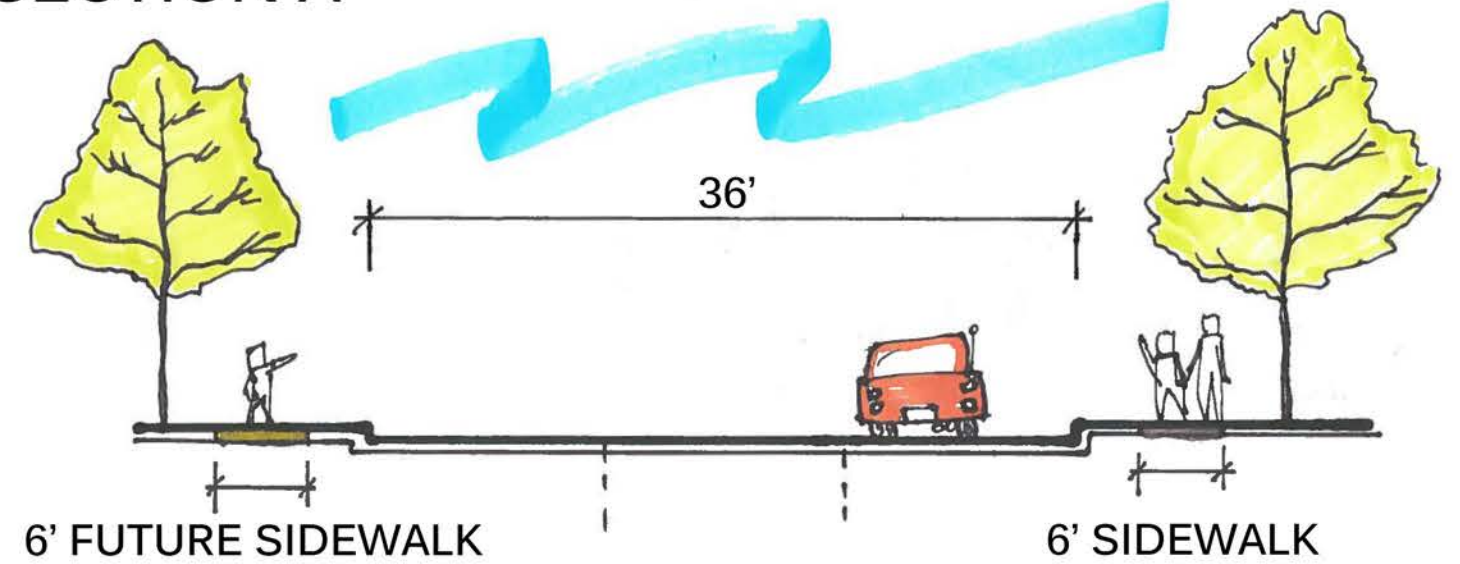
BOULEVARD SECTIONS



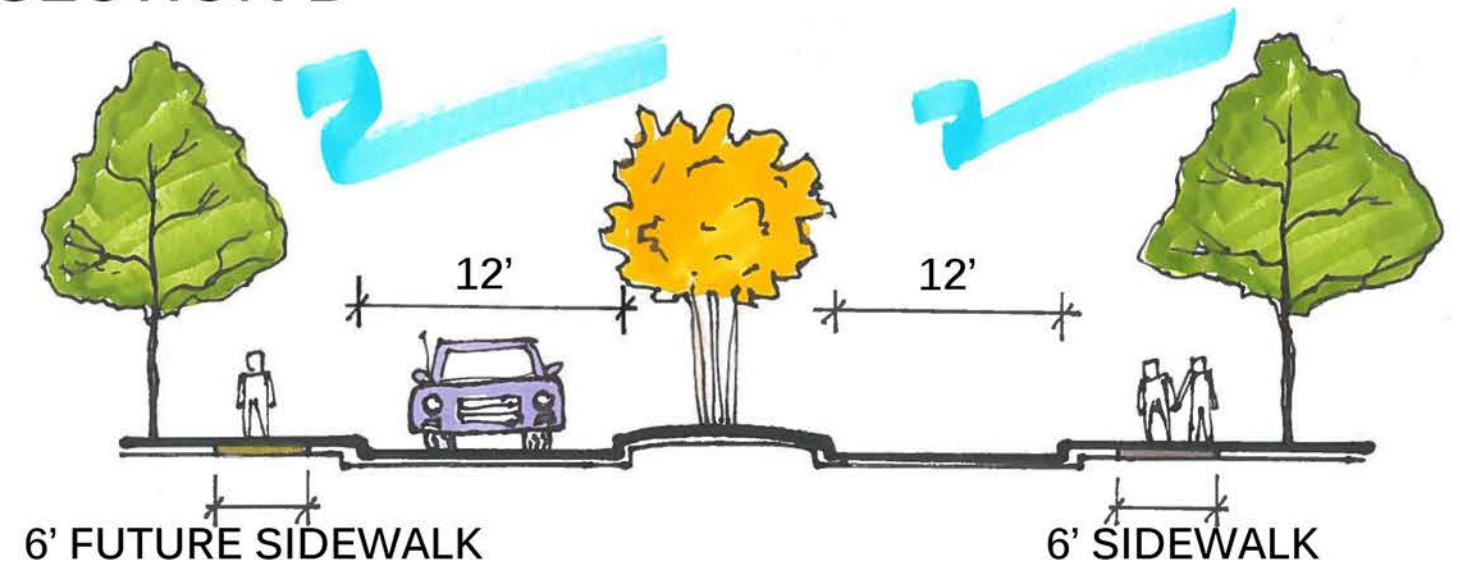
SECTION A



SECTION B



SECTION C



ARCHITECTURAL INTRODUCTION

3.1 INTRODUCTION:

Introduction:

This Pattern Book demonstrates a Planned Community Development which is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3). Throughout this book, this Planned Community Development shall also be referred to as PCD. This Pattern Book will describe and revise some sections of the current City of Monroe Zoning Ordinance, Corridor Design Overlay (CDO), and Highway Commercial District (B-3), to allow for a commercial shopping center development for future tenants and development plans to cohesively and conform as closely as possible to the City of Monroe Zoning Ordinance, Corridor Design Overlay (CDO), and Highway Commercial District (B-3), while allowing compromises to meet current developer and tenant(s) requirements and needs. Future Parcels & Outlots will meet the same architectural building requirements, materials, fenestrations, ornamentation, and signage requirements as shown and stated within this Pattern Book. This Pattern Book addresses REVISED items/wording within the current City of Monroe Zoning Ordinance and does not address items/wording that are of mutual agreement.

MATERIALS

Article V: GENERAL STANDARDS FOR ALL DISTRICTS

SECTION 570 - LOT COVERAGE

570.2 EXPANSION PROJECTS (page 26):

(1) Definition: Future building expansion not counted as expansion as long as illustrated on sheet 2.3.

ARTICLE VI: USE OF PROVISIONS BY DISTRICT

SECTION 643A - CORRIDOR DESIGN STANDARDS AND GUIDELINES

643A.2 ARCHITECTURE (page 49):

1) General Criteria for Conceptual Planning:

a) The general architecture of this new Planned Community Development with retail, grocery, restaurants, and services, will be designed with harmonious elements that create a character that is unique upon itself and is reflective of a gateway into the City of Monroe while using some materials that are common with the traditional and/or historic built environment, Fenestration and Ornamentation.

c) In areas where new structures are adjacent to and visible from roadways, architecture shall adhere to the standards set forth below:

(vii) Materials: Brick will be used throughout on every building in the entire project consistent with meeting the corporate identity of developments. Stucco (DFS) is a common product used in the tenant's prototype designs and shall be used in accordance to bring Major Tenants into this center affordably. Aluminum siding and vinyl siding will not be used anywhere. Wood siding and/or fiber cement products may be considered as architectural features on some buildings. E.I.F.S. will be used at cornice locations and on all sign bands for Anchor tenants.

| PRIMARY & ACCESSORY MATERIAL | |
|------------------------------|------------------------------------------|
| PRIMARY | ACCESSORY |
| BRICK | STONE |
| STUCCO | FIBER CEMENT |
| DFS | FABRIC (AWNINGS) |
| | STANDING SEAM METAL (ROOFING & CANOPIES) |
| | EIFS |
| | STOREFRONT, WINDOWS, GLASS |

FENESTRATIONS, & ORNAMENTATION

Article V: GENERAL STANDARDS FOR ALL DISTRICTS

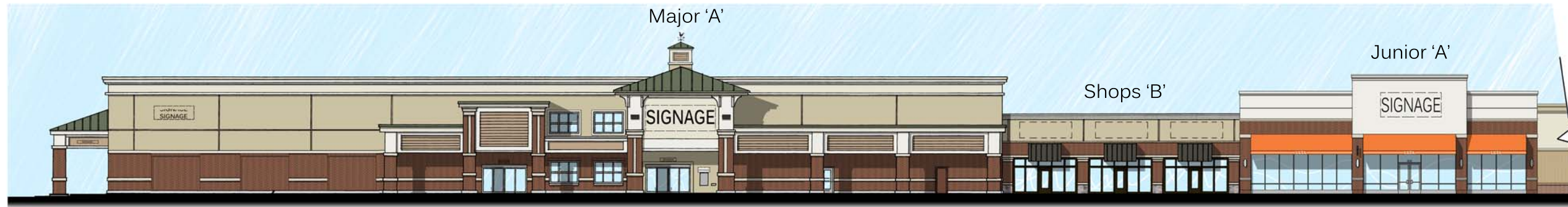
SECTION 570 - LOT COVERAGE

570.2 EXPANSION PROJECTS (page 26):

(viii) Fenestration: The spacing and placement of architectural bays and openings, and the solid-to-void ratio (wall-to-window), shall conform to keep façades from expanding longer than 100 feet in linear length by interrupting this linear length with fenestration. No uninterrupted length of façade shall exceed 100 feet. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Fenestration requirements. The other 3 sides of the building is not required to meet the fenestration requirements. Where a main building faces more than one public street, an entrance for each side may be proposed and then, each public entrance side will meet Fenestration requirements. To avoid box-like buildings, windows and other features are important to obtain the solid to void ratio. Facades that face public streets shall have arcades / canopies, display windows, exterior building façade accent elements, entry areas, awnings, recessed accent panels or other similar features along no less than 60% of the entire length of the building along the length of walkway span, not per individual tenant suite. Where additional establishments will be located within or nearly adjacent to the principal building, the solid to void criteria set forth above apply to each building façade along one length of walkway span. These requirements will also apply to each individual free-standing building front façade in a future Parcel or Outlot. Windows shall be recessed and shall include visually prominent framing features. Building façades on outlots facing U.S. Highway 78 are required to meet fenestration standards except no main entrance is required. The tenant's corporate identity needs to be protected per their design.

(ix) Ornamentation: Detailing found upon local buildings should serve as a model for new design elements, including but not limited to decorative masonry work, accent masonry, accent stucco elements, brackets, knee brackets, etc. Limited use of architectural masonry blocks may be used or considered for the creation of building details. Glass block will not be used anywhere. Building public entrance facades will include an expression of architectural or structural bay through a change in plane, such as an offset, stucco reveal, projecting rib, pilaster, or column. At least one of these elements shall repeat horizontally per tenant at an interval of not more than 30 feet. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Ornamentation requirements. The other 3 sides of the building is not required to meet the ornamentation requirements. Where a main building faces more than one public street, an entrance for each side may be proposed and then, each public entrance side will meet Ornamentation requirements. Projected panels for wall mounted signage is not required but preferred. Building façades on outlots facing U.S. Highway 78 are required to meet ornamentation standards except no main entrance is required. The tenant's corporate identity needs to be protected per their design.

RETAIL BUILDING OVERVIEW



- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- If elements and features are not addressed in this PCD document then refer to the City of Monroe Zoning Ordinance and Corridor Design Standards and Guidelines.

Summary

In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

TENANT MAJOR 'A'



FRONT ELEVATION

FENESTRATIONS:

241'-0" TOTAL LINEAR FEET (LF)
166'-7" FENESTRATION LF

$166\text{'-}7\text{'}/241\text{'-}0\text{'}$ = 69% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

15'-0" = MAXIMUM LF WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LF REQUIREMENT)

ORNAMENTATION:

VERTICAL REVEALS, BRICK ACCENT AREAS, FIBER CEMENT PANELS, AND COLUMNS ARE LESS THAN 30'-0" IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
|------|---------------|------------------|-------------------------------------------------------------------------|
| B-1 | MODULAR BRICK | ACME BRICK | COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| DF-4 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| EF-3 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| SC-3 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| SC-4 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| SC-5 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND" |
| M-1 | METAL | PAC-CLAD | STANDING SEAM ROOF, COLOR: "AGED COPPER" |
| M-2 | METAL | PAC-CLAD | METAL COPING, COLOR: "SAND STONE" |
| M-3 | METAL | PAC-CLAD | METAL COPING, COLOR: "BURNISHED SLATE" |
| P-1 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| P-2 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM" |
| SF-2 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "DARK BRONZE" |
| ST-1 | STONE | ECHOLON | WATERFORD STONE, COLOR: "PEWTER" |

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- Grocery Anchor,

- Prototype. shell.

- Signage per tenant prototype requirements.

- Interior design layout dictates glazing location.

- Material selections and building form coordination with tenant.

TENANT JUNIOR 'A'



FRONT ELEVATION

FENESTRATIONS:

80'-0" TOTAL LENGTH (LF)
74'-0" FENESTRATION LF

74'-0"/80'-0" = 93% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

3'-0" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

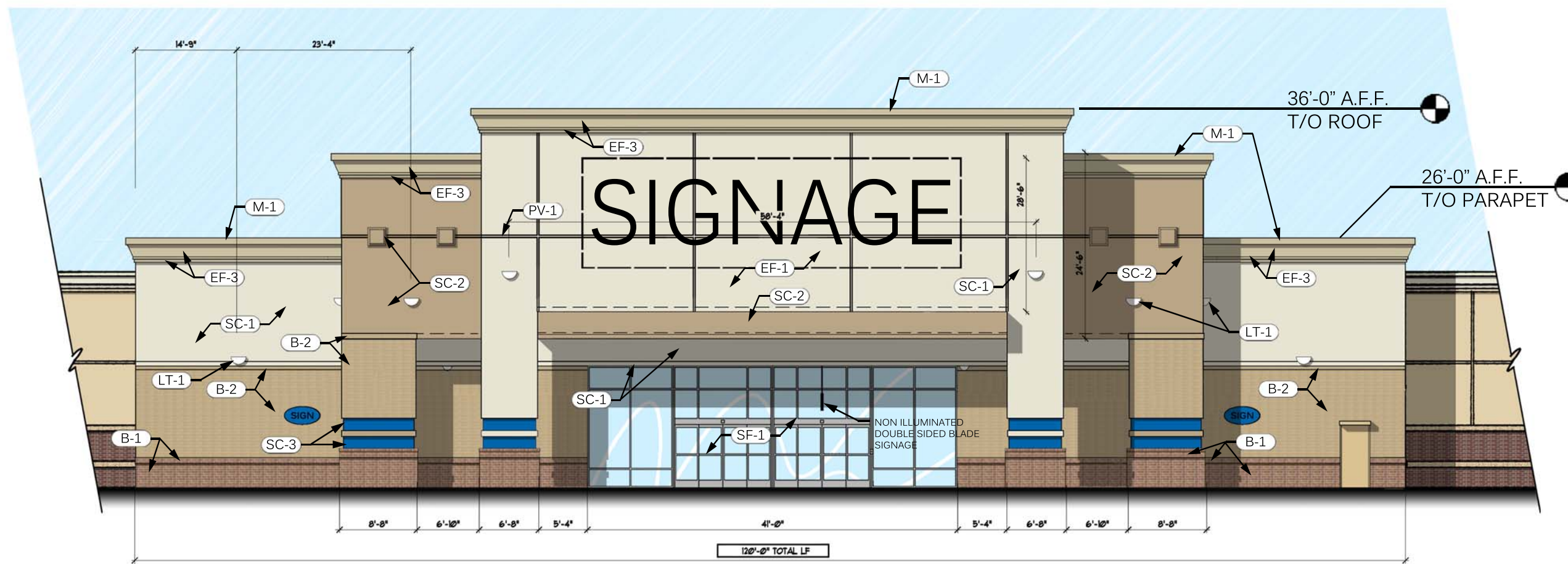
BRICK COLUMNS, FABRIC AWNINGS, & STOREFRONT (WINDOWS) ARE 30'-0" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
|------|---------------|--------------|-------------------------------------------------------------------------|
| B-1 | MODULAR BRICK | ACME BRICK | COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| F-1 | FABRIC | TBD | PATIO 500 ULTRA/EMBOSS, COLOR: "ORANGE POP" w/ WHITE LETTERS AND STRIPE |
| LT-1 | LIGHTING | TBD | ARCHITECTURAL LIGHT FIXTURE |
| SC-1 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM" |

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- Beauty supply anchor.
- Dictated prototype.
- Material selection with enhanced brick features on prototype façade.
- Tenant corporate colors.
- Tenant signage.

TENANT MAJOR 'B'



FRONT ELEVATION

FENESTRATIONS:

120'-0" TOTAL LENGTH (LF)
96'-0" FENESTRATION LF

96'-0"/120'-0" = 80% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

29'-6" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

COLUMNS, COLOR CHANGES, AND VERTICAL REVEALS ARE LESS THAN 30'-0" MAXIMUM SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| Code | Material | Manufacturer | Color/Finish |
|------|---------------|--------------|----------------------------------------------------------------|
| B-1 | MODULAR BRICK | BELDEN | COLOR: ST SIMON BLEND W/ ARGOS LIMESTONE MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 319 GRAY W/ ARGOS SAHARA MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 NACRE |
| EF-3 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 RAMIE |
| LT-1 | LIGHTING | T.B.D. | ARCHITECTURAL LIGHT FIXTURE |
| M-1 | COPING | BERRIDGE | METAL COPING, COLOR: SIERRA TAN |
| PV-1 | METAL | DRYVIT | PAINTED METAL REVEAL, COLOR TO MATCH: SW 6154 NACRE |
| SC-1 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 NACRE |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6108 LATTE |
| SC-3 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR: PMS 300 (N23824) |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: ANODIZED ALUMINUM |

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- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- Fashion anchor.

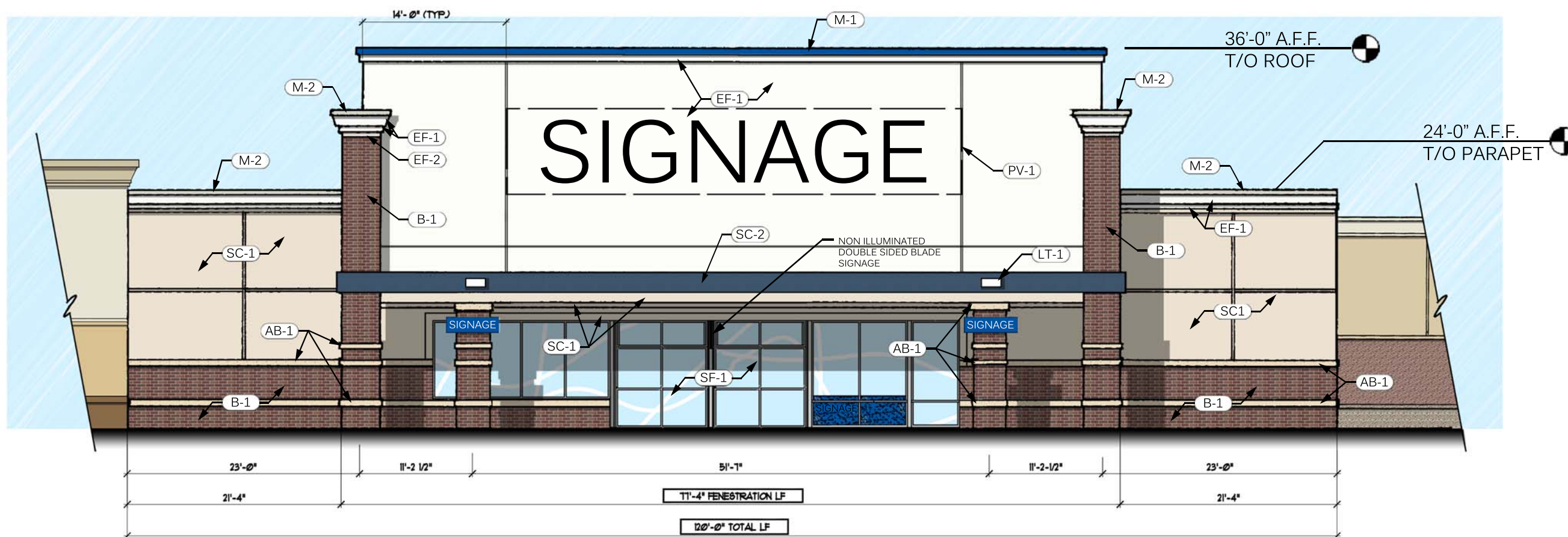
- Dictated prototype.

- Generalized description of construction and metals.

- Colors by corporate company as they relate to owners overall development.

- EIFS at signage band.

TENANT MAJOR 'C'



FRONT ELEVATION

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• In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- Fashion anchor.
- Dictated prototype.
- Signage dictated by tenant with EIFS signage area.
- Enhanced brick on façade compared to prototype design.

FENESTRATIONS:

120'-0" TOTAL LENGTH (LF)
77'-4" FENESTRATION LF

77'-4"/120'-0" = 64% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

23'-0" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

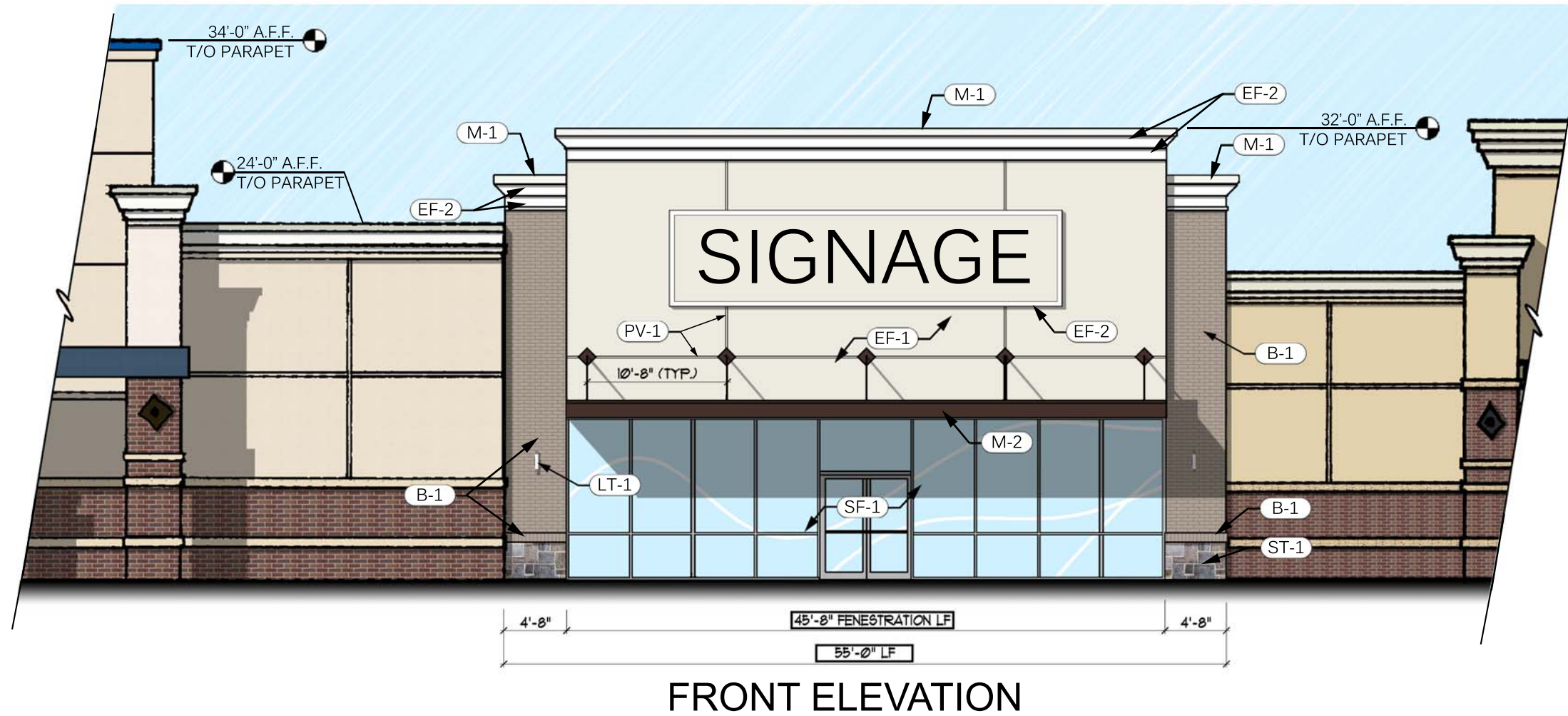
ORNAMENTATION:

BRICK/STUCCO COLUMNS, STOREFRONT (WINDOWS), & STUCCO VERTICAL REVEALS ARE 14'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| Code | Material | Manufacturer | Finish/Color |
|------|---------------------|--------------|----------------------------------------------------------------|
| AB-1 | ARCHITECTURAL BLOCK | TRENWYTH | COLOR: CAMBRIDGE W/ MORTAR, TOOLED JOINTS |
| B-1 | MODULAR BRICK | BELDEN | COLOR: AMHERST BLEND W/ ARGOS RED MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 310 CHINA WHITE |
| EF-2 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 385A SANDPIPER |
| LT-1 | LIGHTING | COOPER | WALL SCONCE, ENVUE # ENT-C02-LED-EI-BL3-WH |
| M-1 | COPING | BERRIDGE | METAL COPING, COLOR TO MATCH: BM #2016-20 CHAMPION COBALT BLUE |
| M-2 | COPING | BERRIDGE | METAL CANOPY, COLOR: PARCHMENT |
| PV-1 | METAL | DRYVIT | PAINTED METAL REVEAL, COLOR TO MATCH: DRYVIT - 310 CHINA WHITE |
| SC-1 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 449 BUCKSKIN |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 578 MIDNIGHT BLUE |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: CLEAR ANODIZED ALUMINUM |

TENANT JUNIOR 'B'



FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
45'-8" FENESTRATION LF

45'-8"/60'-0" = 76% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

4'-8" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPY BRACKETS ARE 10'-8" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
|------|---------------|--------------|------------------------------------------------------------------------------------------|
| B-1 | MODULAR BRICK | TAYLOR | EXTERIOR BRICK, "3118 CREAM" W/ ARGOS LITE BEIGE MORTAR, TOOLED JOINTS OR APPROVED EQUAL |
| EF-1 | STUCCO | DRYVIT | EIFS; COLOR TO MATCH DRYVIT 456 "OYSTER SHELL" |
| EF-2 | EIFS | DRYVIT | EIFS; COLOR TO MATCH DRYVIT 310 "CHINA WHITE" |
| LT-1 | LIGHTING | BROWNLEE | WALL SCONCE, 7176-18-GM-H08-40K-BAC |
| M-1 | METAL | PAC-CLAD | METAL COPING, COLOR: "BONE WHITE" |
| M-2 | METAL | MAPES | METAL AWNING, COLOR: "MAPES BRONZE BAKED ENAMEL" |
| PV-1 | METAL | DRYVIT | PAINTED METAL REVEAL, COLOR TO MATCH: DRYVIT 456 "OYSTER SHELL" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "CLEAR ANODIZED ALUMINUM" |
| ST-1 | STONE | WATERFORD | STONE, COLOR: "PEWTER" |

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

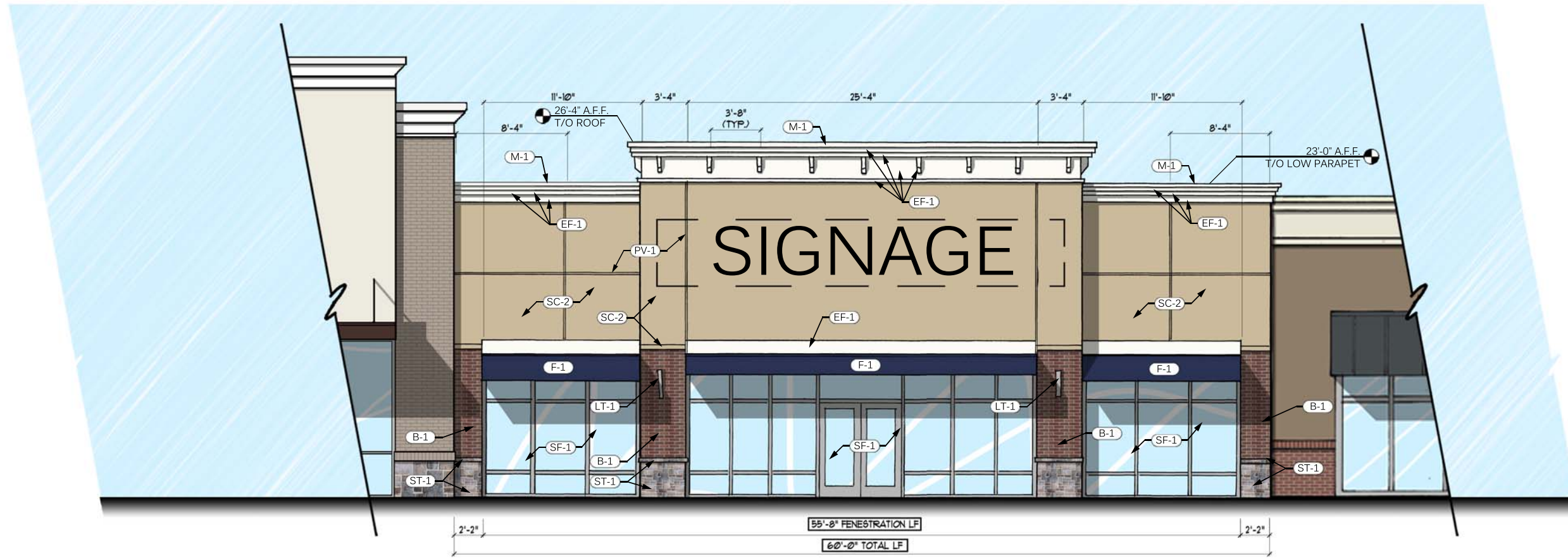
- General merchandise anchor.

- Design dictated by corporate prototype.

- Colors and material dictated by corporate prototype.

- Tenant signage.

TENANT JUNIOR 'C'



FRONT ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
56'-8" FENESTRATION LF

56'-8"/60'-0" = 95% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

3'-4" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK/STUCCO PILASTERS, VERTICAL REVEALS, & CORNICE BRACKETS ARE 8'-4" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
|------|---------------|--------------|-----------------------------------------------------------|
| B-1 | MODULAR BRICK | BELDEN | COLOR: AMHERST BLEND ARGOS RED MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | COLOR: DRYVIT "310 CHINA WHITE" |
| F-1 | FABRIC | SUNBRELLA | COLOR: SUNBRELLA "MARINE BLUE" |
| LT-1 | LIGHTING | T.B.D. | ARCHITECTURAL LIGHT FIXTURE |
| M-1 | METAL | PAC-CLAD | COPING, COLOR: "BONE WHITE" |
| PV-1 | METAL | DRYVIT | PAINTED METAL REVEAL, COLOR TO MATCH: SW 6142 "MACADAMIA" |
| SC-1 | STUCCO | DRYVIT | COLOR: DRYVIT "310 CHINA WHITE" |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6142 "MACADAMIA" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM" |

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- Shoe / accessories anchor.

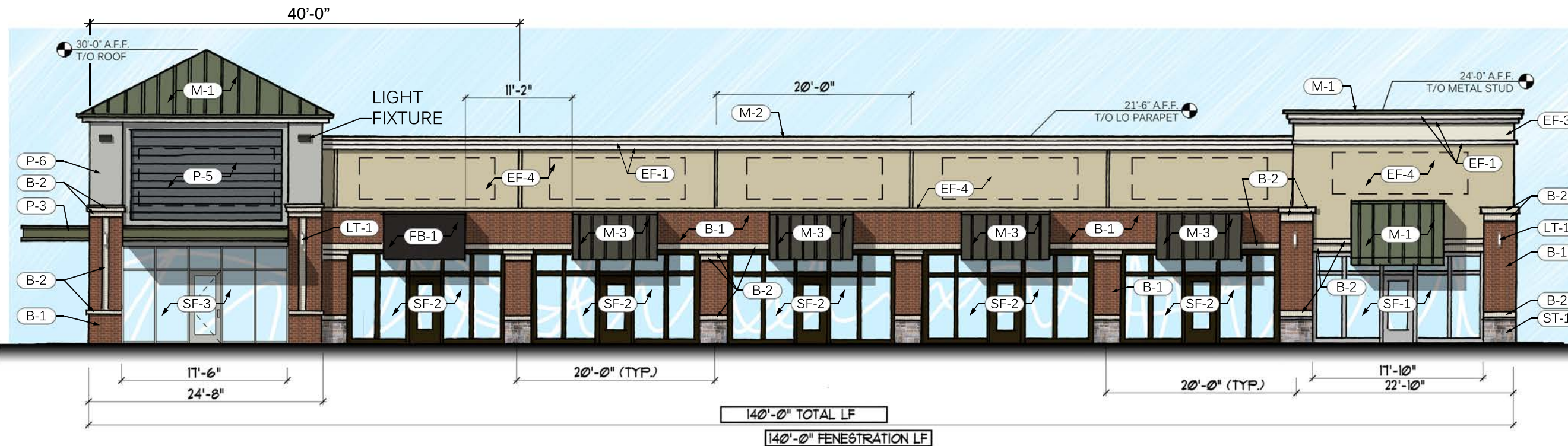
- Dictated prototype.

- Material selection with enhanced brick features on prototype façade.

- Tenant corporate colors.

- Tenant signage.

SHOPS A ELEVATIONS



SHOPS 'A' FRONT ELEVATION

FENESTRATIONS:

140'-0" TOTAL LENGTH (LF)
140'-0" FENESTRATION LF

140'-0"/140'-0" = 100% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPIES ARE 16'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

| EXTERIOR FINISH SCHEDULE | | | |
|--------------------------|---------------|------------------|-------------------------------------------------------------------------------|
| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
| B-1 | MODULAR BRICK | HENRY BRICK | COLOR: PROVIDENCE WITH ARGOS KHAKI MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| EF-3 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| EF-4 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| SC-3 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| SC-4 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| SC-5 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND" |
| LT-1 | LIGHTING | BROWNLEE | WALL SCONCE, 7176-18-GM-H08-40K-BAC |
| M-1 | METAL | PAC-CLAD | STANDING SEAM ROOF, COLOR: "AGED COPPER" |
| M-2 | METAL | PAC-CLAD | METAL COPING, COLOR: "SAND STONE" |
| M-3 | METAL | PAC-CLAD | METAL COPING, COLOR: "BURNISHED SLATE" |
| P-1 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| P-2 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| P-3 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6180 "OAKMOSS" |
| P-4 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6156 "RAMIE" |
| P-5 | PAINT | SHERWIN WILLIAMS | PAINT, COLOR TO MATCH: SW 7075 "WEB GRAY" |
| P-6 | PAINT | BENJAMIN MOORE | PAINT, COLOR TO MATCH: BM HC-169 "COVENTRY GRAY" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM" |
| SF-2 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "DARK BRONZE" |
| SF-3 | PAINT | BENJAMIN MOORE | PAINTED STOREFRONT SYSTEM, COLOR: BM HC-169 "COVENTRY GRAY" |
| ST-1 | STONE | ECHOLON | WATERFORD STONE, COLOR: "PEWTER" WITH ARGOS TYPE-N GREY MORTAR, TOOLED JOINTS |



SHOPS 'A' SIDE ELEVATION

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• General retail / Restaurant / Services tenants

SHOPS B ELEVATION



SHOPS 'B' ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)

60'-0" FENESTRATION LF

60'-0"/60'-0" = 100% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPIES ARE 16'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

| EXTERIOR FINISH SCHEDULE | | | |
|--------------------------|---------------|------------------|-------------------------------------------------------------------------------|
| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
| B-1 | MODULAR BRICK | HENRY BRICK | COLOR: PROVIDENCE WITH ARGOS KHAKI MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| EF-1 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| EF-3 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| EF-4 | EIFS | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| SC-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| SC-3 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| SC-4 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| SC-5 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND" |
| LT-1 | LIGHTING | BROWNLEE | WALL SCONCE, 7176-18-GM-H08-40K-BAC |
| M-1 | METAL | PAC-CLAD | STANDING SEAM ROOF, COLOR: "AGED COPPER" |
| M-2 | METAL | PAC-CLAD | METAL COPING, COLOR: "SAND STONE" |
| M-3 | METAL | PAC-CLAD | METAL COPING, COLOR: "BURNISHED SLATE" |
| P-1 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE" |
| P-2 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| P-3 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6180 "OAKMOSS" |
| P-4 | PAINT | SHERWIN WILLIAMS | PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6156 "RAMIE" |
| P-5 | PAINT | SHERWIN WILLIAMS | PAINT, COLOR TO MATCH: SW 7075 "WEB GRAY" |
| P-6 | PAINT | BENJAMIN MOORE | PAINT, COLOR TO MATCH: BM HC-169 "COVENTRY GRAY" |
| SF-1 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM" |
| SF-2 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: "DARK BRONZE" |
| SF-3 | STOREFRONT | YKK | STOREFRONT SYSTEM, COLOR: BM HC-169 "COVENTRY GRAY" |
| ST-1 | STONE | ECHOLON | WATERFORD STONE, COLOR: "PEWTER" WITH ARGOS TYPE-N GREY MORTAR, TOOLED JOINTS |

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- General retail / Restaurant / Services tenants

643A.5 SIGNS (page 52):

(1) General Criteria: Signage shall be compatible with the new development's style and mass and visual character while maintaining tenant requirements and needs per the following criteria:

- a. Placement: Attached signs shall be in scale with and proportional to the host building, not to cover details, and be aligned substantially with adjacent tenant suites signage within the center and/or consistent with the design location of the specific store's façade of each tenant suite. Ground/Monument signs shall be oriented perpendicular to traffic flow. Corner lots may choose which traffic flow to address.
- b. Materials: Signs shall be wood or metal, and other materials per tenant signage design requirements consistent with this development and per sheet 4.10.
- c. Design: Sign design may be simple or in character with the development.
- d. Dimensions: Ground/Monument signs are permitted and allowed to be in proportion to the center that it represents in size, material, and scale.
- e. Lighting: Major and Junior anchors signs, tenants 5,000 square feet or greater, future independent buildings at Parcels and/or Outlots, Hotel signs, Office signs, and Ground/Monument signs, shall be internally illuminated. All other signs shall have halo lighting features or indirectly lit with goose-neck or similar light fixtures that do not block or interfere with the visual reading of the sign.

ARTICLE VII: DIMENSIONAL REQUIREMENTS AND EXCEPTIONS:

SECTION 700 – CHARTS OF DIMENSIONAL REQUIREMENTS

700.2 P, CBD, B-1, B-2, & B-3 DIMENSIONAL REQUIREMENTS (page 61):

SECTION 700.2: TABLE 12 – COMMERCIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS (pages 61-62):

The PCD Maximum Building Parapet Height or roof peak will not be higher than 37'-0" above finish floor, not including future hotel(s). The PCD Maximum Building Parapet Height for future hotel(s) will not be higher than 54'-0" above finish floor.

SECTION 710 - EXCEPTIONS AND MODIFICATIONS

SECTION 710.2: HEIGHT LIMITS (page 63):

The height limits listed in this PCD shall not apply to structures not intended for human occupancy such as church spires, flagpoles, chimneys, cupolas, monuments, radio or television towers or aerials, water towers, or similar architectural vertical projections. However, the top of signage allowable height will be no greater than 35'-0" above finish floor, not including future hotel(s). The top of signage allowable height for future hotel(s) will be no greater than 52'-0" above finish floor. The heights of telecommunication towers and antennas are governed by Article XI.

ARTICLE XII – SIGNS

SECTION 1210 - DEFINITIONS

1210.1 GENERAL DEFINITIONS (page 78)

AREA OF SIGN: Only one face of a double-faced sign, as defined herein, bearing identical copy on each side shall be used in computing the area, otherwise both sides shall be used in computing area.

(2) WALL SIGN: The area of a wall sign shall mean and shall be computed using the smallest contiguous square, circle, rectangle, triangle, or combination thereof, that would encompass the external limits of the writing, representation, emblem, or other display. Any material or color forming a background of the display or used to differentiate the sign from the backdrop or structure against which it is placed will not be included in the sign area. When a wall sign is formed by placing individual letters, numbers, or figures on the wall, without a distinguishing background, the area shall be determined by a contiguous perimeter drawn around all letters, numbers figures, trademark, or other symbols, enclosing the limits of writing. Any letters, numbers, figures, trademarks, or graphics separated by 12 inches or more shall be considered two separate signs.

1210.2 SPECIFIC DEFINITIONS (pages 78-81):

(1) AWNING AND CANOPY SIGN means a sign imposed or painted upon any roof-like structure that provides either permanent or temporary shelter for adjacent walkways or entrances to a building or property. Awning and canopy signs are allowed up to 20% of total area of independent awning or canopy. Canopy signage area is considered separate than wall signage and is to be computed separate than wall signage.

(15) GROUND SIGN OR MONUMENT SIGN means a permanently affixed sign, which is wholly independent of a building for support.

(16) HEIGHT OF A GROUND SIGN OR MONUMENT SIGN means the vertical distance from the base of the sign at normal grade to the top of the highest component of the sign. Normal grade shall be the predominant grade after construction, exclusive of any filling, berming, mounding or excavating for the purpose of locating or elevating the sign. Base shall be where the sign support meets, or should meet, the normal grade. Ground Signs or Monument Signs shall be no greater than 28'-0" above normal grade. This particular development is allowed two (2) monument signs.

(18) ILLUMINATED SIGN, INTERNAL means a sign illuminated by an internal light source. Internally illuminated signs are allowed for Ground Signs or Monument Signs. Internally illuminated signs are allowed for wall signs at Major Anchors and Junior Anchors which are 5,000 square feet or greater, and future independent buildings at Parcels and/or Outlots. Internally illuminated signs are discouraged for all other wall mounted signs.

(50) WINDOW SIGN means any type of sign located entirely within the interior of a building or structure, and placed near or on a window or door, the letters, numbers, pictorial or sculptured matter of which is visible from public right of ways at the exterior of the premises. Window signs shall not be internally illuminated except for signs referring to 'open / closed' and 'hours of operations' signs.

1250.2 NON-RESIDENTIAL ALLOWABLE SIGNS (pages 84-85):

(1) GROUND SIGNS:

(a) Platted Outlots, and/or a single building, or tenant suite shall be permitted a maximum of one (1) sixty-four (64) foot double sided Ground Signage area per each public street frontage.

(c) No Ground Sign for Outlots, and/or a single building, or tenant suite shall have a height greater than nine feet above normal grade.

(2) WALL SIGNS:

(a) Platted Outlots, and/or a single building, or tenant suite shall be permitted one (1) or more wall sign(s) not to exceed two and one-half (2.5) square feet per linear foot of building frontage along the length of one sidewalk span per each public street frontage/entrance. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Wall Signage requirements. Where a main building faces more than one public streets, an entrance for each side may be proposed and then, each public entrance side will meet Wall Signage requirements. Building façade signage facing U.S. Highway 78 will follow city signage ordinance.

(3) PLANNED CENTERS AND MULTI-TENANT COMPLEXES:

(a) GROUND SIGNS:

(i) Planned Center Developments and Multi-Tenant Complexes shall be permitted a maximum of one (1) four hundred (400) square foot ground sign for each street adjacent to project site.

(ii) No ground sign shall have a height greater than 28'-0" above normal grade.

(vi) Planned Center Developments and Multi-Tenant Complexes shall also be permitted an entrance sign. Ground/Monument signs may be considered as an entrance sign. Such signs shall be either one double -sided Ground/Monument sign located at each entrance of the development, each side of which shall not exceed 230 SF signage area or two one sided signs, each sign side is not to exceed 230 square feet signage area. The only permitted text on entrance signs shall be the name and street number of the planned center and the individual Tenant names.

(b) WALL SIGNS: Refer to Article XII -SIGNS in this PCD book

(d) TENANT DIRECTIONAL SIGNS Each planned community development shall be allowed additional directional signage as follows:

(i) Maximum sign size is twenty-four (24) square feet, not including sign base or decorative sign perimeter. Maximum height from base is 6'-0".

(v) Three signs are allowed per internal intersection of private drives or public streets within the project and shall not be allowed on state routes or arterial roads.

(e) Refer to Section 1250.2 NON-RESIDENTIAL ALLOWABLE SIGNS in this PCD book

SECTION 1255 CONSTRUCTION AND MAINTENANCE REQUIREMENTS (pages 88-89):

(10) The illumination of internally illuminated signs shall not exceed twenty (25) foot candles of LED and/or incandescent light measured at a distance of ten feet from such structure.

SECTION 1265 PROHIBITED SIGNS AND ADVERTISING DEVICES (page 89):

(2) Awning and canopy signs are allowed – refer to Section 1210.2 SPECIFIC DEFINITIONS in this PCD book.

TENANT MAJOR 'A'

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1.



FRONT ELEVATION

MAJOR 'A' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA = 7,721 SF

MAIN WALL SIGN AT ENTRY TOWER = 7'-3" HIGH x 20'-10" WIDE = 151 SF
SIGN AT LEFT SIDE OF BUILDING = 4'-3" HIGH x 12'-11-1/4" WIDE = 55 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 206 SF

WALL SIGNAGE AREA IS NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 241'-0"
CALCULATION = 241'-0" x 2.5 = 602.5 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENT WITH 206 SF OF WALL SIGNAGE)

TENANT JUNIOR 'A'



JUNIOR 'A' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA: 824 SF + 986.3 SF + 518 SF = 2,328.3 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 9'-0" HIGH x 20'-0" WIDE = 180 SF

AWNING 1 = 150 SF
AWNING 1 SIGNAGE AREA = 3 SF

AWNING 2 = 137 SF
AWNING 2 SIGNAGE AREA = 3 SF

AWNING 3 = 88 SF
AWNING 3 SIGNAGE AREA = 3 SF

WALL SIGNAGE AREA IS NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 80'-0"
CALCULATION = 80'-0" x 2.5 = 200 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 180 SF OF WALL SIGNAGE)

AWNING SIGNAGE AREA IS NOT TO EXCEED 20% OF TOTAL AREA OF INDEPENDENT AWNING AND IS TO BE COMPUTED SEPARATE THAN WALL SIGNAGE:
AWNING 1: 3 SF/150 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)
AWNING 2: 3 SF/137 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)
AWNING 3: 3 SF/88 SF = 3% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)

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TENANT MAJOR 'B'



In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

MAJOR 'B' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA = 3,881 SF

WALL MAIN SIGN 1 = 6'-0" HIGH x 24'-0" WIDE = 144 SF

WALL MAIN SIGN 2 = 3'-6" HIGH x 42'-0" WIDE = 147 SF

TWO PLAQUE SIGNS = 8 SF x 2 = 16 SF (THESE ACCENT SIGNS ARE NOT INCLUDED IN TOTAL SIGNAGE AREA)

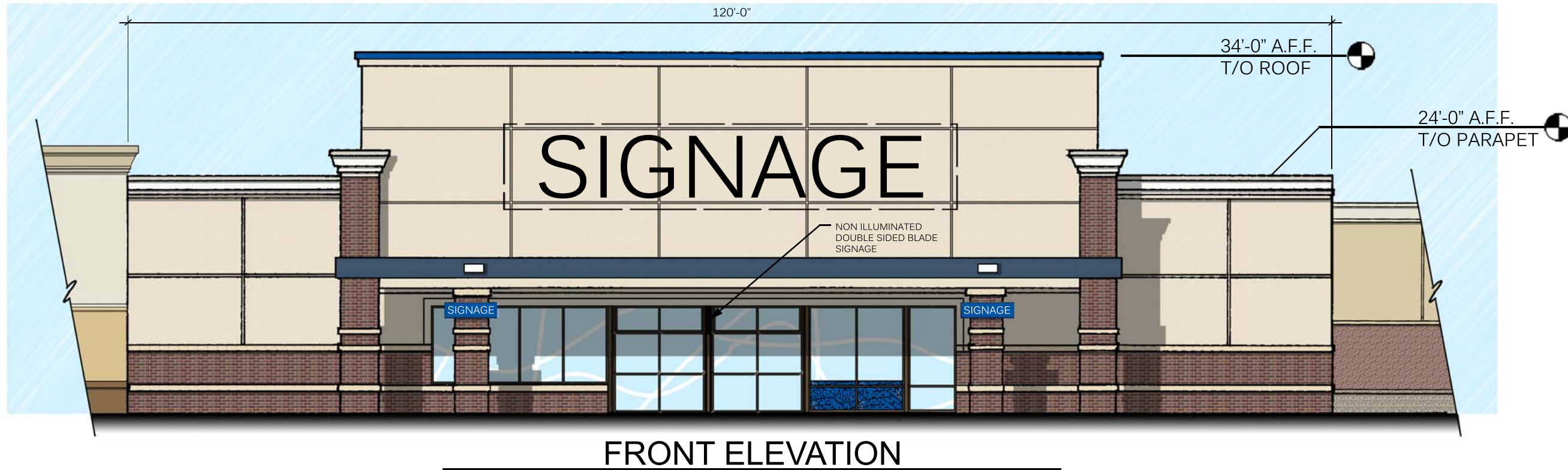
TOTAL ESTIMATED WALL SIGNAGE SF = 291 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:

BUILDING FRONTAGE = 120'-0"

CALCULATION = 120'-0" x 2.5 = 300 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 291 SF OF WALL SIGNAGE)

TENANT MAJOR 'C'



In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

MAJOR 'C' - WALL SIGNAGE AREA:

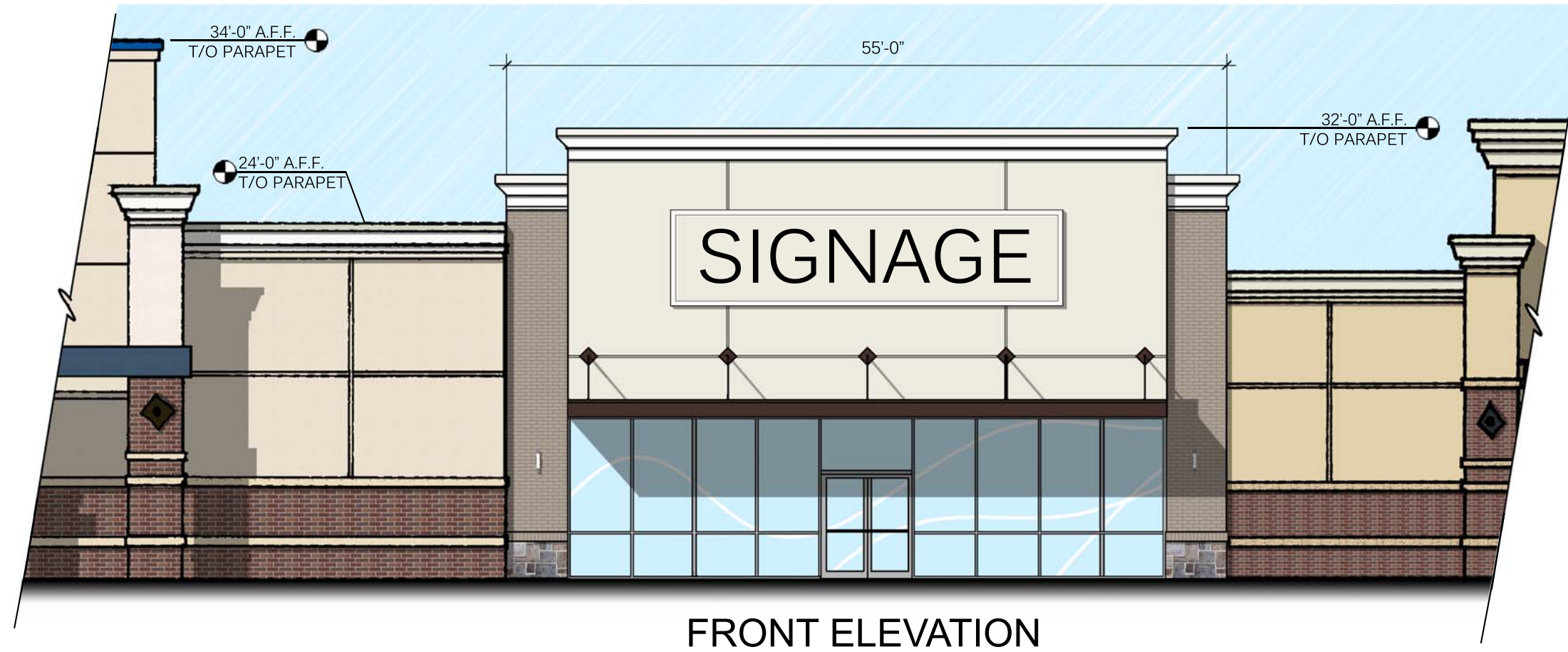
BUILDING FRONT FAÇADE AREA: 553.5 SF + 2644.3 SF + 556.2 SF = 3754 SF

MAIN SIGNAGE = 6'-0" HIGH x 31'-1" WIDE = 185.5 SF
 COLUMN-WRAP SIGNAGE = 1'-2" HIGH x 4'-0" = 4.67 SF x 2 = 9.33 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 195 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
 BUILDING FRONTAGE = 120'-0"
 CALCULATION = 120'-0" x 2.5 = 300 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 195 SF OF WALL SIGNAGE)

TENANT JUNIOR 'B'



In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

JUNIOR 'B' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 148.2 SF + 1574.4 SF = 148.2 SF = 1,870.8 SF

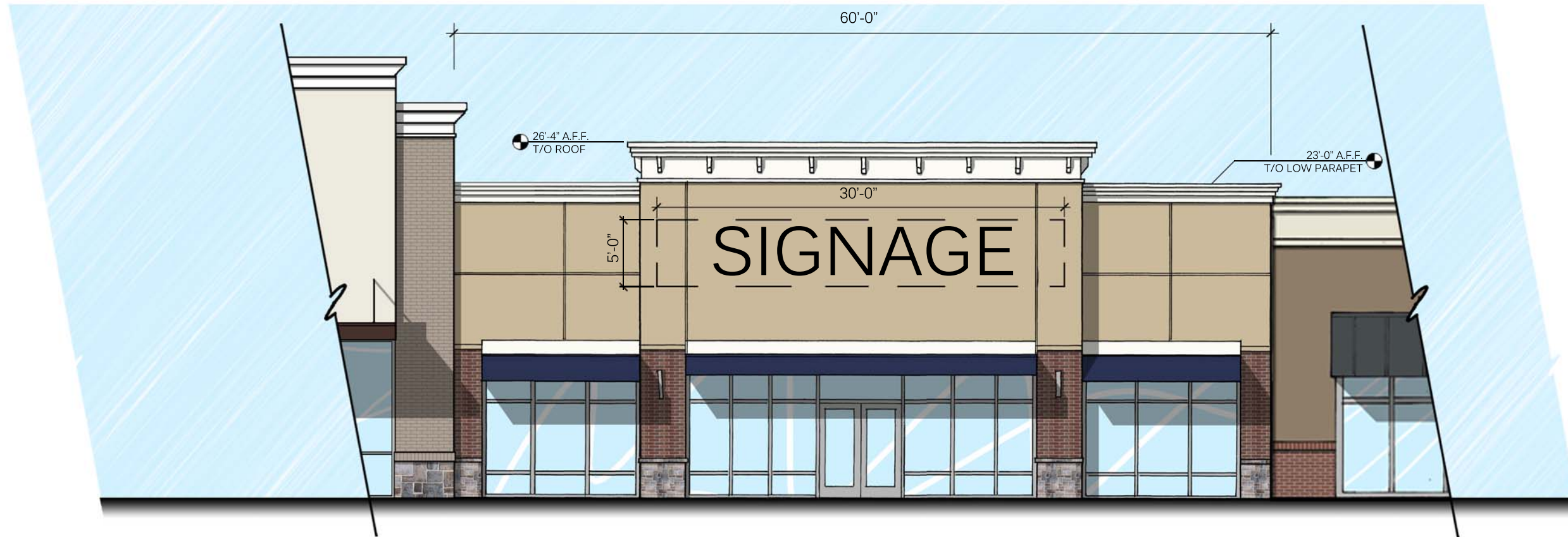
TOTAL ESTIMATED WALL SIGNAGE SF = 3'-3" HIGH x 23'-0" WIDE = 75 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:

BUILDING FRONTAGE = 55'-0"

CALCULATION = 55'-0" x 2.5 = 137.5 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 75 SF OF WALL SIGNAGE)

TENANT JUNIOR 'C'



FRONT ELEVATION

JUNIOR 'C' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 326 SF + 865 SF + 326 SF = 1,517 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 5'-0" x 30' = 150 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:

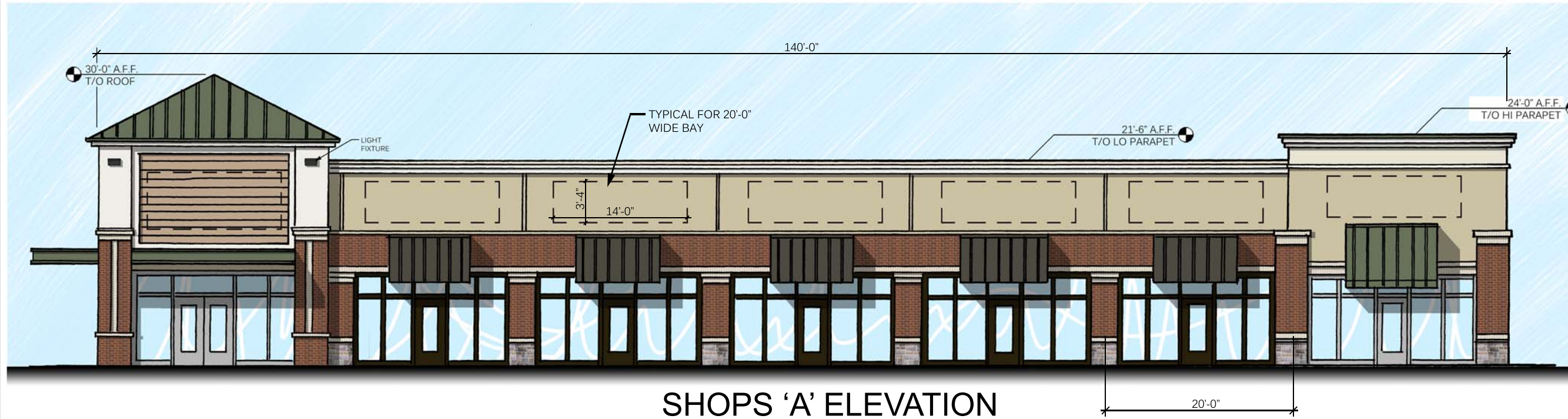
BUILDING FRONTAGE = 60'-0"

CALCULATION = 60'-0" x 2.5 = 150 SF (THIS FACADE WILL MEET SIGNAGE AREA REQUIREMENTS WITH 150 SF OR LESS OF WALL SIGNAGE)

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SHOPS A & B ELEVATIONS

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1



SHOPS 'A' ELEVATION

20'-0"



SHOPS 'B' ELEVATION

SHOPS 'A' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA = 3,521 SF

WALL SIGNAGE AREA FOR ENTIRE LENGTH OF SIDEWALK SPAN:
SEVEN (7) SIGNS = 3'-6" HIGH x 14'-0" WIDE = 49 SF x 7 = 343 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 140'-0"
CALCULATION = 140'-0" x 2.5 = 350 SF (THIS FAÇADE MEETS THE SIGNAGE AREA REQUIREMENTS WITH 343 SF OF WALL SIGNAGE)

SHOPS 'B' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA = 1,290 SF

WALL SIGNAGE AREA FOR ENTIRE LENGTH OF SIDEWALK SPAN:
THREE (3) SIGNS = 3'-6" HIGH x 14'-0" WIDE = 49 x 3 = 147 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 60'-0"
CALCULATION = 60'-0" x 2.5 = 150 SF (THIS FAÇADE MEETS THE SIGNAGE AREA REQUIREMENTS WITH 147 SF OF WALL SIGNAGE)

SIGNAGE LIGHTING

Indirect signage lighting examples



- This page demonstrates non-internally illuminated examples of wall signage.
- Internally illuminated signs are allowed for wall signs at Major Anchors, Junior Anchors, and future independent buildings at Parcels and/or Outlots, which are 5,000 square feet or greater.

