



Council Meeting

AGENDA

Tuesday, November 08, 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.](#) October 11, 2022 Council Minutes
 - [b.](#) October 11, 2022 Executive Session Minutes
 - [c.](#) September 20, 2022 Planning Commission Minutes
 - [d.](#) September 27, 2022 Historic Preservation Commission Minutes
 - [e.](#) September 8, 2022 Downtown Development Authority Minutes
 - [f.](#) September 8, 2022 Conventions and Visitors Bureau Minutes

II. PUBLIC FORUM

- 1. Public Presentation(s)**
 - [a.](#) Monroe Area High School Proclamation
 - [b.](#) Lexie Calvert Proclamation

2. Public Comment(s)

III. BUSINESS ITEMS

- 1. **City Administrator Update**
- 2. **Assistant City Administrator Update**
- 3. **Department Requests**
 - a. **Public Works:** Transfer Station Transportation Bid Award
 - b. **Utilities:** Deletion of Analog Signals

IV. **OLD BUSINESS**

- 1. **Preliminary Plat Review - River Pointe**

V. **NEW BUSINESS**

1. **Public Hearing(s)**

- a. Rezone - 1101 Double Springs Church Road Connector
- b. Conditional Use - 517 Hill Street

2. **New Business**

- a. Rezone - 1101 Double Springs Church Road Connector
- b. Conditional Use - 517 Hill Street
- c. Final Plat Approval - Mill Farm Place
- d. Application - Beer & Wine Package Sales - East Church Food Mart
- e. Approval - Chamber of Commerce Contract
- f. Approval - Telecommunications & Right of Way Management Program Agreement and Resolution
- g. Renewal - Health and Ancillary Insurance
- h. 1st Reading - Mayor and Council Annual Salary Increase Ordinance
- i. 1st Reading - Speed Zone Ordinance Amendment
- j. 2nd Reading - Short-Term Rental Ordinance Amendment

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.

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|----------------|------------------|--------------------|
| Those Present: | John Howard | Mayor |
| | Larry Bradley | Vice-Mayor |
| | 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 |
| | Debbie Kirk | City Clerk |
| | Russell Preston | City Attorney |
| | Paul Rosenthal | City Attorney |

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|---------|------------|----------------|
| Absent: | Lee Malcom | Council Member |
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|----------------|---|
| Staff Present: | Jeremiah Still, Danny Smith, R.V. Watts, Andrew Dykes, Beth Thompson, Brian Thompson, Chris Bailey, Brad Callender, Les Russell |
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|-----------|---|
| Visitors: | Lee Rowell, Kim Foster, Patrick Stewart, Jordan Stewart, Shauna Mathias, Clayton Mathias, Julie Sams, Anna Blount, Sara Shropshire, Tommy Fountain, Mehul Jaradi, Tommy Pickett, Charmaine Pickett, Mike Parker, Gail Parker, Dawn Parker, Clay Parker, Anna Parker, Lee Thompson, Jim Holbrooks, Kirklyn Dixon |
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I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Pastor Tommy Fountain with 1025 Church gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present, except Council Member Lee Malcom. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. September 13, 2022 Council Minutes
- b. September 29, 2022 Council Minutes
- c. September 13, 2022 Executive Session Minutes
- d. August 16, 2022 Planning Commission Minutes
- e. August 23, 2022 Historic Preservation Commission Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM**1. Public Presentations****a. National Hospice and Palliative Care Month Proclamation**

Mayor John Howard presented the Proclamation for National Hospice and Palliative Care Month.

Ms. Kim Foster, Community Educator, thanked the City for acknowledging Hospice and Palliative Services.

No Action.

b. Mike Parker – Years of Service Recognition

Mr. Brian Thompson recognized Mr. Mike Parker and presented him with an award in honor of his years of service with the City of Monroe. Mike worked for the City for 49 years, six months, and seven days. He started working fulltime for the City in 1973. He also worked parttime during high school painting fire hydrants for the City during the summer. Mr. Parker filled many rolls while working with the City; he has worked as a meter reader, worked in the cable department, and the electric department. Mr. Thompson discussed Mr. Parker's history with the City and presented him with a plaque.

Pastor Tommy Fountain said a prayer.

No Action.

c. Special Presentation

Council Member Tyler Gregory presented the Proclamation recognizing October 11, 2022 as Anna Blount Day. She is the Founder and Executive Director of Team Up Mentoring. Ms. Blount has been announced as a 2022 Woman of Worth by L'Oreal Paris for her dedication to the citizens and families of Monroe.

Ms. Anna Blount thanked everyone. She stated the award is very humbling and unexpected. She is looking forward to how this will move the Team Up mission forward, because they are receiving a lot of attention. She explained they are taking steps to have their program formally evaluated, so that it can be replicated in other communities.

No Action.

2. Public Comments

Mr. Tommy Picket and Ms. Charmaine Picket, of 1912 Brookland Court in Winder, discussed the Short-Term Rental Ordinance. She stated they have a short-term rental in Monroe that has five bedrooms. The main area has three bedrooms with a kitchen and two and a half baths. The basement has a separate entrance with a kitchen, two bedrooms, and a bath. Ms. Picket explained they have it as two separate listings; she questioned only being able to have one listing per address. She is requesting to rent the basement separate from the rest of the house. Most people do not need a five-bedroom rental, and the basement is separated by a door with a deadbolt. Mr. Picket stated they do not have any problems with their neighbors, and the renters park in the driveway, not on the street. His neighbor has even offered that the renters could park in their driveway.

Ms. Jordan Stewart and Mr. Patrick Stewart, of 506 East Church Street, discussed the Short-Term Rental Ordinance. He requested clarification on how long-term residents will be held to

the same standards of Code as the short-term rentals. He questioned the difference between a short-term rental leaving the trash can out for two days instead of one and a long-term resident doing the same thing. Ms. Stewart stated that they follow the noise and trash ordinances that are already in the Code. There are certain things that are short-term rental specific, such as the number of cars and number of people, but some are already in the ordinances. Trash and noise are included in the Short-term Rental Ordinance, but they are already in the Code of Ordinances. She questioned whether these would be Short-term Rental violations or Code violations, and what would be the difference.

City Attorney Paul Rosenthal stated a short-term rental is a regulated business. Council is passing a Code that regulates a business. Regulated businesses generally are held to higher or different standards than residents. Within the context of operating a regulated business, which they are currently operating without a business license in the City of Monroe, any violation that relates to the regulation of that business would be in regards to violations of the Short-term Rental Ordinance. Mr. Rosenthal encouraged Council to recognize that the City has Code Enforcement in place and to let administration and staff address the issues in regards to the idea of everyone being held to the same standard. He explained if they are running a business in the City of Monroe under this proposed ordinance and they violate the ordinance, the violations would relate to their use of the property as a short-term rental business.

Ms. Stewart also questioned whether the number of people and cars must be followed even when the property is not being rented.

Mayor Howard answered that it would still be a business and the ordinance must be followed.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator Logan Propes stated they are continuing negotiations with Walton County on the Local Option Sales Tax (LOST). This is important for all sides, because everybody gets a tax rollback benefit. It governs how the sales tax dollars are treated for fairness and equity. There will be another meeting for staff next week; the mandatory mediation is in November. He explained it expires on December 30; it needs to be approved prior to the December Council Meeting or there will have to be a Special Called Meeting. The contractors are making some progress on the Downtown Green. They had extra remediation and pulled out some trash, but the infrastructure is now being laid. There have been a lot of projects done over the last month.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the Fall Fest Event held downtown was the best run and coordinated event between Public Safety, Streets, Sanitation, and Central Services. The repaving at Rest Haven Cemetery is almost complete. The backside of Eastview Cemetery has been paved and the remainder will be crack sealed next week. West Marable Cemetery is being patched now and then will have crack sealing. Potentially, the cemeteries will have landscaping done next. Mathews Park looks great with the new parking lot, new entrance, and new exit; they are installing the pavilions now. The fencing, back parking lot, and hydro seeding will be done next. The front parking lot at the Library has been completely redone, and they will be reimbursing the City for half of the cost, which is \$20,000. The back will be redone next and hopefully the City will be reimbursed for half of that cost as well. HA5 2022 is complete. The automated side loader for Solid Waste is scheduled to be delivered next month. The current asphalt speed tables will be torn out and replaced by the actual bid specs for the traffic calming; they will be six-foot transitions that are supposed to be smooth. The ones on Davis Street are a

much better example of the correct tables. The contractors are in the process of scheduling them to be redone. The concrete for Midland was delayed, but should be delivered tomorrow.

3. Department Requests

a. Utilities: Approval – Engineering Services for Jacks Creek WPCP Antidegradation Analysis

City Administrator Logan Propes presented the request for approval of engineering services by Wiedeman and Singleton for the Antidegradation Analysis at the Wastewater Treatment Plant for a cost of \$47,470.00. He explained expansion of the Wastewater Treatment Plant would be about a five-year process if it were started today. The Antidegradation Analysis is required prior to an expansion; it calculates what the streams will be receiving in the wasteload allocations and how much it can handle according to EPD specs. The City has gotten approval to proceed from EPD.

To approve Wiedeman and Singleton, Inc., for the amount of \$47,470.00.

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

IV. OLD BUSINESS

1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes explained the applicant is again requesting to table the item for a month. They turned in a minor revision to the Preliminary Plat yesterday. The next step is to finish up the Development Agreement. He stated the process is half way there.

To table until next month.

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

V. NEW BUSINESS

1. Public Hearings

a. Redistricting Ordinance to Amend Charter

City Administrator Logan Propes explained the ordinance is to codify the actual census district boundaries in accordance to Map Version 1 that Council approved earlier in the year. The ordinance will change the text in the Charter as per Exhibit A; it changes the census blocks for the newly adopted City voting map districts.

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

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

No Action.

b. Taxation Ordinance Amendment

City Administrator Logan Propes explained the City has not updated its Business Occupational Tax Ordinance in over 25 years. The amendment will overhaul the ordinance and bring it up to date according to the NAICS Codes within each respective business type; this is traditionally called the gross-receipts method.

Council Member Norman Garrett questioned why businesses in downtown are being treated better than the ones outside of downtown.

Mr. Propes stated as Council discussed last month it is an effort in creating some continued economic benefit for the vitality of downtown, which has been proven to be the economic engine of Monroe. He explained this is not unusual for any city or town that has a downtown business district. This is strictly within Council’s purview and can be taken out or modified.

Mayor, Council, Mr. Propes, and Mr. Rosenthal further discussed the tax amounts, higher costs and challenges of being located in downtown, and examples of costs for businesses.

Mr. Propes explained this method is used all over the State of Georgia. He stated that Mr. Kelley worked on this for many months.

Vice-Mayor Larry Bradley stated that he has looked at this more in depth since last month and is now fully supportive of the ordinance as it is presented. He believes it is a fair way of doing it.

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

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

No Action.

2. New Business

a. Final Plat Approval – Double Springs Church Road – Rowell-Still Family Partnership

Mr. Brad Callender presented the Final Plat approval for six tracts. The plat will subdivide the property that is currently split zoned R-1A and B-3. The Code Office recommends approval as submitted, with no corrections.

Council Member Norman Garrett question the acreage per tract.

Mr. Callender answered the largest tract is 84.143 acres and the smallest tract is 1.827 acres.

To approve the Final Plat as submitted.

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

b. Application – Beer & Wine Package Sales – Walton Truck Stop

To approve the application.

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

c. Appointment – Planning Commission

To appoint Shauna Mathias to fill the unexpired term of Sara Shropshire, to expire September 1, 2025.

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

d. Resolution – City of Ethics Recertification

City Administrator Logan Propes explained the resolution must be adopted every four years to recertify the City of Monroe to continue in the GMA Certified City of Ethics Program. The resolution establishes the five ethics principles for the conduct of City officials. GMA will

recognize those cities that have earned their certification at the January 2023 Cities United Summit in Atlanta.

To approve the resolution as presented.

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

e. 1st Reading – Short-term Rental Ordinance Amendment

City Administrator Logan Propes explained the ordinance will better foster safety, security, and orderly administration of short-term rentals within the City as they begin to proliferate. It ensures that licensing, maximum occupancies, parking regulations, and security protocols are within this ordinance.

Vice-Mayor Larry Bradley questioned whether all of the issues that were discussed at the meeting last month have been resolved.

Mr. Propes answered the paved parking has been modified. The kitchen has been defined as kitchenette to include a refrigerator, microwave, and sink.

City Attorney Paul Rosenthal explained there will be some discretion at the Code Office for historic homes and window sizes. The minimum size of window has been reduced from 500 square feet to 300 square feet. Basically, all of the concerns raised by the various short-term rental owners that were present have been addressed.

f. 2nd Reading – Redistricting Ordinance to Amend Charter

To adopt the Redistricting Ordinance to amend the Charter.

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

g. 2nd Reading – Taxation Ordinance Amendment

To adopt the Taxation Ordinance Amendment.

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

VI. DISTRICT ITEMS

1. District Items

Council Member Tyler Gregory discussed the meeting between Habitat for Humanity and City staff, where several things were covered. He thanked staff and Mr. Propes.

2. Mayoral Update

Mayor John Howard discussed the CDBG Sewer Project awarded to the City for Glen Iris, Bryant, and Stowers. Today is the 45th Anniversary of Michael Etchison’s death. The GMA District 5 Meeting will be moved to the Wayfarer, due to the number of guests.

VII. ADJOURN TO EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

Motion made for the City to enter into a real estate purchase contract with Alan Terry and Robyn Terry to sell approximately 1.21 unimproved acres located at Dean Hill Road, as well as the accompanying access easement parcel number C20300048, a property formerly used as the FAA Beacon Site for the Monroe Airport, and now decommissioned: this sale is being made to the Terry's without auction or sealed bids because the location and size of the parcel can only be sold in its highest and best use to the adjoining land owners due to the Walton County zoning requirements pursuant to O.C.G.A. §36-37-6(g) and the Section 1.03(d) of the City Charter; sales price shall be \$21,385.05; this will be a cash sale with no financing contingency; there shall be no inspection and no due diligence period; closing to occur on or before December 31, 2022; there shall be no realtor fees; and standard terms and conditions of commercial real estate purchase contract to be drafted and approved by the City Attorneys.

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

VIII. ADJOURN

*Motion by Little, 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 |
| | Myoshia Crawford | Council Member |
| | Charles Boyce, IV | Council Member |
| | Norman Garrett | Council Member |
| | Tyler Gregory | Council Member |
| | Nathan Little | Council Member |
| | David Dickinson | Council Member |
| | Logan Propes | City Administrator |
| | Debbie Kirk | City Clerk |
| | Paul Rosenthal | City Attorney |
| Absent: | Lee Malcom | Council Member |

Staff Present:

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that all Council Members were present, except Council Member Lee Malcom. There was a quorum.

II. Real Estate Issue (s)

1. Real Estate Matter

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

III. Adjourn to Regular Session

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

MAYOR

CITY CLERK

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

Present: Mike Eckles, Rosalind Parks, Randy Camp

Absent: Nate Treadaway

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

Visitors: Shane Persaud, Hasan Raster (?), Chris Bailey

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

Motion to Approve the Agenda as presented:

Motion Parks. Second Camp
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the August 16, 2022 minutes.

Motion to approve

Motion Parks. Second Camp.
Motion carried

Chairman Eckles asked for the Code Officer’s Report: The City Council Planning Retreat will be September 29th from 9am to 3pm. The retreat will have a presentation on smart codes and will provide an opportunity for the Planning Commission and Council to interact.

Sara Shropshire did take a position with the City as the Community Development Director as result she has to resign her position on the Planning Commission. The City is currently interviewing several applicants to fill the position.

Old Business: None

The First Item of Business: is Certificate of Appropriateness Case #1407, a request for exterior renovations of an existing fast-food restaurant at 955 E. Spring St. (Popeye’s). The applicant is proposing to lower the existing parapet wall to make it level with the building and replace the existing canopy with a more modern looking one. It is a straight forward request to reface the building and modernize the brand. Staff recommends approval without conditions. Hasan Raster (?) owner of the Popeye’s and Shane Persaud project architect spoke in favor of the project.

Chairman Eckles: Any questions? None

Chairman Eckles: Anyone here to speak in opposition? None

Motion to approve as presented

Motion Camp. Second Parks.
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Camp.
Meeting adjourned; 5:37pm

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

Present: Laura Powell, Elizabeth Jones, Susan Brown, Jane Camp, Fay Brassie

Absent: None

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

Visitors: Jim Campbell, Sherie Hawkins (by phone), Shannon & Sarah Strugill, Matt Jones

Meeting called to order at 6:01 P.M.

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

Motion by Powell. 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 Powell. Second by Jones
Motion carried.

The First Item of Old Business: Request for COA #1013, a request for signage on the side of 106 S. Broad St. The applicant is Rinse Bath & Body Co. There was no one at the meeting to represent the request. The item was tabled at the June 28, 2022 meeting until August 23rd at the request of the applicant. Commissioner Jones read into the record the historic sign ordinance. Under the current sign ordinance, the applicant would be allowed is approximately 78 sq ft of wall signage. The applicant has requested a sign approximately 600 sq ft in size.

Motion to deny because the proposed sign is too large and out of scale with the building
Motion by Brown, Second by Camp
Motion carried

New Business:

The First Item of Business: Request for COA #1378, a request for exterior changes including windows and siding at 229 Alcovy St. Vince and Melissa Marzula spoke in favor of the request. The vinyl siding was removed and replaced with hardiplank. 6/6 windows were removed and replaced with 1/1 bronze high efficiency windows. The roof was also replaced but no changes to the foot print were made.

Commissioner Brown: Is there the possibility of putting in the snap in mullions so the windows appear 6/6?
V. Marzula: I've already stated that I would like to do 2/1 windows.

Commissioner Camp: Will the house remain yellow?
V. Marzula: No that is just the primer. The house will be almost white.
Commissioner Camp: Why did you decide to change the windows?
V. Marzula: Personal preference; the windows were rotten and non-insulated

Commissioner Camp: The 6/6 windows look better

Commissioner Brown: Will you be putting the shutters back on? The shutters are not historic

M. Marzula: No, I do not think we are going to put them back; want to keep it plain

Commissioner Brown: The problem with the windows is that 6/6 is what is original to the construction and architecture to the house. There are windows now that are double paned with snap in grids.

Marzulas: There is a cost difference in getting those and there are houses in historic districts that do not have the grids.

Commissioner Camp: You are making great improvement to the house but I have a problem with the 2/1 windows; damages the integrity of the district

V. Marzula: What type of windows would you like to see besides 6/6?

Commissioner Powell: What about 4/1 as a compromise?

Commissioner Brown: I believe you replaced the front door if I'm not mistaken.

V. Marzula: Yes

Commissioner Brown: That was supposed to come before us as well. There is a window in the front door at appears to be 2/2 which is better than what you have right now. If you did 2/2 it would match the front door.

Commissioner Camp: That would look nice and is a good compromise

Motion to approved 2/2 windows

Motion by Powell, Second by Camp

Motion carried

Motion to approved hardiplank siding as vinyl replacement

Motion by Camp, Second by Powell

Motion carried

The Second Item of Business: Request for COA #1379, a request for a rear addition at 116 6th St. The applicant and owner, Bill Stone spoke in favor of the project. The goal of the project is to create a 12x14 addition on the back of the house to allow for a second bedroom with a hallway and laundry facilities. He did the same project recently at 143 W 5th St. The rear addition will be clad with hardiplank. With only one and one bath the house is not functional.

Commissioner Powell: Will the footprint be changing? Are you enclosing the back screened porch

Stone: It will have a 10x14 addition on the rear; the front is not changing

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

Commissioner Camp: Will you leave the columns on the front?

Stone: I will leave the iron columns as it will match the iron railing.

Commissioner Camp: Will you be keeping the door?

Stone: If it is salvageable

Stone: What about windows?

Chairman Jones: It looks like you have 6/6 on the side

Stone: I believe the windows were replaced at some point

Motion to approve as presented with 6/6 windows
Motion by Brown, Second by Powell
Motion carried

The Third Item of Business: Request for COA #1380, a request for exterior changes 221 Boulevard. The owner and applicant, Cindy South spoke in favor of the request. The applicant would like to create an owner’s suite in the rear of the house, extend the existing roof line in the rear, and enclose the rear back screened porch. The applicant would also like to put a screened porch back for year-round use on the left side of the house that will be enclosed with glass between the brick columns. There would be no panes in the glass, just solid glass panes without dividers. The partial walls between the columns would stay and one would be built across the front to hold the glass.

Commissioner Brown: Do you have pictures of what it will look like?
South: No

The applicant would also like to put new windows in for more light the where the new kitchen will be. To mimic existing windows on the house, the applicant is requesting a line of casement windows. The new windows will not be visible from the street; they will be located in the rear portion of the house. There will be five windows that open individually. We will be taking a window out during the renovations and if possible, reuse it in the laundry room. The addition will have hardiplank instead of wood.

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

Motion to approve as presented
Motion by Camp, Second by Powell
Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Camp. Second by Powell
Motion carried.

Adjourned at 7:04 pm



Downtown Development Authority

MINUTES

Thursday, September 8, 2022

8:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting was called to order at 8:09 am.

ROLL CALL

PRESENT

Chairman Lisa Anderson
Vice Chair Meredith Malcom
Secretary Andrea Gray
Board Member Whit Holder
Board Member Wesley Sisk
Board Member Ross Bradley
Board Member Chris Collin
City Council Representative Lee Malcom

ABSENT

City Council Rep Myosha Crawford

CITY STAFF

Logan Propes
Leigh Ann Walker
Les Russell
Chris Bailey

APPROVAL OF PREVIOUS MEETING MINUTES

DDA August Minutes

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

APPROVAL OF EXECUTIVE SESSION MINUTES

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

APPROVAL OF FINANCIAL STATEMENTS

DDA July Financials

Chairman Anderson and Vice Chair Malcom questioned rental income at 227 S Broad street. They asked for rental agreements and prices to be reviewed at the board retreat. Staff member Aldridge stated Empire Tax was delinquent since March of 2022. Board requested action be taken by city attorney to have tenant become current on rent.

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

PUBLIC FORUM

No one present.

CITY UPDATE

Alleyway work is completed in the Wayne Street alley; the city plans to make minor improvements to the Wayne Street public parking lot as well as the parking lot behind the library; Downtown Green construction has begun.

COUNTY UPDATE

None.

COMMUNITY WORK PLAN &REPORTS

Downtown Design

We are still waiting on the full banner installation downtown. Discussion in regards to the lighted Monroe sign on the water tower. Logan Propes reported that he reviewed the contracts for the water tower. A structural integrity study will need to be done. This will be discussed further at the board retreat.

Redevelopment Projects

No update.

Entertainment Draws -

The September 2nd concert Friday night drew a large crowd in spite of rain; Braves Day was a great success-one of the largest events they'd done; Fall Fest vendor applications are closed; Christmas Parade applications are coming in; Dinosaur Day will be September 17th.

PROGRAMS

Farmers Market

The annual Farm to Table Dinner Fundraiser will be November 6th.

FUNDING

SPONSORSHIP

No update.

FACADE GRANTS - none

COMMUNITY EVENT GRANTS - none

NEW BUSINESS

New Business Cotton Tails will be opening in October at 115 N Broad Street. The Board Retreat is scheduled for October 17th.

ANNOUNCEMENTS:

Next meeting scheduled, October 17th, at 8:00 am at Synovus Bank; Monroe (The Roe) won an award at the Georgia Downtown Conference in Macon for Best Facade Renovation.

ADJOURN -8:58am

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



Convention and Visitors Bureau

MINUTES

Thursday, September 8, 2022

9:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting was called to order at 8:58 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Vice Chairman Meredith Malcom
- Secretary Andrea Gray
- Board Member Whit Holder
- Board Member Wesley Sisk
- Board Member Ross Bradley
- Board Member Chris Collin
- City Council Lee Malcom

CITY STAFF

- Logan Propes
- Leigh Ann Walker
- Chris Bailey

APPROVAL OF EXCUSED ABSENCES

APPROVAL OF MINUTES FROM PREVIOUS MEETING

- . CVB August Minutes

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

APPROVAL OF CURRENT FINANCIAL STATEMENTS

CVB July Financials

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

Chairman's Report

None.

Director's Report

The Georgia Historic Trust Expedition was the largest and most successful to date. Over 550 tickets sold. Many compliments from the Historic Trust, attendees and home owners on the tour.

OLD BUSINESS

TV commercials are still running and seem to be getting very good reach. The Board will continue conversations of the lighted Monroe sign on water tower at the Board Retreat.

NEW BUSINESS

The Board would like to discuss new advertising avenues at the Board Retreat.

ANNOUNCEMENTS

Next meeting will be October 17th at Synovus Bank.

ADJOURN

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

PROCLAMATION

Honoring the Purple Hurricanes from Monroe Area High School 2022 Region 8 - AAA Softball Champions

WHEREAS, the hard work, dedication, sportsmanship, talent, and exceptional team chemistry of the 2022 Monroe Area High School Softball team has enabled these student athletes to earn a Region Championship title; and

WHEREAS, winning the 2022 Georgia High School Association Region 8 AAA Championship brought honor to Monroe Area High School and the City of Monroe and put fear in the hearts of our competitors across our great state of Georgia; and

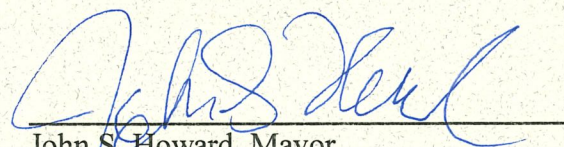
WHEREAS, Head Coach Clint Edwards, Assistant Coaches Charlie Ray, Drew Helm, and Savannah Schmidt, team member parents, faculty, and student body at Monroe Area High School were integral in guiding the team to victory through their unwavering support; and

WHEREAS, the exemplary leadership of the seniors, Gracie Maddox and Ivy Harrison, and the extraordinary effort of a tremendous group of underclassmen, playing with One Heartbeat, the Lady Hurricanes beat seven of the eight teams who made the Elite 8 State Tournament, won 18 of their last 25 games, and finished their season ranked #8 in the great state of Georgia:

NOW, THEREFORE, I, John Stuart Howard, Mayor of the City of Monroe, do hereby recognize and heartily congratulate Monroe Area High School and the 2022 Region 8-AAA Championship Softball Team on its outstanding accomplishment.

IN WITNESS WHEREOF, I, John S. Howard, have hereunto set my hand and caused to be affixed the great seal of the City of Monroe, GA, on this 8th day of November, the year of our Lord two thousand twenty-two.





John S. Howard, Mayor
Monroe, Georgia

PROCLAMATION

Honoring 2022 Pitch, Hit, and Run Champion, Alexandria Calvert

WHEREAS, Pitch, Hit & Run is part of the PLAY BALL initiative, which is baseball’s collective effort to encourage young people and communities to engage in baseball- or softball-related activities, including formal leagues, special events and casual forms of play.;

WHEREAS, thousands of kids across the United States of America, ages 7 to 14, participated in local and regional competitions for a chance to attend the Fall Classic. One young lady stood tall above the competition.

WHEREAS, proving her softball skills in Pitching, Hitting, and Running in local competitions, and state and regional competitions, Ms. Alexandria Calvert won the opportunity to compete at Minute Maid Park in St. Petersburg, FL; and

WHEREAS, Lexie’s classmates at Jersey Christian School and teammates from the Barrow Swarm have encouraged and competed to help prepare her for the event;

WHEREAS, on October 27, 2022, Lexie dominated the field to become the World Series Pitch, Hit, and Run Champion

NOW, THEREFORE, as **Mayor of the City of Monroe**, I do hereby recognize and heartily congratulate Lexie Calvert on her outstanding accomplishment.

IN WITNESS WHEREOF, I, John S. Howard, have hereunto set my hand and caused to be affixed the great seal of the City of Monroe, GA, on this 8th day of November, the year of our Lord two thousand twenty-two.



John S. Howard

John S. Howard, Mayor
Monroe, Georgia

ASSISTANT CITY ADMINISTRATOR UPDATE

November 8th, 2022

Facilities & Grounds Maintenance

- Trash Collection – 3,380 lbs
- Grounds Maintenance – 287.3 acres
- Cemetery Improvements – Complete

CDBG 2020 Stormwater

- Easements – complete
- Pipe Installation – complete
- Paving, Striping – complete
- Landscaping – complete
- Punchlist – complete
- Final – September 7th – complete
- Mobley Circle, Felker Street, Colquitt Street, Hubbard Street, Cherokee Avenue, East Washington Street
- Sweeper Usage – 87.5%
- Leaf Season – October 31st to January/February (TBD)

CDBG 2022 Sewer Project

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

Blaine Station Phase II

- Development Proposal RFQ/P reissuance – closes November 18th
- Corner space demo – bid review / 2023 CIP inclusion

Georgia Utility Training Academy

- Training area building repairs – assessment, bids, 2023 CIP inclusion
- Citywide training program development
- Review of outside contracts
- YTD – 108% revenue, 78% expenses, (\$52k)

Airport

- FY23 Taxiway Design – contract execution
- 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 – preconstruction
- Vehicle logo replacement – complete
- Website update – complete
- City signage – complete
- Wayne Street water tank – complete

Parks

- Town Green construction – August 31, 2022
- Pilot restroom – complete
- Pilot Park – pinwheel project (August 31) A Child's Voice
- Mathews restroom – complete
- Mathews grading/paving – complete
- Mathews pavilion – complete
- Mathews lake management plan, feeding, stocking
- Green Street improvements – planning
- Committee Meeting – June 7, 2022

Streets / Stormwater

- Traffic Calming – September 12th start date
- Utility Gate relocation – complete
- Library parking lot rehabilitation – front complete / back scheduling
- Municipal Court parking lot rehabilitation – complete
- Road & Signage Assessment Survey – 2022 CIP (Keck & Wood) complete
- Highland Creek Subdivision – complete
- Stormwater Masterplan development 2022
- North Lumpkin Street Alleyway Phase II – easement process
- North Madison Avenue – early 2024
- North Wayne Alleyway rehabilitation – complete
- 2022 LMIG – complete
- Sidewalk rehabilitation – 2,105' / \$87k
- ROW maintenance – ongoing
- HA5 2022 – complete

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 (TBD)
- Mini Rear Loader Garbage Truck delivery – ETA (3/23)
- Solid Waste Transportation contract approval
- Disposal Rate Discussion & Increase – inbound haulers
- Transfer Station Rehabilitation – complete

Procurement / Inventory

- Solid Waste Disposal contract renewal
- Solid Waste Transportation bid award approval
- Blaine Station Development RFP – due November 18th
- Milner-Aycock Building – contract

- Terminal Building – construction start 5/31
- Town Green – construction start 8/31
- By-Pass – utility relocation scheduling, material on hand
- Blaine Station interior demo – bid review, CIP
- GovDeals surplus / scrap – complete

Electric

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

Downtown Development Authority

- DDA Planning Retreat – October 17th
- Light up the Night – November 3rd
- Farm to Table Dinner – November 6th
- Candlelight Shopping – November 10th / 17th
- Bikes, Trikes, & Magical Lights Parade – November 17th
- DDA Board Presentation – November 18th (Budget Meeting)
- Small Business Saturday – November 26th
- Christmas Parade – December 8th