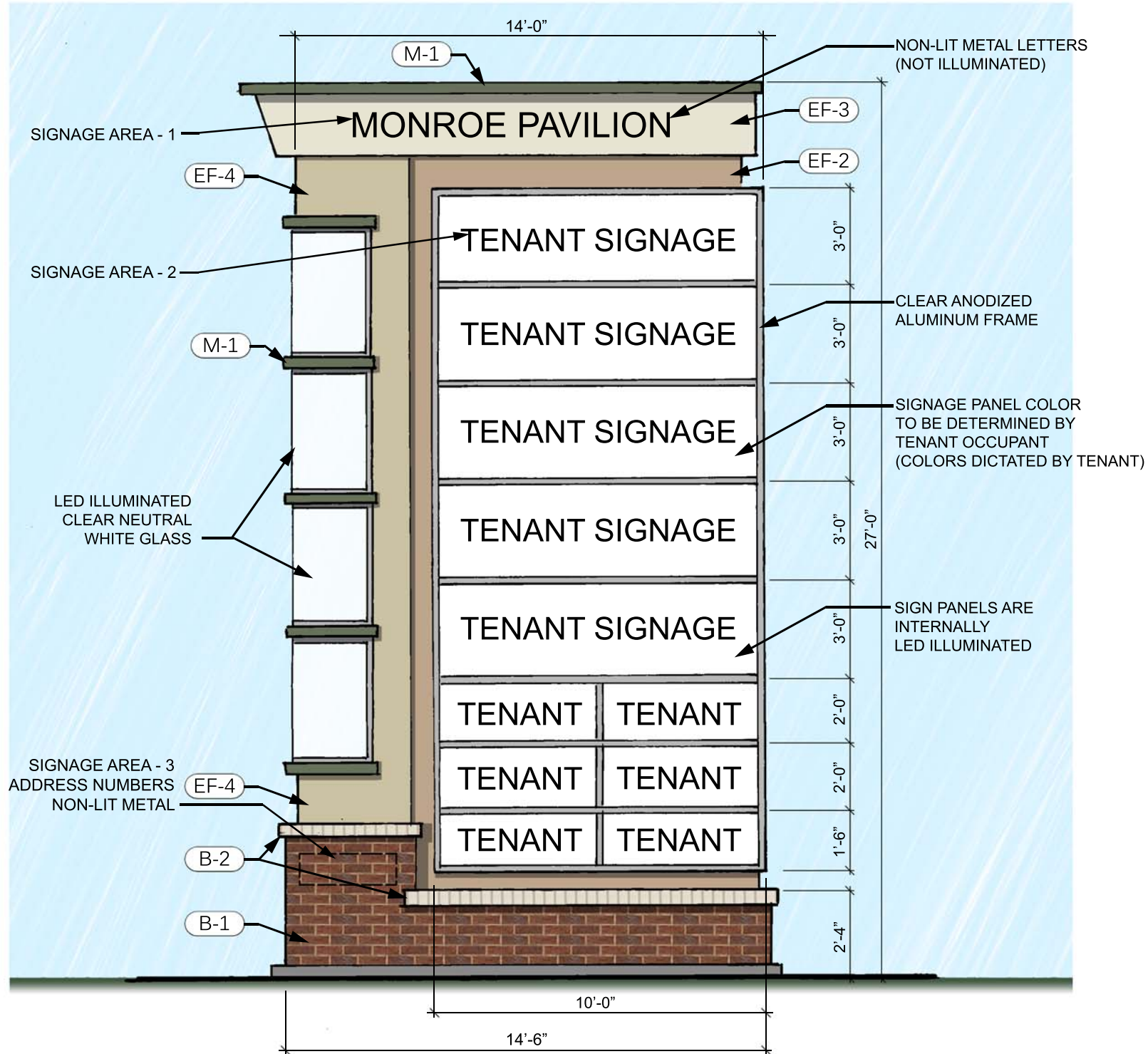
Halo signage lighting examples



Internally illuminated signage examples



FREE STANDING SIGNS

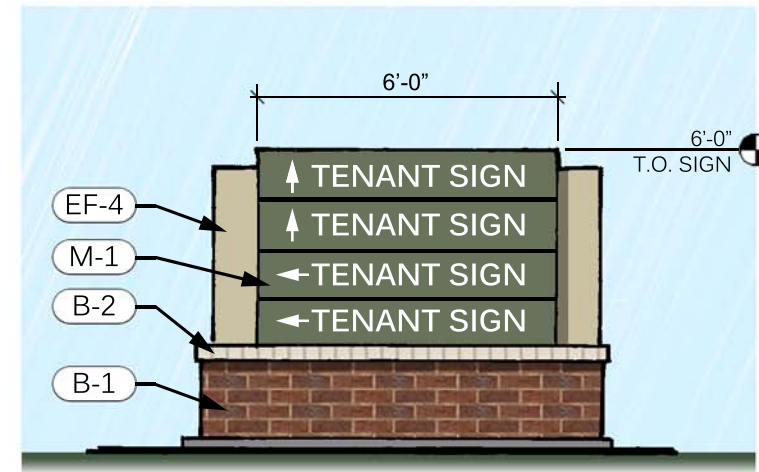


MONUMENT SIGN ELEVATION

N.T.S.

MONUMENT AREA CALCULATIONS FOR ONE SIDE:
TOTAL MONUMENT AREA SF = 380 SF

SIGNAGE AREA CALCULATIONS FOR ONE SIDE:
AREA 1: 1'-0" x 10'-0" = 10 SF
AREA 2: 20'-6" x 10'-0" = 205 SF
AREA 3: 1'-0" x 3'-0" = 3 SF
TOTAL SIGNAGE AREA SF = 218 SF



DIRECTIONAL SIGN ELEVATION

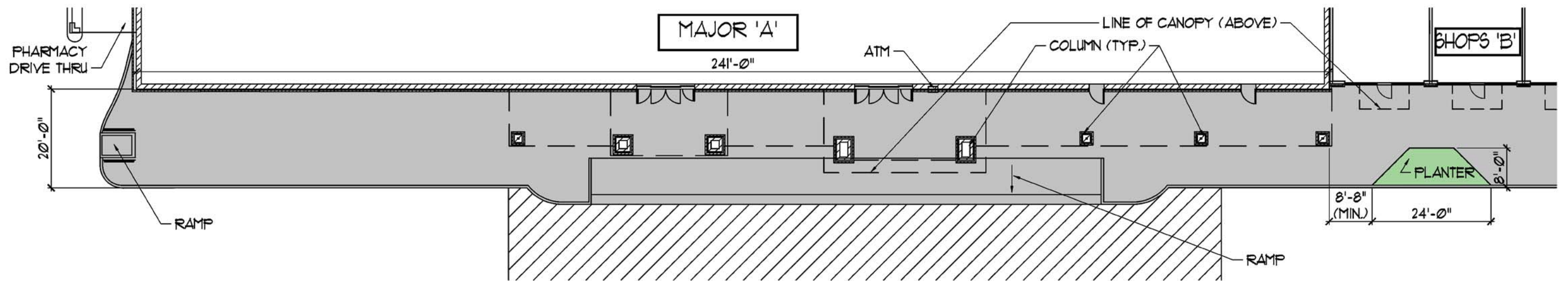
N.T.S.

SIGNAGE AREA CALCULATIONS FOR ONE SIDE:
AREA: (4) 1'-0" x 6'-0" PANELS = 6 SF
TOTAL SIGNAGE AREA SF = 24 SF

NOTE:
FOR SIGN LOCATIONS
REFER TO PAGE 2.3

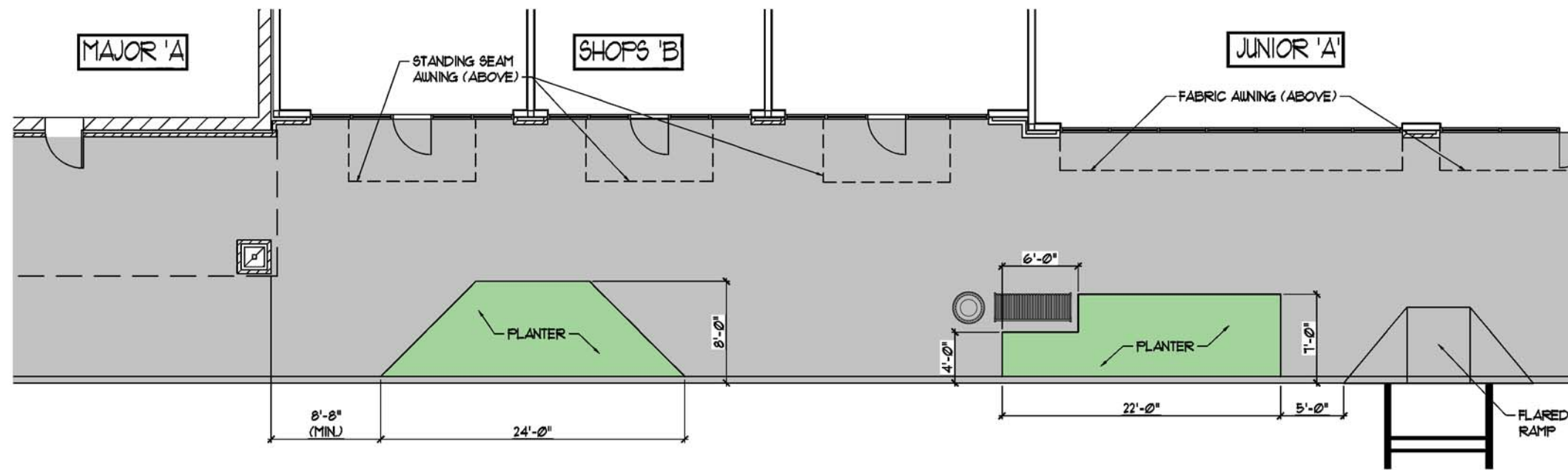
EXTERIOR FINISH SCHEDULE

| MARK | CATEGORY | MANUFACTURER | DESCRIPTION / FINISH |
|------|---------------|--------------|--------------------------------------------------------------|
| B-1 | MODULAR BRICK | ACME BRICK | COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| B-2 | MODULAR BRICK | TAYLOR | COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS |
| EF-2 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND" |
| EF-3 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE" |
| EF-4 | STUCCO | DRYVIT | FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE" |
| M-1 | METAL | PAC-CLAD | STANDING SEAM ROOF, COLOR: "AGED COPPER" |



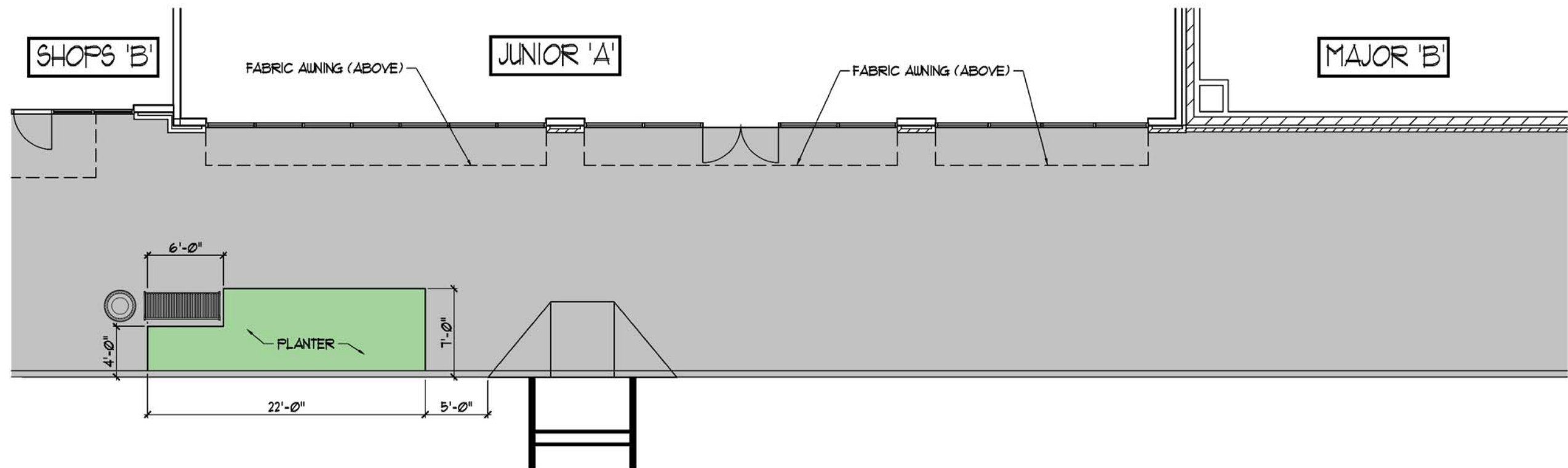
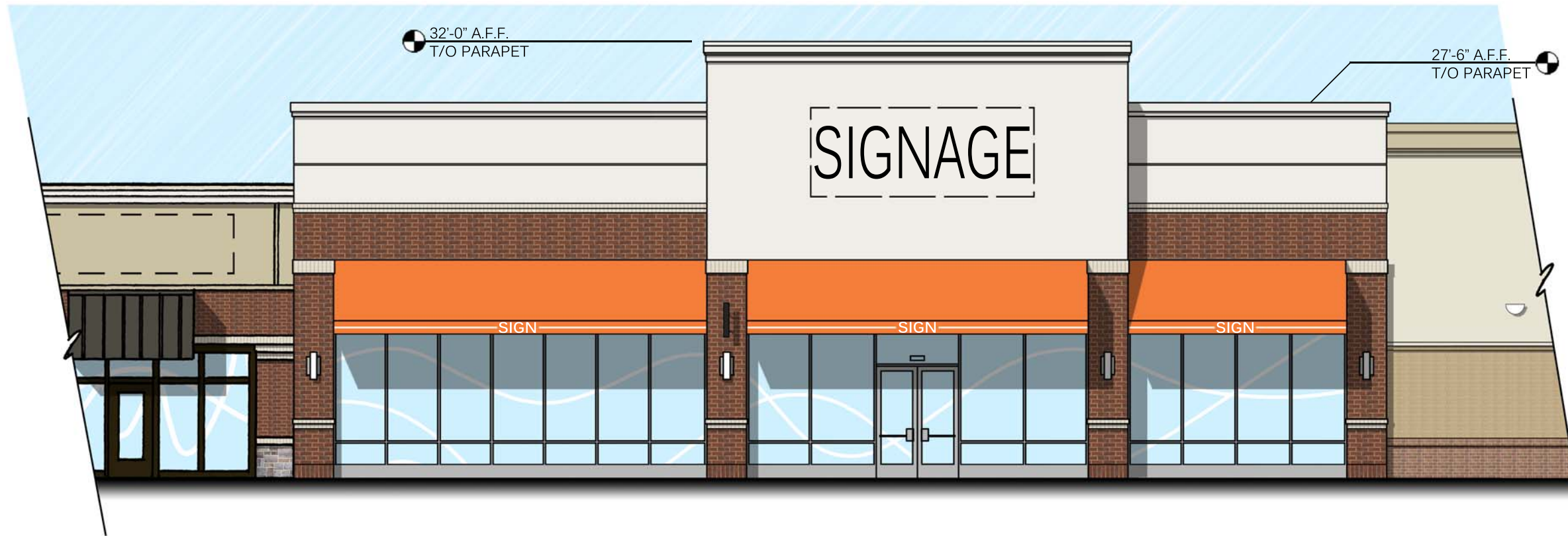
MAJOR 'A' & PARTIAL SHOPS 'B' - PLANTER INFORMATION

SHOPS B ELEVATION

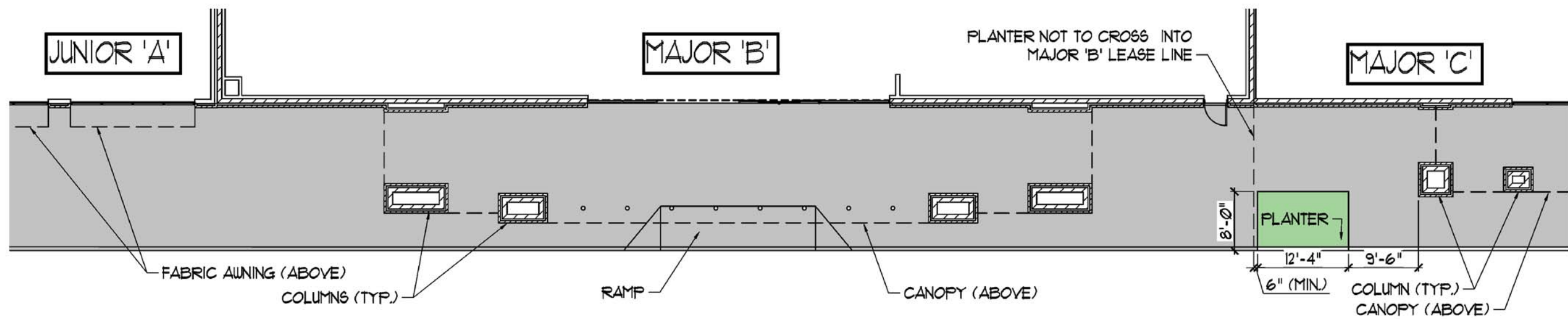


SHOPS 'B' & PARTIAL JUNIOR 'A' - PLANTER INFORMATION

TENANT JUNIOR 'A'

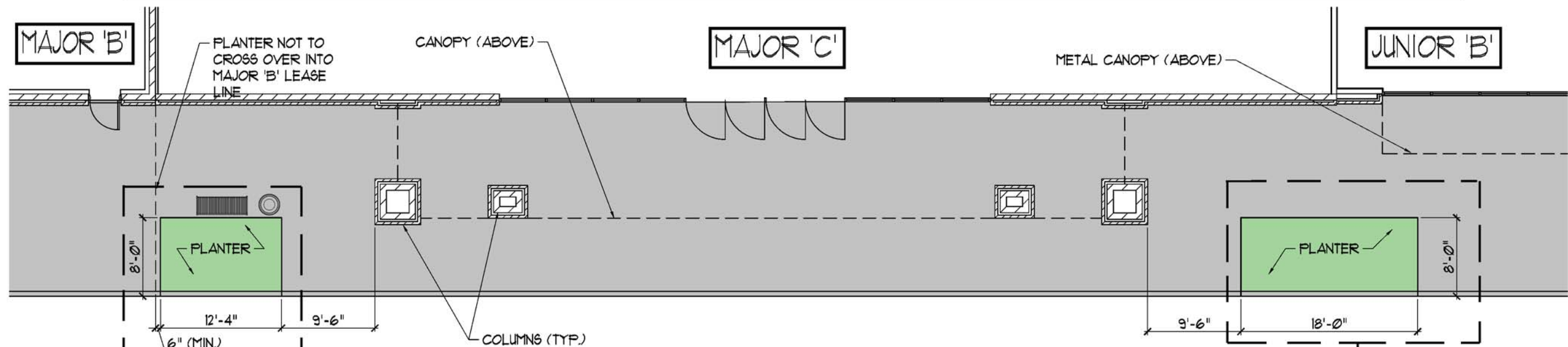


JUNIOR 'A' - PLANTER INFORMATION

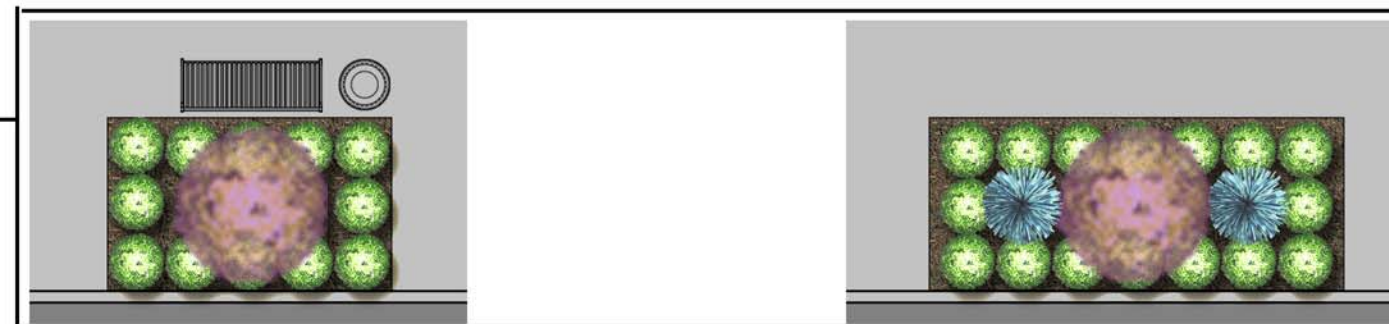


MAJOR 'B' & PARTIAL MAJOR 'C' - PLANTER INFORMATION

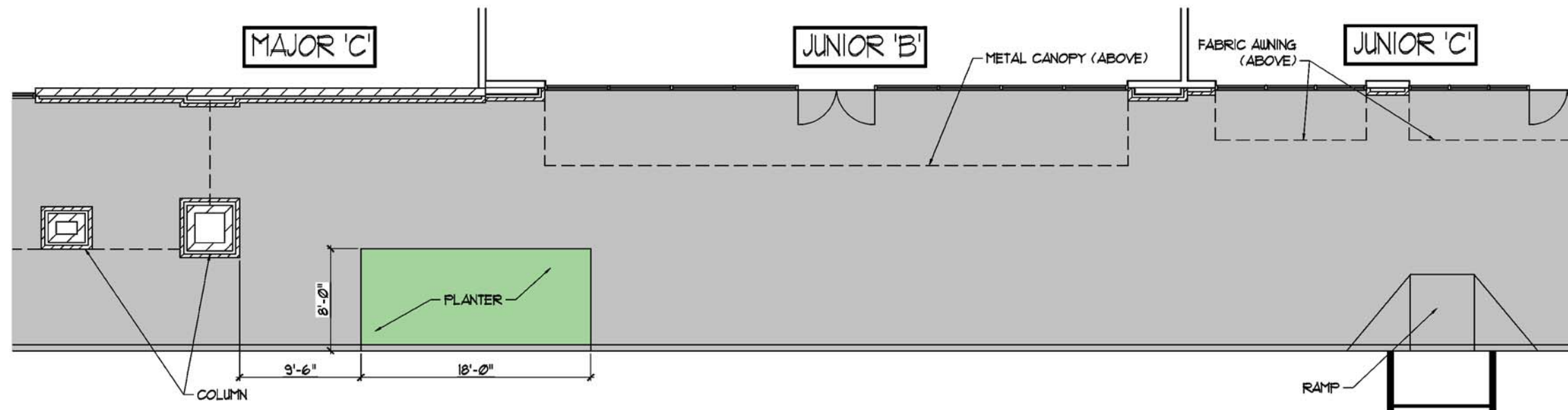
TENANT MAJOR 'C'



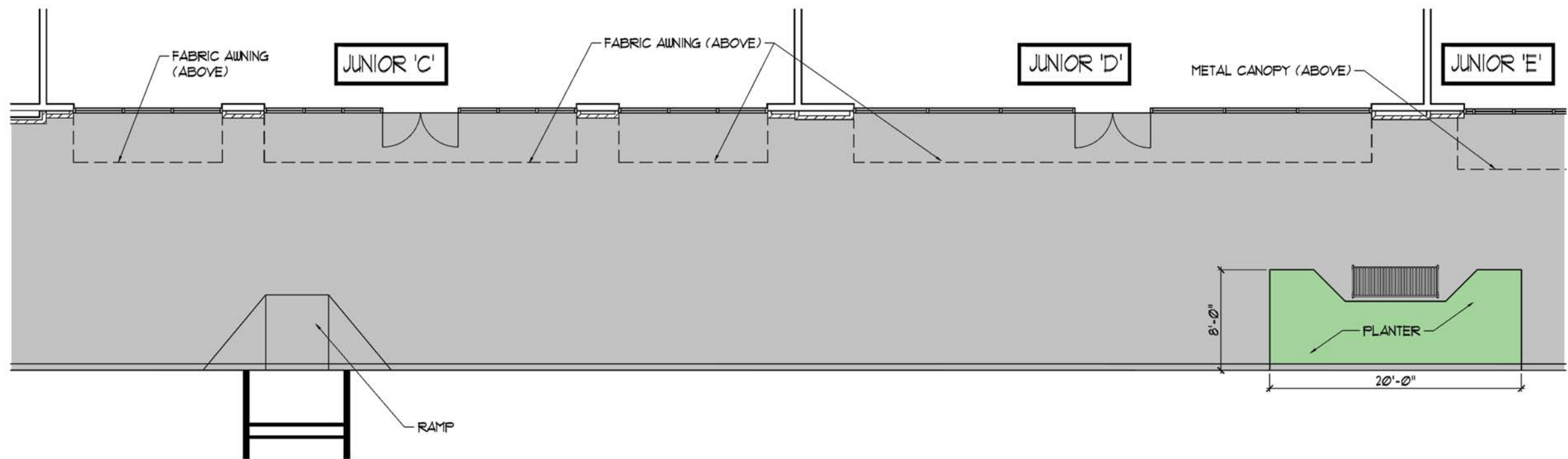
MAJOR 'C' & PARTIAL JUNIOR 'B' - PLANTER INFORMATION



TENANT JUNIOR 'B'

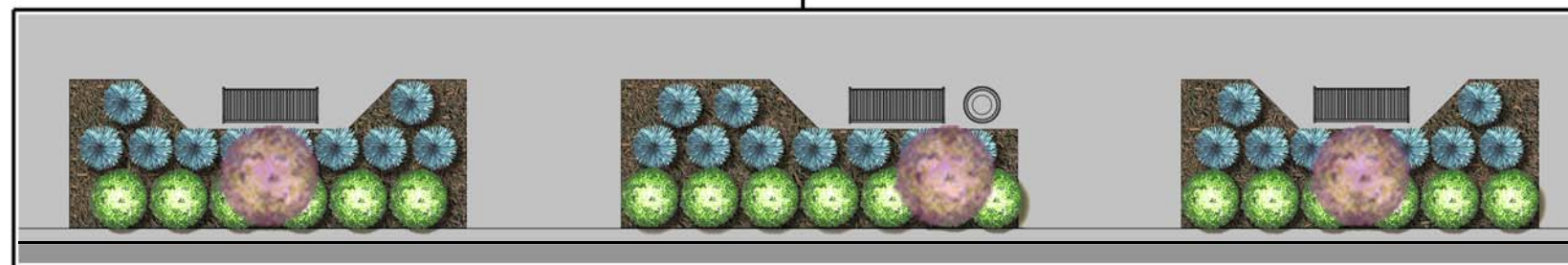
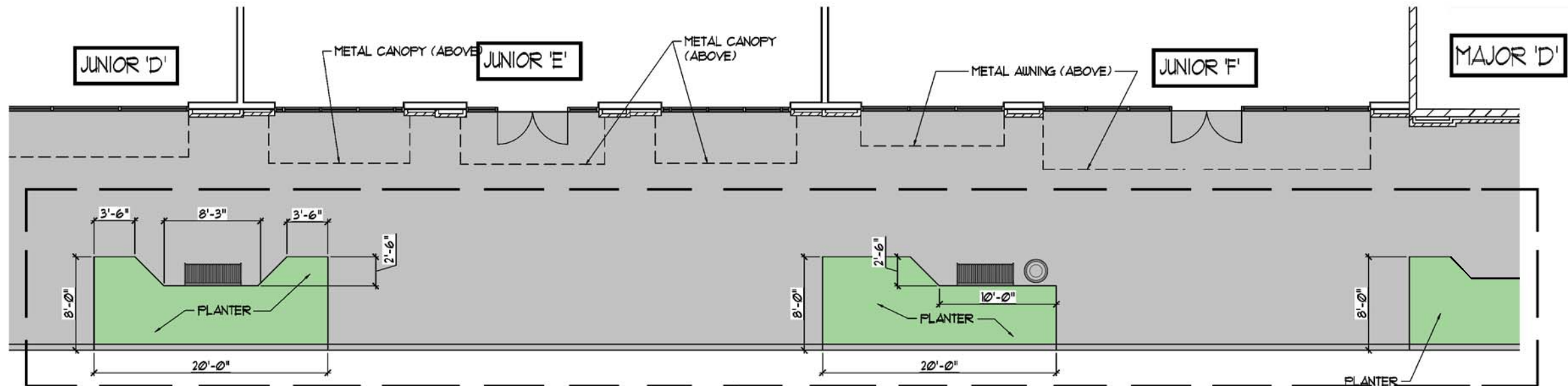


JUNIOR 'B' & PARTIAL MAJOR 'C' & PARTIAL JUNIOR 'C' - PLANTER INFORMATION

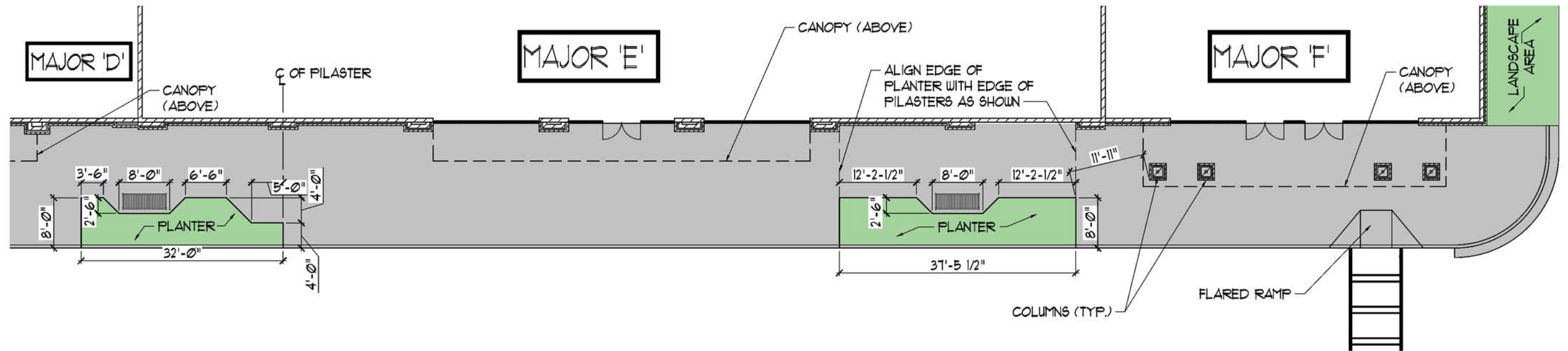


JUNIOR 'C' & JUNIOR 'D' & PARTIAL JUNIOR 'E' - PLANTER INFORMATION

TENANT JUNIOR 'E' & JUNIOR 'F'

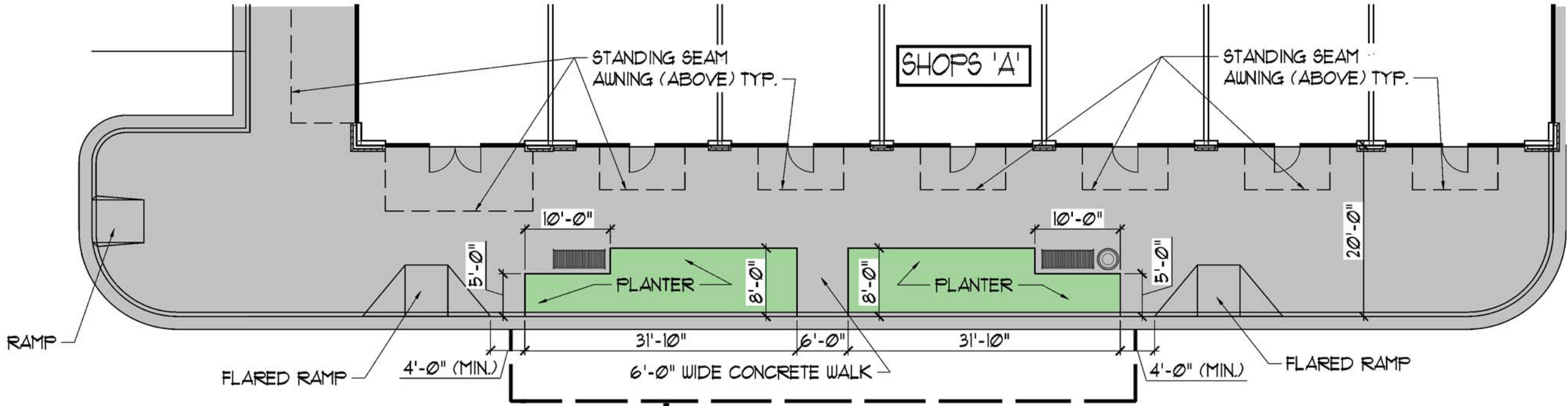


JUNIOR 'E' & JUNIOR 'F' & PARTIAL JUNIOR 'D' - PLANTER INFORMATION

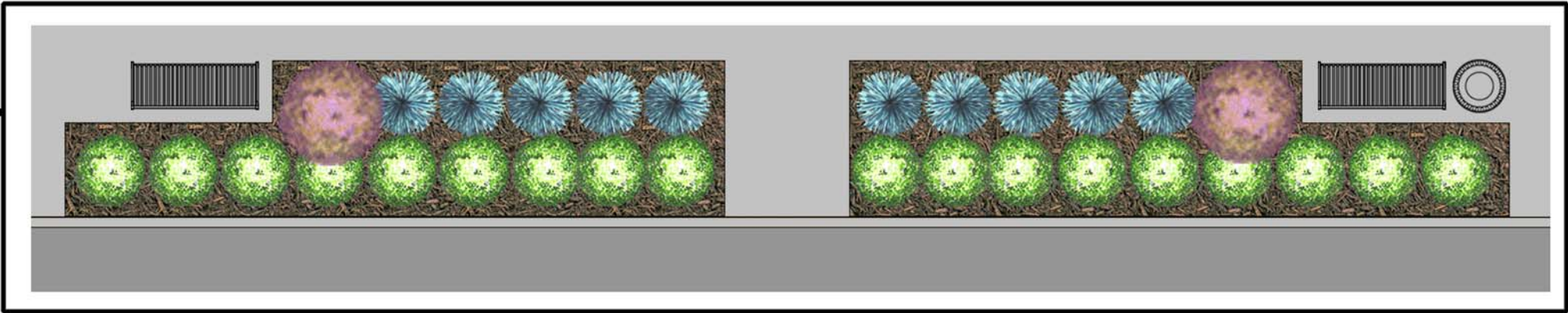


MAJOR 'D' & MAJOR 'E' & MAJOR 'F' & PARTIAL MAJOR 'D' - PLANTER INFORMATION

SHOPS A ELEVATIONS



SHOPS 'A' - PLANTER INFORMATION



Acct# 000560



P.O. Box 1249 • Monroe, Georgia 30655
Attn: Business License
(770) 207-4674
DChambers@MonroeGA.Gov

OCCUPATION TAX APPLICATION

BUSINESS NAME Strange Taco Monroe TELEPHONE (678) 939 4702

ADDRESS 127 North Lumpkin Street TYPE OF BUSINESS

MAILING ADDRESS P.O. Box 2016 Lawrenceville GA 30046 Restaurant

EMAIL ADDRESS chris@LR&RP.com

OWNER'S NAME Chris Collin TELEPHONE (678) 939-4702

EMERGENCY CONTACT PERSON: Chris Collin

TELEPHONE (678) 939 4702

PROPERTY OWNER'S NAME: Chris Collin

TELEPHONE (678) 939 4702

**NUMBER OF EMPLOYEES: FULL TIME ~~50~~ currently 0
PART TIME ~~15~~ 15 ****(Including Owners & Family Members)**

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE NO
BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CITY? YES NO

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? YES NO

A PERMIT IS REQUIRED FOR ALL SIGNS!!

I hereby certify that I will not violate any of the laws of this State of Georgia or of the United States. I further agree to comply with any and all ordinances of the City of Monroe in conducting business in the City.

Signature: Date 7/5/22

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE FEES

CONSUMPTION ON PREMISE:

LICENSE FEE:

| | | |
|--------------------------------|-----------|-------------------------------------|
| BEER/WINE | \$1000.00 | <input checked="" type="checkbox"/> |
| NON PROFIT PRIVATE CLUB | \$600.00 | <input type="checkbox"/> |
| PRIVATE CLUB WITH SUNDAY SALES | \$750.00 | <input type="checkbox"/> |

| | | |
|-------------------------------------------|-----------|-------------------------------------|
| DISTILLED SPIRITS | \$3000.00 | <input checked="" type="checkbox"/> |
| NON PROFIT PRIVATE CLUB-ONLY | \$600.00 | <input type="checkbox"/> |
| NON PROFIT PRIVATE CLUB WITH SUNDAY SALES | \$750.00 | <input type="checkbox"/> |

PACKAGE:

LICENSE FEE:

| | | |
|-----------------------------|-----------|--------------------------|
| BEER/WINE | \$2000.00 | <input type="checkbox"/> |
| HOTEL/MOTEL IN ROOM SERVICE | \$250.00 | <input type="checkbox"/> |
| GROWLERS | \$2000.00 | <input type="checkbox"/> |

ALCOHOL BEVERAGE CATERER:

LICENSE FEE:

| | | |
|----------------------------------------|-----------|--------------------------|
| ALCOHOL BEVERAGE CATERER BEER AND WINE | \$1000.00 | <input type="checkbox"/> |
|----------------------------------------|-----------|--------------------------|

| | | |
|--------------------------------------------|-----------|--------------------------|
| ALCOHOL BEVERAGE CATERER DISTILLED SPIRITS | \$1000.00 | <input type="checkbox"/> |
|--------------------------------------------|-----------|--------------------------|

WHOLESALE DEALERS:

LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY

BEER/WINE

\$1500.00

DISTILLED SPIRITS

\$2000.00

PRINCIPAL PLACE OF BUSINESS - NOT IN CITY

\$100.00

TEMPORARY LICENSE:

LICENSE FEE:

NON PROFIT ORGANIZATIONS

\$25.00 PER DAY

FOR PROFIT ORGANIZATIONS

\$150.00 PER DAY

SPECIAL EVENT VENUES

\$300.00

REGISTRATION

There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.

There is no application fee for wholesale dealers. This administrative / investigative fee applies to new applications only-does not apply to renewals.

1. Full Name of Business Strange Taco Monroe LLC

Under what name is the Business to operate? Strange Taco Monroe

Is the business a proprietorship, partnership or corporation? Domestic or foreign?

LLC partnership domestic

2. Address: a) Physical: 127 North Lumpkin Street Monroe

b) Mailing: P.O. Box 2016 Lawrenceville GA 30046

3. Phone 678-939-4702 Beginning Date of Business in City of Monroe 9-1-22

4. New Business Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 86-2352326 Georgia Sales Tax Number _____

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes No

Liquor 100 Yards (Church) or 200 Yards (School) Yes No

7. Full name of Applicant Christopher Collin

Full Name of Spouse, if Married Jeanie Collin

Are you a Citizen of the United States or Alien Lawful Permanent Resident? yes

Birthplace Atlanta

Current Address 614 Saint Walk City Monroe St GA Zip 30655

Home Telephone 678-939-4702

Number of Years at present address 5

Previous address (If living at current address less than 2 yrs).

Number of years at previous address 15

8. If new business, date business will begin in Monroe 9-1-22

If transfer or change of ownership, effective date of this change _____

If transfer or change of ownership, enclose a copy of the sales contract and closing statement.

Previous applicant & D/B/A _____

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer Chris Collin 614 Saint Ives Walk

owner 678-939-4702

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo

contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

NO

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? NO

12. Do you own the land and building on which this business is to be operated? yes

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages? [] yes or no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

Chris Collin 614 Saint Ives Walk Monroe GA 30655

47.5
~~50~~%

Ben Bailey 3177 Hill Street Duluth 30086

47.5
~~50~~%

Strange Taco Monroe LLC P.O. Box 2016 Lawrenceville GA 30046

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner.

Doug Root 410 Saint Ives Walk Monroe GA 30655 5%

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. W/A

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. NO

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain. NO

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) Local Republic Strange Taco Laundry Events (Lawrenceville)
LR Burger Monroe

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business? NO

22. If a retail grocery business in existence for more than six (6) months:
A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months:
A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Jon Howard
 Name
Monroe
 Address
404-427-2707
 City State Zip Telephone

2. Paul Rosenthal
 Name
110 Court St
 Address
Monroe GA 30655 770-267-2503
 City State Zip Telephone

3. Diane Collin
 Name
1191 Carl Davis Road
 Address
Monroe GA 30656 404-310-1800
 City State Zip Telephone

This the 30 day of June 2021.

[Signature] (Signature Applicant)

Owner (Title i.e. Partner, General Partner, Manager, Owner, etc.)

Chris Collin (Print Name)

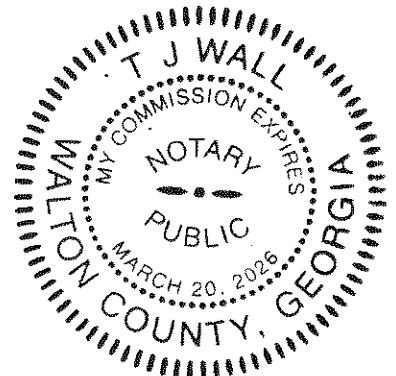
Or: _____ (Signature of Corporate Officer)

_____ (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: TRUDY J WALL

Notary Public:

Executed: [Signature]



APPOINTMENTS

Updated

May 10, 2022

Appointed

Term Expires

PLANNING COMMISSION (Five-year term)

| | | |
|-----------------|-------------------------------------------|-------------------|
| Randy Camp | December 12, 2017 | September 1, 2022 |
| Rosalind Parks | September 10, 2019 | September 1, 2024 |
| Nate Treadaway | December 10, 2019 | September 1, 2024 |
| | (to fill unexpired term of Kyle Harrison) | |
| Mike Eckles | August 11, 2020 | September 1, 2025 |
| Sara Shropshire | April 12, 2022 | September 1, 2025 |
| | (to fill unexpired term of Chase Sisk) | |



Appointed Board Member Biography

Name: Randolph W. (Randy) Camp

Profession / Business: New Direction Partners,LLC Position: consultant/retired

Business Address: _____

Phone number: _____ Fax number: _____

Email address: rwcamp01@gmail.com

Home Address: 624 Fleeting Ct., Monroe, GA 30655

Home Phone number: _____ Mobile Phone number: 7706010199

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

Birthday: 07/30/47 Birthplace: Monroe, GA

Education: ABJ 1969 University of Georgia

Hobbies: gardening, fishing

Membership in Service Clubs: Monroe Museum Board; Past president, Monroe Rotary Club

Social Clubs: _____

Membership / Offices Held / Other Agency Boards:

Vice chair, Walton Co. Foundation; Trustee NE Council Georgia Boy Scouts of Amerca; Past chairman, Printing Industries of America; Past chairman, Printing Industry Association of GA

Civic Appointments: Monroe Planning Commission

Political Offices: none

Reason for wanting to serve on Planning Board

service to my community



To: City Council, Finance
From: Beth Thompson
Department: Finance
Date: 8/9/2022
Subject: 2022 Tax Levy

Budget Account/Project Name:

Funding Source:

Budget Allocation: \$0.00

Budget Available: \$0.00

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

Description:

Recommend approval of the 2022 millage rate as presented on form PT-38. Execute all necessary documentation for the 2022 tax levy for a total millage rate of 7.060 mills.

Background:

The 2022 net tax digest from Walton County shows an increase of 22.5%. If the millage rate was left unchanged from 2021, this would qualify as a tax increase due to inflationary growth (reassessments) in the digest. Instead, it is recommended by staff to adopt the full rollback rate of 7.060 mills for 2022. This will give the City of Monroe a prospective 16.77% increase coming from new growth in the digest, which translates to approximately \$634,000 more than 2021 at 100% of collections.

The net maintenance & operations millage rate is 7.060 mills, and the bond millage rate is 0.00, giving a total millage rate of 7.060 mills. This is 0.344 mills less than 2021.

The five-year history of the digest with the current year's digest and levy were properly advertised in the City's legal organ on July 31, 2022 as well as the City of Monroe's website. Property taxes will be billed and collected by the Walton County Tax Commissioner's office.

Attachment(s):

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

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2022

COUNTY: **WALTON** TAXING JURISDICTION: **MONROE** 229

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

| DESCRIPTION | 2021 DIGEST | REASSESSMENT OF EXISTING REAL PROP | OTHER CHANGES TO TAXABLE DIGEST | 2022 DIGEST |
|------------------|-------------|------------------------------------|---------------------------------|-------------|
| REAL | 396,606,490 | 40,449,273 | 65,906,840 | 502,962,603 |
| PERSONAL | 137,862,920 | | 24,474,029 | 162,336,949 |
| MOTOR VEHICLES | 2,698,670 | | (115,050) | 2,583,620 |
| MOBILE HOMES | 1,122,087 | | (12,534) | 1,109,553 |
| TIMBER -100% | 9,983 | | (9,983) | 0 |
| HEAVY DUTY EQUIP | 12,494 | | (6,432) | 6,062 |
| GROSS DIGEST | 538,312,644 | | 40,449,273 | 90,236,870 |
| EXEMPTIONS | 27,522,333 | 11,366,209 | 4,600,750 | 43,489,292 |
| NET DIGEST | 510,790,311 | 29,083,064 | 85,636,120 | 625,509,495 |
| | (PYD) | (RVA) | (NAG) | (CYD) |

2021 MILLAGE RATE: **7.404** 2022 MILLAGE RATE: **7.404**

CALCULATION OF ROLLBACK RATE

| DESCRIPTION | ABBREVIATION | AMOUNT | FORMULA |
|--------------------------------------------------------|---------------------------|--------------|-----------------|
| 2021 Net Digest | PYD | 510,790,311 | |
| Net Value Added-Reassessment of Existing Real Property | RVA | 29,083,064 | |
| Other Net Changes to Taxable Digest | NAG | 85,636,120 | |
| 2022 Net Digest | CYD | 625,509,495 | (PYD+RVA+NAG) |
| 2021 Millage Rate | PYM | 7.404 | PYM |
| Millage Equivalent of Reassessed Value Added | ME | 0.344 | (RVA/CYD) * PYM |
| Rollback Millage Rate for 2022 | RR - ROLLBACK RATE | 7.060 | PYM - ME |

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------|
| If the 2022 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2) | Rollback Millage Rate | 7.060 |
| | 2022 Millage Rate | 7.404 |
| | Percentage Tax Increase | 4.87% |

CERTIFICATIONS

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

Chairman, Board of Tax Assessors

Date

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

Tax Collector or Tax Commissioner

Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2022 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2022 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2022 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2022 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party

Title

Date

CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2022

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



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

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

| | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------|-----------------------------------|
| CITY NAME Monroe, Georgia | | ADDRESS 215 North Broad Street | | | CITY, STATE, ZIP Monroe, GA 30655 | |
| FEI # 58-6000626 | CITY CLERK Debbie Kirk | PHONE NO. 770-266-5312 | FAX 770-267-2319 | EMAIL dkirk@monroega.gov | | |
| OFFICE DAYS / HOURS M-F 8am-5pm | ARE TAXES BILLED AND COLLECTED BY THE () CITY OR () COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO. Walton County Tax Commissioner, Derry Boyd | | | | | |
| List below the amount & qualifications for each <u>LOCAL</u> homestead exemption granted by the City and Independent School System. | | | | | | |
| CITY | | | INDEPENDENT SCHOOL | | | |
| Exemption Amount | Qualifications | | Exemption Amount | Qualifications | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| If City and School assessment is other than 40%, enter percentage millage is based on _____%. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY. | | | | | | |
| CITY DISTRICTS | DISTRICT NO. | COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 |
| List Special Districts if different from City District below such as CID's, BID's, or DA's | List District Numbers | Gross Millage for Maintenance & Operations | **Less Rollback for Local Option Sales Tax | Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2) | Bond Millage (If Applicable) | Total Millage Column 3 + Column 4 |
| City Millage Rate | | 11.707 | 4.647 | 7.060 | 0.000 | 7.060 |
| Independent School System | | | | | | 0.000 |
| Special Districts | | | | | | 0.000 |
| | | | | | | 0.000 |
| | | | | | | 0.000 |
| | | | | | | 0.000 |
| **Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School. | | | | | | |

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

| | | |
|--------|--|--|
| Walton | | |
|--------|--|--|

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

Date

Mayor or City Clerk

NOTICE

The City of Monroe does hereby announce that the millage rate will be set at a meeting to be held at City Hall located at 215 N. Broad Street, Monroe, GA on August 9, 2022 at 6:00 P.M. and pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

Beth Thompson, Finance Director
 City of Monroe

CURRENT 2022 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

| CITY WIDE | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|------------------------------------------|-------------|-------------|-------------|-------------|-------------|--------------------|
| Real & Personal | 420,795,985 | 435,676,831 | 445,203,942 | 492,435,185 | 534,469,410 | 665,299,552 |
| Motor Vehicles | 6,318,190 | 4,686,440 | 3,885,620 | 3,217,420 | 2,698,670 | 2,583,620 |
| Mobile Homes | 772,850 | 765,328 | 796,580 | 1,082,670 | 1,122,087 | 1,109,553 |
| Timber - 100% | 23,124 | 67,463 | 25,686 | 117,627 | 9,983 | 0 |
| Heavy Duty Equipment | 18,868 | | 0 | 0 | 12,494 | 6,062 |
| Gross Digest | 427,929,017 | 441,196,062 | 449,911,828 | 496,852,902 | 538,312,644 | 668,998,787 |
| Less M & O Exemptions | 31,688,869 | 22,627,411 | 27,839,611 | 43,995,439 | 27,522,333 | 43,489,292 |
| Net M & O Digest | 396,240,148 | 418,568,651 | 422,072,217 | 452,857,463 | 510,790,311 | 625,509,495 |
| State Forest Land Assistance Grant Value | | | | | | |
| Adjusted Net M&O Digest | 396,240,148 | 418,568,651 | 422,072,217 | 452,857,463 | 510,790,311 | 625,509,495 |
| Gross M&O Millage | 9.393 | 9.373 | 10.265 | 12.303 | 12.341 | 11.707 |
| Less Rollbacks | 3.975 | 4.075 | 4.444 | 4.715 | 4.937 | 4.647 |
| Net M&O Millage | 5.418 | 5.298 | 5.821 | 7.588 | 7.404 | 7.060 |
| Bond Millage | 2.003 | 1.979 | 1.981 | 0.000 | 0.000 | 0.000 |
| Total Millage Rate | 7.421 | 7.277 | 7.802 | 7.588 | 7.404 | 7.060 |
| Total City Taxes Levied | \$2,940,498 | \$3,045,924 | \$3,293,007 | \$3,436,282 | \$3,781,891 | \$4,416,097 |
| Net Taxes \$ Increase | \$81,553 | \$105,426 | \$247,083 | \$143,275 | \$345,609 | \$634,206 |
| Net Taxes % Increase | 2.85% | 3.59% | 8.11% | 4.35% | 10.06% | 16.77% |



To: City Council
From: Logan Propes, City Administrator
Department: Administration
Date: 08/09/2022
Subject: Municipal Court Services Agreement – Southeast Corrections, LLC

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:** Southeast Corrections, LLC

Description:

Staff recommends that the Council approve the Agreement for Provision of Probation Services for the Municipal Court of Monroe between the City of Monroe and Southeast Corrections, LLC .

Background:

Southeast Corrections, LLC, is currently the probation services provider for Municipal Court. The period of service provided with this agreement will be from January 1, 2023 through January 31, 2027. The agreement outlines terms and responsibilities along with a schedule of probationer fees. The City is not responsible for any costs associated with this agreement.

Attachment(s):

Municipal Court Services Agreement



Agreement for Provision of Probation Services for the Municipal Court of Monroe, Georgia

This AGREEMENT is made by and between **Southeast Corrections, LLC** organized under the laws of the State of Georgia with its principal place of business at 1960 Satellite Boulevard, Suite 3000, Duluth, Georgia 30097 hereinafter “Contractor” and the **City of Monroe, Georgia**, a Georgia Municipal Corporation, duly organized and existing under the laws of the State of Georgia, hereinafter referred to as “City” with the express written consent of the Chief Judge of the Municipal Court of Monroe, Georgia. This Agreement is governed by Article 6 of Chapter 8 of Title 42 of the Official Code of Georgia, Annotated. The parties enter into the agreement under the specific authority of Article 6 of Chapter 8 of Title 42 of the Official Code of Georgia, Annotated.

WITNESSETH:

WHEREAS, City wishes to contract with Contractor to provide probation services for the Municipal Court of Monroe, Georgia, hereinafter referred to as “Court”; and

WHEREAS, Contractor is a company with the requisite professional staff, expertise, knowledge, and professional registrations or certifications and is licensed to provide said services;

WHEREAS, Contractor has a Fee Schedule (which is attached hereto as Exhibit A and is incorporated herein by this reference) for the services to be provided and the costs of said services to be paid by those placed on probation by a Judge of the Court; and

Now, therefore, the City and Contractor, in consideration of the mutual covenants and promises contained herein do agree as set forth below:

Section 1: Contractor’s Services

The Selected Contractor shall provide probation services including but not limited to:

1. The Contractor shall attend all regularly scheduled misdemeanor plea and arraignment hearings, and attend all other criminal hearings as requested by a judge or judge designee of the Court, for the purpose of providing private probation services for each probationer placed on probation during the hearings.
2. The Contractor shall maintain for the life of the Agreement a probation office within Walton County.
3. The Contractor shall conduct an initial interview with each probationer at the time of his or her sentencing or as soon as is practicable thereafter for purposes of explaining the scope of the Court order relative to fines, fees and/or restitution imposed as well as requirements and conditions, general and special, for probation supervision.
4. The Contractor shall meet with each probationer placed on probation under the supervision of the Selected Contractor at least one (1) time every thirty (30) calendar days. Probationers that do not comply with the probation guidelines and the Monroe Municipal Court order may be required to meet with their supervisor more than one (1) time every month. At the discretion of the Court, the Contractor shall provide intensive probation services that may include the requirement(s) for weekly reporting, home visits, telephone contacts, or a combination of any or all of these requirements. For probationers placed on intensive probation, the Contractor shall charge the probationer no more than the amount stipulated in the Fee Schedule one (1) time every month for as long as the intensive probation requirements are in effect.



5. The Contractor shall provide and service a Pretrial Intervention and Diversion Program (hereinafter "PTD"), or similar type of program, if the Court chooses to provide that program. In that case, a person required to participate in a PTD shall be supervised in the same manner as provided herein as a probationer, subject to the same fees and charges as provided in the Fee Schedule.
6. The Court shall have the sole responsibility of determining the appropriate programs, classes, or service(s) for each probationer and such will be explicitly listed as part of any Order by the Court. Acceptable providers for certain programs, classes or services shall be subject to the approval of the Chief Judge of the Court, including whether a program or class offered by an alternate provided by the Contractor is acceptable. Any alternate programs, classes or services approved by the Chief Judge shall be managed by the Contractor as part of the probation process in the same manner as any programs and services provided by the Contractor.
7. The Contractor shall collect from probationers if requested by the Court, Court ordered fines, restitution and other costs associated with orders, judgments, and sentences of the Court.
 - a. Any and all fines, surcharges, court costs and other fees shall be paid to the Court. Any and all monies collected from probationers by the Contractor must be submitted to the Court on no less than a monthly basis. All funds and payments shall be accompanied with reporting and accounting through integration with the Court's computer software system in a format as determined by the Court.
 - b. The Contractor shall collect fines, fees, restitution, and court costs assessed to the offender by the Court. The Court and Contractor agree that the priority of all moneys collected by the Contractor shall be as follows in all cases unless otherwise ordered: Per O.C.G.A. § 17-14-8 not less than one half of each payment to restitution before paying any portion of such fine or any forfeitures, costs, fees, or surcharges (divided equally among all victims); monitoring fees, drug and alcohol testing fees, probation fees currently due the company, victims compensation fee (arrears only), fines, statutory surcharges, other Contractor fees. The Contractor shall maintain a written report of all moneys received by the Contractor from each Offender. The Contractor will further provide a written receipt of all moneys paid to the Contractor by an Offender each time he or she makes a payment.
 - c. The Contractor shall collect from probationers only those fees specifically ordered by the Court, and not in excess of those charges listed in the Contractor's Fee Schedule. The Contractor shall not charge any probationer that has been declared by the Court to be indigent, any fees without specific authorization by the Court, and then only under those circumstances provided by the Court.
 - d. The Contractor shall assess a \$150.00 warrant fee per occurrence when a warrant is requested due to a probation violation and later signed by the Court. The Contractor will remit all warrant fees collected from probationers to the Court as a part of the records reconciliation and payment reimbursement process as prescribed in item number .25. The Contractor shall retain no portion of warrant fees ordered and/or collected.
8. Maintain fine, restitution or Court costs collected from the Probationers in a non-interest bearing account without benefit or profit from said accounts.
9. Under no circumstances shall any portion or percentage (%) of any fine monies or court fees collected be retained by the Contractor.
10. A nine dollar (\$9.00) per month surcharge shall be collected from each probationer placed on probation



by the Contractor, unless the probationer is exempted by the Court, as required by Georgia law. The surcharge shall be sent by the Contractor to the Georgia Crime Victims Compensation Board on no less than a monthly basis pursuant to O.C.G.A. §17-15-13.

11. Contractor shall adhere to O.C.G.A. §42-8-103. When pay-only probation is imposed, the probation supervision fees shall be capped so as not to exceed three months of ordinary probation supervision fees notwithstanding the number of cases for which a fine and statutory surcharge were imposed or that the defendant was sentenced to serve consecutive sentences; provided, however, that collection of any probation supervision fee shall terminate as soon as all court imposed fines and statutory surcharges are paid in full; and provided, further, that when all such fines and statutory surcharges are paid in full, the probation officer or private probation officer, as the case may be, shall submit an order to the court terminating the probated sentence within 30 days of fulfillment of such conditions. The court shall terminate such probated sentence or issue an order stating why such probated sentence shall continue.
12. Contractor shall adhere to O.C.G.A. §42-8-103.1. When a defendant is serving consecutive misdemeanor sentences, whether as a result of one case from one jurisdiction or multiple cases from multiple jurisdictions, upon motion by the defendant, the court may discharge such defendant from further supervision or otherwise terminate probation when it is satisfied that its action would be in the best interest of justice and the welfare of society. Such motion shall not be ripe until 12 months after the sentence was entered and every four months thereafter. The defendant shall serve the applicable entity or governing authority that is providing his or her probation services with a copy of such motion.

Further, When a defendant is serving consecutive misdemeanor sentences, his or her probation officer or private probation officer, as the case may be, shall review such case after 12 consecutive months of probation supervision wherein the defendant has paid in full all court imposed fines, statutory surcharges, and restitution and has otherwise completed all testing, evaluations, and rehabilitative treatment programs ordered by the court to determine if such officer recommends early termination of probation. Each such case shall be reviewed every four months thereafter for the same determination until the termination, expiration, or other disposition of the case. If such officer recommends early termination, he or she shall immediately submit an order to the court to effectuate such purpose.

13. The Contractor shall coordinate community service work as required as a condition of probation by the Court. The Contractor shall cooperate with the Court to ensure that community service is done within the city limits of Monroe, Georgia, or as specified by the Court. The Court shall determine and define the work mission for all community service. Monthly tracking and reporting of all community service work is required in a format satisfactory to the Court.
14. The Contractor shall administer drug and alcohol screens to probationers only as directed by the Court. Probationers shall assume the cost of random drug testing, and shall pay those costs pursuant to the Fee Schedule provided.
15. The Contractor shall provide electronic monitoring of probationers only at the direction of the Court. Probationers shall assume the cost of electronic monitoring, and shall pay those costs pursuant to the Fee Schedule provided. Monthly tracking and reporting of all electronic monitoring is required in a format satisfactory to the Court.
16. The Contractor shall prepare referrals and lend assistance to probationers either ordered to receive or who desire employment assistance or other forms of counseling.
17. The Contractor shall recommend to the Court early probation release if a probationer has fulfilled all court ordered requirements and has paid all fines. Continuing monthly probation supervision fees shall not be assessed against the probationer if the Court grants early release. Failure to notify



the Court that a probationer has fulfilled all court ordered requirements and has paid all fines may subject the Contractor to refund any fees collected after such date that Court ordered requirements are met.

18. The Contractor shall advise the Court, by filing a petition for modification/revocation of probation, or petition for contempt, any time a probationer fails in a material way to comply with the conditions of probation. The Contractor shall appear in court and present such findings to the Court in such detail as to satisfy the Court of the need for any modification or revocation. The Contractor shall show the expiration date of any probation sentence on the face of any warrant.
19. The Contractor shall provide notice as required by law and return to the Court any probationer that does not, in the opinion of the Contractor, comply with the terms set forth in the court order of probation at which time the probation officer shall testify as to the circumstances of the case, giving the probationer full opportunity to refute any or all points. The officer shall comply with the Court's ruling in reference to sentencing or possible revocation of probation pursuant to the Court's procedures and Georgia law.
20. The Contractor shall maintain case files on each probationer to document compliance with the terms and conditions of probation, reporting dates, and contacts as they occur and the amounts and dates of all monies collected.
21. The Contractor shall adhere to O.C.G.A. §42-8-109.2 and maintain in a "confidential" manner all reports, files, records and papers of whatever kind relative to the supervision of probationers, and shall make the same available only to authorized employees of the Contractor and authorized personnel of the City of Monroe, to those authorized by the Court, or as otherwise required by law. All information must be maintained and in compliance with the Georgia Open Records Law at all times.
22. In accordance with Georgia Department of Corrections Rules 105-2-.13 and 105-2-.14, the Contractor shall keep all reports, files, records and papers in a centralized location convenient to the City of Monroe, Georgia, and shall make the same available only to the Court, Monroe city officials or employees authorized by the Court, and as may be required by law. Such reports, records and papers are and shall remain the property of the City of Monroe, Georgia.

The Contractor may retain confidential copies for its files if so desired.

Where not specifically defined above, the Contractor shall adhere to O.C.G.A. §42-8-108, O.C.G.A. §42-3-3, O.C.G.A. §42-8-106.1 and O.C.G.A. §42-8-109.2 as they relate to record keeping and reports required by Georgia State law.

23. The Contractor shall provide the Chief Judge of the Court and the Department of Community Supervision of the State of Georgia, and any others who may have authority, with a quarterly summary report that provides the number of Misdemeanor Probationers supervised by the Contractor; and the number of Misdemeanor Probationers for whom supervision or rehabilitation has been terminated, in as much detail as may be required by law, rule or regulation.
24. The Contractor shall, at a minimum, reconcile all records with the Court Clerk's office on a monthly basis. Records shall be made available to the Contractor on any normally scheduled workday, between the hours of 8:30 AM and 4:30 PM, upon request.
25. The Contractor shall only accept any modification to any original Court sentence as made by a court of competent jurisdiction.



26. The Contractor must have the ability to integrate the collection of data and payment information with the Court's Case Management System. Integration must be completed per the instructions of the Court and the City of Monroe's Department of Information Technology. The Contractor must provide at its own expense any necessary software, hardware, equipment, and communication services in order to accomplish this transfer of data and daily court operations. The responsibility of data assurance, integrity, and security is the responsibility of the Contractor and must meet the standards established by best business practices and regulatory statutes.
27. The Contractor shall not own nor have a controlling interest in any finance business or lending institution that makes loans to probationers under its supervision for the payment of probation fees or fines. Neither shall the Contractor, nor any employees, agents or representatives, engage in any employment, business, or activity that interferes or conflicts with the duties and responsibilities of this Contract. Furthermore, neither shall the Contractor nor any of its employees, agents or representatives, own, operate or have any financial interest in, be an instructor at, or be employed by any private entity that provides drug or alcohol testing, education services or offers a DUI Alcohol or Drug Use Risk Reduction Program certified by the Department of Human Resources. Moreover, neither shall the Contractor, nor any of its employees, agents or representatives, specify or favor, directly or indirectly, a particular DUI Alcohol or Drug Use Risk Reduction Program that a probationer may or shall attend. This paragraph shall not prohibit furnishing any probationer, upon request, with the names, addresses and telephone numbers of known, certified DUI Alcohol or Drug Use Risk Reduction Programs.
28. The Contractor shall supervise all persons assigned to probation by the Monroe Municipal Court with an average ratio of probationers to staff of no greater than three hundred (300) to one (1) for active cases with conditions. Further, the Contractor shall supervise all "payment-only" cases at a ratio in compliance with best practices as established by Department of Community Supervision's Adult Misdemeanor Probation Oversight Unit.
29. The Contractor shall ensure that any person it employs or contracts with as a private probation officer:
 - a) is at least twenty-one [21] years of age at the time of appointment to the position of private probation officer pursuant to O.C.G.A. §42-8-100;
 - b) Has completed a standard two [2] year college course; provided however that any person who is so employed as a private probation officer as of July 1, 1996, and who has at least six [6] months of experience as a private probation officer shall be exempt from such college requirement pursuant to O.C.G.A. §42-8- 102;
 - c) Has received an initial forty [40] hours of orientation upon employment and has received twenty [20] hours of continuing education per annum as approved by the Georgia Department of Community Supervision, provided that the forty [40] hour initial orientation shall not be required of any person who has successfully completed a probation or parole officer basic course of training certified by the Peace Officer Standards and Training Council or any private probation officer who has been employed by a private probation corporation, enterprise, or agency for at least six [6] months as of July 1, 1996 pursuant to O.C.G.A. §42-8-102; and
 - d) Has not been convicted of a felony [to ensure that its private probation officers have not been convicted of a felony, the Contractor shall conduct a documented criminal record check on all its private probation officers] pursuant to O.C.G.A. §42-8-102.
 - e) Where not specifically defined above, Contractor shall adhere to Georgia Department of Community Supervision Rules 105-2.09 and 105-2.12 related to employee qualifications, initial training and continuing education.
 - f) Contractor shall adhere to Georgia Department of Community Supervision Rule 105-2-.10 and O.C.G.A. §35-3-34 related to criminal background checks.