Tree Board

- Arbor Day Celebration – February 18th (State), April 28th (National)
- Educational Opportunities – GUTA, Georgia Forestry Commission Training
- Social Media Education

| PROJECT NAME | CODE | PROJECT BUDGET | CURRENT BUDGET | EXPENSE TO DATE | PERFORMED BY | PROJECT STATUS | FEET | MATERIAL ORDER DATE | MATERIAL LEADTIME | SEAL BID (YES/NO) | ESTIMATED START DATE | ESTIMATED TIMELINE | KEY MILESTONES OF PROJECT |
|---|---------------|------------------|------------------|------------------|---|--|---------|---------------------|-------------------|-------------------|----------------------|--------------------|---|
| | | \$ 48,829,227.49 | \$ 46,980,631.10 | \$ 27,647,917.50 | | | | | | | | | |
| Airport Paving | 19-002 21-007 | \$ 1,453,975.00 | \$ 965,842.06 | \$ 886,313.13 | Atlanta Paving & Concrete Construction | Complete | 5,000' | N/A | N/A | Yes | 04/05/21 | 60 days | Pre-Construction 3/15, Construction Start 4/5, Runway Closure 28 days, Sporadic Closure 28 days |
| Hangar Site Projects | 18-005 | \$ 350,000.00 | \$ 425,000.00 | \$ 345,326.24 | GMC / Conner / JRM / NRC / APCC | T-Hangar Site Complete, Single Hangar Site In Progress | | N/A | N/A | N/A | 04/01/20 | 52 weeks | Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping |
| Terminal Building Design | 21-042 | \$ 70,000.00 | \$ 70,000.00 | \$ 70,000.00 | GMC | Complete | | N/A | N/A | Yes | 07/01/21 | 12 months | Scope, Bid Process |
| Terminal Building | 21-042 | \$ 550,000.00 | \$ 996,647.13 | \$ 60,200.61 | 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 | \$ 1,939,196.87 | Allen Smith / Carter & Sloope / Dickerson Group | Complete | | N/A | N/A | Yes | 10/01/21 | 180 days | Engineering Phase, Bidding, Construction planned for late summer/early fall (520-4320-541303) |
| Stormwater Retention Pond Rehabilitation | 21-028 | \$ 275,000.00 | \$ 275,000.00 | \$ 4,500.00 | Conner Grading / City of Monroe | Phased Project | | N/A | N/A | No | 07/28/21 | 2 weeks | Breedlove/McDaniel DONE |
| Stormwater Infrastructure | 22-018 | \$ 145,510.00 | \$ 145,510.00 | \$ 116,804.50 | Conner Grading / City of Monroe | Phased Project | 320' | N/A | N/A | No | N/A | N/A | Highland Creek DONE, Baron Drive, Wayne Street Alleyway DONE |
| Stormwater Marketing | N/A | \$ 3,500.00 | \$ - | \$ - | TBD | Pricing, Planning | | N/A | N/A | No | N/A | Ongoing | Planning, Pricing, Design, Implementation |
| Sidewalk Repair Project | 20-005 | \$ 45,000.00 | \$ 45,000.00 | \$ 46,945.00 | Black Oak / J&R | Complete | 1,985' | N/A | N/A | No | 06/07/21 | N/A | East Washington, East Highland, East Marable, Glen Iris |
| Sidewalk Repair Project | 22-008 | \$ 45,000.00 | \$ 45,000.00 | \$ 87,487.75 | Black Oak | Complete | 2,105' | N/A | N/A | No | 04/26/22 | N/A | Pine Crest, Milledge |
| Murray Lot Improvement | N/A | \$ 58,500.00 | \$ 73,500.00 | \$ 83,000.00 | J&R Consolidated | Complete | | N/A | N/A | No | 03/17/21 | 3-4 weeks | Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN! |
| Municipal Court Lot Improvement | 22-040 | \$ 25,000.00 | \$ 25,000.00 | \$ 33,605.00 | J&R Consolidated | Complete | | N/A | N/A | No | 09/06/22 | 2 weeks | (322-4200-541303) |
| Utility / Broad Street Gate | N/A | \$ 10,000.00 | \$ 9,980.40 | \$ 9,480.40 | Larry's Fence & Access Control | Complete | | 03/08/21 | 3-4 weeks | No | 04/12/21 | 4-6 weeks | Gate Building, Installation, Software Training |
| Utility / Sorrells Street Gate | 19-023 | \$ 50,000.00 | \$ 50,000.00 | \$ 64,590.18 | Larry's Fence & Access Control, Black Oak, City of Monroe | Complete | | N/A | N/A | No | 06/06/22 | 30 days | |
| South Madison Avenue Paving Project | N/A | \$ 356,372.49 | \$ 356,372.49 | \$ 349,869.74 | Blount Construction Company | Complete | | N/A | N/A | Yes | 05/03/21 | 3 weeks | Milling, Patching, Paving, Striping |
| Library Parking Lot Rehabilitation | 22-038 | \$ 90,000.00 | \$ 91,920.00 | \$ 20,320.00 | J&R Consolidated | Front Complete, Back Scheduling | | N/A | N/A | No | | | Planning, Project Bidding during the Spring (322-4200-541303), Grant 1/2 Front Lot |
| Wayne Street Streetscape | 20-037 | \$ 250,000.00 | \$ 250,000.00 | \$ 187,268.75 | Keck & Wood | Planning | | N/A | N/A | Yes | TBD | TBD | |
| 2021 LMIG | 21-018 | \$ 450,000.00 | \$ 98,093.84 | \$ 232,491.21 | SDS | Complete | 13,200' | N/A | N/A | Yes | | | East Washington, Pinecrest Drive, Bryant Road, South Madison Avenue |
| 2022 LMIG | 22-001 | \$ 225,000.00 | \$ 228,116.23 | \$ 227,520.07 | SDS | Ongoing | | N/A | N/A | Yes | TBD | TBD | Green, Nowell, Lopez |
| 2020 LMIG | 20-001 | \$ 225,000.00 | \$ 227,344.88 | \$ 204,378.79 | SDS | Complete | | N/A | N/A | Yes | | | |
| Blaine Station Parking Lot Rehabilitation | 21-036 | \$ 35,000.00 | \$ 35,000.00 | \$ 34,487.55 | Garrett | Complete | | N/A | N/A | No | N/A | N/A | |
| Striping | 22-009 | \$ 40,000.00 | \$ 40,000.00 | \$ 22,476.29 | Tidwell | Phased Project | | N/A | N/A | No | 04/18/22 | 2 weeks | Etchison, Bankers (322-4200-541303) |
| North Midland Traffic Calming | 22-007 | \$ 500,000.00 | \$ 497,790.21 | \$ - | Keck & Wood / TriScapes | Delay | | 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 |
| Cemetery Rehabilitation | 22-039 | \$ 150,000.00 | \$ 115,000.00 | \$ 115,795.00 | Dickerson Group | Ongoing | | | | | | | Rest Haven Paving, East View Paving, West Marable Patching (322-4200-541303) |
| Mathews Park Phase I | 20-044 | \$ 175,000.00 | \$ 175,000.00 | \$ 165,510.00 | PlaySouth Playground Creators / CXT Concrete | Complete | | N/A | N/A | Yes | | | Playgournd Equipment, Building Placement, Paving (County), Pavilion |
| Mathews Park Phase II | 21-035 | \$ 300,000.00 | \$ 300,000.00 | \$ 326,349.76 | 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 | \$ 35,514.75 | 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 | \$ 549,652.08 | Astra Group | Ongoing | | N/A | N/A | Yes | TBD | TBD | |
| Gateway Entrance Signage | 21-014 | \$ 125,000.00 | \$ 35,000.00 | \$ 38,000.00 | Black Oak, SignBros | Signage Schedule | | N/A | N/A | Yes | N/A | N/A | REBC grant award (31k), Design, Landscaping, Signage (322-4200-541303) |
| City Hall Carpet Replacement | 22-041 | \$ 174,930.00 | \$ 174,930.00 | \$ - | | Scheduling | | 10/03/22 | 12 weeks | No | 01/02/23 | TBD | (520-4975-541303) |
| City Hall Lighting | 21-043 | \$ 45,000.00 | \$ 45,000.00 | \$ 40,935.00 | Peters Electric | Complete | | N/A | N/A | No | 08/02/21 | TBD | City Hall Lighting Changeout (Prior to Reopen) (520-4600-541303) |
| GPS Replacement | N/A | N/A | \$ 20,570.00 | \$ 20,570.00 | AT&T Fleet Complete | Complete | | 03/10/21 | 1 week | No | 04/29/21 | 2 weeks | Material Delivery, Installation Dates/Scheduling |
| Plaza Renovation Phase II | 21-021 | \$ 971,288.00 | \$ 971,288.00 | \$ 865,338.51 | 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 | \$ 427,126.85 | Garland Company | Complete | | 05/12/21 | N/A | Yes | 07/28/21 | N/A | Planning, Bidding, Approval, NTP, (520-4750-541303) |
| Blaine Station Masterplan | 22-035 | \$ 25,000.00 | \$ 25,000.00 | \$ 7,500.00 | Lord Aeck Sargent | Ongoing | | N/A | N/A | Yes | N/A | N/A | |
| GIS Development | | \$ 250,000.00 | \$ 250,000.00 | \$ 227,229.00 | Carter & Sloope | Sewer Test Deployment, Awaiting Water, Gas, and Stormwater | | N/A | N/A | Yes | 01/01/20 | 24 months | Captured Data, Test Phases, Deployment, Edit/Corrections, Live Application |
| City Branding Image Changeover | 22-030 | \$ 100,000.00 | \$ 100,000.00 | \$ 67,854.03 | TBD | Ongoing | | N/A | N/A | No | N/A | N/A | Water Tank, Vehicles, Uniforms, Signage, Stationary, Website (520-4975-541303) |
| MyCivic Implemetation | N/A | \$ - | \$ - | \$ - | Tyler / MyCivic | In Progress | | N/A | N/A | No | 05/17/21 | 6 weeks | Development, Implementation |
| Solid Waste Marketing & Recycling Education | N/A | \$ 30,000.00 | \$ - | \$ - | TBD | Pricing, Planning | | N/A | N/A | No | N/A | Ongoing | Planning, Pricing, Design, Implementation |
| Solid Waste Transfer Station Improvements | 19-011 | \$ 350,000.00 | \$ 350,000.00 | \$ 354,693.58 | Osborn / Garland / Peters / CupriDyne / ProCare | Complete | | N/A | N/A | No | N/A | 3 months | Signage, Transfer Station Floor/Wall Repair/Clean, Scale Replacement, Fencing, Landscaping, Generator |
| Scale House Improvements | N/A | \$ 100,000.00 | \$ 107,466.70 | \$ 107,466.70 | Fairbanks | Complete | | N/A | N/A | No | N/A | 1 month | |
| Garbage Truck Purchase (ASL) | N/A | \$ 270,000.00 | \$ 278,673.00 | \$ - | Carolina Environmental Systems | Ordered | | 08/16/21 | TBD | No | N/A | N/A | National Purchasing Alliance Purchase (8/25/22) |
| Garbage Truck Purchase (Commercial) | N/A | \$ 301,000.00 | \$ 319,835.00 | \$ 319,835.00 | Carolina Environmental Systems | 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 / Old Monroe Madison completed, 2,500' of pipe installed on Chandler Rd | |
| Gas Bypass | 22-025 | | | \$ 237,553.90 | Consolidated Pipe, Southern Pipeline | Material on-hand | 9,859' | 04/14/22 | 6 weeks | No | 10/01/22 | 2 months | 2750' 4" steel (Hwy 11) 600' 2" steel (Mt. Paron) 6500' 4" plastic (Pannell, Gene Bell & Unisia Drive) plastic material has arrived. Awaiting steel main delivery. Bid is out for steel main install currently. City will install all plastic mains. |
| Poplar Street Gas Renewal / Installation | 21-004 | \$ 316,494.00 | \$ 316,494.00 | \$ 155,402.10 | City of Monroe | Complete | 4,300' | N/A | N/A | No | 03/01/21 | 4 weeks | 2" Plastic / 2" Steel |
| Southview Drive, Bolton Street, Reece Street, Pierce Street and Olympian Way Renewal | | | | | City of Monroe | All completed and services tied over | 3,000' | | No | 01/01/21 | 4 weeks | 2" Plastic | |
| Carwood Drive Gas Renewal | | | | | Southern Pipeline | Completed & services tied over. | 3,000' | N/A | N/A | No | 05/01/21 | 6-8 weeks | 2" Steel |
| Victory Drive Renewal | | | | | TBD | Planning | 1,500' | N/A | N/A | No | 01/01/21 | 5 months | 2" Plastic |
| Harris / Lacy Renewal | | | | | TBD | Planning | 2,000' | N/A | N/A | No | 04/01/21 | 5 months | 2" Plastic |
| MAB Gas Extension | 21-005 | \$ 250,000.00 | \$ 231,576.50 | \$ 18,423.50 | City of Monroe | Complete | | N/A | N/A | No | 03/01/21 | 4 weeks | 2" Plastic / 4" Plastic |
| Good Hope Gas Extension | 21-006 | \$ 100,000.00 | \$ 100,000.00 | \$ 65,503.50 | City of Monroe | In Progress | | | | | | | |
| Unisia Drive Gas Extension | | | | | City of Monroe | Complete | 3,100' | N/A | N/A | | 01/01/21 | 1 week | 4" Plastic |
| Highway 11 South Renewal | | | | | Contractor | Complete | 20,064' | N/A | N/A | | 01/01/21 | 6-8 weeks | 4" Plastic |
| The Fields / Alcovy Mountain Gas Extension | 21-005 | \$ 250,000.00 | \$ 227,886.14 | \$ 57,687.71 | City of Monroe | Complete | 4,000' | N/A | N/A | | 03/01/21 | 1 week | 2" Plastic |
| The Fields / Alcovy Mountain Gas Phase 2 | 21-005 | | | | City of Monroe | Complete | | N/A | N/A | No | 09/01/22 | 1 week | 2,750' of 2" plastic |
| Poplar Street Gas Pressure Improvements | | | | | City of Monroe | Complete | 2,800' | N/A | N/A | No | 01/01/21 | 6-8 weeks | |
| Jack's Creek Rd Gas Expansion | | | | | City of Monroe | Complete | 3500' | N/A | N/A | No | 07/01/21 | 1 month | Installed 3500' of 2" plastic gas main along Jack's Creek Rd |
| Saddle Creek Subdivision Jim Daws/Wall Rd Gas | | | | | City of Monroe | Complete | 3500' | N/A | N/A | No | 07/01/21 | 1 month | Installed 3500' of 2" plastic gas main in Saddle Creek Subdivision |
| Mt. Creek Church Rd Gas Expansion | | | | | City of Monroe | Complete | 7500' | N/A | N/A | No | 02/01/22 | 1 month | Installed 7500' of 2" plastic gas main along Mt. Creek Church Rd from Gratis Rd to Jim Daws Rd |

| | | | | | | | | | | | | | |
|---|--------|-----------------|-----------------|-----------------|--------------------------------|--|---------|----------|---------|-----|----------|-----------|---|
| Town Green Sewer Rehab | | | | | City of Monroe | Complete | 400' | N/A | N/A | No | 09/01/22 | 1 week | Pipeburst old 6" concrete sewer main thru Town Green project. |
| South Madison Sewer Replacment CDBG | | | | | City of Monroe | Complete | 550' | N/A | N/A | | 02/01/21 | 4-6 weeks | 6" Clay |
| Sewer Bypass | 22-027 | \$ - | \$ - | \$ 39,400.00 | Core & Main | Material arrived | 350' | 04/22/22 | N/A | No | 10/01/22 | 2 weeks | Relocate 350' 24" ductile iron sewer main (Contractor will be needed due to depth of main) |
| Church Street Sewer Replacement | | | | | City of Monroe | Complete | 400' | N/A | N/A | | 03/01/21 | 4-6 weeks | Pipeburst 6" clay with 8" HDPE / Entrance along new subdivision (Meadows Farm) |
| Gratis Road / Birch Street / Highway 78 Sewer Repairs | | | | | City of Monroe | Complete | | | | | 03/01/21 | 4-6 weeks | I&I study - 12 Manholes Raised in Jacks Creek area |
| 2022 CDBG | 21-046 | \$ 1,733,378.00 | | \$ 4,900.00 | Carter & Sloope | Awarded | | N/A | N/A | Yes | TBD | TBD | Bryant Road, Stowers, Glen Iris Drive |
| Alcovy River / Highway 138 Sewer Extension | 18-002 | \$ 4,000,000.00 | \$ 4,000,000.00 | \$ 2,403,979.91 | Contractor | Main Complete, Pump Station under construction | | N/A | N/A | Yes | 01/01/21 | 12 months | Bid, Preconstruction, Construction / All gravity & force mains have been installed, pump station constructed awaiting power & pump installs |
| WWTP Rehabilitation | 19-012 | \$ 7,500,000.00 | \$ 7,500,000.00 | \$ 2,435,007.78 | Hofstadter & Associates | In Progress | | N/A | N/A | Yes | 01/01/00 | forever | Design, Planning, Design, Bid, Design, Planning, Bid, Construction |
| Water Model Development | 20-046 | \$ 85,000.00 | \$ 85,000.00 | \$ 54,438.94 | Weideman & Singleton | Complete | | N/A | N/A | Yes | 11/01/20 | 6-8 weeks | |
| Water Bypass | 22-026 | \$ - | \$ - | \$ 200,932.29 | Consolidated Pipe | Material on-hand | 12,400' | 05/03/22 | 6 weeks | No | 10/01/22 | 1 month | 1200' 6" HDPE, 5600' (Brush Creek, Gene Bell), 8" HDPE (Unisia Dr, Pannell Rd), 5600' 10" HDPE (Hwy 11 L & P Parkway to Criswell rd) |
| Old WTP Exterior/Brick Rehabilitation | 21-032 | \$ 100,000.00 | \$ 100,000.00 | \$ 154,930.25 | Garland Company | Complete | | N/A | N/A | No | 05/17/21 | 6 weeks | Emergency Restoration, Brick Removal, Shoring, Brick Replacement, (520-4400-541303) |
| 2018 CDBG | | | | | IPR / Dickerson Group / Blount | Complete | | N/A | N/A | Yes | 09/18/21 | 20 months | Water / Sewer Rehabilitation, Paving |
| Raw Water Main Replacement | 20-030 | \$ 3,520,000.00 | \$ 3,520,000.00 | \$ 139,405.56 | Weideman & Singleton | Awaiting easements | TBD | N/A | N/A | Yes | 01/01/21 | 12 months | 30" / 20" Water Main Replacement / Expansion - Latest estimate from W&S 2/2022 \$6.6 million |
| South Broad Street Water Extension | | | | | City of Monroe | Myers to Walker Complete | 1,500' | N/A | N/A | | 05/01/21 | 6-8 weeks | 10" Water Main / Pressure Improvements |
| Highway 78 East Water Extension | | | | | City of Monroe | Discontinued | 1,500' | N/A | N/A | | 03/01/21 | 4 months | 8" Water Main |
| Cedar Ridge Road Water Extension | | | | | Contractor | Complete | 3,500' | N/A | N/A | Yes | 02/01/21 | 6-8 weeks | 20" Water Main |
| Loganville Water Extension | 18-028 | \$ 5,580,000.00 | \$ 5,580,000.00 | \$ 8,122,053.83 | Contractor | Complete | | N/A | N/A | Yes | 07/01/18 | 36 months | Easements, Construction |
| Piedmont Industrial Parkway Water Extension | 20-040 | \$ 1,000,000.00 | \$ 1,000,000.00 | \$ 26,020.41 | City of Monroe | In progress - Engineers | 13,000' | N/A | N/A | No | 01/01/21 | 1 year | Replacing existing 10" water main with 12" along Hwy 78 - Unisia Drive to Southview Drive to Public Works on Cherry Hill Rd |
| Piedmont Industrial Park Water Tank | 20-039 | \$ 2,000,000.00 | \$ 2,000,000.00 | \$ 64,301.75 | Carter & Sloope | Planning | | N/A | N/A | Yes | TBD | TBD | Currently under design |
| Jim Daws Road Water Extension | 22-022 | | | \$ 3,774.44 | City of Monroe | Complete | 1,000' | N/A | N/A | No | 01/01/21 | 4 weeks | Install 1000' 8" C900 water main |
| WTP Membrane Filter Replacement | 22-002 | \$ 200,000.00 | \$ 200,000.00 | \$ 151,441.74 | Siemens | Completed | | N/A | N/A | No | N/A | N/A | |
| Water Plant Upgrades | 21-031 | \$ 3,000,000.00 | \$ 3,000,000.00 | \$ 104,834.14 | Weideman & Singleton | In Progress | | N/A | N/A | Yes | 06/01/22 | 6/1/2023 | Clearwell construction awarded to low bidder Lakeshore Engineering LLC @ \$4,472,767.50 |

To: City Council
From: Chris Bailey, Assistant City Administrator
 Danny Smith, Director of Solid Waste
Department: Solid Waste
Date: 10/31/22
Subject: MSW Transportation Bid



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:** Attaway Hauling LLC

Description:

Staff recommends the approval of the MSW Transfer Station Transportation Services low bid of \$235/load (approximately \$10/ton) submitted by Attaway Hauling LLC for the transportation of refuse/garbage from the City of Monroe transfer station to the Oak Grove Landfill in Bethlehem, GA. This bid was necessary because of the split in managing the landfill and transportation contracts by Republic Services. This will create an increase in overall disposal expenses, to then be offset by an increase in disposal revenues for the haulers only, not residents. All procurement guidelines were followed per policy

Background:

The City of Monroe continually seeks to improve disposal efficiencies and further operate the transfer station at profit.

Attachment(s):

Bid Submission – 13 pages

City of Monroe



INVITATION TO BID SOLID WASTE TRANSPORTATION

Proposal Due Date: October 28, 2022
2:00 PM (EST)

The City of Monroe currently operates a permitted municipal Solid Waste Transfer Station located at 213 Cherry Hill Road, Monroe, Georgia. The city collects approximately 7,000 tons a month of waste at the transfer station. The transfer station operates Monday through Friday from 5:00 am to 4:00 pm (EST). The city has issued this invitation to bid (ITB) for the intent of obtaining bids from qualified transportation companies to provide transportation services from our Solid Waste Transfer Station to the Oak Grove Landfill located at 967 Carl-Bethlehem Road, Winder, Georgia.

Please make sure upon downloading a copy of the ITB that you email Procurement at purchase@monroega.gov with your company's name and information in order to be included on any additional addenda or items of information that may be distributed during the course of the bid. Please direct all questions to Procurement by email at purchase@monroega.gov.

SCHEDULE OF DATES

The schedule of dates for this ITB are as follows:

| | |
|----------------------------------|--------------------|
| Invitation to Bid (ITB) Issuance | September 21, 2022 |
| Question(s) Due Date | October 5, 2022 |
| Answers/Addendum Issuance | October 7, 2022 |
| Bid Submission Due Date | October 28, 2022 |
| Contract Execution | November 9, 2022 |
| Contract Start Date | January 2, 2023 |

SCOPE OF SERVICES

The required and requested scope of services for interested bidders is as follows:

- The proposed bidder must provide solid waste transportation services from the City of Monroe Solid Waste Transfer Station located at 213 Cherry Hill Road, Monroe, Georgia utilizing industry standard tractor trailers and related equipment to the Oak Grove Landfill located at 967 Carl-Bethlehem Road, Winder, Georgia.
- The proposed bidder shall be responsible for all the transportation costs associated with the service,

which is estimated at an approximate hauling distance of 15-17 miles.

- The proposed bidder shall perform service in accordance with Articles of the City's Solid Waste Management Ordinance.
- The proposed bidder must provide a central point of contact person(s) to ensure coordination of service and/or program.
- The proposed bidder must possess the availability of tippers on site at the Oak Grove Landfill, or have the ability to provide walking floor trailers.
- The proposed bidder must provide transportation services in coordination with the Solid Waste Transfer Station, which are currently 5:00 am to 4:00 pm (EST).
- The city will pay the proposed bidder on a net thirty (30) monthly basis, based on the timely invoice with details regarding the daily tons of waste transported.

SUBMISSION REQUIREMENTS AND FORMAT

The required information and format for submission is detailed in this section. All items should be included and clearly defined for ease of location and evaluation. Failure to include any requested items may result in the disqualification of the submission. The items and order of submission are as follows:

- **Firm Description** – a general description of the submitting company to include years in business, years in solid waste transportation services, size and location(s) of offices responsible for any assigned requests for the City of Monroe.
- **References** – provide organization name, contact name, contact information, and the scope of work provided to the client of at least two (2) current solid waste transportation services provided.
- **Developments** – provide any major developments or situations that may affect the ability of your company to serve as the solid waste transportation services company for the City of Monroe.
- **Insurance Coverage** – provide insurance coverage information with limits of liability coverage.
- **Acknowledgement** – provide a simple acknowledgement (**Form A**) of additional material provided as addenda to the original ITB document; such as changes to the bid document, question/answer issuance, and if nothing leave section blank or omit.
- **Cost Submission** – provide costing proposal as requested on the included form (**Form A**) at the end of this ITB document; be sure to note any further details to be considered along with submitted costing proposal.

SUBMISSION

Provide two (2) copies of all submitted bid documents, including one (1) original. Bids may be submitted in person to the City of Monroe or by mail, but must be received no later than **2:00 pm (EST) on Friday, October 28, 2022**. Any late submissions will not be accepted, and will be returned unopened to the original sender. Bids shall be submitted in a sealed envelope, and addressed to:

City of Monroe
MSW Transfer Station Transportation Services
 Attn: Chris Bailey
 215 North Broad Street
 Monroe, GA 30655

The City of Monroe reserves the right to withdraw this ITB, reject any or all responses, and to waive any irregularity, variance, or informality whether technical or substantial in nature, in keeping with the best interests of the City of Monroe. This ITB plus the resulting agreement, shall be consistent with all terms and conditions associated with contracts entered into by the City of Monroe. The City of Monroe is not liable or responsible for any cost(s) incurred during the preparation, presentation, or submission as a response to this ITB.

Any unauthorized contact regarding the ITB with staff or elected officials may result in disqualification. Any oral communications will be considered unofficial and non-binding on the City of Monroe.

EVALUATION

The City of Monroe will select the lowest bid that, in its sole discretion, is the most responsive and responsible to the City of Monroe. The City of Monroe reserves the right to interview and negotiate with the lowest submitting bidder.

We thank you in advance for your submission and welcome any questions you may have during the process.

Chris Bailey
Assistant City Administrator, City of Monroe
215 North Broad Street, P.O. Box 1249
Monroe, GA 30655

City of Monroe

Monroe, Georgia

October 7th, 2022

ADDENDUM

Solid Waste Transportation Invitation to Bid

The following changes and/or clarification points are provided as part of the Invitation to Bid (ITB) document for the *Monroe Solid Waste (MSW) Transfer Station Transportation Services*. Each point provided is to become an official addendum of the ITB document.

1) Bid award clarification...

The bid award will be based on the lowest bid, that is deemed the most responsive and responsible by the City of Monroe. Responsive and responsible means that all Scope of Service requests within the bid document are met as mandatory requirements by the bidder/company submitting the bid and with the determination that the bidder/company understands the full capacity of the bid so as not to disrupt service of the MSW transfer station. Any deviation from or failure to provide those requirements will result in the bid being non-responsive, thus rejected by the City of Monroe.

2) Clarification on Scope of Services, operating hours, sixth bullet point...
sixth bullet point reads...

- *The proposed bidder must provide transportation services in coordination with the Solid Waste Transfer Station, which are currently 5:00 am to 4:00 pm (EST).*

*it should read as follows, with additions in **BOLD** letters...*

- *The proposed bidder must provide transportation services in coordination with the **regular operating hours of the** Solid Waste Transfer Station, which are currently **Monday through Friday, 5:00 am to 4:00 pm (EST), excluding holidays.***

City of Monroe

Monroe, Georgia

October 7th, 2022

SUBMITTED QUESTIONS

Solid Waste Transportation Invitation to Bid

The following questions were questions submitted prior to the Question Due Date of October 5, 2022 at 11:59 pm (EST) for the Invitation to Bid (ITB) for the *Monroe Solid Waste (MSW) Transfer Station Transportation Services*. Each answer provided is to become an official addendum of the ITB document.

1) Is there an incumbent? If so, what is the current contract value and line items?

The answer is no, and then yes, Republic Services has managed both our landfill (Oak Grove) and transportation services (various) for the entirety of our agreement over the previous 15-20 years. They have used various haulers in the past to transport refuse/trash from our MSW transfer station to the Oak Grove Landfill. A restructuring and change to the agreement by Republic Services is for them to manage the landfill component of the agreement beginning in 2023, and the City of Monroe to manage the transportation component of transporting refuse/trash from our MSW transfer station to the Oak Grove Landfill. There is no current value that would apply to this or line items based on this being a new agreement for the city to manage the transportation agreement. Previously it was all one agreement, as the landfill fee and transportation were all one single per ton fee, which currently is \$35.19 per ton, ending on December 31, 2022. Again, keep in mind, that fee is for landfill and transportation combined, there will now be a separate landfill fee along with transportation cost (this bid) to a third-party transportation company.

2) What is the current frequency of service?

The current frequency is dependent on the amount of inbound refuse/trash at our MSW transfer station daily, the average would be approximately 20-22 loads per day, each up to approximately 25 tons in weight capacity. This does change day to day, but on average would exist in a regular working week, holidays being higher volume. Our hours of operation are 5am to 4pm, Monday through Friday, excluding holidays.

3) How many loads are needed on any given Purchase Order?

This would be more of an approximate amount based on tonnage brought into the transfer station, that could be less or more at given times, the average is 20-22 loads per day, each up to approximately 25 tons in weight capacity. A purchase order wouldn't necessarily be issued, but a contract would be the purchase order or agreement itself to serve over the time frame agreed upon.

4) Does the contractor/bidder cover the landfill cost?

No, this is a transportation bid and contract only from the MSW transfer station to the Oak Grove Landfill.

5) Is there a specific landfill to dump?

As stated in the bid documents, the Oak Grove Landfill located at 967 Carl-Bethlehem Road, Winder, Georgia is the specified landfill.

6) Is the price requested by tonnage, not by dumpster?

Tonnage, as a per load rate (provide tonnage hauled per load) or per ton rate. Per ton rate is preferred but not required if tonnage per load is provided.

7) What equipment is expected for usage on the transportation?

The equipment should be a tipper trailer or walking floor trailer (currently 50' tipper trailers are provided by the transportation service) for refuse/garbage appropriate for transporting refuse/garbage from a transfer station to a landfill. There must be the availability or ownership of tippers by the hauling/transportation company, or walking floor trailers must be possessed in a quantity suitable to meet the needs of the MSW transfer station.

8) What size dumpster or containers are required?

Currently, 50' tipper trailers are used to transport refuse/garbage, with a capacity of approximately 25 tons. The ability to move 500-550 tons per day is required, with trailers that are tippers or walking floor trailers.

9) Is the contractor/bidder responsible to pay recycling fees at the landfill?

N/A, this is a transportation bid and contract only from the MSW transfer station to the Oak Grove Landfill.

Form A – Acknowledgement and Cost Submission Form

ACKNOWLEDGEMENT

Addendum #1 ✓ DS

Addendum #2 _____

Question/Answer ✓ DS

COSTING SUBMISSION

| | 1-Year | 2-Year | 3-Year |
|---|-----------------|-------------------|-------------------|
| Proposed Rate per LOAD for MSW transportation | <u>\$235.00</u> | <u>Annual CPI</u> | <u>Annual CPI</u> |

**proposed rates must include all fees, charges, surcharges and be final in nature*

BID RESPONSE CITY OF MONROE

OCTOBER 28, 2022

FIRM DESCRIPTION:

ATTAWAY HAULING IS A FAMILY-OWNED BUSINESS ESTABLISHED IN 2012, WITH WASTE MANAGEMENT EXPERIENCE SINCE 1988. WE PROVIDE FULL-SERVICE TRANSFER STATION MANAGEMENT AS WELL AS INDUSTRIAL, MUNICIPAL SOLID-WASTE, AND WASTE-WATER TRANSPORTATION SOLUTIONS. OUR PURPOSE IS TO SERVE OUR CUSTOMERS WITH PERSONALIZED CUSTOMER SERVICE. WE HAUL OVER 3.4 MILLION TONS ANNUALLY WITH OVER 150 TRACTORS, 175 TRAILERS, AND 200 EMPLOYEES. ATTAWAY HAULING PROVIDES HAULING SERVICES FOR OVER 50 TRANSFER STATIONS IN GEORGIA, ALABAMA, AND TENNESSEE. ATTAWAY HAULING'S CORPORATE HEADQUARTERS IS LOCATED IN GORDON GEORGIA. OUR MAIN OPERATING LOCATIONS WITH MAINTENANCE FACILITIES ARE IN GORDON GEORGIA, FAIRBURN GEORGIA, LAWRENCEVILLE GEORGIA, FORT PAYNE ALABAMA, CHATTANOOGA TENNESSEE, JESSUP GEORGIA, AND RANGER GEORGIA.

THE CITY OF MONROE REQUESTS WILL BE HANDLED OUT OF OUR LAWRENCEVILLE GEORGIA TERMINAL AND WILL BE DIRECTLY MANAGED BY DANNY STAPLETON, WHO HAS MANAGED THE HAULING FOR THE CITY OF MONROE COLLECTIVELY FOR 12 YEARS. OUR LAWRENCEVILLE TERMINAL CONSISTS OF 30 DRIVERS WHICH ALLOWS US THE FLEXIBILITY TO HANDLE ANY EBBS AND FLOWS IN INBOUND VOLUME.

ATTAWAY HAULING LEADERSHIP TEAM MEMBERS:

- ROBBIE ATTAWAY – MANAGING PARTNER
- CHARLIE GRAY – CHIEF OPERATING OFFICER
- DANNY STAPLETON – GENERAL MANAGER WASTE DIVISION
- LINDSAY FOUNTAIN – DIRECTOR OF SAFETY AND COMPLIANCE

Operational Management Plan:

- SAFETY WILL BE MANAGED BY OUR SAFETY COMPLIANCE TEAM SPEARHEADED BY OUR DIRECTOR OF SAFETY AND COMPLIANCE. OUR SAFETY COMPLIANCE TEAM WILL NOT ONLY PROVIDE OUR DRIVERS WITH ON-SITE QUARTERLY SAFETY MEETINGS BUT WILL ALSO CONDUCT LEVEL 1 D.O.T INSPECTIONS ON ALL EQUIPMENT. DAILY SAFETY COMPLIANCE MONITORING WILL BE HANDLED FROM OUR CORPORATE SAFETY DEPARTMENT.
- OUR DRIVERS WILL BE REQUIRED TO PRE-TRIP AND POSTE-TRIP ALL EQUIPMENT EACH DAY, AND WE WILL TRACK PRODUCTION AND ASSET UTILIZATION DAILY.
- OUR TRACTORS ALONG WITH ANY SUB-CONTRACTORS WILL HAVE GPS AND ELECTRONIC LOGS TO ENSURE OUR DRIVERS ARE COMPLIANT WITH STATE AND FEDERAL LAWS/REGULATIONS.
- OUR GENERAL MANAGER WILL BE LOCATED IN THE AREA TO STREAMLINE COMMUNICATION WITH THE LOCAL CITY OF MONROE TEAM TO INSURE A SEAMLESS TRANSITION.
- THE TRACTORS WILL BE DISPATCHED BY OUR TEAM LOCATED IN FAIRBURN GEORGIA UTILIZING A DISPATCHING SYSTEM WITH REAL TIME DATA SUCH AS ARRIVAL TIME EXPECTATIONS, TURN TIME DATA BY LOCATION, PROJECTED AND ACTUAL PRODUCTIVITY METRICS.

Employee Compensation Package

- OUR DRIVERS ARE THE SINGLE MOST IMPORTANT ASSET THAT WE HAVE. WE DO MARKET RESEARCH PERIODICALLY ALONG WITH FOCUS GROUP MEETINGS WITH OUR DRIVERS TO ENSURE THAT OUR COMPENSATION PACKAGE STAYS CONSISTENT WITH THE MARKET. ATTAWAY HAULING OFFERS A FULL COMPLEMENT OF INDUSTRY COMPETITIVE HEALTH, VISION, AND DENTAL INSURANCE WITH SEVERAL PLANS FOR THE EMPLOYEES TO CUSTOMIZE AND SIGN UP FOR.
- ATTAWAY HAULING INTENDS ON MAINTAINING THE SAME LEVEL OF WEEKLY COMPENSATION WITH DAILY PRODUCTIVITY INCENTIVES IN PLACE TO HELP ACHIEVE EXPECTED SERVICE LEVELS AT THE TRANSFER STATION.

Key Differentiators

- ATTAWAY HAULING IS A FAMILY-OWNED BUSINESS WHERE THE MANAGING MEMBER MR. ROBBIE ATTAWAY STAYS HEAVILY INVOLVED IN THE DAY-TO-DAY OPERATIONS. MR. ATTAWAY ALONG WITH HIS SENIOR MANAGEMENT TEAM HAS OVER 90 YEARS' EXPERIENCE IN THE SOLID WASTE SPACE. MR. ATTAWAY HAS BUILT AND OPERATED SEVERAL TRANSFER STATIONS IN THE MIDDLE GEORGIA AREA.
- OUR COMPANY THRIVES ON NURTURING RELATIONSHIPS WITH OUR EMPLOYEES AND CREATES A SENSE OF OWNERSHIP.
- LOCAL MANAGEMENT HAS SPENDING AUTHORITY WITHOUT GOING THROUGH A CORPORATE STRUCTURE.
- ATTAWAY HAULING IS COMMITTED TO PROVIDING EXCELLENT SERVICE AS DEMONSTRATED IN NOT ONLY THE METRO ATLANTA AREA BUT NORTHEAST ALABAMA AS WELL.

References

- REPUBLIC SERVICES
 - JIMMY HUFF – MANAGER
 - 404-732-6652
 - SCOPE OF WORK – TRANSFER STATION HAULING AND LOADING FOR MULTIPLE LOCATIONS IN AND AROUND THE METRO ATLANTA AREA
- WASTE MANAGEMENT
 - CHARLES JOHNSON – MANAGER
 - 252-617-7924
 - SCOPE OF WORK – TRANSFER STATION HAULING AND LOADING FOR MULTIPLE LOCATIONS IN NORTH GEORGIA AND MIDDLE GEORGIA

Developments

- THERE ARE NO MAJOR DEVELOPMENTS WITH ATTAWAY HAULING THAT WOULD IMPACT OUR ABILITY TO SERVE THE CITY OF MONROE. WE HAVE SERVICED MONROE FOR THE PAST 5 YEARS.

CARRIER INFORMATION

CARRIER Attaway Recycling, LLC. DBA Attaway Hauling Phone Number -478-628-1238
Address: 200 Tremon Street Fax -478-628-1245
Gordon, Ga. 31031 E-mail: Robbie.Attaway@CTMGA.COM

PRIMARY CONTACT

Name Robbie Attaway Phone Number _478-628-1238
Title Managing Member Fax :478-628-1245
Address: 200 Tremon Street
Gordon, Ga 31031 E-mail Robbie.Attaway@CTMGA.COM

US DOT # 2070742



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/20/2022

42

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 any rights to the certificate holder in lieu of such endorsement(s).

| PRODUCER McGriff Insurance Services 6501 Peake Rd Bldg 700 Macon, GA 31210 478 405-4200 | | CONTACT NAME: Kim Jones PHONE (A/C, No, Ext): 478 405-4184 E-MAIL ADDRESS: kkjones@mcgriff.com FAX (A/C, No): 866-275-7999 | | | | | | | | | | | | | | | |
|--|--------|---|--|---------|--------|--|-------|---|-------|---|-------|--|-------|--------------------------------------|-------|-------------|--|
| INSURED Attaway Recycling LLC DBA Attaway Hauling 200 Tremon St Gordon, GA 31031 | | INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : Scottsdale Insurance Company</td> <td>41297</td> </tr> <tr> <td>INSURER B : Endurance American Specialty Ins. Co.</td> <td>41718</td> </tr> <tr> <td>INSURER C : Allied World Surplus Lines Ins Comp</td> <td>24319</td> </tr> <tr> <td>INSURER D : Colony Specialty Insurance</td> <td>36927</td> </tr> <tr> <td>INSURER E : Incline Casualty Company</td> <td>11090</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table> | | INSURER | NAIC # | INSURER A : Scottsdale Insurance Company | 41297 | INSURER B : Endurance American Specialty Ins. Co. | 41718 | INSURER C : Allied World Surplus Lines Ins Comp | 24319 | INSURER D : Colony Specialty Insurance | 36927 | INSURER E : Incline Casualty Company | 11090 | INSURER F : | |
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| INSURER E : Incline Casualty Company | 11090 | | | | | | | | | | | | | | | | |
| INSURER F : | | | | | | | | | | | | | | | | | |

COVERAGES **CERTIFICATE NUMBER:** **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 INSR | 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 <input checked="" type="checkbox"/> BI/PD Ded:25000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | X | X | VRS0006193 | 09/30/2022 | 09/30/2023 | EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$ |
| E | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY | | | ICCP2251100105 Monthly Reporting | 09/30/2022 | 09/30/2023 | COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | N/A | | | | PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |
| B | Auto Excess | | | EXT30002013702 | 09/30/2022 | 09/30/2023 | \$1M Occ./\$1M Agg. |
| C | Auto Physical Dmg | | | 03130829 | 09/30/2022 | 09/30/2023 | \$10,000 Comp/Collision |
| D | Motor Trk Cargo | | | IM2562601 | 09/30/2022 | 09/30/2023 | \$100,000 \$2500 ded. |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

****THE FOLLOWING FORMS ARE ATTACHED****
 VPE201 (0219) Virtue Pack - Blanket Additional Insured; Blanket Waiver of Subrogation; Blanket Primary & Noncontributory
 CG2028 (04/13) - Additional Insured Lessor of Leased Equipment
 CA2001 (10/2013) - Additional Insured & Lessor
 (See Attached Descriptions)

CERTIFICATE HOLDER **CANCELLATION**

| | |
|--|--|
| City of Monroe 213 Cherry Hill Road Monroe, GA 30656 | 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 <i>Janna Lukan Boss</i> |
|--|--|

DESCRIPTIONS (Continued from Page 1)

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CA0449 (11/2016) - Primary and Non Contributory - Blanket

POLLUTION LIABILITY \$2,000,000 INCLUDED POLICY #VRS0006193

PROPERTY INCLUDED POLICY #IM2562601

EQUIPMENT RENTED/LEASED \$100,000 w/5000 ded INCLUDED POLICY #IM2562601

Business Auto Physical Damage Coverage based on values on Vehicle Schedule

Sixty Day Notice of Cancellation except for non-payment

Form Description: Deductibles: \$10,000 Collision per occurrence/Comprehensive Per vehicle

Form Description: Non-Owned Trailers - If any basis Limit1 : 75,000

Limit2: 150,000 Limit1 Desc Code: Occurrence

Limit2 Desc Code: Aggregate

Form Description: Newly Acquired Owned or Leased "Vehicle" (other than Private Passenger Type Limit1 : 322,320

Form Description: Towing, Storage & Debris Removal Limit1 : 25,000

Form Description: Pollution Limit1 : 5,000

Form Description: Policy Limit of Insurance Limit1 : 1,000,000

Form Description: Newly Acquired Owned or Leased Trailer Limit1 : 105,000

Form Description: Newly Acquired Owned or Leased Private Passenger Type Limit1 : 73,361

Miscellaneous Coverage - Motor Truck Cargo - Pol.# IM2562601

Motor Truck Cargo Legal Liability Pollutant Cleanup 180 Days Limit1: 10,000

Form Description: Contingent Cargo Description Trash, Kaolin Ded.#1: \$2,500.00

Form Description: Motor Truck Cargo filing MC-792429-C, US DOT #2321329

Form Description: Motor Truck Cargo Legal Liability Newly Acquired

Terminals 60 Days Limit1 : 50,000

Form Description: Motor Truck Cargo Legal Liability Freight Charges

Limit1 : 2,500

Form Description: Contingent Cargo Defense Cost Covered - See Form

Limit #1: 50,000

Form Description: Motor Truck Cargo Legal Liability Defense Cost - Covered

Form Description: Contingent Cargo Property in Any One Vehicle & Cat Limit

Any One Occ Limit1 : 100,000 Ded.#1: \$5,000.00 Ded.#2: \$2,500.00

Form Description: Attaway Recycling LLC dba Attaway Hauling MC # 961310

Form Description: Choice Bulk Carriers LLC MC# 3060306

Form Description: Theft Exclusion: Livestock or Poultry; Liquor; Tobacco Products; Furs or Fur Trimmed Garment; Eggs; Electronic

Form Description: Motor Truck Cargo Legal Liability - Property in any one vehicle/cat limit any one occ Limit1 : 100,000 Ded.#1: \$2,500.00

Form Description: Motor Truck Cargo Legal Liability Description All Legal Property Unless Otherwise Excluded Limit1 : 100,000 Ded.#1: \$2,500.00

Form Description: Motor Truck Cargo Legal Liability - Additional Debris Removal Expense In addition to 25% of the amount paid for direct physical loss Limit1 : 10,000

** Supplemental Name **

First Supplemental Name applies to all policies - Attaway Recycling LLC DBA Attaway Hauling

Policy# VRS0006193 - : Choice Bulk Carriers, LLC

Policy# VRS0006193 - : Choice Transportation of Middle Georgia, LLC

Policy# VRS0006193 - : AAA Recycling, LLC

Policy# EXT30002013702 - : Choice Transportation of Middle Ga, LLC

Policy# EXT30002013702 - : Choice Bulk Carriers, LLC

Policy# EXT30002013702 - : AAA Recycling, LLC

DESCRIPTIONS (Continued from Page 1)

44

Policy# 03130829 - : Choice Transportation of Middle Ga., LLC
Policy# 03130829 - : Choice Bulk Carriers, LLC
Policy# 03130829 - : AAA Recycling, LLC
Policy# IM2562601 - : AAA Recycling, LLC
Policy# IM2562601 - : Robert (Robbie) Thurston Attaway & Donna Attaway
Policy# IM2562601 - : Choice Bulk Carriers LLC
Policy# IM2562601 - : Choice Transportation of Middle GA LLC
Policy# ICCP2251100105 - : Choice Transportation of Middle Ga., LLC
Policy# ICCP2251100105 - : Choice Bulk Carriers, LLC
Policy# ICCP2251100105 - : AAA Recycling, LLC



To: City Council
From: Brian Thompson
Department: Telecom
Date: 07/12/2022
Subject: Deletion of Analog Signals

Budget Account/Project Name: N/A

Funding Source: CIP

Budget Allocation: \$0

Budget Available: \$0

Requested Expense: \$0 **Company of Record:** N/A

Description:

Staff recommends the approval of deletion of analog signals to add additional digital signals to comply with retransmission contracts.

Background:

Our current retransmission contracts require us to add additional sub-channels to our current offerings. This will require additional bandwidth which we do not have. There are two ways to comply, first we could compress existing signals or delete our analog and use that space. Compressing would lower the quality of existing channels by at least 50%. Deleting analog would have a positive impact on quality and add additional channels to the mix. The last time analog signals were broadcast was July 12th 2009.

Attachment(s):

Channel Line-up: 1

| Channel Name | Input UDP | Multicast IP | Source IP | Input Prog |
|---------------|-----------|--------------|--------------|------------|
| WBS2 | 1001 | 230.2.1.1 | 10.10.10.233 | 1 |
| Bounce | 1204 | 230.2.1.204 | 10.10.10.231 | 1 |
| DABL | 1204 | 230.2.1.204 | 10.10.10.231 | 11 |
| comet | 1501 | 230.15.15.1 | 10.10.10.233 | 1 |
| circle | 1001 | 239.1.17.101 | 10.10.10.251 | 3 |
| newsy | | | | |
| WAGA5 | 1002 | 230.2.1.2 | 10.10.10.233 | 1 |
| movies | 1204 | 230.2.1.204 | 10.10.10.231 | 8 |
| buzzr | 1204 | 230.2.1.204 | 10.10.10.231 | 9 |
| decades | 1002 | 230.2.1.2 | 10.10.10.233 | 2 |
| fox WX | 1002 | 230.2.1.2 | 10.10.10.233 | 3 |
| WANF46 | 1004 | 230.2.1.4 | 10.10.10.229 | 1 |
| cozi | 1204 | 230.2.1.204 | 10.10.10.231 | 6 |
| grit | 1204 | 230.2.1.204 | 10.10.10.231 | 7 |
| wpch | 1001 | 239.1.17.101 | 10.10.10.251 | 1 |
| wktb | | | | |
| WXIA11 | 1100 | 230.2.1.100 | 10.10.233 | 2 |
| CourtTV | 101 | 239.1.17.101 | 10.10.10.251 | 3 |
| Crime | 1100 | 230.2.1.100 | 10.10.10.233 | 1 |
| Shoplc | | | | |
| GetTV | | | | |
| GPW8 | 1005 | 230.2.1.5 | 10.10.10.229 | |
| create | 1204 | 230.2.1.204 | 10.10.10.231 | 3 |
| Knowledge | 1204 | 230.2.1.204 | 10.10.10.231 | 4 |
| Kids | 1005 | 230.2.1.15 | 10.10.10.224 | 2 |
| WALT36 | 1006 | 230.2.1.6 | 10.10.10.229 | 1 |
| ThisTV | 1204 | 230.2.1.204 | 10.10.10.231 | 5 |
| QVC | | | | |
| Antenna | 1204 | 230.2.1.204 | 10.10.10.231 | 2 |
| twist | | | | |
| WUPA69 | 1007 | 230.2.1.7 | 10.10.10.233 | 1 |
| Start | 1204 | 230.2.1.204 | 10.10.10.231 | 10 |
| TBD | 1501 | 230.15.15.1 | 10.10.10.231 | 1 |
| MeTV | 1007 | 230.2.1.7 | 10.10.10.233 | 3 |
| Fave | 1007 | 230.2.1.7 | 10.10.10.233 | 2 |
| Charge | | | | |
| PBA30 | 1008 | 230.2.1.8 | 10.10.10.229 | 1 |
| NHK | 1008 | 230.2.1.8 | 10.10.10.229 | 2 |
| TBN57 | 1022 | 230.3.1.22 | 10.10.10.235 | 1 |
| inspire | 1022 | 230.3.1.22 | 10.10.10.235 | 2 |
| Smile | 1022 | 230.3.1.22 | 10.10.10.235 | 3 |
| Enlace | 1022 | 230.3.1.22 | 10.10.10.235 | 4 |
| positive | 1022 | 230.3.1.22 | 10.10.10.235 | 5 |
| Channel16 | 1001 | 239.1.1.100 | 10.10.10.251 | 1 |
| Channel17 | 1017 | 230.17.1.17 | 10.10.10.251 | 1 |
| Local Weather | 1017 | 230.2.1.17 | 10.10.10.233 | 1 |



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

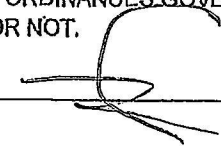
Address 12460 Crabapple Rd. Ste 202-374 City ALPHARETTA State GA Zip 30004

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 |

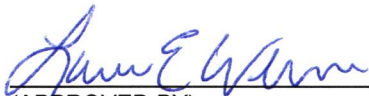
NOTES:

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

51

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.

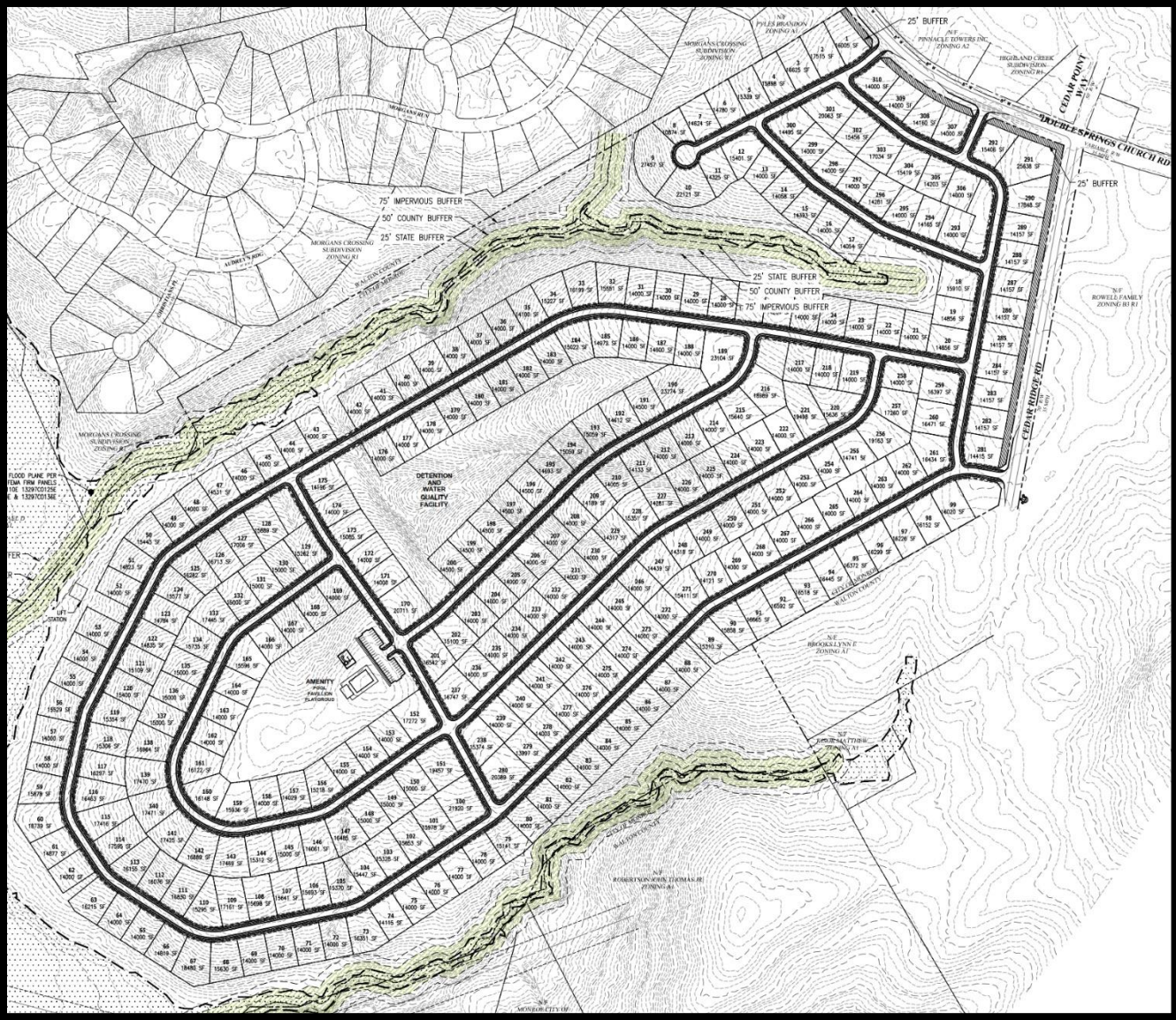


Figure 4 – Site Plan

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.

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.

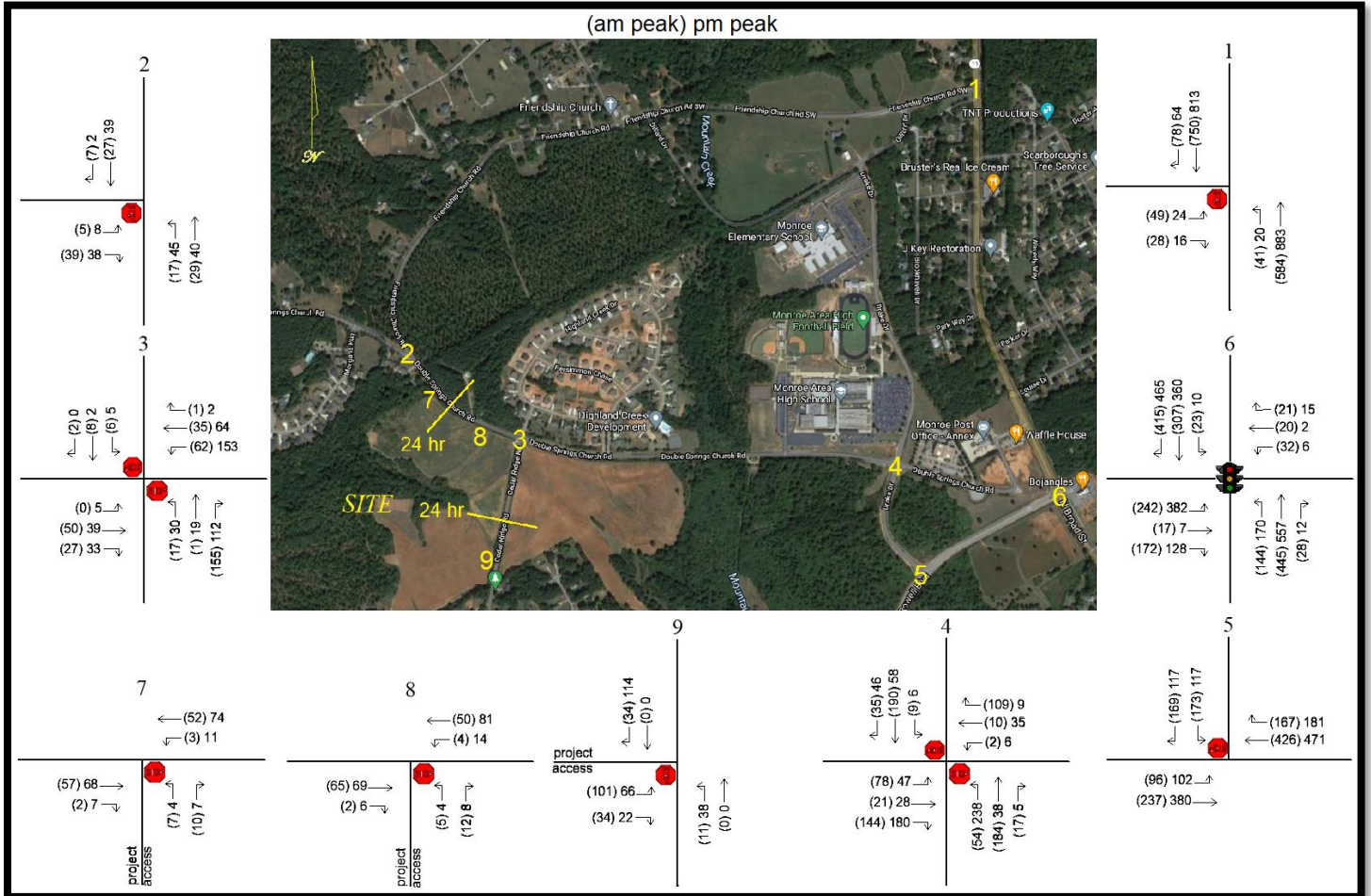


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

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: $0.725 \times 310 = 225 \text{ students}$

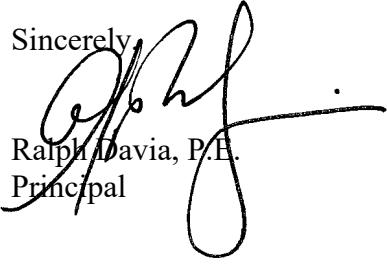
Solid Waste Disposal:

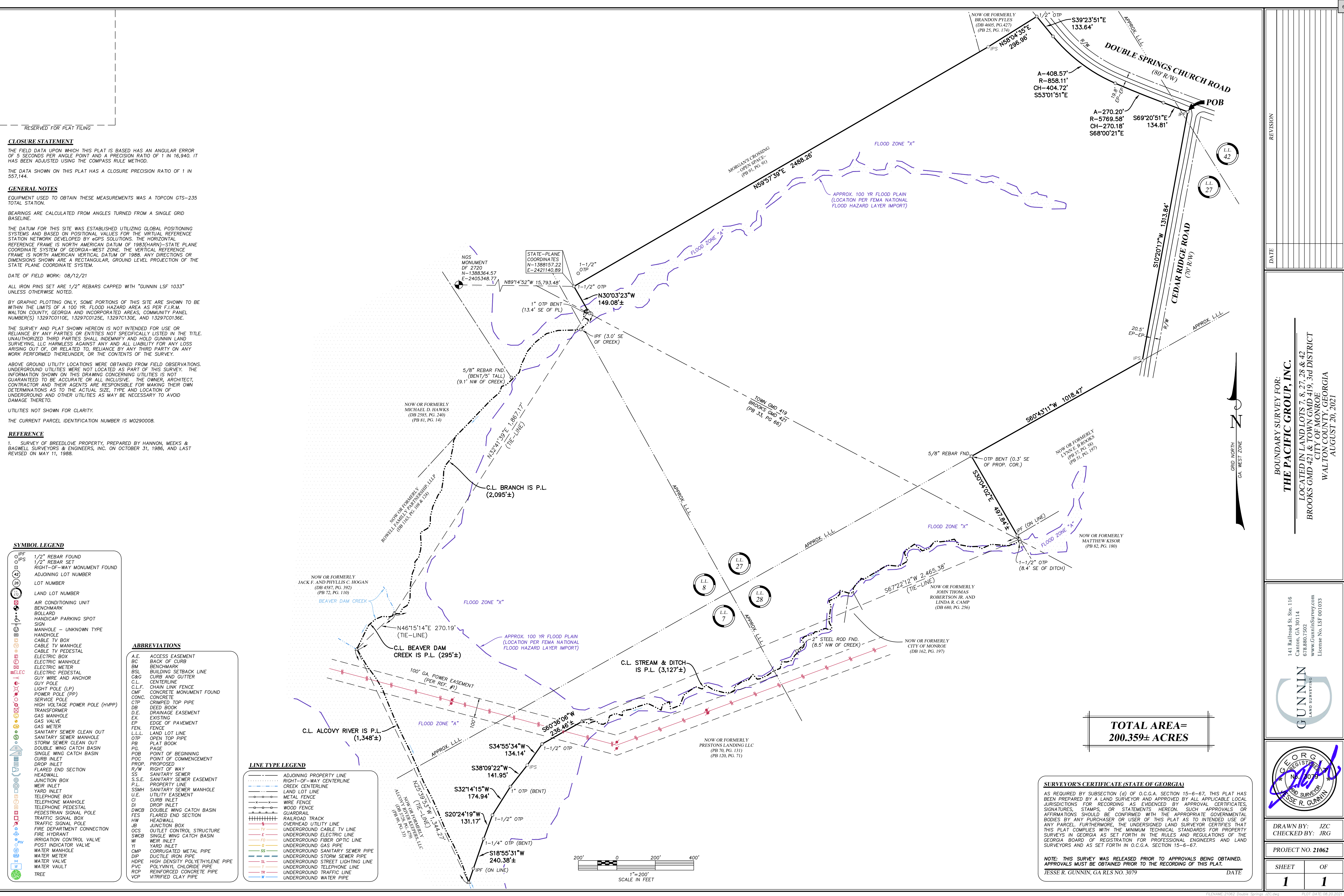
Rate: 20 lbs/unit per day (EPD Standard)
Generation: $20 \times 310 = 6,200 \text{ lbs/day}$ or 1132 ton/year

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" REBAR 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) 132970010E, 132970012E, 132970013E, AND 132970013E.

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, MEES & BAGWELL SURVEYORS & ENGINEERS, INC. ON OCTOBER 31, 1986, AND LAST REVISED ON MAY 11, 1988.

SYMBOL LEGEND

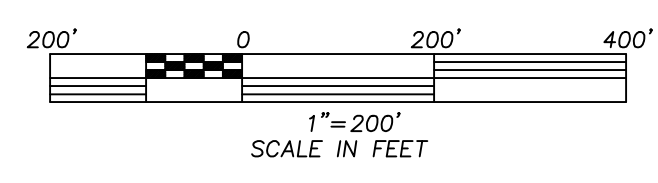
| |
|--------------------------------|
| 1/2" REBAR FOUND |
| 1/2" REBAR SET |
| RIGHT-OF-WAY MONUMENT FOUND |
| ADJOINING LOT NUMBER |
| LOT NUMBER |
| LAND LOT NUMBER |
| AIR CONDITIONING UNIT |
| BENCHMARK |
| BOLLARD |
| HANDICAP PARKING SPOT |
| SIGN |
| MANHOLE - UNKNOWN TYPE |
| HANDHOLE |
| CABLE 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) |
| POWER 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 |
| 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 | DEED BOOK |
| D.E. | DRAINAGE EASEMENT |
| EX. | EXISTING |
| EP | EDGE OF PAVEMENT |
| FEN. | FENCE |
| L.L. | LAND LOT LINE |
| OTP | OPEN TOP PIPE |
| PLAT | 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 |
| SSMH | 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 |
| --- | RAILROAD TRACK |
| --- | OVERHEAD UTILITY LINE |
| --- | UNDERGROUND CABLE TV LINE |
| --- | 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 |



TOTAL AREA= 200.359± ACRES

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

| | |
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| 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: JRG

PROJECT NO. 21062

| | |
|-------|----|
| SHEET | OF |
| 1 | 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

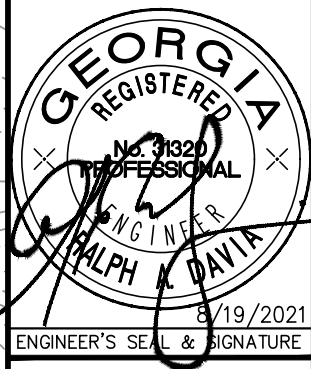
UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION.
 SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO 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 |
|-----------|-----------|------------------------------|
| 65 | 8/2/2022 | PRELIMINARY PLAT SUBMITAL |
| 64 | 8/19/2021 | PRELIMINARY PLAT SUBMITAL #2 |
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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

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



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 |

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.

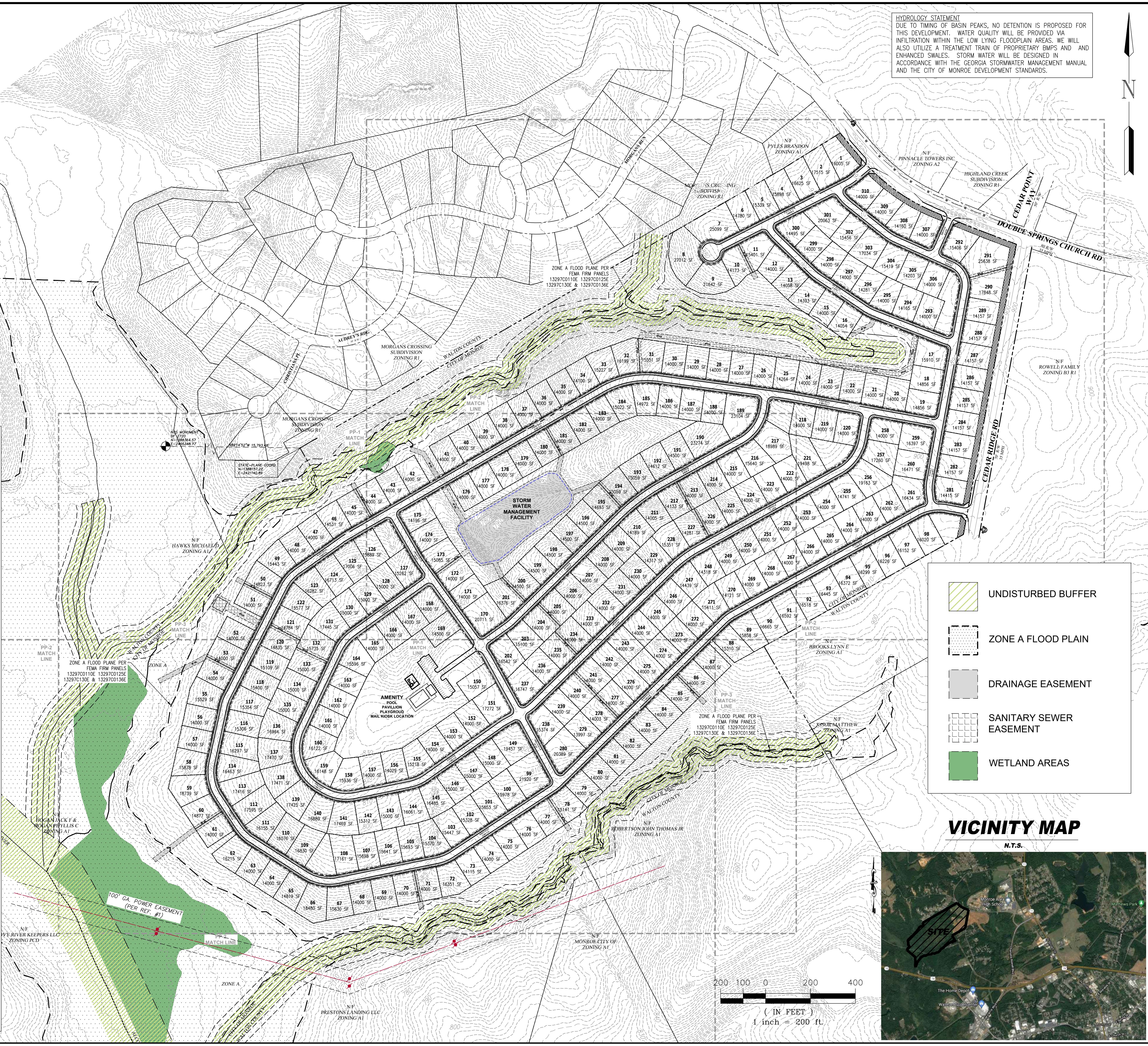
DATED THIS ____ DAY OF _____, 20__
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

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: _____

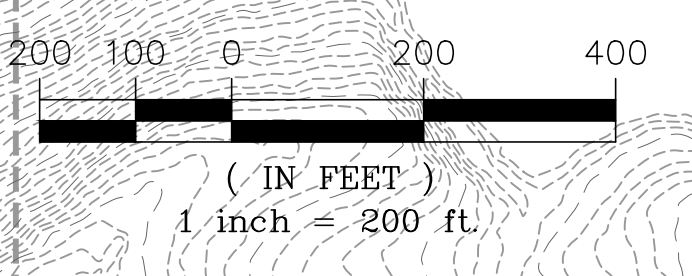
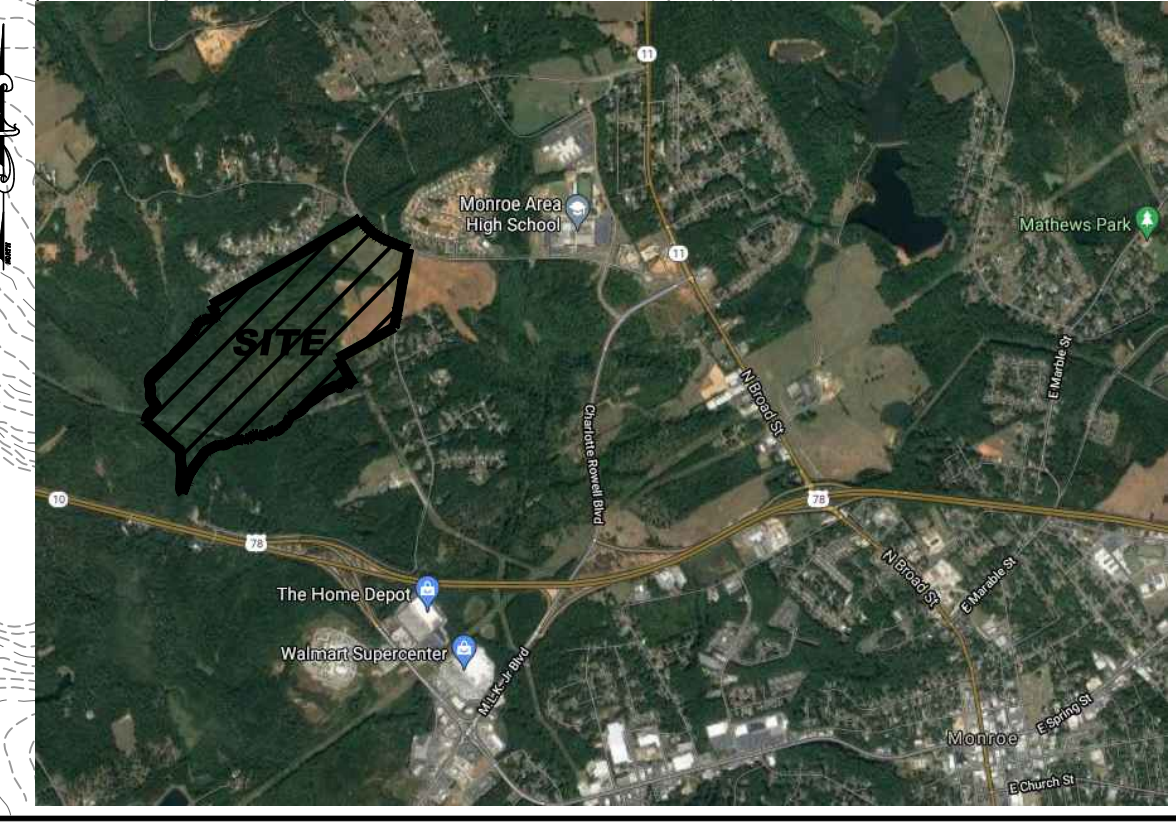
CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL
 THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT 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.