30. Under no circumstances shall costs or charges be incurred by the Court or the City of Monroe from the Contractor for services rendered to the Court or the City. Under no circumstances shall the Court or the City be invoiced, receive a statement or otherwise be billed for services rendered or for the reimbursement of expenses incurred during the rendering of services.
31. As is necessary, the Contractor shall provide updates to the Court on any changes in state and/or national laws or regulations that are relevant to probation, probationary services, etc. Such updates shall be provided in a manner and at a time that is convenient to the Court. Such updates shall be provided at no additional cost to the Court.
32. Within thirty (30) calendar days of Agreement termination with the City, the Contractor shall return/turn over to the City of Monroe all files, documents, correspondence, papers and databases applicable to the City's Agreement and required herein, together with all relevant information concerning the status of each and every probationer, the fines due and payable and payments made or promised, and locations and information held by the Contractor which could assist in locating any absconders. This obligation shall be carried out by the Contractor at no cost to the City.
33. Conflicts of Interest: The Contractor shall deliver to the City Clerk an affidavit certifying that the Contractor has no interest and will not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of services to the City. The affidavit shall further state that in rendering services to the City that no persons having any such interest shall be employed by the Contractor. The Contractor assumes full responsibility for knowing whether its officers, employees, agents or anyone providing services under this Agreement has any such interest and for certifying the absence of such conflict to the City.

During the course of performing services for the City, the Contractor shall disclose immediately to the City, by affidavit, every known or apparent conflict of interest and every ostensible or potential conflict of interest of the Contractor's City's, officers, employees, agents or anyone providing services under this Contract. The duty to disclose is a continuing duty. Such disclosure is a material obligation of this agreement and the Contractor's failure to comply with these provisions affords the City the right to pursue any and all remedies for breach of contract. In the event of an apparent or actual conflict of interest during the course of performance, the City may terminate the agreement by written notice. Nothing herein shall be construed as limiting or waiving the right of the City to pursue damages or other remedies.

The Contractor shall not disclose any data, facts or information concerning services performed for the City or obtained while performing such services, except as authorized by the City in writing, or as may be required by law.

34. Follow all rules, regulations and policies set forth by the State of Georgia, Department of Community Supervision (DCS), Misdemeanor Probation Oversight Unit (MPOU) and any and all agencies, boards, commissions or similar bodies that govern the activities and services provided under this Contract.

Section 2: Contractor's Reporting and Data Requirements

The following performance measures are the minimum data and reporting that the City requires tracking progress of the services provided. This information is a minimum and other measures may be requested to be tracked during the term of this Contract.

O.C.G.A. § 42-8-108



GEORGIA CODE
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*** Current through the 2016 Regular Session ***

TITLE 42. PENAL INSTITUTIONS
CHAPTER 8. PROBATION
ARTICLE 6. COUNTY AND MUNICIPAL PROBATION

O.C.G.A. § 42-8-108 (2016)

§ 42-8-108. Quarterly report to judge and council; records to be open for inspection

Any private corporation, private enterprise, or private agency contracting to provide probation services or any county, municipality, or consolidated government entering into an agreement under the provisions of this article shall provide to the judge who consented to such Agreement and DCS a quarterly report summarizing the number of offenders under supervision; the amount of fines, statutory surcharges, and restitution collected; the amount of fees collected and the nature of such fees, including probation supervision fees, rehabilitation programming fees, electronic monitoring fees, drug or alcohol detection device fees, substance abuse or mental health evaluation or treatment fees if such services are provided directly or otherwise to the extent such fees are known, and drug testing fees; the number of community service hours performed by probationers under supervision; a listing of any other service for which a probationer was required to pay to attend; the number of offenders for whom supervision or rehabilitation has been terminated and the reason for the termination; and the number of warrants issued during the quarter, in such detail as DCS may require. Information reported pursuant to this subsection shall be annually submitted to the governing authority that entered into such Agreement and thereafter be subject to disclosure pursuant to Article 4 of Chapter 18 of Title 50. Local governments are encouraged to post electronic copies of the annual report on the local government's website, if such website exists.

Contractor shall adhere to Georgia Department of Community Supervision Rule 105-2-.13.

Section 3: City's Responsibilities

The City's responsibilities to the Contractor shall specifically include conducting meetings with Contractor, providing required information on probationers, and completing other items specifically set forth in Attachments of this Agreement and additional items as might be required and are mutually agreed upon in writing.

Section 4: Period of Service

Unless earlier terminated as provided herein, this Agreement shall commence on January 1, 2023, and shall continue in full force and effect until December 31, 2027. In addition to any other rights of termination provided for herein, this Agreement may be terminated at any time, with or without cause, as follows: (a) by the City, in consultation with the Chief Judge, and by the Chief Judge, with the approval of the City, upon thirty (30) days' prior written notice to the Contractor; or (b) by the Contractor, upon ninety (90) days' prior written notice to the City and Chief Judge. Additionally, the Chief Judge may terminate this Agreement immediately for cause, including without limitation: material breach of this Agreement; insolvency of Contractor; or filing a voluntary or involuntary case in bankruptcy. Within thirty (30) working days of termination, Contractor shall peaceably surrender to the Court all records and documents generated by Contractor in connection with this Agreement and the services thereunder and any equipment or supplies assigned to the Contractor by the Court. Contractor shall turn over to the Clerk of Court any moneys collected or received, less supervision fees validly collected and duly owing to Contractor through the termination date. Any fines, costs, fees, or restitution received by Contractor



from probationers of this Court after termination of this Agreement shall be forwarded to the Clerk of Court, other than fees earned by Contractor. The Court shall provide Contractor a receipt for all property surrendered under this provision.

Section 5: General Conditions

Insurance

The Contractor shall at all times during this Agreement maintain in full force and effect Employer’s Liability, Workers’ Compensation, Public Liability and Property Damage Insurance, including contractual liability coverage. All insurance shall be by insurers and for policy limits acceptable to the City and before commencement of work hereunder the Contractor agrees to furnish the City certificates of insurance or other evidence satisfactory to the City to the effect that such insurance has been procured and is in force with the City of Monroe named as an additional insured. The certificates shall contain the following express obligations:

"This is to certify that the policies of insurance described herein have been issued to the insured for whom this certificate is executed and are in force at this time. In the event of cancellation or material change in a policy affecting the certificate holder, thirty (30) days prior written notice will be given the City of Monroe."

For the purpose of the Contract, the Contractor shall carry the following types of insurance in at least the limits specified below:

| <u>Coverages</u> | <u>Limits of Liability</u> |
|------------------------------------------------|------------------------------------------------------------|
| Workers Compensation | Statutory |
| Employer’s Liability | \$1,000,000 |
| Bodily Injury Liability Except Automobile | \$2,000,000 each occurrence \$2,000,000 aggregate |
| Property Damage Liability Except Automobile | \$1,000,000 each occurrence \$2,000,000 aggregate |
| Automobile Bodily Injury Liability | \$1,000,000 each person \$2,000,000 each occurrence |
| Automobile Property Damage Liability | \$1,000,000 each occurrence \$2,000,000 each occurrence |
| Excess Umbrella Liability | \$3,000,000 each occurrence |

Subject to the approval of the City and to the extent permitted by law, all or any part of any required insurance coverages may be provided under a plan or plans of self-insurance.

5.2 Successors and Assigns

The Contractor and City each binds itself and its successors, executors, administrators and assigns in respect to all covenants and conditions of this Agreement. Neither the Contractor nor the City will assign or transfer any interest in the Agreement without the written consent of the other. Nothing herein shall be construed as



giving any rights or benefits hereunder to anyone other than the Contractor and the City.

5.3 Modification

This Agreement constitutes the entire understanding between the City and Contractor and may be modified only by a written instrument duly executed by the parties hereto. This Agreement supersedes and replaces in full all previous or current Agreements between the City and the Contractor.

5.4 Compliance with Law

The Contractor shall comply with all requirements and conditions set forth by the Chief Judge of the Municipal Court and shall at all times comply with any rules, regulations and statutes of the State of Georgia, whether currently existing or enacted after the execution of this Contract.

5.5 Miscellaneous

This Agreement is governed by the laws of the State of Georgia.

5.6 Indemnification

Contractor shall indemnify and hold harmless the City and the Court from and against all liability (including cost of defense, settlement, judgment, and reasonable attorneys' fees) resulting from breach by Contractor or resulting from the negligence, willful or tortious acts, omissions, or misconduct of Contractor and its employees, agents, or representatives in the provision of services under this Contract. This indemnification provision shall survive the expiration or termination of this Contract.

Section 6: Standard of Care

In performing its professional services, the Contractor will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the services are provided.

Section 7: Venue

Disputes arising out of this Agreement shall be heard in the State or Superior Court of Walton County, Georgia. The City and Contractor agree that jurisdiction and venue are proper in Walton County, Georgia, exclusively, and they hereby waive any defenses they may have to improper venue, lack of jurisdiction over their person, and lack of subject matter jurisdiction.

Section 8: Severability

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality or unenforceability shall not affect the other provisions, and the remaining provisions of this agreement shall be given full effect.

Section 9: Compliance with Georgia Law

This Agreement is conditioned on both parties' compliance with the requirements of O.C.G.A. § 13- 10-91. The City of Monroe is in compliance with O.G.C.A. § 13-10-91.

Contractor hereby states that it has complied with the requirements of O.C.G.A. § 13- 10-91, will attest its compliance by completing the affidavit attached as Exhibit 1. Contractor acknowledges that it generally and



typically will not utilize subcontractors or sub-subcontractors. However, if a sub Agreement or subcontractor is utilized by Contractor, Contractor shall obtain the employee number category and eligibility verification from all subcontractors and sub- subcontractors and submit the affidavits required by Georgia Law. Contractor shall submit the required affidavits at the time of execution of this Agreement and shall obtain the required affidavits from subcontractors and sub-subcontractors in accordance with Georgia law.

Section 10: Notice and Service Thereof

All notices, demands, requests, instructions, approvals, and claims shall be in writing.

Any notice to or demand upon the Contractor shall be sufficiently given if delivered to Mr. John Prescott, Southeast Corrections, LLC 1960 Satellite Boulevard, Suite 3000, Duluth, Georgia 30097 or if deposited in the United States Mail in a sealed, postage, prepaid envelope.

All papers required to be delivered to the Court/City shall, unless otherwise specified in writing to the Contractor, be delivered to the City of Monroe, at the office of the City Clerk, 215 North Broad Street, Monroe Georgia 30655. Any notice to or demand upon the Court/City shall be sufficiently given if delivered to the office of the City Clerk or if deposited in the United States Mail in a sealed, postage, prepaid envelope, or delivered with charges prepaid to any telegraph company for transmission, in each case addressed to the City Clerk or to such other representative of the Court/City or to such other address as the Court/City may subsequently specify in writing to the Contractor for such purposes.

Any such notice or demand shall be deemed to have been given or made as of the time of actual delivery or (in the case of mailing) when the same should have been received in due course of post, as the case may be.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under their respective seals on the day and date first above written in two (2) counterparts, each of which shall without proof or accounting for the other counterparts, be deemed an original Contract.



Municipal Court of the City of Monroe

BY: _____
John Howard
Mayor

BY: _____
Dale R. "Bubba" Samuels
Chief Judge

Attest: _____

[Corporate Seal]

Contractor: **Southeast Corrections, LLC**

By: _____ Seal
John C. Prescott, Jr., President

Attest: _____

Name: _____

Title: _____

Signed and Sealed in the presence of

By: _____
Notary Public

My commission expires: _____

NOTE: If the CONTRACTOR is a corporation, the Agreement shall be signed by the President or Vice President, attested by the Secretary and the corporate seal affixed.



**EXHIBIT A
DETAILED FEES/SERVICES**

| FEE SCHEDULE | | | |
|---------------------------------------------------------|--------------------|-------------------------|----------------------|
| ALL AT NO COST TO CITY OF MONROE MUNICIPAL COURT | | | |
| Service | Period/Unit | Probationer Paid | Cost to Court |
| Supervision Fee | Monthly (minimum) | \$42.00 | \$0.00 |
| Restitution Collection - Disbursement | No Cost | \$0.00 | \$0.00 |
| Intensive Supervision Fee | Monthly | \$45.00 | \$0.00 |
| Pre-Trial Diversion Supervision | Monthly | \$42.00 | \$0.00 |
| Drug Testing- 6 Panel- Lab analysis | Per Test | \$25.00 | \$0.00 |
| Drug Testing – 7 Panel Lab-analysis | Per Test | \$30.00 | \$0.00 |
| Drug Testing (6-panel) On-Site | Per Test | \$25.00 | \$0.00 |
| GC/MS Confirmation | Per Panel | \$25.00 | \$0.00 |
| ETG Testing | Per Test | \$50.00 | \$50.00 |
| Electronic Monitoring (GPS) | Per Day | \$10.00 | \$0.00 |
| Electronic Monitoring (mobile) Alcohol only | Per Day | \$10.00 | \$0.00 |
| One-time hook-up fee for all EM | One time | \$50.00 once | \$0.00 |
| Interstate Compact Transfer Fee | If applicable/once | \$50.00 | \$0.00 |
| In-State Transfer Fee | If applicable | No charge | \$0.00 |
| Digital Processing Fee | One time | \$2.00 | \$0.00 |



EXHIBIT B

ELECTRONIC MONITORING SERVICES CORRECTIONAL SERVICES AGREEMENT BETWEEN SOUTHEAST CORRECTIONS, LLC. (SOUTHEAST CORRECTIONS) AND THE MUNICIPAL COURT OF MONROE

In addition to the terms and provisions set forth in the above referenced Agreement, the following terms shall apply to all electronic monitoring services provided under the Agreement.

SERVICES AND RESPONSIBILITIES OF SOUTHEAST CORRECTIONS

Monitoring Services. Southeast Corrections will provide the following monitoring services to the Court for the Court's operation of an electronic monitoring program. The monitoring services provided hereunder are specifically designed to determine by electronic means the presence of a person at a specified location (typically that person's place of residence).

Southeast Corrections will perform the functions of data entry and data storage for all properly enrolled Probationers. The data entry function consists of the input of all required demographic, curfew, and system configuration information on each case into the central host computer system.

Southeast Corrections will maintain twenty-four (24) hour, seven (7) days per week management of Probationer data enrolled hereunder.

Southeast Corrections will provide notification of Alert conditions to authorized and identified Court's staff. Alert notification will be in accordance with Section (Standard Monitoring Program Level) herein or as agreed upon in writing by the Court and Southeast Corrections.

Alert Condition and Equipment status information for each Probationer will be documented and maintained by Southeast Corrections.

Notification Options.

Standard Monitoring Program Level. The Standard Monitoring Program has as its primary intent the non-immediate monitoring of compliance to ordered conditions. This program does NOT provide 24-hour enforcement of conditions. This program is NOT recommended for high-risk probation cases. At this level of monitoring, the Court determines that next business day (or later as determined by the Court) notification is acceptable on any and all violations incurred during the monitoring period.

Other Notification Levels. Because certain electronic monitoring equipment provides round-the-clock monitoring, it is possible to increase the notification frequency for higher-risk cases. In such cases the Court may desire more immediate notification; Southeast Corrections will increase the level of notification provided appropriate Court personnel can be made available for response. In the absence of written notification procedures to the contrary, the Standard Monitoring Level will apply.

Maintenance. Southeast Corrections shall maintain the Equipment at its expense. The Probationer shall be responsible for lost or missing Equipment and/or the cost of required repairs necessitated by the Probationer's negligence or the damage or destruction of the Equipment by parties other than Southeast Corrections. The Court will assist Southeast Corrections in enforcement of this policy.



EQUIPMENT. Southeast Corrections shall supply a sufficient quantity of Units to meet the Court's need subject to forty-eight (48) hour notice prior to shipment.

MONITORING SYSTEM

Description. The monitoring system utilized hereunder is an active GPS monitoring system consisting of a GPS anklet, PTU, and a central computer system. The Units communicate with the host computer system through the Probationer's standard telephone service or internal cellular phone capability as needed.

System Maintenance. The Court acknowledges that periodic maintenance on the host computer system is required. During the performance of this maintenance, the system may be required to be temporarily "off-line". The Court will be notified in advance of any such situation.

SOUTHEAST CORRECTIONS expressly disclaims any warranty that any equipment provided hereunder is impervious to tampering.

THE COURT'S OBLIGATIONS. The Court shall have the responsibility to: Refer appropriate cases to Southeast Corrections for supervision.

Identify authorized personnel to which Southeast Corrections may report violations.

Provide to Southeast Corrections required Probationer case and curfew information and Court Order.

Identify and make available the Court's staff and/or Equipment (fax, pager) for the purposes of notification by Southeast Corrections to the Court of alerts and equipment status problems.



EXHIBIT C



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/27/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| PRODUCER The Whitlock Group, Inc. 3300 Breckinridge Blvd Ste 200 Duluth GA 30096 | | CONTACT NAME: Peter J Moon PHONE (A/C, No, Ext): (678) 906-2008 FAX (A/C, No): (855) 906-2012 E-MAIL ADDRESS: pmoon@twgins.net | |
| | | INSURER(S) AFFORDING COVERAGE | |
| | | INSURER A: Nautilus Insurance Company | NAIC # 17370 |
| | | INSURER B: Selective Insurance Co. of South Carolina | 19259 |
| | | INSURER C: Normandy Insurance Company | 13012 |
| | | INSURER D: Underwriters at Lloyds, London | |
| | | INSURER E: StarStone Specialty Insurance Co | 44776 |
| | | INSURER F: Travelers Casualty & Surety Company of America | 31194 |

COVERAGES **CERTIFICATE NUMBER:** CL2263004220 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------|--------------------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: | | | NN1425177 | 07/01/2022 | 07/01/2023 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Excluded GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Excluded \$ | |
| B | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | | | S 2402665 | 07/01/2022 | 07/01/2023 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ | |
| A | <input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0 | | | AN1263497 / 89519F221ALI | 07/01/2022 | 07/01/2023 | EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 \$ | |
| C | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | Y/N <input type="checkbox"/> | N/A | NHGA0122412022 | 07/01/2022 | 07/01/2023 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |
| D | Professional Liability - Claims Made Retroactive Date: 9/1/05 | | | SCP2020006327 | 07/01/2022 | 07/01/2023 | Each Claim \$1,000,000 Aggregate \$1,000,000 | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Court Services, Records and Consulting Office

*Blanket Additional Insured status is provided for those entities requiring it by written contract with the named insured on a primary and non-contributory basis.
*Personal and Advertising Injury Coverage is included in Professional Liability Coverage.
*Umbrella/Excess Liability is "following form" policy.

| | |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CERTIFICATE HOLDER | CANCELLATION |
| City of Monroe Municipal Court of Monroe 140 Blaine Street PO Box 629 Monroe GA 30655 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE |

AIRPORT

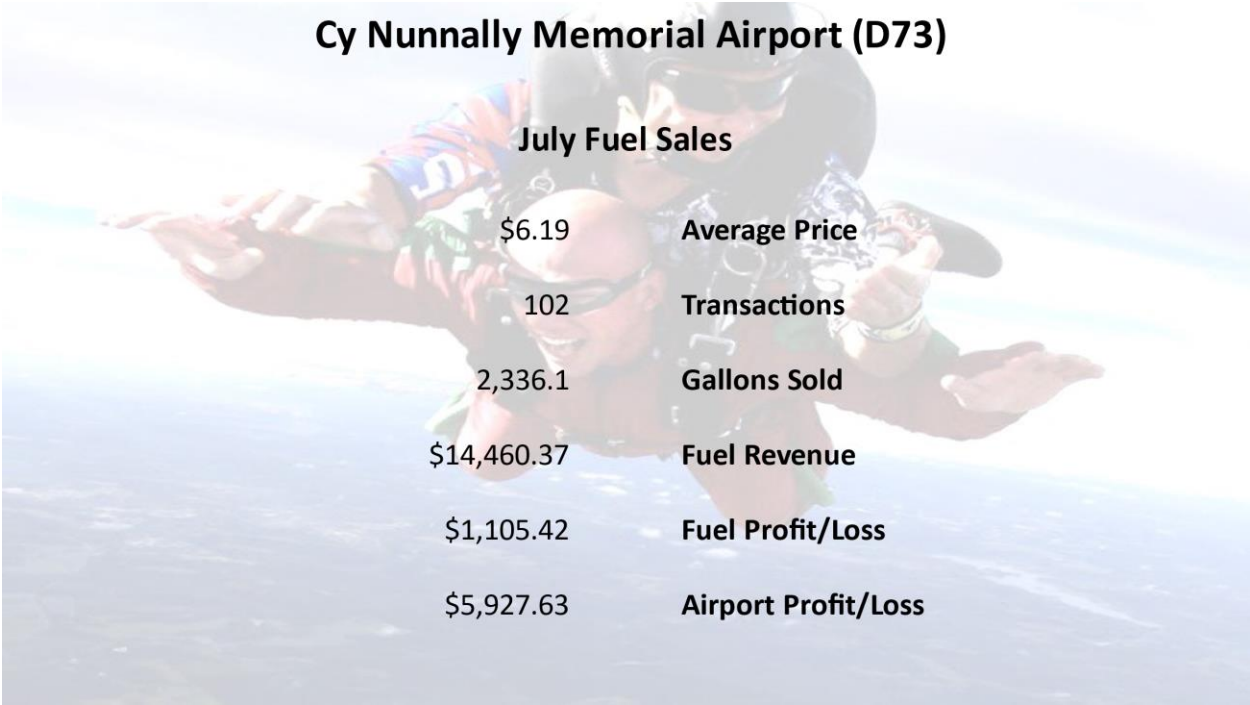
MONTHLY REPORT

AUGUST 2022

| | 2022 January | 2022 February | 2022 March | 2022 April | 2022 May | 2022 June | 2022 July | 2021 July | 2021 August | 2021 September | 2021 October | 2021 November | 2021 December | Monthly Average | Yearly Totals |
|--------------------------------|-----------------|------------------|---------------|---------------|-------------|--------------|--------------|--------------|----------------|-------------------|-----------------|------------------|------------------|--------------------|---------------|
| 100LL AVGAS | | | | | | | | | | | | | | | |
| 100LL AvGas Sale Price | \$4.49 | \$4.56 | \$4.59 | \$4.59 | \$5.74 | \$6.19 | \$6.19 | \$4.39 | \$4.39 | \$4.39 | \$4.39 | \$4.39 | \$4.48 | \$4.83 | |
| Transactions | 110 | 179 | 239 | 209 | 115 | 104 | 102 | 151 | 124 | 188 | 165 | 205 | 146 | 156.7 | 2037 |
| Gallons Sold | 2,760.3 | 4,119.8 | 5,755.9 | 5,161.6 | 2,693.3 | 2,404.9 | 2,336.1 | 3,864.0 | 3,456.3 | 4,327.1 | 4,436.6 | 5,362.9 | 3,889.8 | 3889.9 | 50,568.7 |
| AvGas Revenue | \$12,393.92 | \$18,773.51 | \$26,419.76 | \$23,691.74 | \$15,453.09 | \$14,886.25 | \$14,460.37 | \$16,963.12 | \$15,173.19 | \$18,995.81 | \$19,476.92 | \$23,543.20 | \$17,442.01 | \$18,282.53 | \$237,672.89 |
| AvGas Profit/Loss | \$859.47 | \$805.96 | (\$256.88) | (\$1,723.09) | \$936.10 | \$1,138.42 | \$1,105.42 | \$3,447.00 | \$220.75 | \$50.39 | (\$35.63) | (\$325.57) | \$796.96 | \$539.95 | \$7,019.30 |
| GENERAL REVENUE/EXPENSE | | | | | | | | | | | | | | | |
| Hangar Rental | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$4,200.00 | \$54,600.00 |
| Lease Agreements | \$3,127.57 | \$3,127.57 | \$4,377.57 | \$4,377.57 | \$4,377.57 | \$4,377.57 | \$4,377.57 | \$4,327.57 | \$4,327.57 | \$4,327.57 | \$4,327.57 | \$4,327.57 | \$4,327.57 | \$4,327.57 | \$4,162.19 |
| Grounds Maintenance | \$535.00 | \$535.00 | \$535.00 | \$535.00 | \$535.00 | \$9,019.00 | \$535.00 | \$535.00 | \$4,800.00 | \$535.00 | \$2,535.00 | \$535.00 | \$535.00 | \$1,669.54 | \$21,704.00 |
| Buildings Maintenance | \$480.00 | \$480.00 | \$681.50 | \$661.22 | \$811.22 | \$480.00 | \$480.00 | \$840.00 | \$931.64 | \$430.00 | \$430.00 | \$430.00 | \$430.00 | \$581.97 | \$7,565.58 |
| Equipment Maintenance | \$114.36 | \$114.36 | \$3,221.05 | \$9,061.90 | \$1,425.29 | \$114.36 | \$114.36 | \$109.17 | \$1,388.18 | \$109.17 | \$109.17 | \$109.17 | \$109.17 | \$1,238.44 | \$16,099.71 |
| Airport Profit/Loss | \$4,615.68 | \$4,562.17 | \$1,441.14 | (\$6,029.65) | \$4,116.16 | (\$2,523.37) | \$5,927.63 | \$8,048.40 | \$11,886.50 | \$5,061.79 | \$2,975.77 | \$36,685.83 | \$5,808.36 | \$6,352.03 | \$82,576.41 |

AIRPORT PROJECTS & UPDATES – AUGUST 2022

Cy Nunnally Memorial Airport (D73)



| | |
|-------------|---------------------|
| \$6.19 | Average Price |
| 102 | Transactions |
| 2,336.1 | Gallons Sold |
| \$14,460.37 | Fuel Revenue |
| \$1,105.42 | Fuel Profit/Loss |
| \$5,927.63 | Airport Profit/Loss |

TERMINAL BUILDING TIMELINE

The approved Terminal Building bid closed on February 18th, approval on March 8th, contract execution on April 29th, and construction start on May 30th. The existing trailer, all utilities have been relocated, and grading is scheduled to start in August. The project is currently scheduled for completion in 210 days approximately, pending delays in materials, labor, and intermittent weather. Tentative Allocation letters have not yet been received for the FY23 projects.

TENTATIVE ALLOCATION FUNDING AWARD

Tentative Allocation (TA) letters were received in late June, with subsequent approval provided in July. The Cy Nunnally Memorial Airport was awarded the design phase of the taxiway rehabilitation project for the FY23 project year. This will precede the upcoming construction phase of the project for the FY24 project year, provided the award is granted (which is expected).

PROPERTY MAP UPDATE – DEED SEARCH

The Cy Nunnally Memorial Airport has been selected for a Statewide Property Map Update project for 2022 along with approximately 40 other airports. This will involve deed/title search requirements, surveys, and other documentation showing property lines, easements, and other entry points for the airport/city property. A third-party survey company will lead the process along with City staff involvement to produce the updated map that will be required for further federal grant fund eligibility.

CENTRAL SERVICES

MONTHLY REPORT

AUGUST 2022

| | 2022 January | 2022 February | 2022 March | 2022 April | 2022 May | 2022 June | 2022 July | 2021 July | 2021 August | 2021 September | 2021 October | 2021 November | 2021 December | Monthly Average | Yearly Totals |
|---------------------------------|-----------------|------------------|---------------|---------------|-------------|--------------|--------------|--------------|----------------|-------------------|-----------------|------------------|------------------|--------------------|---------------|
| SAFETY PROGRAMS | | | | | | | | | | | | | | | |
| Facility Inspections | 3 | 4 | 7 | 3 | 3 | 4 | 6 | 4 | 6 | 3 | 0 | 7 | 3 | 4.1 | 53 |
| Vehicle Inspections | 3 | 0 | 4 | 0 | 10 | 0 | 0 | 6 | 5 | 0 | 5 | 4 | 0 | 2.8 | 37 |
| Equipment Inspections | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 2 | 5 | 0 | 0 | 0 | 0 | 0.7 | 9 |
| Worksite Inspections | 1 | 5 | 5 | 1 | 4 | 0 | 2 | 8 | 2 | 5 | 6 | 3 | 3 | 3.5 | 45 |
| Employee Safety Classes | 2 | 2 | 6 | 7 | 13 | 5 | 7 | 0 | 2 | 3 | 4 | 6 | 2 | 4.5 | 59 |
| PURCHASING | | | | | | | | | | | | | | | |
| P-Card Transactions | 435 | 411 | 498 | 408 | 474 | 511 | 348 | 484 | 455 | 448 | 408 | 446 | 373 | 438.4 | 5,699 |
| Purchase Orders | 110 | 74 | 79 | 71 | 104 | 84 | 69 | 81 | 84 | 89 | 83 | 87 | 55 | 82.3 | 1,070 |
| Total Purchases | 545 | 485 | 577 | 479 | 578 | 595 | 417 | 565 | 539 | 537 | 491 | 533 | 428 | 520.7 | 6,769 |
| Sealed Bids/Proposals | 2 | 4 | 2 | 5 | 3 | 2 | 1 | 5 | 1 | 2 | 2 | 1 | 2 | 2.5 | 32 |
| INFORMATION TECHNOLOGY | | | | | | | | | | | | | | | |
| Workorder Tickets | 82 | 69 | 101 | 89 | 72 | 72 | 52 | 98 | 114 | 88 | 96 | 88 | 64 | 83.5 | 1,085 |
| Phishing Fail Percentage | 5.0% | 2.3% | 0.1% | 1.4% | 0.1% | 1.0% | 1.5% | 2.0% | 4.0% | 2.6% | 2.7% | 4.1% | 1.8% | 2.2% | |
| MARKETING | | | | | | | | | | | | | | | |
| Job Vacancies | 16 | 17 | 13 | 10 | 5 | 6 | 4 | | | | | | | 10.1 | 71 |
| Social Media Updates | 22 | 6 | 19 | 18 | 12 | 24 | 10 | 11 | 9 | 15 | 24 | 19 | 20 | 16.1 | 209 |
| GROUNDS & FACILITIES | | | | | | | | | | | | | | | |
| Contractor Acres Mowed | 163.8 | 163.8 | 163.8 | 181.1 | 188.7 | 188.7 | 188.7 | 130.5 | 163.8 | 163.8 | 163.8 | 163.8 | 163.8 | 168.3 | 2,187.9 |
| Trash Collection | 3,110 | 2,950 | 4,020 | 2,995 | 5,110 | 2,760 | 3,820 | 3,040 | 3,560 | 6,720 | 3,470 | 3,990 | 2,800 | 3,718.8 | 48,345.0 |
| Street Sweeper Utilization | 84.4% | 62.5% | 50.0% | 25.0% | 33.9% | TBD | TBD | | | | | | | 51.2% | 255.8% |
| Crew Acres Mowed | 40.8 | 40.8 | 40.8 | 62.1 | 73.4 | 98.6 | 98.6 | 87.4 | 87.4 | 87.4 | 87.4 | 57.4 | 40.8 | 69.4 | 902.7 |

CENTRAL SERVICES PROJECTS & UPDATES – AUGUST 2022

FACILITIES & GROUNDS MAINTENANCE

Currently the City maintains all rights-of-way, facilities, and parks with a combination of City staff and contractor labor. This has allowed for the most efficient approach to maintaining all areas in a timely manner. During the month of July, the grounds and parks crews collected 3,820 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. Two new picnic table were placed at Mathews Park and Hammock Park. Shade structures are also being planned for Hammock Park.

CDBG 2020 STORMWATER TIMELINE

Project construction began in October 2021 with a 180-day timeline. The project is currently coming to an end with completion at the beginning of August. All stormwater pipe, Concrete, paving and striping are complete, and most of the sod has been installed. The last 20 pallets of sod will be delivered the first week of August.



Staff is currently working on the 2022 CDBG application with consultants and engineers to determine the location and help with funding of the next project.

PLAZA PHASE II PROJECT UPDATE

Construction is complete on the roof and exterior of the remaining buildings at the Plaza Shopping Center. The development proposal for Blaine Station has been completed and a RFQ has been issued. Responses will be received at the end of August and reviewed in September. Signage is currently installed for the Police/Municipal Court buildings. Bids for the interior demo of the 15,000 ft² corner unit have been received and are being reviewed by staff.

PROCUREMENT

Procurement has been working on several projects and bids during the month of July including the contract execution and construction timeline of the Terminal Building, the review of the Solid Waste Transportation and Disposal contract for renewal structure, review for the creation of proposals for Blaine Station development, by-pass project material and labor bids, evaluating the by-pass Natural Gas labor bids, and the Milner-Aycock building sale bids.

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.

| 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 |
|-------------------------------------------|---------------|------------------|------------------|------------------|---------------------------------------------------------------------------------|--------------------------------------------------------|---------|---------------------|-------------------|-------------------|----------------------|--------------------|-----------------------------------------------------------------------------------------------------|
| | | \$ 46,830,919.49 | \$ 46,221,388.10 | \$ 25,783,812.79 | | | | | | | | | |
| 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 | \$ 67,894.00 | 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 | \$ 18,516.30 | 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) |
| 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 | \$ 1,232,818.75 | Allen Smith / Carter & Sloope / Dickerson Group | Ongoing | | 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 | \$ 275,000.00 | \$ 4,500.00 | \$ 4,500.00 | Conner Grading / City of Monroe | Phased Project | | N/A | N/A | No | 07/28/21 | 2 weeks | Breedlove/McDaniel DONE |
| Stormwater Infrastructure | 21-029 | \$ 145,510.00 | \$ 38,617.00 | \$ 48,117.00 | Conner Grading / City of Monroe | Phased Project | 320' | N/A | N/A | No | N/A | N/A | Highland Creek, Baron Drive |
| 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 | \$ 15,893.75 | Black Oak | Phased Project | 411' | N/A | N/A | No | 04/26/22 | N/A | Pine Crest, Milledge |
| Murray Lot Improvement | N/A | \$ 58,500.00 | \$ 73,500.00 | \$ 83,000.00 | J&S Consolidated Holdings | Complete | | N/A | N/A | No | 03/17/21 | 3-4 weeks | Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN! |
| Utility / Broad Street Gate | N/A | \$ 10,000.00 | \$ 9,980.40 | \$ 9,480.40 | Larry's Fence & Access Control | Complete | | 03/08/21 | 3-4 weeks | No | 04/12/21 | 4-6 weeks | Gate Building, Installation, Software Training |
| 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 | Scheduling | | 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 | N/A | \$ - | \$ - | \$ - | | Planning | | N/A | N/A | | | | Planning, Project Bidding during the Spring |
| 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 | | 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 | \$ - | | Scheduling | | N/A | N/A | Yes | TBD | TBD | |
| 2020 LMIG | 20-001 | \$ 225,000.00 | \$ 227,344.88 | \$ 204,378.79 | | 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 | Scheduling | | 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 | \$ - | Keck & Wood / TriScapes | Scheduling | | N/A | N/A | No | N/A | 4 weeks | Design, Planning, Pricing, Construction |
| 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 |
| Mathews Park Phase I | 20-044 | \$ 175,000.00 | \$ 175,000.00 | \$ 165,510.00 | PlaySouth Playground Creators / CXT Concrete | Complete | | N/A | N/A | Yes | | | Playgournd Equipment, Building Placement, Paving (County), Pavilion |
| Mathews Park Phase II | 21-035 | \$ 300,000.00 | \$ 300,000.00 | \$ 194,697.76 | PlaySouth Playground Creators, Great Southern Recreation, Aquatic Environmental | Ongoing | | 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 | \$ 10,000.00 | \$ 11,689.75 | 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 | Phased Project | | N/A | N/A | | | | |
| Childers Park Rehabilitation | 21-038 | \$ 25,000.00 | \$ 25,000.00 | \$ 37,200.00 | J.Key Construction / Conner Landscaping | Complete | | 10/07/21 | 2 weeks | No | 10/18/21 | 2 weeks | Pricing, Demo, Repair (322-6200-541303) |
| Childers Park Lake | 20-023 | \$ 125,000.00 | \$ 125,000.00 | \$ 114,935.87 | Conner Grading / City of Monroe | Complete | | N/A | N/A | No | N/A | 8 weeks | |
| Park Restrooms | 21-034 | \$ 130,000.00 | \$ 135,932.24 | \$ 141,089.66 | CXT Concrete Buildings, Black Oak | Complete | | 08/12/21 | N/A | No | TBD | 5 months | Mathews Park, Pilot Park, (322-6200-541303) |
| Alcovy River Park | 21-026 | \$ - | \$ - | \$ 5,954.00 | | Planning | | | | | | | |
| Parks Buildings Demo | 21-030 | \$ 20,000.00 | \$ 20,000.00 | \$ 43,638.34 | City of Monroe | Complete | | N/A | N/A | No | 02/01/21 | Sporadic | EC Kidd DONE, Towler Street DONE, Hammond DONE, Mathews DONE, Coker DONE, Athens Tech DONE |

| | | | | | | | | | | | | | |
|--------------------------------------------------------------------------------------|--------|-----------------|-----------------|-----------------|-------------------------------------------------|------------------------------------------------------------|----------|----------|----------|----------|----------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Town Green Improvements | 19-009 | \$ 3,200,000.00 | \$ 3,200,000.00 | \$ 471,319.37 | Astra Group | Scheduling | | N/A | N/A | Yes | TBD | TBD | |
| Gateway Entrance Signage | 21-014 | \$ 125,000.00 | \$ 35,000.00 | \$ 38,000.00 | Black Oak, SignBros | Reimbursement | | N/A | N/A | Yes | N/A | N/A | REBC grant award (31k), Design, Landscaping, Signage (322-4200-541303) |
| Cemetery Rehabilitation | N/A | \$ 200,000.00 | \$ 50,000.00 | \$ - | TBD | Planning | | N/A | N/A | | | | Paving Portions, Design and Fencing, Shrub/Tree Removal |
| 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 | \$ 859,945.17 | 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 | \$ 424,430.19 | Garland Company | Complete | | 05/12/21 | N/A | Yes | 07/28/21 | N/A | Planning, Bidding, Approval, NTP, (520-4750-541303) |
| 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 | \$ 60,674.03 | TBD | In Progress | | 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 | 280 days | No | N/A | N/A | National Purchasing Alliance Purchase (8/25/22) |
| Garbage Truck Purchase (Commercial) | N/A | \$ 301,000.00 | \$ 319,835.00 | \$ - | Carolina Environmental Systems | Ordered | | 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 | Planning | | 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 | \$ - | \$ - | \$ - | | | | | | | | | |
| Town Green Underground | 20-036 | \$ - | \$ - | \$ 9,488.00 | Black Oak, City of Monroe | In Progress | | N/A | N/A | No | N/A | N/A | (520-4600-541303) |
| 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, Hwy 83, Chandler, Old Monroe Madison, Simmons, Lipscomb, Whitney, Mt. Paran, Brown Hill Church, Hestertown, Adcock | |
| Gas Bypass | 22-025 | | | \$ 237,553.90 | Consolidated Pipe, Southern Pipeline | Awaiting Material | 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. |
| Popluar 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 |
| 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 |
| 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 | | | \$ 4,900.00 | Carter & Sloope | Application Process | | 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 | Awaiting Material | 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 | Approved by EPD | TBD | N/A | N/A | Yes | 01/01/21 | 12 months | 30" / 20" Water Main Replacement / Expansion - Latest estimate from W&S 2/2022 \$6.6 million |
| South Broad Street Water Extension | | | | | City of Monroe | Myers to Walker Complete | 1,500' | N/A | N/A | | 05/01/21 | 6-8 weeks | 10" Water Main / Pressure Improvements |
| Highway 78 East Water Extension | | | | | City of Monroe | Discontinued | 1,500' | N/A | N/A | | 03/01/21 | 4 months | 8" Water Main |
| Cedar Ridge Road Water Extension | | | | | Contractor | Complete | 3,500' | N/A | N/A | Yes | 02/01/21 | 6-8 weeks | 20" Water Main |
| Loganville Water Extension | 18-028 | \$ 5,580,000.00 | \$ 5,580,000.00 | \$ 8,122,053.83 | Contractor | Complete | | N/A | N/A | Yes | 07/01/18 | 36 months | Easements, Construction |
| Piedmont Industrial Parkway Water Extension | 20-040 | \$ 1,000,000.00 | \$ 1,000,000.00 | \$ 26,020.41 | City of Monroe | In progress - Engineers | 13,000' | N/A | N/A | No | 01/01/21 | 1 year | Replacing existing 10" water main with 12" along Hwy 78 - Unisia Drive to Southview Drive to Public Works on Cherry Hill Rd |
| Piedmont Industrial Park Water Tank | 20-039 | \$ 2,000,000.00 | \$ 2,000,000.00 | \$ 64,301.75 | Carter & Sloope | Planning | | N/A | N/A | Yes | TBD | TBD | Currently under design |
| Jim Daws Road Water Extension | 22-022 | | | \$ 3,774.44 | City of Monroe | Complete | 1,000' | N/A | N/A | No | 01/01/21 | 4 weeks | Install 1000' 8" C900 water main |
| WTP Membrane Filter Replacement | 22-002 | \$ 200,000.00 | \$ 200,000.00 | \$ 151,441.74 | Siemens | In Progress | | 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 |



CODE

DEPARTMENT

MONTHLY REPORT

August

2022

The Code Department of the City of Monroe respectfully submits this report to the Mayor and Council. It is the intent of this report to highlight statistics, specific job duties, and any job functions related to the Code Department during the time period of June 1, 2022 thru June 30, 2022.

Statistics:

- Total Calls: 789
- Total Minutes: 29:27:59
- Total Minutes/Call: 2:14
- Code Inspections: 160
- Total Permits Written: 167
- Amount collected for permits: \$35,977.13
- Check postings for General Ledger: 84

Business/Alcohol Licenses new & renewals: 0

New Businesses: 3

- Studebaker Automotive Consultants – 333 Alcovy St. Ste 7J – auto broker office only
- BPV Partners LLC dba McDonald’s – 2025 W. Spring St. – change of ownership
- MWBO LLC dba The Car Wash of Monroe – 690 W. Spring St. – change of ownership

Closed Businesses: 13

- MeMe’s Clothing Creations – 1235 Claywill Circle – residential office only
- HCA – 2151B W. Spring St.
- Bamgbose Enterprises LLC – 33 Alcovy St. Ste 7J – auto broker office only
- Monroe Self Storage – 215 Breedlove Dr. – change of ownership
- Young Fresh 2 Def Clothing – 200 Reed Way – residential office only
- A1V LLC – 121 Sycamore Ct. – residential office only
- True Quality Roofing – 1904 Highland Creek Dr. – residential office only
- Brooks Environmental Care – 417 Glenwood Dr. – residential office only
- Unstoppable Auto Sales – 333 Alcovy St. Ste 7F – auto broker office only
- Malcom Cleaning Solutions – 126 Ford St. #5 – residential office only
- Parrsh Peanuts LLC – 409 Barrett St. – residential office only
- DS 1 Unlimited Trucking – 638 E. Marable St. – residential office only
- The Car Wash of Monroe – 690 W. Spring St. – change of ownership

Major Projects:

- Major Projects Permitted: Gotham Greens
- Major Projects Ongoing: Monroe Pavilion

City Marshal:

- Patrolled city daily.
- Removed 132 signs from road way.
- 317 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.

- Investigated 3 utility tampering and theft cases.
- 20 citations
- Represented city in Municipal Court.

Historic Preservation Commission:

- Request for COA for new construction—707 S. Madison Ave—Tabled until July 26, 2022
- Request for COA for Signage—106 S. Broad St.—Tabled until August 23, 2022
- Request for COA for New Construction—1238 S Madison Ave—Tabled until July 26, 2022
- Request for COA for New Construction—1240 S Madison Ave—Tabled until July 26, 2022
- Request for COA for Signage—127 N. Lumpkin St—Approved as submitted
- Request for COA for Exterior Changes---904 S. Broad St—Approved as submitted
- Request for COA for New Detached Garage—211 Boulevard—Approved as submitted
- Request for COA for Signage—130 S. Broad St. St—Approved with conditions

Planning Commission:

- Request for COA: New Construction—1080 N. Broad St.—Approved with conditions
- Request for Rezone from PCD to PCD with modification—Monroe Pavilion—tabled until July 19, 2022
- Request for COA for Signage—400 Mayfield Dr—Approved with conditions
- Request for COA: Demolition & New Construction—809 N. Broad St.—Approved with conditions

Code Department Daily Activities:

- Receiving business license payments, affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork
- Processing business licenses for 2022
- Processing paperwork for alcohol licenses and special event permits
- Checking turn-on list from utilities and contacting businesses that have not purchased business licenses
- Checking all businesses for delinquent city and county personal property taxes prior to accepting payments for licenses
- Researching state license requirements for businesses
- Updating spread sheets regarding business licenses, number of employees, E-Verify #'s etc.
- Applications for PTVR registrations and renewals
- Following up on golf cart permits that have not been renewed
- Working with Tyler on numerous issues regarding renewals and the payment process
- Verifying status for non-citizens thru the SAVE program
- Receipting miscellaneous money
- Learning & implementing new all online process for State issued alcohol permits
- 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.
- Responding online inquiries.
- Preparing all permit reports and copies of permit 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

| | | | | | |
|-----------|---------------------|------------------------------------|----|-----------|--------|
| 6-Jun-22 | 110 Bryant Rd | Tall grass/weeds | RC | 20-Jun-22 | closed |
| 6-Jun-22 | 108 Bryant Rd | Tall grass/weeds | RC | 20-Jun-22 | closed |
| 6-Jun-22 | 1203 Meadow View Dr | Tall grass/weeds | RC | 20-Jun-22 | closed |
| 6-Jun-22 | 1215 Meadow view ct | Tall grass/weeds | RC | 20-Jun-22 | closed |
| 6-Jun-22 | 1215 Meadow view ct | vehicle parked on improper surface | RC | 20-Jun-22 | closed |
| 7-Jun-22 | 1315 Meadowalk dr | Tall grass/weeds | RC | 21-Jun-22 | closed |
| 7-Jun-22 | 1315 Meadowalk dr | vehicle parked on improper surface | RC | 21-Jun-22 | closed |
| 7-Jun-22 | 1315 Meadowalk dr | junk vehicle | RC | 21-Jun-22 | closed |
| 7-Jun-22 | 1711 Meadowalk dr | Tall grass/weeds | RC | 21-Jun-22 | closed |
| 7-Jun-22 | 1711 Meadowalk dr | vehicle parked on improper surface | RC | 21-Jun-22 | closed |
| 8-Jun-22 | 705 North Broad St | neighbrohood standards | RC | 22-Jun-22 | closed |
| 8-Jun-22 | 705 North Broad St | Tall grass/weeds | RC | 22-Jun-22 | closed |
| 8-Jun-22 | 511 North Broad St | Tall grass/weeds | RC | 22-Jun-22 | closed |
| 8-Jun-22 | 565 North Broad St | Tall grass/weeds | RC | 22-Jun-22 | closed |
| 8-Jun-22 | 523 North Broad St | Tall grass/weeds | RC | 22-Jun-22 | closed |
| 9-Jun-22 | 812 Fawnfield Dr | Tall grass/weeds | RC | 23-Jun-22 | closed |
| 9-Jun-22 | 1010 Meadowalk Dr | vehicle parked on improper surface | RC | 23-Jun-22 | closed |
| 9-Jun-22 | 811 Rosewood Ln | open outdoor storage | RC | 23-Jun-22 | closed |
| 9-Jun-22 | 900 Rosewood Ln | neighbrohood standards | RC | 23-Jun-22 | closed |
| 9-Jun-22 | 900 Rosewood Ln | Tall grass/weeds | RC | 23-Jun-22 | closed |
| 10-Jun-22 | 227 East Marable St | neighbrohood standards | RC | 24-Jun-22 | closed |
| 10-Jun-22 | 227 East Marable St | Tall grass/weeds | RC | 24-Jun-22 | closed |
| 10-Jun-22 | 516 Gatewood Dr | Tall grass/weeds | RC | 24-Jun-22 | closed |
| 10-Jun-22 | 516 Gatewood Dr | neighbrohood standards | RC | 24-Jun-22 | closed |
| 10-Jun-22 | 407 East Marable St | Tall grass/weeds | RC | 24-Jun-22 | closed |
| 10-Jun-22 | 231 East Marable St | Tall grass/weeds | RC | 24-Jun-22 | closed |
| 13-Jun-22 | 602 Kelton Rd | Tall grass/weeds | RC | 4-Jul-22 | open |
| 13-Jun-22 | 602 Kelton Rd | trash in yard | RC | 4-Jul-22 | open |
| 13-Jun-22 | 602 Kelton Rd | unsightly carport | RC | 4-Jul-22 | open |
| 13-Jun-22 | 808 Hickory Dr | furniture in yard | RC | 4-Jul-22 | open |
| 13-Jun-22 | 883 Hickory Dr | Tall grass/weeds | RC | 4-Jul-22 | open |
| 14-Jun-22 | 1006 Windsor Dr | Tall grass/weeds | RC | 5-Jul-22 | open |
| 14-Jun-22 | 1006 Windsor Dr | uncultivated veg | RC | 5-Jul-22 | open |
| 14-Jun-22 | 1002 Windsor Dr | Tall grass/weeds | RC | 5-Jul-22 | open |
| 14-Jun-22 | 443 Sweetgum Dr | neighbrohood standards | RC | 5-Jul-22 | open |

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| 14-Jun-22 | 646 East Marable St | Tall grass/weeds | RC | 5-Jul-22 | open |
| 15-Jun-22 | 105 Forrest Ln | Tall grass/weeds | RC | 6-Jul-22 | open |
| 15-Jun-22 | 109 Mountan View Dr | Tall grass/weeds | RC | 6-Jul-22 | open |
| 15-Jun-22 | 140 Mountan View Dr | Tall grass/weeds | RC | 6-Jul-22 | open |
| 15-Jun-22 | 105 Mountan view dr | neighbrohood standards | RC | 6-Jul-22 | open |
| 15-Jun-22 | 105 Mountan view dr | unsightly carport | RC | 6-Jul-22 | open |
| 15-Jun-22 | 105 Mountan view dr | Tall grass/weeds | RC | 6-Jul-22 | open |
| 16-Jun-22 | 434 Sweetgum Dr | neighbrohood standards | RC | 7-Jul-22 | open |
| 16-Jun-22 | 434 Sweetgum Dr | unsightly carport | RC | 7-Jul-22 | open |
| 16-Jun-22 | 434 Sweetgum Dr | Tall grass/weeds | RC | 7-Jul-22 | open |
| 16-Jun-22 | 434 Sweetgum Dr | vehicle parked on improper surface | RC | 7-Jul-22 | open |
| 17-Jun-22 | 1610 Manor Pl | neighbrohood standards | Citation | | closed |
| 17-Jun-22 | 1610 Manor Pl | Tall grass/weeds | Citation | | closed |
| 17-Jun-22 | 1505 Meadowalk Dr | Tall grass/weeds | Citation | | closed |
| 17-Jun-22 | 1505 Meadowalk Dr | open outdoor storage | Citation | | closed |
| 22-Jun-22 | 516 Gatewood Dr | Tall grass/weeds | RC | 6-Jul-22 | open |
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| | | Vacation 18 Jun 22 to 26 Jun 22 | | | |
| | | | | | |
| 27-Jun-22 | 112 Nowell St | neighborhood standards | RC | 11-Jul-22 | open |
| 27-Jun-22 | 112 Nowell St | vehicles parked on improper surface | RC | 11-Jul-22 | open |
| 27-Jun-22 | 108 Nowell St | neighborhood standards | RC | 11-Jul-22 | open |
| 27-Jun-22 | 119 Nowell St | neighborhood standards | RC | 11-Jul-22 | open |
| 27-Jun-22 | 115 Nowell St | neighborhood standards | RC | 11-Jul-22 | open |
| 28-Jun-22 | 705 North Broad St | tall grass and weeds | Citation | | closed |
| 28-Jun-22 | 610 Plaza Dr | neighborhood standards | RC | 12-Jul-22 | open |
| 28-Jun-22 | 617 East Marable St | neighborhood standards | RC | 12-Jul-22 | open |
| 29-Jun-22 | 110 Nowell St | neighborhood standards | RC | 13-Jul-22 | open |
| 29-Jun-22 | 130 Nowell St | neighborhood standards | RC | 13-Jul-22 | open |
| 29-Jun-22 | 150B West Marable St | neighborhood standards | RC | 13-Jul-22 | open |
| 29-Jun-22 | 150B West Marable St | junk vehicles | RC | 13-Jul-22 | open |
| 29-Jun-22 | 148A West Marable St | neighborhood standards | RC | 13-Jul-22 | open |
| 29-Jun-22 | 148A West Marable St | junk vehicles | RC | 13-Jul-22 | open |
| 29-Jun-22 | 148A West Marable St | open outdoor storage | RC | 13-Jul-22 | open |

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|-----------|---------------------|-------------------------------------|----|-----------|--------|
| 29-Jun-22 | 142 West Marable St | neighborhood standards | RC | 13-Jul-22 | open |
| 30-Jun-22 | 118 Nowell St | neighborhood standards | RC | 14-Jul-22 | open |
| 30-Jun-22 | 320 Mayfield Dr | junk vehicles | RC | 14-Jul-22 | open |
| 30-Jun-22 | 320 Mayfield Dr | vehicles parked on improper surface | RC | 14-Jul-22 | open |
| 30-Jun-22 | 320 Mayfield Dr | fence screening | RC | 14-Jul-22 | open |
| 30-Jun-22 | 219 Mayfield Dr | tall grass and weeds | RC | 14-Jul-22 | closed |

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|----------|------------------------|---------------------------------------------|----------|-----------|--------|
| 6/1/2022 | 1209 Mathis Street | 62-9 "Junk" on both sides of Location | RC | 6/15/2022 | Closed |
| 6/1/2022 | 605 A - Baron Drive | 62-9 Inoperative Vehilce | RC | 6/16/2022 | Closed |
| 6/1/2022 | 624 B - Baron Drive | 42-97 Tall Grass and Weeds | RC | 6/16/2022 | Closed |
| 6/1/2022 | 624 B - Baron Drive | 18-259 Parking on proper surface | RC | 6/16/2022 | Closed |
| 6/1/2022 | 624 B - Baron Drive | 42-97 Tall Grass and Weeds | RC | 6/16/2022 | Closed |
| 6/1/2022 | 515 A - Baron Drive | 62-9 Trailer parked on side of house | RC | 6/26/2022 | Closed |
| 6/1/2022 | 515 A - Baron Drive | 62-9 Inoperative Vehilce | RC | 6/26/2022 | Closed |
| 6/1/2022 | 515 A - Baron Drive | 62-9 Inoperative Vehilce | RC | 6/26/2022 | Closed |
| 6/1/2022 | 515 A - Baron Drive | 18-259 Parking on proper surface | RC | 6/26/2022 | Closed |
| 6/1/2022 | 444 B - Barron Drive | 62-9 Inoperative Vehilce | RC | 6/23/2022 | Closed |
| 6/1/2022 | 444 B - Barron Drive | 18-259 Parking on proper surface | RC | 6/23/2022 | Closed |
| 6/2/2022 | 409 Woodland Rd | 62-10 Unhealthier and Unsanitary Conditions | RC | 6/7/2022 | Closed |
| 6/2/2022 | 409 Woodland Rd | 42-97 Height Permitted-Tall grass and weeds | RC | 6/20/2022 | Closed |
| 6/2/2022 | 409 Woodland Rd | 62-9 Junk and debris | RC | 7/5/2022 | Closed |
| 6/2/2022 | 409 Woodland Rd | 8-256 Hazardous Trees | RC | 7/5/2022 | Closed |
| 6/2/2022 | 409 Woodland Rd | 18-262 Roofs - Structurally Sound | RC | 7/5/2022 | Closed |
| 6/2/2022 | 409 Woodland Rd | 18-263 Exterior Decks/ Porches | RC | 7/5/2022 | Closed |
| 6/2/2022 | 409 Woodland Rd | 18-264 Windows | RC | 7/5/2022 | Closed |
| 6/3/2022 | 129 West 6th Steet | 62-9 Abondon vehicle in yard | Citation | N/A | Closed |
| 6/3/2022 | 129 West 6th Steet | 18-259 Parking on proper surface | Citation | N/A | Closed |
| 6/6/2022 | 1230 Custome Way #B | 62-9 Inoperative Vehilce | RC | 6/21/2022 | Closed |
| 6/6/2022 | 1121 Classic Trail #A | 62-9 Inoperative Vehilce | RC | 6/21/2022 | Closed |
| 6/6/2022 | 1240 Custom Way #A | 62-9 Inoperative Vehilce 1 | RC | 6/21/2022 | Closed |
| 6/6/2022 | 1240 Custom Way #A | 62-9 Inoperative Vehilce 2 | RC | 6/21/2022 | Closed |
| 6/6/2022 | 1240 Custom Way #A | 18-259 Parking on proper surface | RC | 6/21/2022 | Closed |
| 6/6/2022 | 1116 Springer Lane #A | 62-9 Inoperative Vehilce | RC | 6/21/2022 | Closed |
| 6/6/2022 | 1116 Springer Lane #A | 18-259 Parking on proper surface | RC | 6/21/2022 | Closed |
| 6/6/2022 | 1112 Classic Trail #A | 62-9 Inoperative Vehilce | RC | 6/21/2022 | Closed |
| 6/7/2022 | 645 Baron Drive #A | 18-254 Improper Ground Cover Exposed Soil | RC | 6/22/2022 | Closed |
| 6/7/2022 | 645 Baron Drive #B | 18-254 Improper Ground Cover Exposed Soil | RC | 6/22/2022 | Closed |
| 6/7/2022 | 726 Eagles Trail #A | 42-97 Tall Grass and Weeds | RC | 6/22/2022 | Closed |
| 6/7/2022 | 726 Eagles Trail #A | 62-9 Partially Dismantled Vehile | RC | 6/28/2022 | Closed |
| 6/7/2022 | 726 Eagles Trail #A | 18-259 Parking on proper surface | RC | 6/22/2022 | Closed |
| 6/8/2022 | 134 East 5th Street | 42-97 Height Permitted-Tall grass and weeds | RC | 6/23/2022 | Closed |
| 6/8/2022 | 805 Davis Street | 62-9 Inoperative Vehilce X 10 | RC | 6/28/2022 | Closed |
| 6/8/2022 | 805 Davis Street | 18-259 Parking on proper surface | RC | 6/28/2022 | Closed |
| 6/8/2022 | 805 Davis Street | 62-9 Junk and debris (Car Parts) | RC | 6/28/2022 | Closed |
| 6/8/2022 | 805 Davis Street | 18-255 Open Outdoor Storage (Tires) | RC | 6/28/2022 | Closed |
| 6/8/2022 | 505 Davis Street | 42-97 Tall Grass and Weeds | RC | 6/23/2022 | Closed |
| 6/8/2022 | 509 Davis Street | 42-97 Tall Grass and Weeds | RC | 6/23/2022 | Closed |
| 6/8/2022 | 306 East Church Street | 42-97 Tall Grass and Weeds | RC | 6/23/2022 | Closed |

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|-----------|---------------------------|---------------------------------------------|----------|-----------|--------|
| 6/9/2022 | 314 Pine Park Street #A | 62-9 Abandon vehicle in yard | RC | 6/24/2022 | Closed |
| 6/9/2022 | 325 South Madison Ave | 62-9 Abandon Appliances | RC | 6/24/2022 | Closed |
| 6/9/2022 | 325 South Madison Ave | 18-255 Open Outdoor Storage (Debris) | RC | 6/24/2022 | Closed |
| 6/9/2022 | 325 South Madison Ave | 18-261 Exterior Walls | RC | 6/29/2022 | Closed |
| 6/9/2022 | 134 East 5th Street | 18-264 Windows | RC | 7/11/2022 | Open |
| 6/9/2022 | 134 East 5th Street | 18-265 Exterior Doors | RC | 7/11/2022 | Open |
| 6/9/2022 | 134 East 5th Street | 18-261 Exterior Walls | RC | 7/11/2022 | Open |
| 6/9/2022 | 134 East 5th Street | 18-262 Roofs - Structurally Sound | RC | 7/11/2022 | Open |
| 6/10/2022 | 315 South Madison Ave | 18-261 Exterior Walls | RC | 7/11/2022 | Closed |
| 6/10/2022 | 315 South Madison Ave | 18-262 Roofs - Structurally Sound | RC | 7/11/2022 | Closed |
| 6/10/2022 | 315 South Madison Ave | 18-263 Exterior Decks/ Porches | RC | 7/11/2022 | Closed |
| 6/10/2022 | 315 South Madison Ave | 18-264 Windows | RC | 7/11/2022 | Closed |
| 6/10/2022 | 315 South Madison Ave | 18-255 Open Outdoor Storage (Debris) | RC | 7/11/2022 | Closed |
| 6/10/2022 | 529 Lawrence Street | 42-97 Height Permitted-Tall grass and weeds | RC | 6/27/2022 | Closed |
| 6/10/2022 | 511 Davis Street | 42-97 Height Permitted-Tall grass and weeds | RC | 6/27/2022 | Closed |
| 6/13/2022 | 502 Harris Street | 62-10 Trash and Debris | RC | 6/28/2022 | Closed |
| 6/13/2022 | 310 Knight Street #A | 62-9 Junk Items | RC | 6/28/2022 | Closed |
| 6/13/2022 | 310 Knight Street #A | 42-97 Height Permitted-Tall grass and weeds | RC | 6/28/2022 | Closed |
| 6/13/2022 | 310 Knight Street #B | 62-9 Junk Items | RC | 6/28/2022 | Closed |
| 6/13/2022 | 310 Knight Street #B | 42-97 Height Permitted-Tall grass and weeds | RC | 6/28/2022 | Closed |
| 6/14/2022 | 106 Walker Street | 62-9 Abandoned Vehicle | RC | 6/29/2022 | Closed |
| 6/14/2022 | 106 Walker Street | 18-259 Parking on proper surface | RC | 6/29/2022 | Closed |
| 6/14/2022 | 411 Mears Street | 62-9 Partially Dismantled Vehile | RC | 6/29/2022 | Closed |
| 6/14/2022 | 112 East Fambrough Street | 62-9 Junk and Debris | RC | 7/15/2022 | Open |
| 6/14/2022 | 112 East Fambrough Street | 18-255 Open Outdoor Storage | RC | 7/15/2022 | Open |
| 6/14/2022 | 112 East Fambrough Street | 18-261 Exterior Walls | RC | 7/15/2022 | Open |
| 6/14/2022 | 112 East Fambrough Street | 42-97 Height Permitted-Tall grass and weeds | RC | 6/29/2022 | Closed |
| 6/15/2022 | 325 Stokes Street | 18-253 Fences | RC | 7/18/2022 | Open |
| 6/15/2022 | 325 Stokes Street | 18-261 Exterior Walls | RC | 7/18/2022 | Open |
| 6/15/2022 | 325 Stokes Street | 18-263 Exterior Decks/ Porches | RC | 7/18/2022 | Open |
| 6/15/2022 | 325 Stokes Street | 18-264 Windows | RC | 7/18/2022 | Open |
| 6/15/2022 | 510 Harris Street | 62-9 Abandoned Vehicle | RC | 7/1/2022 | Closed |
| 6/15/2022 | 510 Harris Street | 18-259 Parking on proper surface | RC | 7/1/2022 | Closed |
| 6/15/2022 | 510 Harris Street | 18-255 Open Outdoor Storage | RC | 7/1/2022 | Closed |
| 6/15/2022 | 701 West Creek Circle | 62-9 Inoperative Vehicle | Citation | N/A | Closed |
| 6/15/2022 | 701 West Creek Circle | 18-259 Parking on proper surface | Citation | N/A | Closed |
| 6/16/2022 | 514 Harris Street | 62-9 Inoperative Vehicle | RC | 7/5/2022 | Closed |
| 6/16/2022 | 514 Harris Street | 18-259 Parking on proper surface | RC | 7/5/2022 | Closed |
| 6/16/2022 | 331 Stokes Street | 18-262 Roofs - Structurally Sound | RC | 7/18/2022 | Open |
| 6/16/2022 | 331 Stokes Street | 18-264 Windows | RC | 7/18/2022 | Open |
| 6/16/2022 | 331 Stokes Street | 18-255 Open Outdoor Storage | RC | 7/18/2022 | Open |

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| 6/16/2022 | 331 Stokes Street | 18-261 Exterior Walls | RC | 7/18/2022 | Open |
| 6/17/2022 | 801 Davis Street | 42-97 Height Permitted-Tall grass and weeds | RC | 7/5/2022 | Open |
| 6/17/2022 | 501 Harris Street | 42-97 Height Permitted-Tall grass and weeds | RC | 7/19/2022 | Open |
| 6/17/2022 | 501 Harris Street | 18-255 Open Outdoor Storage | RC | 7/19/2022 | Open |
| 6/17/2022 | 501 Harris Street | 18-261 Exterior Walls | RC | 7/19/2022 | Open |
| 6/17/2022 | 501 Harris Street | 18-262 Roofs - Structurally Sound | RC | 7/19/2022 | Open |
| 6/17/2022 | 501 Harris Street | 18-264 Windows | RC | 7/19/2022 | Open |
| 6/17/2022 | 501 Harris Street | 18-263 Exterior Decks/ Porches | RC | 7/19/2022 | Open |
| 6/20/2022 | 314 Pine Park Street #A | 18-262 Roofs - Structurally Sound | RC | 7/21/2022 | Open |
| 6/20/2022 | 314 Pine Park Street # B | 18-262 Roofs - Structurally Sound | RC | 7/21/2022 | Open |
| 6/20/2022 | 310 Pine Park Street # A | 18-262 Roofs - Structurally Sound | RC | 7/21/2022 | Open |
| 6/20/2022 | 310 Pine Park Street # A | 18-256 Hazardous Trees | RC | 7/21/2022 | Open |
| 6/20/2022 | 310 Pine Park Street # A | 62-10 Unhealthier and Unsanitary Conditions | RC | 6/27/2022 | Closed |
| 6/20/2022 | 310 Pine Park Street # B | 18-262 Roofs - Structurally Sound | RC | 7/21/2022 | Open |
| 6/21/2022 | 135 Baker Street | 42-97 Height Permitted-Tall grass and weeds | RC | 6/27/2022 | Closed |
| 6/21/2022 | 707 Davis Street | 18-264 Windows | RC | 7/22/2022 | Open |
| 6/21/2022 | 707 Davis Street | 62-9 Abandoned Vehicle | RC | 7/7/2022 | Open |
| 6/22/2022 | 516 Gatewood Drive | 42-97 Height Permitted-Tall grass and weeds | RC | 7/8/2022 | Closed |
| 6/22/2022 | 363 Towler Street | 18-261 Exterior Walls | RC | 7/25/2022 | Open |
| 6/22/2022 | 363 Towler Street | 18-262 Roofs - Structurally Sound | RC | 7/25/2022 | Open |
| 6/22/2022 | 363 Towler Street | 18-264 Windows | RC | 7/25/2022 | Open |
| 6/22/2022 | 363 Towler Street | 18-265 Exterior Doors | RC | 7/25/2022 | Open |
| 6/23/2022 | 104 West reese Street | 18-259 Parking on proper surface | RC | 7/11/2022 | Open |
| 6/23/2022 | 104 West reese Street | 18-259 Parking on proper surface | RC | 7/11/2022 | Open |
| 6/23/2022 | 136 Bolton Street | 62-9 Abandoned Vehicle | RC | 7/11/2022 | Open |
| 6/23/2022 | 136 Bolton Street | 18-259 Parking on proper surface | RC | 7/11/2022 | Open |
| 6/23/2022 | 102 West Reese Street | 540.2 Trailers Prohibited | RC | 7/11/2022 | Open |
| 6/23/2022 | 225 Baker Street # B | 18-259 Parking on proper surface | RC | 7/11/2022 | Open |
| 6/23/2022 | 225 Baker Street # B | 62-9 Abandoned Vehicle | RC | 7/11/2022 | Open |
| 6/24/2022 | 941 East Church Street | 42-97 Tall Grass and Weeds | RC | 7/12/2022 | Open |
| 6/24/2022 | 525 Barron Drive #B | 42-97 Tall Grass and Weeds | RC | 7/12/2022 | Open |
| 6/24/2022 | 1131 Classic Trail #B | 42-97 Tall Grass and Weeds | RC | 7/12/2022 | Open |
| 6/24/2022 | 645 Baron Drive #A | 18-254 Improper Ground Cover Exposed Soil | Citation | N/A | Closed |
| 6/24/2022 | 645 Baron Drive # B | 18-254 Improper Ground Cover Exposed Soil | Citation | N/A | Closed |
| 6/27/2022 | 218 Colquitt Street | 42-97 Height Permitted-Tall grass and weeds | RC | 7/13/2022 | Open |
| 6/27/2022 | 218 Colquitt Street | 62-9 Abandoned Vehicle | RC | 7/13/2022 | Open |
| 6/27/2022 | 218 Colquitt Street | 18-259 Parking on proper surface | RC | 7/13/2022 | Open |
| 6/27/2022 | 214 Colquitt Street | 18-255 Open Outdoor Storage | RC | 7/13/2022 | Open |
| 6/28/2022 | 314 Pin Park Street | 62-9 Abandoned Vehicle | Citation | N/A | Closed |
| 6/28/2022 | 500 Cedar Lane | 62-9 Abandoned Vehicle X 3 | RC | 7/14/2022 | Open |
| 6/28/2022 | 500 Cedar Lane | 18-259 Parking on proper surface X 3 | RC | 7/14/2022 | Open |

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| 6/28/2022 | 513 Cedar Lane | 62-9 Abandoned Vehicle | RC | 7/14/2022 | Open |
| 6/28/2022 | 513 Cedar Lane | 18-259 Parking on proper surfaces | RC | 7/14/2022 | Open |
| 6/28/2022 | 516 Forest Street | 62-9 Inoperative Vehicle | RC | 7/14/2022 | Open |
| 6/29/2022 | 909 Cherokee Avenue | 62-9 Inoperative / Abandoned Vehicle X 3 | RC | 7/15/2022 | Open |
| 6/29/2022 | 909 Cherokee Avenue | 18-259 Parking on Proper Surfaces x 2 | RC | 7/15/2022 | Open |
| 6/29/2022 | 404 East Chruch Street | 18-256.c Tree Debris | RC | 7/15/2022 | Open |
| 6/29/2022 | 404 East Chruch Street | 42-97 Height Permitted-Tall grass and weeds | RC | 7/15/2022 | Open |
| 6/29/2022 | 108 East Fambrough Street | 42-97 Height Permitted-Tall grass and weeds | RC | 7/15/2022 | Open |
| 6/30/2022 | 519 Landers Street | 18-263 Exterior Decks/ Porches | RC | 8/1/2022 | Open |
| 6/30/2022 | 519 Landers Street | 62-9 Trash / Debris | RC | 7/18/2022 | Open |
| 6/30/2022 | 519 Landers Street | 42-97 Height Permitted-Tall grass and weeds | RC | 7/18/2022 | Open |
| 6/30/2022 | 525 Landers Street | 540.2 Recreational Vehicle | RC | 7/18/2022 | Open |
| 6/30/2022 | 521 Landers Street | 42-97 Height Permitted-Tall grass and weeds | RC | 7/18/2022 | Open |

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| 6/1/2022 | 1807 Meadowalk Drive | Tall grass/weeds | RC | 6/16/2022 | EX |
| 6/1/2022 | 1807 Meadowalk Drive | Gutter hanging from house | RC | 6/16/2022 | EX |
| 6/1/2022 | 1610 Manor Pl | Community standards | RC | 6/16/2022 | Closed |
| 6/1/2022 | 1610 Manor Pl | Tall grass/weeds | RC | 6/16/2022 | Closed |
| 6/1/2022 | 1505 Meadowalk Dr | Tall grass/weeds | RC | 6/16/2022 | Closed |
| 6/1/2022 | 1505 Meadowalk Dr | Open outdoor storage | RC | 6/16/2022 | Closed |
| 6/3/2022 | 1307 Meadowalk Dr | Community standards | RC | 6/20/2022 | Closed |
| 6/3/2022 | 1307 Meadowalk Dr | Tall grass/weeds | RC | 6/20/2022 | Closed |
| 6/3/2022 | 1307 Meadowalk Dr | 86-2 House numbers required | RC | 6/20/2022 | Closed |
| 6/3/2022 | 1400 Meadow Ct | Community standards | RC | 6/20/2022 | Closed |
| 6/3/2022 | 1400 Meadow Ct | Tall grass/weeds | Citation | 6/20/2022 | Open |
| 6/6/2022 | 823 Thompson Ridge Dr | Tall grass/weeds | Citation | 6/21/2022 | Open |
| 6/6/2022 | 715 Heritage Ridge Dr | Tall grass/weeds | RC | 6/21/2022 | Closed |
| 6/6/2022 | 710 Heritage Ridge Dr | Tall grass/weeds | RC | 6/21/2022 | Closed |
| 6/6/2022 | 707 Heritage Ridge Dr | Tall grass/weeds | RC | 6/21/2022 | Closed |
| 6/6/2022 | 702 Heritage Ridge Dr | Tall grass/weeds | RC | 6/21/2022 | Closed |
| 6/6/2022 | 603 Heritage Ridge Dr | Tall grass/weeds | RC | 6/21/2022 | Closed |
| 6/7/2022 | 729 Overlook Crest | Open outdoor storage | RC | 6/22/2022 | Open |
| 6/7/2022 | 729 Overlook Crest | Inoperable vehicle in driveway | RC | 6/22/2022 | Open |
| 6/7/2022 | 729 Overlook Crest | Vehicle parked on improper su | RC | 6/22/2022 | Open |
| 6/7/2022 | 726 Overlook Crest | Vehicle parked on improper su | RC | 6/22/2022 | Closed |
| 6/7/2022 | 718 Overlook Crest | Tall grass/weeds | RC | 6/22/2022 | Closed |
| 6/7/2022 | 717 Overlook Crest | Tall grass/weeds | RC | 6/22/2022 | Closed |
| 6/8/2022 | 918 Amber Trail | Community standards | RC | 6/23/2022 | Closed |
| 6/8/2022 | 918 Amber Trail | Tall grass/weeds | RC | 6/23/2022 | Closed |
| 6/8/2022 | 918 Amber Trail | Vehicle parked on improper su | RC | 6/23/2022 | Closed |
| 6/8/2022 | 923 Amber Trail | Vehicle parked on improper su | RC | 6/23/2022 | Rewrite |
| 6/8/2022 | 927 Amber Trail | Tall grass/weeds | RC | 6/23/2022 | Closed |
| 6/8/2022 | 927 Amber Trail | Vehicle parked on improper su | RC | 6/23/2022 | Rewrite |
| 6/8/2022 | 927 Amber Trail | Open outdoor storage | RC | 6/23/2022 | Rewrite |
| 6/9/2022 | 634 Michael Circle | Vehicle parked on improper su | RC | 6/24/2022 | Rewrite |
| 6/9/2022 | 645 Michael Cir | Vehicle parked on improper su | RC | 6/24/2022 | Rewrite |
| 6/9/2022 | 645 Michael Cir | House numbers req | RC | 6/24/2022 | Closed |
| 6/9/2022 | 651 Michael Cir | Tall grass/weeds | RC | 6/24/2022 | Closed |

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| 6/9/2022 | 659 Michael Cir | Tall grass/weeds | RC | 6/24/2022 | Closed |
| 6/9/2022 | 663 Michael Cir | Tall grass/weeds | RC | 6/24/2022 | Closed |
| 6/10/2022 | 114 Sycamore Ct | Tall grass/weeds | RC | 6/27/2022 | Closed |
| 6/10/2022 | 502 Spruce Ln | Junk car | RC | 6/27/2022 | Closed |
| 6/10/2022 | 502 Spruce Ln | Vehicle parked on improper su | RC | 6/27/2022 | Rewrite |
| 6/10/2022 | 553 Spruce Ln | Open outdoor storage | RC | 6/27/2022 | Rewrite |
| 6/13/2022 | 405 Shamrock Dr | Community standards | Citation | 6/28/2022 | Closed |
| 6/13/2022 | 405 Shamrock Dr | Open outdoor storage | Citation | 6/28/2022 | Closed |
| 6/13/2022 | 425 Glenwood Dr | Vehicle parked on improper su | RC | 6/28/2022 | Closed |
| 6/13/2022 | 425 Glenwood Dr | House numbers req | RC | 6/28/2022 | Closed |
| 6/13/2022 | 429 Glenwood Dr | Junk car | RC | 6/28/2022 | Closed |
| 6/13/2022 | 429 Glenwood Dr | Open outdoor storage | RC | 6/28/2022 | Closed |
| 6/14/2022 | 446 Glenwood Dr | Junk at back of house | RC | 6/29/2022 | Closed |
| 6/14/2022 | 446 Glenwood Dr | Open outdoor storage | RC | 6/29/2022 | Closed |
| 6/14/2022 | 446 Glenwood Dr | House numbers req | RC | 6/29/2022 | Closed |
| 6/14/2022 | 450 Glenwood Dr | Trash in front yard | Citation | 6/29/2022 | Closed |
| 6/14/2022 | 450 Glenwood Dr | Open outdoor storage | Citation | 6/29/2022 | Closed |
| 6/14/2022 | 450 Glenwood Dr | Tall grass/weeds | Citation | 6/29/2022 | Closed |
| 6/15/2022 | 421 Shamrock Dr | Tall grass/weeds | RC | 6/30/2022 | Closed |
| 6/15/2022 | 501 Alcovy St | Tall grass/weeds | RC | 6/30/2022 | Closed |
| 6/15/2022 | 601 Alcovy St | Tall grass/weeds | RC | 6/30/2022 | Closed |
| 6/15/2022 | 601 Alcovy St | Vehicle parked on improper su | RC | 6/30/2022 | Closed |
| 6/16/2022 | 421 Glenwood Dr | Vehicle parked on improper su | RC | 7/1/2022 | Closed |
| 6/16/2022 | 417 Glenwood Dr | Junk in yard | RC | 7/1/2022 | Closed |
| 6/16/2022 | 417 Glenwood Dr | Open outdoor storage | RC | 7/1/2022 | Closed |
| 6/16/2022 | 412 Shamrock Dr | Open outdoor storage | Citation | 7/1/2022 | Closed |
| 6/16/2022 | 918 Alcovy St | Tall grass/weeds | RC | 7/1/2022 | Closed |
| 6/17/2022 | 740 Country Club Dr | Tall grass/weeds | RC | 7/4/2022 | Closed |
| 6/17/2022 | 744 Country Club Dr | Tall grass/weeds | RC | 7/4/2022 | Closed |
| 6/17/2022 | 732 Country Club Dr | Vehicle parked on improper su | RC | 7/4/2022 | Closed |
| 6/17/2022 | 710 Country Club Dr | Fallen tree in yard | RC | 7/4/2022 | Closed |
| 6/20/2022 | 621 Country Club Dr | Open outdoor storage | RC | 7/5/2022 | Closed |
| 6/20/2022 | 621 Country Club Dr | Tall grass/weeds | RC | 7/5/2022 | Closed |
| 6/20/2022 | 631 Country Club Dr | Fallen tree in yard | RC | 7/5/2022 | Closed |

| | | | | | |
|-----------|---------------------|--------------------------------|----|-----------|--------|
| 6/20/2022 | 631 Country Club Dr | Tall grass/weeds | RC | 7/5/2022 | Closed |
| 6/20/2022 | 705 W Spring St | Roof condition/tree on roof | RC | 7/5/2022 | Closed |
| 6/21/2022 | 129 4th St | Open outdoor storage | RC | 7/6/2022 | Open |
| 6/21/2022 | 1225 Alcovy St | Tall grass/weeds | RC | 7/6/2022 | Open |
| 6/21/2022 | 1225 Alcovy St | Open outdoor storage | RC | 7/6/2022 | Open |
| 6/21/2022 | 1225 Alcovy St | Fallen tree in yard | RC | 7/6/2022 | Open |
| 6/21/2022 | 1225 Alcovy St | Junk car | RC | 7/6/2022 | Open |
| 6/22/2022 | 6240Wellington Dr | Tall grass/weeds | RC | 7/7/2022 | Open |
| 6/22/2022 | 628 Hannah Ln | Community standards | RC | 7/7/2022 | Open |
| 6/22/2022 | 628 Hannah Ln | Trailer in yard | RC | 7/7/2022 | Open |
| 6/22/2022 | 628 Hannah Ln | Open outdoor storage | RC | 7/7/2022 | Open |
| 6/22/2022 | 908 S Broad St | Open outdoor storage | RC | 7/7/2022 | Open |
| 6/22/2022 | 908 S Broad St | Porch falling in | RC | 7/7/2022 | Open |
| 6/23/2022 | 923 Amber Trail | Junk car | RC | 7/8/2022 | Open |
| 6/23/2022 | 923 Amber Trail | Vehicle parked on improper su | RC | 7/8/2022 | Open |
| 6/23/2022 | 927 Amber Trail | Vehicle parked on improper su | RC | 7/8/2022 | Open |
| 6/23/2022 | 927 Amber Trail | Open outdoor storage | RC | 7/8/2022 | Open |
| 9/23/2022 | 729 Overlook Crest | Inoperable vehicle in driveway | RC | 7/8/2022 | Open |
| 6/23/2022 | 729 Overlook Crest | Open outdoor storage | RC | 7/8/2022 | Open |
| 6/24/2022 | 634 Michael Circle | Junk car | RC | 7/11/2022 | Open |
| 6/24/2022 | 634 Michael Circle | Vehicle parked on improper su | RC | 7/11/2022 | Open |
| 6/24/2022 | 645 Michael Cir | Junk car | RC | 7/11/2022 | Open |
| 6/24/2022 | 645 Michael Cir | Vehicle parked on improper su | RC | 7/11/2022 | Open |
| 6/27/2022 | 502 Spruce Ln | Vehicle parked on improper su | RC | 7/12/2022 | Open |
| 6/27/2022 | 502 Spruce Ln | Open outdoor storage | RC | 7/12/2022 | Open |
| 6/27/2022 | 553 Spruce Ln | Open outdoor storage | RC | 7/12/2022 | Open |
| 6/27/2022 | 533 Spruce Ln | Open outdoor storage | RC | 7/12/2022 | Open |
| 6/27/2022 | 533 Spruce Ln | Trailer in yard | RC | 7/12/2022 | Open |
| 6/28/2022 | 420 Springdale Rd | Junk car | RC | 7/13/2022 | Open |
| 6/28/2022 | 420 Springdale Rd | Vehicle parked on improper su | RC | 7/13/2022 | Open |
| 6/28/2022 | 405 Woodland Rd | Junk car | RC | 7/13/2022 | Open |
| 6/28/2022 | 515 Woodland Rd | Junk car | RC | 7/13/2022 | Open |
| 6/28/2022 | 515 Woodland Rd | Vehicle parked on improper su | RC | 7/13/2022 | Open |
| 6/29/2022 | 560 Breedlove Dr | Tall grass/weeds | RC | 7/14/2022 | Open |

| | | | | | |
|-----------|------------------|-------------------------------|----|-----------|------|
| 6/29/2022 | 606 Breedlove Dr | Community standards | RC | 7/14/2022 | Open |
| 6/30/2022 | 610 Oakwood Ln | Community standards | RC | 7/15/2022 | Open |
| 6/30/2022 | 610 Oakwood Ln | Open outdoor storage | RC | 7/15/2022 | Open |
| 6/30/2022 | 618 Oakwood Ln | Community standards | RC | 7/15/2022 | Open |
| 6/30/2022 | 618 Oakwood Ln | Open outdoor storage | RC | 7/15/2022 | Open |
| 6/30/2022 | 524 Clearview Dr | Junk car | RC | 7/15/2022 | Open |
| 6/30/2022 | 524 Clearview Dr | Vehicle parked on improper su | RC | 7/15/2022 | Open |

DOWNTOWN DEVELOPMENT/MAIN STREET AUGUST REPORT

271

- July 4th Fireworks. Great celebration. Unable to get accurate numbers, record attendance.
- Community Impact Day & Housing Expo July 23rd– good attendance with engaged audience. Will continue to support this annual event.
- Food Truck Friday/Movies at the Mill July 29th 11-2 6-10
- The Farmers Market continues weekly operations. Hours are 9:00am -1:00pm
- 1 New Businesses. When Pigs Fly. 1 Business expansion-ReLove moved from small space inside Monroe Mercantile to their own space at 132 S Broad Street.
- Downtown Business Owners meeting July 26th 8:30 am.
- Vendor Applications for Fall Fest are open. Getting a great response.



UPCOMING EVENTS:

- DDA/CVB Board Meetings– Thursday, August 11th, 8:00 am
- First Friday Concert August 4th 7:00 pm –King of Pop Michael Jackson Tribute
- **Georgia Historic Trust Expedition August 13th 10:00-4:00**
- Hurricane Blowout Parade– August 18th 6:30 pm
- Braves Day– Monroe was chosen as a stop on the World Series Trophy tour. We are 1 of 151 cities over 5 states chosen! Community can see and take photos with the trophy. Court House Lawn. August 28th 2:00-5:00.
- First Friday Concert September 5th & 30th (reschedule from May)

ONGOING TASKS:

- DCA Main Street Compliance
- Visitors Center open to the public extended hours Tues-Saturday 10-5
- Milner-Aycock Building RFP



ELECTRIC & TELECOM
DEPARTMENT
MONTHLY REPORT
AUGUST
2022

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2022 | FY 2022



| | |
|------------------|-----|
| COVER | 1 |
| OVERVIEW | 2 |
| SALES REPORT | 3 |
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| 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 |
|-----------------------------|--------------------|------------------|--------------------|--------------------|------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------------|-------------------|------------------|
| REVENUES | \$ 1.454M | \$ 1.636M | \$ 1.262M | \$ 1.312M | \$ 1.457M | \$ 1.378M | | | | | | | \$ 8.499M | \$ 10.119M | \$ 9.146M |
| PERSONNEL COSTS | \$ 0.098M | \$ 0.106M | \$ 0.107M | \$ 0.149M | \$ 0.107M | \$ 0.127M | | | | | | | \$ 0.695M | \$ 0.756M | \$ 0.683M |
| CONTRACTED SVC | \$ 0.042M | \$ 0.072M | \$ 0.095M | \$ 0.051M | \$ 0.084M | \$ 0.058M | | | | | | | \$ 0.402M | \$ 0.317M | \$ 0.337M |
| SUPPLIES | \$ 1.247M | \$ 1.127M | \$ 1.207M | \$ 1.109M | \$ 0.948M | \$ 1.148M | | | | | | | \$ 6.786M | \$ 6.169M | \$ 6.481M |
| CAPITAL OUTLAY | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | \$ - | \$ - | \$ - |
| DEPRECIATION | \$ 0.035M | \$ 0.035M | \$ 0.035M | \$ 0.035M | \$ 0.035M | \$ 0.035M | | | | | | | \$ 0.212M | \$ 0.106M | \$ 0.200M |
| EXPENSES | \$ 1.422M | \$ 1.340M | \$ 1.444M | \$ 1.344M | \$ 1.174M | \$ 1.369M | | | | | | | \$ 8.094M | \$ 7.348M | \$ 7.700M |
| FUND TRANSFERS | \$ 0.141M | \$ 0.168M | \$ 0.187M | \$ 0.220M | \$ 0.168M | \$ 0.190M | | | | | | | \$ 1.074M | \$ 1.882M | \$ 0.968M |
| MARGIN W/O TRANSFERS | \$ 0.031M | \$ 0.296M | \$ (0.182M) | \$ (0.032M) | \$ 0.283M | \$ 0.010M | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0.406M | \$ 2.771M | \$ 1.446M |
| MARGIN W/ TRANSFER | \$ (0.110M) | \$ 0.127M | \$ (0.369M) | \$ (0.253M) | \$ 0.115M | \$ (0.180M) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (0.668M) | \$ 0.889M | \$ 0.478M |
| PART CONTR/MEAG YES | \$ 0.100M | \$ - | \$ 0.691M | \$ 0.100M | \$ 0.100M | \$ 0.100M | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1.091M | \$ 0.350M | \$ 1.056M |

* Participant Contribution & Year End Settlement excluded

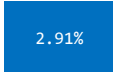
12-MO PURCHASED KWH's



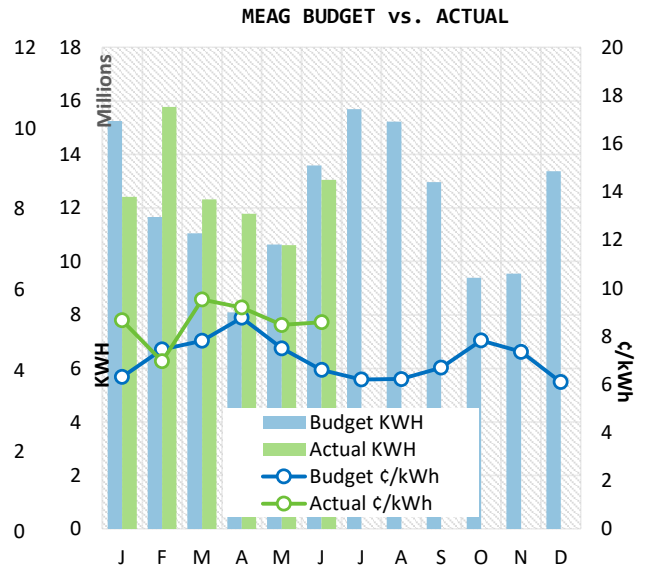
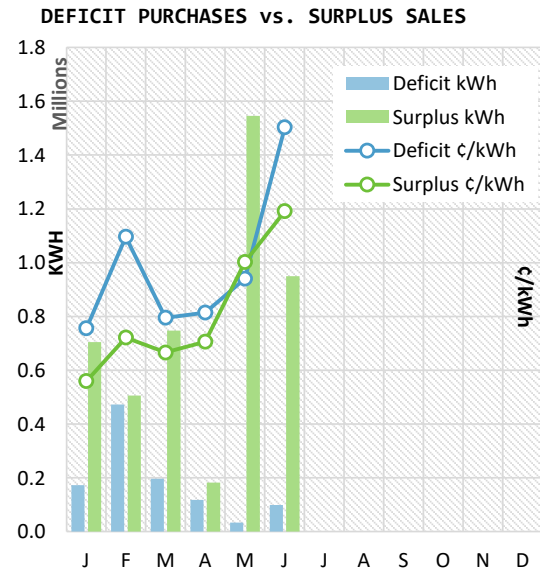
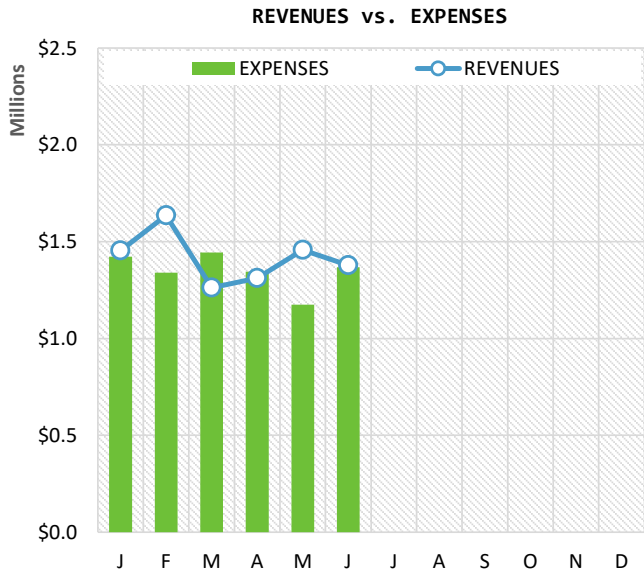
12-MO RETAIL KWH's



12-MO LINE LOSS



12-MO WHOLESALE ¢/kWh



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](#)

| |
|-----|
| 275 |
|-----|

CUSTOMER COUNT

| | | | | | | |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Residential | 5,792 | 5,821 | 5,818 | 5,824 | 5,831 | 5,837 |
| Commercial | 905 | 900 | 904 | 918 | 918 | 915 |
| Industrial | 1 | 1 | 1 | 1 | 1 | 1 |
| City | 47 | 47 | 47 | 47 | 48 | 48 |
| Total | 6,745 | 6,769 | 6,770 | 6,790 | 6,798 | 6,801 |
| Year-Over-Year Δ | 1.50% | 0.98% | 0.86% | 1.45% | 1.19% | 1.25% |

KWH

| | | | | | | |
|------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Residential | 6.069M | 6.893M | 7.772M | 5.914M | 5.002M | 4.990M |
| Commercial | 4.838M | 5.074M | 5.535M | 4.968M | 4.706M | 5.308M |
| Industrial | 0.285M | 0.275M | 0.329M | 0.317M | 0.362M | 0.332M |
| Other | - | - | - | - | - | - |
| City | 0.463M | 0.489M | 0.549M | 0.466M | 0.463M | 0.528M |
| Total | 11.654M | 12.731M | 14.184M | 11.666M | 10.533M | 11.159M |
| Year-Over-Year Δ | -1.62% | -11.49% | 4.25% | 0.12% | -1.56% | 6.28% |

REVENUE

| | | | | | | |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Residential | \$ 0.670M | \$ 0.748M | \$ 0.831M | \$ 0.655M | \$ 0.651M | \$ 0.649M |
| Commercial | \$ 0.631M | \$ 0.654M | \$ 0.706M | \$ 0.647M | \$ 0.633M | \$ 0.687M |
| Industrial | \$ 0.032M | \$ 0.032M | \$ 0.035M | \$ 0.034M | \$ 0.037M | \$ 0.035M |
| Other | \$ 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 |
| Total | \$ 1.378M | \$ 1.481M | \$ 1.625M | \$ 1.381M | \$ 1.366M | \$ 1.422M |
| Year-Over-Year Δ | -2.07% | -9.88% | 4.20% | 0.07% | 0.49% | 6.89% |

SALES STATISTICS

[Jan 2022](#)
[Feb 2022](#)
[Mar 2022](#)
[Apr 2022](#)
[May 2022](#)
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[Dec 2022](#)

YTD 276

AVERAGE KWH/CUSTOMER

| | | | | | | | |
|-------------|---------|---------|---------|---------|---------|---------|---------|
| Residential | 1,048 | 1,184 | 1,336 | 1,016 | 858 | 855 | 1,049 |
| Commercial | 5,345 | 5,638 | 6,122 | 5,412 | 5,126 | 5,802 | 5,574 |
| Industrial | 284,650 | 275,099 | 328,778 | 316,552 | 362,118 | 332,046 | 316,541 |
| City | 9,851 | 10,397 | 11,674 | 9,924 | 9,652 | 11,001 | 10,417 |

AVERAGE \$/CUSTOMER

| | | | | | | | |
|-------------|----------|----------|----------|----------|----------|----------|----------|
| Residential | \$116 | \$129 | \$143 | \$112 | \$112 | \$111 | \$120 |
| Commercial | \$697 | \$727 | \$781 | \$705 | \$690 | \$751 | \$725 |
| Industrial | \$32,433 | \$31,619 | \$35,050 | \$34,272 | \$37,180 | \$35,255 | \$34,301 |
| City | \$943 | \$996 | \$1,118 | \$950 | \$924 | \$1,053 | \$997 |

AVERAGE \$/KWH

| | | | | | | | |
|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Residential | \$0.1103 | \$0.1085 | \$0.1069 | \$0.1107 | \$0.1301 | \$0.1301 | \$0.1161 |
| Commercial | \$0.1305 | \$0.1289 | \$0.1276 | \$0.1303 | \$0.1346 | \$0.1294 | \$0.1302 |
| Industrial | \$0.1139 | \$0.1149 | \$0.1066 | \$0.1083 | \$0.1027 | \$0.1062 | \$0.1088 |
| City | \$0.0957 | \$0.0958 | \$0.0958 | \$0.0957 | \$0.0957 | \$0.0958 | \$0.0957 |
| Average | \$0.1126 | \$0.1120 | \$0.1092 | \$0.1112 | \$0.1158 | \$0.1154 | \$0.1127 |

MOST RECENT
12-MONTH

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | |
|---------------------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| POWER SUPPLY COSTS | | | | | |
| MEAG Project Power | \$ 891,493 | \$ 797,502 | \$ 5,208,943 | \$ 4,914,280 | \$ 10,677,065 |
| Transmission | 101,065 | 128,318 | 630,376 | 730,210 | 1,411,664 |
| Supplemental | 73,168 | 23,470 | 277,237 | 356,657 | 417,026 |
| SEPA | 52,017 | 51,748 | 320,422 | 322,240 | 640,482 |
| Other Adjustments | 936 | 954 | 5,871 | 5,759 | 11,596 |
| TOTAL POWER SUPPLY COSTS | \$ 1,118,679 | \$ 1,001,992 | \$ 6,442,850 | \$ 6,329,145 | \$ 13,157,833 |
| AS BUDGET | 896,406 | 928,704 | 5,093,706 | 5,200,082 | 10,825,092 |
| % ACTUAL TO BUDGET | 124.80% | 107.89% | 126.49% | 121.71% | 121.55% |

PEAKS & ENERGY

Peaks (KW)

| | | | | | |
|---------------------------|--------|--------|--------|--------|--------|
| Coincident Peak (CP) | 30,644 | 29,527 | 30,644 | 30,911 | 34,414 |
| Non-Coincident Peak (NCP) | 30,644 | 29,817 | 30,644 | 30,937 | 34,414 |
| CP (BUDGET) | 32,075 | 29,460 | 33,343 | 29,689 | 33,343 |
| NCP (BUDGET) | 33,026 | 30,424 | 33,705 | 30,424 | 33,705 |

Energy (KWH)

| | | | | | |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| MEAG Energy | 11,860,290 | 11,378,552 | 68,075,228 | 65,177,678 | 144,221,810 |
| Supplemental Purchases (or sales) | 126,875 | (666,194) | 145,693 | 3,199,333 | (2,007,347) |
| SEPA Energy | 1,059,079 | 1,217,777 | 7,688,341 | 8,278,625 | 15,331,953 |
| Total Energy (KWH) | 13,046,244 | 11,930,134 | 75,909,262 | 76,655,636 | 157,546,415 |
| AS BUDGET | 13,585,000 | 14,727,000 | 70,247,000 | 73,186,000 | 157,997,000 |
| % ACTUAL TO BUDGET | 96.03% | 81.01% | 108.06% | 104.74% | 99.71% |

| | | | | | |
|-----------------|--------|--------|--------|--------|--------|
| CP Load Factor | 59.13% | 56.12% | 28.28% | 28.31% | 52.26% |
| NCP Load Factor | 59.13% | 55.57% | 28.28% | 28.29% | 52.26% |
| % Supplemental | 0.97% | 5.29% | 0.19% | 4.17% | 1.26% |

UNIT COSTS (¢/kWh)

| | | | | | |
|--------------|---------|--------|----------|---------|---------|
| Bulk Power | 8.7043 | 8.6139 | 8.6787 | 8.4420 | 8.5078 |
| Supplemental | 57.6695 | 3.5230 | 190.2885 | 11.1479 | 20.7750 |
| SEPA Energy | 4.9115 | 4.2494 | 4.1676 | 3.8924 | 4.1774 |
| MEAG Total | 8.5747 | 8.3988 | 8.4876 | 8.2566 | 8.3517 |

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

MOST RECENT
12-MONTH

Jun 2022

Jun 2021

FY2022 YTD

FY2021 YTD

SALES REVENUES

| | | | | | | | | | | |
|--------------------------------|-----------|------------------|-----------|------------------|-----------|------------------|-----------|------------------|-----------|-------------------|
| ELECTRIC SALES | \$ | 1,422,188 | \$ | 1,296,162 | \$ | 8,651,894 | \$ | 8,478,750 | \$ | 18,285,936 |
| SALES REVENUES (ACTUAL) | \$ | 1,422,188 | \$ | 1,296,162 | \$ | 8,651,894 | \$ | 8,478,750 | \$ | 18,285,936 |
| AS BUDGET | \$ | 1,625,000 | \$ | 1,583,333 | \$ | 1,625,000 | \$ | 1,583,333 | | Not Applicable |
| % ACTUAL TO BUDGET | | 87.52% | | 81.86% | | 532.42% | | 535.50% | | Not Applicable |

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

OTHER REVENUES

| | | | | | | | | | | |
|--------------------------------|-----------|-----------------|-----------|---------------|-----------|------------------|-----------|----------------|-----------|----------------|
| OP REVENUE | | 34,359 | | 34,470 | | 206,596 | | 206,261 | | 414,113 |
| FEDERAL GRANT | | - | | - | | - | | - | | - |
| MISC REVENUE | | 2,550 | | 7,075 | | 46,395 | | 377,980 | | 155,373 |
| CONTRIBUTED CAPITAL | | - | | - | | - | | - | | - |
| SALE OF FIXED ASSETS | | - | | - | | - | | - | | - |
| GAIN UTILITIES ASSETS | | - | | - | | - | | - | | - |
| REIMB DAMAGED PROPERTY | | - | | - | | - | | 3,000 | | - |
| CUST ACCT FEES | | - | | - | | - | | - | | - |
| OTHER REV | | - | | - | | - | | - | | - |
| ADMIN ALLOC | | 9,751 | | 9,920 | | 64,458 | | 66,628 | | 130,079 |
| INTEREST REVENUES - UTILITY | | (90,525) | | 11,210 | | (470,056) | | 13,634 | | (545,911) |
| STATE GRANTS | | - | | - | | - | | - | | - |
| SALE OF RECYCLED MATERIALS | | - | | - | | - | | - | | - |
| OTHER REVENUES (ACTUAL) | \$ | (43,865) | \$ | 62,676 | \$ | (152,607) | \$ | 667,504 | \$ | 153,654 |
| AS BUDGET | \$ | 61,528 | \$ | 80,431 | \$ | 369,168 | \$ | 482,583 | | Not Applicable |
| % ACTUAL TO BUDGET | | -71.29% | | 77.93% | | -41.34% | | 138.32% | | Not Applicable |

TRANSFER

| | | | | | | | | | | |
|-------------------|--|---|--|---|--|---|--|---|--|---|
| Transfer From CIP | | - | | - | | - | | - | | - |
|-------------------|--|---|--|---|--|---|--|---|--|---|

| | | | | | | | | | | |
|--------------------------------|-----------|------------------|-----------|------------------|-----------|------------------|-----------|------------------|-----------|-------------------|
| TOTAL REVENUES (ACTUAL) | \$ | 1,378,323 | \$ | 1,358,838 | \$ | 8,499,287 | \$ | 9,146,254 | \$ | 18,439,591 |
| AS BUDGET | \$ | 1,686,528 | \$ | 1,663,764 | \$ | 10,119,168 | \$ | 9,982,583 | | Not Applicable |
| % ACTUAL TO BUDGET | | 81.73% | | 81.67% | | 83.99% | | 91.62% | | Not Applicable |

| | | | | | | | | | | |
|-------------|----|---------|----|---------|----|---------|----|---------|----|---------|
| MCT CREDIT | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |
| | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |
| | \$ | 100,000 | \$ | 100,000 | \$ | 379,659 | \$ | 600,000 | \$ | 979,659 |
| MEAG REBATE | | - | | - | | 711,447 | | 456,339 | | 711,447 |

| | | | | | | | | | | |
|-------------------------|----|---------|----|---------|----|-----------|----|-----------|----|-----------|
| MEAG YES/PART CONTR/MCT | \$ | 100,000 | \$ | 100,000 | \$ | 1,091,106 | \$ | 1,056,339 | \$ | 1,691,106 |
|-------------------------|----|---------|----|---------|----|-----------|----|-----------|----|-----------|

Note on MEAG Credit/YES/Participant Contribution: excluded from revenues

PERSONNEL

| | | | | | | | | | | |
|---------------------------|-----------|----------------|-----------|----------------|-----------|----------------|-----------|----------------|-----------|------------------|
| Compensation | \$ | 83,690 | \$ | 76,950 | \$ | 486,758 | \$ | 498,432 | \$ | 698,901 |
| Benefits | | 43,244 | | 28,342 | | 207,795 | | 184,093 | | 392,423 |
| PERSONNEL (ACTUAL) | \$ | 126,934 | \$ | 105,292 | \$ | 694,553 | \$ | 682,524 | \$ | 1,091,324 |
| AS BUDGET | \$ | 125,707 | \$ | 112,623 | \$ | 754,245 | \$ | 675,741 | | Not Applicable |
| % ACTUAL TO BUDGET | | 100.98% | | 93.49% | | 92.09% | | 101.00% | | Not Applicable |

CONTRACTED SERVICES

| | | | | | | | | | | |
|-------------------------------------|-----------|---------------|-----------|---------------|-----------|----------------|-----------|----------------|-----------|----------------|
| Consulting | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 624 |
| Landfill Fees | | - | | - | | - | | - | | - |
| Holiday Event | | - | | - | | - | | - | | 639 |
| Maintenance Contracts | | 315 | | 822 | | 6,553 | | 7,469 | | 8,052 |
| Rents/Leases | | 237 | | 470 | | 22,997 | | 3,202 | | 31,819 |
| Repairs & Maintenance (Outside) | | 1,610 | | 12,820 | | 26,116 | | 31,678 | | 47,480 |
| Landfill Fees | | - | | - | | - | | - | | - |
| Other Contract Svcs | | - | | - | | - | | - | | - |
| Comm Svcs | | 2,375 | | 2,516 | | 9,948 | | 8,955 | | 21,689 |
| Postage | | - | | - | | - | | 27 | | 44 |
| Public Relations | | - | | - | | - | | 800 | | - |
| Mkt Expense | | - | | - | | - | | - | | - |
| Printing | | - | | - | | - | | - | | - |
| Dues & Sub | | - | | - | | - | | - | | - |
| Travel | | - | | - | | 836 | | 1,214 | | 6,776 |
| Vehicle Tag & Title Fee | | - | | - | | - | | - | | 21 |
| Ga Dept Rev Fee | | - | | - | | - | | 900 | | 1,000 |
| Fees | | - | | - | | - | | 300 | | 46 |
| Training & Ed | | 363 | | 14 | | 614 | | 14 | | 961 |
| Contract Labor | | 53,215 | | 47,137 | | 333,870 | | 282,188 | | 605,257 |
| Shipping/Freight | | - | | - | | - | | - | | - |
| CONTRACTED SERVICES (ACTUAL) | \$ | 58,146 | \$ | 63,779 | \$ | 401,735 | \$ | 336,747 | \$ | 725,210 |
| AS BUDGET | \$ | 52,838 | \$ | 53,296 | \$ | 317,025 | \$ | 319,775 | | Not Applicable |
| % ACTUAL TO BUDGET | | 110.05% | | 119.67% | | 126.72% | | 105.31% | | Not Applicable |

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | |
|--------------------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| SUPPLIES | | | | | |
| Office Supplies | 164 | 77 | 1,283 | 339 | 2,826 |
| Furniture <5001 | 1,674 | - | 1,674 | - | 1,674 |
| Postage | - | - | - | - | - |
| Auto Parts | (35) | 1,197 | 755 | 2,036 | 3,356 |
| Construction Materials | - | - | - | 6,528 | - |
| Damage Claims | - | - | - | 1,439 | - |
| Sponsorships/Donations | - | - | 750 | - | 750 |
| Expendable Fluids | - | 8 | 41 | 8 | 445 |
| Safety/Medical Supplies | - | - | 4,485 | - | 4,485 |
| Tires | 1,887 | - | 10,819 | 301 | 13,504 |
| Uniform Expense | 2,176 | 1,051 | 14,440 | 11,012 | 15,227 |
| Janitorial | 339 | 373 | 1,637 | 1,759 | 3,359 |
| Computer Equipment | - | - | - | 5,766 | - |
| R & M Buildings - Inside | - | - | - | - | - |
| Util Costs - Util Fund | 549 | 491 | 11,317 | 10,399 | 17,286 |
| Covid-19 Expenses | - | - | - | 957 | - |
| Streetlights | - | - | - | 6,536 | - |
| Auto & Truck Fuel | 3,609 | 2,681 | 16,126 | 13,470 | 34,379 |
| Food | 49 | 731 | 802 | 1,388 | 1,451 |
| Sm Tool & Min Equip | 4,268 | 8,200 | 12,488 | 17,872 | 18,556 |
| Meters | - | - | - | - | - |
| Lab Supplies | - | - | - | - | - |
| Sm Oper Supplies | 2,190 | 7,421 | 7,971 | 19,344 | 39,829 |
| Construction Material | - | - | - | - | - |
| Tires | - | - | - | - | - |
| Uniform Exp | - | - | - | - | - |
| Power Costs | 1,118,679 | 1,001,992 | 6,390,847 | 6,274,566 | 12,977,610 |
| Equip Pur (<\$5M) | - | - | - | - | - |
| Dam Claims | - | - | - | - | - |
| SUPPLIES (ACTUAL) | \$ 1,148,271 | \$ 1,035,353 | \$ 6,785,632 | \$ 6,482,366 | \$ 13,540,673 |
| AS BUDGET | \$ 1,028,188 | \$ 986,383 | \$ 6,169,125 | \$ 5,918,298 | Not Applicable |
| % ACTUAL TO BUDGET | 111.68% | 104.96% | 109.99% | 109.53% | Not Applicable |
| CAPITAL OUTLAY | | | | | |
| Construction In Progress | \$ - | \$ - | \$ - | \$ - | \$ - |
| Capital Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - |
| Depr Exp | \$ 35,293 | \$ 33,243 | \$ 211,758 | \$ 199,706 | \$ 378,107 |
| CAPITAL OUTLAY (ACTUAL) | \$ 35,293 | \$ 33,243 | \$ 211,758 | \$ 199,706 | \$ 378,107 |
| AS BUDGET | \$ - | \$ - | \$ - | \$ - | Not Applicable |
| % ACTUAL TO BUDGET | 0.00% | 0.00% | 0.00% | 0.00% | Not Applicable |
| FUND TRANSFERS | | | | | |
| Admin Alloc - Adm Exp | \$ 83,184 | \$ 70,927 | \$ 428,731 | \$ 431,027 | \$ 740,938 |
| Transfer To Gf | 106,334 | 84,287 | 645,358 | 537,068 | 1,257,810 |
| Transfer To Cip | - | - | - | - | - |
| Transfer - E&R | - | - | - | - | - |
| FUND TRANSFERS (ACTUAL) | \$ 189,518 | \$ 155,215 | \$ 1,074,089 | \$ 968,095 | \$ 1,998,748 |
| AS BUDGET | \$ 313,677 | \$ 277,505 | \$ 1,882,062 | \$ 1,665,028 | Not Applicable |
| % ACTUAL TO BUDGET | 60.42% | 55.93% | 57.07% | 58.14% | Not Applicable |
| TOTAL EXPENSES (ACTUAL) | \$ 1,558,162 | \$ 1,392,882 | \$ 9,167,767 | \$ 8,669,438 | \$ 17,734,062 |
| AS BUDGET | \$ 1,520,409 | \$ 1,429,807 | \$ 9,122,456 | \$ 8,578,841 | Not Applicable |
| % ACTUAL TO BUDGET | 102.48% | 97.42% | 100.50% | 101.06% | Not Applicable |

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2022 | FY 2022



| | |
|----------------------------------------------|-------|
| COVER | 1 |
| EXECUTIVE SUMMARY | 2 |
| OVERVIEW | 3 |
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| CHART 3: RETAIL REVENUES | 14-16 |

COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was .33%

RECOMMENDATIONS

- *
- *
- *
- *

MOST RECENT
12-MONTH

Jun 2022 Jun 2021 FY2022 YTD FY2021 YTD

FINANCIALS

Revenues

| | | | | | | | | | | |
|-----------------------|-----------|----------------|-----------|----------------|-----------|------------------|-----------|------------------|-----------|------------------|
| RETAIL SALES | \$ | 558,006 | \$ | 577,802 | \$ | 3,368,107 | \$ | 3,538,086 | \$ | 6,791,534 |
| OTHER REVENUES | | 19,558 | | 27,028 | | 143,110 | | 212,172 | | 308,827 |
| ADJUSTMENTS | | (728) | | (6,344) | | (280) | | (10,419) | | (43,035) |
| Total Revenues | \$ | 576,837 | \$ | 598,486 | \$ | 3,510,937 | \$ | 3,739,838 | \$ | 7,057,326 |

Expenses

| | | | | | | | | | | |
|--------------------------------|-----------|----------------|-----------|----------------|-----------|------------------|-----------|------------------|-----------|------------------|
| PERSONNEL | \$ | 73,604 | \$ | 61,039 | \$ | 417,916 | \$ | 455,108 | \$ | 777,683 |
| PURCHASED & CONTRACTED SVC | | 18,774 | | 17,566 | | 90,081 | | 90,214 | | 229,111 |
| PURCHASED PROPERTY SERVICES | | 319 | | 8,398 | | 8,762 | | 27,286 | | 33,603 |
| SUPPLIES | | 46,029 | | 31,511 | | 178,833 | | 160,153 | | 329,536 |
| COST OF GOODS SOLD | | 238,871 | | 256,859 | | 1,391,331 | | 1,580,287 | | 2,916,100 |
| DEPR, DEBT SVC & OTHER COSTS | | 133,212 | | 119,901 | | 728,899 | | 724,869 | | 1,320,983 |
| FUND TRANSFERS | | 126,496 | | 107,662 | | 683,471 | | 652,821 | | 1,216,202 |
| Total Combined Expenses | \$ | 637,305 | \$ | 602,936 | \$ | 3,499,292 | \$ | 3,690,739 | \$ | 6,823,218 |

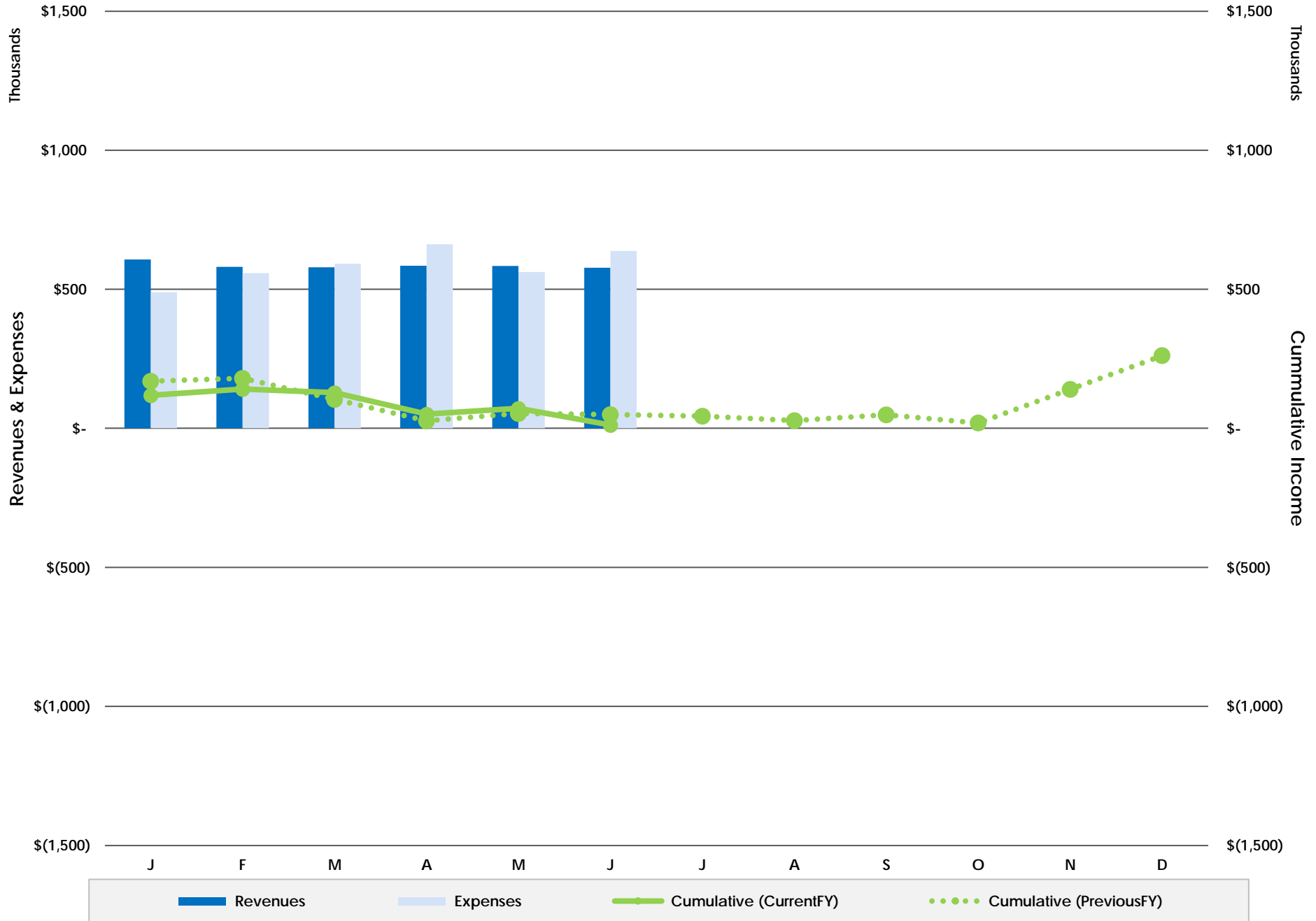
Income

| | | | | | | | | | | |
|-----------------|----|----------|----|---------|----|---------|----|---------|----|-----------|
| Before Transfer | \$ | 66,028 | \$ | 103,212 | \$ | 695,116 | \$ | 701,921 | \$ | 1,450,310 |
| After Transfer | \$ | (60,468) | \$ | (4,450) | \$ | 11,645 | \$ | 49,099 | \$ | 234,108 |

Margin

| | | | | | | | | | | |
|-----------------|--|---------|--|--------|--|--------|--|--------|--|--------|
| Before Transfer | | 11.45% | | 17.25% | | 19.80% | | 18.77% | | 20.55% |
| After Transfer | | -10.48% | | -0.74% | | 0.33% | | 1.31% | | 3.32% |

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2022



MOST RECENT
12-MONTH

Jun 2022 Jun 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.