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

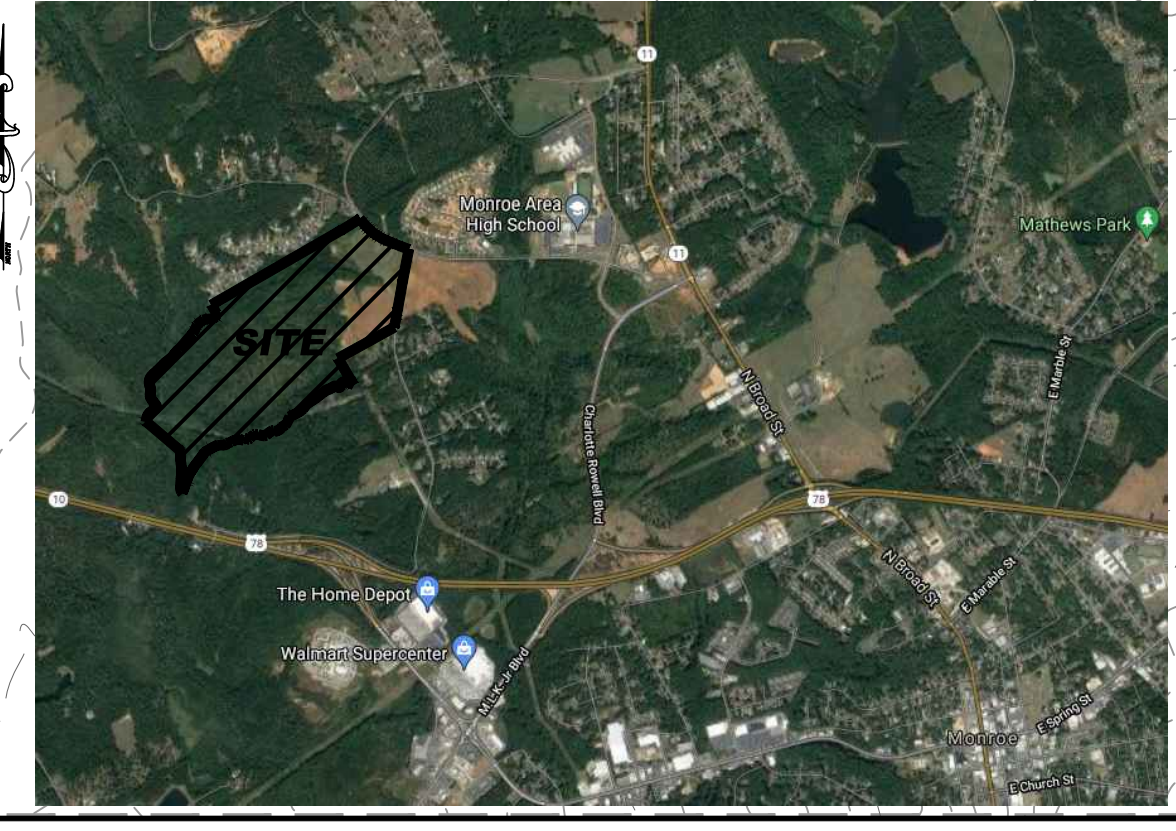
DRAINAGE EASEMENT

SANITARY SEWER EASEMENT

WETLAND AREAS

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

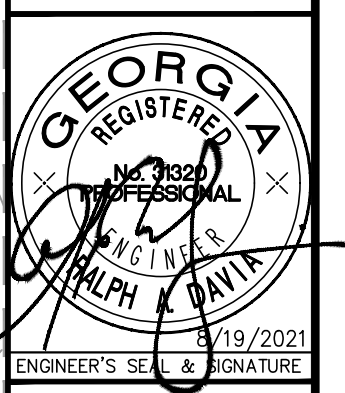
HYDROLOGY STATEMENT
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMPs AND AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN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



| REVISIONS | DATE | DESCRIPTION |
|-----------|-----------|----------------------------|
| 66 | 8/22/2021 | PRELIMINARY PLAT SUBMITTAL |
| 65 | 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



ENGINEER'S SEAL & SIGNATURE

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

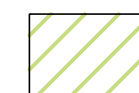
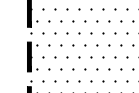

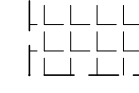

| | |
|---------|----------|
| DATE | 7/26/21 |
| JOB NO. | 21-028 |
| DRAWN | RAD |
| CHECKED | RAD |
| SCALE | AS NOTED |
| SHEET: | PP-2 |

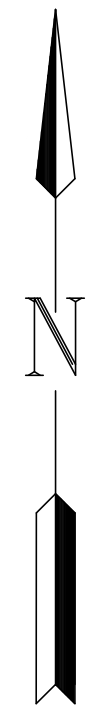
DEVELOPMENT SUMMARY

PROPOSED NAME: RIVER POINT
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 36D
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
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 PROPOSED LOTS = 310
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 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'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE GA 30655
 TELEPHONE: (770) 3186153
 DEVELOPER: THE PACIFIC GROUP
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-  UNDISTURBED BUFFER
-  ZONE A FLOOD PLAIN
-  DRAINAGE EASEMENT
-  SANITARY SEWER EASEMENT
-  WETLAND AREAS

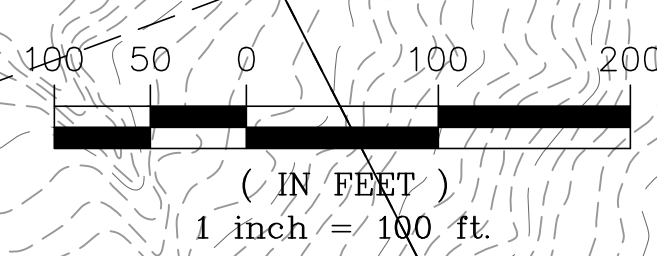
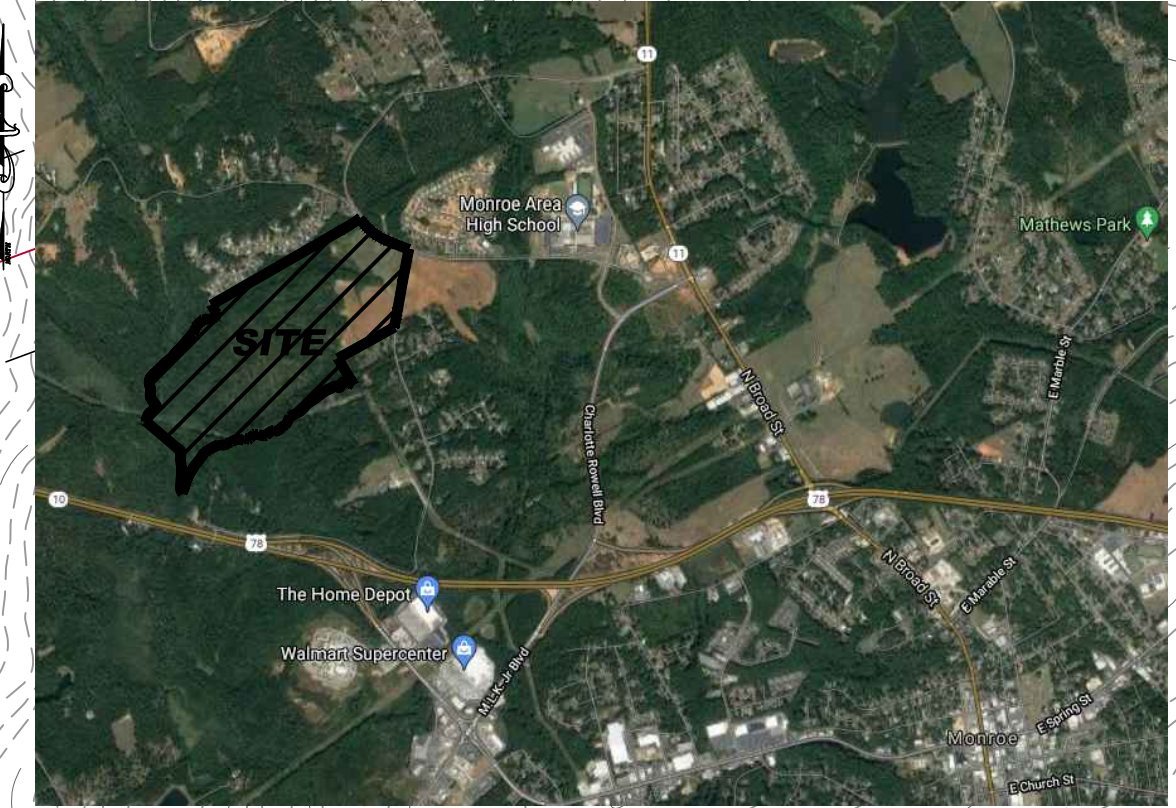


75' IMPERVIOUS SETBACK
 50' CITY UNDIST BUFFER
 25' STATE UNDIST BUFFER
 ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

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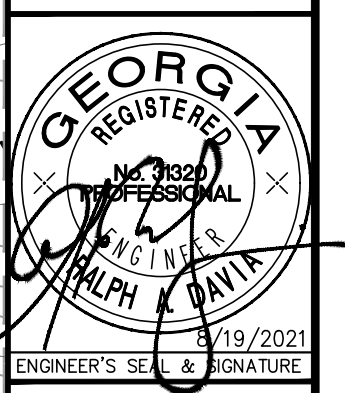
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VICINITY MAP
 N.T.S.



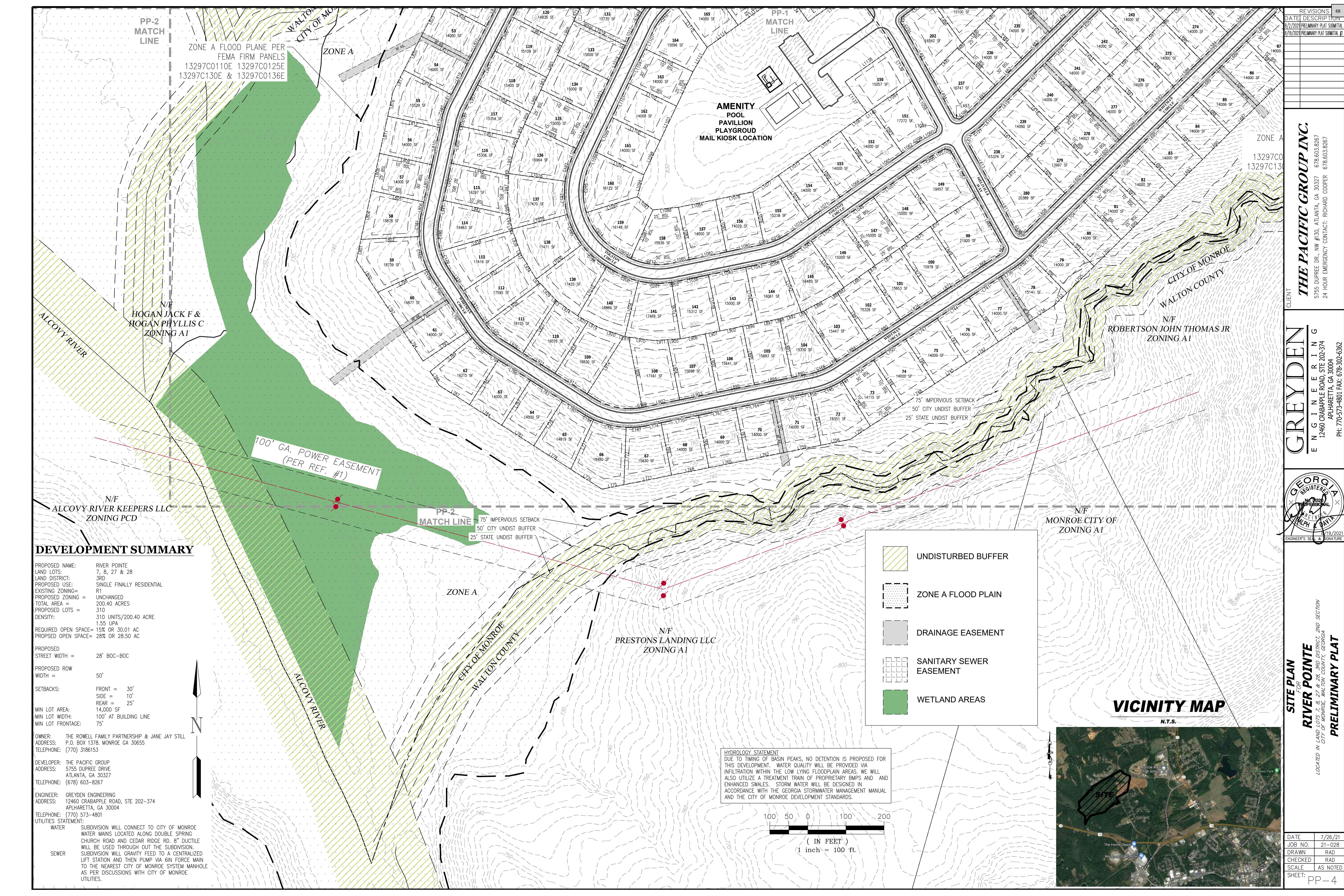
| REVISIONS | DATE | DESCRIPTION |
|-----------|-----------|----------------------------|
| 1 | 8/2/2021 | PRELIMINARY PLAT SUBMITTAL |
| 2 | 8/19/2021 | PRELIMINARY PLAT SUBMITTAL |

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



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

| | |
|---------|----------|
| 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

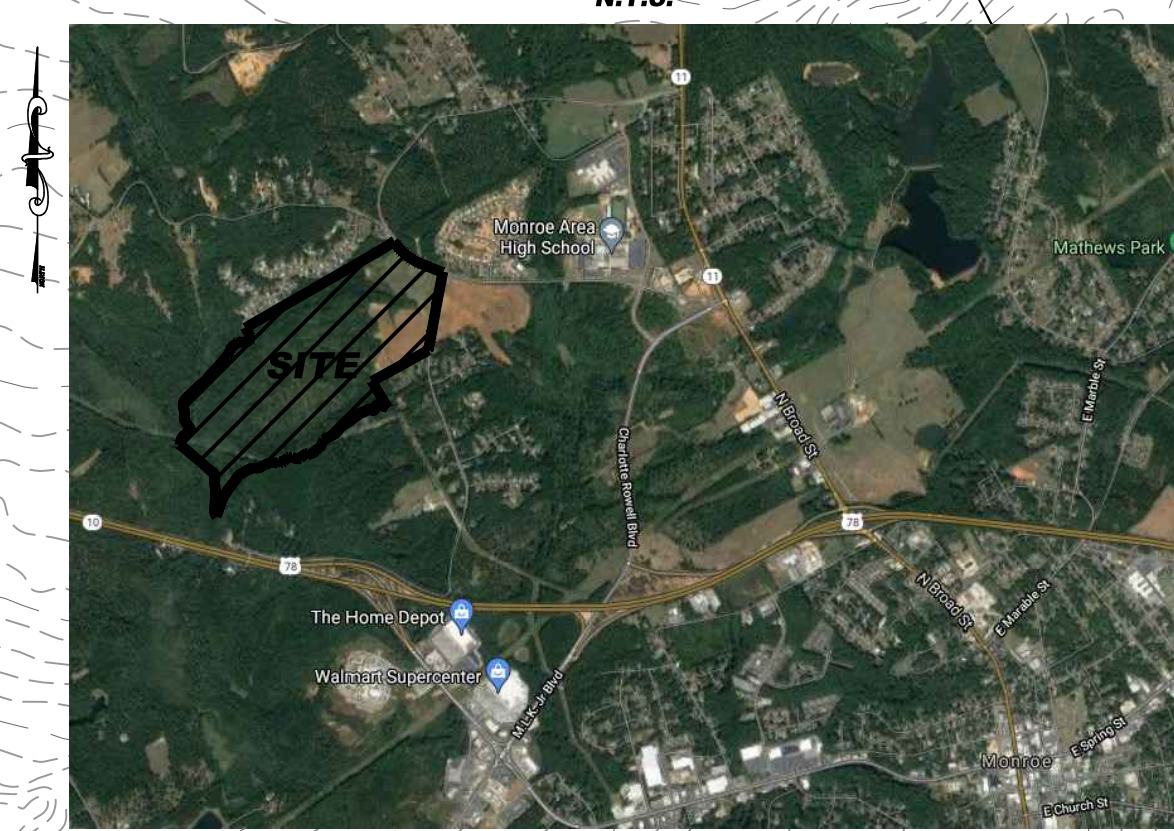
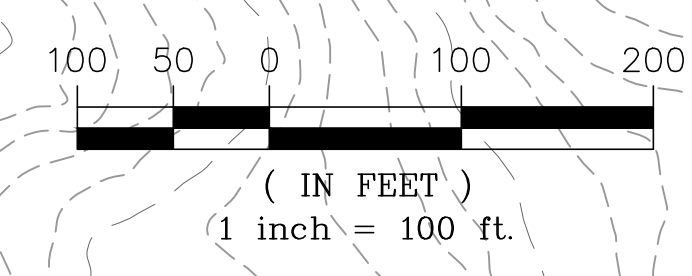
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| | |
|--|-------------------------|
| | UNDISTURBED BUFFER |
| | ZONE A FLOOD PLAIN |
| | DRAINAGE EASEMENT |
| | SANITARY SEWER EASEMENT |
| | WETLAND AREAS |

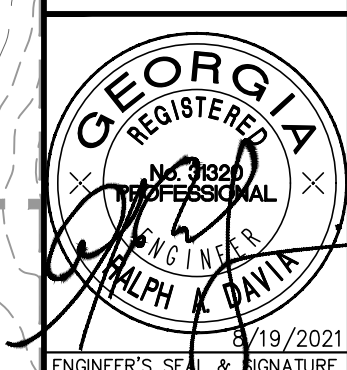
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| REVISIONS | DESCRIPTION |
|------------|----------------------------|
| 02/22/2021 | PRELIMINARY PLAT SUBMITTAL |
| 07/19/2021 | PRELIMINARY PLAT SUBMITTAL |

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

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 |



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 10/26/22
Subject: Rezone #1631 – YMCA – B-3 to PCD for a Community Recreation Center

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 YMCA project are petitioning for a rezone to a planned commercial district for development of a community recreation center.

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 subject to the 4 conditions outlined in the staff report with a modification to the 3rd condition.

Recommended Conditions:

1. The only land use permitted on the site shall be the community recreation center and its accessory and ancillary uses.
2. The facilities constructed on the site shall be constructed with materials as described and represented in the submitted application materials and pattern book. Future expansions of facilities and buildings shall also be constructed as represented in the submitted application materials and pattern book.
3. Developer shall provide a center left-turn lane on Double Springs Church Road Connector for north-bound left turn movements entering the site with the cost to be negotiated between YMCA and the City of Monroe at a future time.
4. All lighting on the site shall be downward facing and shielded to prevent glare and off-site lighting trespass.

Attachment(s):

Staff Report
Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 1631

DATE: October 10, 2022

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Young Men’s Christian Association of Georgia’s Piedmont, Inc.

PROPERTY OWNER: Young Men’s Christian Association of Georgia’s Piedmont, Inc.

LOCATION: Northwest corner of Charlotte Rowell Boulevard and Double Springs Church Road Connector

ACREAGE: ±38.19

EXISTING ZONING: B-3 (Highway Commercial District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone B-3 to PCD (Planned Commercial District)

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

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: October 18, 2022

CITY COUNCIL: November 8, 2022

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to construct a community recreation center. The subject property was annexed into the City in October of 2001 and rezoned to B-3 (Highway Commercial District). The property has never been developed. The applicant is requesting a rezone to PCD (Planned Commercial District) to develop the site into a community recreation center for the Young Men’s Christian Association of Georgia’s Piedmont, Inc. (YMCA). The site plan included with this rezone request illustrates one proposed access off Double Springs Church Road Connector into parking and access drives for the community recreation center. The community recreation center site will include a primary recreation facility building, outdoor ball fields, and an archery range. The only land use proposed for the planned district is the community recreation center and its accessory and ancillary uses.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Community Recreation Center – YMCA
 - Site Area – ±38.19 Acres
 - Primary Recreation Facility Building – 44,375 Sf
 - Maximum Building Height – 35 feet
 - Facility includes the following amenities:
 - Indoor Pool
 - Offices
 - Fitness Center
 - Exercise Room
 - Nursery
 - Therapy Pool
 - Chapel
 - Locker Rooms
 - Future Basketball Court
 - Building Facade – Combination of brick and black/dark gray architectural metals
 - Parking Spaces – 288
 - Ancillary Recreation Buildings
 - Lacrosse Pavilion – 31,337 Sf
 - Maximum Height – 37 Feet
 - Archery Pavilion – 1,200 Sf
 - Future Concession & Restroom Building – 1,656 Sf
 - Maximum Building Height – 35 Stories
 - Sports Fields
 - 3 Soccer Fields
 - 1 Covered Lacrosse Pavilion
 - Future Tennis or Pickle Ball Courts
 - 1 Archery Range
 - Lighting will be provided at all outdoor facilities with LED-shielded lighting
 - Impervious Surface – 18% of Site

STAFF ANALYSIS

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

(1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned: The property was annexed into the City in October of 2001. The property was rezoned to B-3 (Highway Business District) at the time of annexation. The property was never developed under the current B-3 classification. The property has solid economic viability as currently zoned. Due to the unique nature of the proposed community center and the size of the site, the developers of the community recreation center would like to be developed under a set of standards more conducive for a larger property. In lieu of being developed under the current B-3 zoning, the owners are requesting a rezoning to a Planned Commercial District to establish standards that will be unique to the property and development of the site specifically tailored to accommodate a community recreation center.

- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PCD (Planned Commercial District) to allow for development of a community recreation center on the site. The only use allowed on the site will be the community recreation center and its accessory and ancillary uses. No other commercial land uses will be permitted on the site.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located west of the site are zoned R-1A (Medium Lot Residential) and are currently undeveloped. Properties north, south, and east of the site are zoned B-3 (Highway Commercial) and are also undeveloped. The proposed community recreation center has been planned to be developed on this site for about 10 years. Community recreation centers are typically considered assets when located adjacent to neighborhoods. The non-residential aspect of the community recreation center should not adversely affect future development patterns of adjacent B-3 zoned parcels.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted zoning plan illustrates one entrance into the site off Double Springs Church Road Connector. The zoning plan indicates the entrance will accommodate a single-lane entrance into the site and dual lane left and right turn exits from the site. The zoning plan does not propose any additional improvements to Double Springs Church Road Connector. With the Monroe Area High School located north of this site, the entrance may need to be enhanced to allow for safe left-turn movement into the site while also allowing traffic to continue moving northward along Double Spring Church Road Connector. Staff recommends the development be required to include construction of a center-left turn lane on Double Springs Church Road for north-bound left turn movements into the site. Sanitary sewer capacity has been identified as being available to also serve the project. Additional City services and utilities should be adequate to serve the proposed development.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Northwest Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of the Northeast Sub-Area is primarily undeveloped with one large planned commercial development along US Hwy 78. The future character of this sub-area will be predominantly single-family with focused areas of higher density and mixed use and recreational areas. The proposed community center is a unique land use which does not interfere with the intent of the goals of the Comprehensive Plan. Community centers are non-residential land uses which could be located practically anywhere in the City and not interfere with the development patterns.
- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** Under the current B-3 zoning, the proposed community center is allowed. The proposed PCD (Planned Commercial District) is intended to allow for greater flexibility in site design and establish standards meant to specifically accommodate the community recreation center.

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 allow for community recreation center with the following conditions:

1. The only land use permitted on the site shall be the community recreation center and its accessory and ancillary uses.
2. The facilities constructed on the site shall be constructed with materials as described and represented in the submitted application materials and pattern book. Future expansions of facilities and buildings shall also be constructed as represented in the submitted application materials and pattern book.
3. Developer shall provide a center left-turn lane on Double Springs Church Road Connector for north-bound left turn movements entering the site.
4. All lighting on the site shall be downward facing and shielded to prevent glare and off-site lighting trespass.



City of Monroe

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

REZONE PERMIT

| | | | |
|----------------------|--------------------------------------|--------------|--------------------------------|
| PERMIT #: | 1631 | DESCRIPTION: | REZONE 38.19 ACRES TO PCD |
| JOB ADDRESS: | 1101 DOUBLE SPR CH RD CON | LOT #: | |
| PARCEL ID: | M0040007 | BLK #: | |
| SUBDIVISION: | | ZONING: | B-3/R-1 |
| ISSUED TO: | YMCA of Georgia's Piedmont Inc | CONTRACTOR: | YMCA of Georgia's Piedmont Inc |
| ADDRESS: | 50 Brad Akins Dr | PHONE: | |
| CITY, STATE ZIP: | Winder GA 30680 | OWNER: | |
| PHONE: | 770-868-2917 | PHONE: | |
| PROP. USE: | VACANT | DATE ISSUED: | 10/05/2022 |
| VALUATION: | \$ 0.00 | EXPIRATION: | 4/03/2023 |
| 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 | \$ 600.00 |
| FEE TOTAL | | \$ 600.00 |
| PAYMENTS | | \$- 600.00 |
| BALANCE | | \$ 0.00 |

NOTES:

This request for a Rezone from B-3/R-1 to PCD at 1101 Double Springs Ch Rd Connector (Parcel #M0040007) will be heard by the City of Monroe Planning Commission on October 18, 2022 at 5:30pm and by City Council on November 8, 2022 at 6:00pm; both meeting will be held in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655.

NOTICE

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

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

Sam E. Harris
(APPROVED BY)

10/5/22
DATE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at the northwest corner of Charlotte Rowell Blvd. and Double Springs Church Road Connector (Parcel #MO040007) to be rezoned from B-3 to PCD.

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 October 18, 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 November 8, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 2, 2022



Request for Rezoning

Request to Rezone 38.19 acres from B3 to PCD

For the Walton County YMCA complex



Prepared for: Young Men's Christian Association of Georgia's Piedmont, Inc.

Prepared by:

Andrea P. Gray, LLC

300 E Church Street

Monroe, Georgia 30655

(678) 364-2384

Table of Contents

1. Letter of Intent/Written Report for PCD
2. PCD Zoning Requirements Analysis
3. Application Forms
4. Supplemental Information re Section V
5. Legal Description and Deed
6. Location and Zoning Maps
7. Survey, Site Plan, Landscape Plan
8. Utilities Letter
9. Photographs of Existing Conditions
10. Pattern Book

1. Letter of Intent/Written Report for PCD

a. Applicant and Property Information

The Young Men's Christian Association of Georgia's Piedmont, Inc. (the "Applicant") is a missioned based organization which is dedicated to providing comprehensive programs and services that enrich communities and all the people who live in them. The Applicant alongside the Walton County steering committee identified a 38.19-acre tract of land at the northeast corner of Charlotte Rowell Blvd. and Double Springs Church Road Connector ("DSCRC")/Drake Drive (the "Property") which it purchased in 2020 for the site of the Walton County YMCA. The site was selected because of its ideal location within the center of Walton County with accessibility from Hwy 11, Hwy 138 and Hwy 78 and proximity to area schools. The Property is currently zoned B3 and is vacant and wooded with Mountain Creek boarding it to the west, a perennial stream to the north, and an ephemeral stream to the south. The Property fronts on both Charlotte Rowell Blvd and DSCRC/Drake Drive which intersection is planned for a roundabout. Depictions of the Property location, current conditions and zoning designation is included in Sections 6 and 7 hereof.

The Walton YMCA will be the third facility operated by the Georgia's Piedmont Branch. The proposed site plan includes both indoor and outdoor recreation amenities including a 44,375 sf main recreation facility, soccer fields, a future archery range funded and designed by the Georgia Department of Natural Resources, future tennis and pickle ball courts, playground, walking trail, future outdoor pool, and box lacrosse pavilion (See Site Plan in Section 7 hereof). The Applicant understands the complex needs of the region and plan to develop unique programming based on the community strength. The regional uniqueness will also be recognized in the development of

project. The development will incorporate local architectural context and responsible site development.

Applicant seeks a Planned Commercial Development zoning to allow it the flexibility to design the site to maximize recreational opportunities and the safety of its patrons. The detail information required as a part of this request follows.

b. Description of the proposal including proposed uses and location (stories, number of units and number of bedrooms for all units proposed)

Applicant proposes to construct a recreation facility and athletic fields as shown on its Site Plan (Section 7 hereof) and as summarized in its Pattern Book (Section 10 hereof).

The recreational facility will be approximately 44,375 sf square feet and include the following amenities:

- 10-lane indoor pool
- Warm water therapy pool
- Admin offices
- Afterschool/summer camp rooms
- Fitness Center
- Group exercise room
- Nurseries
- Meeting room/Chapel
- Locker rooms
- Basketball Court (future)

The facility will be 35 feet high. The exterior materials used were inspired by the Monroe Mill area with a mix of brick and black/dark gray architectural metal panels. Renderings and sample materials are detailed in the Patter Book (Section 10 hereof).

Three other structures are proposed on the site including a 31,337 sf box lacrosse pavilion which is 37-feet high, a 1,200 sf archery pavilion which is 20 feet high, and a 1,656 sf field house which is 14 ft 8 inches high.

c. Proposed standards for development, including restrictions on use of the property, density, setback requirements and any proposed restrictive covenants

The YMCA facility development standards are shown in detail on the Site Plan (See Section 7) and discussed in the Pattern Book (See Section 10) which are incorporated herein by reference. The Property uses will be limited to YMCA-related activities and the facility will be owned, maintained and operated by the YMCA. The development will have 82% pervious surfaces which is well above the minimum requirement of 60%. Buildings and structures cover only 5% of the site. The setbacks for the development are significantly greater than those allowed under the existing zoning requirements (75 ft max) in order to accommodate the typical YMCA complex design which is to maximize athletic field space and to promote safety on and adjacent to the site. The building setback from Charlotte Rowell Blvd is 285.6 feet and the setback from Double Springs Church Road Connector/Drake Drive is 323.11 feet. The buffers between the adjoining properties are also extended due to the creeks which constitute the property boundary and necessitate a 50-foot undisturbed buffer and a 75-foot impervious surface limit. In addition to the adjoining property buffers, there will be a 25-foot landscaped buffer along the road frontage. Parking will be concentrated in front of the main facility building primarily for safety reasons, ease of access and in consideration of the site grades. Landscaping, including deciduous trees, will be disbursed within the parking areas to add shade and visual interest. Sidewalks will line the road frontage and continue through the interior of the site to provide access to athletic fields. Lighting will conform to the ordinance standards with downward facing poles which are 20 feet or less in height in the parking and sidewalk areas. Lighting for the sports fields will be shielded fixtures to prevent light pollution or disturbance to adjacent properties. The design standards for the main facility are consistent with the overlay requirements. The facades draw inspiration from the

Monroe Mill and incorporate a brick exterior with dark gray architectural formed metal wall panels, black metal framed rectangular windows and black metal awnings and features. Variation and elevation height, angles and materials provide a very attractive design that blends traditional and industrial elements. Signage will conform to the ordinance requirements.

d. Why the proposed development standards are necessary

The proposed development standards are necessary to deliver a high-quality, attractive and functional YMCA complex for all the reasons outlined herein and in the Pattern Book (Section 10 hereof).

e. Plans for utilities (water, sewer, drainage)

Applicant proposes to use City of Monroe utility services including water, sewer, gas and internet. Water and sewer lines are readily available off Charlotte Rowell Blvd. Drainage will be managed onsite through the use of a detention pond.

f. Protection of abutting properties (buffers, landscaping, etc)

The abutting properties will be protected with 50-foot undisturbed buffers and 75-foot impervious surface buffers. Applicant will also plant a 25-foot landscaped buffer along the road frontage consisting primarily of Lacebark Elm trees. Details regarding the buffers and landscaping are included in the Pattern Book (Section 10 hereof) and shown on the Landscape Plan included in Section 7 hereof.

g. Acres for each proposed use

The entirety of the property is for use as a YMCA facility with recreational fields as shown on the site plan and further detailed in the Pattern Book (Section 10 hereof). Buildings comprise 5% of the property and the overall pervious surfaces comprising just 18% of the property.

h. Development Timetable

Applicant plans to start construction as soon as all approvals and permits are in place.

i. Certificate of Appropriateness- Application submitted simultaneously herewith

Applicant has applied for a Certificate of Appropriateness for the Highway Corridor District to be processed concurrently with this rezoning application.

2. PCD Zoning Requirements Analysis

a. Intent and Purpose

The proposed development incorporates the flexible zoning technique contemplated by the City's Planned Development Districts in order to provide a safe, attractive and community need-focused YMCA facility and athletic fields. The YMCA will provide much needed health resources and recreational opportunities for all Walton County citizens. Plans for this project have been ongoing since 2007. The PCD zoning allows Applicant to design the site to be consistent with the traditional YMCA model and ensure that its patrons have a safe environment to play with adequate separation of the athletic fields from the main roads and protection of patron's vehicles by separating the parking from the athletic fields.

b. General Conditions

The YMCA project will adhere to the majority of the Corridor Overlay Design District with variations to allow for larger building setbacks and parking located in front of the main facility building.

c. Evaluation Chart

| <u>Benefit to the Developer</u> | <u>Benefit to the Community</u> |
|--|--|
| Maximization of athletic field space by siting the parking in the front of the facility. | Maximization of athletic field space |

| | |
|--|--|
| Work within site's natural topography in placement of the facility and parking | Safer environment for children and vehicles by separating fields from the roads and separating the parking from the fields |
| Development is consistent with similar YMCA facilities | Development is consistent with buildings in the immediate area- Monroe Area High School |

d. Standards for Review of a Planned Development

- i. Whether the zoning proposal demonstrates a clear and balanced benefit to the community as well as to the applicant that warrants the use of flexible zoning in lieu of the existing standards*

The proposed development provides much-needed recreational and community opportunities to foster physical and mental wellbeing in Walton County. The proposed zoning allows the YMCA to design the site layout in a more traditional style while keeping with the high standards of attractive building elevations which draw from the historic/industrial buildings in Monroe's mill district.