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | MOST RECENT 12-MONTH |
|------------------------------------|-------------------|-------------------|---------------------|---------------------|-------------------------|
| CABLE TELEVISION | \$ 211,769 | \$ 248,388 | \$ 1,312,241 | \$ 1,619,047 | \$ 2,727,589 |
| DVR SERVICE | 21,057 | 21,865 | 127,048 | 132,348 | 255,406 |
| FIBER OPTICS | 58,658 | 51,560 | 341,056 | 296,565 | 659,818 |
| INTERNET | 231,468 | 220,937 | 1,378,751 | 1,296,503 | 2,732,859 |
| TELEPHONE | 33,664 | 33,223 | 200,419 | 182,161 | 397,418 |
| SET TOP BOX | 1,391 | 1,828 | 8,592 | 11,463 | 18,443 |
| Total RETAIL SALES (ACTUAL) | \$ 558,006 | \$ 577,802 | \$ 3,368,107 | \$ 3,538,086 | \$ 6,791,534 |

OTHER REVENUES

| | | | | | |
|------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| CATV INSTALL/UPGRADE | \$ (108) | \$ 180 | \$ 3,347 | \$ 2,430 | \$ 6,061 |
| MARKETPLACE ADS | - | - | - | - | - |
| PHONE FEES | 672 | 722 | 4,392 | 4,191 | 8,952 |
| EQUIPMENT SALES | - | - | - | - | - |
| MODEM RENTAL | 8,019 | 8,047 | 48,063 | 48,005 | 96,371 |
| VIDEO PRODUCTION REVENUE | - | - | - | - | - |
| MISCELLANEOUS | 1,226 | 8,159 | 22,864 | 79,870 | 67,379 |
| ADMIN ALLOCATION | 9,751 | 9,920 | 64,458 | 77,675 | 130,079 |
| CONTRIBUTED CAPITAL | - | - | - | - | - |
| Transfer from CIP | - | - | - | - | - |
| MISCELLANEOUS | - | - | (15) | - | (15) |
| Total OTHER REVENUES ACTUAL | \$ 19,558 | \$ 27,028 | \$ 143,110 | \$ 212,172 | \$ 308,827 |

Adjustment

| | | | | | |
|------------|----------|------------|----------|-------------|-------------|
| Adjustment | \$ (728) | \$ (6,344) | \$ (280) | \$ (10,419) | \$ (43,035) |
|------------|----------|------------|----------|-------------|-------------|

Note: Adjustment added to match Financials

| | | | | | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| TOTAL REVENUES (ACTUAL) | \$ 576,837 | \$ 598,486 | \$ 3,510,937 | \$ 3,739,838 | \$ 7,057,326 |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|

SUMMARY

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|-------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| Personnel | \$ 73,604 | \$ 61,039 | \$ 417,916 | \$ 455,108 | \$ 777,683 |
| Purchased & Contracted Svc | 18,774 | 17,566 | 90,081 | 90,214 | 229,111 |
| Purchased Property Services | 319 | 8,398 | 8,762 | 27,286 | 33,603 |
| Supplies | 46,029 | 31,511 | 178,833 | 160,153 | 329,536 |
| Cost of Goods Sold | 238,871 | 256,859 | 1,391,331 | 1,580,287 | 2,916,100 |
| Depr, Debt Svc & Other Costs | 133,212 | 119,901 | 728,899 | 724,869 | 1,320,983 |
| Fund Transfers | 126,496 | 107,662 | 683,471 | 652,821 | 1,216,202 |
| TOTAL SUMMARY (ACTUAL) | \$ 637,305 | \$ 602,936 | \$ 3,499,292 | \$ 3,690,739 | \$ 6,823,218 |

TELECOM

Personnel

| | | | | | |
|---------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Salaries | \$ 46,465 | \$ 41,410 | \$ 286,049 | \$ 289,043 | \$ 512,403 |
| Benefits | 27,138 | 19,628 | 131,866 | 166,066 | 265,280 |
| Total Personnel (ACTUAL) | \$ 73,604 | \$ 61,039 | \$ 417,916 | \$ 455,108 | \$ 777,683 |

Purchased & Contracted Svc

| | | | | | |
|------------------------------------------------------|------------------|------------------|------------------|------------------|-------------------|
| Attorney Fees | - | - | - | - | - |
| Audit Services | - | - | - | - | - |
| Professional Fees | - | - | - | - | 761 |
| Web Design | - | - | - | - | - |
| Consulting - Technical | - | - | - | 171 | - |
| HOLIDAY EVENTS | - | - | - | - | - |
| Lawn Care & Maintenance | - | - | - | - | - |
| Security Systems | - | - | 833 | 478 | 2,972 |
| Pest Control | - | - | - | - | - |
| Maintenance | 4,249 | 6,976 | 7,192 | 12,036 | 21,683 |
| Equipment Rents/Leases | 188 | 376 | 1,314 | 1,314 | 2,441 |
| Pole Equip. Rents/Leases | - | - | - | 2,000 | 466 |
| Equipment Rental | 14 | 29 | 71 | 73 | 190 |
| CONSULTING - TECHNICAL | - | - | - | - | - |
| LAWN CARE & MAINTENANCE | 32 | - | 96 | - | 96 |
| Outside Maintenance | 2,478 | (4,379) | 9,361 | 8,417 | 22,316 |
| EQUIPMENT RENTS / LEASES | - | - | - | - | - |
| POLE EQUIPMENT RENTS / LEASES | - | - | - | 2,679 | 466 |
| MAINTENANCE CONTRACTS | 99 | 215 | 16,075 | 7,375 | 32,608 |
| EQUIPMENT RENTAL | 10 | 20 | 48 | 49 | 126 |
| COMMUNICATION SERVICES | 2,996 | 1,937 | 11,782 | 7,769 | 27,054 |
| INTERNET COSTS | - | 530 | 2,120 | 2,650 | 5,300 |
| POSTAGE | - | 5 | - | 110 | - |
| TRAVEL EXPENSE | 1,310 | - | 1,620 | - | 7,625 |
| DUES/FEES | - | - | 6,859 | 2,353 | 14,473 |
| VEHICLE TAG & TITLE FEE | - | - | - | - | - |
| FCC FEES | 3,498 | 4,393 | 20,243 | 23,187 | 54,060 |
| GA DEPT OF REV FEES | - | - | - | - | - |
| TRAINING & EDUCATION -EMPLOYEE | 3,900 | 14 | 6,093 | 14 | 6,206 |
| CONTRACT LABOR | - | 7,370 | 6,373 | 19,460 | 30,070 |
| SOFTWARE EXPENSE | - | 80 | - | 80 | - |
| SHIPPING / FREIGHT | - | - | - | - | 199 |
| Total Purchased & Contracted Svc (ACTUAL) | \$ 18,774 | \$ 17,566 | \$ 90,081 | \$ 90,214 | \$ 229,111 |

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|------------------------------------------------------|---------------|-----------------|-----------------|------------------|---------------|
| Purchased Property Services | | | | | |
| Equipment Rep & Maint -Outside | - | - | - | - | - |
| Equipment Rental | - | - | - | - | - |
| Repair & Maintenance (Outside) | - | - | - | - | - |
| Repair & Maintenance (Inside) | - | - | - | - | - |
| Maintenance Contracts | - | - | - | - | - |
| Other Contractual Services | - | - | - | - | - |
| Communication Services | 319 | 1,027 | 1,596 | 6,450 | 3,946 |
| Postage | - | - | - | 10 | - |
| INTERNET COSTS | - | - | - | - | 2,000 |
| Public Relations | - | - | - | - | - |
| Marketing Expense | - | - | - | - | - |
| Utility Bill Printing Services | - | - | - | - | - |
| Dues & Subscriptions | - | - | - | - | - |
| Fees | - | - | 792 | 1,166 | 792 |
| FCC Fees | - | - | - | - | - |
| Training & Education | - | - | - | - | - |
| General Liability Insurance | - | - | - | - | - |
| Vehicle Tag & Title Fee | - | - | - | - | - |
| GA Dept Revenue Fee | - | - | - | 200 | 200 |
| Uniform Rental | - | - | - | - | - |
| Contract Labor | - | 7,370 | 6,373 | 19,460 | 26,665 |
| Fines/Late Fee | - | - | - | - | - |
| Shipping/Freight | - | - | - | - | - |
| Total Purchased Property Services (ACTUAL) \$ | 319 \$ | 8,398 \$ | 8,762 \$ | 27,286 \$ | 33,603 |

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| TELECOM (Continued) | | | | | |
| Supplies | | | | | |
| Chemicals & Pesticides | \$ - | \$ - | \$ - | \$ - | \$ - |
| Office Supplies & Expense | - | - | - | - | 48 |
| Postage | - | - | - | - | - |
| Auto Parts | 1,472 | 811 | 5,232 | 2,732 | 5,895 |
| CONSTRUCTION MATERIALS | - | - | - | 3,745 | - |
| Damage Claims | - | - | - | - | - |
| EXPENDABLE FLUIDS | - | - | 244 | 38 | 507 |
| Tires | 265 | - | 265 | 167 | 1,074 |
| Uniform Expense | - | 44 | 2,557 | 3,676 | 2,944 |
| Janitorial Supplies | 339 | 391 | 1,556 | 1,800 | 3,307 |
| Equipment Parts | 153 | 79 | 273 | 566 | 8,941 |
| R&M Building - Inside | - | - | - | 202 | - |
| Equipment R&M - Inside | - | - | - | - | - |
| System R&M - Inside | 1,662 | 2,129 | 17,432 | 13,712 | 37,974 |
| Sys R&M - Inside/Shipping | - | - | - | - | 27 |
| COVID-19 EXPENSES | - | - | - | 957 | - |
| Utility Costs | 9,967 | 2,917 | 22,596 | 16,203 | 42,744 |
| Mileage Reimbursement | - | - | - | - | - |
| Auto & Truck Fuel | 1,404 | 1,156 | 6,520 | 5,256 | 13,667 |
| Food | 49 | 131 | 470 | 485 | 995 |
| Small Tools & Minor Equipment | 198 | 192 | 533 | 627 | 4,290 |
| Small Operating Supplies | 17 | 1,230 | 1,504 | 4,661 | 10,722 |
| Uniform Expense | - | - | - | - | - |
| Equipment Pur (Less than \$5M) | - | - | - | - | - |
| OFFICE SUPPLIES & EXPENSES | 52 | 29 | 152 | 1,046 | 790 |
| AUTO PARTS | 72 | - | 72 | - | 72 |
| CONSTRUCTION MATERIALS | - | - | - | 11,992 | - |
| EXPENDABLE FLUIDS | - | - | - | - | 2 |
| UNIFORM EXPENSE | 1,840 | - | 2,628 | - | 2,628 |
| JANITORIAL SUPPLIES | - | - | - | 256 | - |
| COMPUTER EQUIP NON-CAP | - | 2,596 | 2,451 | 7,097 | 4,501 |
| EQUIPMENT PARTS | 131 | - | 1,538 | 599 | 1,632 |
| REPAIRS & MAINTENANCE | 13,372 | 2,270 | 56,028 | 34,913 | 81,837 |
| COVID-19 EXPENSES | - | - | - | 957 | - |
| UTILITY COSTS | 1,821 | 1,814 | 9,130 | 9,073 | 21,896 |
| AUTO & TRUCK FUEL | 1,631 | 1,156 | 6,747 | 5,256 | 13,894 |
| SMALL TOOLS & MINOR EQUIPMENT | 5,425 | 282 | 11,563 | 2,122 | 13,719 |
| SMALL OPERATING SUPPLIES | 2,681 | 12,134 | 8,474 | 19,119 | 23,751 |
| DEPRECIATION EXPENSE | 3,478 | 2,150 | 20,870 | 12,898 | 31,618 |
| EQUIPMENT | - | - | - | - | - |
| Total Supplies (ACTUAL) | \$ 46,029 | \$ 31,511 | \$ 178,833 | \$ 160,153 | \$ 329,536 |

Cost of Goods Sold

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|------------------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| Internet Costs | - | - | - | - | - |
| Cost of Sales Telephone | - | - | - | - | - |
| Cost of Sales Fiber | - | - | - | - | - |
| Cost of Sales Electricity | - | - | - | - | - |
| Cost of Sales Telephone | 15,940 | 16,072 | 97,343 | 96,559 | 194,551 |
| Cost of Sales CATV | 193,948 | 210,424 | 1,141,584 | 1,325,930 | 2,412,045 |
| Cost of Sales Internet | 20,771 | 21,709 | 102,991 | 113,466 | 209,294 |
| Cost of Sales Internet | - | - | - | - | - |
| Cost of Sales Fiber | 8,213 | 8,654 | 49,413 | 44,332 | 100,209 |
| Cost of Programming CATV | - | - | - | - | - |
| Total Cost of Goods Sold (ACTUAL) | \$ 238,871 | \$ 256,859 | \$ 1,391,331 | \$ 1,580,287 | \$ 2,916,100 |

Depr, Debt Svc & Other Costs

| | | | | | |
|--------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| Damage Claims | \$ - | \$ - | \$ - | \$ - | \$ - |
| Miscellaneous | - | - | - | - | - |
| Utility Cashiers (Over)/Short | - | - | - | - | - |
| Utility Internal Admin Allocate | - | - | - | - | - |
| Depreciation Expense | 15,662 | 14,608 | 93,974 | 87,648 | 167,657 |
| INTEREST EXP - 2020 REV BONDS | 43,089 | 43,089 | 258,535 | 258,535 | 517,070 |
| Amortization Exp | - | - | - | - | - |
| Admin. Allocation - Adm Exp | 83,184 | 70,928 | 428,730 | 431,027 | 740,938 |
| Utility Bad Debt Expense | - | - | - | - | - |
| Revenue Bond Principal | - | - | - | - | - |
| Debt Service Interest | - | - | - | - | - |
| Interest Expenses (Bond) | - | - | - | - | - |
| Construction in Progress | - | - | - | - | - |
| Capital Exp-Software | - | - | - | - | - |
| Capital Exp - Equipment | - | - | - | - | - |
| Total Depr, Debt Svc & Other Costs (ACTUAL) | \$ 133,212 | \$ 119,901 | \$ 728,899 | \$ 724,869 | \$ 1,320,983 |

Fund Transfers

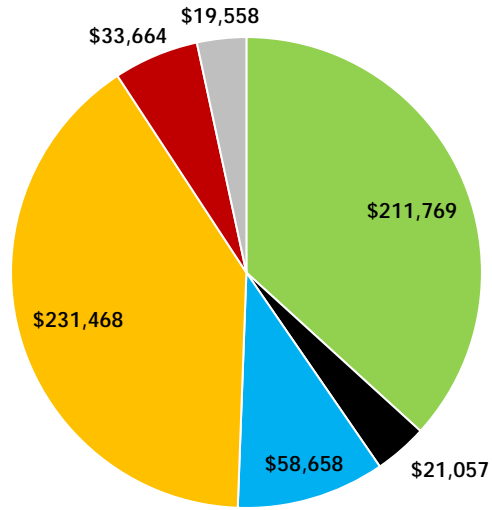
| | | | | | |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| Transfer 5% to General Fund | 17,883 | 17,156 | 107,508 | 107,738 | 206,532 |
| TRANS OUT UTIL 5% TO GEN FUND | 25,429 | 19,579 | 147,232 | 114,056 | 268,732 |
| ADMIN ALLOC - ADMIN EXPENSES | 83,184 | 70,928 | 428,730 | 431,027 | 740,938 |
| Total Fund Transfers (ACTUAL) | \$ 126,496 | \$ 107,662 | \$ 683,471 | \$ 652,821 | \$ 1,216,202 |

| | | | | | |
|----------------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| TOTAL TELECOM EXPENSES (ACTUAL) | \$ 637,305 | \$ 602,936 | \$ 3,499,292 | \$ 3,690,739 | \$ 6,823,218 |
|----------------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|

CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES

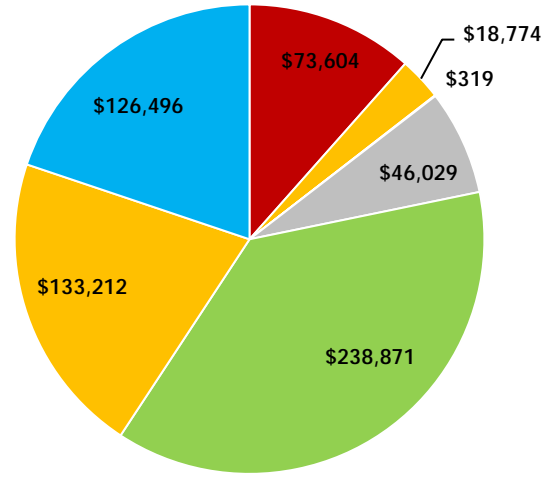
REVENUES [Jun 2022]

- CABLE TELEVISION
- DVR SERVICE
- FIBER OPTICS
- INTERNET
- TELEPHONE
- OTHER REVENUES



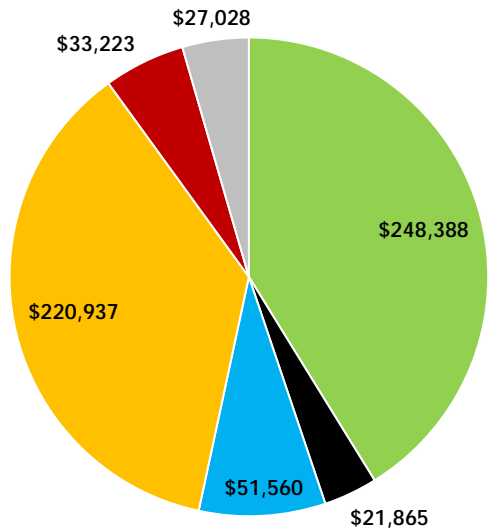
EXPENSES [Jun 2022]

- PERSONNEL
- PURCHASED & CONTRACTED SVC
- PURCHASED PROPERTY SERVICES
- SUPPLIES
- COST OF GOODS SOLD
- DEPR, DEBT SVC & OTHER COSTS
- FUND TRANSFERS



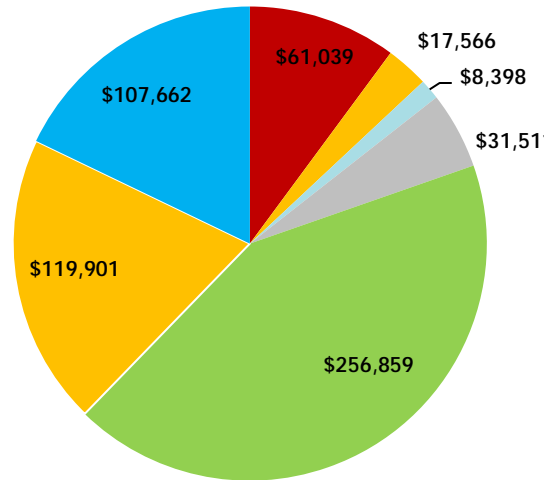
REVENUES [Jun 2021]

- CABLE TELEVISION
- DVR SERVICE
- FIBER OPTICS
- INTERNET
- TELEPHONE
- OTHER REVENUES



EXPENSES [Jun 2021]

- PERSONNEL
- PURCHASED & CONTRACTED SVC
- PURCHASED PROPERTY SERVICES
- SUPPLIES
- COST OF GOODS SOLD
- DEPR, DEBT SVC & OTHER COSTS
- FUND TRANSFERS



MOST RECENT
12-MONTH

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | MOST RECENT 12-MONTH |
|-----------------------------------|------------|------------|--------------|--------------|-------------------------|
| BASIC & EXPANDED BASIC | | | | | |
| Number of Bills | 1,729 | 2,074 | 10,753 | 13,737 | 22,455 |
| Revenue (\$) | \$ 197,252 | \$ 234,867 | \$ 1,224,897 | \$ 1,545,162 | \$ 2,556,261 |
| Revenue Per Bill (\$) | \$ 114 | \$ 113 | \$ 114 | \$ 112 | \$ 114 |
| MINI BASIC | | | | | |
| Number of Bills | 299 | 272 | 1,810 | 1,485 | 3,537 |
| Revenue (\$) | \$ 11,242 | \$ 9,913 | \$ 67,142 | \$ 51,605 | \$ 130,648 |
| Revenue Per Bill (\$) | \$ 38 | \$ 36 | \$ 37 | \$ 35 | \$ 37 |
| BOSTWICK | | | | | |
| Number of Bills | 11 | 11 | 66 | 68 | 132 |
| Revenue (\$) | \$ 1,265 | \$ 1,265 | \$ 7,590 | \$ 7,835 | \$ 15,180 |
| Revenue Per Bill (\$) | \$ 115 | \$ 115 | \$ 115 | \$ 115 | \$ 115 |
| BULK CATV/MOTEL | | | | | |
| Number of Bills | 4 | 5 | 24 | 30 | 50 |
| Revenue (\$) | \$ 1,310 | \$ 1,550 | \$ 7,860 | \$ 9,300 | \$ 16,073 |
| Revenue Per Bill (\$) | \$ 328 | \$ 310 | \$ 328 | \$ 310 | \$ 321 |
| SHOWTIME | | | | | |
| Number of Bills | 3 | 3 | 24 | 22 | 40 |
| Revenue (\$) | \$ 44 | \$ 45 | \$ 290 | \$ 300 | \$ 507 |
| Revenue Per Bill (\$) | \$ 15 | \$ 15 | \$ 12 | \$ 14 | \$ 13 |
| SHOW/HBO | | | | | |
| Number of Bills | 4 | 6 | 30 | 42 | 66 |
| Revenue (\$) | \$ 50 | \$ 75 | \$ 374 | \$ 520 | \$ 826 |
| Revenue Per Bill (\$) | \$ 13 | \$ 13 | \$ 12 | \$ 12 | \$ 13 |
| BULK SHOWTIME/MOTEL | | | | | |
| Number of Bills | - | - | - | - | - |
| Revenue (\$) | \$ - | \$ - | \$ - | \$ - | \$ - |
| Revenue Per Bill (\$) | \$ - | \$ - | \$ - | \$ - | \$ - |
| CINEMAX | | | | | |
| Number of Bills | 2 | 2 | 12 | 12 | 24 |
| Revenue (\$) | \$ 29 | \$ 29 | \$ 176 | \$ 176 | \$ 352 |
| Revenue Per Bill (\$) | \$ 15 | \$ 15 | \$ 15 | \$ 15 | \$ 15 |

MOST RECENT
12-MONTH

Jun 2022

Jun 2021

FY2022 YTD

FY2021 YTD

HBO

| | | | | | | | | | | |
|-----------------------|----|-----|----|-----|----|-------|----|-------|----|-------|
| Number of Bills | | 19 | | 23 | | 128 | | 141 | | 256 |
| Revenue (\$) | \$ | 270 | \$ | 320 | \$ | 1,836 | \$ | 2,032 | \$ | 3,700 |
| Revenue Per Bill (\$) | \$ | 14 | \$ | 14 | \$ | 14 | \$ | 14 | \$ | 14 |

MAX/HBO

| | | | | | | | | | | |
|-----------------------|----|----|----|----|----|-----|----|-----|----|-----|
| Number of Bills | | 4 | | 6 | | 35 | | 35 | | 71 |
| Revenue (\$) | \$ | 43 | \$ | 67 | \$ | 411 | \$ | 428 | \$ | 863 |
| Revenue Per Bill (\$) | \$ | 11 | \$ | 11 | \$ | 12 | \$ | 12 | \$ | 12 |

PLAYBOY

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

STARZ

| | | | | | | | | | | |
|-----------------------|----|-----|----|-----|----|-------|----|-------|----|-------|
| Number of Bills | | 18 | | 19 | | 116 | | 117 | | 222 |
| Revenue (\$) | \$ | 264 | \$ | 257 | \$ | 1,665 | \$ | 1,689 | \$ | 3,180 |
| Revenue Per Bill (\$) | \$ | 15 | \$ | 14 | \$ | 14 | \$ | 14 | \$ | 14 |

DVR

| | | | | | | | | | | |
|-----------------------|----|--------|----|--------|----|--------|----|--------|----|---------|
| Number of Bills | | 127 | | 140 | | 768 | | 860 | | 1,560 |
| Revenue (\$) | \$ | 14,873 | \$ | 16,367 | \$ | 90,658 | \$ | 99,486 | \$ | 184,169 |
| Revenue Per Bill (\$) | \$ | 117 | \$ | 117 | \$ | 118 | \$ | 116 | \$ | 118 |

NON DVR

| | | | | | | | | | | |
|-----------------------|----|-------|----|-------|----|--------|----|--------|----|--------|
| Number of Bills | | 43 | | 40 | | 259 | | 214 | | 510 |
| Revenue (\$) | \$ | 5,180 | \$ | 4,477 | \$ | 30,445 | \$ | 26,639 | \$ | 59,323 |
| Revenue Per Bill (\$) | \$ | 120 | \$ | 112 | \$ | 118 | \$ | 124 | \$ | 116 |

SET TOP BOX

| | | | | | | | | | | |
|-----------------------|----|-------|----|-------|----|-------|----|--------|----|--------|
| Number of Bills | | 115 | | 148 | | 708 | | 932 | | 1,497 |
| Revenue (\$) | \$ | 1,391 | \$ | 1,828 | \$ | 8,592 | \$ | 11,463 | \$ | 18,443 |
| Revenue Per Bill (\$) | \$ | 12 | \$ | 12 | \$ | 12 | \$ | 12 | \$ | 12 |

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | MOST RECENT 12-MONTH |
|--------------------------|-------------------|-------------------|---------------------|---------------------|-------------------------|
| ADD'L DVR BOX | | | | | |
| Number of Bills | 58 | 56 | 324 | 340 | 642 |
| Revenue (\$) | \$ 774 | \$ 856 | \$ 4,575 | \$ 5,231 | \$ 9,314 |
| Revenue Per Bill (\$) | \$ 13 | \$ 15 | \$ 14 | \$ 15 | \$ 15 |
| ADD'L NON DVR BOX | | | | | |
| Number of Bills | 21 | 16 | 126 | 85 | 240 |
| Revenue (\$) | \$ 231 | \$ 165 | \$ 1,371 | \$ 992 | \$ 2,601 |
| Revenue Per Bill (\$) | \$ 11 | \$ 10 | \$ 11 | \$ 12 | \$ 11 |
| FIBER | | | | | |
| Number of Bills | 310 | 185 | 1,676 | 963 | 2,993 |
| Revenue (\$) | \$ 58,658 | \$ 51,560 | \$ 341,056 | \$ 296,565 | \$ 659,818 |
| Revenue Per Bill (\$) | \$ 189 | \$ 279 | \$ 203 | \$ 308 | \$ 220 |
| INTERNET | | | | | |
| Number of Bills | 4,121 | 4,112 | 24,632 | 24,551 | 49,234 |
| Revenue (\$) | \$ 229,610 | \$ 218,252 | \$ 1,366,367 | \$ 1,280,088 | \$ 2,705,592 |
| Revenue Per Bill (\$) | \$ 56 | \$ 53 | \$ 55 | \$ 52 | \$ 55 |
| WIRELESS INTERNET | | | | | |
| Number of Bills | 27 | 40 | 181 | 235 | 395 |
| Revenue (\$) | \$ 1,859 | \$ 2,685 | \$ 12,384 | \$ 16,415 | \$ 27,268 |
| Revenue Per Bill (\$) | \$ 69 | \$ 67 | \$ 68 | \$ 70 | \$ 69 |
| RESIDENTIAL PHONE | | | | | |
| Number of Bills | 733 | 790 | 4,447 | 4,856 | 9,055 |
| Revenue (\$) | \$ 6,538 | \$ 5,599 | \$ 37,704 | \$ 31,441 | \$ 71,710 |
| Revenue Per Bill (\$) | \$ 9 | \$ 7 | \$ 8 | \$ 6 | \$ 8 |
| COMMERCIAL PHONE | | | | | |
| Number of Bills | 283 | 282 | 1,708 | 1,706 | 3,395 |
| Revenue (\$) | \$ 18,392 | \$ 18,438 | \$ 109,763 | \$ 113,279 | \$ 218,846 |
| Revenue Per Bill (\$) | \$ 65 | \$ 65 | \$ 64 | \$ 66 | \$ 64 |
| TOTAL REVENUES | \$ 549,273 | \$ 568,616 | \$ 3,315,156 | \$ 3,500,646 | \$ 6,684,672 |

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

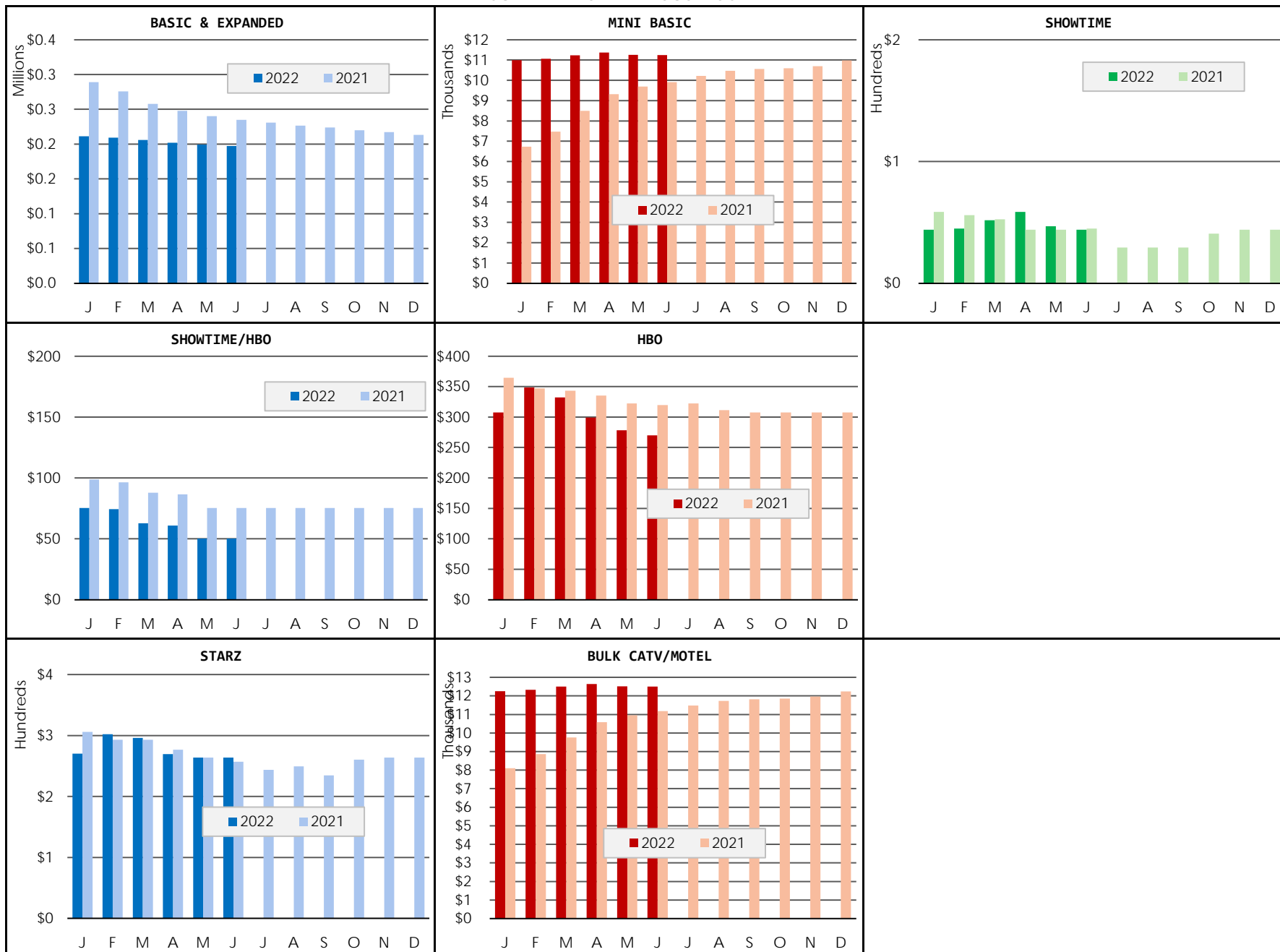
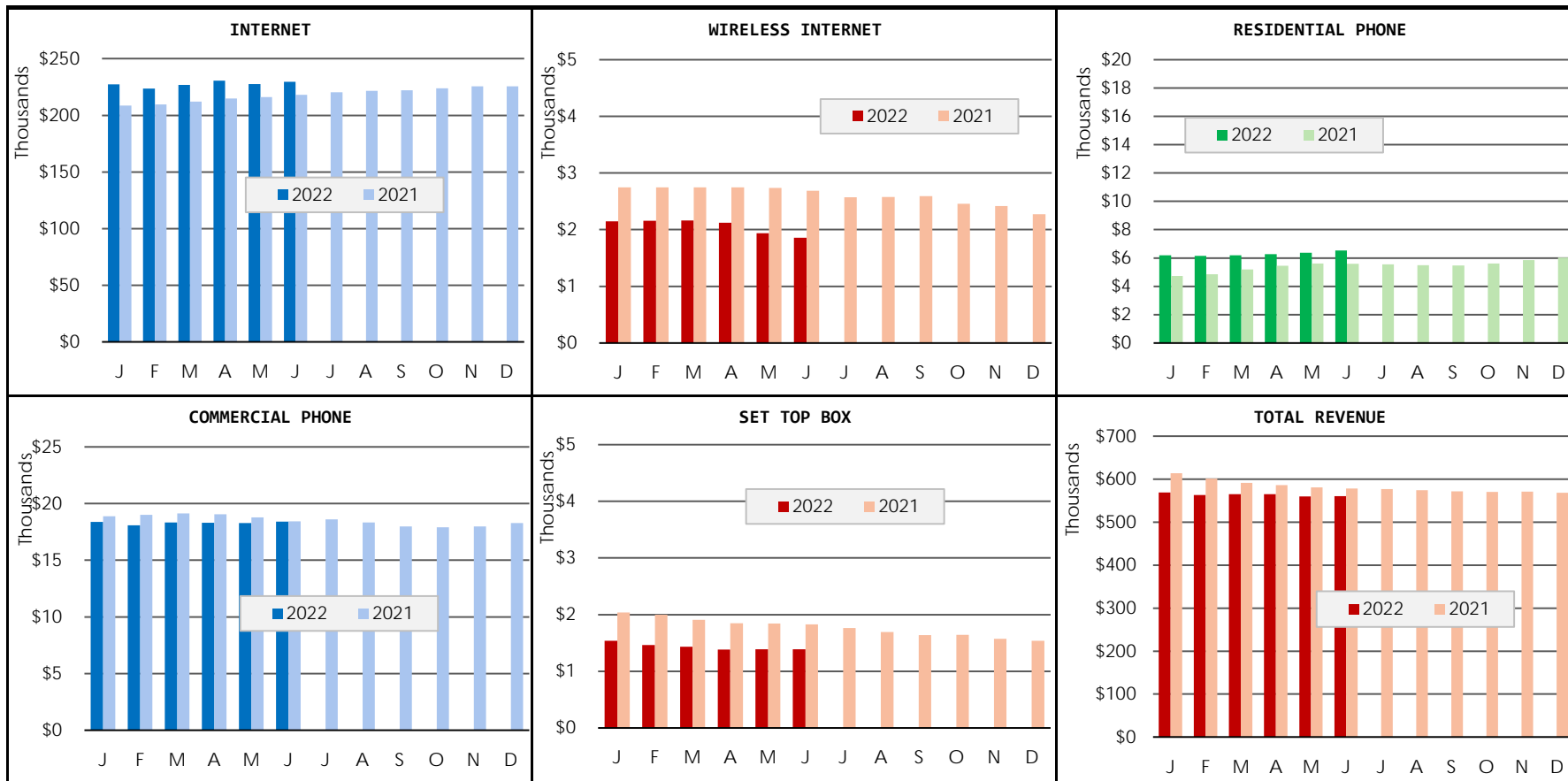


CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR



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





Financial Report

as of June 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

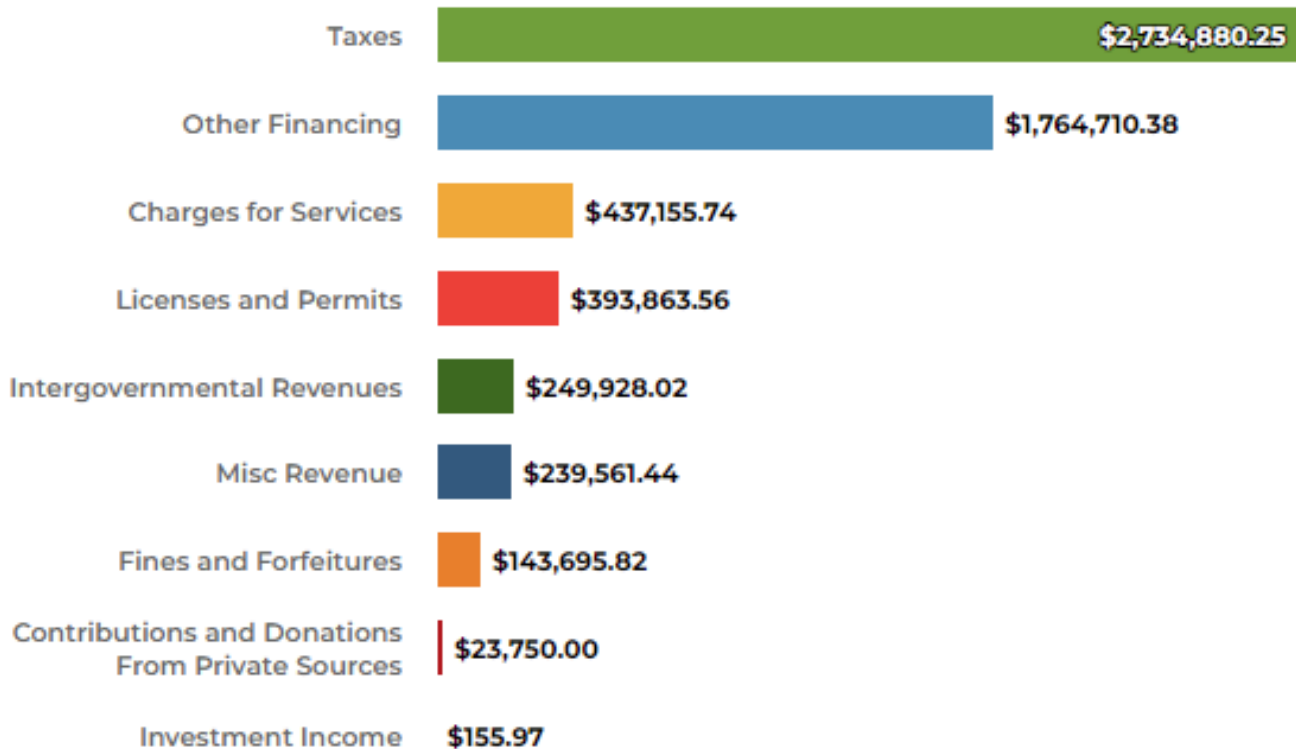
COLLECTED TO DATE

(38% of budgeted collected to date)

\$5,987,701

General Fund year-to-date revenues for the month totaled \$5,987,701 which is 38% of 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

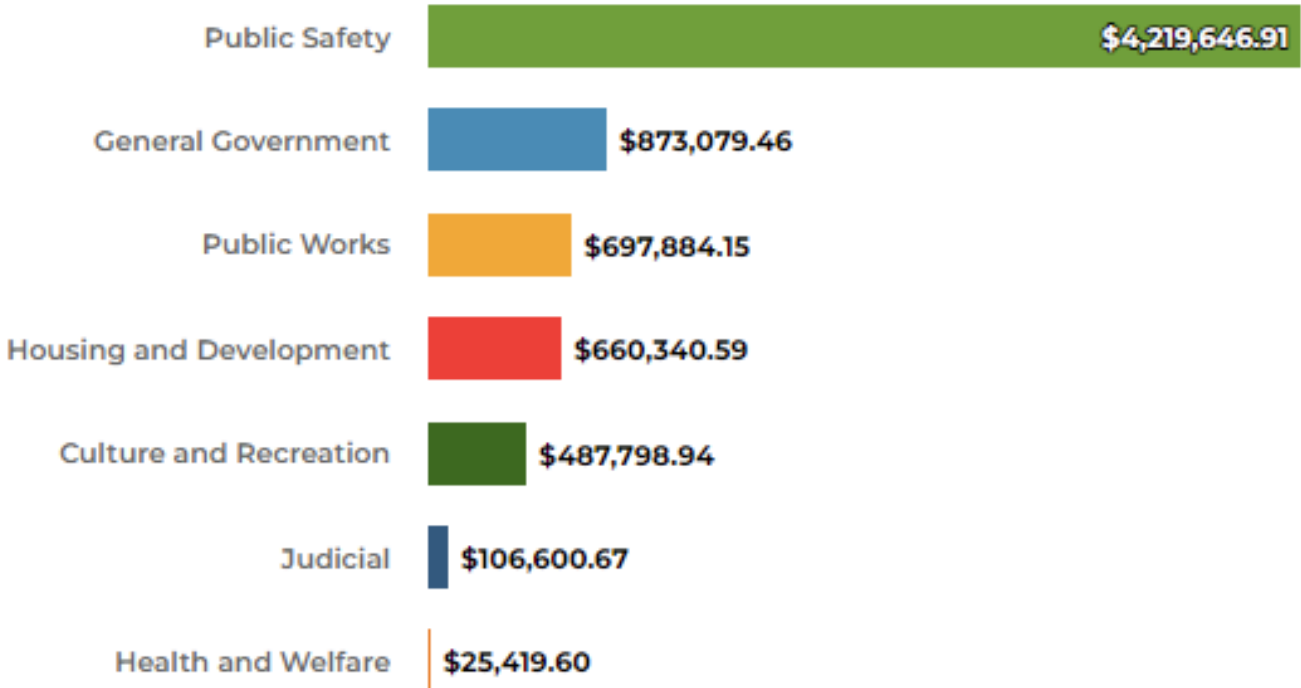
EXPENDED TO DATE

(45% of budgeted used to date)

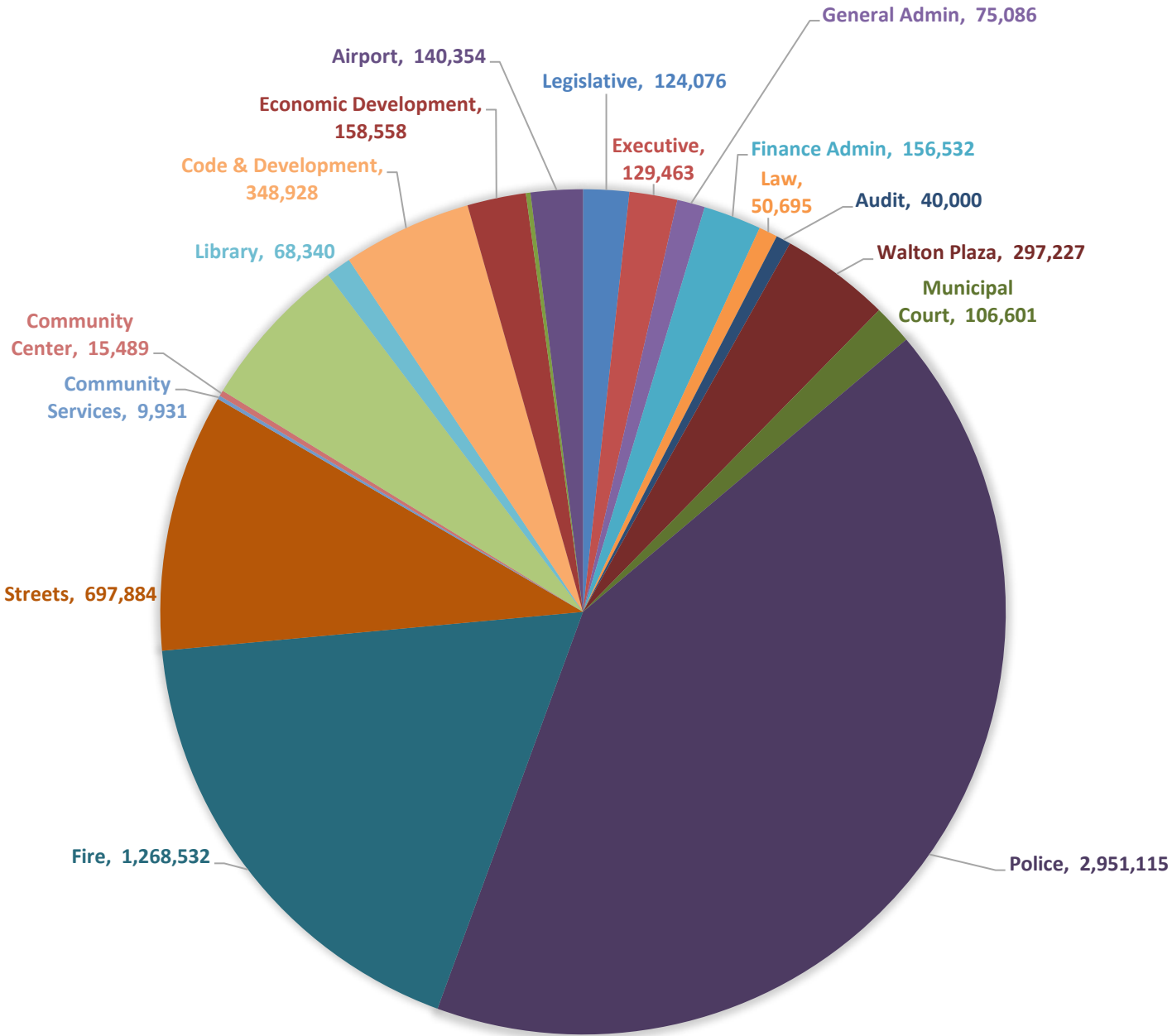
\$7,070,770

General Fund year-to-date expenses for the month totaled \$7,070,770 which is 45% 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

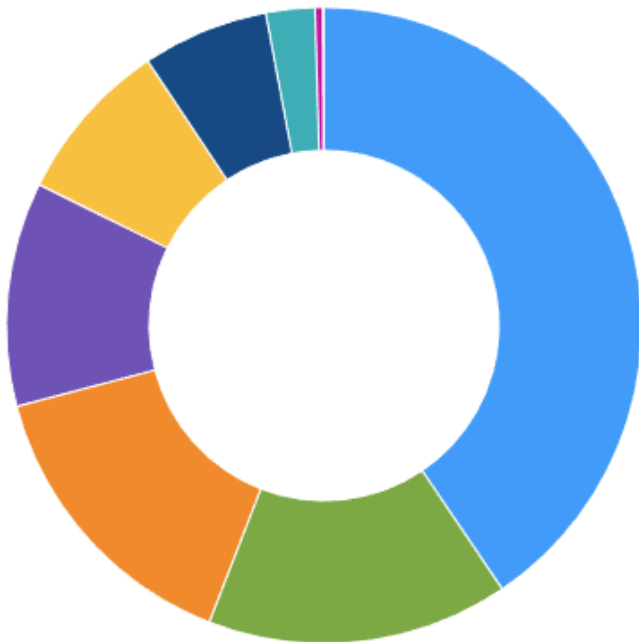
\$45,689,095

COLLECTED TO DATE

(52% of budgeted collected to date)

\$23,793,968

Utility Fund year-to-date operating revenues for the month totaled \$23,747,524. This is 53% of total budgeted revenues of \$45,689,095 for 2022. Capital revenues total \$60,524.



| | |
|---------------------------|--------|
| Electric | 40.5% |
| Water | 15.4% |
| Natural Gas | 15% |
| Sewage | 11.4% |
| Telecom & Internet | 8.3% |
| Cable Tv | 6.4% |
| Utility Intergovernmental | 2.5% |
| Special Facility / Guta | 0.4% |
| Water Distribution System | 0.03% |
| Stormwater | 0.01% |
| Util Finance | 0.008% |
| Sewage Treatment Plant | 0.000% |

UTILITY FUND EXPENDITURES



TOTAL BUDGETED

\$45,689,095

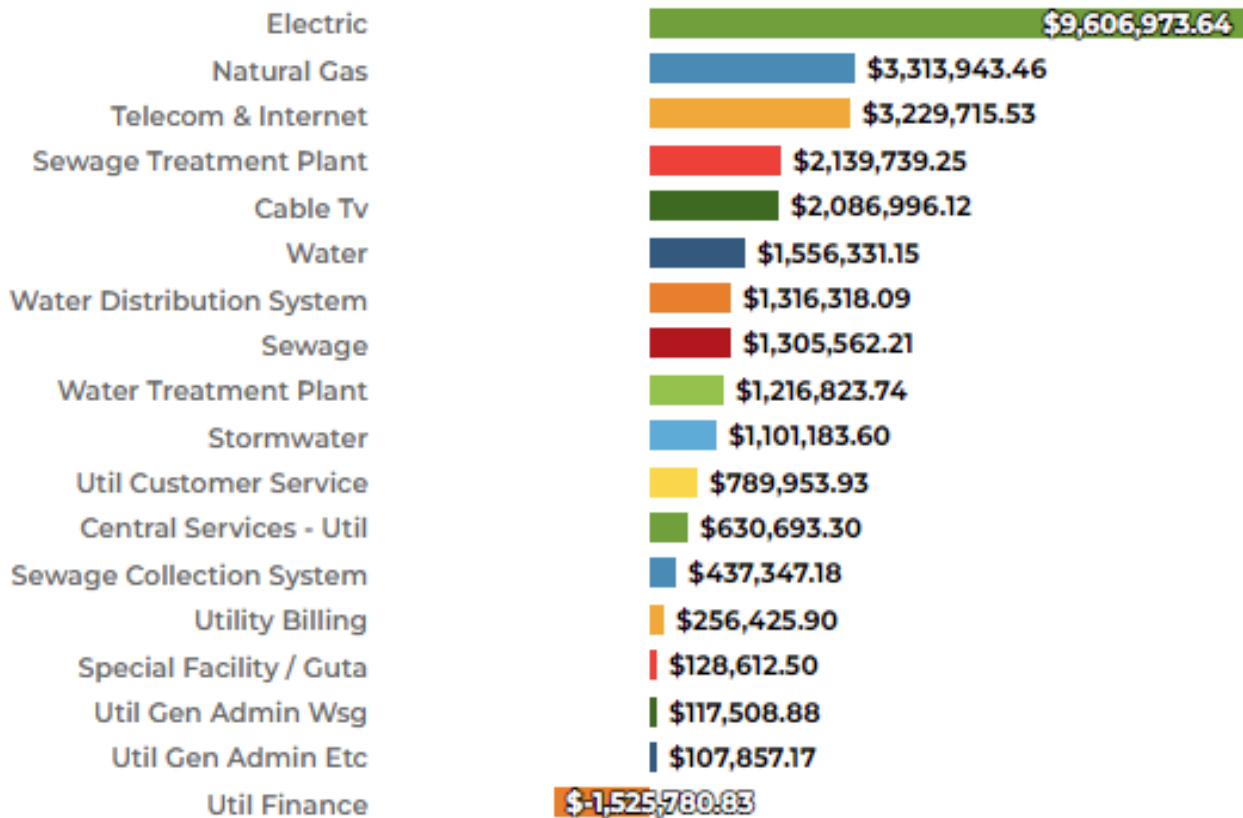
EXPENDED TO DATE

(61% of budgeted used to date)

\$27,816,205

Utility Fund year-to-date operating expenses for the month totaled \$21,708,246 (*excluding capital expense*) which is 48% of total budgeted expenses of \$45,689,095 for 2022. Year-to-date capital expense totaled \$6,109,045.

Utility YTD Expenditures



SOLID WASTE FUND SUMMARY

SOLID WASTE FUND REVENUES



TOTAL BUDGETED

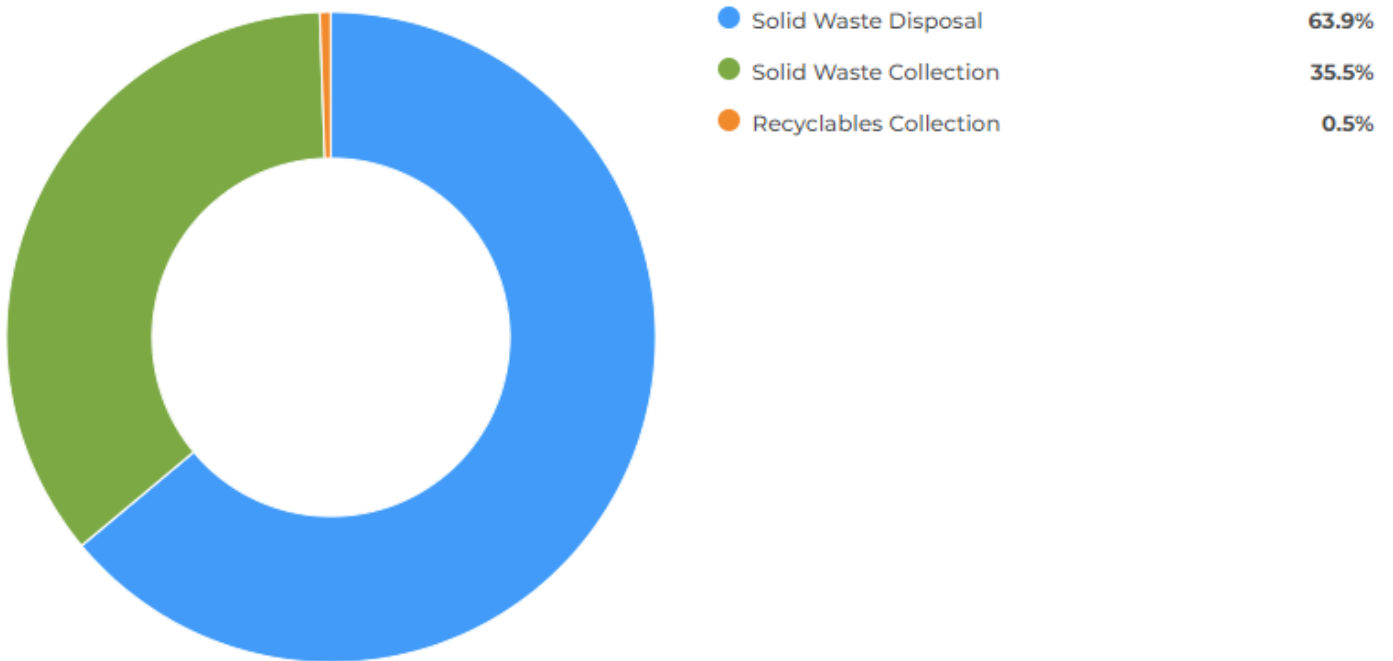
\$6,193,677

COLLECTED TO DATE

(56% of budgeted collected to date)

\$3,442,571

Solid Waste year-to-date revenues for the month totaled \$3,442,571. This is 56% of total budgeted revenues of \$6,193,677 for 2022.



SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

\$6,193,677

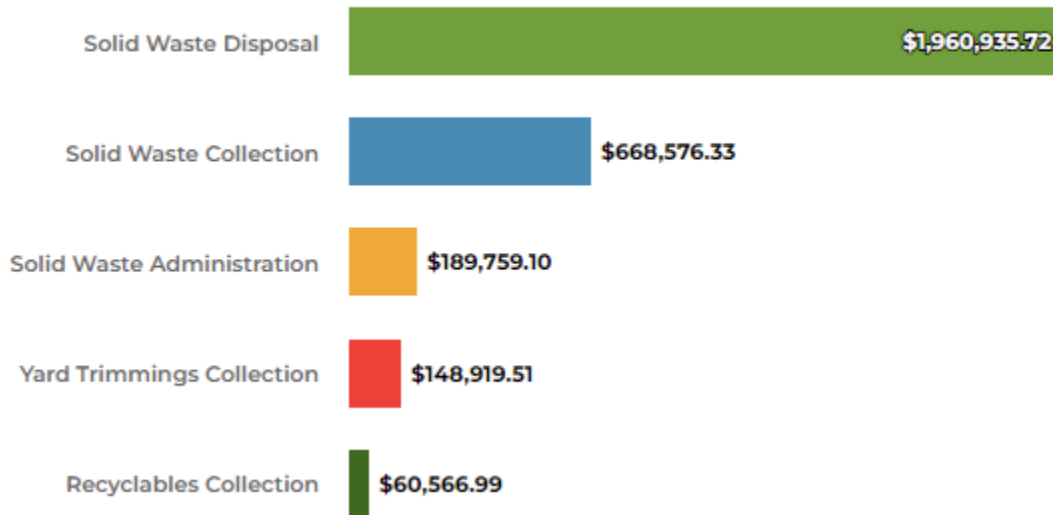
EXPENDED TO DATE

(52% of budgeted used to date)

\$3,235,312

Solid Waste year-to-date expenses for the month totaled \$3,189,726 (*excluding capital expense*) which is 52% of total budgeted expenses \$6,193,677. Year to date capital expenses total \$45,586.

Solid Waste YTD Expenditures



Cash balances for the City of Monroe at month end totaled **\$84,046,272** including the utility bond funds.
The following table shows the individual account balances for the major funds

| GOVERNMENTAL FUND | |
|-------------------------------------------------|------------|
| General Fund Checking | 2,911,952 |
| Stabilization Fund | 1,250,000 |
| Group Health Insurance Claims (Insurance Trust) | 78,368 |
| CAPITAL PROJECTS FUND | |
| Capital Improvement - General Government | 2,740 |
| Old SPLOST 2007 | 1,380,834 |
| SPLOST 2013 | 545,176 |
| SPLOST 2019 | 4,138,165 |
| SPECIAL REVENUE FUND | |
| Hotel/Motel | 2,272 |
| DEA Confiscated Assets Fund | 129,640 |
| Confiscated Assets Fund | 91,069 |
| American Rescue Plan | 2,313,059 |
| ENTERPRISE FUND | |
| Solid Waste | 726,305 |
| Solid Waste Capital | 946,672 |
| Utility Revenue | 89,742 |
| Utility Revenue Reserve | 1,000,000 |
| CDBG 2020 | 500 |
| Utility MEAG Short-Term Investment | 6,733,247 |
| Utility MEAG Intermediate Extended Investment | 8,675,713 |
| Utility MEAG Intermediate Portfolio Investment | 3,611,944 |
| Utility Capital Improvement | 4,070,745 |
| Utility Tap Fees | 6,495,696 |
| Utility GEFA | 1,000 |
| Utility Bond Sinking Fund | 297,047 |
| 2020 Util Bond Sinking Fund | 149,122 |
| 2020 Bond Fund | 35,603,253 |
| Utility Customer Deposits (Restricted) | 679,890 |
| Utility Customer Deposits (Investment) | 1,584,140 |

The total Utility Capital funds available at month end are \$11,566,441 as broken down in the section below:

| | |
|------------------------------------------|-------------------|
| Utility Capital Improvement Cash Balance | 4,070,745 |
| Utility Revenue Reserve Cash Balance | 1,000,000 |
| Tap Fees Cash Balance | 6,495,696 |
| Total Current Funds Available | 11,566,441 |

| <u>Remaining</u> <u>Budget</u> | <u>2022 Budgeted</u> <u>Expense</u> | <u>2022 Actual</u> <u>Expense</u> | <u>Remaining</u> <u>Budget</u> |
|-----------------------------------|----------------------------------------|--------------------------------------|-----------------------------------|
|-----------------------------------|----------------------------------------|--------------------------------------|-----------------------------------|

| | | | | |
|---------------------------------------------|-----------|-----------|------------|------------|
| Totals | 7,494,380 | 8,627,324 | 2,546,459 | 14,490,428 |
| Remaining estimated annual Tap Fees | - | 1,449,996 | 724,998 | 724,998 |
| Remaining estimated annual CIP transfers-in | - | 3,456,000 | 1,728,000 | 1,728,000 |
| Estimated Utility Capital Cash Balance EOY | 4,072,061 | | 14,019,439 | (470,989) |

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

Utility Transfers Out

| | Capital | |
|------------------|---------------------|---------------------|
| | Improvement | General Fund |
| 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 | | |
| August | | |
| September | | |
| October | | |
| November | | |
| December | | |
| YTD Total | \$ 1,768,776 | \$ 1,619,278 |

Utility Capital Funding

Approved Projects/Assets

| Dept | Project Description | Remaining | 2022 Budgeted | 2022 Actual | Remaining Budget |
|---------------|-------------------------------------------------------------------|-----------|---------------|-------------|------------------|
| | | Budget | Expense | Expense | |
| Sewer | Sewer Main Rehab 2022 | 200,000 | 200,000 | 9,413 | 390,587 |
| Sewer | air compressor | 24,760 | | | 24,760 |
| Sewer | Trickling Filter Pump | 41,161 | | | 41,161 |
| Sewer | Truck Replacement | | 49,000 | | 49,000 |
| Sewer | Application/Design CDBG 2022 submittal | | | 7,700 | |
| Sewer | CDBG 2022 Construction | - | 100,000 | - | 100,000 |
| Sewer | Final Clarifier Clean Out | 20,000 | | | 20,000 |
| Sewer | 16 Ton Equipment Trailer | 8,190 | 16,990 | 14,990 | 10,190 |
| Sewer | Sewer Extensions | 100,000 | | | 100,000 |
| Sewer | Lumpkin Street Sewer improvements | | | 424 | |
| Sewer | Fusing Machine | | 23,700 | 22,415 | 1,285 |
| 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 | 32,234 | 317,766 |
| Sewer Plant | Wastewater Pump Station Electrical | | 200,000 | | 200,000 |
| Water | Water Main Rehab 2021 | 581,148 | - | | 581,148 |
| Water | Water Main Rehab 2022 | | 300,000 | | 300,000 |
| Water | Fire Hydrant Replacement | 127,273 | 55,000 | | 182,273 |
| Water | Replacement of Controls | 40,000 | | | 40,000 |
| Water | Warehouse Improvements | 22,384 | | | 22,384 |
| Water | Water Meters | 113,000 | 56,500 | | 169,500 |
| Water | Alcovy River Screen | 350,000 | | | 350,000 |
| Water | Fire Hydrant Security | 75,000 | 50,000 | | 125,000 |
| Water | High Service Pumps | 12,034 | | | 12,034 |
| Water | Service Renewals | | 200,000 | | 200,000 |
| Water | Water Main Extensions | | 300,000 | | 300,000 |
| Water | Water Master Plan | 32,306 | | 1,745 | 30,561 |
| Water | New Construction Water Meters | 20,560 | | | 20,560 |
| Water | equipment trailer | 8,190 | 16,990 | 14,990 | 10,190 |
| Water | REMOVE BRICK FACING OLD WATER PLANT | | | 74,429 | |
| Water | Lumpkin Street Water Improvements | | | | - |
| Water | Truck | | 47,000 | 39,314 | |
| Water | Waterline extensions & pressure improvements | 150,000 | | | 146,226 |
| Water | Jim Daws Water Hydrant Extension | | | 3,774 | |
| Water | Macedonia Church Rd Water Extension | | 8,800 | 7,899 | 901 |
| Water Plant | Infrastructure Repair/Replacement | 400,000 | 250,000 | | 650,000 |
| Water Plant | Membrane Filters 2022 | 50,000 | 200,000 | 151,442 | 98,558 |
| 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 | Town Green | | 2,000,000 | | 2,000,000 |
| Central Svcs | Vehicle | - | 77,000 | | 77,000 |
| Central Svcs | Exchange server | 49,038 | 15,000 | | 64,038 |
| Central Svcs | Forklift at Warehouse | 36,100 | 40,000 | | 76,100 |
| Central Svcs | Zero Turn Mower | | 12,000 | | 12,000 |
| Central Svcs | City Hall Flooring Replacement | | 90,000 | | 90,000 |
| Central Svcs | North Lumpkin Alleyway Improvements | | 150,000 | | 150,000 |
| Central Svcs | Utility Branding Imagery | | 175,000 | 36,586 | 138,414 |
| Central Svcs | SR 83 connector - engineering | - | | 139 | |
| Central Svcs | Plaza renovations phase #2 (bldgs B thru E) | | | 117,851 | |
| Admin | Trucks | 48,000 | | | 48,000 |
| Admin | Itron hand-held mobile unit | - | | | - |
| Admin | My Civic Citizen citywide app | | | | - |
| Admin | Cisco Firepower for cyber security | | | 10,379 | |
| Admin | City Hall concrete, drainage, sprinkler | 0 | | | - |
| Electric | Reconductor Distrubtion System | 148,448 | | | 148,448 |
| Electric | Reconductor Distrubtion System 2022 | | - | | - |
| Electric | Automated Switching | 74,572 | | | 74,572 |
| Electric | 3 Phase Feeder (Hwy138 - Hospital) | 95,000 | | | 95,000 |
| Electric | Cover Gear | 25,000 | | | 25,000 |
| Electric | Pole Crane | 80,000 | | | 80,000 |
| Electric | System Automation 2019-2020 | 103,978 | - | | 103,978 |
| Electric | Altec AA55 bucket truck | | 205,000 | | 205,000 |
| Electric | Underground for Town Green | 138,129 | | 69,451 | 68,678 |
| Electric | AMI meters/system | 346,613 | | | 346,613 |
| Electric | Rebuild Highland & S Madison Ave (poles, transformers, wire, etc) | 556,207 | | 100,000 | 456,207 |

| | | | | |
|------------|---------------------------------------------|---------|---------|---------|
| Electric | GIS Program Development | 5,817 | | 5,817 |
| Electric | commercial demand meters | 70,000 | | 16,144 |
| Electric | Monroe Pavilion Electric | - | | 177,437 |
| Electric | Pole Replacement | | 200,000 | 200,000 |
| Electric | Pole / Wire trailer | | | - |
| Electric | Downtown Lighting Replacement 2021 | 22,002 | | 22,002 |
| Electric | Downtown Lighting Replacement 2022 | | - | - |
| Electric | Hwy11/78 Lighting | | | - |
| Electric | Meadows Farm Subdivision | | | 28,130 |
| Electric | Etten Drive Commercial Bldg | | | - |
| Electric | Belle Meade replace primary elec line | | | - |
| Electric | Stone Creek II streetlights | | | 5,397 |
| Electric | City Hall lighting | | | - |
| Electric | Three Phase Rebuild | | 125,000 | 125,000 |
| Electric | EV charging stations | | 110,500 | 110,500 |
| Telecom | IP Conversion | 107,729 | | 107,729 |
| Telecom | IP Conversion 2022 | | - | - |
| Telecom | IPTV | 100,585 | | 100,585 |
| Telecom | IPTV 2022 | | - | - |
| Telecom | 2018 redundancy | 309,409 | | 309,409 |
| Telecom | Redundancy 2022 | | - | - |
| Telecom | Community WiFi / Wireless Deployment | 50,459 | | 50,459 |
| Telecom | Community WiFi / Wireless Deployment 2022 | | - | - |
| Telecom | Fusion Splicer | 38,079 | | 38,079 |
| Telecom | Fiber Blower | 0 | | - |
| Telecom | Halon Fire Suppression | 44,000 | | 44,000 |
| Telecom | Micro Trench Saw | 0 | | - |
| Telecom | GIS Program Development | - | | - |
| Telecom | Carrier Grade NAT | - | | - |
| Telecom | Fiber to the X services | - | | 338,256 |
| Telecom | Core switch replacement | 22,198 | | 22,198 |
| Telecom | FTTX | | 595,000 | 595,000 |
| Telecom | Altec 37G vehicles/Two | | 126,000 | 126,000 |
| Telecom | Streaming TV | | | 79,227 |
| Telecom | Managed WiFi | | | 88,647 |
| Gas | Gas GIS | 72,249 | | 72,249 |
| Gas | Lacy, Davis, Harris & Ash Streets | 140,000 | | 140,000 |
| Gas | Various Projects | 100,000 | | 100,000 |
| Gas | GIS Program Development | 5,817 | | 5,817 |
| Gas | natural gas master plan | 150,000 | | 150,000 |
| Gas | Gas Main Renewal 2021 | 161,092 | | 161,092 |
| Gas | Gas Main Renewal 2022 | | 400,000 | 14,055 |
| Gas | equipment trailer | 16,380 | 33,980 | 32,280 |
| Gas | Main Extension (Monroe Pavilion, etc) | 88,705 | | 88,705 |
| Gas | Main Extensions 2022 | | 200,000 | 57,688 |
| Gas | Truck | - | | - |
| Gas | mini excavator | | 70,014 | 70,014 |
| Gas | Gas System Improv-Metering SCADA | | 18,500 | 18,500 |
| Gas | Lumpkin Street Gas Improvements | | | - |
| Stormwater | Lateral Repair | 8,183 | | 8,183 |
| Stormwater | Storm/Drain Retention Pond Rehab | 270,500 | 100,000 | 370,500 |
| Stormwater | Improvements | 100,000 | | 100,000 |
| Stormwater | pickup truck | 93,232 | | 93,232 |
| Stormwater | 2018 Infrastructure Repair/Replacement | 45,510 | | 45,510 |
| Stormwater | Infrastructure / Pipes / Inlets / etc. 2021 | 103,900 | | 103,900 |
| Stormwater | Infrastructure / Pipes / Inlets / etc. 2022 | | 50,000 | 9,500 |
| 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 |
| Stormwater | CDBG 2020 Construction | 996,442 | | 822,707 |
| | | | | 173,735 |

Utility 2020 Bond Projects

| | Original Budget | Expenditures | Balance |
|----------------------------------------------|---------------------|---------------------|---------------------|
| Alcoy Sewer Line Extension | 4,000,000 | 1,926,455 | 2,073,545 |
| Loganville Water Transmission Line Extension | 5,580,000 | 5,580,000 | - |
| Broadband Fiber Extension | 12,700,000 | 2,769,616 | 9,930,384 |
| Blaine Station Telecom Building | 478,648 | 424,344 | 54,304 |
| Wastewater Treatment Plant Upgrades | 7,500,000 | 1,952,036 | 5,547,964 |
| Raw Water Line Upgrades | 3,520,000 | 143,916 | 3,376,084 |
| Water Tank Industrial Park & Line Extension | 3,000,000 | 90,322 | 2,909,678 |
| East Walton Gas Line Extension | 1,000,000 | 315,624 | 684,376 |
| 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 | 116,005 | 2,883,995 |
| Water Tank Northside of System | 1,750,000 | | 1,750,000 |
| Bond Closing Fees from Bond Proceeds | | 435,942 | (435,942) |
| | \$50,000,000 | \$15,356,091 | \$34,643,909 |

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 Carts (purchased via OPEX # 531108) | 15,203 | | | 15,203 |
| Solid Waste | Transfer Station Improvements | 24,067 | 25,000 | 26,956 | 22,111 |
| 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 | | 571,000 |
| Solid Waste | Pickup Truck | - | 35,000 | | 35,000 |
| Solid Waste | Front Load Dumpsters - Monroe Pavilion | | | 18,630 | |
| Totals | | 459,270 | 525,752 | 45,586 | 958,066 |
| Remaining estimated annual CIP transfers-in | | - | 300,000 | 150,000 | 150,000 |
| Estimated Solid Waste Capital Cash Balance | | 487,402 | | | 138,606 |

Solid Waste Capital Improvement Cash Balance 946,672 as of June

SPLOST Budgets

| 2013 SPLOST | Original Budget | Total Revenue Received Amended Budget | Expenditures | Reimbursements | Balance |
|----------------|-----------------|------------------------------------------|--------------|----------------|-----------|
| Transportation | \$5,785,964 | \$5,953,753 | \$9,330,223 | \$3,839,812 | \$463,343 |
| Public Safety | 1,200,000 | 1,210,933 | 1,148,642 | 19,542 | 81,833 |
| Solid Waste | 2,513,544 | 2,119,133 | 2,119,132 | | 0 |
| | \$9,499,508 | \$9,283,819 | \$12,597,997 | \$3,859,354 | \$545,176 |

| 2019 SPLOST | Original Budget | Total Revenue Received | Expenditures | Reimbursements | Balance |
|----------------|-----------------|------------------------|--------------|----------------|-------------|
| Transportation | \$6,139,675 | \$5,617,819 | \$3,780,475 | \$1,287,929 | \$3,125,273 |
| Parks | 2,631,289 | 2,407,637 | 1,395,115 | 341 | 1,012,862 |
| | \$8,770,964 | \$8,025,455 | \$5,175,590 | \$1,288,270 | \$4,138,135 |

General Fund

For Fiscal Period Ending: 6/2022



| | Original Total Budget | Current Total Budget | Period Activity | YTD | Assumed Dec | July- Projected Year End 2022 | Year End 2021 |
|----------------------------------|--------------------------|-------------------------|--------------------|--------------------|-------------------|-------------------------------------|-------------------|
| Revenue | | | | | | | |
| 1510 - FINANCE ADMIN | 13,844,928 | 13,844,928 | 781,165 | 4,954,912 | 9,329,471 | 14,284,383 | 14,143,436 |
| 1519 - INTERGOVERNMENTAL | 109,600 | 109,600 | 12,468 | 24,935 | 98,692 | 123,627 | 126,615 |
| 1565 - WALTON PLAZA | 3,308 | 3,308 | 276 | 1,654 | 1,655 | 3,309 | 3,308 |
| 2650 - MUNICIPAL COURT | 300,000 | 300,000 | 11,281 | 121,590 | 155,711 | 277,301 | 293,141 |
| 3200 - POLICE | 198,739 | 248,258 | 1,905 | 75,406 | 140,564 | 215,970 | 360,736 |
| 3500 - FIRE OPERATIONS | 49,812 | 60,344 | - | 10,532 | 49,812 | 60,344 | 64,005 |
| 3510 - FIRE PREVENTION/CRR | - | - | 2,125 | 5,505 | 500 | 6,005 | 1,000 |
| 4200 - STREETS & TRANSPORTATION | 175,474 | 175,474 | - | 190,998 | - | 190,998 | 152,099 |
| 5530 - COMMUNITY CENTER | 38,333 | 38,333 | 6,667 | 27,083 | 17,915 | 44,998 | 18,333 |
| 7200 - CODE & DEVELOPMENT | 506,700 | 506,700 | 39,440 | 401,466 | 275,240 | 676,707 | 505,555 |
| 7520 - ECONOMIC DEVELOPMENT | 20,000 | 20,000 | - | 7,779 | 17,143 | 24,922 | 26,027 |
| 7521 - MAINSTREET | 35,000 | 35,000 | - | 8,750 | 26,250 | 35,000 | 35,000 |
| 7563 - AIRPORT | 205,350 | 205,350 | 21,647 | 157,091 | 155,511 | 312,602 | 278,194 |
| Revenue Total: | 15,487,244 | 15,547,295 | 876,973 | 5,987,701 | 10,268,465 | 16,256,166 | 16,007,449 |
| Expense | | | | | | | |
| 1100 - LEGISLATIVE | 251,291 | 251,291 | 27,489 | 124,076 | 123,080 | 247,156 | 240,604 |
| 1300 - EXECUTIVE | 571,181 | 571,181 | 22,260 | 129,463 | 214,858 | 344,321 | 389,602 |
| 1400 - ELECTIONS | - | - | - | - | - | - | 17,700 |
| 1500 - GENERAL ADMIN | 147,847 | 147,847 | 11,695 | 75,086 | 74,134 | 149,220 | 144,744 |
| 1510 - FINANCE ADMIN | 501,455 | 501,455 | 24,923 | 156,531 | 226,433 | 382,964 | 1,285,060 |
| 1530 - LAW | 160,000 | 160,000 | 50,527 | 50,695 | - | 50,695 | 218,844 |
| 1560 - AUDIT | 40,000 | 40,000 | - | 40,000 | - | 40,000 | 39,500 |
| 1565 - WALTON PLAZA | 594,136 | 594,136 | 27,708 | 297,227 | 298,128 | 595,356 | 596,373 |
| 2650 - MUNICIPAL COURT | 217,973 | 217,973 | 32,166 | 106,601 | 119,099 | 225,700 | 197,999 |
| 3200 - POLICE | 6,360,323 | 6,409,842 | 527,218 | 2,951,115 | 3,358,184 | 6,309,298 | 5,732,588 |
| 3500 - FIRE OPERATIONS | 2,700,122 | 2,710,654 | 211,584 | 1,225,226 | 1,486,178 | 2,711,404 | 2,445,037 |
| 3510 - FIRE PREVENTION/CRR | 102,787 | 102,787 | 8,179 | 43,306 | 48,763 | 92,069 | 93,355 |
| 4200 - STREETS & TRANSPORTATION | 1,646,471 | 1,646,471 | 125,568 | 697,884 | 793,380 | 1,491,265 | 1,474,913 |
| 5500 - COMMUNITY SERVICES | 12,900 | 12,900 | - | 9,931 | 8,487 | 18,418 | 12,818 |
| 5530 - COMMUNITY CENTER | 6,032 | 6,032 | 13,223 | 15,489 | 3,291 | 18,780 | 10,462 |
| 6200 - BLDGS & GROUNDS | 582,127 | 582,127 | 58,229 | 419,459 | 236,756 | 656,214 | 1,217,014 |
| 6500 - LIBRARIES | 124,075 | 124,075 | 31,178 | 68,340 | 63,337 | 131,677 | 135,123 |
| 7200 - CODE & DEVELOPMENT | 771,750 | 771,750 | 71,515 | 348,928 | 412,465 | 761,393 | 716,608 |
| 7400 - PLANNING AND ZONING | 4,844 | 4,844 | - | - | 4,844 | 4,844 | 4,844 |
| 7520 - ECONOMIC DEVELOPMENT | 520,780 | 520,780 | 30,189 | 158,558 | 278,716 | 437,274 | 460,745 |
| 7550 - DOWNTOWN DEVELOPMENT | 25,400 | 25,400 | 6,250 | 12,500 | 12,736 | 25,236 | 25,000 |
| 7563 - AIRPORT | 145,750 | 145,750 | 7,224 | 140,354 | 142,168 | 282,522 | 191,257 |
| Expense Total: | 15,487,244 | 15,547,295 | 1,287,126 | 7,070,770 | 7,905,038 | 14,975,807 | 15,650,193 |
| Report Surplus (Deficit): | | | | (1,083,068) | | 1,280,358 | 357,256 |

General Fund

Monthly Budget Report
Group Summary

For Fiscal: 2022 Period Ending: 06/30/2022



Monroe, GA

| DEP... | June Budget | June Activity | Variance Favorable (Unfavorable) | Percent Remaining | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Remaining | Total Budget |
|------------------------------------------------------|-------------------|-------------------|----------------------------------|-------------------|---------------------|---------------------|----------------------------------|-------------------|---------------------|
| Revenue | | | | | | | | | |
| R1: 31 - TAXES | | | | | | | | | |
| 1510 - FINANCE ADMIN | 775,889.41 | 428,632.34 | -347,257.07 | -44.76 % | 4,655,336.46 | 2,734,880.25 | -1,920,456.21 | -41.25 % | 9,314,399.00 |
| Total R1: 31 - TAXES: | 775,889.41 | 428,632.34 | -347,257.07 | -44.76 % | 4,655,336.46 | 2,734,880.25 | -1,920,456.21 | -41.25 % | 9,314,399.00 |
| R1: 32 - LICENSES & PERMITS | | | | | | | | | |
| 7200 - CODE & DEVELOPMENT | 36,710.31 | 37,964.63 | 1,254.32 | 3.42 % | 220,261.86 | 393,863.56 | 173,601.70 | 78.82 % | 440,700.00 |
| Total R1: 32 - LICENSES & PERMITS: | 36,710.31 | 37,964.63 | 1,254.32 | 3.42 % | 220,261.86 | 393,863.56 | 173,601.70 | 78.82 % | 440,700.00 |
| R1: 33 - INTERGOVERNMENTAL | | | | | | | | | |
| 1519 - INTERGOVERNMENTAL | 9,129.68 | 12,467.50 | 3,337.82 | 36.56 % | 54,778.08 | 24,935.00 | -29,843.08 | -54.48 % | 109,600.00 |
| 3200 - POLICE | 7,042.08 | 0.00 | -7,042.08 | -100.00 % | 42,252.48 | 49,519.00 | 7,266.52 | 17.20 % | 84,519.00 |
| 4200 - STREETS & TRANSPORTATION | 14,616.98 | 0.00 | -14,616.98 | -100.00 % | 87,701.88 | 175,474.02 | 87,772.14 | 100.08 % | 175,474.00 |
| Total R1: 33 - INTERGOVERNMENTAL: | 30,788.74 | 12,467.50 | -18,321.24 | -59.51 % | 184,732.44 | 249,928.02 | 65,195.58 | 35.29 % | 369,593.00 |
| R1: 34 - CHARGES FOR SERVICES | | | | | | | | | |
| 1510 - FINANCE ADMIN | 66,640.00 | 62,896.50 | -3,743.50 | -5.62 % | 399,840.00 | 411,398.18 | 11,558.18 | 2.89 % | 800,000.00 |
| 3200 - POLICE | 1,666.00 | 731.59 | -934.41 | -56.09 % | 9,996.00 | 3,781.01 | -6,214.99 | -62.17 % | 20,000.00 |
| 3510 - FIRE PREVENTION/CRR | 0.00 | 2,125.00 | 2,125.00 | 0.00 % | 0.00 | 5,505.00 | 5,505.00 | 0.00 % | 0.00 |
| 7200 - CODE & DEVELOPMENT | 416.50 | 1,475.49 | 1,058.99 | 254.26 % | 2,499.00 | 8,182.55 | 5,683.55 | 227.43 % | 5,000.00 |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 1,666.00 | 0.00 | -1,666.00 | -100.00 % | 9,996.00 | 7,779.00 | -2,217.00 | -22.18 % | 20,000.00 |
| 7563 - AIRPORT | 91.63 | 85.00 | -6.63 | -7.24 % | 549.78 | 510.00 | -39.78 | -7.24 % | 1,100.00 |
| Total R1: 34 - CHARGES FOR SERVICES: | 70,480.13 | 67,313.58 | -3,166.55 | -4.49 % | 422,880.78 | 437,155.74 | 14,274.96 | 3.38 % | 846,100.00 |
| R1: 35 - FINES & FORFEITURES | | | | | | | | | |
| 2650 - MUNICIPAL COURT | 24,990.00 | 11,281.43 | -13,708.57 | -54.86 % | 149,940.00 | 121,589.81 | -28,350.19 | -18.91 % | 300,000.00 |
| 3200 - POLICE | 2,499.00 | 3,178.02 | 679.02 | 27.17 % | 14,994.00 | 22,106.01 | 7,112.01 | 47.43 % | 30,000.00 |
| Total R1: 35 - FINES & FORFEITURES: | 27,489.00 | 14,459.45 | -13,029.55 | -47.40 % | 164,934.00 | 143,695.82 | -21,238.18 | -12.88 % | 330,000.00 |
| R1: 36 - INVESTMENT INCOME | | | | | | | | | |
| 1510 - FINANCE ADMIN | 0.00 | 38.86 | 38.86 | 0.00 % | 0.00 | 155.97 | 155.97 | 0.00 % | 0.00 |
| Total R1: 36 - INVESTMENT INCOME: | 0.00 | 38.86 | 38.86 | 0.00 % | 0.00 | 155.97 | 155.97 | 0.00 % | 0.00 |
| R1: 37 - CONTRIBUTIONS & DONATIONS | | | | | | | | | |
| 3200 - POLICE | 333.20 | 0.00 | -333.20 | -100.00 % | 1,999.20 | 0.00 | -1,999.20 | -100.00 % | 4,000.00 |
| 4200 - STREETS & TRANSPORTATION | 0.00 | 0.00 | 0.00 | 0.00 % | 0.00 | 15,000.00 | 15,000.00 | 0.00 % | 0.00 |
| 7521 - MAINSTREET | 2,915.50 | 0.00 | -2,915.50 | -100.00 % | 17,493.00 | 8,750.00 | -8,743.00 | -49.98 % | 35,000.00 |
| Total R1: 37 - CONTRIBUTIONS & DONATIONS: | 3,248.70 | 0.00 | -3,248.70 | -100.00 % | 19,492.20 | 23,750.00 | 4,257.80 | 21.84 % | 39,000.00 |
| R1: 38 - MISCELLANEOUS REVENUE | | | | | | | | | |
| 1510 - FINANCE ADMIN | 2,915.50 | 45.83 | -2,869.67 | -98.43 % | 17,493.00 | 43,767.64 | 26,274.64 | 150.20 % | 35,000.00 |

Monthly Budget Report

For Fiscal: 2022 Period Ending: 06/30/22

| DEP... | June Budget | June Activity | Variance Favorable (Unfavorable) | Percent Remaining | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Remaining | Total Budget |
|------------------------------------------------|---------------------|---------------------|----------------------------------|-------------------|---------------------|----------------------|----------------------------------|-------------------|----------------------|
| 1565 - WALTON PLAZA | 275.55 | 275.63 | 0.08 | 0.03 % | 1,653.30 | 1,653.78 | 0.48 | 0.03 % | 3,308.00 |
| 3200 - POLICE | 0.00 | -2,004.14 | -2,004.14 | 0.00 % | 0.00 | 0.00 | 0.00 | 0.00 % | 0.00 |
| 3500 - FIRE OPERATIONS | 877.67 | 0.00 | -877.67 | -100.00 % | 5,266.02 | 10,532.00 | 5,265.98 | 100.00 % | 10,532.00 |
| 4200 - STREETS & TRANSPORTATION | 0.00 | 0.00 | 0.00 | 0.00 % | 0.00 | 523.69 | 523.69 | 0.00 % | 0.00 |
| 5530 - COMMUNITY CENTER | 3,193.13 | 6,666.67 | 3,473.54 | 108.78 % | 19,158.78 | 27,083.36 | 7,924.58 | 41.36 % | 38,333.00 |
| 7200 - CODE & DEVELOPMENT | 0.00 | 0.00 | 0.00 | 0.00 % | 0.00 | -580.00 | -580.00 | 0.00 % | 0.00 |
| 7563 - AIRPORT | 17,014.02 | 21,561.72 | 4,547.70 | 26.73 % | 102,084.12 | 156,580.97 | 54,496.85 | 53.38 % | 204,250.00 |
| Total R1: 38 - MISCELLANEOUS REVENUE: | 24,275.87 | 26,545.71 | 2,269.84 | 9.35 % | 145,655.22 | 239,561.44 | 93,906.22 | 64.47 % | 291,423.00 |
| R1: 39 - OTHER FINANCING SOURCES | | | | | | | | | |
| 1510 - FINANCE ADMIN | 316,691.58 | 289,551.15 | -27,140.43 | -8.57 % | 1,900,149.48 | 1,764,710.38 | -135,439.10 | -7.13 % | 3,801,777.32 |
| 3200 - POLICE | 9,141.25 | 0.00 | -9,141.25 | -100.00 % | 54,847.50 | 0.00 | -54,847.50 | -100.00 % | 109,739.00 |
| 3500 - FIRE OPERATIONS | 4,149.33 | 0.00 | -4,149.33 | -100.00 % | 24,895.98 | 0.00 | -24,895.98 | -100.00 % | 49,812.00 |
| 7200 - CODE & DEVELOPMENT | 5,081.30 | 0.00 | -5,081.30 | -100.00 % | 30,487.80 | 0.00 | -30,487.80 | -100.00 % | 61,000.00 |
| Total R1: 39 - OTHER FINANCING SOURCES: | 335,063.46 | 289,551.15 | -45,512.31 | -13.58 % | 2,010,380.76 | 1,764,710.38 | -245,670.38 | -12.22 % | 4,022,328.32 |
| Total Revenue: | 1,303,945.62 | 876,973.22 | -426,972.40 | -32.74 % | 7,823,673.72 | 5,987,701.18 | -1,835,972.54 | -23.47 % | 15,653,543.32 |
| Expense | | | | | | | | | |
| 1100 - LEGISLATIVE | 20,932.52 | 27,489.48 | -6,556.96 | -31.32 % | 125,595.12 | 124,075.77 | 1,519.35 | 1.21 % | 251,291.00 |
| 1300 - EXECUTIVE | 47,783.18 | 22,260.45 | 25,522.73 | 53.41 % | 286,699.08 | 129,462.68 | 157,236.40 | 54.84 % | 573,627.24 |
| 1500 - GENERAL ADMIN | 12,468.16 | 11,695.48 | 772.68 | 6.20 % | 74,808.96 | 75,086.46 | -277.50 | -0.37 % | 149,677.40 |
| 1510 - FINANCE ADMIN | 41,940.58 | 24,923.38 | 17,017.20 | 40.57 % | 251,643.48 | 156,531.91 | 95,111.57 | 37.80 % | 503,488.44 |
| 1530 - LAW | 13,328.00 | 50,527.14 | -37,199.14 | -279.11 % | 79,968.00 | 50,695.39 | 29,272.61 | 36.61 % | 160,000.00 |
| 1560 - AUDIT | 3,332.00 | 0.00 | 3,332.00 | 100.00 % | 19,992.00 | 40,000.00 | -20,008.00 | -100.08 % | 40,000.00 |
| 1565 - WALTON PLAZA | 49,491.52 | 27,707.81 | 21,783.71 | 44.02 % | 296,949.12 | 297,227.25 | -278.13 | -0.09 % | 594,136.00 |
| 2650 - MUNICIPAL COURT | 18,293.80 | 32,166.28 | -13,872.48 | -75.83 % | 109,762.80 | 106,600.67 | 3,162.13 | 2.88 % | 219,613.48 |
| 3200 - POLICE | 537,948.39 | 527,217.55 | 10,730.84 | 1.99 % | 3,227,690.34 | 2,951,114.58 | 276,575.76 | 8.57 % | 6,457,925.52 |
| 3500 - FIRE OPERATIONS | 227,867.15 | 211,583.74 | 16,283.41 | 7.15 % | 1,367,202.90 | 1,225,225.89 | 141,977.01 | 10.38 % | 2,735,486.48 |
| 3510 - FIRE PREVENTION/CRR | 8,640.96 | 8,178.98 | 461.98 | 5.35 % | 51,845.76 | 43,306.44 | 8,539.32 | 16.47 % | 103,733.08 |
| 4200 - STREETS & TRANSPORTATION | 138,080.51 | 125,567.57 | 12,512.94 | 9.06 % | 828,483.06 | 697,884.15 | 130,598.91 | 15.76 % | 1,657,625.08 |
| 5500 - COMMUNITY SERVICES | 1,074.57 | 0.00 | 1,074.57 | 100.00 % | 6,447.42 | 9,931.00 | -3,483.58 | -54.03 % | 12,900.00 |
| 5530 - COMMUNITY CENTER | 502.46 | 13,223.01 | -12,720.55 | -2,531.65 % | 3,014.76 | 15,488.60 | -12,473.84 | -413.76 % | 6,032.00 |
| 6200 - BLDGS & GROUNDS | 48,743.92 | 58,229.12 | -9,485.20 | -19.46 % | 292,463.52 | 419,458.54 | -126,995.02 | -43.42 % | 585,160.60 |
| 6500 - LIBRARIES | 10,335.44 | 31,178.26 | -20,842.82 | -201.66 % | 62,012.64 | 68,340.40 | -6,327.76 | -10.20 % | 124,075.00 |
| 7200 - CODE & DEVELOPMENT | 64,935.24 | 71,514.80 | -6,579.56 | -10.13 % | 389,611.44 | 348,928.22 | 40,683.22 | 10.44 % | 779,532.24 |
| 7400 - PLANNING AND ZONING | 403.50 | 0.00 | 403.50 | 100.00 % | 2,421.00 | 0.00 | 2,421.00 | 100.00 % | 4,844.00 |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 43,586.42 | 30,189.26 | 13,397.16 | 30.74 % | 261,518.52 | 158,558.42 | 102,960.10 | 39.37 % | 523,245.76 |
| 7550 - DOWNTOWN DEVELOPMENT | 2,115.82 | 6,250.00 | -4,134.18 | -195.39 % | 12,694.92 | 12,500.00 | 194.92 | 1.54 % | 25,400.00 |
| 7563 - AIRPORT | 12,140.94 | 7,223.92 | 4,917.02 | 40.50 % | 72,845.64 | 140,353.95 | -67,508.31 | -92.67 % | 145,750.00 |
| Total Expense: | 1,303,945.08 | 1,287,126.23 | 16,818.85 | 1.29 % | 7,823,670.48 | 7,070,770.32 | 752,900.16 | 9.62 % | 15,653,543.32 |
| Report Total: | 0.54 | -410,153.01 | -410,153.55 | | 3.24 | -1,083,069.14 | -1,083,072.38 | | 0.00 |

General Fund

Income Statement

Group Summary

For Fiscal: 2022 Period Ending: 06/30/2022



Monroe, GA

| DEPT | Original Total Budget | Current Total Budget | MTD Activity | YTD Activity | Budget Remaining |
|---------------------------------------|--------------------------|-------------------------|---------------------|----------------------|---------------------|
| Revenue | | | | | |
| 1510 - FINANCE ADMIN | 13,844,928.00 | 13,951,176.32 | 781,164.68 | 4,954,912.42 | 8,996,263.90 |
| 1519 - INTERGOVERNMENTAL | 109,600.00 | 109,600.00 | 12,467.50 | 24,935.00 | 84,665.00 |
| 1565 - WALTON PLAZA | 3,308.00 | 3,308.00 | 275.63 | 1,653.78 | 1,654.22 |
| 2650 - MUNICIPAL COURT | 300,000.00 | 300,000.00 | 11,281.43 | 121,589.81 | 178,410.19 |
| 3200 - POLICE | 198,739.00 | 248,258.00 | 1,905.47 | 75,406.02 | 172,851.98 |
| 3500 - FIRE OPERATIONS | 49,812.00 | 60,344.00 | 0.00 | 10,532.00 | 49,812.00 |
| 3510 - FIRE PREVENTION/CRR | 0.00 | 0.00 | 2,125.00 | 5,505.00 | -5,505.00 |
| 4200 - STREETS & TRANSPORTATION | 175,474.00 | 175,474.00 | 0.00 | 190,997.71 | -15,523.71 |
| 5530 - COMMUNITY CENTER | 38,333.00 | 38,333.00 | 6,666.67 | 27,083.36 | 11,249.64 |
| 7200 - CODE & DEVELOPMENT | 506,700.00 | 506,700.00 | 39,440.12 | 401,466.11 | 105,233.89 |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 20,000.00 | 20,000.00 | 0.00 | 7,779.00 | 12,221.00 |
| 7521 - MAINSTREET | 35,000.00 | 35,000.00 | 0.00 | 8,750.00 | 26,250.00 |
| 7563 - AIRPORT | 205,350.00 | 205,350.00 | 21,646.72 | 157,090.97 | 48,259.03 |
| Revenue Total: | 15,487,244.00 | 15,653,543.32 | 876,973.22 | 5,987,701.18 | 9,665,842.14 |
| Expense | | | | | |
| 1100 - LEGISLATIVE | 251,291.00 | 251,291.00 | 27,489.48 | 124,075.77 | 127,215.23 |
| 1300 - EXECUTIVE | 571,181.00 | 573,627.24 | 22,260.45 | 129,462.68 | 444,164.56 |
| 1500 - GENERAL ADMIN | 147,847.00 | 149,677.40 | 11,695.48 | 75,086.46 | 74,590.94 |
| 1510 - FINANCE ADMIN | 501,455.00 | 503,488.44 | 24,923.38 | 156,531.91 | 346,956.53 |
| 1530 - LAW | 160,000.00 | 160,000.00 | 50,527.14 | 50,695.39 | 109,304.61 |
| 1560 - AUDIT | 40,000.00 | 40,000.00 | 0.00 | 40,000.00 | 0.00 |
| 1565 - WALTON PLAZA | 594,136.00 | 594,136.00 | 27,707.81 | 297,227.25 | 296,908.75 |
| 2650 - MUNICIPAL COURT | 217,973.00 | 219,613.48 | 32,166.28 | 106,600.67 | 113,012.81 |
| 3200 - POLICE | 6,360,323.00 | 6,457,925.52 | 527,217.55 | 2,951,114.58 | 3,506,810.94 |
| 3500 - FIRE OPERATIONS | 2,700,122.00 | 2,735,486.48 | 211,583.74 | 1,225,225.89 | 1,510,260.59 |
| 3510 - FIRE PREVENTION/CRR | 102,787.00 | 103,733.08 | 8,178.98 | 43,306.44 | 60,426.64 |
| 4200 - STREETS & TRANSPORTATION | 1,646,471.00 | 1,657,625.08 | 125,567.57 | 697,884.15 | 959,740.93 |
| 5500 - COMMUNITY SERVICES | 12,900.00 | 12,900.00 | 0.00 | 9,931.00 | 2,969.00 |
| 5530 - COMMUNITY CENTER | 6,032.00 | 6,032.00 | 13,223.01 | 15,488.60 | -9,456.60 |
| 6200 - BLDGS & GROUNDS | 582,127.00 | 585,160.60 | 58,229.12 | 419,458.54 | 165,702.06 |
| 6500 - LIBRARIES | 124,075.00 | 124,075.00 | 31,178.26 | 68,340.40 | 55,734.60 |
| 7200 - CODE & DEVELOPMENT | 771,750.00 | 779,532.24 | 71,514.80 | 348,928.22 | 430,604.02 |
| 7400 - PLANNING AND ZONING | 4,844.00 | 4,844.00 | 0.00 | 0.00 | 4,844.00 |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 520,780.00 | 523,245.76 | 30,189.26 | 158,558.42 | 364,687.34 |
| 7550 - DOWNTOWN DEVELOPMENT | 25,400.00 | 25,400.00 | 6,250.00 | 12,500.00 | 12,900.00 |
| 7563 - AIRPORT | 145,750.00 | 145,750.00 | 7,223.92 | 140,353.95 | 5,396.05 |
| Expense Total: | 15,487,244.00 | 15,653,543.32 | 1,287,126.23 | 7,070,770.32 | 8,582,773.00 |
| Total Surplus (Deficit): | 0.00 | 0.00 | -410,153.01 | -1,083,069.14 | |

Prior-Year Comparative Income Statement

General Fund

Group Summary

For the Period Ending 06/30/2022



Monroe, GA

| DEP... | 2021 June Activity | 2022 June Activity | June Variance Favorable / (Unfavorable) | Variance % | 2021 YTD Activity | 2022 YTD Activity | YTD Variance Favorable / (Unfavorable) | Variance % |
|--------------------------------------|-----------------------|-----------------------|-----------------------------------------------|---------------|----------------------|----------------------|----------------------------------------------|---------------|
| Revenue | | | | | | | | |
| 1500 - GENERAL ADMIN | -64.32 | 0.00 | 64.32 | 100.00% | 0.00 | 0.00 | 0.00 | 0.00% |
| 1510 - FINANCE ADMIN | 658,355.76 | 781,164.68 | 122,808.92 | 18.65% | 4,376,643.94 | 4,954,912.42 | 578,268.48 | 13.21% |
| 1519 - INTERGOVERNMENTAL | 18,820.50 | 12,467.50 | -6,353.00 | -33.76% | 27,923.68 | 24,935.00 | -2,988.68 | -10.70% |
| 1565 - WALTON PLAZA | 275.63 | 275.63 | 0.00 | 0.00% | 1,653.78 | 1,653.78 | 0.00 | 0.00% |
| 2650 - MUNICIPAL COURT | 17,145.68 | 11,281.43 | -5,864.25 | -34.20% | 137,429.87 | 121,589.81 | -15,840.06 | -11.53% |
| 3200 - POLICE | 11,808.35 | 1,905.47 | -9,902.88 | -83.86% | 37,511.23 | 75,406.02 | 37,894.79 | 101.02% |
| 3500 - FIRE OPERATIONS | 26,047.62 | 0.00 | -26,047.62 | -100.00% | 26,187.62 | 10,532.00 | -15,655.62 | -59.78% |
| 3510 - FIRE PREVENTION/CRR | 500.00 | 2,125.00 | 1,625.00 | 325.00% | 500.00 | 5,505.00 | 5,005.00 | 1,001.00% |
| 4200 - STREETS & TRANSPORTATION | 0.00 | 0.00 | 0.00 | 0.00% | 152,098.59 | 190,997.71 | 38,899.12 | 25.57% |
| 5530 - COMMUNITY CENTER | 1,666.67 | 6,666.67 | 5,000.00 | 300.00% | 3,333.34 | 27,083.36 | 23,750.02 | 712.50% |
| 7200 - CODE & DEVELOPMENT | 19,883.36 | 39,440.12 | 19,556.76 | 98.36% | 351,194.56 | 401,466.11 | 50,271.55 | 14.31% |
| 7520 - ECONOMIC DEVELOPMENT & PLANNG | 0.00 | 0.00 | 0.00 | 0.00% | 8,883.65 | 7,779.00 | -1,104.65 | -12.43% |
| 7521 - MAINSTREET | 0.00 | 0.00 | 0.00 | 0.00% | 8,750.00 | 8,750.00 | 0.00 | 0.00% |
| 7563 - AIRPORT | 21,929.36 | 21,646.72 | -282.64 | -1.29% | 78,559.26 | 157,090.97 | 78,531.71 | 99.96% |
| Revenue Total: | 776,368.61 | 876,973.22 | 100,604.61 | 12.96% | 5,210,669.52 | 5,987,701.18 | 777,031.66 | 14.91% |
| Expense | | | | | | | | |
| 1100 - LEGISLATIVE | 17,412.69 | 27,489.48 | -10,076.79 | -57.87% | 104,667.19 | 124,075.77 | -19,408.58 | -18.54% |
| 1300 - EXECUTIVE | 24,259.17 | 22,260.45 | 1,998.72 | 8.24% | 165,454.16 | 129,462.68 | 35,991.48 | 21.75% |
| 1500 - GENERAL ADMIN | 10,970.92 | 11,695.48 | -724.56 | -6.60% | 72,718.15 | 75,086.46 | -2,368.31 | -3.26% |
| 1510 - FINANCE ADMIN | 19,666.72 | 24,923.38 | -5,256.66 | -26.73% | 131,118.58 | 156,531.91 | -25,413.33 | -19.38% |
| 1530 - LAW | 62,698.97 | 50,527.14 | 12,171.83 | 19.41% | 94,257.19 | 50,695.39 | 43,561.80 | 46.22% |
| 1560 - AUDIT | 7,000.00 | 0.00 | 7,000.00 | 100.00% | 39,500.00 | 40,000.00 | -500.00 | -1.27% |
| 1565 - WALTON PLAZA | 28,276.56 | 27,707.81 | 568.75 | 2.01% | 298,244.36 | 297,227.25 | 1,017.11 | 0.34% |
| 2650 - MUNICIPAL COURT | 33,662.18 | 32,166.28 | 1,495.90 | 4.44% | 74,831.81 | 106,600.67 | -31,768.86 | -42.45% |
| 3200 - POLICE | 158,869.37 | 527,217.55 | -368,348.18 | -231.86% | 2,449,869.71 | 2,951,114.58 | -501,244.87 | -20.46% |
| 3500 - FIRE OPERATIONS | 212,965.13 | 211,583.74 | 1,381.39 | 0.65% | 1,137,248.78 | 1,225,225.89 | -87,977.11 | -7.74% |
| 3510 - FIRE PREVENTION/CRR | 6,657.97 | 8,178.98 | -1,521.01 | -22.84% | 38,496.01 | 43,306.44 | -4,810.43 | -12.50% |
| 4200 - STREETS & TRANSPORTATION | 107,963.30 | 125,567.57 | -17,604.27 | -16.31% | 681,377.28 | 697,884.15 | -16,506.87 | -2.42% |
| 5500 - COMMUNITY SERVICES | 0.00 | 0.00 | 0.00 | 0.00% | 4,331.00 | 9,931.00 | -5,600.00 | -129.30% |
| 5530 - COMMUNITY CENTER | 409.79 | 13,223.01 | -12,813.22 | -3,126.78% | 3,308.75 | 15,488.60 | -12,179.85 | -368.11% |
| 6200 - BLDGS & GROUNDS | 31,770.62 | 58,229.12 | -26,458.50 | -83.28% | 235,668.98 | 419,458.54 | -183,789.56 | -77.99% |
| 6500 - LIBRARIES | 30,971.82 | 31,178.26 | -206.44 | -0.67% | 72,509.01 | 68,340.40 | 4,168.61 | 5.75% |
| 7200 - CODE & DEVELOPMENT | 79,768.41 | 71,514.80 | 8,253.61 | 10.35% | 357,603.50 | 348,928.22 | 8,675.28 | 2.43% |
| 7520 - ECONOMIC DEVELOPMENT & PLANNG | 34,784.46 | 30,189.26 | 4,595.20 | 13.21% | 180,315.38 | 158,558.42 | 21,756.96 | 12.07% |
| 7550 - DOWNTOWN DEVELOPMENT | 6,277.92 | 6,250.00 | 27.92 | 0.44% | 18,843.76 | 12,500.00 | 6,343.76 | 33.67% |

Prior-Year Comparative Income Statement

For the Period Ending 06/30/

| DEP... | 2021 | | 2022 | | June Variance | | YTD Variance | |
|---------------------------------|-------------------|---------------------|---------------------------|-----------------|---------------------|----------------------|---------------------------|----------------|
| | June Activity | June Activity | Favorable / (Unfavorable) | Variance % | YTD Activity | YTD Activity | Favorable / (Unfavorable) | Variance % |
| 7563 - AIRPORT | 1,364.39 | 7,223.92 | -5,859.53 | -429.46% | 49,096.84 | 140,353.95 | -91,257.11 | -185.87% |
| Expense Total: | 875,750.39 | 1,287,126.23 | -411,375.84 | -46.97% | 6,209,460.44 | 7,070,770.32 | -861,309.88 | -13.87% |
| Total Surplus (Deficit): | -99,381.78 | -410,153.01 | -310,771.23 | -312.70% | -998,790.92 | -1,083,069.14 | -84,278.22 | -8.44% |

General Fund

Budget Report
Group Summary

For Fiscal: 2022 Period Ending: 06/30/2022



Monroe, GA

| DEP... | Original Total Budget | Current Total Budget | Period Activity | Fiscal Activity | Variance Favorable (Unfavorable) | Percent Remaining |
|---------------------------------------|--------------------------|-------------------------|---------------------|----------------------|----------------------------------------|----------------------|
| Revenue | | | | | | |
| 1510 - FINANCE ADMIN | 13,844,928.00 | 13,951,176.32 | 781,164.68 | 4,954,912.42 | -8,996,263.90 | 64.48 % |
| 1519 - INTERGOVERNMENTAL | 109,600.00 | 109,600.00 | 12,467.50 | 24,935.00 | -84,665.00 | 77.25 % |
| 1565 - WALTON PLAZA | 3,308.00 | 3,308.00 | 275.63 | 1,653.78 | -1,654.22 | 50.01 % |
| 2650 - MUNICIPAL COURT | 300,000.00 | 300,000.00 | 11,281.43 | 121,589.81 | -178,410.19 | 59.47 % |
| 3200 - POLICE | 198,739.00 | 248,258.00 | 1,905.47 | 75,406.02 | -172,851.98 | 69.63 % |
| 3500 - FIRE OPERATIONS | 49,812.00 | 60,344.00 | 0.00 | 10,532.00 | -49,812.00 | 82.55 % |
| 3510 - FIRE PREVENTION/CRR | 0.00 | 0.00 | 2,125.00 | 5,505.00 | 5,505.00 | 0.00 % |
| 4200 - STREETS & TRANSPORTATION | 175,474.00 | 175,474.00 | 0.00 | 190,997.71 | 15,523.71 | 8.85 % |
| 5530 - COMMUNITY CENTER | 38,333.00 | 38,333.00 | 6,666.67 | 27,083.36 | -11,249.64 | 29.35 % |
| 7200 - CODE & DEVELOPMENT | 506,700.00 | 506,700.00 | 39,440.12 | 401,466.11 | -105,233.89 | 20.77 % |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 20,000.00 | 20,000.00 | 0.00 | 7,779.00 | -12,221.00 | 61.11 % |
| 7521 - MAINSTREET | 35,000.00 | 35,000.00 | 0.00 | 8,750.00 | -26,250.00 | 75.00 % |
| 7563 - AIRPORT | 205,350.00 | 205,350.00 | 21,646.72 | 157,090.97 | -48,259.03 | 23.50 % |
| Revenue Total: | 15,487,244.00 | 15,653,543.32 | 876,973.22 | 5,987,701.18 | -9,665,842.14 | 61.75 % |
| Expense | | | | | | |
| 1100 - LEGISLATIVE | 251,291.00 | 251,291.00 | 27,489.48 | 124,075.77 | 127,215.23 | 50.62 % |
| 1300 - EXECUTIVE | 571,181.00 | 573,627.24 | 22,260.45 | 129,462.68 | 444,164.56 | 77.43 % |
| 1500 - GENERAL ADMIN | 147,847.00 | 149,677.40 | 11,695.48 | 75,086.46 | 74,590.94 | 49.83 % |
| 1510 - FINANCE ADMIN | 501,455.00 | 503,488.44 | 24,923.38 | 156,531.91 | 346,956.53 | 68.91 % |
| 1530 - LAW | 160,000.00 | 160,000.00 | 50,527.14 | 50,695.39 | 109,304.61 | 68.32 % |
| 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 | 27,707.81 | 297,227.25 | 296,908.75 | 49.97 % |
| 2650 - MUNICIPAL COURT | 217,973.00 | 219,613.48 | 32,166.28 | 106,600.67 | 113,012.81 | 51.46 % |
| 3200 - POLICE | 6,360,323.00 | 6,457,925.52 | 527,217.55 | 2,951,114.58 | 3,506,810.94 | 54.30 % |
| 3500 - FIRE OPERATIONS | 2,700,122.00 | 2,735,486.48 | 211,583.74 | 1,225,225.89 | 1,510,260.59 | 55.21 % |
| 3510 - FIRE PREVENTION/CRR | 102,787.00 | 103,733.08 | 8,178.98 | 43,306.44 | 60,426.64 | 58.25 % |
| 4200 - STREETS & TRANSPORTATION | 1,646,471.00 | 1,657,625.08 | 125,567.57 | 697,884.15 | 959,740.93 | 57.90 % |
| 5500 - COMMUNITY SERVICES | 12,900.00 | 12,900.00 | 0.00 | 9,931.00 | 2,969.00 | 23.02 % |
| 5530 - COMMUNITY CENTER | 6,032.00 | 6,032.00 | 13,223.01 | 15,488.60 | -9,456.60 | -156.77 % |
| 6200 - BLDGS & GROUNDS | 582,127.00 | 585,160.60 | 58,229.12 | 419,458.54 | 165,702.06 | 28.32 % |
| 6500 - LIBRARIES | 124,075.00 | 124,075.00 | 31,178.26 | 68,340.40 | 55,734.60 | 44.92 % |
| 7200 - CODE & DEVELOPMENT | 771,750.00 | 779,532.24 | 71,514.80 | 348,928.22 | 430,604.02 | 55.24 % |
| 7400 - PLANNING AND ZONING | 4,844.00 | 4,844.00 | 0.00 | 0.00 | 4,844.00 | 100.00 % |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 520,780.00 | 523,245.76 | 30,189.26 | 158,558.42 | 364,687.34 | 69.70 % |
| 7550 - DOWNTOWN DEVELOPMENT | 25,400.00 | 25,400.00 | 6,250.00 | 12,500.00 | 12,900.00 | 50.79 % |
| 7563 - AIRPORT | 145,750.00 | 145,750.00 | 7,223.92 | 140,353.95 | 5,396.05 | 3.70 % |
| Expense Total: | 15,487,244.00 | 15,653,543.32 | 1,287,126.23 | 7,070,770.32 | 8,582,773.00 | 54.83 % |
| Report Surplus (Deficit): | 0.00 | 0.00 | -410,153.01 | -1,083,069.14 | -1,083,069.14 | 0.00 % |

Utilities Fund

For Fiscal Period Ending: 6/2022



| | Original Total Budget | Current Total Budget | Period Activity | YTD | Assumed July-Dec | Projected Year End 2022 | Year End 2021 |
|----------------------------------|--------------------------|-------------------------|------------------|-------------------|---------------------|----------------------------|-------------------|
| Revenue | | | | | | | |
| 4002 - WATER | 7,185,833 | 7,404,201 | 723,660 | 3,657,315 | 4,315,186 | 7,972,501 | 6,425,791 |
| 4003 - SEWER | 5,768,333 | 5,822,830 | 431,137 | 2,712,916 | 2,803,963 | 5,516,879 | 5,667,273 |
| 4005 - GAS | 4,296,506 | 4,546,231 | 313,111 | 3,572,728 | 1,596,758 | 5,169,486 | 4,556,551 |
| 4006 - GUTA | 130,000 | 131,730 | 3,980 | 94,240 | 114,965 | 209,205 | 165,953 |
| 4008 - ELECTRIC | 20,588,335 | 20,606,298 | 1,478,323 | 9,590,394 | 10,855,904 | 20,446,297 | 20,484,897 |
| 4009 - TELECOM & INTERNET | 3,668,333 | 3,672,995 | 331,840 | 1,978,981 | 1,800,000 | 3,778,981 | 3,775,124 |
| 4010 - CABLE TV | 3,468,333 | 3,473,881 | 244,997 | 1,531,955 | 1,746,129 | 3,278,084 | 3,511,105 |
| 4012 - UTIL FINANCE | - | 30,929 | (127,398) | 608,994 | 222,692 | 831,686 | 222,692 |
| Revenue Total: | 45,105,673 | 45,689,095 | 3,399,649 | 23,747,524 | 23,455,596 | 47,203,120 | 44,809,386 |
| Expense | | | | | | | |
| 4002 - WATER | 6,856,158 | 6,873,594 | 593,929 | 3,009,925 | 3,238,853 | 6,248,779 | 5,552,006 |
| 4003 - SEWER | 5,681,194 | 5,693,206 | 392,709 | 2,391,469 | 2,642,195 | 5,033,664 | 4,454,049 |
| 4004 - STORMWATER | 375,800 | 378,885 | 33,152 | 182,608 | 183,759 | 366,366 | 294,992 |
| 4005 - GAS | 4,832,182 | 4,841,113 | 388,619 | 3,008,365 | 1,853,863 | 4,862,228 | 4,008,267 |
| 4006 - GUTA | 248,969 | 250,699 | 21,798 | 128,613 | 138,465 | 267,078 | 260,644 |
| 4007 - GEN ADMIN WSG | 239,584 | 242,824 | 19,764 | 117,509 | 110,595 | 228,104 | 239,098 |
| 4008 - ELECTRIC | 18,292,912 | 18,308,001 | 1,558,162 | 9,167,767 | 8,991,295 | 18,159,062 | 17,550,490 |
| 4009 - TELECOM & INTERNET | 3,267,143 | 3,271,805 | 264,468 | 1,417,258 | 1,327,496 | 2,744,755 | 2,643,621 |
| 4010 - CABLE TV | 4,907,280 | 4,912,828 | 372,836 | 2,082,035 | 2,076,508 | 4,158,542 | 4,433,681 |
| 4011 - GEN ADMIN ELEC/TELECOM | 212,471 | 215,345 | 18,602 | 107,857 | 91,188 | 199,045 | 216,853 |
| 4012 - UTIL FINANCE | (2,715,945) | (2,708,932) | (280,373) | (1,533,550) | (969,636) | (2,503,186) | (2,495,134) |
| 4013 - UTIL CUST SVC | 1,553,059 | 1,564,531 | 130,154 | 789,954 | 713,549 | 1,503,502 | 1,585,053 |
| 4014 - UTIL BILLING | 499,865 | 503,811 | 41,830 | 256,426 | 198,197 | 454,623 | 474,409 |
| 4015 - CENTRAL SERVICES | 855,001 | 863,499 | 104,374 | 582,011 | 443,155 | 1,025,166 | 1,024,348 |
| CAPITAL | - | 477,886 | | | | | |
| Expense Total: | 45,105,673 | 45,689,095 | 3,660,026 | 21,708,246 | 21,039,481 | 42,747,728 | 40,242,377 |
| Report Surplus (Deficit): | | | | 2,039,277 | | 4,455,392 | 4,567,009 |



Monroe, GA

Utilities Fund
without Capital

320

Monthly Budget Report

Group Summary

For Fiscal: 2022 Period Ending: 06/30/2022

| ACTIVIT... | June Budget | June Activity | Variance Favorable (Unfavorable) | Percent Remaining | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Remaining | Total Budget |
|-------------------------------|---------------------|---------------------|----------------------------------|-------------------|----------------------|----------------------|----------------------------------|-------------------|----------------------|
| Revenue | | | | | | | | | |
| 4002 - WATER | 598,579.88 | 723,659.68 | 125,079.80 | 20.90 % | 3,591,479.28 | 3,657,314.96 | 65,835.68 | 1.83 % | 7,185,833.00 |
| 4003 - SEWER | 480,502.13 | 431,136.66 | -49,365.47 | -10.27 % | 2,883,012.78 | 2,712,916.16 | -170,096.62 | -5.90 % | 5,768,333.00 |
| 4005 - GAS | 357,898.94 | 313,111.46 | -44,787.48 | -12.51 % | 2,147,393.64 | 3,572,728.14 | 1,425,334.50 | 66.38 % | 4,296,506.00 |
| 4006 - GUTA | 10,973.17 | 3,980.00 | -6,993.17 | -63.73 % | 65,839.02 | 94,240.00 | 28,400.98 | 43.14 % | 131,730.08 |
| 4008 - ELECTRIC | 1,715,008.30 | 1,478,322.61 | -236,685.69 | -13.80 % | 10,290,049.80 | 9,590,393.61 | -699,656.19 | -6.80 % | 20,588,335.00 |
| 4009 - TELECOM & INTERNET | 305,572.13 | 331,840.25 | 26,268.12 | 8.60 % | 1,833,432.78 | 1,978,981.22 | 145,548.44 | 7.94 % | 3,668,333.00 |
| 4010 - CABLE TV | 288,912.13 | 244,996.64 | -43,915.49 | -15.20 % | 1,733,472.78 | 1,531,955.33 | -201,517.45 | -11.63 % | 3,468,333.00 |
| 4012 - UTIL FINANCE | 2,577.43 | -144,258.08 | -146,835.51 | -5,696.97 % | 15,464.58 | 592,134.13 | 576,669.55 | 3,728.97 % | 30,929.12 |
| Total Revenue: | 3,760,024.11 | 3,382,789.22 | -377,234.89 | -10.03 % | 22,560,144.66 | 23,730,663.55 | 1,170,518.89 | 5.19 % | 45,138,332.20 |
| Expense | | | | | | | | | |
| 4002 - WATER | 572,570.82 | 593,929.40 | -21,358.58 | -3.73 % | 3,435,424.92 | 3,009,925.74 | 425,499.18 | 12.39 % | 6,873,593.68 |
| 4003 - SEWER | 474,244.34 | 392,709.43 | 81,534.91 | 17.19 % | 2,845,466.04 | 2,391,469.19 | 453,996.85 | 15.96 % | 5,693,206.32 |
| 4004 - STORMWATER | 31,561.20 | 33,152.08 | -1,590.88 | -5.04 % | 189,367.20 | 182,607.73 | 6,759.47 | 3.57 % | 378,884.96 |
| 4005 - GAS | 403,264.94 | 388,618.79 | 14,646.15 | 3.63 % | 2,419,589.64 | 3,008,365.15 | -588,775.51 | -24.33 % | 4,841,113.20 |
| 4006 - GUTA | 20,883.24 | 21,797.79 | -914.55 | -4.38 % | 125,299.44 | 128,612.50 | -3,313.06 | -2.64 % | 250,699.08 |
| 4007 - GEN ADMIN WSG | 20,227.30 | 19,763.64 | 463.66 | 2.29 % | 121,363.80 | 117,508.88 | 3,854.92 | 3.18 % | 242,823.84 |
| 4008 - ELECTRIC | 1,525,056.92 | 1,558,162.18 | -33,105.26 | -2.17 % | 9,150,341.52 | 9,167,766.58 | -17,425.06 | -0.19 % | 18,308,000.96 |
| 4009 - TELECOM & INTERNET | 272,541.43 | 264,468.40 | 8,073.03 | 2.96 % | 1,635,248.58 | 1,417,258.09 | 217,990.49 | 13.33 % | 3,271,804.76 |
| 4010 - CABLE TV | 409,238.69 | 372,836.44 | 36,402.25 | 8.90 % | 2,455,432.14 | 2,082,034.87 | 373,397.27 | 15.21 % | 4,912,828.16 |
| 4011 - GEN ADMIN ELEC/TELECOM | 17,938.30 | 18,601.97 | -663.67 | -3.70 % | 107,629.80 | 107,857.17 | -227.37 | -0.21 % | 215,344.92 |
| 4012 - UTIL FINANCE | -225,653.87 | -282,946.77 | 57,292.90 | -25.39 % | -1,353,923.22 | -1,536,160.06 | 182,236.84 | -13.46 % | -2,708,932.20 |
| 4013 - UTIL CUST SVC | 130,325.77 | 130,154.30 | 171.47 | 0.13 % | 781,954.62 | 789,953.93 | -7,999.31 | -1.02 % | 1,564,531.00 |
| 4014 - UTIL BILLING | 41,967.58 | 41,830.27 | 137.31 | 0.33 % | 251,805.48 | 256,425.90 | -4,620.42 | -1.83 % | 503,811.24 |
| 4015 - CENTRAL SERVICES | 71,929.70 | 104,374.19 | -32,444.49 | -45.11 % | 431,578.20 | 582,011.16 | -150,432.96 | -34.86 % | 863,499.08 |
| Total Expense: | 3,766,096.36 | 3,657,452.11 | 108,644.25 | 2.88 % | 22,596,578.16 | 21,705,636.83 | 890,941.33 | 3.94 % | 45,211,209.00 |
| Report Total: | -6,072.25 | -274,662.89 | -268,590.64 | | -36,433.50 | 2,025,026.72 | 2,061,460.22 | | -72,876.80 |



Monroe, GA

Utilities Fund
with Capital

Income Statement
Group Summary

For Fiscal: 2022 Period Ending: 06/30/2022

| ACTIVITY | Original Total Budget | Current Total Budget | MTD Activity | YTD Activity | Budget Remaining |
|---------------------------------|--------------------------|-------------------------|----------------------|----------------------|----------------------|
| Revenue | | | | | |
| 4002 - WATER | 7,185,833.00 | 7,404,200.97 | 723,659.68 | 3,665,589.40 | 3,738,611.57 |
| 4003 - SEWER | 5,768,333.00 | 5,822,830.28 | 431,136.66 | 2,712,916.16 | 3,109,914.12 |
| 4004 - STORMWATER | 0.00 | 0.00 | 0.00 | 2,780.00 | -2,780.00 |
| 4005 - GAS | 4,296,506.00 | 4,546,230.94 | 313,111.46 | 3,572,728.14 | 973,502.80 |
| 4006 - GUTA | 130,000.00 | 131,730.08 | 3,980.00 | 94,240.00 | 37,490.08 |
| 4008 - ELECTRIC | 20,588,333.00 | 20,606,297.88 | 1,478,322.61 | 9,642,643.61 | 10,963,654.27 |
| 4009 - TELECOM & INTERNET | 3,668,333.00 | 3,672,994.76 | 331,840.25 | 1,978,981.22 | 1,694,013.54 |
| 4010 - CABLE TV | 3,468,333.00 | 3,473,881.16 | 244,996.64 | 1,531,955.33 | 1,941,925.83 |
| 4012 - UTIL FINANCE | 0.00 | 30,929.12 | -144,258.08 | 592,134.13 | -561,205.01 |
| Revenue Total: | 45,105,671.00 | 45,689,095.19 | 3,382,789.22 | 23,793,967.99 | 21,895,127.20 |
| Expense | | | | | |
| 4002 - WATER | 6,856,159.00 | 7,074,525.97 | 619,117.05 | 4,089,472.98 | 2,985,052.99 |
| 4003 - SEWER | 5,681,195.00 | 5,732,606.32 | 699,232.99 | 3,882,648.64 | 1,849,957.68 |
| 4004 - STORMWATER | 375,800.00 | 378,884.96 | 291,836.23 | 1,101,183.60 | -722,298.64 |
| 4005 - GAS | 4,832,183.00 | 5,078,667.10 | 394,912.27 | 3,313,943.46 | 1,764,723.64 |
| 4006 - GUTA | 248,969.00 | 250,699.08 | 21,797.79 | 128,612.50 | 122,086.58 |
| 4007 - GEN ADMIN WSG | 239,584.00 | 242,823.84 | 19,763.64 | 117,508.88 | 125,314.96 |
| 4008 - ELECTRIC | 18,292,913.00 | 18,308,000.96 | 1,598,446.19 | 9,606,973.64 | 8,701,027.32 |
| 4009 - TELECOM & INTERNET | 3,267,144.00 | 3,271,804.76 | 759,246.21 | 3,229,715.53 | 42,089.23 |
| 4010 - CABLE TV | 4,907,280.00 | 4,912,828.16 | 377,797.69 | 2,086,996.12 | 2,825,832.04 |
| 4011 - GEN ADMIN ELEC/TELECOM | 212,471.00 | 215,344.92 | 18,601.97 | 107,857.17 | 107,487.75 |
| 4012 - UTIL FINANCE | -2,715,945.00 | -2,708,932.20 | -282,946.77 | -1,525,780.83 | -1,183,151.37 |
| 4013 - UTIL CUST SVC | 1,553,059.00 | 1,564,531.00 | 130,154.30 | 789,953.93 | 774,577.07 |
| 4014 - UTIL BILLING | 499,865.00 | 503,811.24 | 41,830.27 | 256,425.90 | 247,385.34 |
| 4015 - CENTRAL SERVICES | 855,001.00 | 863,499.08 | 130,960.67 | 630,693.30 | 232,805.78 |
| Expense Total: | 45,105,678.00 | 45,689,095.19 | 4,820,750.50 | 27,816,204.82 | 17,872,890.37 |
| Total Surplus (Deficit): | -7.00 | 0.00 | -1,437,961.28 | -4,022,236.83 | |



Monroe, GA

Utilities Fund
with Capital

Prior-Year Comparative Income Statement
Group Summary
For the Period Ending 06/30/2022

| ACTIVIT... | 2021 June Activity | 2022 June Activity | June Variance Favorable / (Unfavorable) | Variance % | 2021 YTD Activity | 2022 YTD Activity | YTD Variance Favorable / (Unfavorable) | Variance % |
|---------------------------------|-----------------------|-----------------------|-----------------------------------------------|----------------|----------------------|----------------------|----------------------------------------------|-----------------|
| Revenue | | | | | | | | |
| 4002 - WATER | 494,405.31 | 723,659.68 | 229,254.37 | 46.37% | 3,150,373.27 | 3,665,589.40 | 515,216.13 | 16.35% |
| 4003 - SEWER | 411,471.02 | 431,136.66 | 19,665.64 | 4.78% | 2,963,312.19 | 2,712,916.16 | -250,396.03 | -8.45% |
| 4004 - STORMWATER | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 2,780.00 | 2,780.00 | 0.00% |
| 4005 - GAS | 229,174.51 | 313,111.46 | 83,936.95 | 36.63% | 2,959,754.39 | 3,572,728.14 | 612,973.75 | 20.71% |
| 4006 - GUTA | 16,090.00 | 3,980.00 | -12,110.00 | -75.26% | 50,988.32 | 94,240.00 | 43,251.68 | 84.83% |
| 4008 - ELECTRIC | 1,458,838.33 | 1,478,322.61 | 19,484.28 | 1.34% | 10,202,592.91 | 9,642,643.61 | -559,949.30 | -5.49% |
| 4009 - TELECOM & INTERNET | 308,614.38 | 331,840.25 | 23,225.87 | 7.53% | 1,836,863.04 | 1,978,981.22 | 142,118.18 | 7.74% |
| 4010 - CABLE TV | 289,871.28 | 244,996.64 | -44,874.64 | -15.48% | 1,902,976.06 | 1,531,955.33 | -371,020.73 | -19.50% |
| 4012 - UTIL FINANCE | 0.00 | -144,258.08 | -144,258.08 | 0.00% | 0.00 | 592,134.13 | 592,134.13 | 0.00% |
| Revenue Total: | 3,208,464.83 | 3,382,789.22 | 174,324.39 | 5.43% | 23,066,860.18 | 23,793,967.99 | 727,107.81 | 3.15% |
| Expense | | | | | | | | |
| 4002 - WATER | 647,145.06 | 619,117.05 | 28,028.01 | 4.33% | 3,826,226.29 | 4,089,472.98 | -263,246.69 | -6.88% |
| 4003 - SEWER | 1,015,282.39 | 699,232.99 | 316,049.40 | 31.13% | 3,312,078.44 | 3,882,648.64 | -570,570.20 | -17.23% |
| 4004 - STORMWATER | -48,045.41 | 291,836.23 | -339,881.64 | -707.42% | 196,856.28 | 1,101,183.60 | -904,327.32 | -459.38% |
| 4005 - GAS | 383,232.26 | 394,912.27 | -11,680.01 | -3.05% | 2,730,905.05 | 3,313,943.46 | -583,038.41 | -21.35% |
| 4006 - GUTA | 18,245.93 | 21,797.79 | -3,551.86 | -19.47% | 113,640.27 | 128,612.50 | -14,972.23 | -13.18% |
| 4007 - GEN ADMIN WSG | 17,710.96 | 19,763.64 | -2,052.68 | -11.59% | 114,072.16 | 117,508.88 | -3,436.72 | -3.01% |
| 4008 - ELECTRIC | 1,601,041.41 | 1,598,446.19 | 2,595.22 | 0.16% | 9,288,652.79 | 9,606,973.64 | -318,320.85 | -3.43% |
| 4009 - TELECOM & INTERNET | 356,159.28 | 759,246.21 | -403,086.93 | -113.18% | 2,026,568.12 | 3,229,715.53 | -1,203,147.41 | -59.37% |
| 4010 - CABLE TV | 371,993.90 | 377,797.69 | -5,803.79 | -1.56% | 2,330,714.92 | 2,086,996.12 | 243,718.80 | 10.46% |
| 4011 - GEN ADMIN ELEC/TELECOM | 16,356.86 | 18,601.97 | -2,245.11 | -13.73% | 103,454.62 | 107,857.17 | -4,402.55 | -4.26% |
| 4012 - UTIL FINANCE | -221,107.39 | -282,946.77 | 61,839.38 | 27.97% | -1,535,966.87 | -1,525,780.83 | -10,186.04 | -0.66% |
| 4013 - UTIL CUST SVC | 117,343.24 | 130,154.30 | -12,811.06 | -10.92% | 794,508.20 | 789,953.93 | 4,554.27 | 0.57% |
| 4014 - UTIL BILLING | 88,560.60 | 41,830.27 | 46,730.33 | 52.77% | 297,943.57 | 256,425.90 | 41,517.67 | 13.93% |
| 4015 - CENTRAL SERVICES | 89,329.95 | 130,960.67 | -41,630.72 | -46.60% | 589,952.31 | 630,693.30 | -40,740.99 | -6.91% |
| Expense Total: | 4,453,249.04 | 4,820,750.50 | -367,501.46 | -8.25% | 24,189,606.15 | 27,816,204.82 | -3,626,598.67 | -14.99% |
| Total Surplus (Deficit): | -1,244,784.21 | -1,437,961.28 | -193,177.07 | -15.52% | -1,122,745.97 | -4,022,236.83 | -2,899,490.86 | -258.25% |