- ii. Whether the zoning proposal will results in a higher overall quality of community development than if developed utilizing the existing zoning classification*

Under the existing zoning requirements, the YMCA design would be significantly less efficient, result in less outdoor recreational space, and could pose a safety concern for patrons and

their vehicles. The traditional YMCA design proposed provides a higher overall quality of community development. Additionally, the building design will be consistent with the existing overlay requirements and result in a very attractive structure which echoes the historic/industrial elements of downtown Monroe.

iii. Whether the applicant proposes a compatible mixture of uses on the same property and even in the same buildings; and

The proposed project consists of facilities and outdoor athletic activity fields/structures which are consistent with providing recreational opportunities associated with a YMCA. No residential, industrial or other commercial/retail uses are proposed for the site.

iv. Whether the proposed exceptions and variances from existing development standards will achieve the itemized creative design goals and can be offset as necessary by mitigating conditions or amenities

The setback and parking location variations from existing zoning requirements under the Corridor Design Overlay District are consistent with traditional development in the less-urban area where the project lies. One mitigating factor for these variations are the attractive building elevations which are consistent with the overlay district and complement the historic/industrial feel of downtown Monroe.

e. Design Standards for Planned Development District

The detailed design features are shown in the Site Plan (Section 7 hereof) and detailed in the Pattern Book (Section 10 hereof) which are incorporated herein. Renderings of the main building elevations are also included in the Pattern Book. The design inspiration is the historic/industrial elements found at the Monroe Mill. A mix of brick and dark metal paneling with large rectangular windows and black metal accents result in a very attractive structure of which the community will be proud.

3. Application Forms



CITY OF MONROE

REZONE APPLICATION

REZONE LOCATION & DESCRIPTION

Address (or physical location): Charlotte Rowell Blvd/Drake Drive

Parcel #(s): M0040007

Acreage/Square Feet: 38.19 acres Council Districts: 1 / _____

Existing Zoning: B3 Proposed Zoning: PCD

Existing Use: Vacant

Proposed Use: YMCA recreation facility and athletic fields

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Young Men's Christian Association of Georgia's Piedmont, Inc. Phone #: 770-868-2917

Address: 50 Brad Akins Drive City: Winder State: GA Zip: 30680

Applicant (If different than owner): same as owner Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): The property is zoned B3 and adjoined by property which is zoned B3-R1 and B3.

The property to its south, west, east and a portion of the property to the north is B3/R1A
and it is all owned by the Rowell Family Partnership & Still Family Realty, LLC. There is a
3.44 acre parcel to its north zoned B3 and owned by The Landing of Monroe, LLC.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): Applicant requests a PCD zoning to construct a
YMCA facility with athletic fields. The facility will include a pool, wellness center, aerobics room, camp rooms, nursery,
soccer and other athletic fields. The PCD is requested to accomodate variations to the current
setback and parking regulations for site design and safety considerations.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The existing zoning has limitations on setbacks and parking

which hamper the design of the YMCA which is modeled after other similar facilities. The proposed zoning

allows the YMCA to maximize the utility of the site, provide a safe outdoor environment for

children to play away from the roads and to protect vehicles from damage from outdoor field play.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): the property is undeveloped

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

City Water Private Well City Sewer Septic Tank Electrical Gas Telecom

The project will use utilities provided by the City

REQUIRED SUBMITTAL ITEMS (1421.4(2))

SELECT THE APPLICABLE ITEMS FOR THE REQUEST

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

Drawn to scale, showing the following:

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

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

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

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

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

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

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

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

SIGNATURE: Angie Penter DATE: 9-14-2022

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ DATE: _____

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 14th DAY OF September, 2022

NOTARY SIGNATURE: Kaye Penter

DATE: 9-14-22

SEAL:



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

AGENT AUTHORIZATION

Date: _____ Tax Map and Parcel Number(s): a portion of M0040007

PROPERTY ADDRESS: 38.19 acres on Double Springs Ch Rd at intersection of Charlotte Rowell Blvd and Drake Drive
Monroe, Georgia 30655

PROPERTY OWNER: Young Men’s Christian Association of Georgia’s Piedmont, Inc.
50 Brad Akins Drive
Winder, GA 30680

APPLICANT: Same as Owner

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone from B3 to PCD

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a rezone of the property referenced herein.

[signatures on following pages]

Owner: Young Men's Christian Association of Georgia's Piedmont, Inc.

Angi Putman
BY:

Sworn to and subscribed before me this 14th Day of September 2022

[Signature]
NOTARY PUBLIC



[signature page to Agent Authorization]

ATTORNEY/AGENT


BY: Andrea Gray

Sworn to and subscribed before me this 14 Day of September 20 22


NOTARY PUBLIC



[signature page to Agent Authorization]

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: _____ Tax Map and Parcel Number(s): a portion of M0040007

PROPERTY ADDRESS: 38.19 acres on Double Springs Ch Rd at intersection of Charlotte Rowell Blvd and Drake Drive
Monroe, Georgia 30655

PROPERTY OWNER: Young Men’s Christian Association of Georgia’s Piedmont, Inc.
50 Brad Akins Drive
Winder, GA 30680

Check one of the following:

AP (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Monroe, Georgia, as defined by O.C.G.A. 36-67A-1(5).

_____ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Monroe, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

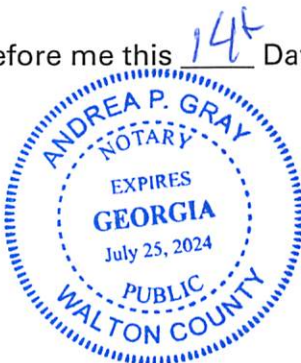
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Young Men’s Christian Association of Georgia’s Piedmont, Inc.

Ang Patma
BY:

Sworn to and subscribed before me this 14th Day of Sept 2022

[Signature]
NOTARY PUBLIC



4. Supplemental Information under Section V

V. Analysis:

1. ***A description of all existing uses and zoning of nearby property:*** The Property consists of 38.19 acres located on the northeast corner of Charlotte Rowell Blvd and the Double Springs Church Road Connector/Drake Drive. The Property is currently zoned B3. The property to its just north of the Monroe Pavilion development which is zoned as a Planned Commercial Development. The properties directly abutting the Property are zoned R1A and B3. The properties zoned B3-R1A are owned by the Rowell and Still families. The property zoned B3 is owned by The Landing of Monroe, LLC. The Property is primarily wooded and has a 50-foot variation in grade with Double Springs Church Road Connector “DSCRC” (aka Drake Drive) being significantly higher than the southern portion of the property. Mountain Creek borders the western boundary, a perennial stream borders the northern boundary, and an ephemeral stream borders the southern boundary. (Section 6 and 7).
2. ***Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification:*** The property value of Property is diminished by the existing zoning district classification under the Corridor Design Overlay District because of the limits it places on traditional site designs which are characteristic of the surrounding area which limits impede the best design and use of the Property as a YMCA facility. The building setback requirements are consistent with an urban feel but are not protective of children playing outdoor sports along busy roads or of cars being parked adjacent to athletic fields. Recreational uses and urban

design are compatible from a building elevation/design but are not compatible from a site-layout perspective in this circumstance.

3. ***The existing value of the property contained in the petition for rezoning under the existing zoning classification:*** As assessed by the Walton County Board of Tax Assessors, the 2022 value of the property is \$945,400.00 as zoned.
4. ***The value of the property contained in the application for rezoning under the proposed zoning classification:*** The value of the property under the proposed zoning classification is much more than a monetary calculation. The recreational and health benefits to the community are tremendous and immeasurable by a dollar value.
5. ***A description of the suitability of the subject property under the existing zoning classification:*** Under the existing zoning classification, the Property is suitable for its current use as vacant or a commercial development. The restrictions placed on the implementation of these currently permitted uses do not allow for the site design needs of the proposed development.
6. ***A description of the suitability of the subject property under the proposed zoning classification of the property:*** Under the proposed zoning classification, the Property is well suited for the development of a YMCA given its ideal location in the center of the county with access to Hwy 78, Hwy 138 and Hwy 11. It is located adjacent to the Monroe Area Highschool and the Monroe Pavilion which collectively with the YMCA promote the City's goal of creating a live, work, play community.
7. ***A description of any existing use of property including a description of all structures presently occupying the property:*** The property is currently vacant and undeveloped. There are no structures.

8. *The length of time the property has been vacant or unused as currently zoned:* The property is not and has not been developed.
9. *A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification:* The YMCA purchased the site in 2020 with the only goal and purposes of construction a YMCA facility and thus has made no efforts to market the property for other purposes.

5. Legal Description and Deed

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 41 OF THE 3RD LAND DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE MITERED INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF DOUBLE SPRINGS CHURCH ROAD (R/W VARIES) AND THE NORTHWESTERLY RIGHT OF WAY OF CHARLOTTE ROWELL BOULEVARD (R/W VARIES);

THENCE, ALONG SAID RIGHT OF WAY OF CHARLOTTE ROWELL BOULEVARD, S32°55'00"W, A DISTANCE OF 163.06' TO A CONCRETE MONUMENT;

THENCE, S29°26'22"W, A DISTANCE OF 96.56' TO A POINT;

THENCE, S29°26'22"W, A DISTANCE OF 70.04' TO A POINT;

THENCE, S29°26'22"W, A DISTANCE OF 40.76' TO A POINT;

THENCE, S24°35'31"W, A DISTANCE OF 133.16' TO A CONCRETE MONUMENT;

THENCE, S13°59'33"W, A DISTANCE OF 119.73' TO A CONCRETE MONUMENT;

THENCE, N56°42'21"W, A DISTANCE OF 52.40' TO A CONCRETE MONUMENT;

THENCE, S13°55'12"W, A DISTANCE OF 34.50' TO A POINT IN THE CENTERLINE OF A CREEK;

THENCE ALONG SAID CENTERLINE AND HAVING THE FOLLOWING TIE LINES:

N82°25'27"W, A DISTANCE OF 160.53';

S84°25'55"W, A DISTANCE OF 390.18';

S60°14'49"W, A DISTANCE OF 560.86';

N17°14'21"W, A DISTANCE OF 1224.03';

N74°42'46"E, A DISTANCE OF 1194.49';

N66°34'23"E, A DISTANCE OF 163.86';

THENCE, LEAVING CENTERLINE OF CREEK, S70°42'11"E, A DISTANCE OF 122.76' TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY OF DOUBLE SPRINGS CHURCH ROAD;

THENCE, ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 445.58', AN ARC LENGTH OF 277.37', AND BEING SUBTENDED BY A CHORD WITH THE BEARING S2°58'44"E, AND THE DISTANCE OF 272.91' TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 445.58', AN ARC LENGTH OF 115.39', AND BEING SUBTENDED BY A CHORD WITH THE BEARING S28°13'51"E, AND THE DISTANCE OF 115.07' TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 445.58', AND ARC LENGTH OF 22.39', AND BEING SUBTENDED BY A CHORD WITH THE BEARING S37°05'21"E, AND THE DISTANCE OF 22.39' TO A CONCRETE MONUMENT;

THENCE, S45°12'14"E, A DISTANCE OF 105.84' TO A CONCRETE MONUMENT;

THENCE, S47°37'17"E, A DISTANCE OF 54.61' TO A POINT;

THENCE, S47°37'17"E, A DISTANCE OF 120.87' TO A CONCRETE MONUMENT;

THENCE, S15°11'17"E, A DISTANCE OF 71.97' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 38.19 ACRES, MORE OR LESS.

Tax Parcel: M0050045 (Portion)

After Recording Return To:

Angela Robinson
Parker Poe Adams & Bernstein LLP
1075 Peachtree Street, NE
Suite 1500
Atlanta, Georgia 30309

**LIMITED WARRANTY DEED OF GIFT
NO TITLE OPINION**

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE is made and entered into this 23rd day of December, 2020, by and between **ROWELL FAMILY PARTNERSHIP, LLLP**, a Georgia limited liability limited partnership **as to a 93.8971% undivided interest** and **STILL FAMILY REALTY, LLC**, a Georgia limited liability company **as to a 6.1029% undivided interest**, as parties of the first part, hereinafter collectively called Grantor, and **YOUNG MEN'S CHRISTIAN ASSOCIATION OF GEORGIA'S PIEDMONT, INC.**, a Georgia nonprofit corporation, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include all genders, the plural as well as the singular, and their heirs, legal representatives, executors, administrators, successors and assigns, where the context so requires or permits).

WITNESSETH THAT:

GRANTOR, for and in consideration of Grantor's desire to promote the interest of Grantee and the community by making a charitable gift to said Grantee, has bargained, granted, sold, aliened, conveyed and confirmed, and by these presents does bargain, grant, sell, alien, convey, and confirm unto the said Grantee all those tracts or parcels of land described on **EXHIBIT "A"** attached hereto and made a part hereof by this reference (the "Property").

This conveyance is subject to the items set forth on **EXHIBIT “B”** attached hereto and incorporated herein by reference (collectively, the “Permitted Exceptions”).

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the Property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

*[SIGNATURES APPEAR ON THE FOLLOWING PAGES]
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Limited Warranty Deed of Gift as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

**ROWELL FAMILY PARTNERSHIP,
LLLP**, a Georgia limited liability limited
partnership

By: Rowell Holdings, Inc., a Georgia
corporation, its General Partner

By: _____
Name: Michael Lee Rowell
Title: President

Meredith F. Malcolm

Unofficial Witness

Meredith F. Malcolm

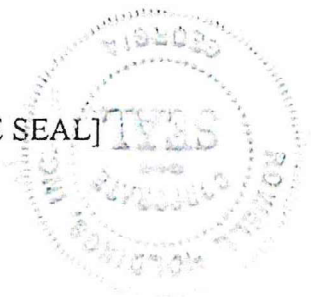
Unofficial Witness Printed Name

Stacie Cason

Notary Public
My Commission Expires:

STACIE CASON
Notary Public - State of Georgia
Walton County
My Commission Expires Jun 26, 2021

[CORPORATE SEAL]



[AFFIX NOTARY SEAL]

*[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

Signed, sealed and delivered
in the presence of:

Jane M. Hutton
Unofficial Witness

Jane M. Hutton
Unofficial Witness Printed Name

Susan M. Surber
Notary Public
My Commission Expires:

GRANTOR:

STILL FAMILY REALTY, LLC,
a Georgia limited liability company

By: The Jane J. Still Living Trust, its Sole
Member and Manager

By: Jane J. Still
Name: Jane J. Still, as Trustee

By: Robert H. Still, Jr.
Name: Robert H. Still, Jr., as Trustee

[AFFIX NOTARY SEAL]

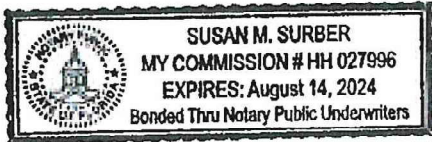


EXHIBIT "A"

Page 1 of 6

TRACT 1:

All that tract or parcel of land lying and being in Land Lot 41, 3rd District, City of Monroe, Walton County, Georgia, being Tract 1, containing 1.89 acres, more or less, and more particularly described on that survey for "Michael Lee Rowell" dated May 21, 2010, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 recorded in Plat Book 106, Page 102, Walton County, Georgia records, and more particularly described as follows:

To find the true point of beginning, begin at a point at the intersection of the Proposed Charlotte Rowell Boulevard (R/W Varies) with the intersection of Proposed Double Springs Church Road Connector (R/W varies), thence north 15 degrees 11 minutes 41.2 seconds west a distance of 72.58 feet to a point on the southern right of way of Proposed Double Springs Church Road Connector; thence north 47 degrees 43 minutes 25.3 seconds west a distance of 175.00 feet to a point; thence north 44 degrees 48 minutes 36.8 seconds west a distance of 106.11 feet to a point; thence along a curve having an arc distance of 22.06 feet with a radius of 442.00 feet and a chord of north 37 degrees 20 minutes 03 seconds west a distance of 22.05 feet to an iron pin set; thence along a curve having an arc distance of 115.33 feet with a radius of 442.00 feet and a chord of north 28 degrees 25 minutes 47 seconds west a distance of 115.00 feet to an iron pin set and the TRUE POINT OF BEGINNING.

From the point of beginning thus established, continuing along the southern right of way of Proposed Double Springs Church Road Connector along a curve having an arc distance of 277.43 feet with a radius of 442.82 feet and a chord of north 02 degrees 58 minutes 23 seconds west a distance of 272.90 feet to a point; thence leaving the right of way of Proposed Double Springs Church Road Connector and going north 70 degrees 42 minutes 59 seconds west a distance of 136.35 feet to a point in the centerline of creek; thence along the centerline of creek, south 62 degrees 41 minutes 08 seconds west a distance of 63.06 feet to a point; thence south 50 degrees 53 minutes 43 seconds west a distance of 73.12 feet to a point; thence north 74 degrees 41 minutes 52 seconds west a distance of 25.81 feet to a point; thence leaving the centerline of creek and going south 06 degrees 17 minutes 13 seconds east a distance of 344.37 feet to an iron pin set; thence north 69 degrees 02 minutes 42 seconds east a distance of 260.00 feet to an iron pin set on the southern right of way of Proposed Double Springs Church Road Connector and the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Page 2 of 6

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 41, 3rd District, City of Monroe, Walton County, Georgia, being Tract 2, containing 1.21 acres, more or less, and more particularly described on that survey for "Michael Lee Rowell" dated May 21, 2010, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 recorded in Plat Book 106, Page 102, Walton County, Georgia records, and more particularly described as follows:

To find the true point of beginning, begin at a point at the intersection of the Proposed Charlotte Rowell Boulevard (R/W Varies) with the intersection of Proposed Double Springs Church Road Connector (R/W varies), thence north 15 degrees 11 minutes 41.2 seconds west a distance of 72.58 feet to a point on the southern right of way of Proposed Double Springs Church Road Connector; thence north 47 degrees 43 minutes 25.3 seconds west a distance of 120.41 feet to an iron pin set and the TRUE POINT OF BEGINNING.

From the point of beginning thus established, going along the southern right of way of Proposed Double Springs Church Road Connector north 47 degrees 43 minutes 25.3 seconds west a distance of 54.59 feet to a point; thence north 44 degrees 48 minutes 36.8 seconds west a distance of 106.11 feet to a point; thence along a curve having an arc distance of 22.06 feet with a radius of 442.00 feet and a chord of north 37 degrees 20 minutes 03 seconds west a distance of 22.05 feet to an iron pin set; thence leaving the right of way of Proposed Double Springs Church Road Connector and going south 54 degrees 05 minutes 44 seconds west a distance of 255.96 feet to an iron pin set; thence south 44 degrees 48 minutes 37 seconds east a distance of 250.00 feet to an iron pin set; thence north 29 degrees 08 minutes 40 seconds east a distance of 66.01 feet to an iron pin set; thence north 42 degrees 16 minutes 35 seconds east a distance of 189.58 feet to an iron pin set on the southern right of way of Proposed Double Springs Church Road Connector and the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Page 3 of 6

TRACT 3:

All that tract or parcel of land lying and being in Land Lot 41, 3rd District, City of Monroe, Walton County, Georgia, being Tract 3, containing 1.40 acres, more or less, and more particularly described on that survey for "Michael Lee Rowell" dated May 21, 2010, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 recorded in Plat Book 106, Page 102, Walton County, Georgia records, and more particularly described as follows:

To find the true point of beginning, begin at a point at the intersection of the Proposed Charlotte Rowell Boulevard (R/W Varies) with the intersection of Proposed Double Springs Church Road Connector (R/W varies), this being the TRUE POINT OF BEGINNING.

From the point of beginning thus established, going along the northern right of way of Proposed Charlotte Rowell Boulevard south 33 degrees 00 minutes 19.2 seconds west 164.26 feet to a point; thence south 29 degrees 08 minutes 40.3 seconds west a distance of 95.33 feet to an iron pin set; thence leaving the right of way of Proposed Charlotte Rowell Boulevard and going north 60 degrees 51 minutes 20 seconds west a distance of 200.00 feet to an iron pin set; thence north 29 degrees 08 minutes 40 seconds east a distance of 153.86 feet to an iron pin set; thence north 42 degrees 16 minutes 35 seconds east a distance of 189.58 feet to an iron pin set on the southern right of way of Proposed Double Springs Church Road Connector; thence along the right of way of Proposed Double Springs Church Road Connector south 47 degrees 43 minutes 25.3 seconds east a distance of 120.41 feet to a point; thence south 15 degrees 11 minutes 41.2 seconds east a distance of 72.58 feet to a point and the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Page 4 of 6

TRACT 4:

All that tract or parcel of land lying and being in Land Lot 41, 3rd District, City of Monroe, Walton County, Georgia, being Tract 4, containing 1.51 acres, more or less, and more particularly described on that survey for "Michael Lee Rowell" dated May 21, 2010, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 recorded in Plat Book 106, Page 102, Walton County, Georgia records, and more particularly described as follows:

To find the true point of beginning, begin at a point at the intersection of the Proposed Charlotte Rowell Boulevard (R/W Varies) with the intersection of Proposed Double Springs Church Road Connector (R/W varies), thence, going along the northern right of way of Proposed Charlotte Rowell Boulevard south 33 degrees 00 minutes 19.2 seconds west 164.26 feet to a point; thence south 29 degrees 08 minutes 40.3 seconds west a distance of 165.33 feet to an iron pin set on the northern right of way of Proposed Charlotte Rowell Boulevard, this being the TRUE POINT OF BEGINNING.

From the point of beginning thus established, going along the northern right of way of Proposed Charlotte Rowell Boulevard south 29 degrees 08 minutes 40.3 seconds west a distance of 41.17 feet to a point; thence south 23 degrees 13 minutes 59.6 seconds west a distance of 80.48 feet to a point; thence south 26 degrees 22 minutes 44.5 seconds west a distance of 52.73 feet to a point; thence south 14 degrees 28 minutes 34.5 seconds west a distance of 119.56 feet to a point; thence leaving the right of way of Proposed Charlotte Rowell Boulevard and going north 56 degrees 50 minutes 45.7 seconds west a distance of 52.83 feet to a point; thence south 13 degrees 46 minutes 48.6 seconds west a distance of 20.92 feet to a point at the centerline of creek; thence along the centerline of the creek south 83 degrees 42 minutes 28 seconds west a distance of 70.01 feet to a point; thence south 86 degrees 06 minutes 04 seconds west a distance of 70.09 feet to a point; thence north 36 degrees 13 minutes 13 seconds west a distance of 33.72 feet to a point; thence leaving the creek and going north 21 degrees 50 minutes 39 seconds east a distance of 30.0 feet to an iron pin set; thence north 21 degrees 50 minutes 39 seconds east a distance of 343.82 feet to an iron pin set; thence south 60 degrees 51 minutes 20 seconds east a distance of 200.00 feet to an iron pin set on the northern Proposed Charlotte Rowell Boulevard and the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Page 5 of 6

TRACT 6:

All that tract or parcel of land lying and being in Land Lot 41, 3rd District, City of Monroe, Walton County, Georgia, being Tract 6, containing 17.47 acres, more or less, and more particularly described on that survey for "Michael Lee Rowell" dated May 21, 2010, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 recorded in Plat Book 106, Page 102, Walton County, Georgia records, and more particularly described as follows:

To find the true point of beginning, begin at a point at the intersection of the Proposed Charlotte Rowell Boulevard (R/W Varies) with the intersection of Proposed Double Springs Church Road Connector (R/W varies), thence, going along the northern right of way of Proposed Charlotte Rowell Boulevard south 33 degrees 00 minutes 19.2 seconds west a distance of 164.26 feet to a point; thence south 29 degrees 08 minutes 40.3 seconds west a distance of 206.50 feet to a point; thence south 23 degrees 13 minutes 59.6 seconds west a distance of 80.48 feet to a point; thence south 26 degrees 22 minutes 44.5 seconds west a distance of 52.73 feet to a point; thence south 14 degrees 28 minutes 34.5 seconds west a distance of 119.56 feet to a point; thence leaving the right of way of Proposed Charlotte Rowell Boulevard and going north 56 degrees 50 minutes 45.7 seconds west a distance of 52.83 feet to a point; thence south 13 degrees 46 minutes 48.6 seconds west a distance of 20.92 feet to a point at the centerline of creek; thence along the centerline of the creek south 83 degrees 42 minutes 28 seconds west a distance of 70.01 feet to a point; thence south 86 degrees 06 minutes 04 seconds west a distance of 70.09 feet to a point; thence north 36 degrees 13 minutes 13 seconds west a distance of 33.72 feet to a point; thence north 80 degrees 24 minutes 03 seconds west a distance of 54.74 feet to a point; thence north 85 degrees 01 minutes 57 seconds west a distance of 78.64 feet to a point; thence south 26 degrees 12 minutes 56 seconds west a distance of 12.00 feet to a point and the TRUE POINT OF BEGINNING.

From the point of beginning thus established and continuing along the center line of creek south 26 degrees 12 minutes 56 seconds west a distance of 32.78 feet to a point; thence north 85 degrees 35 minutes 11 seconds west a distance of 82.56 feet to a point; thence south 33 degrees 28 minutes 39 seconds west a distance of 36.93 feet to a point; thence north 49 degrees 50 minutes 01 seconds west a distance of 62.46 feet to a point; thence south 65 degrees 35 minutes 52 seconds west a distance of 37.38 feet to a point; thence south 64 degrees 16 minutes 09 seconds west a distance of 54.83 feet to a point; thence north 56 degrees 37 minutes 14 seconds west a distance of 42.35 feet to a point; thence south 60 degrees 37 minutes 30 seconds west a distance of 47.53 feet to a point; thence south 69 degrees 38 minutes 17 seconds west a distance of 32.13 feet to a point; thence north 58 degrees 38 minutes 41 seconds west a distance of 32.68 feet to a point; thence south 46 degrees 27 minutes 07 seconds west a distance of 38.51 feet to a point; thence south 45 degrees 01 minutes 12 seconds west a distance of 39.46 feet to a point; thence south 84 degrees 28

EXHIBIT "A"

Page 6 of 6

minutes 35 seconds west a distance of 21.20 feet to a point; thence south 40 degrees 31 minutes 21 seconds west a distance of 42.95 feet to a point; thence north 84 degrees 06 minutes 15 seconds west a distance of 45.71 feet to point; thence south 45 degrees 01 minutes 12 seconds west a distance of 64.38 feet to a point; thence south 56 degrees 32 minutes 36 seconds west a distance of 80.20 feet to a point; thence south 35 degrees 16 minutes 16 seconds west a distance of 36.52 feet to a point; thence south 28 degrees 31 minutes 06 seconds west a distance of 43.73 feet to a point; thence south 48 degrees 34 minutes 30 seconds west a distance of 62.11 feet to a point on the intersection of a larger creek; thence north 40 degrees 27 minutes 12 seconds west a distance of 78.67 feet to a point; thence north 23 degrees 10 minutes 43 seconds west a distance of 270.37 feet to a point; thence north 37 degrees 44 minutes 30 seconds west a distance of 64.06 feet to a point; thence north 02 degrees 55 minutes 20 seconds west a distance of 215.18 feet to a point; thence north 25 degrees 49 minutes 39 seconds west a distance of 219.58 feet to a point; thence north 12 degrees 16 minutes 03 seconds west a distance of 252.46 feet to a point; thence north 30 degrees 09 minutes 32 seconds west a distance of 53.80 feet to a point; thence north 03 degrees 40 minutes 13 seconds east a distance of 39.10 feet to a point; thence north 19 degrees 20 minutes 38 seconds east a distance of 72.29 feet to a point on the intersection of a smaller creek; thence north 63 degrees 58 minutes 06 seconds east a distance of 62.95 feet to a point; thence north 79 degrees 20 minutes 08 seconds east a distance of 66.61 feet to a point; thence north 78 degrees 36 minutes 01 seconds east a distance of 93.62 feet to a point; thence north 76 degrees 29 minutes 04 seconds east a distance of 94.92 feet to a point; thence north 64 degrees 14 minutes 25 seconds east a distance of 57.88 feet to a point; thence north 76 degrees 13 minutes 41 seconds east a distance of 90.83 feet to a point; thence leaving the creek and going south 33 degrees 40 minutes 16 seconds east a distance of 1164.32 feet to a point and the TRUE POINT OF BEGINNING.

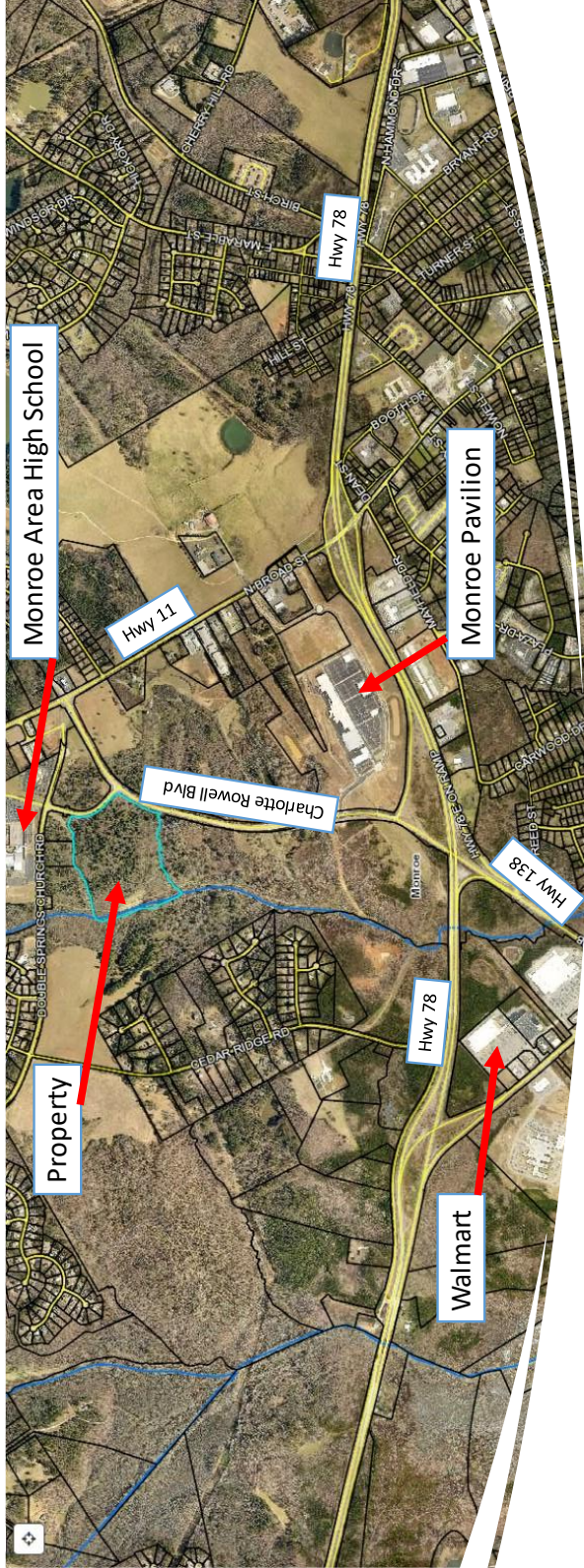
EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Any and all taxes and assessments of record for the year 2020 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or rebilling of the city or county taxes subsequent to the date hereof.
2. Taxes or special assessments which are not shown as existing liens by the public records.
3. Any easements, restrictions, liens, and encumbrances of record.
4. Easements, restrictions, liens, encumbrances, or claims thereof, not shown by the public records.
5. Any portion of the Property lying within a public right of way.
6. All zoning and other laws, ordinances, codes, rules, regulations, requirements or executive mandates and other such governmental and/or quasi-governmental matters affecting the Property.
7. Encroachments, overlaps, boundary line disputes, or any other state of facts that an accurate survey or inspection of the Property would disclose.
8. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
9. Rights of upper and lower riparian owners in and to the waters of any creek or stream which bounds or traverses the Property, free from increase, decrease or pollution.
10. Any minerals or mineral rights leased, granted or retained by prior owners of the Property.
11. All those matters as disclosed by that certain plat recorded in Plat Book 106, Page 102, Walton County, Georgia records including, without limitation, the 20' Sanitary Sewer Easement shown on Tract 6.