Monroe, GA

Utilities Fund without Capital

Budget Report Group Summary

For Fiscal: 2022 Period Ending: 06/30/2022

| ACTIVIT... | Original Total Budget | Current Total Budget | Period Activity | Fiscal Activity | Variance Favorable (Unfavorable) | Percent Remaining |
|----------------------------------|--------------------------|-------------------------|---------------------|----------------------|----------------------------------------|----------------------|
| Revenue | | | | | | |
| 4002 - WATER | 7,185,833.00 | 7,404,200.97 | 723,659.68 | 3,657,314.96 | -3,746,886.01 | 50.60 % |
| 4003 - SEWER | 5,768,333.00 | 5,822,830.28 | 431,136.66 | 2,712,916.16 | -3,109,914.12 | 53.41 % |
| 4005 - GAS | 4,296,506.00 | 4,546,230.94 | 313,111.46 | 3,572,728.14 | -973,502.80 | 21.41 % |
| 4006 - GUTA | 130,000.00 | 131,730.08 | 3,980.00 | 94,240.00 | -37,490.08 | 28.46 % |
| 4008 - ELECTRIC | 20,588,333.00 | 20,606,297.88 | 1,478,322.61 | 9,590,393.61 | -11,015,904.27 | 53.46 % |
| 4009 - TELECOM & INTERNET | 3,668,333.00 | 3,672,994.76 | 331,840.25 | 1,978,981.22 | -1,694,013.54 | 46.12 % |
| 4010 - CABLE TV | 3,468,333.00 | 3,473,881.16 | 244,996.64 | 1,531,955.33 | -1,941,925.83 | 55.90 % |
| 4012 - UTIL FINANCE | 0.00 | 30,929.12 | -127,397.89 | 608,994.32 | 578,065.20 | 1,869.00 % |
| Revenue Total: | 45,105,671.00 | 45,689,095.19 | 3,399,649.41 | 23,747,523.74 | -21,941,571.45 | 48.02 % |
| Expense | | | | | | |
| 4002 - WATER | 6,856,159.00 | 6,873,593.68 | 593,929.40 | 3,009,925.74 | 3,863,667.94 | 56.21 % |
| 4003 - SEWER | 5,681,195.00 | 5,693,206.32 | 392,709.43 | 2,391,469.19 | 3,301,737.13 | 57.99 % |
| 4004 - STORMWATER | 375,800.00 | 378,884.96 | 33,152.08 | 182,607.73 | 196,277.23 | 51.80 % |
| 4005 - GAS | 4,832,183.00 | 4,841,113.20 | 388,618.79 | 3,008,365.15 | 1,832,748.05 | 37.86 % |
| 4006 - GUTA | 248,969.00 | 250,699.08 | 21,797.79 | 128,612.50 | 122,086.58 | 48.70 % |
| 4007 - GEN ADMIN WSG | 239,584.00 | 242,823.84 | 19,763.64 | 117,508.88 | 125,314.96 | 51.61 % |
| 4008 - ELECTRIC | 18,292,913.00 | 18,308,000.96 | 1,558,162.18 | 9,167,766.58 | 9,140,234.38 | 49.92 % |
| 4009 - TELECOM & INTERNET | 3,267,144.00 | 3,271,804.76 | 264,468.40 | 1,417,258.09 | 1,854,546.67 | 56.68 % |
| 4010 - CABLE TV | 4,907,280.00 | 4,912,828.16 | 372,836.44 | 2,082,034.87 | 2,830,793.29 | 57.62 % |
| 4011 - GEN ADMIN ELEC/TELECOM | 212,471.00 | 215,344.92 | 18,601.97 | 107,857.17 | 107,487.75 | 49.91 % |
| 4012 - UTIL FINANCE | -2,715,945.00 | -2,708,932.20 | -280,372.74 | -1,533,586.03 | -1,175,346.17 | 43.39 % |
| 4013 - UTIL CUST SVC | 1,553,059.00 | 1,564,531.00 | 130,154.31 | 789,953.94 | 774,577.06 | 49.51 % |
| 4014 - UTIL BILLING | 499,865.00 | 503,811.24 | 41,830.27 | 256,425.90 | 247,385.34 | 49.10 % |
| 4015 - CENTRAL SERVICES | 855,001.00 | 863,499.08 | 104,374.19 | 582,011.16 | 281,487.92 | 32.60 % |
| Expense Total: | 45,105,678.00 | 45,211,209.00 | 3,660,026.15 | 21,708,210.87 | 23,502,998.13 | 51.98 % |
| Report Surplus (Deficit): | -7.00 | 477,886.19 | -260,376.74 | 2,039,312.87 | 1,561,426.68 | -326.74 % |



Monroe, GA

Utilities Fund
Capital

Budget Report
Group Summary

324

For Fiscal: 2022 Period Ending: 06/30/2022

| ACTIVIT... | Original Total Budget | Current Total Budget | Period Activity | Fiscal Activity | Variance Favorable (Unfavorable) | Percent Remaining |
|----------------------------------|--------------------------|-------------------------|----------------------|----------------------|----------------------------------------|----------------------|
| Revenue | | | | | | |
| 4002 - WATER | 0.00 | 0.00 | 0.00 | 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 | 52,250.00 | 52,250.00 | 0.00 % |
| 4009 - TELECOM & INTERNET | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| 4010 - CABLE TV | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| 4015 - CENTRAL SERVICES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| Revenue Total: | 0.00 | 0.00 | 0.00 | 60,524.44 | 60,524.44 | 0.00 % |
| Expense | | | | | | |
| 4002 - WATER | 0.00 | 200,932.29 | 25,187.65 | 1,079,547.24 | -878,614.95 | -437.27 % |
| 4003 - SEWER | 0.00 | 39,400.00 | 306,523.56 | 1,491,179.45 | -1,451,779.45 | -3,684.72 % |
| 4004 - STORMWATER | 0.00 | 0.00 | 258,684.15 | 918,575.87 | -918,575.87 | 0.00 % |
| 4005 - GAS | 0.00 | 237,553.90 | 6,293.48 | 305,578.31 | -68,024.41 | -28.64 % |
| 4006 - GUTA | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| 4008 - ELECTRIC | 0.00 | 0.00 | 40,284.01 | 439,207.06 | -439,207.06 | 0.00 % |
| 4009 - TELECOM & INTERNET | 0.00 | 0.00 | 494,777.81 | 1,812,457.44 | -1,812,457.44 | 0.00 % |
| 4010 - CABLE TV | 0.00 | 0.00 | 4,961.25 | 4,961.25 | -4,961.25 | 0.00 % |
| 4012 - UTIL FINANCE | 0.00 | 0.00 | 0.00 | 10,379.23 | -10,379.23 | 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 | 26,586.48 | 47,159.24 | -47,159.24 | 0.00 % |
| Expense Total: | 0.00 | 477,886.19 | 1,163,298.39 | 6,109,045.09 | -5,631,158.90 | -1,178.35 % |
| Report Surplus (Deficit): | 0.00 | -477,886.19 | -1,163,298.39 | -6,048,520.65 | -5,570,634.46 | -1,165.68 % |



Solid Waste Fund

For Fiscal Period Ending: 6/2022

| | Original Total Budget | Current Total Budget | Period Activity | YTD | Assumed July-Dec | Projected Year End 2022 | Year End 2021 |
|-----------------------------------|--------------------------|-------------------------|-----------------|------------------|---------------------|----------------------------|------------------|
| Revenue | | | | | | | |
| 4510- SOLID WASTE ADMINISTRATION | - | 2,943 | - | - | 2,943 | 2,943 | - |
| 4520 - SOLID WASTE COLLECTION | 2,300,000 | 2,308,590 | 206,128 | 1,222,265 | 1,227,020 | 2,449,285 | 2,699,767 |
| 4530 - SOLID WASTE DISPOSAL | 3,845,924 | 3,846,639 | 368,369 | 2,201,416 | 1,949,129 | 4,150,545 | 3,906,727 |
| 4540 - RECYCLABLES COLLECTION | 32,000 | 32,687 | 2,149 | 18,890 | 16,542 | 35,432 | 26,569 |
| 4585- YARD TRIMMINGS COLLECTION | - | 2,817 | - | - | 2,817 | 2,817 | 1,775 |
| Revenue Total: | 6,177,924 | 6,193,677 | 576,646 | 3,442,571 | 3,195,508 | 6,638,079 | 6,634,838 |
| Expense | | | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 782,563 | 785,506 | 39,102 | 189,759 | 164,521 | 354,280 | 353,935 |
| 4520 - SOLID WASTE COLLECTION | 1,164,099 | 1,172,689 | 117,407 | 649,946 | 579,390 | 1,229,336 | 1,222,257 |
| 4530 - SOLID WASTE DISPOSAL | 3,049,540 | 3,050,255 | 372,491 | 1,933,980 | 1,931,975 | 3,865,955 | 3,835,504 |
| 4540 - RECYCLABLES COLLECTION | 214,266 | 214,953 | 11,578 | 60,567 | 74,459 | 135,026 | 185,594 |
| 4585 - YARD TRIMMINGS COLLECTION | 287,884 | 290,701 | 28,711 | 148,920 | 127,900 | 276,820 | 271,961 |
| 9003 - SW - OTHER FINANCING USES | 679,572 | 679,572 | 34,599 | 206,554 | 189,353 | 395,907 | 378,194 |
| Expense Total: | 6,177,924 | 6,193,677 | 603,887 | 3,189,726 | 3,067,599 | 6,257,325 | 6,247,445 |
| Report Surplus (Deficit): | | | | 252,845 | | 380,754 | 387,393 |



Monroe, GA

Solid Waste Fund
without Capital

Monthly Budget Report
Group Summary
For Fiscal: 2022 Period Ending: 06/30/2022

| DEP... | June Budget | June Activity | Variance Favorable (Unfavorable) | Percent Remaining | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Remaining | Total Budget |
|-----------------------------------|-------------------|-------------------|----------------------------------|-------------------|---------------------|---------------------|----------------------------------|-------------------|---------------------|
| Revenue | | | | | | | | | |
| 4520 - SOLID WASTE COLLECTION | 192,305.85 | 206,128.47 | 13,822.62 | 7.19 % | 1,153,835.10 | 1,222,264.77 | 68,429.67 | 5.93 % | 2,308,590.24 |
| 4530 - SOLID WASTE DISPOSAL | 320,365.46 | 368,368.80 | 48,003.34 | 14.98 % | 1,922,192.76 | 2,201,415.50 | 279,222.74 | 14.53 % | 3,845,924.00 |
| 4540 - RECYCLABLES COLLECTION | 2,665.60 | 2,148.71 | -516.89 | -19.39 % | 15,993.60 | 18,890.42 | 2,896.82 | 18.11 % | 32,000.00 |
| Total Revenue: | 515,336.91 | 576,645.98 | 61,309.07 | 11.90 % | 3,092,021.46 | 3,442,570.69 | 350,549.23 | 11.34 % | 6,186,514.24 |
| Expense | | | | | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 65,432.66 | 39,101.92 | 26,330.74 | 40.24 % | 392,595.96 | 189,759.10 | 202,836.86 | 51.67 % | 785,505.56 |
| 4520 - SOLID WASTE COLLECTION | 97,462.06 | 117,407.21 | -19,945.15 | -20.46 % | 587,450.66 | 649,946.33 | -62,495.67 | -10.64 % | 1,172,689.24 |
| 4530 - SOLID WASTE DISPOSAL | 254,086.25 | 372,490.66 | -118,404.41 | -46.60 % | 1,524,517.50 | 1,933,979.88 | -409,462.38 | -26.86 % | 3,050,255.36 |
| 4540 - RECYCLABLES COLLECTION | 17,905.55 | 11,578.22 | 6,327.33 | 35.34 % | 107,433.30 | 60,566.99 | 46,866.31 | 43.62 % | 214,953.04 |
| 4585 - YARD TRIMMINGS COLLECTION | 24,215.48 | 28,710.51 | -4,495.03 | -18.56 % | 145,292.88 | 148,919.51 | -3,626.63 | -2.50 % | 290,701.44 |
| 9003 - SW - OTHER FINANCING USES | 56,608.33 | 34,598.82 | 22,009.51 | 38.88 % | 339,649.98 | 206,554.36 | 133,095.62 | 39.19 % | 679,572.00 |
| Total Expense: | 515,710.33 | 603,887.34 | -88,177.01 | -17.10 % | 3,096,940.28 | 3,189,726.17 | -92,785.89 | -3.00 % | 6,193,676.64 |
| Report Total: | -373.42 | -27,241.36 | -26,867.94 | | -4,918.82 | 252,844.52 | 257,763.34 | | -7,162.40 |



Monroe, GA

Solid Waste Fund
with Capital

Income Statement
Group Summary

For Fiscal: 2022 Period Ending: 06/30/2022

| DEPT | Original Total Budget | Current Total Budget | MTD Activity | YTD Activity | Budget Remaining |
|-----------------------------------|--------------------------|-------------------------|-------------------|---------------------|---------------------|
| Revenue | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 0.00 | 2,942.56 | 0.00 | 0.00 | 2,942.56 |
| 4520 - SOLID WASTE COLLECTION | 2,300,000.00 | 2,308,590.24 | 206,128.47 | 1,222,264.77 | 1,086,325.47 |
| 4530 - SOLID WASTE DISPOSAL | 3,845,924.00 | 3,846,639.36 | 368,368.80 | 2,201,415.50 | 1,645,223.86 |
| 4540 - RECYCLABLES COLLECTION | 32,000.00 | 32,687.04 | 2,148.71 | 18,890.42 | 13,796.62 |
| 4585 - YARD TRIMMINGS COLLECTION | 0.00 | 2,817.44 | 0.00 | 0.00 | 2,817.44 |
| Revenue Total: | 6,177,924.00 | 6,193,676.64 | 576,645.98 | 3,442,570.69 | 2,751,105.95 |
| Expense | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 782,563.00 | 785,505.56 | 39,101.92 | 189,759.10 | 595,746.46 |
| 4520 - SOLID WASTE COLLECTION | 1,164,099.00 | 1,172,689.24 | 117,407.21 | 668,576.33 | 504,112.91 |
| 4530 - SOLID WASTE DISPOSAL | 3,049,540.00 | 3,050,255.36 | 386,422.50 | 1,960,935.72 | 1,089,319.64 |
| 4540 - RECYCLABLES COLLECTION | 214,266.00 | 214,953.04 | 11,578.22 | 60,566.99 | 154,386.05 |
| 4585 - YARD TRIMMINGS COLLECTION | 287,884.00 | 290,701.44 | 28,710.51 | 148,919.51 | 141,781.93 |
| 9003 - SW - OTHER FINANCING USES | 679,571.00 | 679,572.00 | 34,598.82 | 206,554.36 | 473,017.64 |
| Expense Total: | 6,177,923.00 | 6,193,676.64 | 617,819.18 | 3,235,312.01 | 2,958,364.63 |
| Total Surplus (Deficit): | 1.00 | 0.00 | -41,173.20 | 207,258.68 | |



Monroe, GA

Solid Waste Fund
with Capital

Prior-Year Comparative Income Statement

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Group Summary

For the Period Ending 06/30/2022

| DEP... | 2021 June Activity | 2022 June Activity | June Variance Favorable / (Unfavorable) | Variance % | 2021 YTD Activity | 2022 YTD Activity | YTD Variance Favorable / (Unfavorable) | Variance % |
|-----------------------------------|-----------------------|-----------------------|-----------------------------------------------|----------------|----------------------|----------------------|----------------------------------------------|----------------|
| Revenue | | | | | | | | |
| 4520 - SOLID WASTE COLLECTION | 198,724.33 | 206,128.47 | 7,404.14 | 3.73% | 1,472,748.16 | 1,222,264.77 | -250,483.39 | -17.01% |
| 4530 - SOLID WASTE DISPOSAL | 266,839.03 | 368,368.80 | 101,529.77 | 38.05% | 1,957,597.37 | 2,201,415.50 | 243,818.13 | 12.45% |
| 4540 - RECYCLABLES COLLECTION | 4,297.42 | 2,148.71 | -2,148.71 | -50.00% | 12,397.60 | 18,890.42 | 6,492.82 | 52.37% |
| 4585 - YARD TRIMMINGS COLLECTION | 0.00 | 0.00 | 0.00 | 0.00% | 1,774.80 | 0.00 | -1,774.80 | -100.00% |
| Revenue Total: | 469,860.78 | 576,645.98 | 106,785.20 | 22.73% | 3,444,517.93 | 3,442,570.69 | -1,947.24 | -0.06% |
| Expense | | | | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 26,383.40 | 39,101.92 | -12,718.52 | -48.21% | 157,857.18 | 189,759.10 | -31,901.92 | -20.21% |
| 4520 - SOLID WASTE COLLECTION | 87,503.79 | 117,407.21 | -29,903.42 | -34.17% | 584,811.56 | 668,576.33 | -83,764.77 | -14.32% |
| 4530 - SOLID WASTE DISPOSAL | 298,184.93 | 386,422.50 | -88,237.57 | -29.59% | 1,743,131.72 | 1,960,935.72 | -217,804.00 | -12.49% |
| 4540 - RECYCLABLES COLLECTION | 30,101.52 | 11,578.22 | 18,523.30 | 61.54% | 109,273.41 | 60,566.99 | 48,706.42 | 44.57% |
| 4585 - YARD TRIMMINGS COLLECTION | 21,466.63 | 28,710.51 | -7,243.88 | -33.74% | 125,139.48 | 148,919.51 | -23,780.03 | -19.00% |
| 9003 - SW - OTHER FINANCING USES | 28,191.65 | 34,598.82 | -6,407.17 | -22.73% | 188,841.38 | 206,554.36 | -17,712.98 | -9.38% |
| Expense Total: | 491,831.92 | 617,819.18 | -125,987.26 | -25.62% | 2,909,054.73 | 3,235,312.01 | -326,257.28 | -11.22% |
| Total Surplus (Deficit): | -21,971.14 | -41,173.20 | -19,202.06 | -87.40% | 535,463.20 | 207,258.68 | -328,204.52 | -61.29% |



Monroe, GA

Solid Waste Fund
without Capital

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Budget Report
Group Summary

For Fiscal: 2022 Period Ending: 06/30/2022

| DEP... | Original Total Budget | Current Total Budget | Period Activity | Fiscal Activity | Variance Favorable (Unfavorable) | Percent Remaining |
|-----------------------------------|--------------------------|-------------------------|--------------------|---------------------|----------------------------------------|----------------------|
| Revenue | | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 0.00 | 2,942.56 | 0.00 | 0.00 | -2,942.56 | 100.00 % |
| 4520 - SOLID WASTE COLLECTION | 2,300,000.00 | 2,308,590.24 | 206,128.47 | 1,222,264.77 | -1,086,325.47 | 47.06 % |
| 4530 - SOLID WASTE DISPOSAL | 3,845,924.00 | 3,846,639.36 | 368,368.80 | 2,201,415.50 | -1,645,223.86 | 42.77 % |
| 4540 - RECYCLABLES COLLECTION | 32,000.00 | 32,687.04 | 2,148.71 | 18,890.42 | -13,796.62 | 42.21 % |
| 4585 - YARD TRIMMINGS COLLECTION | 0.00 | 2,817.44 | 0.00 | 0.00 | -2,817.44 | 100.00 % |
| Revenue Total: | 6,177,924.00 | 6,193,676.64 | 576,645.98 | 3,442,570.69 | -2,751,105.95 | 44.42 % |
| Expense | | | | | | |
| 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 | 39,101.92 | 189,759.10 | 595,746.46 | 75.84 % |
| 4520 - SOLID WASTE COLLECTION | 1,164,099.00 | 1,172,689.24 | 117,407.21 | 649,946.33 | 522,742.91 | 44.58 % |
| 4530 - SOLID WASTE DISPOSAL | 3,049,540.00 | 3,050,255.36 | 372,490.66 | 1,933,979.88 | 1,116,275.48 | 36.60 % |
| 4540 - RECYCLABLES COLLECTION | 214,266.00 | 214,953.04 | 11,578.22 | 60,566.99 | 154,386.05 | 71.82 % |
| 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 | 28,710.51 | 148,919.51 | 141,781.93 | 48.77 % |
| 9003 - SW - OTHER FINANCING USES | 679,571.00 | 679,572.00 | 34,598.82 | 206,554.36 | 473,017.64 | 69.61 % |
| Expense Total: | 6,177,923.00 | 6,193,676.64 | 603,887.34 | 3,189,726.17 | 3,003,950.47 | 48.50 % |
| Report Surplus (Deficit): | 1.00 | 0.00 | -27,241.36 | 252,844.52 | 252,844.52 | 0.00 % |



Monroe, GA

Solid Waste Fund Capital

Budget Report Group Summary

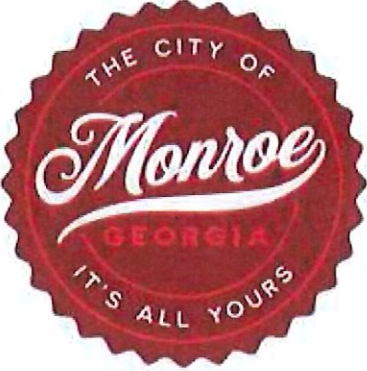
330

For Fiscal: 2022 Period Ending: 06/30/2022

| DEP... | Original Total Budget | Current Total Budget | Period Activity | Fiscal Activity | Variance Favorable (Unfavorable) | Percent Remaining |
|-----------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|----------------------|
| Expense | | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| 4520 - SOLID WASTE COLLECTION | 0.00 | 0.00 | 0.00 | 18,630.00 | -18,630.00 | 0.00 % |
| 4530 - SOLID WASTE DISPOSAL | 0.00 | 0.00 | 13,931.84 | 26,955.84 | -26,955.84 | 0.00 % |
| 4585 - YARD TRIMMINGS COLLECTION | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| Expense Total: | 0.00 | 0.00 | 13,931.84 | 45,585.84 | -45,585.84 | 0.00 % |
| Report Total: | 0.00 | 0.00 | 13,931.84 | 45,585.84 | -45,585.84 | 0.00 % |

| Performance Indicators | Jun-22 | May-22 | Apr-22 | Mar-22 | Feb-22 | Jan-22 | Dec-21 | Nov-21 | Oct-21 | Sep-21 | Aug-21 | Jul-21 | Jun-21 |
|---------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Utilities | | | | | | | | | | | | | |
| Electric Customers | 6,801 | 6,798 | 6,790 | 6,770 | 6,769 | 6,745 | 6,768 | 6,758 | 6,743 | 6,737 | 6,735 | 6,720 | 6,717 |
| Natural Gas Customers | 4,230 | 4,226 | 4,203 | 4,197 | 4,190 | 4,170 | 4,173 | 4,162 | 4,148 | 4,136 | 4,123 | 4,100 | 4,087 |
| Water Customers | 10,648 | 10,615 | 10,572 | 10,561 | 10,555 | 10,532 | 10,528 | 10,493 | 10,482 | 10,417 | 10,415 | 10,385 | 10,374 |
| Wastewater Customers | 7,726 | 7,708 | 7,694 | 7,699 | 7,682 | 7,987 | 7,667 | 7,645 | 7,627 | 7,585 | 7,576 | 7,553 | 7,531 |
| Cable TV Customers | 2,039 | 2,067 | 2,084 | 2,128 | 2,149 | 2,162 | 2,188 | 2,211 | 2,238 | 2,260 | 2,287 | 2,311 | 2,357 |
| Digital Cable Customers | 170 | 169 | 173 | 175 | 171 | 169 | 170 | 173 | 174 | 175 | 176 | 175 | 180 |
| Internet Customers | 4,148 | 4,054 | 4,117 | 4,170 | 4,122 | 4,139 | 4,133 | 4,152 | 4,142 | 4,098 | 4,145 | 4,146 | 4,152 |
| Residential Phone Customers | 733 | 734 | 739 | 742 | 747 | 752 | 756 | 763 | 760 | 773 | 775 | 781 | 790 |
| Commercial Phone Customers | 283 | 284 | 283 | 286 | 285 | 287 | 286 | 280 | 279 | 276 | 281 | 285 | 282 |
| Fiber Customers | 310 | 303 | 287 | 278 | 257 | 241 | 240 | 237 | 230 | 216 | 206 | 188 | 185 |
| WiFi Router Customers | | | | | | | | | | | | | |
| Work Orders Generated | | | | | | | | | | | | | |
| Utilities | | | | | | | | | | | | | |
| Connects | 304 | 292 | 267 | 284 | 269 | 281 | 265 | 306 | 302 | 284 | 283 | 303 | 289 |
| Cutoff for Non-Payment | 54 | 70 | 67 | 58 | 81 | 72 | 76 | 71 | 80 | 62 | 64 | 84 | 73 |
| Electric Work Orders | 137 | 171 | 161 | 174 | 95 | 96 | 82 | 76 | 95 | 81 | 78 | 93 | 72 |
| Water Work Orders | 152 | 106 | 107 | 124 | 87 | 135 | 101 | 132 | 158 | 201 | 184 | 136 | 180 |
| Natural Gas Work Orders | 40 | 38 | 103 | 117 | 54 | 52 | 33 | 44 | 39 | 43 | 22 | 30 | 44 |
| Disconnects | 184 | 192 | 170 | 206 | 176 | 202 | 184 | 197 | 217 | 178 | 209 | 193 | 212 |
| Sewer Work Orders | 20 | 8 | 21 | 15 | 29 | 33 | 20 | 17 | 18 | 55 | 21 | 26 | 46 |
| Telecomm Work Orders | 183 | 170 | 171 | 255 | 205 | 234 | 179 | 184 | 216 | 188 | 246 | 190 | 243 |
| Stormwater Work Orders | | - | - | - | 1 | 1 | - | | | - | 2 | 1 | 3 |
| Billing/Collections | | | | | | | | | | | | | |
| Utilities | | | | | | | | | | | | | |
| Utility Revenue Billed | \$ 3,723,681 | \$ 3,806,253 | \$ 3,737,109 | \$ 4,298,336 | \$ 4,191,851 | \$ 3,759,972 | \$ 3,554,338 | \$ 3,503,844 | \$ 3,901,304 | \$ 4,085,762 | \$ 3,846,178 | \$ 3,614,654 | \$ 3,270,643 |
| Utility Revenue Collected | \$ 3,512,742 | \$ 3,622,186 | \$ 3,657,019 | \$ 4,107,304 | \$ 4,008,499 | \$ 3,608,582 | \$ 3,351,898 | \$ 3,311,489 | \$ 3,720,182 | \$ 3,901,839 | \$ 3,819,569 | \$ 3,436,861 | \$ 3,088,986 |
| Amount Written Off for Bad Debt | \$ 35,440 | \$ 31,386 | \$ 18,697 | \$ 14,990 | \$ 40,124 | \$ 26,746 | \$ 28,404 | \$ 22,102 | \$ 20,398 | \$ 18,286 | \$ 23,357 | \$ 28,294 | \$ 21,531 |
| Extensions | | | | | | | | | | | | | |
| Utilities | | | | | | | | | | | | | |
| Extensions Requested | 559 | 507 | 510 | 468 | 516 | 539 | 518 | 588 | 610 | 591 | 535 | 497 | 548 |
| Extensions Pending | 38 | 129 | 42 | 82 | 41 | 138 | 119 | 125 | 170 | 12 | 95 | 167 | 23 |
| Extensions Defaulted | 26 | 24 | 31 | 20 | 33 | 37 | 17 | 32 | 16 | 42 | 28 | 34 | 33 |
| Extensions Paid per Agreement | 479 | 396 | 519 | 397 | 590 | 483 | 489 | 600 | 430 | 632 | 579 | 877 | 909 |
| Percentage of Extensions Paid | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 93% | 94% |
| Taxes | | | | | | | | | | | | | |
| Admin Support | | | | | | | | | | | | | |
| Property Tax Collected | \$ 2,757 | \$ 4,731 | \$ 9,583 | \$ 16,789 | \$ 74,560 | \$ 79,872 | \$ 79,872 | \$ 2,869,833 | \$ 407,962 | \$ 186,218 | \$ 99,662 | \$ 4,716 | \$ 4,444 |
| Accounting | | | | | | | | | | | | | |
| Payroll & Benefits | | | | | | | | | | | | | |
| Payroll Checks issued | - | - | 1 | - | - | - | - | - | - | 2 | 1 | - | - |
| Direct Deposit Advices | 676 | 638 | 952 | 691 | 623 | 626 | 715 | 738 | 949 | 653 | 662 | 659 | 692 |
| General Ledger | | | | | | | | | | | | | |
| Accounts Payable Checks Issued | 335 | 290 | 289 | 350 | 288 | 301 | 336 | 363 | 314 | 313 | 253 | 285 | 342 |
| Accounts Payable Invoices Entered | 451 | 367 | 369 | 419 | 297 | 363 | 412 | 447 | 386 | 399 | 335 | 378 | 431 |
| Journal Entries Processed | 65 | 91 | 85 | 107 | 97 | 143 | 176 | 112 | 121 | 124 | 119 | 115 | 104 |
| Miscellaneous Receipts | 445 | 394 | 488 | 541 | 566 | 822 | 324 | 319 | 351 | 342 | 354 | 341 | 321 |
| Utility Deposit Refunds Processed | 39 | 54 | 42 | 61 | 42 | 39 | 55 | 48 | 36 | 31 | 38 | 31 | 45 |
| Local Option Sales Tax | \$ 309,486 | \$ 295,570 | \$ 283,314 | \$ 256,395 | \$ 252,907 | \$ 292,991 | \$ 273,259 | \$ 267,182 | \$ 261,531 | \$ 275,894 | \$ 255,227 | \$ 257,809 | \$ 260,738 |
| Special Local Option Sales Tax - 2019 | | 275,720 | 263,336 | 252,440 | 228,454 | 225,328 | 261,062 | 243,480 | 238,067 | 233,015 | 245,828 | 227,413 | 229,701 |
| Payroll & Benefits | | | | | | | | | | | | | |

| Performance Indicators | Jun-22 | May-22 | Apr-22 | Mar-22 | Feb-22 | Jan-22 | Dec-21 | Nov-21 | Oct-21 | Sep-21 | Aug-21 | Jul-21 | Jun-21 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Filled Positions | 254 | 251 | 245 | 244 | 244 | 241 | 239 | 241 | 245 | 239 | 241 | 245 | 243 |
| Vacancies | 9 | 12 | 18 | 19 | 19 | 22 | 15 | 13 | 9 | 15 | 13 | 9 | 11 |
| Unfunded Positions | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 |
| Airport | | | | | | | | | | | | | |
| Airport | | | | | | | | | | | | | |
| Airport Fuel Sales - Gallons | 2,344 | 3,526 | 3,840 | 5,842 | 4,214 | 3,335 | 4,288 | 5,207 | 4,476 | 4,231 | 3,695 | 3,676 | 3,287 |
| Fuel Sales - Revenue | 14,507 | 21,824 | 17,627 | 26,817 | 19,214 | 14,976 | 19,252 | 22,859 | 19,650 | 18,575 | 16,223 | 16,136 | 14,102 |



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING**

August 2022



City of Monroe Fire Dept

Monroe, GA

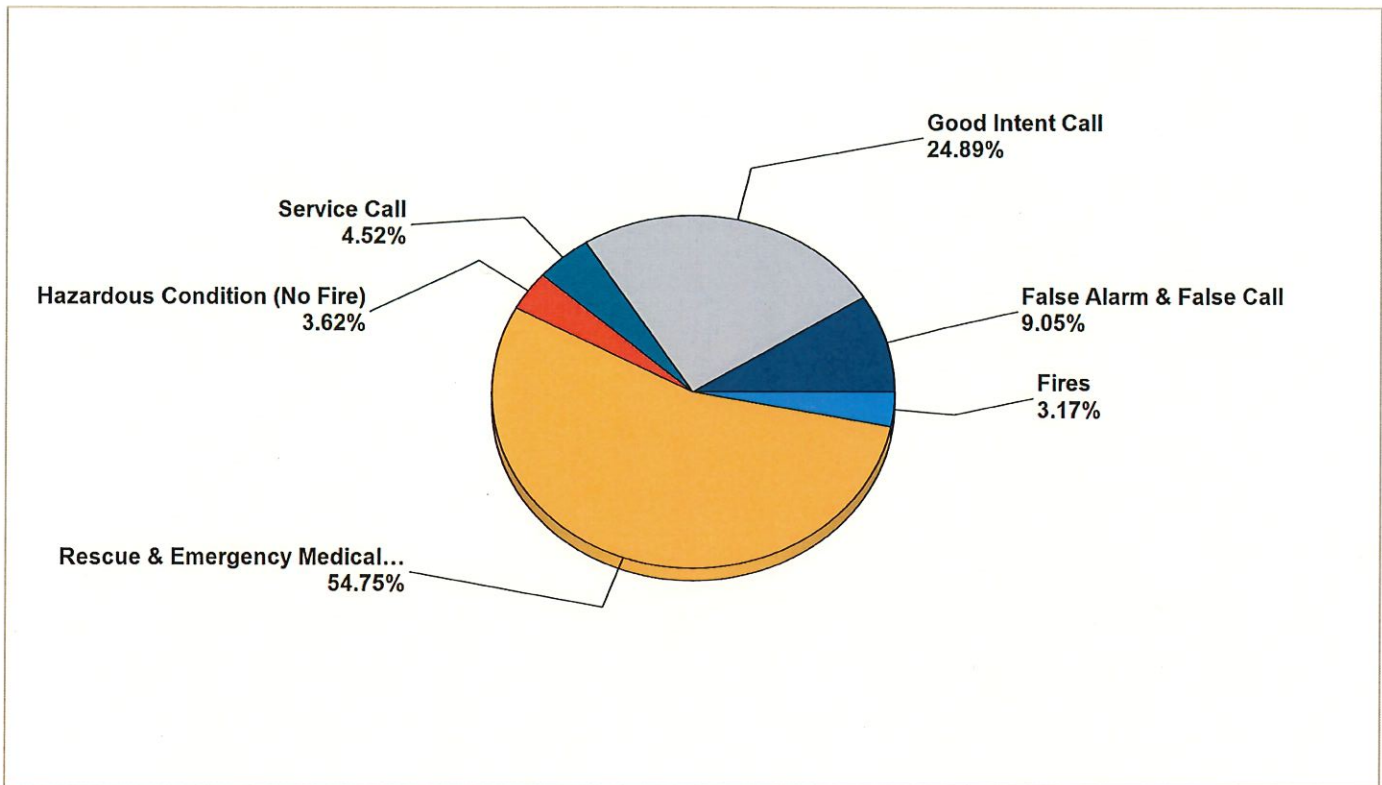
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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 06/01/2022 | End Date: 06/30/2022



| MAJOR INCIDENT TYPE | # INCIDENTS | % of TOTAL |
|------------------------------------|-------------|-------------|
| Fires | 7 | 3.17% |
| Rescue & Emergency Medical Service | 121 | 54.75% |
| Hazardous Condition (No Fire) | 8 | 3.62% |
| Service Call | 10 | 4.52% |
| Good Intent Call | 55 | 24.89% |
| False Alarm & False Call | 20 | 9.05% |
| TOTAL | 221 | 100% |

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



Detailed Breakdown by Incident Type

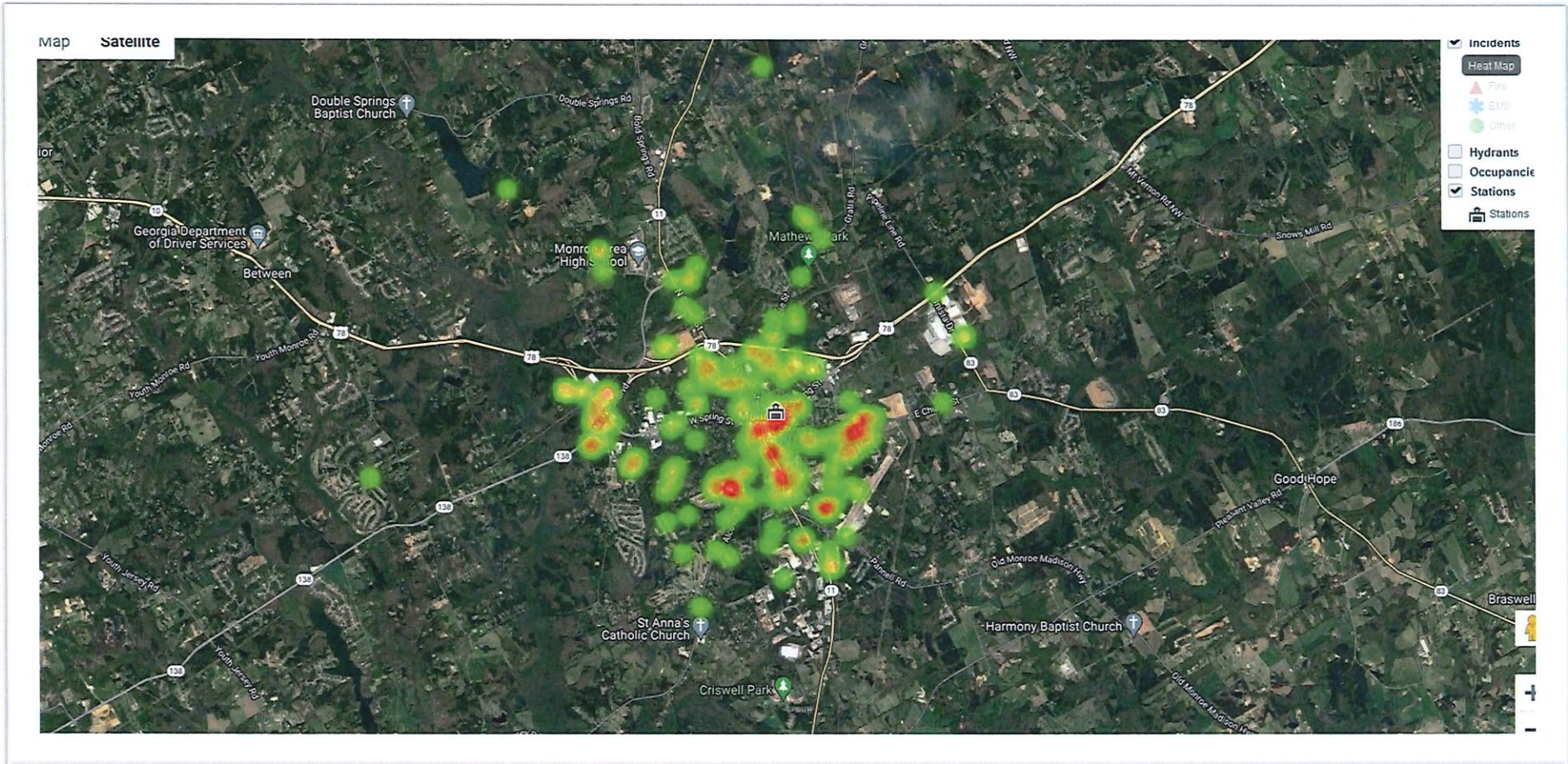
| INCIDENT TYPE | # INCIDENTS | % of TOTAL |
|----------------------------------------------------------|-------------|-------------|
| 111 - Building fire | 1 | 0.45% |
| 121 - Fire in mobile home used as fixed residence | 1 | 0.45% |
| 131 - Passenger vehicle fire | 1 | 0.45% |
| 142 - Brush or brush-and-grass mixture fire | 1 | 0.45% |
| 143 - Grass fire | 1 | 0.45% |
| 151 - Outside rubbish, trash or waste fire | 2 | 0.9% |
| 311 - Medical assist, assist EMS crew | 64 | 28.96% |
| 321 - EMS call, excluding vehicle accident with injury | 52 | 23.53% |
| 322 - Motor vehicle accident with injuries | 3 | 1.36% |
| 324 - Motor vehicle accident with no injuries. | 2 | 0.9% |
| 400 - Hazardous condition, other | 3 | 1.36% |
| 412 - Gas leak (natural gas or LPG) | 2 | 0.9% |
| 442 - Overheated motor | 1 | 0.45% |
| 461 - Building or structure weakened or collapsed | 1 | 0.45% |
| 463 - Vehicle accident, general cleanup | 1 | 0.45% |
| 522 - Water or steam leak | 2 | 0.9% |
| 551 - Assist police or other governmental agency | 1 | 0.45% |
| 553 - Public service | 3 | 1.36% |
| 554 - Assist invalid | 1 | 0.45% |
| 561 - Unauthorized burning | 3 | 1.36% |
| 600 - Good intent call, other | 1 | 0.45% |
| 611 - Dispatched & cancelled en route | 47 | 21.27% |
| 622 - No incident found on arrival at dispatch address | 4 | 1.81% |
| 651 - Smoke scare, odor of smoke | 3 | 1.36% |
| 714 - Central station, malicious false alarm | 1 | 0.45% |
| 734 - Heat detector activation due to malfunction | 1 | 0.45% |
| 735 - Alarm system sounded due to malfunction | 5 | 2.26% |
| 743 - Smoke detector activation, no fire - unintentional | 3 | 1.36% |
| 745 - Alarm system activation, no fire - unintentional | 9 | 4.07% |
| 746 - Carbon monoxide detector activation, no CO | 1 | 0.45% |
| TOTAL INCIDENTS: | 221 | 100% |

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



City of Monroe Fire Dept

Monroe, GA



June 2022 Incident Distribution

City of Monroe Fire Dept

Monroe, GA



Incident Comparison 2018-2022

| June | 2018 | 2019 | 2020 | 2021 | 2022 |
|-------------------------------------------------|------|------|------|------|------|
| 100 - Fire | 8 | 3 | 3 | 3 | 7 |
| 200 - Overpressure Rupture, Explosion, Overheat | 0 | 0 | 0 | 0 | 0 |
| 300 - Rescue & EMS | 136 | 150 | 88 | 130 | 121 |
| 400 - Hazardous Condition | 8 | 5 | 6 | 4 | 8 |
| 500 - Service Call | 12 | 8 | 16 | 15 | 10 |
| 600 - Good Intent & Canceled Call | 51 | 51 | 52 | 63 | 55 |
| 700 - False Alarm & False Call | 14 | 11 | 6 | 14 | 20 |
| 800 - Severe Weather & Natural Disaster | 3 | 0 | 0 | 0 | 0 |
| 900 - Special Incident Type | 0 | 0 | 0 | 0 | 0 |
| | 232 | 228 | 171 | 229 | 221 |

COVID-19

| 2022 | Confirmed or Suspected COVID-19 | Incident Total | Percentage of Incidents |
|--------------|---------------------------------|----------------|-------------------------|
| June | 2 | 221 | 0.90% |
| Year to Date | 21 | 1192 | 1.76% |

City of Monroe Fire Dept

Monroe, GA

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338

Detailed Losses For Date Range

Start Date: 06/01/2022 | End Date: 06/30/2022

| # 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 |
|-------------|-------------------------------|-------------------------------|-------------------------|--------------|------------------|------------------|--------------|--------------|
| 1 | \$401,647.00 | \$200,823.00 | \$602,470.00 | \$602,470.00 | \$2,000.00 | \$0.00 | \$2,000.00 | \$2,000.00 |

| INCIDENT # | DATE | TYPE | LOCATION | PRE-INCIDENT PROPERTY | PRE-INCIDENT CONTENTS | PRE-INCIDENT TOTAL | PROP. LOSS | CONT. LOSS | TOTAL |
|------------|------------|---------------------|--------------------------|-----------------------|-----------------------|--------------------|------------|------------|------------|
| 2022-1175 | 06/27/2022 | 111 - Building fire | 216 S Madison AVE Monroe | \$401,647.00 | \$200,823.00 | \$602,470.00 | \$2,000.00 | \$0.00 | \$2,000.00 |

Only Reviewed Incidents included.



City of Monroe Fire Dept

Monroe, GA

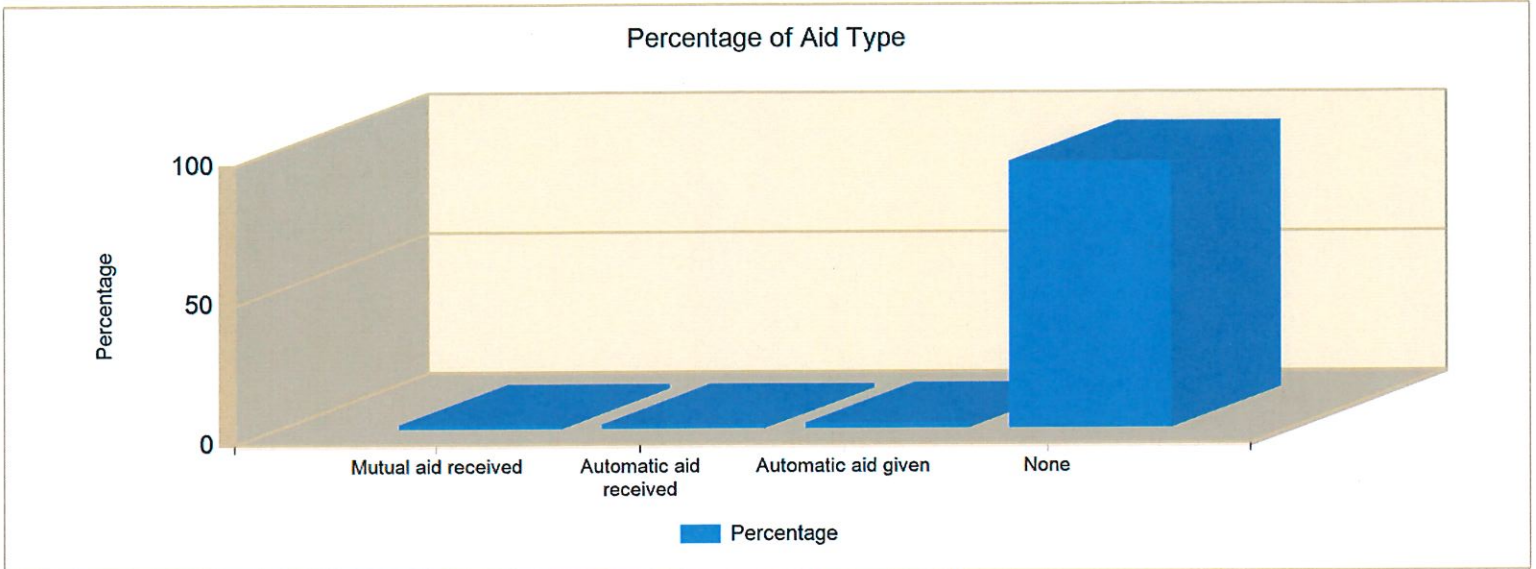
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Count of Aid Given and Received for Incidents for Date Range

Start Date: 06/01/2022 | End Date: 06/30/2022



| AID TYPE | TOTAL | % of TOTAL |
|------------------------|-------|------------|
| Mutual aid received | 3 | 1.4% |
| Automatic aid received | 3 | 1.4% |
| Automatic aid given | 4 | 1.8% |
| None | 211 | 95.5% |

Only REVIEWED incidents included



PARKS PROJECTS & UPDATES – AUGUST 2022

PILOT PARK

The restroom at Pilot Park has been installed and is opening 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 will be installed in August. 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.



MATHEWS PARK

The second phase of renovations/additions for the rehabilitation work of paving/parking, pavilions, additional signage, disc golf renovations, fencing, and other amenities is in process. Additional equipment, seating, trash receptacles, restroom, and signage have all been delivered



and are awaiting the placement of pavilion prior to installation. The replacement of a pavilion and addition of another pavilion have been delayed as the remaining material is delayed, based on adjustments to the look of the pavilions. The shade structures have been installed over the benches. Grading for the new parking area will begin in August/September. New privacy fencing will also be installed this summer. A study of the pond wildlife and dam

was completed on October 20th 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. The total cost of the Phase I improvements made to Mathews Park are approximately \$165,510. Phase II was approved at an additional cost of \$300,000, with current costs being at \$194,697 for improvements and additions.



POLICE
DEPARTMENT
MONTHLY REPORT
August
2022

Comparison of June 2021 to June 2022 Activity Reports

| | 2022 | | | 2021 | | |
|--------------------------|-------------|--|--|-------------|--|--|
| Calls for Service | 1,963 | | | 1,842 | | |
| Area Checks | 9,740 | | | 7,395 | | |
| Calls to MPD | n/a | | | n/a | | |
| Court Cases | 133 | | | 151 | | |
| Training Hours | 215 | | | 203 | | |
| Part A Crimes | 41 | | | 41 | | |
| Part B Crimes | 58 | | | 58 | | |
| Arrest-Adult | 70 | | | 78 | | |
| Juvenile | 6 | | | 12 | | |
| C/S Trash Pick Up | | | | | | |
| Tires | | | | | | |

Municipal Court

| | June 2021 | June 2022 |
|----------------------------|--------------|--------------|
| Citations issued: | 306 | 279 |
| Adjudicated/Closed cases: | 151 | 133 |
| Fines collected per month: | \$26,698.00 | \$19,176.00 |
| Year to date collected: | \$210,873.20 | \$196,960.00 |

June 2022 Training Hours for Monroe Police Department

GPSTC online training: 33

Conference training: 48

In-service Training: 94

Off Site Training: 40

Total Training Hours: 215



Offense and Arrest Summary Report

Printed On:
07/06/2022

Beginning Date: 06/01/2022

Ending Date: 06/30/2022

Page 1 of 1

Agency: MONROE POLICE DEPARTMENT

| | | | |
|---------------------------------------------|---------|-------------------------------------------------------------|--------|
| Total Offenses | 99 | Clearance Rate | 45.45% |
| % change from last year | -47.06% | Last years rate | 46.52% |
| Total Arrests | 76 | Hate Crime Offenses | 0 |
| % change from last year | -15.56% | Law Officers Assaulted | 2 |
| Group A Crime Rate per 100,000 Population : | 719.42 | Summary based reporting Crime Rate per 100,000 Population : | 203.47 |
| Arrest Rate per 100,000 Population : | 552.29 | | |

Arrest Reporting

| Group "A" | Adult | Juvenile | Unknown | Total Arrests | Arrests Reported Last Year |
|------------------------------------------|-----------|----------|----------|---------------|----------------------------|
| Murder | 0 | 0 | 0 | 0 | 0 |
| Negligent Manslaughter | 0 | 0 | 0 | 0 | 0 |
| Justifiable Homicide | 0 | 0 | 0 | 0 | 0 |
| Rape | 0 | 0 | 0 | 0 | 0 |
| Robbery | 0 | 0 | 0 | 0 | 5 |
| Aggravated Assault | 2 | 1 | 0 | 3 | 4 |
| Burglary | 0 | 0 | 0 | 0 | 1 |
| Larceny | 6 | 1 | 0 | 7 | 11 |
| Motor Vehicle Theft | 0 | 0 | 0 | 0 | 1 |
| Arson | 0 | 0 | 0 | 0 | 0 |
| Simple Assault | 4 | 2 | 0 | 6 | 8 |
| Intimidation | 0 | 0 | 0 | 0 | 1 |
| Bribery | 0 | 0 | 0 | 0 | 0 |
| Counterfeiting/Forgery | 0 | 0 | 0 | 0 | 0 |
| Vandalism | 0 | 0 | 0 | 0 | 5 |
| Drug/Narcotic Violations | 22 | 0 | 0 | 22 | 29 |
| 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 | 1 |
| Gambling | 0 | 0 | 0 | 0 | 0 |
| Kidnapping | 0 | 0 | 0 | 0 | 0 |
| Pornography | 0 | 0 | 0 | 0 | 0 |
| Prostitution | 0 | 0 | 0 | 0 | 0 |
| Sodomy | 0 | 0 | 0 | 0 | 0 |
| Sexual Assault w/Object | 0 | 0 | 0 | 0 | 0 |
| Fondling | 1 | 0 | 0 | 1 | 0 |
| Incest | 0 | 0 | 0 | 0 | 0 |
| Statutory Rape | 0 | 0 | 0 | 0 | 0 |
| Stolen Property | 0 | 0 | 0 | 0 | 0 |
| Weapons Law Violations | 0 | 0 | 0 | 0 | 2 |
| Human Trafficking, Commercial Sex Acts | 0 | 0 | 0 | 0 | 0 |
| Human Trafficking, Involuntary Servitude | 0 | 0 | 0 | 0 | 0 |
| Animal Cruelty | 1 | 0 | 0 | 1 | 0 |
| Total Group A Arrests | 36 | 4 | 0 | 40 | 68 |
| Group "B" Arrests | | | | | |
| Bad Checks | 0 | 0 | 0 | 0 | 0 |
| Curfew/Vagrancy | 0 | 0 | 0 | 0 | 0 |
| Disorderly Conduct | 6 | 1 | 0 | 7 | 7 |
| DUI | 7 | 0 | 0 | 7 | 6 |
| Drunkenness | 0 | 0 | 0 | 0 | 0 |
| Family Offenses-nonviolent | 0 | 0 | 0 | 0 | 0 |
| Liquor Law Violations | 0 | 0 | 0 | 0 | 0 |
| Peeping Tom | 0 | 0 | 0 | 0 | 0 |
| Runaways | 0 | 0 | 0 | 0 | 0 |
| Trespass | 5 | 0 | 0 | 5 | 0 |
| All Other Offenses | 16 | 1 | 0 | 17 | 9 |
| Total Group B Arrests | 34 | 2 | 0 | 36 | 22 |
| Total Arrests | 70 | 6 | 0 | 76 | 90 |

Offense Reporting

| Group "A" | Offenses Reported | Offenses Cleared | Offenses Reported Last Year |
|------------------------------------------|-------------------|------------------|-----------------------------|
| Murder | 0 | 0 | 0 |
| Negligent Manslaughter | 0 | 0 | 0 |
| Justifiable Homicide | 0 | 0 | 0 |
| Rape | 0 | 0 | 0 |
| Robbery | 0 | 0 | 3 |
| Aggravated Assault | 4 | 3 | 13 |
| Burglary | 4 | 0 | 3 |
| Larceny | 19 | 7 | 34 |
| Motor Vehicle Theft | 1 | 0 | 2 |
| Arson | 0 | 0 | 0 |
| Simple Assault | 13 | 6 | 18 |
| Intimidation | 3 | 0 | 15 |
| Bribery | 0 | 0 | 0 |
| Counterfeiting/Forgery | 0 | 0 | 0 |
| Vandalism | 13 | 2 | 29 |
| Drug/Narcotic Violations | 19 | 17 | 32 |
| Drug Equipment Violations | 5 | 5 | 12 |
| Embezzlement | 0 | 0 | 0 |
| Extortion/Blackmail | 0 | 0 | 0 |
| Fraud | 9 | 0 | 13 |
| Gambling | 0 | 0 | 0 |
| Kidnapping | 1 | 1 | 1 |
| Pornography | 0 | 0 | 0 |
| Prostitution | 0 | 0 | 0 |
| Sodomy | 1 | 0 | 0 |
| Sexual Assault w/Object | 0 | 0 | 0 |
| Fondling | 2 | 1 | 2 |
| Incest | 0 | 0 | 0 |
| Statutory Rape | 0 | 0 | 0 |
| Stolen Property | 1 | 0 | 2 |
| Weapons Law Violations | 3 | 2 | 8 |
| Human Trafficking, Commercial Sex Acts | 0 | 0 | 0 |
| Human Trafficking, Involuntary Servitude | 0 | 0 | 0 |
| Animal Cruelty | 1 | 1 | 0 |
| Total Group "A" | 99 | 45 | 187 |

Crime Against Person

24 - This year
49 - Last year
-51.02% - Percent Change

Crime Against Property

47 - This Year
86 - Last year
-45.35% - Percent Change

Crime Against Society

28 - This year
52 - Last year
-46.15% - Percent Change

Population : 13761

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



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

| <u>Unit</u> | <u>Unit Description</u> | <u>Number of Logs</u> |
|--------------------------|-------------------------|-----------------------|
| 311 | LAW ENFORCEMENT UNIT | 2 |
| 316 | LAW ENFORCEMENT UNIT | 33 |
| 321 | LAW ENFORCEMENT UNIT | 11 |
| 323 | LAW ENFORCEMENT UNIT | 102 |
| 324 | LAW ENFORCEMENT UNIT | 1 |
| 325 | LAW ENFORCEMENT UNIT | 367 |
| 327 | LAW ENFORCEMENT UNIT | 199 |
| 333 | LAW ENFORCEMENT UNIT | 372 |
| 334 | LAW ENFORCEMENT UNIT | 276 |
| 335 | LAW ENFORCEMENT UNIT | 121 |
| 336 | LAW ENFORCEMENT UNIT | 23 |
| 337 | LAW ENFORCEMENT UNIT | 232 |
| 338 | LAW ENFORCEMENT UNIT | 314 |
| 340 | LAW ENFORCEMENT UNIT | 432 |
| 341 | LAW ENFORCEMENT UNIT | 571 |
| 342 | LAW ENFORCEMENT UNIT | 361 |
| 343 | LAW ENFORCEMENT UNIT | 176 |
| 346 | LAW ENFORCEMENT UNIT | 354 |
| 347 | LAW ENFORCEMENT UNIT | 232 |
| 348 | LAW ENFORCEMENT UNIT | 361 |
| 349 | LAW ENFORCEMENT UNIT | 785 |
| 350 | LAW ENFORCEMENT UNIT | 386 |
| 351 | LAW ENFORCEMENT UNIT | 840 |
| 352 | LAW ENFORCEMENT UNIT | 369 |
| 353 | LAW ENFORCEMENT UNIT | 848 |
| 355 | LAW ENFORCEMENT UNIT | 424 |
| 356 | LAW ENFORCEMENT UNIT | 65 |
| 359 | LAW ENFORCEMENT UNIT | 197 |
| 366 | LAW ENFORCEMENT UNIT | 435 |
| 367 | LAW ENFORCEMENT UNIT | 851 |
| Total Radio Logs: | | 9740 |

Report Includes:

All dates between '00:00:00 06/01/22' and '23:59:59 06/30/22', 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> |
|---------------------------|------------------------|
| (Not Defined) | 1 |
| FIGHT VIOLENT | 5 |
| ANIMAL COMPLAINT | 15 |
| INJURED ANIMAL | 1 |
| VICIOUS ANIMAL | 1 |
| PROWLER | 4 |
| BURGLARY IN PROGRESS | 3 |
| BURGLARY REPORT | 4 |
| DOMESTIC NON-VIOLENT | 49 |
| DOMESTIC VIOLENT | 4 |
| WARRANT SERVICE | 20 |
| SUBJECT WITH WEAPON | 1 |
| SUSPICIOUS PERSON | 81 |
| SUSPICIOUS VEHICLE | 103 |
| TRAFFIC STOP | 1 |
| SUICIDE ATTEMPT | 2 |
| SUICIDE THREAT | 7 |
| KEYS LOCKED IN VEHICLE | 82 |
| SPEEDING AUTO | 3 |
| ACCIDENT NO INJURIES | 61 |
| INJURY BY COMPLAINT | 2 |
| ACCIDENT WITH A DEER | 5 |
| ACCIDENT WITH INJURIES | 5 |
| PERSON STRUCK WITH AUTO | 1 |
| ACCIDENT UNKNOWN INJURIES | 4 |
| ROAD HAZARD | 10 |
| DRUNK DRIVER | 6 |
| INTOXICATED PERSON | 2 |
| HIT AND RUN | 9 |
| HIT AND RUN W/ PEDISTRIAN | 1 |
| DIRECT TRAFFIC | 4 |
| FUNERAL ESCORT | 5 |
| TRANSPORT | 5 |
| DISABLED VEHICLE | 24 |
| AREA/BLDG CHECK | 36 |
| LITTERING/ILLEGAL DUMPING | 1 |
| CHILD ABUSE | 1 |
| RAPE | 1 |
| SEXUAL ASSAULT | 3 |
| CHASE | 1 |
| BANK ALARM | 13 |
| BUSINESS ALARM | 84 |
| RESIDENTIAL ALARM | 31 |
| DRAG RACING | 2 |

| <u>Nature of Incident</u> | <u>Total Incidents</u> |
|--------------------------------|------------------------|
| SUBJECT IN CUSTODY | 6 |
| DEMENTED PERSON NON-VIOLENT | 15 |
| STOLEN VEHICLE | 6 |
| 911 HANGUP | 29 |
| CONTROL SUBSTANCE PROBLEM | 13 |
| AGENCY ASSISTANCE | 5 |
| AIRCRAFT PROBLEM | 1 |
| ASSAULT | 3 |
| ASSAULT PRIORITY 2 | 1 |
| ASSAULT PRIORITY 3 | 1 |
| ASSAULT LAW ENFORCEMENT ONLY | 7 |
| CHILD CUSTODY DISPUTE | 4 |
| CIVIL ISSUE/DISPUTE | 17 |
| COUNTERFEIT MONEY | 1 |
| DAMAGE TO PROPERTY | 41 |
| DISPUTE NON VIOLENT IN NATURE | 62 |
| DISTRUBING THE PEACE | 4 |
| Dead Body | 4 |
| DISORDERLY CONDUCT | 2 |
| LE ASSIST FOR EMS | 15 |
| ENTERING AN AUTO | 7 |
| EXTRA PATROL REQUEST | 6 |
| ASSIST FIRE DEPARTMENT | 3 |
| FIREARMS DISCHARGED | 7 |
| FIREWORKS | 2 |
| FOLLOW UP TO PREVIOUS CALL | 1 |
| FOUND PROPERTY | 6 |
| FRAUD | 12 |
| GUNSHOT WOUND PRIORITY 1 | 1 |
| HARRASSING PHONE CALLS | 3 |
| HARRASSMENT | 8 |
| IDENTITY THEFT | 3 |
| ILLEGAL PARKING | 6 |
| JUVENILE RUNAWAY | 6 |
| JUVENILE COMPLAINT | 34 |
| JUVENILE PROBLEM -NO COMPLAINT | 9 |
| LOITERING | 1 |
| LOST ITEM REPOR | 7 |
| LOUD MUSIC COMPLAINT | 12 |
| MISSING PERSON | 5 |
| MISCELLANEOUS LAW INCIDENT | 34 |
| POWER LINES DOWN | 3 |
| REPOSSESSION | 1 |
| ROAD RAGE | 4 |
| SAFETY SOBRIETY CHECK POINT | 1 |
| PHONE CALLS/MAIL SCAMS | 2 |
| SEARCH WARRANT | 2 |
| SHOPLIFTING | 8 |
| THEFT REPORT | 22 |
| THREATS | 8 |

| <u>Nature of Incident</u> | <u>Total Incidents</u> |
|------------------------------|------------------------|
| TRAFFIC LIGHT OUT | 1 |
| TRAFFIC VIOLATION | 723 |
| TRAILER INSPECTION | 1 |
| TRESPASSING | 7 |
| UNDERAGE CONSUMPTION ALCOHOL | 1 |
| UNKNOWN PRIORTY 1 | 3 |
| UNKNOWN LAW PROBLEM | 11 |
| UNSECURE PREMISES | 6 |
| VEHICLE INSPECTION | 11 |
| WANTED PERSON | 4 |
| WELFARE CHECK | 30 |

Total reported: 1963

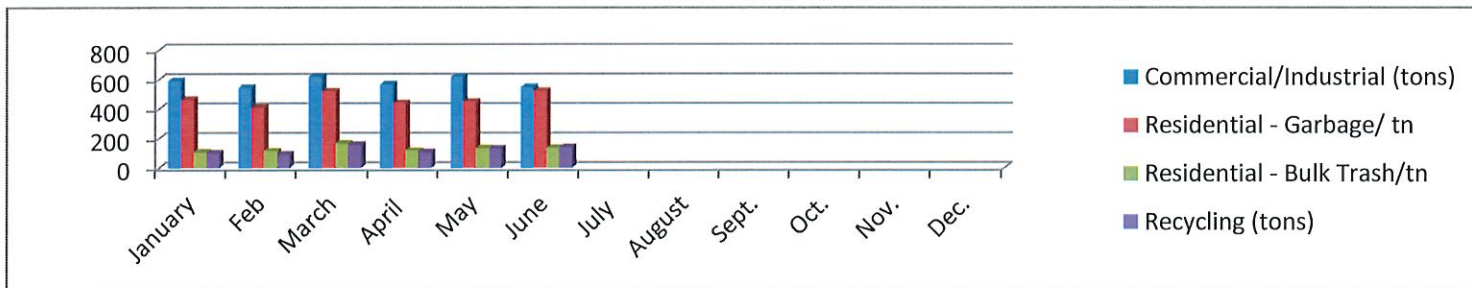
Report Includes:

All dates between `00:00:00 06/01/22` and `23:59:59 06/30/22`, 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
AUGUST
2022**

| 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 | | | | | | |
| Residential - Garbage/ tn | 467.24 | 411.99 | 522.06 | 443.87 | 452.66 | 525.98 | | | | | | |
| Residential - Bulk Trash/tn | 105.98 | 116.38 | 166.76 | 120.47 | 136.22 | 138.03 | | | | | | |
| Recycling (tons) | 101.26 | 93.17 | 158.04 | 107.71 | 135.55 | 143.39 | | | | | | |
| Transfer Station (tons) | 9,229.85 | 8,037.19 | 10,290.11 | 9,525.72 | 9,395.10 | 10,081.58 | | | | | | |
| Customers (TS) | 19 | 19 | 20 | 18 | 19 | 19 | | | | | | |
| Sweeper debris (tons) | 13.66 | 8.58 | 17.83 | 8.94 | 9.9 | 10.35 | | | | | | |
| Storm drain debris (tons) | 3.07 | 1.30 | 14.07 | 0.28 | 5.70 | 1.91 | | | | | | |
| 2022 | January | Feb | March | April | May | June | | | | | | |
| Recycling - Yard Waste (tons) | 60.27 | 55.91 | 97.17 | 64.61 | 83.65 | 87.63 | | | | | | |
| Recycling - Leaves (tons) | | | 4.91 | | 2.85 | | | | | | | |
| Recycling - Curbside (tons) | 25.99 | 21.32 | 33.92 | 25.39 | 34.14 | 37.95 | | | | | | |
| Recycling - Cardboard (tons) | 13.38 | 10.35 | 15.85 | 12.35 | 7.97 | 15.09 | | | | | | |
| Recycling - Scrap Metal (tons) | | | 2.49 | | 3.56 | | | | | | | |
| Recycling - Scrap tires (tons) | | 187 (3.86) | 59 (1.22) | 165 (3.40) | 63 ((1.30) | 35 (.72) | | | | | | |
| Recycling - Glass (tons) | 1.62 | 1.73 | 2.48 | 1.96 | 2.08 | 2 | | | | | | |
| Recycling - C & D (tons) | | | | | | | | | | | | |
| 95G Garbage carts (each) | 77 | 38 | 59 | 59 | 67 | 73 | | | | | | |
| 65G Recycling Carts (each) | 28 | 24 | 28 | 24 | 27 | 35 | | | | | | |
| 18G Recycling bins (each) | 9 | 5 | 17 | 9 | 10 | 9 | | | | | | |
| Dumpsters (each) | | 6 | | | 6 | 3 | | | | | | |
| Cemetery Permits | 9 | 4 | 3 | 5 | 1 | 4 | | | | | | |



Note:
1,205.07 tons of trash /garbage collected and disposed.
143.39 tons of recycled materials collected, including scrap tires.