6. Location/Zoning Maps

Location Map



Location Map

- The YMCA is in the ideal location for access from all major state routes through Walton County
- Monroe Area High School is to the North
- Residential (current and planned) are to the West
- Monroe Pavilion is to the southeast with additional future commercial development/residential development anticipated along Charlotte Rowell Blvd

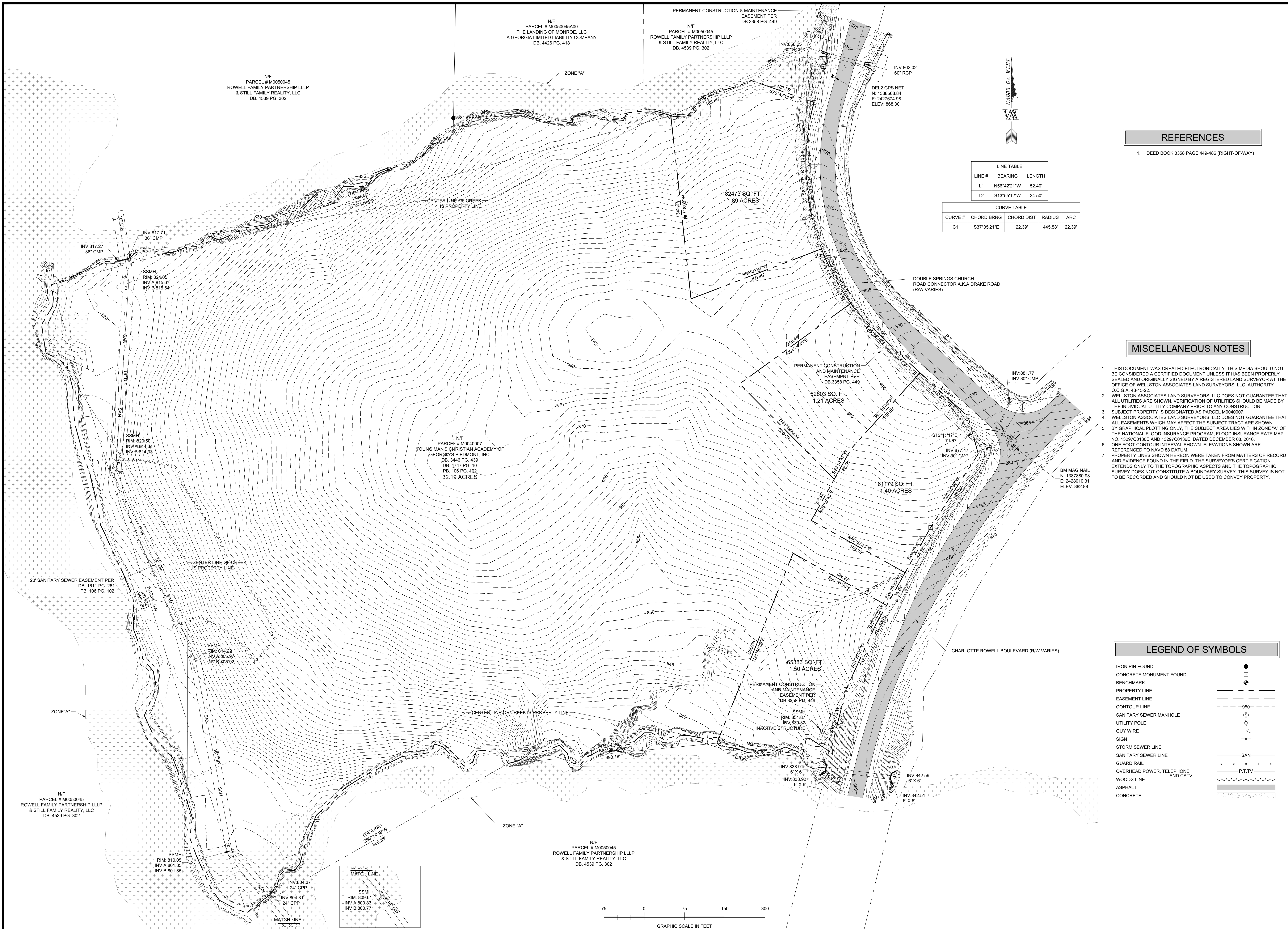
Zoning Map



Zoning Designation

- The property is currently zoned B3 and is in the Corridor Design Overlay District due to road frontage on Charlotte Rowell Blvd.
- The properties directly abutting the property are zoned B3/R1 and B3. The properties zoned B3/R1 are owned by the Rowell and Still families. The property zoned B3 is owned by The Landing of Monroe, LLC.
- PCD is consistent with the development trend along Charlotte Rowell Blvd given the Monroe Pavilion development less than a mile south of the Property

7. Survey, Site Plan, Landscape Plan



N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

N/F
PARCEL # M0050045A00
THE LANDING OF MONROE, LLC
A GEORGIA LIMITED LIABILITY COMPANY
DB. 4426 PG. 418

PERMANENT CONSTRUCTION & MAINTENANCE
EASEMENT PER
DB. 3358 PG. 448

N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

20' SANITARY SEWER EASEMENT PER
DB. 1611 PG. 261
PB. 106 PG. 102

N/F
PARCEL # M0040007
YOUNG MAN'S CHRISTIAN ACADEMY OF
GEORGIA'S PIEDMONT, INC.
DB. 3446 PG. 439
DB. 4747 PG. 10
PB. 106 PG.-102
32.19 ACRES

N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

REFERENCES

- DEED BOOK 3358 PAGE 448-486 (RIGHT-OF-WAY)

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L1 | N56°42'21"W | 52.40' |
| L2 | S13°55'12"W | 34.50' |

| CURVE # | CHORD BRNG | CHORD DIST | RADIUS | ARC |
|---------|-------------|------------|---------|--------|
| C1 | S37°05'21"E | 22.39' | 445.58' | 22.39' |

MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.S.A. 43-15-22.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- SUBJECT PROPERTY IS DESIGNATED AS PARCEL M0040007.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "A" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13297C0130E AND 13297C0136E, DATED DECEMBER 08, 2016.
- ONE FOOT CONTOUR INTERVAL SHOWN. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 83 DATUM.
- PROPERTY LINES SHOWN HEREON WERE TAKEN FROM MATTERS OF RECORD AND EVIDENCE FOUND IN THE FIELD. THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS AND THE TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THIS SURVEY IS NOT TO BE RECORDED AND SHOULD NOT BE USED TO CONVEY PROPERTY.

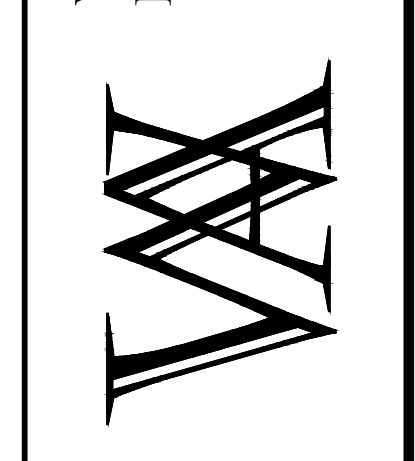
LEGEND OF SYMBOLS

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- BENCHMARK
- PROPERTY LINE
- EASEMENT LINE
- CONTOUR LINE
- SANITARY SEWER MAN-HOLE
- UTILITY POLE
- GUY WIRE
- SIGN
- STORM SEWER LINE
- SANITARY SEWER LINE
- GUARD RAIL
- OVERHEAD POWER, TELEPHONE AND CATV
- WOODS LINE
- ASPHALT
- CONCRETE

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC

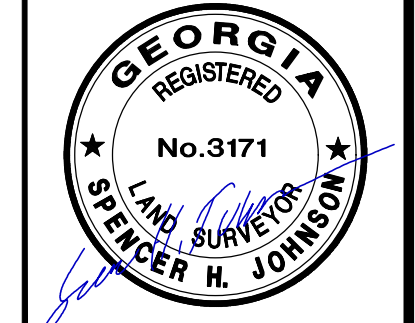
506 OSGIAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
WWW.WELLSTONASSOC.COM



TOPOGRAPHIC SURVEY
FOR
MANLEY SPANGLER SMITH ARCHITECTS, P.C.

LAND LOT 41
WALTON COUNTY
MONROE
3RD LAND DISTRICT
GEORGIA

Project No.: 1351-001
Drawing No.: TPS
Drawn By: J.L.P.
Checked By: S.H.J.
R.L.S. No.: 3171



Date: 3-25-22
Scale: 1"=75'
Sheet No.:

- Main Entrance 1
- Main Parkings 2
- Landscaped Island 3
- Future Field House 4

- Future Archery Center 5
- Soccer Field-Full Size 6
- Soccer Field - U10 7
- Future Tennis Courts/Pickleball 8

- Future Multi-Purpose Pavilion 9
- Soccer Field-U6
- Soccer Field-U8
- Box Lacrosse

- After-school Playground 10
- Car Riders 11
- Pre-K Playground 12
- Staff Parking 13

- Walking Trail - .5 mile 14

- Location for Future Outdoor Pool 15

- Main Building Entry 16

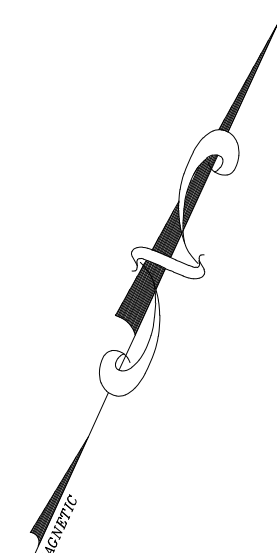
- Future Traffic Circle 17

- Sidewalks Located on Frontage 18



CURRENT ZONING: B-3 (Highway Business District)
LOCATED WITHIN THE CDO (Corridor Design Overlay)
PROPOSED ZONING: PCD (Planned Commercial District)
GROSS ACREAGE = 38.19 acres-1,663,556 s.f.
NET ACREAGE = 38.19 acres-1,663,556 s.f.
TOTAL BUILDING AREA = 78,568 s.f.
F.A.R.=0.05

| LEGEND | |
|---------------------------|-------|
| EXISTING FEATURES | --- |
| EXISTING BUILDING | ---- |
| FEATURES | ---- |
| BUILDING | ---- |
| PROPERTY LINES | ---- |
| HEAVY DUTY ASPHALT PAVING | ===== |
| 8' MULCH WALKING PATH | ===== |



| ISSUANCES | |
|------------|--------------------|
| Date | Description |
| 03.25.2022 | Design Development |
| 07.14.2022 | Site Work GMP |

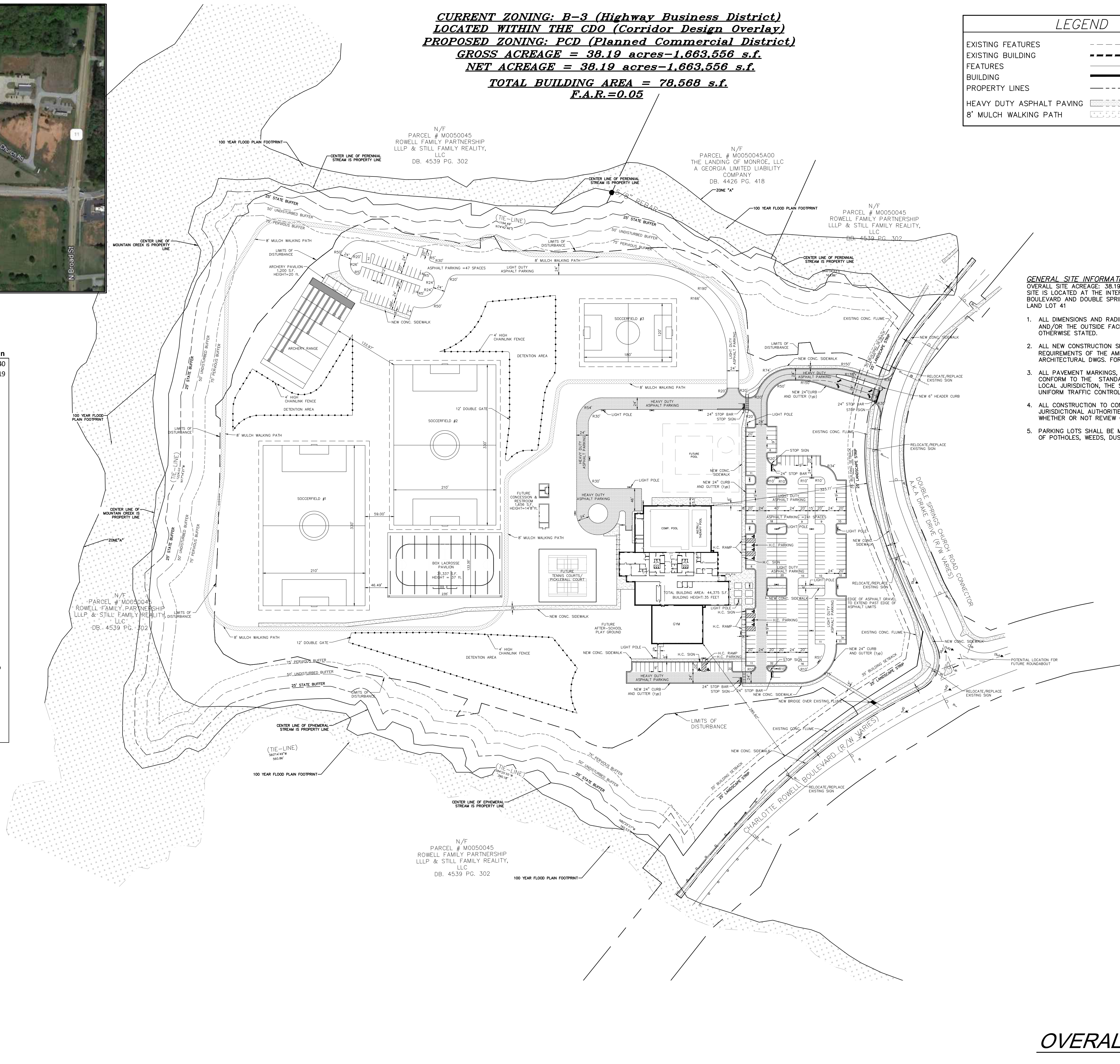


LOCATION MAP

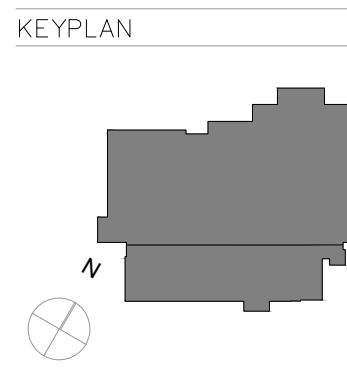
Development Summary Chart

| Issue | Shown on Site Plan |
|--|---------------------|
| Area of Site (s.f.) | 1,663,556.40 |
| Area of Site (acres) | 38.19 |
| Building s.f. | |
| YMCA Main Building | 44,375 s.f. |
| Box Lacrosse Pavilion | 31,337 s.f. |
| Archery Pavilion | 1,200 s.f. |
| Fieldhouses | 1,656 s.f. |
| Lot Coverage of Building Area (s.f.)** | 78,568 s.f. |
| Lot Coverage of Building Area (%) | 5% |
| Building Height | |
| YMCA Main Building | 35' |
| Box Lacrosse Pavilion | 37' |
| Archery Pavilion | 20' |
| Fieldhouses | 14'-8" |
| Lot Coverage | |
| Pervious Area | 1,365,524 s.f. |
| % Pervious Area | 82% |
| Impervious Area | 298,032 s.f. |
| % Impervious Area | 18% |
| Landscaping | |
| Total Landscaped Area | 1,170,505 s.f. |
| Buffers | |
| Stream Protection- 25' State Buffer | 25' |
| Stream Protection- 50' Undisturbed Buffer | 50' |
| Stream Protection- 75' Pervious Buffer | 75' |
| Landscape Strip Abutting Right of Way | 25' Landscape Strip |
| Setbacks | |
| Building setback from Charlotte Rowell Blvd. | 285.60' |
| Building setback from Double Springs Church Rd. Conn. Front (Charlotte Rowell/ Double Springs Church Road) | 323.11' |
| Side (North and South) | 35 ft. |
| Rear (North and South) | 15 ft. |
| Rear (West) | 20 ft. |

| PARKING STATISTICS | |
|--------------------|------------------|
| USE | PARKING PROVIDED |
| YMCA Parking | 288 |
| TOTAL | 288 |



- GENERAL SITE INFORMATION:**
 OVERALL SITE ACREAGE: 38.19 ACRES
 SITE IS LOCATED AT THE INTERSECTION OF CHARLOTTE ROWELL BOULEVARD AND DOUBLE SPRINGS CHURCH ROAD CONNECTOR LAND LOT 41
1. ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.
 2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.), SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
 3. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 4. ALL CONSTRUCTION TO CONFORM TO ALL RELEVANT JURISDICTIONAL AUTHORITIES STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
 5. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS



HGA
 HAINES GIPSON & ASSOCIATES
 Civil • Structural • Bridge
 1550 North Brown Rd.
 Suite 145
 Lawrenceville, GA 30043

GEORGIA
 PROFESSIONAL ENGINEERING
 No. 1000000000
 JOHN A. BERGONZINI
 GSWCC: 0000072078
 EXPIRES: 8/22/2023

Manley Spangler Smith Architects
 A Professional Corporation

525 East Taylor St.
 P.O. Box 880
 Griffin, Georgia 30224
 Office 770.227.5473
 Fax 770.228.3442

PROJECT:
WALTON YMCA

CLIENT:
 YMCA of Georgias Piedmont

SHEET TITLE:
ZONING PLAN

© 2022 Manley Spangler Smith Architects, PC
 PROJECT NUMBER: 202118
 DATE: 7/14/2022
 SCALE: AS NOTED
 DRAWN BY: SCA
 CHECKED BY: RCL

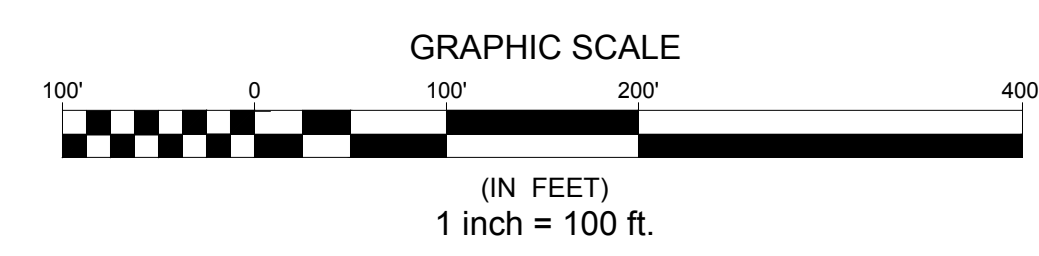
SHEET NO.
Z-1.0
 HGA JOB No. 2022-159



Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



| REVISIONS/ISSUANCES | | |
|---------------------|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |



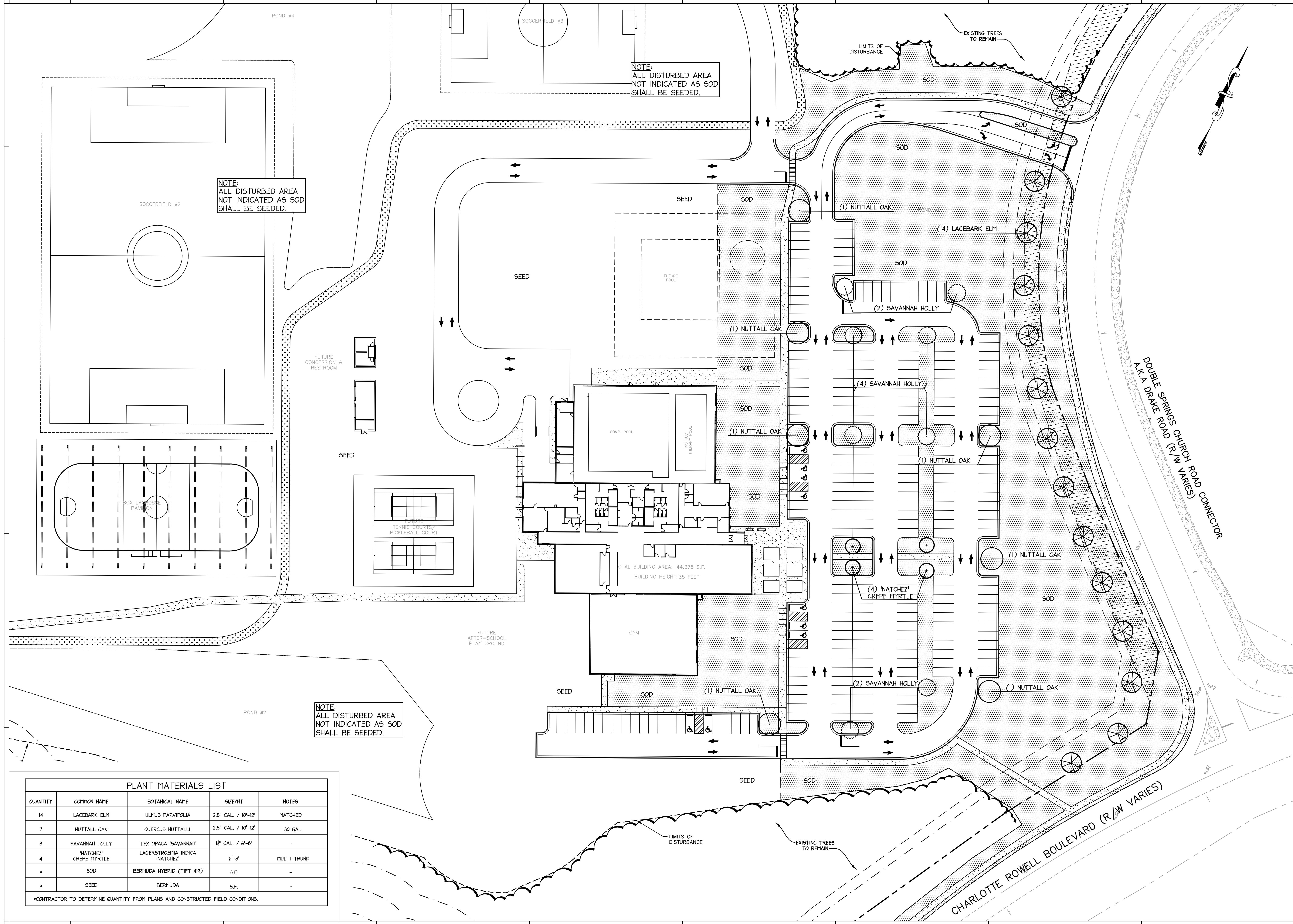
525 East Taylor St.
P.O. Box 880
Griffin, Georgia 30224
Office 770.227.5473
Fax 770.228.3442

PROJECT:
Walton YMCA

CLIENT:
YMCA of Georgia's Piedmont

SHEET TITLE:
LANDSCAPE PLAN

© 2022 Manley Spangler Smith Architects, PC
PROJECT NUMBER: 202118
DATE: 09.17.2022
SCALE: 1" = 40'
DRAWN BY: CADDD
CHECKED BY: DLC
SHEET NO.: L1.1



PLANT MATERIALS LIST

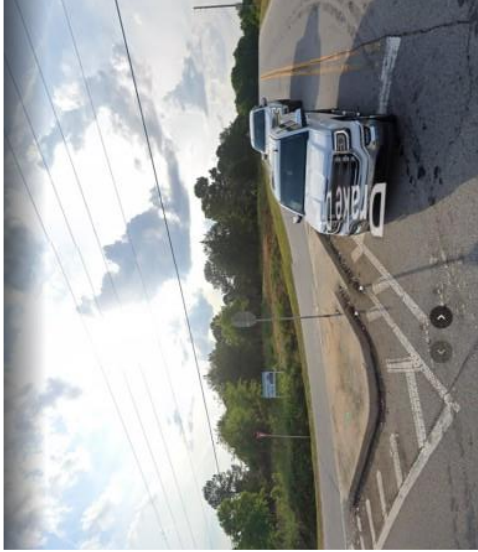
| QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE/HT | NOTES |
|----------|------------------------|--------------------------------|---------------------|-------------|
| 14 | LACEBARK ELM | ULMUS PARVIFOLIA | 2.5" CAL. / 10'-12' | MATCHED |
| 7 | NUTTALL OAK | QUERCUS NUTTALLII | 2.5" CAL. / 10'-12' | 30 GAL. |
| 8 | SAVANNAH HOLLY | ILEX OPACA 'SAVANNAH' | 1 1/2" CAL. / 6'-8' | - |
| 4 | 'NATCHEZ' CREPE MYRTLE | LAGERSTROEMIA INDICA 'NATCHEZ' | 6'-8' | MULTI-TRUNK |
| # | SOD | BERMUDA HYBRID (TIFT 419) | S.F. | - |
| # | SEED | BERMUDA | S.F. | - |

*CONTRACTOR TO DETERMINE QUANTITY FROM PLANS AND CONSTRUCTED FIELD CONDITIONS.

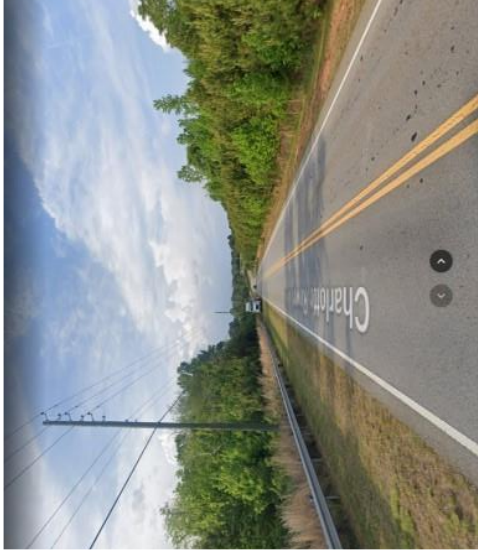
P:\M700 - MANLEY SPANGLER SMITH ARCH - 870700700.434 Walton YMCA\CADD\M700.434.Master.dwg, L1.1 U.S. ARS.C. BY 10/20/22 3:29:58 PM. m0700.434.dwg To PDF.pc3 ARCH (all) lbaed D (08.00 x 24.00) inches, 1:1

8. Utility Letter- Will provided by City

9. Photographs



1



2



3

Road Views of Existing Conditions

- Photo 1- Corner of Charlotte Rowell and DSCRC/Drake Drive
- Photo 2- Driving North on Charlotte Rowell Blvd- Property on the left
- Photo 3- Driving North on DSCRC/Drake Drive towards project entrance
- As shown in the above photos, the existing condition of the property is undeveloped and heavily wooded.

10. Pattern Book



Walton County YMCA

Pattern Book for Requested PCD
Zoning

September 16, 2022



Pattern Book Contents

- Project Description and Vision
- Property overview
- Master Plan
 - Site Plan
 - Design
 - Lighting
 - Signage
 - Fencing
 - Utilities
- Landscaping
- Ownership/Operations
- Variation from Existing Standards
- Appendix



Walton County YMCA- Pattern Book

Project Description and Vision

YMCA Mission

- To put Christian principles into practice through programs that build healthy spirit, mind and body for all.



Walton County YMCA- Pattern Book

Vision for Walton County Facility

The YMCA is a missioned based organization and is dedicated to providing comprehensive programs and services that enrich communities and all to the people who live in them. The Walton YMCA will be the third facility operated by the Georgia's Piedmont Branch. The Georgia's Piedmont understand the complex needs of the region and plans to develop unique programming based on the community strength. The regional uniqueness will also be recognized in the development of project. The development will incorporate local architectural context and responsible site development.

The YMCA is committed to promoting their core values of “caring, honesty, respect and responsibility” which includes protecting the character and historic elements of Monroe.



Project Description

- The Walton YMCA will sit on 38.19 acres of land located at the northeast corner of Charlotte Rowell Blvd and Double Springs Church Road Connector. The new YMCA will be approximately 44,375 square feet and boast a 10-lane indoor pool, along with a separate warm water therapy pool. In addition, the new YMCA will have a wellness center, aerobics room, afterschool/summer camp rooms and a nursery. The facility will also have a meeting room/chapel and locker rooms. Outdoors, the Walton YMCA will develop over time with soccer fields to start and the following to be constructed in the future: field house, archery center, tennis courts, pickleball courts, pavilion, lacrosse, playgrounds, outdoor pool, and a walking trail.
- This project will fulfill a huge need in Walton County and surrounding areas for a recreation facility and is projected to have 7,000 members.
- The facility is designed to echo the historic/industrial look of the Monroe Mill and will complement the design of the adjacent high school with brick and black metal features, large rectangular windows and a flat roof.
- With proximity to Hwy 78, Hwy 138 and Hwy 11, the facility is ideally located for convenient access from all areas of Walton County
- Construction will begin immediately upon receipt of the required City approvals

Project Description

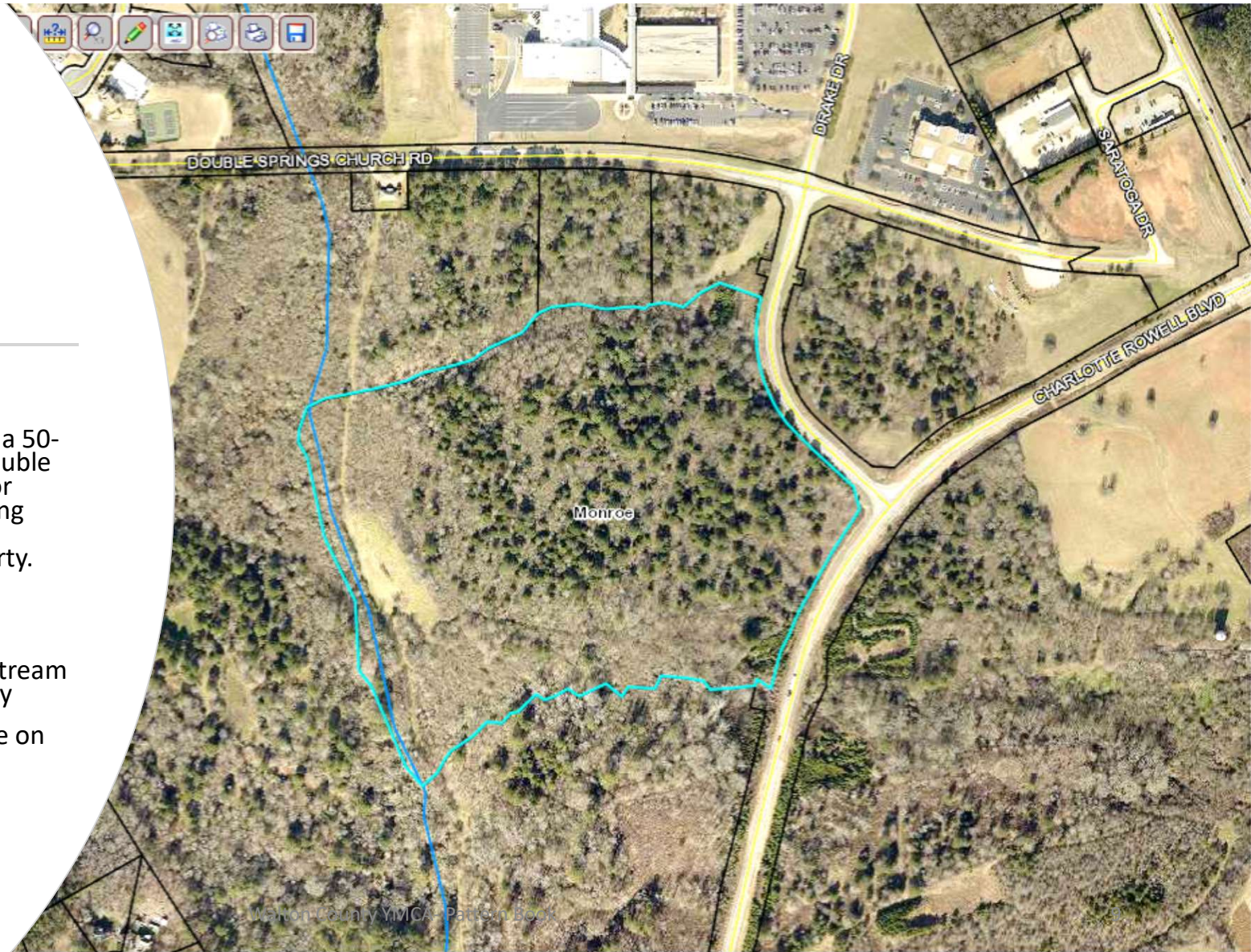
- The YMCA is requesting a Planned Commercial District (“PCD”) zoning designation to allow it to construct a facility that provides the greatest benefit to the community by maximizing athletic field space and better ensuring the safety of children and vehicles. The property is currently zoned B3 and in the Corridor Design Overlay District which places limitations on the road setback and parking location that inhibit the YMCA’s customary design and the design that best fits the property and serves the community. A larger setback from the road is required to provide a protective buffer between the parking and field areas and the road which is dangerous for children visiting the Y. It is also important to separate the parking area from the fields to protect cars from rogue balls. The proposed site layout is more traditional than urban which is a better fit for the use and consistent with other YMCA campuses.
- The historic/industrial design will fit in well with the surrounding brick school buildings and stand out with the industrial touches including black metal accents
- Landscaping will enhance the overall feel of the site and provide shade and visual contrast over the parking areas. All streets and parking areas will be paved. Wooded buffers of 50-feet will be maintained adjacent to adjoining property owners.
- The YMCA will be a tremendous addition to the City and its mission to create more places to play for its citizens.
- Details regarding the site plan, uses and other features of the project follow.

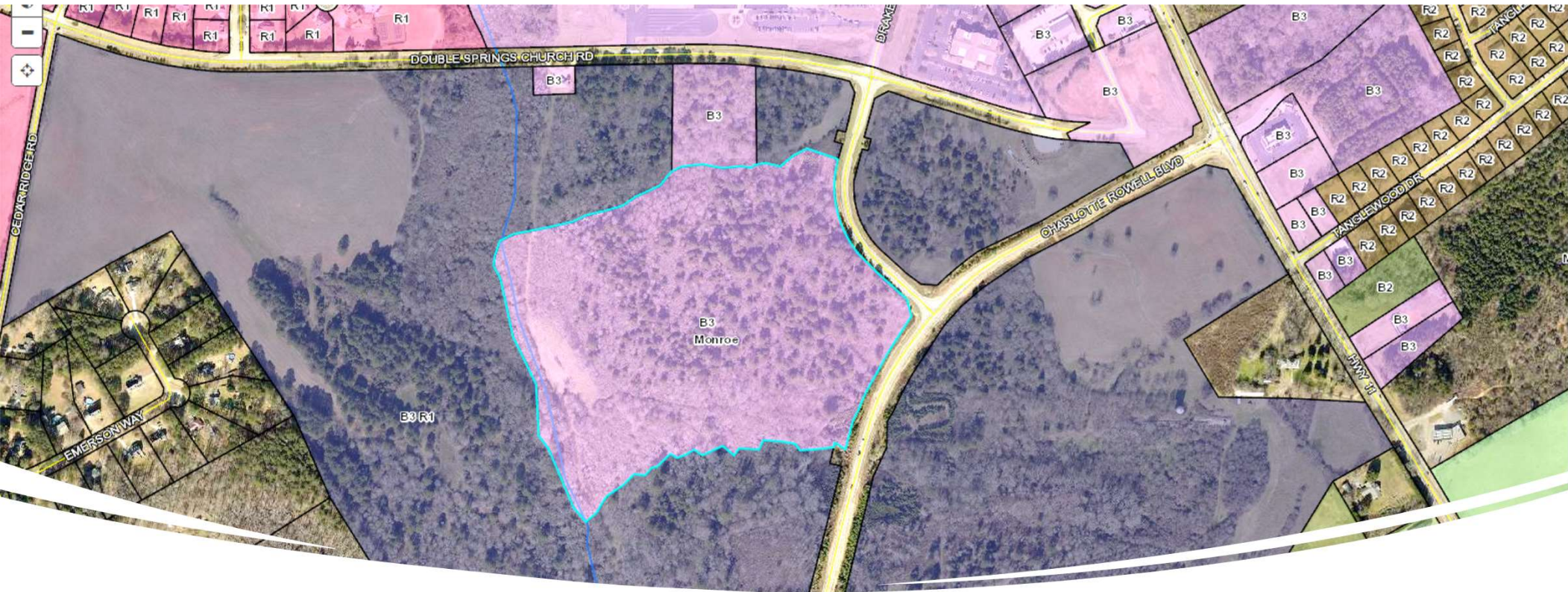
Property Overview

Existing Conditions and
Location

Property

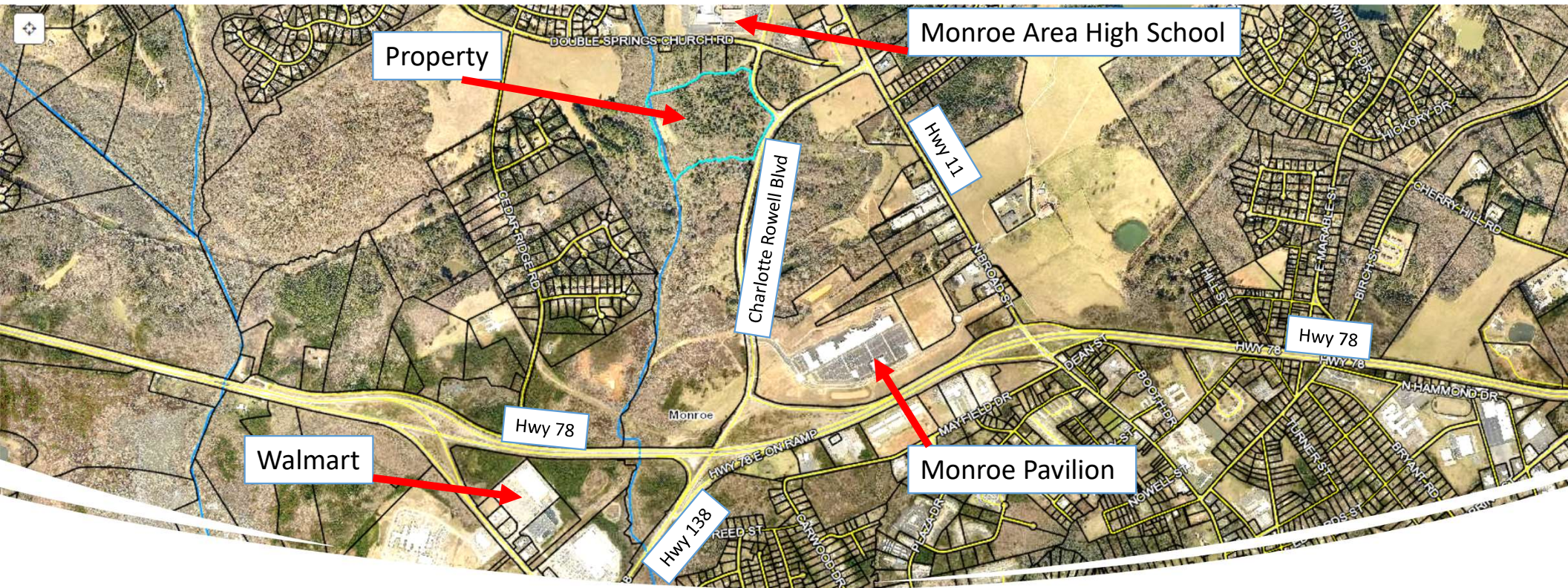
- The Property is 38.19 acres
- It is primarily wooded and has a 50-foot variation in grade with Double Springs Church Road Connector "DSCRC" (aka Drake Drive) being significantly higher than the southern portion of the property.
- Mountain Creek borders the western boundary, a perennial stream borders the northern boundary, and an ephemeral stream borders the southern boundary
- The Property has road frontage on Charlotte Rowell Blvd and DSCRC/Drake Drive.





Zoning Designation

- The property is currently zoned B3 and is in the Corridor Design Overlay District due to its road frontage on Charlotte Rowell Blvd.
- The properties directly abutting the property are zoned B3-R1A and B3. The properties zoned B3-R1A are owned by the Rowell and Still families. The property zoned B3 is owned by The Landing of Monroe, LLC.
- PCD is consistent with the development trend along Charlotte Rowell Blvd given the Monroe Pavilion development less than a mile south of the Property



Location Map

- The YMCA is in the ideal location for access from all major state routes through Walton County
- Monroe Area High School is to the North
- Residential (current and planned) are to the West
- Monroe Pavilion is to the southeast with additional future commercial development/residential development anticipated along Charlotte Rowell Blvd



1



2



3

Road Views of Existing Conditions

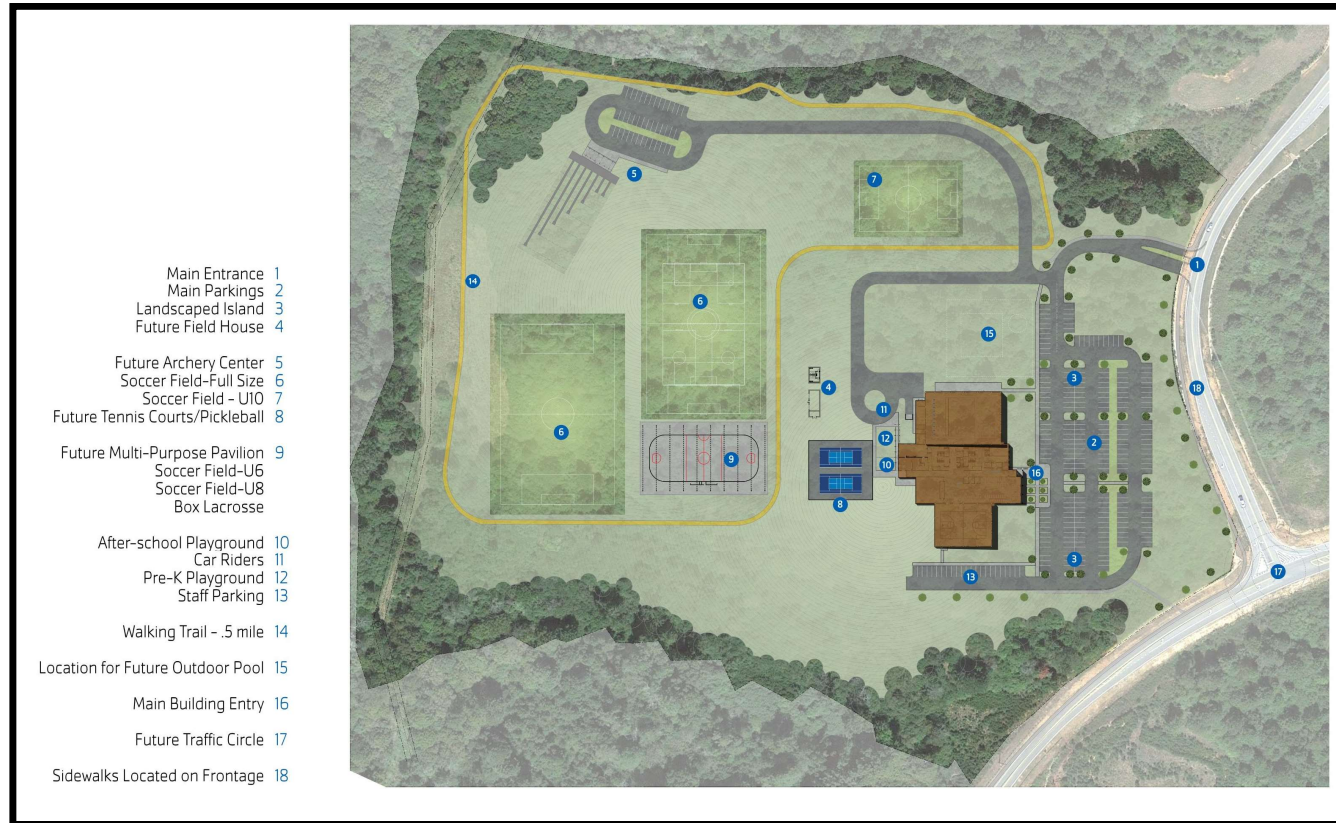
- Photo 1- Corner of Charlotte Rowell and DSCRC/Drake Drive
- Photo 2- Driving North on Charlotte Rowell Blvd- Property on the left
- Photo 3- Driving North on DSCRC/Drake Drive towards project entrance
- As shown in the above photos, the existing condition of the property is undeveloped and heavily wooded.

Master Plan

Site Layout and Features

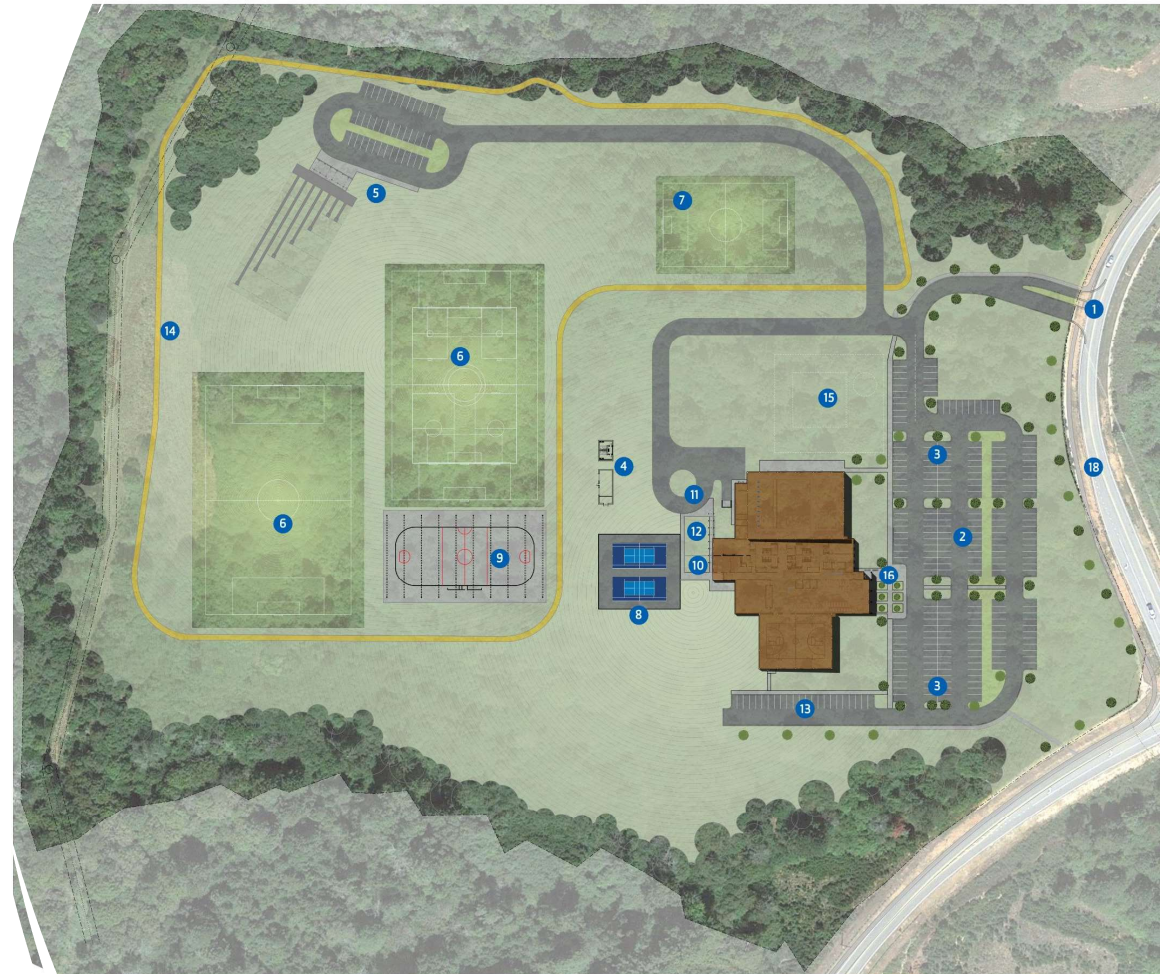
Site Plan Uses

- The overall site is 38.19 acres.
- The site elements, including all uses, are labeled on this conceptual site plan.
- The primary elements include:
 - Soccer fields
 - Box Lacrosse pavilion
 - Future Archery range
 - Future Tennis/Pickle Ball Courts
 - Playgrounds
 - Fieldhouse
 - Walking Trail (0.5 mile)
 - Future outdoor pool
 - Main activity building
- The only allowed land use on the site is the YMCA and all of its ancillary and accessory uses. No other land uses are requested as a part of the PCD rezoning request.



Site Plan Parking

- All Parking will be paved
- Parking areas will include 288 spaces
- Visitor parking is in the front of the building which fronts on DSCRC/Drake Drive and away from the athletic fields to prevent damage to vehicles (See 2)
- Staff Parking is on the south side of the building (See 13)
- Separate parking will be provided at the Archery Range. (See 5)
- Circular access to all three parking areas proposed provides better traffic flow within the site.



Site Plan Buildings



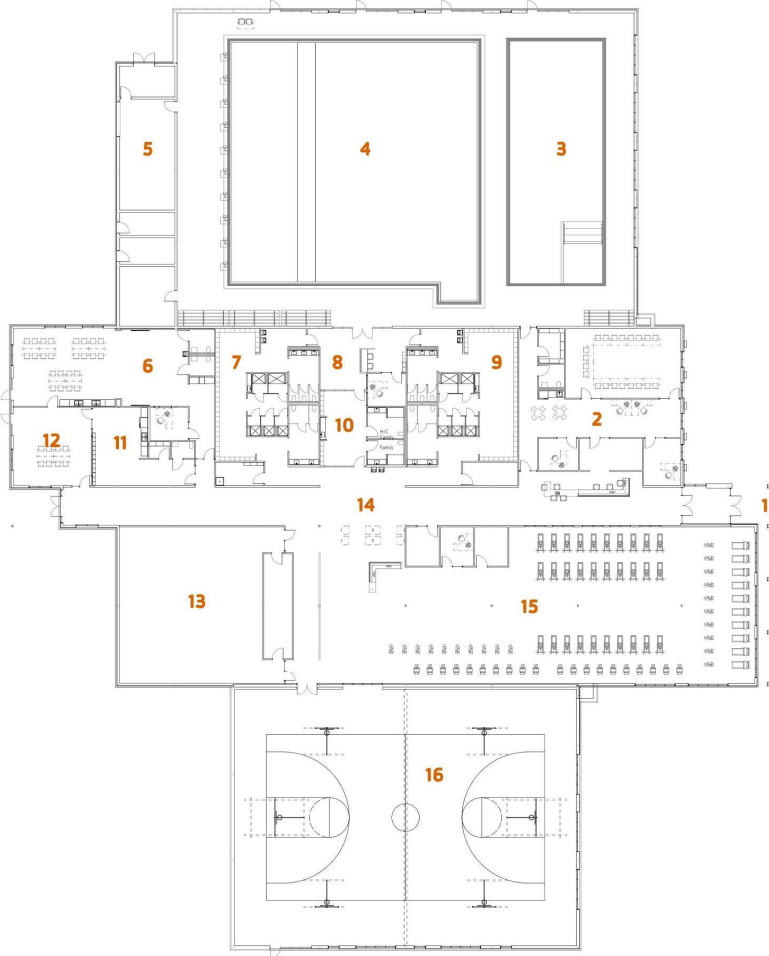
- Four structures are proposed:
 - The main facility building footprint boasts over 44,375 sf of activity space. It will be 35 feet tall.
 - The box lacrosse pavilion will be 31,337 sf and 37 feet tall. It will be open-air.
 - The archery pavilion will be designed by GA DNR and paid for with a grant. It is estimated to be 1,200 sf and 20 ft tall.
 - The future field house will be 1,656 sf and 14'8" tall and will be designed to match the main facility building.



Site Plan Buildings

The 44,375-sf main facility building footprint accommodates 16 uses as shown on this plan

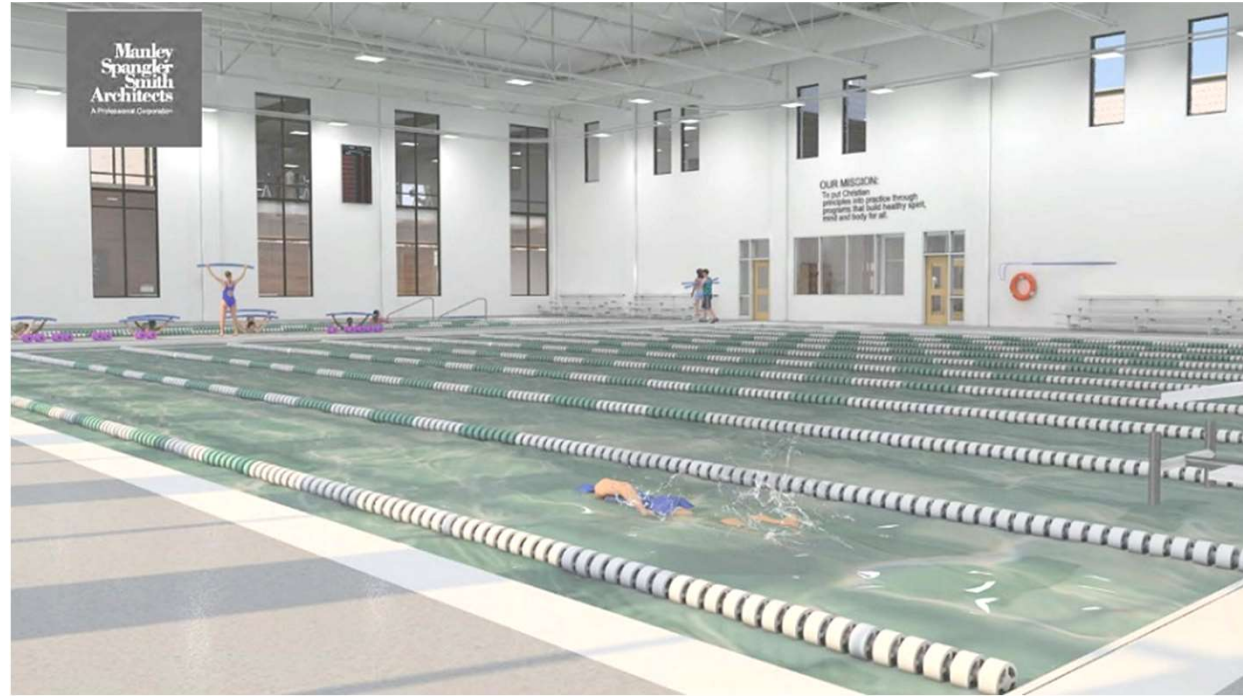
- Main Building Entrance **1**
- Branch Administration Offices **2**
- Warm Water Therapy Pool **3**
- Competition Swimming Pool **4**
- Pool Equipment **5**
- After School Classroom **6**
- Men's Locker Room **7**
- Pool Lobby-Lifeguards **8**
- Women's Locker Room **9**
- Family Locker Rooms **10**
- Nursery **11**
- Toddler Nursery **12**
- Group Exercise **13**
- Main Circulation **14**
- Fitness Center **15**
- Future Basketball Court **16**





Manley
Spangler
Smith
Architects
A Professional Corporation

Sample rendering of interior



Rendering of pool and gym

- The main facility building will include a 10-lane pool and gym.

Site Plan Accessibility

- The entrance to the facility is on DSCRC/Drake Drive (1).
- All roads and parking areas will be paved.
- Car-rider pickup/drop-off will be located behind the facility with a circular drive (11).
- A secondary parking area and a circular drive will be located at the Archery Range (5).
- Sidewalks along Charlotte Rowell Blvd, DSCRC/Drake Drive and throughout the interior of the site will add to site connectivity once the area fully develops
- A future roundabout is planned at the DSCRC/Drake and Charlotte Rowell Blvd intersection (17) which will aid in traffic flow.

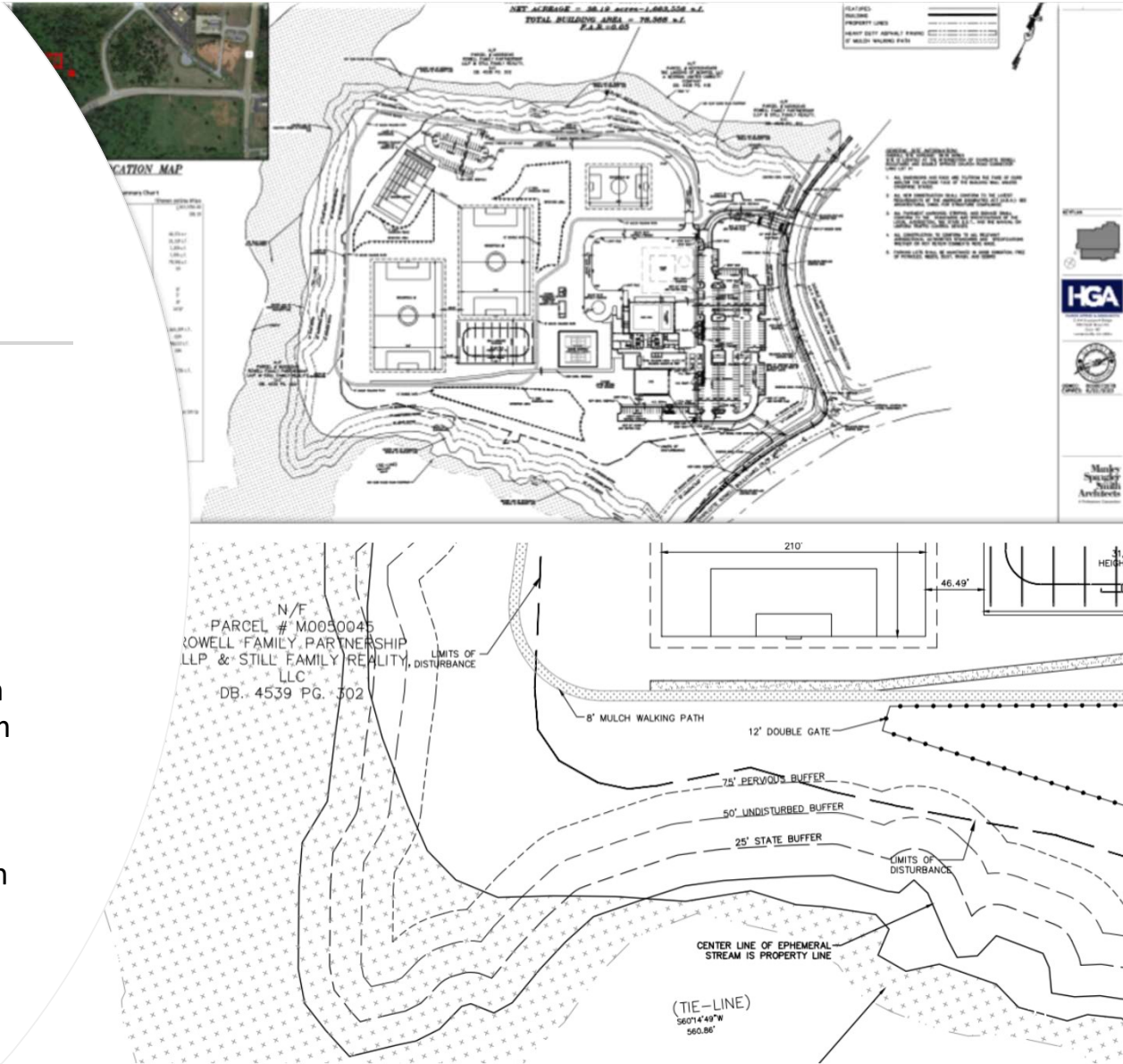


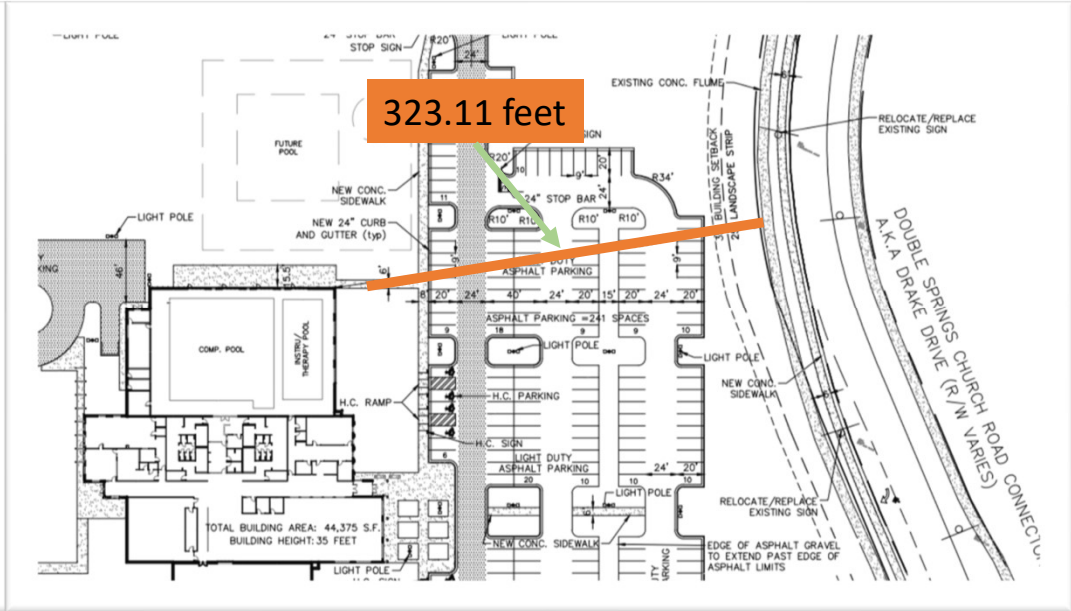
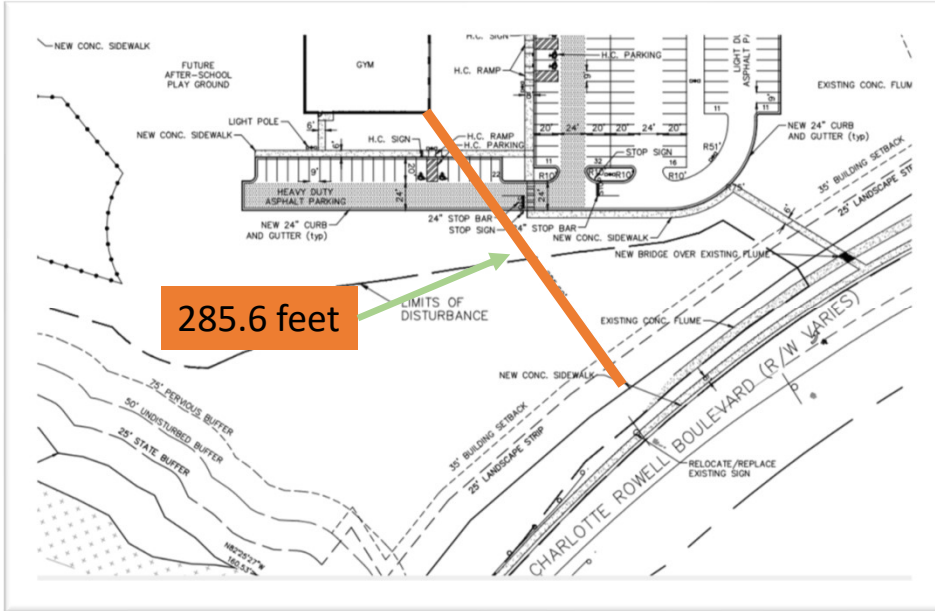
Site Plan Buffers

- The buffers maintained on the site include:
 - 25-foot buffer around all streams
 - 50-foot undisturbed buffer from site boundary
 - 75-foot impervious surface buffer
 - 25-foot landscape strip
- Mature hardwood and pine trees will remain in the 50-foot buffer which will limit visibility from adjoining properties.

*a more legible copy of the Site Plan is included in the Appendix hereto

Walton County YMCA- Pattern Book





Site Plan Setbacks

- Due to the site design and need to maximize athletic field space and separate parking from the athletic fields, the setbacks proposed are consistent with traditional rather than urban design. The building setback from Charlotte Rowell Blvd is 285.60 feet as opposed to the max of 75 feet contemplated in the overlay. Likewise, the building setback from Drake Drive is 323.11 feet.
 - Setbacks for disturbed areas are 35 feet from Charlotte Rowell Blvd, 15 feet on the north and south side and 20 feet on the west.
 - The expanded building setbacks allow parking to be closer to the roads which further separates areas where children play from traffic and protects vehicles from rogue balls.
- *a more legible copy of the Site Plan is included in the Appendix hereto which denotes the setbacks.

Site Plan

Lot Coverage

- Pervious Surfaces total 1,365,524 sf which is 82% of the site. This amount is significantly more than the 60% required.
- Impervious Surfaces total 298,032 sf which is 18% of the site. Impervious surfaces include buildings, structures, parking, sidewalks, tennis courts and outdoor pool areas
- Buildings/Structures cover just 5% of the site with landscaping covering 1,170,505 sf





Design

- The overall style of the building is traditional with industrial details which were inspired from the Monroe Mills
- This style fits well within the area and echoes the primarily brick facades of the adjacent school buildings.

Design inspiration

- The exterior design was modeled based on inspiration drawn from Monroe's historic Mills. The Monroe Mills incorporate a mix of brick and black metal features with large, rectangular windows and flat roofs. The YMCA will mimic these traditional, Monroe-inspired styles.



Walton County YMCA, Pattern Room



Design

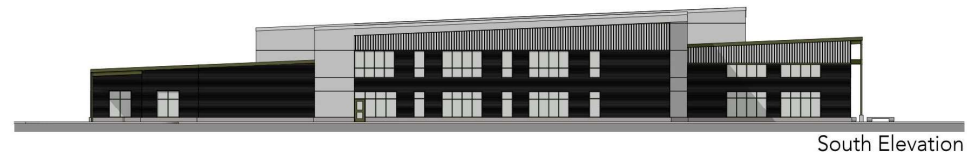
- The main facility building will be approximately 44,375 square feet and will be approximately 35 feet in height.
- The fenestration creates visual interest with the mix of brick and metal in addition to awnings and cement overhang features.
- Additional full-sized renderings of the main facility are included in the Appendix.

Building Elevations

- The building elevations showcase the unique fenestration of the design which melds industrial and traditional styles. Angles, overhangs, roof heights and variation of materials adds to the aesthetically interesting design.



East Elevation



South Elevation



West Elevation



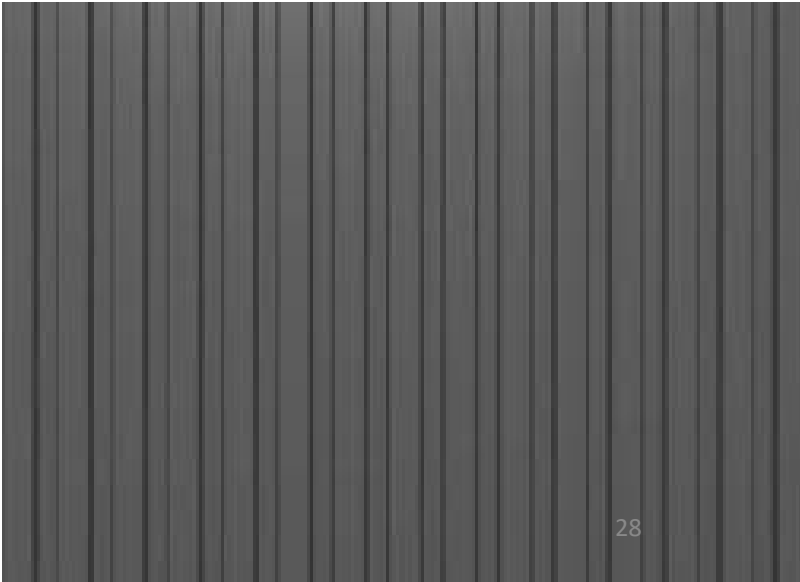
North Elevation

Design

The building exterior will be primarily brick with architectural formed metal wall panels. This mix of traditional (brick) with industrial promotes an attractive exterior. The windows will be black-metal framed and black metal pillars will be incorporated in the front awning architectural features. Sample exterior materials are shown here.



Walton County YMCA - Pattern Book



Lighting Parking and Grounds

- Lighting shall be downward facing
- Height: Light poles shall not exceed 20 feet in height.
- Direction: Luminaries shall be LED and shielded to prevent glare onto adjacent property.
- Intensity: A maximum light level of PL = 0.2 foot candles measured at ground level is permitted. Entrances to YMCA will be lighted exceeding 0.2 foot candles for traffic safety only. High intensity sodium vapor lights are prohibited.



Lighting Sports Fields

- The lighting system will be sensitively and creatively designed to avoid light pollution using shielded fixtures while maintaining the minimum ASHREA 90.1 Energy Standard for Buildings. Shielded light fixtures prevent light trespass and light pollution of the night sky and adjacent properties.
- Lights will be installed on all the fields including Soccer fields, Tennis/Pickleball Courts, Lacrosse Pavilion area and Archery Range area.



Signage

- Signage attached to the building shall be in scale and proportional to the main building façade as shown in the image herein.
- Freestanding signs will be placed perpendicular to traffic flow on Charlotte Rowell Blvd and Drake Drive.
- Materials: Signs shall be wood, metal, stone or masonry with applied Y logo.
- Design: Design will be simple and reference the City's architectural heritage.
- Dimensions: Ground sign area is no larger than 6 feet in height by 12 feet in width. Wall signs will not exceed a maximum of 100 sf aggregate per wall.
- Sign Lighting: Shall be illuminated indirectly with downward facing illumination or backlite to provide halo effect around the Y logo.