ITEMS OF INTEREST

- I. Project Update- Transfer Station Improvements:
 - Fencing - To be installed along the entrance side of the transfer station. **Complete as of: 5/6/2022!**
 - Repair French drains in front of the building. **Pending!**
 - Guardrails to be installed on both sides of the scale ramps. **In Progress!**

- II. Transfer Station tonnage report: Deposited 10,081.58 tons in June 2022. An increase of 1,759.74 tons compared to June 2021.

- III. Curbside Recycling – Transitioned to the 65-gallon carts - Update:

The “Oops” tags are now being implemented. The tags are designed 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 365 customers participating. (2.00 tons collected in June 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!**



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
AUGUST
2022**

Street Division

- LMIG Lopez 2022
- LMIG Tigers Way 2022
- Concrete prep Church Street
- Concrete prep Pilot Park
- Backfill Pilot Park and Church Street
- Cleaning grass out of curbs and sidewalk
- Patch utility cuts city wide
- Patch sidewalk on Broad Street
- Cut with side arm tractor
- Loaded trash on Ash Street
- Ran sweeper on Glen Irish, Edwards Street, Alcovy Street, Bryant Road, Union Street, Stowers Street, Birch Street, Marable Street and Boulevard

| | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|--------------|---------|----------|-------|-------|------|------|------|--------|-----------|---------|----------|----------|-------|
| Utility Cuts | 0 | 8.02 | 30.4 | 0 | 20.7 | 19.1 | | | | | | | 78.19 |
| Pot Holes | 26 | 0 | 27 | 13 | 4 | 2 | | | | | | | 72 |

Concrete Usage:

| Street Name | Type | Size | Material | Date |
|-------------------|----------|------------|------------|-----------|
| LMIG Lopez Lane | Road | Whole Road | Super Pave | 6/6/2022 |
| LMIG Tigers Way | Road | Whole Road | Super Pave | 6/7/2022 |
| 305 Walton Street | Road | 3x3 | Sakrete | 6/30/2022 |
| 427 Broad Street | Road | 2x3 | Super Pave | 6/28/2022 |
| 423 Broad Street | Road | 3x3 | Super Pave | 6/28/2022 |
| 1004 Davis Street | Road | 3x8 | Cold Patch | 6/23/2022 |
| 104 Forest Lane | Road | 3x12 | Super Pave | 6/21/2022 |
| 2nd Street | Road | 4x8 | Super Pave | 6/21/2022 |
| Marable Street | Road | 3x3 | Super Pave | 6/21/2022 |
| Marable Street | Road | 2x4 | Super Pave | 6/21/2022 |
| Marable Street | Road | 3x5 | Super Pave | 6/21/2022 |
| Johns Supermarket | Sidewalk | 3x8 | Sakrete | 6/30/2022 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| TOTAL COLD PATCH | 1 ton | | | |
| TOTAL CONCRETE | 42 bags | | | |
| TOTAL ASPHALT | 55.37 | | | |



WATER, SEWER & GAS MONTHLY REPORT

AUGUST
2022

2022 Project List

| | <i>Estimated Start Date</i> | <i>Estimated Completion Date</i> | <i>Notes</i> | <i>Progress</i> | <i>Contractor or City</i> |
|------------------------------------------------------------|---------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|
| Natural Gas | | | | | |
| Union Street gas main renewal | Jul-22 | Aug-22 | Replace 2,800' of steel gas main | Awaiting Material | Contractor |
| Belle Meade gas main replacement | Jul-22 | Aug-22 | Replace 2" steel gas main with 2" plastic/main installed along Belle Meade | Started | City |
| Hwy 83 Good Hope to Chandler Road main extension | Jun-22 | Dec-22 | Install 10,500' of 4" plastic gas main | Planning Stage | City |
| Chandler Road to Old Monroe-Madison Rd main extension | Sep-22 | Dec-22 | Install 15,000' of 4" plastic gas main/will serve 5 chicken houses | Begin September | City |
| Old Monroe-Madison Rd to Morgan County line | Jan-22 | Jun-22 | Install 23,000' of 4" plastic gas main/will serve 4 chicken houses | 85% complete | 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 |
| Sewer Collection | | | | | |
| Alcovy River/Hwy 138 Sewer Extension | Jan-21 | Dec-21 | Gravity sewer installed and completed/waiting on pump station contractor to complete static | 90% completed | Contractor |
| Sewer Treatment Plant | | | | | |
| 2022 CDBG | 21-Dec | 23-Dec | Rehab of 6" sewer mains along Glen Iris, Stowers and sections of Bryant and Edwards Street | Application Submitted | Carter & Sloope |
| Jacks Creek Plant Rehab | Sep-21 | Sep-22 | Work begun/Demo of influent building nearing completion | 36% complete | Heavy/Hofstadter |
| Water Distribution | | | | | |
| Implementation of EPA's new Lead & Copper Rule | 22-Jul | 23-Dec | Inventory of all water services to determine presence of lead | Data Collection | 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 | Crew has started | City |
| Water Treatment Plant | | | | | |
| 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 of a new 1,000,000 gallon clearwell / crews test drill area 7/13/21 - Awarded to Lakeshore Engineering start date set for June 25th/ crews on-site to begin construction | Awarded | 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

WATER/WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2022 | FY 2022



| | |
|------------------|-----|
| COVER | 1 |
| OVERVIEW | 2 |
| SALES REPORT | 3-4 |
| 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 |
|-----------------|------------------|------------------|------------------|--------------------|------------------|------------------|----------|----------|----------|----------|----------|----------|------------------|-------------------|------------------|
| REVENUES | \$ 0.966M | \$ 1.146M | \$ 0.968M | \$ 0.983M | \$ 1.152M | \$ 1.155M | | | | | | | \$ 6.370M | \$ 12.954M | \$ 5.752M |
| PERSONNEL COSTS | \$ 0.199M | \$ 0.223M | \$ 0.210M | \$ 0.300M | \$ 0.221M | \$ 0.251M | | | | | | | \$ 1.404M | \$ 2.888M | \$ 1.319M |
| CONTRACTED SVC | \$ 0.023M | \$ 0.041M | \$ 0.040M | \$ 0.063M | \$ 0.060M | \$ 0.066M | | | | | | | \$ 0.293M | \$ 1.372M | \$ 0.259M |
| SUPPLIES | \$ 0.119M | \$ 0.158M | \$ 0.190M | \$ 0.173M | \$ 0.171M | \$ 0.197M | | | | | | | \$ 1.007M | \$ 2.097M | \$ 0.817M |
| CAPITAL OUTLAY | \$ 0.301M | \$ 0.297M | \$ 0.175M | \$ 0.369M | \$ 0.295M | \$ 0.341M | | | | | | | \$ 1.778M | \$ 2.710M | \$ 0.971M |
| FUND TRANSFERS | \$ 0.050M | \$ 0.067M | \$ 0.068M | \$ 0.068M | \$ 0.069M | \$ 0.071M | | | | | | | \$ 0.393M | \$ 1.926M | \$ 0.274M |
| DEPRECIATION | \$ 0.173M | \$ 0.173M | \$ 0.094M | \$ 0.175M | \$ 0.176M | \$ 0.175M | | | | | | | \$ 0.966M | \$ - | \$ 0.989M |
| EXPENSES | \$ 0.865M | \$ 0.958M | \$ 0.777M | \$ 1.149M | \$ 0.991M | \$ 1.101M | | | | | | | \$ 5.842M | \$ 10.994M | \$ 4.629M |
| MARGIN | \$ 0.101M | \$ 0.188M | \$ 0.191M | \$ (0.166M) | \$ 0.161M | \$ 0.054M | | | | | | | \$ 0.528M | \$ 1.961M | \$ 1.123M |

361

12-MO PROCESSED KGAL



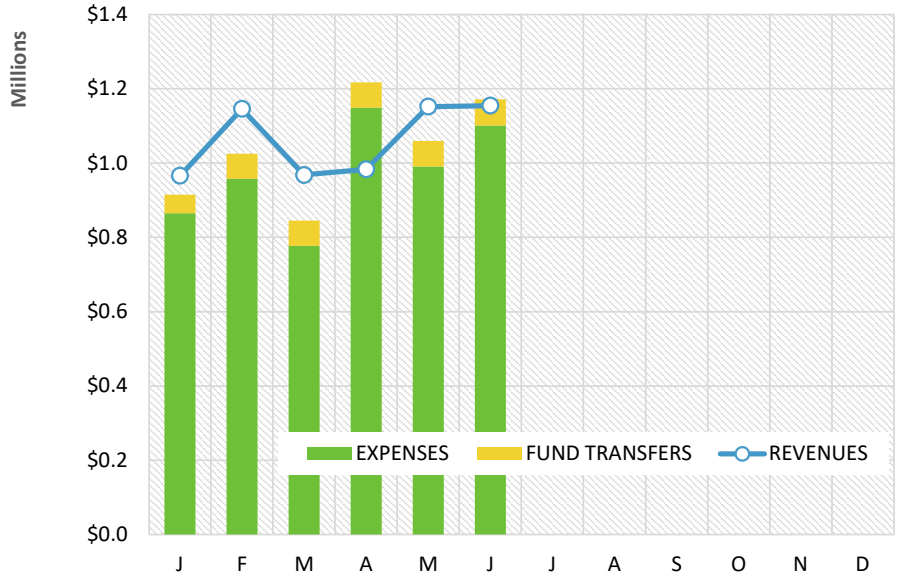
12-MO RETAIL KGAL



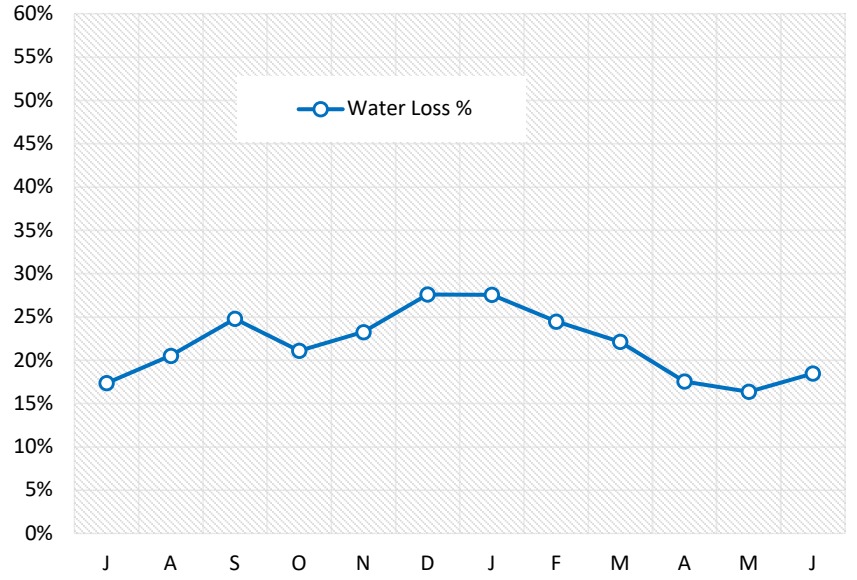
ROLLING 12-MO LINE LOSS

21.58%

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 |
| Commercial | 970 | 972 | 971 | 975 | 975 | 975 |
| Industrial | 1 | 1 | 1 | 1 | 1 | 1 |
| Water Authority | 1 | 1 | 1 | 1 | 1 | 1 |
| Residential Sprinkler | 529 | 535 | 532 | 535 | 545 | 555 |
| Commercial Sprinkler | 90 | 90 | 90 | 90 | 90 | 91 |
| Loganville | 1 | 1 | 1 | 1 | 1 | 1 |
| Total | 10,533 | 10,555 | 10,561 | 10,572 | 10,615 | 10,648 |
| YOY Δ | -1.39% | -1.82% | -2.38% | -2.56% | -2.75% | -3.08% |

KGALLONS - WATER

| | | | | | | |
|-----------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Residential | 34,939 | 34,209 | 34,417 | 34,675 | 36,259 | 42,364 |
| Commercial | 11,070 | 11,096 | 12,060 | 12,228 | 12,405 | 16,337 |
| Industrial | 1,790 | 2,845 | 2,774 | 2,196 | 2,852 | 1,857 |
| Water Authority | - | 2 | 3 | 1 | - | 1,038 |
| Loganville | 29,843 | 38,240 | 33,273 | 33,795 | 37,185 | 40,113 |
| Total | 77,642 | 86,392 | 82,527 | 82,895 | 88,701 | 101,709 |
| YOY Δ | 69.59% | 81.31% | 88.21% | 89.90% | 82.66% | 77.73% |

REVENUE - WATER

| | | | | | | |
|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Residential | \$ 0.306M | \$ 0.297M | \$ 0.302M | \$ 0.303M | \$ 0.312M | \$ 0.361M |
| Commercial | \$ 0.085M | \$ 0.085M | \$ 0.090M | \$ 0.092M | \$ 0.093M | \$ 0.116M |
| Industrial | \$ 0.007M | \$ 0.012M | \$ 0.011M | \$ 0.009M | \$ 0.012M | \$ 0.008M |
| Water Authority | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.004M |
| Loganville | \$ 0.112M | \$ 0.139M | \$ 0.123M | \$ 0.124M | \$ 0.136M | \$ 0.146M |
| Total | \$ 0.510M | \$ 0.533M | \$ 0.527M | \$ 0.529M | \$ 0.553M | \$ 0.635M |
| YOY Δ | 34.18% | 37.30% | 42.76% | 43.99% | 38.43% | 42.68% |

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 |
| Commercial | 814 | 814 | 815 | 817 | 815 | 818 |
| Water Authority | 1 | 1 | 1 | 1 | 1 | 1 |
| Total | 7,987 | 7,682 | 7,699 | 7,694 | 7,708 | 7,726 |

| | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|
| YOY Δ | 7.67% | 3.06% | 2.78% | 2.74% | 2.75% | 2.59% |
|-------|-------|-------|-------|-------|-------|-------|

KGALLONS - SEWER

| | | | | | | |
|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Residential | 34,939 | 34,209 | 34,417 | 34,675 | 36,259 | 42,364 |
| Commercial | 11,070 | 11,096 | 12,060 | 12,228 | 12,405 | 16,337 |
| Water Authority | - | 2 | 3 | 1 | - | 1,038 |
| Total | 46,009 | 45,307 | 46,480 | 46,904 | 48,664 | 59,739 |

| | | | | | | |
|-------|-------|-------|-------|--------|-------|-------|
| YOY Δ | 3.42% | 0.35% | 9.97% | 11.00% | 2.52% | 7.51% |
|-------|-------|-------|-------|--------|-------|-------|

REVENUE - SEWER

| | | | | | | |
|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Residential | \$ 0.216M | \$ 0.215M | \$ 0.215M | \$ 0.216M | \$ 0.219M | \$ 0.227M |
| Commercial | \$ 0.126M | \$ 0.125M | \$ 0.134M | \$ 0.139M | \$ 0.141M | \$ 0.149M |
| Water Authority | \$ 0.002M | \$ 0.002M | \$ 0.002M | \$ 0.002M | \$ 0.002M | \$ 0.002M |
| Total | \$ 0.344M | \$ 0.342M | \$ 0.350M | \$ 0.357M | \$ 0.361M | \$ 0.377M |

| | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|
| YOY Δ | 4.86% | 3.32% | 7.86% | 9.10% | 2.29% | 6.50% |
|-------|-------|-------|-------|-------|-------|-------|

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 | 4 |
| Commercial | 11 | 11 | 12 | 13 | 13 | 17 | 13 |
| Industrial | 1,790 | 2,845 | 2,774 | 2,196 | 2,852 | 1,857 | 2,386 |
| Water Authority | - | 2 | 3 | 1 | - | 1,038 | 174 |
| Loganville | 29,843 | 38,240 | 33,273 | 33,795 | 37,185 | 40,113 | 35,408 |

AVERAGE \$/CUSTOMER (WATER)

| | | | | | | | |
|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Residential | \$34 | \$33 | \$34 | \$34 | \$35 | \$40 | \$35 |
| Commercial | \$88 | \$87 | \$93 | \$94 | \$95 | \$119 | \$96 |
| Industrial | \$7,400 | \$11,663 | \$11,376 | \$9,041 | \$11,691 | \$7,671 | \$9,807 |
| Water Authority | \$169 | \$177 | \$181 | \$173 | \$169 | \$4,362 | \$872 |
| Loganville | \$111,600 | \$139,368 | \$122,631 | \$124,390 | \$135,812 | \$145,680 | \$129,913 |

AVERAGE \$/KGALLON (WATER)

| | | | | | | | |
|-----------------|-----------------|------------------|-----------------|------------------|-----------------|-----------------|----------------|
| Residential | \$8.75 | \$8.68 | \$8.79 | \$8.74 | \$8.62 | \$8.52 | \$8.68 |
| Commercial | \$7.69 | \$7.62 | \$7.49 | \$7.52 | \$7.46 | \$7.12 | \$7.48 |
| Industrial | \$4.13 | \$4.10 | \$4.10 | \$4.12 | \$4.10 | \$4.13 | \$4.11 |
| Water Authority | | \$88.42 | | \$172.79 | | \$4.20 | \$88.47 |
| Loganville | \$3.74 | \$3.64 | \$3.69 | \$3.68 | \$3.65 | \$3.63 | |
| Average | \$6.8576 | \$27.2046 | \$6.7927 | \$48.2903 | \$6.7251 | \$5.9936 | \$16.98 |

AVERAGE KGALLONS/CUSTOMER (SEWER)

| | | | | | | | |
|-----------------|----|----|----|----|----|-------|-----|
| Residential | 5 | 5 | 5 | 5 | 5 | 6 | 5 |
| Commercial | 14 | 14 | 15 | 15 | 15 | 20 | 15 |
| Water Authority | - | 2 | 3 | 1 | - | 1,038 | 174 |

AVERAGE \$/CUSTOMER (SEWER)

| | | | | | | | |
|-----------------|---------|---------|---------|---------|---------|---------|---------|
| Residential | \$30 | \$31 | \$31 | \$31 | \$32 | \$33 | \$31 |
| Commercial | \$155 | \$154 | \$164 | \$170 | \$173 | \$182 | \$166 |
| Water Authority | \$1,871 | \$1,562 | \$1,743 | \$1,567 | \$1,615 | \$1,716 | \$1,679 |

AVERAGE \$/KGALLON (SEWER)

| | | | | | | | |
|-----------------|---------------|-----------------|---------------|-----------------|---------------|---------------|-------------------|
| Residential | \$6.18 | \$6.29 | \$6.23 | \$6.23 | \$6.03 | \$5.35 | \$6.05 |
| Commercial | \$11.42 | \$11.29 | \$11.08 | \$11.37 | \$11.38 | \$9.13 | \$10.94 |
| Water Authority | | \$780.85 | | \$1,567.02 | | \$1.65 | \$783.17 |
| Average | \$8.80 | \$266.14 | \$8.66 | \$528.21 | \$8.70 | \$5.38 | \$137.6475 |

MOST RECENT

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|--------------------------------|---------------------|-------------------|---------------------|---------------------|----------------------|
| SALES REVENUES | | | | | |
| WATER SALES | \$ 631,449 | \$ 442,774 | \$ 3,287,349 | \$ 2,324,312 | \$ 6,380,403 |
| SEWER SALES | \$ 369,186 | \$ 350,531 | \$ 2,106,442 | \$ 1,996,697 | \$ 4,305,323 |
| SALES REVENUES (ACTUAL) | \$ 1,000,635 | \$ 793,305 | \$ 5,393,791 | \$ 4,321,009 | \$ 10,685,727 |
| AS BUDGET | \$ 916,667 | \$ 811,667 | \$ 5,500,000 | \$ 4,870,000 | Not Applicable |
| % ACTUAL TO BUDGET | 109.16% | 97.74% | 98.07% | 88.73% | Not Applicable |
| OTHER REVENUES | | | | | |
| WATER | | | | | |
| OP REVENUE | \$ 321 | \$ 136 | \$ 1,577 | \$ 1,105 | \$ 228 |
| MISC REVENUE | \$ 5,589 | \$ 5,791 | \$ 37,781 | \$ 36,542 | \$ 5,573 |
| SALE OF FIXED ASSETS | \$ - | \$ - | \$ - | \$ - | \$ - |
| TAP FEES | \$ 76,550 | \$ 35,785 | \$ 266,150 | \$ 358,485 | \$ 68,216 |
| REIMB DAMAGE PROP | \$ - | \$ - | \$ - | \$ 1,533 | \$ - |
| OTHER REV | \$ - | \$ - | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - | \$ - | \$ - |
| ADMIN ALLOC WATER | \$ 9,751 | \$ 9,920 | \$ 64,458 | \$ 66,628 | \$ 9,135 |
| INT/INVEST INCOME | \$ - | \$ - | \$ - | \$ - | \$ - |
| STATE GRANTS | \$ - | \$ - | \$ - | \$ - | \$ - |
| FEDERAL GRANT | \$ - | \$ - | \$ - | \$ - | \$ - |
| TRANSFER FROM CIP_WATER | \$ - | \$ - | \$ - | \$ - | \$ - |
| OTHER REVENUES (WATER) | \$ 92,211 | \$ 51,632 | \$ 369,966 | \$ 464,293 | \$ 83,151 |
| SEWER | | | | | |
| OP REVENUE | \$ 5,200 | \$ 18,738 | \$ 120,280 | \$ 170,705 | \$ 22,063 |
| FEDERAL GRANT | \$ - | \$ - | \$ - | \$ - | \$ - |
| MISC REVENUE | \$ - | \$ 32 | \$ - | \$ 32 | \$ - |
| TAP FEES | \$ 47,000 | \$ 32,250 | \$ 421,650 | \$ 729,250 | \$ 39,000 |
| SALE OF ASSETS - SEWAGE | \$ - | \$ - | \$ - | \$ - | \$ - |
| CUST ACCT FEES | \$ - | \$ - | \$ - | \$ - | \$ - |
| OTHER REV | \$ - | \$ - | \$ - | \$ - | \$ - |
| FEDERAL GRANT CDBG 2018 | \$ - | \$ - | \$ - | \$ - | \$ - |
| ADMIN ALLOC SEW COLLECT | \$ - | \$ - | \$ - | \$ - | \$ - |
| OTHER - UTILITY | \$ - | \$ - | \$ 86 | \$ - | \$ - |
| INT/INVEST INCOME | \$ - | \$ - | \$ - | \$ - | \$ - |
| STATE GRANTS | \$ - | \$ - | \$ - | \$ - | \$ - |
| TRANSFER FROM CIP_SEWER | \$ - | \$ - | \$ - | \$ - | \$ - |
| ADMIN ALLOC SEWAGE | \$ 9,751 | \$ 9,920 | \$ 64,458 | \$ 66,628 | \$ 9,135 |
| OTHER REVENUES (SEWER) | \$ 61,951 | \$ 60,940 | \$ 606,474 | \$ 966,616 | \$ 70,197 |
| OTHER REVENUES (TOTAL) | \$ 154,161 | \$ 112,571 | \$ 976,440 | \$ 1,430,908 | \$ 153,349 |
| AS BUDGET | \$ 152,986 | \$ 148,798 | \$ 917,917 | \$ 892,788 | Not Applicable |
| % ACTUAL TO BUDGET | 100.77% | 75.65% | 106.38% | 160.27% | Not Applicable |
| TOTAL REVENUES (ACTUAL) | \$ 1,154,796 | \$ 905,876 | \$ 6,370,231 | \$ 5,751,917 | \$ 10,839,076 |
| AS BUDGET | \$ 1,069,653 | \$ 960,465 | \$ 6,417,917 | \$ 5,762,788 | Not Applicable |
| % ACTUAL TO BUDGET | 107.96% | 94.32% | 99.26% | 99.81% | Not Applicable |

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|---------------------|---------------------|-------------------|---------------------|---------------------|----------------------|
| PERSONNEL | \$ 251,164 | \$ 195,099 | \$ 1,404,063 | \$ 1,319,471 | \$ 2,609,443 |
| CONTRACTED SERVICES | \$ 66,065 | \$ 93,455 | \$ 293,191 | \$ 258,607 | \$ 634,834 |
| SUPPLIES | \$ 196,561 | \$ 185,174 | \$ 1,007,272 | \$ 816,763 | \$ 2,093,914 |
| CAPITAL OUTLAY | \$ 260,159 | \$ 238,182 | \$ 1,375,644 | \$ 1,459,640 | \$ 2,590,106 |
| FUND TRANSFERS | \$ 71,165 | \$ 47,982 | \$ 393,353 | \$ 274,427 | \$ 724,804 |
| DEPRECIATION | \$ 255,694 | \$ 238,901 | \$ 1,368,397 | \$ 1,432,082 | \$ 2,595,137 |
| TOTAL | \$ 1,100,807 | \$ 998,793 | \$ 5,841,920 | \$ 5,560,991 | \$ 11,248,237 |

WATER

WATER TREATMENT PLANT

| PERSONNEL | | | | | |
|---------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Compensation | \$ 45,680 | \$ 34,246 | \$ 267,182 | \$ 210,611 | \$ 486,310 |
| PERSONNEL (ACTUAL) | \$ 72,743 | \$ 50,412 | \$ 397,495 | \$ 314,942 | \$ 725,452 |
| AS BUDGET | \$ 64,455 | \$ 53,887 | \$ 386,730 | \$ 323,325 | Not Applicable |
| % ACTUAL TO BUDGET | 112.86% | 93.55% | 102.78% | 97.41% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|-------------------------------------|------------------|-----------------|------------------|------------------|-------------------|
| CONTRACTED SERVICES (ACTUAL) | \$ 15,256 | \$ 8,440 | \$ 62,146 | \$ 52,757 | \$ 176,689 |
| AS BUDGET | \$ 26,263 | \$ 23,763 | \$ 157,575 | \$ 142,575 | Not Applicable |
| % ACTUAL TO BUDGET | 58.09% | 35.52% | 39.44% | 37.00% | Not Applicable |

SUPPLIES

| | | | | | |
|--------------------------|-------------------|------------------|-------------------|-------------------|-------------------|
| SUPPLIES (ACTUAL) | \$ 111,519 | \$ 71,057 | \$ 415,618 | \$ 291,099 | \$ 854,566 |
| AS BUDGET | \$ 63,192 | \$ 57,921 | \$ 379,150 | \$ 347,525 | Not Applicable |
| % ACTUAL TO BUDGET | 176.48% | 122.68% | 109.62% | 83.76% | Not Applicable |

CAPITAL OUTLAY

| | | | | | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| Capital Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - |
| CAPITAL OUTLAY (ACTUAL) | \$ 178,910 | \$ 167,943 | \$ 1,012,976 | \$ 1,022,950 | \$ 1,913,274 |
| AS BUDGET | \$ 88,847 | \$ 85,194 | \$ 533,083 | \$ 511,164 | Not Applicable |
| % ACTUAL TO BUDGET | 201.37% | 197.13% | 190.02% | 200.12% | Not Applicable |

DEPRECIATION

| | | | | | |
|-----------------------|-----------|-----------|------------|------------|------------|
| DEPRECIATION (ACTUAL) | \$ 91,666 | \$ 89,227 | \$ 545,999 | \$ 536,677 | \$ 991,649 |
|-----------------------|-----------|-----------|------------|------------|------------|

FUND TRANSFERS

| | | | | | |
|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| FUND TRANSFERS (ACTUAL) | \$ 42,688 | \$ 25,326 | \$ 231,820 | \$ 145,508 | \$ 422,247 |
| AS BUDGET | \$ 92,662 | \$ 70,832 | \$ 555,975 | \$ 424,991 | Not Applicable |
| % ACTUAL TO BUDGET | 46.07% | 35.76% | 41.70% | 34.24% | Not Applicable |

WATER DISTRIBUTION SYSTEM

| PERSONNEL | | | | | |
|---------------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| PERSONNEL (ACTUAL) | \$ 63,976 | \$ 131,493 | \$ 361,038 | \$ 425,178 | \$ 682,398 |
| AS BUDGET | \$ 67,198 | \$ 63,678 | \$ 403,186 | \$ 382,067 | Not Applicable |
| % ACTUAL TO BUDGET | 95.21% | 206.50% | 89.55% | 111.28% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|
| CONTRACTED SERVICES (ACTUAL) | \$ 22,856 | \$ 33,268 | \$ 57,116 | \$ 58,015 | \$ 63,550 |
| AS BUDGET | \$ 15,963 | \$ 15,629 | \$ 95,775 | \$ 93,775 | Not Applicable |
| % ACTUAL TO BUDGET | 143.19% | 212.86% | 59.64% | 61.87% | Not Applicable |

SUPPLIES

| | | | | | |
|--------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| SUPPLIES (ACTUAL) | \$ 33,392 | \$ 30,230 | \$ 160,182 | \$ 177,251 | \$ 337,882 |
| AS BUDGET | \$ 32,229 | \$ 24,604 | \$ 193,375 | \$ 147,625 | Not Applicable |
| % ACTUAL TO BUDGET | 103.61% | 122.86% | 82.83% | 120.07% | Not Applicable |

CAPITAL OUTLAY

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

| | | | | | |
|--------------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| TOTAL WATER EXPENSES (ACTUAL) | \$ 633,007 | \$ 607,396 | \$ 3,244,390 | \$ 3,024,378 | \$ 6,167,707 |
| AS BUDGET | \$ 450,808 | \$ 395,508 | \$ 2,704,848 | \$ 2,373,047 | Not Applicable |
| % ACTUAL TO BUDGET | 140.42% | 153.57% | 119.95% | 127.45% | Not Applicable |

Jun 2022 Jun 2021 FY2022 YTD FY2021 YTD 12-MONTH

WASTEWATER

STORMWATER

PERSONNEL

| | | | | | |
|--------------------|-----------|-------------|------------|------------|----------------|
| PERSONNEL (ACTUAL) | \$ 24,155 | \$ (60,426) | \$ 126,134 | \$ 103,851 | \$ 226,326 |
| AS BUDGET | \$ 23,246 | \$ 15,550 | \$ 139,475 | \$ 93,303 | Not Applicable |
| % ACTUAL TO BUDGET | 103.91% | -388.58% | 90.44% | 111.31% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|------------------------------|----------|----------|-----------|-----------|----------------|
| CONTRACTED SERVICES (ACTUAL) | \$ 1,640 | \$ 381 | \$ 13,261 | \$ 6,819 | \$ 21,966 |
| AS BUDGET | \$ 2,679 | \$ 8,001 | \$ 16,075 | \$ 48,005 | Not Applicable |
| % ACTUAL TO BUDGET | 61.21% | 4.76% | 82.50% | 14.21% | Not Applicable |

SUPPLIES

| | | | | | |
|--------------------|-----------|-----------|------------|------------|----------------|
| SUPPLIES (ACTUAL) | \$ 4,829 | \$ 7,266 | \$ 25,630 | \$ 18,755 | \$ 44,652 |
| AS BUDGET | \$ 63,192 | \$ 57,921 | \$ 379,150 | \$ 347,525 | Not Applicable |
| % ACTUAL TO BUDGET | 7.64% | 12.55% | 6.76% | 5.40% | Not Applicable |

CAPITAL OUTLAY

| | | | | | |
|-------------------------|------------|------------|------------|------------|----------------|
| Capital Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - |
| CAPITAL OUTLAY (ACTUAL) | \$ 81,248 | \$ 70,239 | \$ 362,667 | \$ 436,690 | \$ 676,832 |
| AS BUDGET | \$ 136,994 | \$ 132,086 | \$ 821,962 | \$ 792,517 | Not Applicable |
| % ACTUAL TO BUDGET | 59.31% | 53.18% | 44.12% | 55.10% | Not Applicable |

| | | | | | |
|-----------------------------------|-----------|-----------|------------|------------|------------|
| Depreciation Expense [Stormwater] | \$ 3,061 | \$ 1,826 | \$ 18,115 | \$ 8,807 | \$ 31,724 |
| Depreciation Expense [Sewage] | \$ 80,484 | \$ 73,924 | \$ 402,142 | \$ 443,299 | \$ 785,882 |

DEPRECIATION

| | | | | | |
|-----------------------|-----------|-----------|------------|------------|------------|
| DEPRECIATION (ACTUAL) | \$ 83,544 | \$ 75,750 | \$ 420,257 | \$ 452,106 | \$ 817,606 |
|-----------------------|-----------|-----------|------------|------------|------------|

SEWAGE

FUND TRANSFERS

| | | | | | |
|-------------------------|-----------|-----------|------------|------------|----------------|
| FUND TRANSFERS (ACTUAL) | \$ 28,477 | \$ 22,656 | \$ 161,532 | \$ 128,919 | \$ 302,556 |
| AS BUDGET | \$ 67,875 | \$ 59,125 | \$ 407,250 | \$ 354,750 | Not Applicable |
| % ACTUAL TO BUDGET | 41.96% | 38.32% | 39.66% | 36.34% | Not Applicable |

| | | | | | |
|-----------------------|-----------|-----------|------------|------------|------------|
| DEPRECIATION | \$ 80,484 | \$ 73,924 | \$ 402,142 | \$ 443,299 | \$ 785,882 |
| DEPRECIATION (ACTUAL) | \$ 80,484 | \$ 73,924 | \$ 402,142 | \$ 443,299 | \$ 785,882 |

SEWAGE COLLECTION

PERSONNEL

| | | | | | |
|--------------------|-----------|-----------|------------|------------|----------------|
| PERSONNEL (ACTUAL) | \$ 45,040 | \$ 35,827 | \$ 266,358 | \$ 220,579 | \$ 504,036 |
| AS BUDGET | \$ 42,920 | \$ 39,237 | \$ 257,522 | \$ 235,425 | Not Applicable |
| % ACTUAL TO BUDGET | 104.94% | 91.31% | 103.43% | 93.69% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|------------------------------|----------|----------|-----------|-----------|----------------|
| CONTRACTED SERVICES (ACTUAL) | \$ 3,729 | \$ 7,986 | \$ 35,173 | \$ 30,911 | \$ 76,072 |
| AS BUDGET | \$ 8,396 | \$ 8,313 | \$ 50,375 | \$ 49,875 | Not Applicable |
| % ACTUAL TO BUDGET | 44.41% | 96.07% | 69.82% | 61.98% | Not Applicable |

SUPPLIES

| | | | | | |
|--------------------|-----------|-----------|-----------|-----------|----------------|
| SUPPLIES (ACTUAL) | \$ 7,324 | \$ 10,652 | \$ 48,721 | \$ 44,830 | \$ 117,249 |
| AS BUDGET | \$ 10,804 | \$ 10,179 | \$ 64,825 | \$ 61,075 | Not Applicable |
| % ACTUAL TO BUDGET | 67.79% | 104.65% | 75.16% | 73.40% | Not Applicable |

SEWAGE TREATMENT

PERSONNEL

| | | | | | |
|--------------------|-----------|-----------|------------|------------|----------------|
| PERSONNEL (ACTUAL) | \$ 45,250 | \$ 37,793 | \$ 253,038 | \$ 254,921 | \$ 471,231 |
| AS BUDGET | \$ 42,740 | \$ 38,559 | \$ 256,440 | \$ 231,352 | Not Applicable |
| % ACTUAL TO BUDGET | 105.87% | 98.02% | 98.67% | 110.19% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|------------------------------|-----------|-----------|------------|------------|----------------|
| CONTRACTED SERVICES (ACTUAL) | \$ 22,584 | \$ 43,381 | \$ 125,496 | \$ 110,104 | \$ 296,557 |
| AS BUDGET | \$ 61,038 | \$ 60,517 | \$ 366,225 | \$ 363,100 | Not Applicable |
| % ACTUAL TO BUDGET | 37.00% | 71.68% | 34.27% | 30.32% | Not Applicable |

SUPPLIES

| | | | | | |
|--------------------|-----------|-----------|------------|------------|----------------|
| SUPPLIES (ACTUAL) | \$ 39,496 | \$ 65,969 | \$ 357,121 | \$ 284,828 | \$ 739,565 |
| AS BUDGET | \$ 63,104 | \$ 58,604 | \$ 378,625 | \$ 351,625 | Not Applicable |
| % ACTUAL TO BUDGET | 62.59% | 112.57% | 94.32% | 81.00% | Not Applicable |

| | | | | | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| TOTAL EXPENSES (ACTUAL) | \$ 467,800 | \$ 391,396 | \$ 2,597,530 | \$ 2,536,613 | \$ 5,080,530 |
| AS BUDGET | \$ 522,987 | \$ 488,092 | \$ 3,137,923 | \$ 2,928,551 | Not Applicable |
| % ACTUAL TO BUDGET | 89.45% | 80.19% | 82.78% | 86.62% | Not Applicable |

NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 06/2022 | FY 2022



| | |
|------------------|-----|
| COVER | 1 |
| OVERVIEW | 2 |
| SALES REPORT | 3 |
| SALES STATISTICS | 4 |
| POWER SUPPLY | 5 |
| DETAIL REVENUES | 6 |
| DETAIL EXPENSES | 7-9 |

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 |
|-----------------|------------------|------------------|------------------|------------------|------------------|--------------------|----------|----------|----------|----------|----------|----------|------------------|--------------------|------------------|
| REVENUES | \$ 0.568M | \$ 0.747M | \$ 0.849M | \$ 0.632M | \$ 0.463M | \$ 0.313M | | | | | | | \$ 3.573M | \$ 2.148M | \$ 2.960M |
| PERSONNEL COSTS | \$ 0.059M | \$ 0.065M | \$ 0.060M | \$ 0.082M | \$ 0.059M | \$ 0.068M | | | | | | | \$ 0.392M | \$ 0.373M | \$ 0.308M |
| CONTRACTED SVC | \$ 0.005M | \$ 0.037M | \$ 0.021M | \$ 0.035M | \$ 0.017M | \$ 0.007M | | | | | | | \$ 0.123M | \$ 0.120M | \$ 0.109M |
| SUPPLIES | \$ 0.302M | \$ 0.375M | \$ 0.402M | \$ 0.229M | \$ 0.183M | \$ 0.174M | | | | | | | \$ 1.666M | \$ 0.982M | \$ 1.098M |
| CAPITAL OUTLAY | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | \$ - | \$ - | \$ - |
| FUND TRANSFERS | \$ 0.109M | \$ 0.125M | \$ 0.151M | \$ 0.181M | \$ 0.122M | \$ 0.139M | | | | | | | \$ 0.827M | \$ 0.807M | \$ 0.721M |
| EXPENSES | \$ 0.475M | \$ 0.602M | \$ 0.634M | \$ 0.527M | \$ 0.381M | \$ 0.389M | | | | | | | \$ 3.008M | \$ 2.282M | \$ 2.237M |
| MARGIN | \$ 0.093M | \$ 0.145M | \$ 0.215M | \$ 0.105M | \$ 0.082M | \$ (0.076M) | | | | | | | \$ 0.564M | \$ (0.134M) | \$ 0.723M |

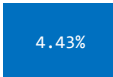
12-MO PURCHASED CCF'S



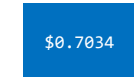
12-MO RETAIL CCF'S



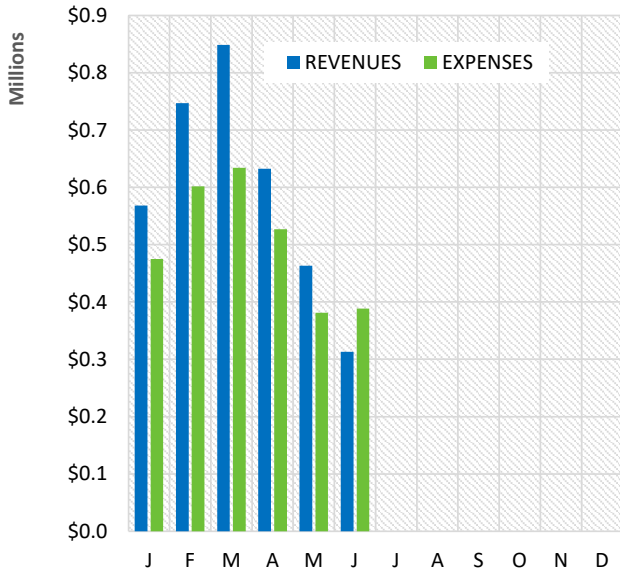
12-MO LINE LOSS



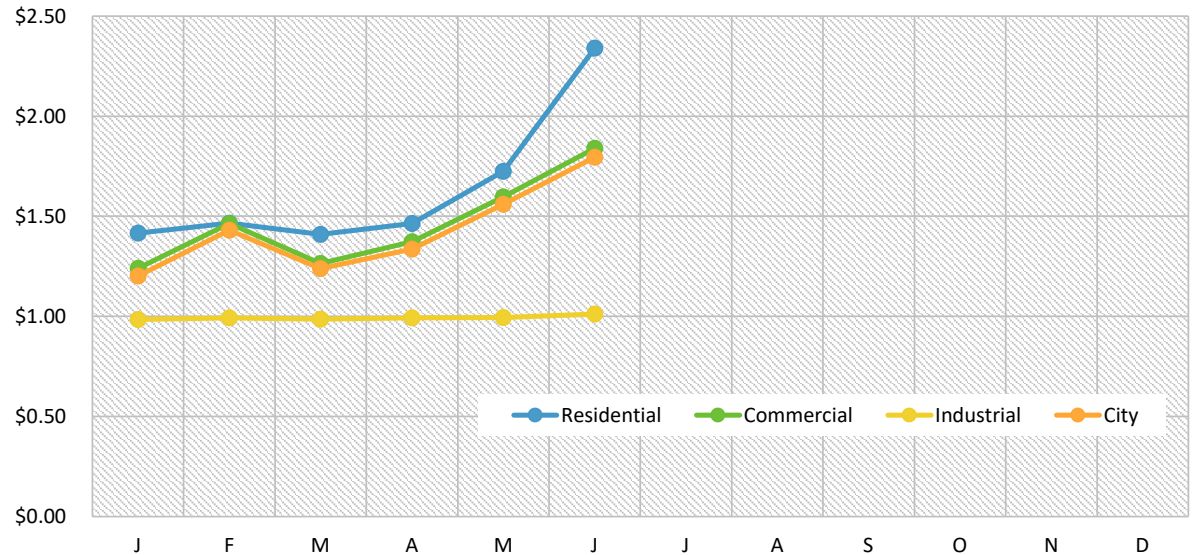
AVERAGE COST PER CCF



REVENUES vs. EXPENSES



AVERAGE \$/CCF



RETAIL SALES REPORT

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

370

CUSTOMER COUNT

| | | | | | | |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Residential | 3,564 | 3,583 | 3,591 | 3,598 | 3,619 | 3,634 |
| Commercial | 577 | 578 | 577 | 576 | 578 | 580 |
| Industrial | 7 | 7 | 7 | 7 | 7 | 7 |
| City | 20 | 20 | 20 | 20 | 20 | 7 |
| Total | 4,170 | 4,190 | 4,197 | 4,203 | 4,226 | 4,230 |
| Year-Over-Year Δ | 3.71% | 3.79% | 3.48% | 3.34% | 3.53% | 3.50% |

CCF

| | | | | | | |
|------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Residential | 0.216M | 0.296M | 0.336M | 0.196M | 0.129M | 0.055M |
| Commercial | 0.149M | 0.174M | 0.226M | 0.135M | 0.108M | 0.070M |
| Industrial | 0.029M | 0.011M | 0.024M | 0.011M | 0.010M | 0.004M |
| City | 0.010M | 0.012M | 0.015M | 0.008M | 0.006M | 0.003M |
| Total | 0.418M | 0.507M | 0.622M | 0.369M | 0.272M | 0.149M |
| Year-Over-Year Δ | -2.79% | -16.46% | 10.21% | -3.73% | 18.50% | -3.27% |

REVENUE

| | | | | | | |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Residential | \$ 0.306M | \$ 0.434M | \$ 0.474M | \$ 0.287M | \$ 0.222M | \$ 0.129M |
| Commercial | \$ 0.185M | \$ 0.255M | \$ 0.286M | \$ 0.185M | \$ 0.172M | \$ 0.129M |
| Industrial | \$ 0.028M | \$ 0.011M | \$ 0.024M | \$ 0.011M | \$ 0.010M | \$ 0.004M |
| Other | \$ 0.015M | \$ 0.018M | \$ 0.023M | \$ 0.022M | \$ 0.026M | \$ 0.026M |
| City | \$ 0.012M | \$ 0.017M | \$ 0.019M | \$ 0.011M | \$ 0.009M | \$ 0.006M |
| Total | \$ 0.546M | \$ 0.735M | \$ 0.825M | \$ 0.516M | \$ 0.440M | \$ 0.294M |
| Year-Over-Year Δ | 13.38% | 9.72% | 29.88% | 17.14% | 52.47% | 37.99% |

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 371

AVERAGE CCF/CUSTOMER

| | | | | | | | |
|-------------|-------|-------|-------|-------|-------|-----|-------|
| Residential | 61 | 83 | 94 | 55 | 36 | 15 | 57 |
| Commercial | 258 | 301 | 392 | 234 | 187 | 121 | 249 |
| Industrial | 4,113 | 1,560 | 3,475 | 1,620 | 1,448 | 604 | 2,137 |
| City | 491 | 606 | 764 | 403 | 285 | 476 | 504 |

AVERAGE \$/CUSTOMER

| | | | | | | | |
|-------------|---------|---------|---------|---------|---------|-------|---------|
| Residential | \$86 | \$121 | \$132 | \$80 | \$61 | \$36 | \$86 |
| Commercial | \$320 | \$441 | \$496 | \$321 | \$298 | \$222 | \$350 |
| Industrial | \$4,050 | \$1,548 | \$3,424 | \$1,607 | \$1,438 | \$611 | \$2,113 |
| City | \$590 | \$867 | \$947 | \$539 | \$444 | \$855 | \$707 |

AVERAGE \$/CCF

| | | | | | | | |
|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Residential | \$1.4158 | \$1.4663 | \$1.4095 | \$1.4640 | \$1.7250 | \$2.3400 | \$1.6368 |
| Commercial | \$1.2394 | \$1.4644 | \$1.2641 | \$1.3721 | \$1.5962 | \$1.8396 | \$1.4626 |
| Industrial | \$0.9847 | \$0.9924 | \$0.9856 | \$0.9919 | \$0.9933 | \$1.0119 | \$0.9933 |
| City | \$1.2019 | \$1.4307 | \$1.2393 | \$1.3362 | \$1.5592 | \$1.7948 | \$1.4270 |
| Average | \$1.2104 | \$1.3384 | \$1.2246 | \$1.2911 | \$1.4685 | \$1.7466 | \$1.3799 |

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | MOST RECENT 12-MONTH |
|---------------------------------|-------------------|------------------|---------------------|---------------------|-------------------------|
| Natural Gas Supply Cost | | | | | |
| Capacity Reservation Fees | \$ 35,696 | \$ 35,626 | \$ 291,594 | \$ 291,758 | \$ 514,519 |
| Demand Storage/Peaking Services | \$ 2,383 | \$ 2,215 | \$ 13,333 | \$ 13,002 | \$ 26,406 |
| Supply Charges | \$ 98,716 | \$ 42,346 | \$ 1,247,156 | \$ 704,139 | \$ 1,781,154 |
| Gas Authority Supply Charges | \$ 2,003 | \$ 2,262 | \$ 35,690 | \$ 40,590 | \$ 49,638 |
| Gas Authority Charges | \$ (1,599) | \$ 1,363 | \$ (60,591) | \$ (73,457) | \$ (74,151) |
| P.A.C.E | 300 | 300 | 1,800 | 1,800 | 3,600 |
| APGA Annual Dues | - | - | 3,528 | 3,368 | 3,528 |
| Other | 2,400 | 2,684 | 18,569 | 20,767 | 30,850 |
| TOTAL MGAG BILL | \$ 139,899 | \$ 86,796 | \$ 1,551,080 | \$ 1,001,967 | \$ 2,335,544 |

DELIVERED SUPPLY

| | | | | | |
|-------------------|---------|---------|-----------|-----------|-----------|
| Volume CCF | 133,930 | 140,130 | 2,357,230 | 2,534,530 | 3,382,090 |
| Volume Dth (MGAG) | 130,670 | 136,450 | 2,317,580 | 2,460,890 | 3,320,550 |

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

| UNIT COSTS | | | | | |
|-------------------|--------|--------|--------|--------|--------|
| \$/Dth | 1.0706 | 0.6361 | 0.6693 | 0.4072 | 0.7034 |
| \$/CCF | 1.0446 | 0.6194 | 0.6580 | 0.3953 | 0.6906 |

MOST RECENT
12-MONTH

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| SALES REVENUES | | | | | |
| NATURAL GAS SALES | \$ 294,426 | \$ 213,259 | \$ 3,356,591 | \$ 2,729,100 | \$ 4,817,460 |
| SALES REVENUES (ACTUAL) | \$ 294,426 | \$ 213,259 | \$ 3,356,591 | \$ 2,729,100 | \$ 4,817,460 |
| AS BUDGET | \$ 334,348 | \$ 315,287 | \$ 2,006,087 | \$ 315,287 | Not Applicable |
| % ACTUAL TO BUDGET | 88.06% | 67.64% | 167.32% | 865.59% | 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 | 500 | 400 | 1,353 | 1,550 | 2,003 |
| CONTRIBUTED CAPITAL | - | - | - | - | - |
| SALE FIXED ASSETS | - | - | - | - | - |
| TAP FEES | 8,435 | 5,596 | 50,831 | 42,056 | 109,782 |
| REIMB DAMAGED PROP - GAS | - | - | - | - | 10,666 |
| ADMIN ALLOC | 9,751 | 9,920 | 64,458 | 66,628 | 130,079 |
| INT/INVEST INCOME | - | - | - | - | - |
| STATE GRANTS | - | - | - | - | - |
| MGAG REBATE | - | - | 99,495 | 120,420 | 99,495 |
| TRANSFER FROM CIP | - | - | - | - | - |
| OTHER REVENUES (ACTUAL) | \$ 18,685 | \$ 15,916 | \$ 216,137 | \$ 230,654 | \$ 352,025 |
| AS BUDGET | \$ 23,694 | \$ 24,097 | \$ 142,167 | \$ 144,583 | Not Applicable |
| % ACTUAL TO BUDGET | 78.86% | 66.05% | 152.03% | 159.53% | Not Applicable |

| | | | | | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| TOTAL REVENUES (ACTUAL) | \$ 313,111 | \$ 229,175 | \$ 3,572,728 | \$ 2,959,754 | \$ 5,169,485 |
| AS BUDGET | \$ 358,042 | \$ 339,384 | \$ 2,148,253 | \$ 2,036,304 | Not Applicable |
| % ACTUAL TO BUDGET | 87.45% | 67.53% | 166.31% | 145.35% | Not Applicable |

MOST RECENT
12-MONTH

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | |
|---------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| PERSONNEL | | | | | |
| Compensation | \$ 40,859 | \$ 26,159 | \$ 261,918 | \$ 193,319 | \$ 448,730 |
| Benefits | 26,485 | 17,896 | 129,251 | 113,991 | 250,926 |
| PERSONNEL (ACTUAL) | \$ 67,586 | \$ 44,215 | \$ 391,918 | \$ 307,619 | \$ 700,925 |
| AS BUDGET | \$ 62,156 | \$ 55,273 | \$ 372,935 | \$ 331,639 | Not Applicable |
| % ACTUAL TO BUDGET | 108.74% | 79.99% | 105.09% | 92.76% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|-------------------------------------|-----------------|------------------|-------------------|-------------------|-------------------|
| Consulting | \$ - | \$ - | \$ - | \$ 725 | \$ 5,301 |
| Landfill Fees | - | - | - | - | - |
| Custodial Service | - | - | - | - | - |
| Lawn & Maint | 32 | - | 96 | - | 96 |
| Holiday Events | - | - | - | - | - |
| Security Sys | - | - | - | - | - |
| Equipment Rep & Maint | - | 191 | 8,343 | 1,847 | 15,545 |
| Vehicle Rep & Maint Outside | 100 | 60 | 1,371 | 3,350 | 2,751 |
| R&M System - Outside | 650 | 2,900 | 19,218 | 14,472 | 28,420 |
| R & M Buildings - Outside | - | - | 349 | 44 | 2,404 |
| Maintenance Contracts | 251 | 616 | 2,926 | 7,552 | 8,349 |
| Equip Rent/Lease | 810 | 15,732 | 10,345 | 19,469 | 1,330 |
| Pole Equip Rent/Lease | - | - | - | - | - |
| Equipment Rental | 24 | 49 | 119 | 122 | 1,713 |
| Repairs & Maintenance (Outside) | - | - | - | - | - |
| Landfill Fees | - | - | - | - | - |
| Maint Contracts | - | - | - | - | - |
| Other Contract Svcs | - | - | - | - | - |
| Comm Svcs | 641 | 1,623 | 3,082 | 3,853 | 6,330 |
| Postage | - | - | - | 81 | 378 |
| Adverstising | - | - | 30 | - | 924 |
| Mkt Expense | 1,650 | - | 1,650 | 5,650 | 3,364 |
| Printing | - | - | - | 825 | (857) |
| Util Bill Print Svcs | - | - | - | - | - |
| Dues & Sub | - | - | - | - | - |
| Travel | - | - | 255 | - | 6,904 |
| Fees | - | 360 | - | 810 | - |
| Vehicle Tag & Title Fee | 42 | 21 | 42 | (18) | 42 |
| Ga Dept Rev Fee | - | 50 | - | 100 | 50 |
| Training & Ed | 527 | 14 | 1,761 | 1,669 | 10,266 |
| Gen Liab Ins | - | - | - | - | - |
| Uniform Rent | - | - | - | - | - |
| Contract Labor | 2,461 | 8,498 | 73,518 | 49,146 | 126,823 |
| Shipping/Freight | - | - | - | - | - |
| CONTRACTED SERVICES (ACTUAL) | \$ 7,187 | \$ 30,113 | \$ 123,106 | \$ 109,696 | \$ 220,132 |
| AS BUDGET | \$ 20,079 | \$ 19,571 | \$ 120,475 | \$ 117,425 | Not Applicable |
| % ACTUAL TO BUDGET | 35.79% | 153.87% | 102.18% | 93.42% | Not Applicable |

| | Jun 2022 | Jun 2021 | FY2022 YTD | FY2021 YTD | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| SUPPLIES | | | | | |
| Gas Cost | 137,199 | 83,812 | 1,527,221 | 976,038 | 2,354,743 |
| Office Supplies | - | - | 251 | 211 | 833 |
| Postage | - | - | - | - | - |
| Furniture <5000 | - | - | - | - | - |
| Auto Parts | 240 | 294 | 2,120 | 397 | 4,482 |
| Construction Materials | - | - | - | 13,093 | (13,093) |
| Damage Claims | - | - | - | - | 2,424 |
| Expendable Fluids | - | - | 28 | 44 | 270 |
| Tires | 254 | - | 534 | 1,603 | 2,530 |
| Uniform Expense | 123 | 1,215 | 4,304 | 2,099 | 7,096 |
| Janitorial | 229 | 249 | 1,212 | 1,325 | 2,373 |
| Computer Equipment | - | - | 3,819 | 250 | 3,819 |
| Equipment Parts | 355 | 984 | 12,830 | 7,560 | 21,461 |
| Repair & Maintenance | 31,481 | 9,613 | 81,641 | 55,475 | 143,375 |
| Util Costs - Util Fund | 355 | 371 | 2,169 | 2,186 | 4,322 |
| Covid-19 Expenses | - | - | - | 957 | - |
| Mileage Reimb | - | - | - | - | - |
| Auto & Truck Fuel | 3,559 | 3,019 | 15,923 | 9,658 | 31,449 |
| Food | 86 | 499 | 976 | 1,098 | 2,200 |
| Sm Tool & Min Equip | 371 | 1,498 | 6,025 | 10,982 | 14,103 |
| Meters | - | - | 1,742 | 2,179 | 1,742 |
| Sm Oper Supplies | 239 | 1,830 | 5,272 | 13,912 | 24,001 |
| Construction Material | - | - | - | - | - |
| Tires | - | - | - | - | - |
| Uniform Exp | - | - | - | - | - |
| Repairs & Maintenance (Inside) | - | - | - | - | - |
| Equip Pur (<\$5M) | - | - | - | - | - |
| Dam Claims | - | - | - | - | - |
| SUPPLIES (ACTUAL) | \$ 174,492 | \$ 103,383 | \$ 1,666,069 | \$ 1,099,070 | \$ 2,608,129 |
| AS BUDGET | \$ 163,669 | \$ 12,921 | \$ 982,013 | \$ 77,525 | Not Applicable |
| % ACTUAL TO BUDGET | 106.61% | 800.13% | 169.66% | 1417.70% | Not Applicable |

CAPITAL OUTLAY

| | | | | | |
|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Amortization Def Chg 2016 Bond | \$ - | \$ - | \$ 2,160 | \$ 2,160 | \$ 4,320 |
| Amort 2020 Bond Premium | \$ (692) | \$ (692) | \$ (4,151) | \$ (4,151) | \$ (8,302) |
| Depr Exp | \$ 17,380 | \$ 16,018 | \$ 102,768 | \$ 97,131 | \$ 182,177 |
| Int Exp 2016 Rev Bond | 1,924 | 2,325 | 12,557 | 14,947 | 26,310 |
| Interest Exp - 2020 Rev Bonds | 3,417 | 3,417 | 20,504 | 20,504 | 41,009 |
| Issuance Costs | - | - | - | - | - |
| CAPITAL OUTLAY (ACTUAL) | \$ 22,029 | \$ 21,069 | \$ 133,838 | \$ 130,591 | \$ 245,513 |
| AS BUDGET | \$ 2,385 | \$ 2,785 | \$ 14,312 | \$ 16,709 | Not Applicable |
| % ACTUAL TO BUDGET | 923.56% | 756.58% | 935.18% | 781.57% | Not Applicable |

Jun 2022 Jun 2021 FY2022 YTD FY2021 YTD

FUND TRANSFERS

| | | | | | | | | | | |
|--------------------------------|-----------|----------------|-----------|----------------|-----------|------------------|-----------|------------------|-----------|------------------|
| Admin Alloc - Adm Exp | \$ | 83,184 | \$ | 70,928 | \$ | 428,730 | \$ | 431,027 | \$ | 740,938 |
| Transfer To Gf | | 34,141 | | 18,199 | | 264,705 | | 176,201 | | 346,591 |
| Transfer To Cip | | - | | - | | - | | - | | - |
| Transfer - Insurance | | - | | - | | - | | - | | - |
| Transfer - E&R | | - | | - | | - | | - | | - |
| FUND TRANSFERS (ACTUAL) | \$ | 117,326 | \$ | 89,126 | \$ | 693,435 | \$ | 607,228 | \$ | 1,087,529 |
| AS BUDGET | \$ | 132,048 | \$ | 119,012 | \$ | 792,290 | \$ | 714,069 | | Not Applicable |
| % ACTUAL TO BUDGET | | 88.85% | | 74.89% | | 87.52% | | 85.04% | | Not Applicable |
| TOTAL EXPENSES (ACTUAL) | \$ | 388,619 | \$ | 287,906 | \$ | 3,008,366 | \$ | 2,254,203 | \$ | 4,862,228 |
| AS BUDGET | \$ | 380,337 | \$ | 209,561 | \$ | 2,282,025 | \$ | 1,257,367 | | Not Applicable |
| % ACTUAL TO BUDGET | | 102.18% | | 137.39% | | 131.83% | | 179.28% | | Not Applicable |