Fencing

- Fencing for the playground will be prefinished ornamental steel
- Fencing for the tennis/pickle ball courts will be black pvc coated chain link fence
- Fencing around the detention areas will also be black pvc coated chain link fence

Utilities

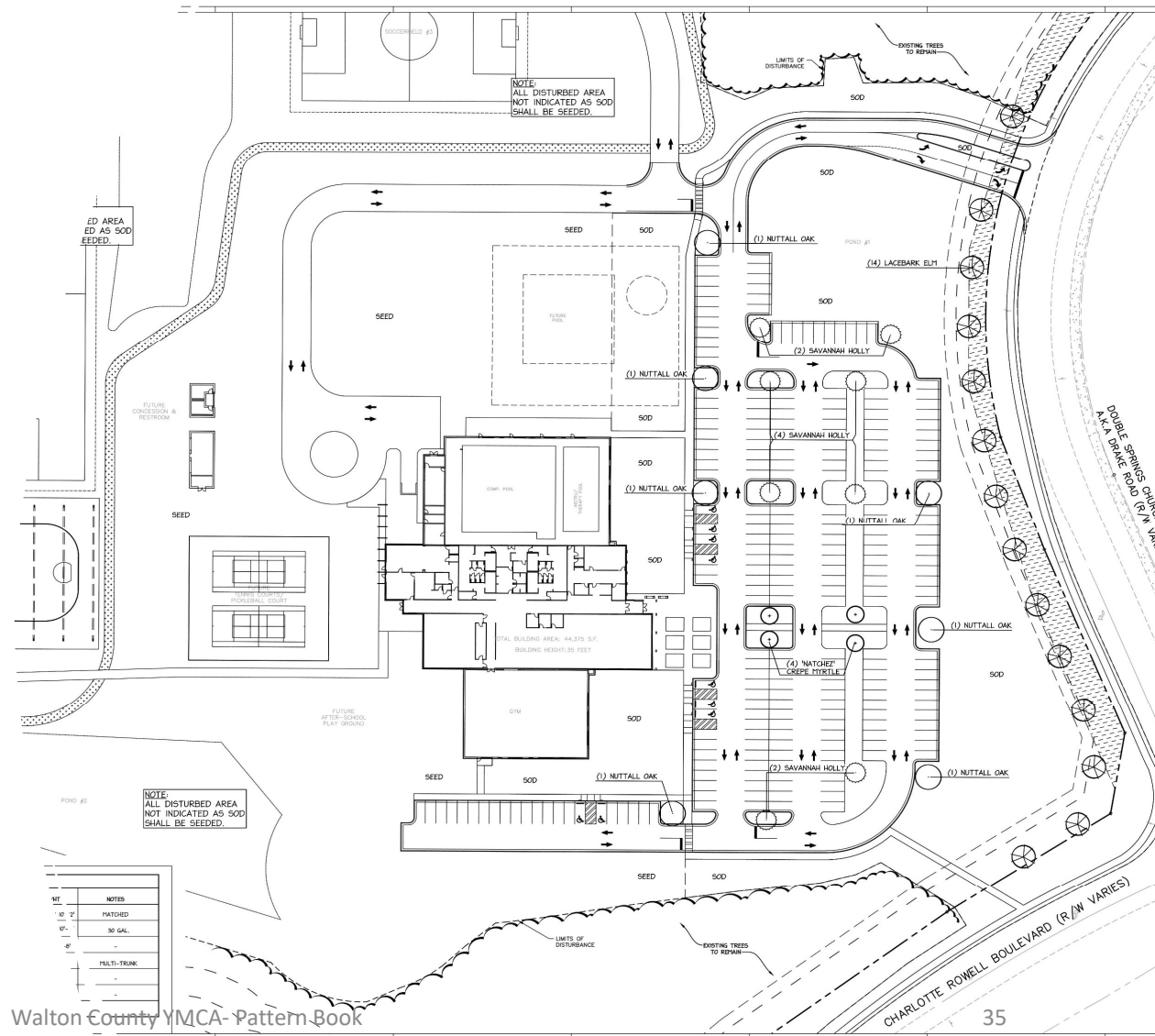
- The YMCA plans to utilize all utilities through the City of Monroe including: water, gas, electric, sewer and internet



Landscaping

Landscaping Site Plan

- The landscape design is mission focused on creating an aesthetically pleasing site with an emphasis on the frontage landscaping such that it is consistent with future developments on Charlotte Rowell Blvd. and Drake Drive under the overlay district
- The 25-foot landscape buffer along the road frontage will be planted with Nuttall Oaks. Savannah Holly, Lacebark Elms and Natchez Crepe Myrtles will be planted in the parking areas and adjacent to the building
- The complete landscaping plan is in the Appendix hereto.





Landscaping- List of plantings

- Plantings will include: Nuttall Oaks, Lacey Elms, Savannah Holly, Natchez Crepe Myrtles, Sod and Seed

Ownership/Operation

- The facility and grounds will be owned, managed and maintained by the YMCA
- Interior roads will not be dedicated to the City



Variations from Existing Zoning

Variations from existing zoning Setback



- The Property is within the Corridor Design Overlay District which contemplates a more urban design than what is developed and developing in the northeast side of Charlotte Rowell Blvd. The YMCA’s typical design and design proposed here is more traditional with sizable setbacks from the road and parking located in the front of the main facility with athletic fields in the rear of the property. This design provides additional safety for youth participating in outdoor activities by providing distance between the activity spaces and traffic.
- The current regulations require a maximum 75-foot setback from Charlotte Rowell Blvd and Drake Drive and the Site Plan shows a 285.60 and 323.11-foot respectively setback. See Section 643A.2. This setback is necessitated by the site limitations, grading challenges and most importantly, the need to maximize athletic field space and promote safety.

Variations from existing zoning

Parking

- The Corridor Design Overlay District regulations contemplate parking behind buildings (see Sections 655, and 643A.3), however, this does not fit with the YMCA model of placing athletic fields in the rear of the site or the more traditional-type design in the area.
- The site plan shows parking in front of the building. This allows for maximization of space for athletic fields in the back of the property. Vehicles must be separated from the athletic field to guard against potential damage due to rouge balls. Likewise, fields removed from the road also protect vehicles on Charlotte Rowell Blvd and protect children on the fields from traffic.
- The number of spaces proposed is 288. This meets the requirements for a commercial zoning designation and is consistent with the capacity at other YMCA facilities with similar membership numbers. 7,000 members are estimated for the Walton campus.

Shared Benefits of Flexible Zoning

variation of setback and parking

Benefits to Developer

- Maximization of athletic field space by siting the parking in front of the facility
- Work within site's natural topography in placement of buildings and parking
- Develop consistent with similar YMCA facilities
- Prioritize safety of children and protection of property

Benefits to Community

- Maximization of athletic field space
- Safer environment for children and vehicles by separating fields from the roads and separating the parking from the fields
- Development consistent with nearby building design and layout (school)

Appendix

Appendix

- 1. Survey
- 2. Conceptual Site Plan
- 3. Site Plan
- 4. Landscape Plan with Planting List
- 5. Renderings of Exterior Elevations of Main Facility



N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

N/F
PARCEL # M005004500
THE LANDING OF MONROE, LLC
A GEORGIA LIMITED LIABILITY COMPANY
DB. 4426 PG. 418

PERMANENT CONSTRUCTION & MAINTENANCE
EASEMENT PER
DB. 3358 PG. 448

N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

REFERENCES

- DEED BOOK 3358 PAGE 448-486 (RIGHT-OF-WAY)

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L1 | N56°42'21"W | 52.40' |
| L2 | S13°55'12"W | 34.50' |

CURVE TABLE

| CURVE # | CHORD BRNG | CHORD DIST | RADIUS | ARC |
|---------|-------------|------------|---------|--------|
| C1 | S37°05'21"E | 22.39' | 445.58' | 22.39' |

MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.S.A. 43-15-22.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- SUBJECT PROPERTY IS DESIGNATED AS PARCEL M0040007.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "A" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13297C0130E AND 13297C0136E, DATED DECEMBER 08, 2016.
- ONE FOOT CONTOUR INTERVAL SHOWN. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 83 DATUM.
- PROPERTY LINES SHOWN HEREON WERE TAKEN FROM MATTERS OF RECORD AND EVIDENCE FOUND IN THE FIELD. THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS AND THE TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THIS SURVEY IS NOT TO BE RECORDED AND SHOULD NOT BE USED TO CONVEY PROPERTY.

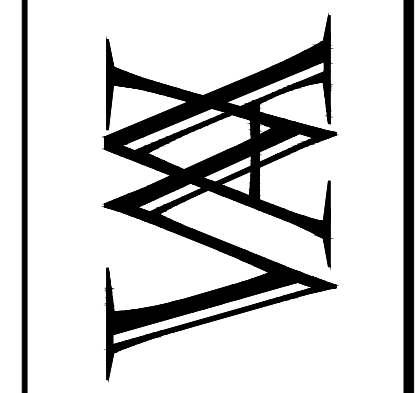
LEGEND OF SYMBOLS

| | |
|------------------------------------|-----------------|
| IRON PIN FOUND | ● |
| CONCRETE MONUMENT FOUND | ■ |
| BENCHMARK | ⊕ |
| PROPERTY LINE | — |
| EASEMENT LINE | - - - |
| CONTOUR LINE | - - - 950 - - - |
| SANITARY SEWER MAN-HOLE | ⊙ |
| UTILITY POLE | ⊕ |
| GUY WIRE | ⊕ |
| SIGN | ⊕ |
| STORM SEWER LINE | — |
| SANITARY SEWER LINE | - - - SAN |
| GUARD RAIL | — |
| OVERHEAD POWER, TELEPHONE AND CATV | - - - P.T.T.V |
| WOODS LINE | ~ ~ ~ |
| ASPHALT | ▬▬▬▬▬▬ |
| CONCRETE | ▬▬▬▬▬▬ |

Revisions

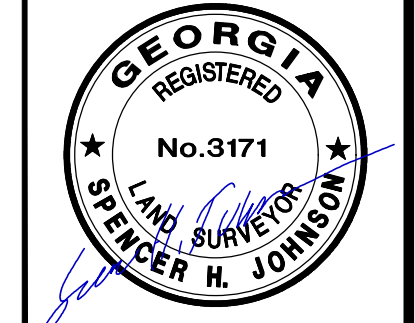
| No. | Date | Description |
|-----|------|-------------|
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| | | |

**WELLSTON ASSOCIATES
LAND SURVEYORS, LLC**
506 OSGIAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
WWW.WELLSTONASSOC.COM



TOPOGRAPHIC SURVEY
FOR
MANLEY SPANGLER SMITH ARCHITECTS, P.C.
LAND LOT 41
WALTON COUNTY
MONROE
3RD LAND DISTRICT
GEORGIA

Project No.: 1351-001
Drawing No.: TPS
Drawn By: J.L.P.
Checked By: S.H.J.
R.L.S. No.: 3171



Date: 3-25-22
Scale: 1"=75'
Sheet No.:

- Main Entrance 1
- Main Parkings 2
- Landscaped Island 3
- Future Field House 4

- Future Archery Center 5
- Soccer Field-Full Size 6
- Soccer Field - U10 7
- Future Tennis Courts/Pickleball 8

- Future Multi-Purpose Pavilion 9
- Soccer Field-U6
- Soccer Field-U8
- Box Lacrosse

- After-school Playground 10
- Car Riders 11
- Pre-K Playground 12
- Staff Parking 13

- Walking Trail - .5 mile 14

- Location for Future Outdoor Pool 15

- Main Building Entry 16

- Future Traffic Circle 17

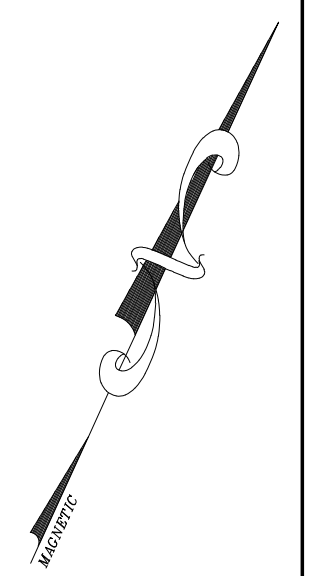
- Sidewalks Located on Frontage 18



CURRENT ZONING: B-3 (Highway Business District)
LOCATED WITHIN THE CDO (Corridor Design Overlay)
PROPOSED ZONING: PCD (Planned Commercial District)
GROSS ACREAGE = 38.19 acres-1,663,556 s.f.
NET ACREAGE = 38.19 acres-1,663,556 s.f.
TOTAL BUILDING AREA = 78,568 s.f.
F.A.R.=0.05

LEGEND

| | |
|---------------------------|-------|
| EXISTING FEATURES | --- |
| EXISTING BUILDING | ----- |
| FEATURES | ---- |
| BUILDING | ===== |
| PROPERTY LINES | ----- |
| HEAVY DUTY ASPHALT PAVING | ===== |
| 8' MULCH WALKING PATH | ===== |



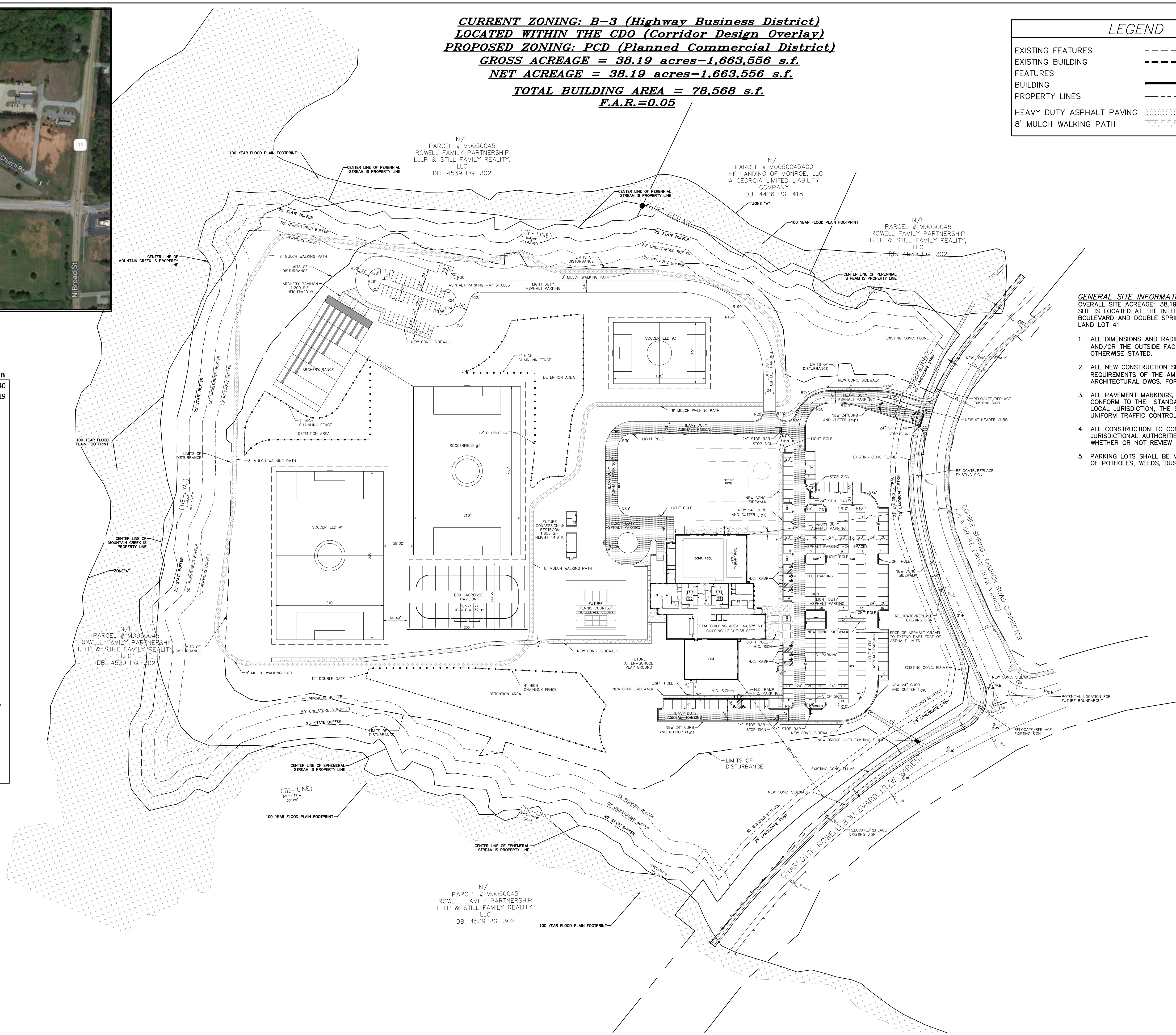
LOCATION MAP

Development Summary Chart

| Issue | Shown on Site Plan |
|--|---------------------|
| Area of Site (s.f.) | 1,663,556.40 |
| Area of Site (acres) | 38.19 |
| Building s.f. | |
| YMCA Main Building | 44,375 s.f. |
| Box Lacrosse Pavilion | 31,337 s.f. |
| Archery Pavilion | 1,200 s.f. |
| Fieldhouses | 1,656 s.f. |
| Lot Coverage of Building Area (s.f.)** | 78,568 s.f. |
| Lot Coverage of Building Area (%) | 5% |
| Building Height | |
| YMCA Main Building | 35' |
| Box Lacrosse Pavilion | 37' |
| Archery Pavilion | 20' |
| Fieldhouses | 14'-8" |
| Lot Coverage | |
| Pervious Area | 1,365,524 s.f. |
| % Pervious Area | 82% |
| Impervious Area | 298,032 s.f. |
| % Impervious Area | 18% |
| Landscaping | |
| Total Landscaped Area | 1,170,505 s.f. |
| Buffers | |
| Stream Protection- 25' State Buffer | 25' |
| Stream Protection- 50' Undisturbed Buffer | 50' |
| Stream Protection- 75' Pervious Buffer | 75' |
| Landscape Strip Abutting Right of Way | 25' Landscape Strip |
| Setbacks | |
| Building setback from Charlotte Rowell Blvd. | 285.60' |
| Building setback from Double Springs Church Rd. Conn. Front (Charlotte Rowell/ Double Springs Church Road) | 323.11' |
| Side (North and South) | 35 ft. |
| Rear (North and South) | 15 ft. |
| Rear (West) | 20 ft. |

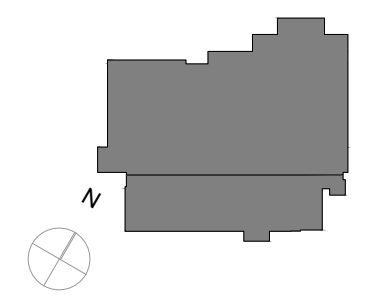
PARKING STATISTICS

| USE | PARKING PROVIDED |
|--------------|------------------|
| YMCA Parking | 288 |
| TOTAL | 288 |



- GENERAL SITE INFORMATION:**
 OVERALL SITE ACREAGE: 38.19 ACRES
 SITE IS LOCATED AT THE INTERSECTION OF CHARLOTTE ROWELL BOULEVARD AND DOUBLE SPRINGS CHURCH ROAD CONNECTOR LAND LOT 41
- ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.
 - ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
 - ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL CONSTRUCTION TO CONFORM TO ALL RELEVANT JURISDICTIONAL AUTHORITIES STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
 - PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS

KEYPLAN



HAINES GIPSON & ASSOCIATES
 Civil • Structural • Bridge
 1550 North Brown Rd.
 Suite 145
 Lawrenceville, GA 30043



GSWCC: 0000072078
 EXPIRES: 8/22/2023

Manley Spangler Smith Architects
 A Professional Corporation

525 East Taylor St.
 P.O. Box 880
 Griffin, Georgia 30224
 Office 770.227.5473
 Fax 770.228.3442

PROJECT:
WALTON YMCA

CLIENT:
 YMCA of Georgias Piedmont

SHEET TITLE:
ZONING PLAN

© 2022 Manley Spangler Smith Architects, PC
 PROJECT NUMBER: 202118
 DATE: 7/14/2022
 SCALE: AS NOTED
 DRAWN BY: SCA
 CHECKED BY: RCL

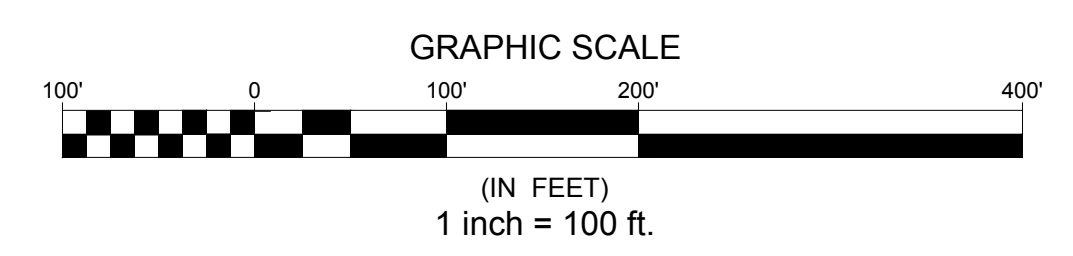
SHEET NO.
Z-1.0
 HGA JOB No. 2022-159



Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



OVERALL PLAN

| REVISIONS/ISSUANCES | | |
|---------------------|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |



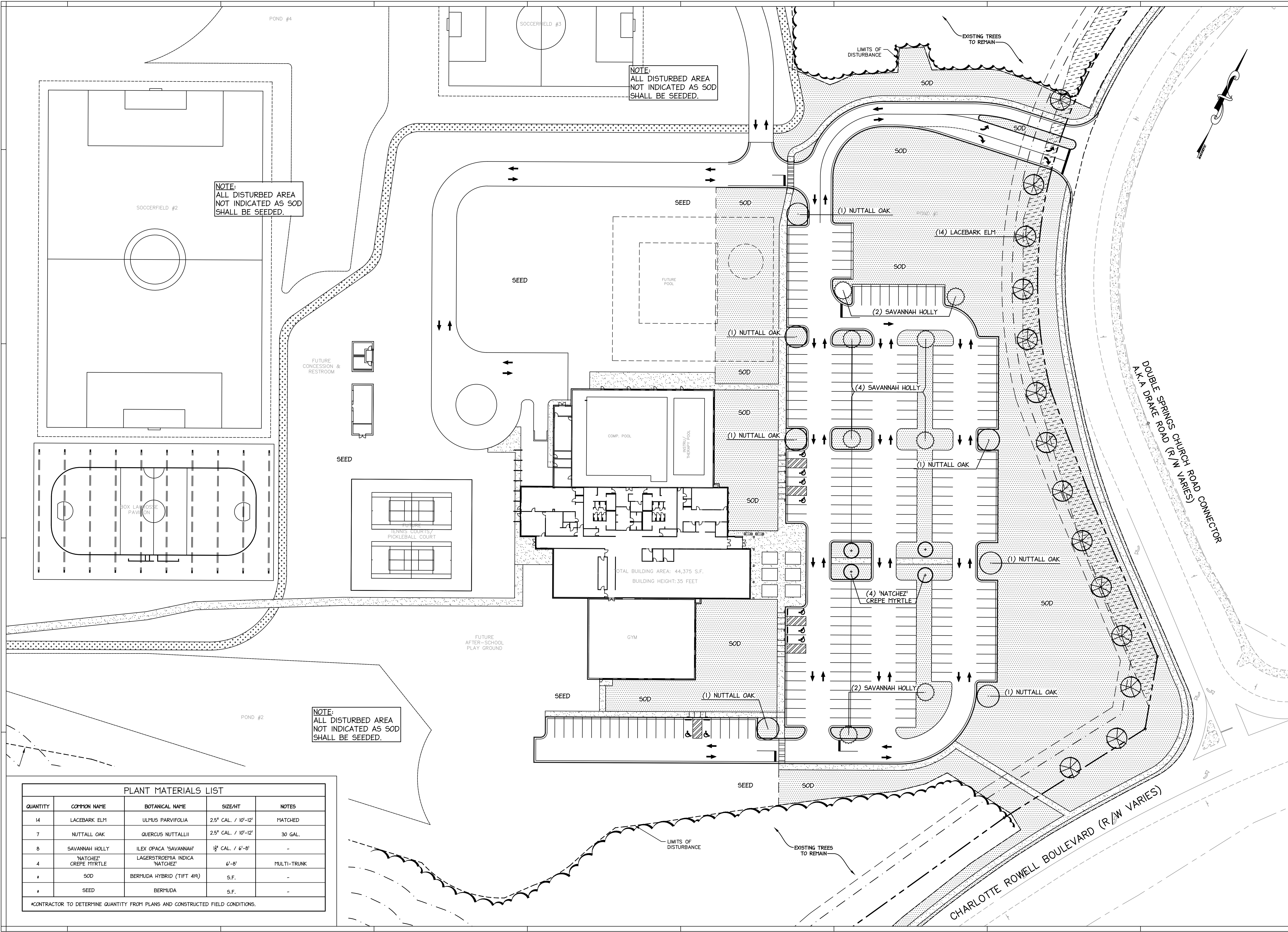
525 East Taylor St.
P.O. Box 880
Griffin, Georgia 30224
Office 770.227.5473
Fax 770.228.3442

PROJECT:
Walton YMCA

CLIENT:
YMCA of Georgia's Piedmont

SHEET TITLE:
LANDSCAPE PLAN

© 2022 Manley Spangler Smith Architects, PC
PROJECT NUMBER: 202118
DATE: 09.17.2022
SCALE: 1" = 40'
0 40 80
DRAWN BY: CADD
CHECKED BY: DLC
SHEET NO.: L1.1



| PLANT MATERIALS LIST | | | | |
|----------------------|------------------------|--------------------------------|---------------------|-------------|
| QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE/HT | NOTES |
| 14 | LACEBARK ELM | ULMUS PARVIFOLIA | 2.5" CAL. / 10'-12' | MATCHED |
| 7 | NUTTALL OAK | QUERCUS NUTTALLII | 2.5" CAL. / 10'-12' | 30 GAL. |
| 8 | SAVANNAH HOLLY | ILEX OPACA 'SAVANNAH' | 1 1/2" CAL. / 6'-8' | - |
| 4 | 'NATCHEZ' CREPE MYRTLE | LAGERSTROEMIA INDICA 'NATCHEZ' | 6'-8' | MULTI-TRUNK |
| # | SOD | BERMUDA HYBRID (TIFT 419) | S.F. | - |
| # | SEED | BERMUDA | S.F. | - |

*CONTRACTOR TO DETERMINE QUANTITY FROM PLANS AND CONSTRUCTED FIELD CONDITIONS.

P:\M700 - MANLEY SPANGLER SMITH ARCH - E70700700.434 Walton YMCA\CADD\M700.434 Master.dwg, L1, 11/15/2022, 3:29:28 PM.
 mrobins, DWG To PDF.pc3, ARCH (all) sheet D (68.00 x 24.00) inches, 1:1

Planting list for landscape plan

| PLANT MATERIALS LIST | | | | |
|--|---------------------------|-----------------------------------|---------------------|-------------|
| QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE/HT | NOTES |
| 14 | LACEBARK ELM | ULMUS PARVIFOLIA | 2.5" CAL. / 10'-12' | MATCHED |
| 7 | NUTTALL OAK | QUERCUS NUTTALLII | 2.5" CAL. / 10'-12' | 30 GAL. |
| 8 | SAVANNAH HOLLY | ILEX OPACA 'SAVANNAH' | 1½" CAL. / 6'-8' | - |
| 4 | 'NATCHEZ' CREPE MYRTLE | LAGERSTROEMIA INDICA 'NATCHEZ' | 6'-8' | MULTI-TRUNK |
| * | SOD | BERMUDA HYBRID (TIFT 419) | S.F. | - |
| * | SEED | BERMUDA | S.F. | - |
| *CONTRACTOR TO DETERMINE QUANTITY FROM PLANS AND CONSTRUCTED FIELD CONDITIONS. | | | | |

Main Facility Elevation Rendering



Walter County YMCA - Patterson Park



Walton County YMCA - Potters Park



Walton County YMCA- Pattern Book



Walton County YMCA - Putters Brook



Walton County YMCA - Pattern Book



Walton County YMCA - Patten Park



Walton County YMCA - Pattern Book



Welton County YMCA - Patters Park



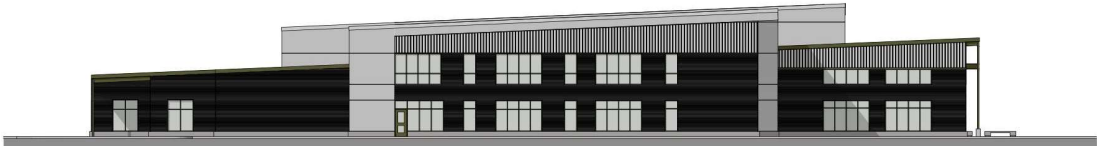
Walton County YMCA- Pattern Book



Walton County YMCA- Pattern Book



East Elevation



South Elevation



West Elevation



Walton County YMCA - Pattern Book

North Elevation



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 10/26/22
Subject: Conditional Use #1630 – 517 Hill Street – Child Care Center

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

Description:
 The property owner of 517 Hill Street is petitioning for Conditional Use approval for a child care center.

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

Recommendation:
 The Planning Commission voted unanimously to recommend approval of the Conditional Use request as submitted without conditions. Staff also recommended approval of the Conditional Use request as submitted without conditions.

Attachment(s):
 Staff Report
 Application Documents



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

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 1630

DATE: October 10, 2022

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Levon Howard

PROPERTY OWNER: Philip Mark McDonald

LOCATION: Southwest corner of Roosevelt Street and Hill Street – 517 Hill Street

ACREAGE: ±0.52

EXISTING ZONING: P (Professional/Office/Institutional District)

EXISTING LAND USE: Care center building with parking and accessory structures

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

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request as submitted.

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: October 18, 2022

CITY COUNCIL: November 8, 2022

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow for a Child Care Center at an existing care center location. The subject property has been zoned P (Professional/Office/Institutional District) for many years. The existing care center building was constructed on the site in 1977 and has operated as either a child care or adult care center until 2019. In order to continue using the site as a care center, the operation would have been required to continue operating. After a period of 6 months of inactive use, the previous care center is considered non-conforming under Zoning Ordinance Section 500.2. This Conditional Use approval request is an effort to re-establish the site as a child care center.

PROPOSED PROJECT SUMMARY:

- Child Care Center
 - Site Area – ±0.52 Acres
 - Existing Building Floor Area – ±2,500 Sf
 - Employees – 2 to 10
 - Hours of Operation: 6 AM to 7 PM
 - Number of children under care: 70 to 80

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The proposed child care center will be located in a building constructed for that specific use in 1977. A child or adult care center operated out of the existing building for at least three decades before ceasing operations around 2019. The care center operated in the surrounding neighborhood without adversely impacting the health, safety, and welfare of the surrounding neighborhood. Child care centers are typically not considered invasive land uses when located inside or adjacent to a neighborhood. Allowing the child care center to be reactivated at the existing site should not negatively affect the neighborhood surrounding the site.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to Child Care Centers in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located within the North Sub-Area as designated in the Monroe Comprehensive Plan. The North Sub-Area plan suggests new development should have interconnected streets and connect with existing neighborhoods as possible. This site has existed as a care center for several decades and does not conflict with the goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Rezoning the property to allow for a child care center is an alternative, but is not required. Child care centers are permitted in the P zoning district as a Conditional Use.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** As stated above, the care center building has been located within the surrounding neighborhood for over thirty years. There has been no evidence the care center has ever been injurious to the adjoining properties or unconstitutionally diminished any property values.

- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site currently has two driveway entrances off Hill Street providing access to an existing parking lot for the care center building. The existing accesses and parking are adequate to serve the site.
- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing care center building.
- (8) **The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** The primary uses surrounding this site are existing single-family residences. The care center building has existed in harmony with the single-family residences for over 30 years.
- (9) **The use would not significantly increase congestion, noise, or traffic hazards:** The existing building was formerly used for adult care and child care purposes. Reactivating the site for a child care center should not generate increased congestion, noise or traffic hazards within the neighborhood.
- (10) **Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** The building on the site was previously used as a child care and adult care center since its construction in 1977.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use as submitted without conditions.



City of Monroe

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

CONDITIONAL USE PERMIT

| | | | |
|----------------------|--------------------|--------------------------------------|-------------------------------------|
| PERMIT #: | 1630 | DESCRIPTION: | CONDITIONAL USE - Child Care Center |
| JOB ADDRESS: | 517 HILL ST | LOT #: | 64 |
| PARCEL ID: | M0110074 | BLK #: | |
| SUBDIVISION: | | ZONING: | |
| ISSUED TO: | Levon Howard | CONTRACTOR: | Levon Howard |
| ADDRESS: | 120 Arthurs Ln | PHONE: | |
| CITY, STATE ZIP: | Covington GA 30016 | OWNER: | |
| PHONE: | 678-476-4114 | PHONE: | |
| PROP.USE | | DATE ISSUED: | 10/05/2022 |
| VALUATION: | \$ 0.00 | EXPIRATION: | 4/03/2023 |
| SQ FT | 0.00 | | |
| OCCP TYPE: | | | |
| CNST TYPE: | | | |
| INSPECTION REQUESTS: | | 770-207-4674 lwilson@monroega.gov | |

| FEE CODE | DESCRIPTION | AMOUNT |
|------------------|------------------------|------------|
| PZ-09 | CONDITIONAL USE PERMIT | \$ 300.00 |
| FEE TOTAL | | \$ 300.00 |
| PAYMENTS | | \$- 300.00 |
| BALANCE | | \$ 0.00 |

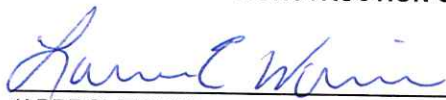
NOTES:

This request for a Conditional Use Permit for a Child Care Center at 517 Hill St. will be heard by the City of Monroe Planning Commission on October 18, 2022 at 5:30pm and by City Council on November 8, 2022 at 6:00pm; both meeting will be held in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655.

NOTICE

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

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



(APPROVED BY)

10/5/22
DATE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at 517 Hill Street (Parcel #MO110074) to be considered for a Conditional Use to allow for a child care center.

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 October 18, 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 November 8, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 2, 2022





CITY OF MONROE

RECEIVED
#11630

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 517 Hill Street Monroe, GA 30606

Parcel #: M0110074 Council Districts: District 2 / District 7

Zoning: Professional/office/institutional Acreage/Square Feet: 0.52 Acres

Type of Conditional Use Requested: Childcare center

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Philip Mark McDonald Phone #: 770-310-0971

Address: 1050 Weaver Jones Rd City: Rutledge State: GA Zip: 30663

Applicant (if different than owner): Levon Howard Phone #: 678-476-4114

Address: 120 Arthur Lane City: Cumming State: GA Zip: 30016

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)): This property will be used as a childcare center. Occupancy will be between 70 and 80 including employees number of staff will be between 2 and 10. We will pickup and drop off children from the local school systems.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)): This property at 517 Hill St is a commercial building that sits in the middle of a residential area. This property was built as a childcare center and has been a childcare w adult daycare center since 1977.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): The property is a 2500 Square Ft. Building That Sits on .52 Acre. The Back and Side Yard is Completely Fenced in with Privacy Fence Across The Left and Rear of The Property and Chain Link around The Rest with a Parking Lot in The Front That will Accomodate Approximately 16 Vehicles with a Entrance and Exit.

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

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

REQUIRED SUBMITTAL ITEMS

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

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

SIGNATURE: Kevin K Howard DATE: 9/2/2022

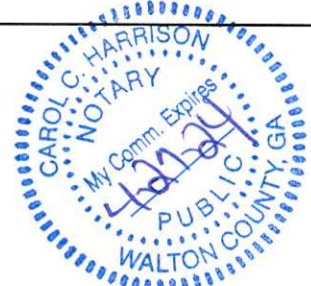
A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: [Signature] DATE: 9-8-22

NOTARY PUBLIC: _____ SWORN TO AND SUBSCRIBED BEFORE THIS 8th DAY OF Sept., 20 22

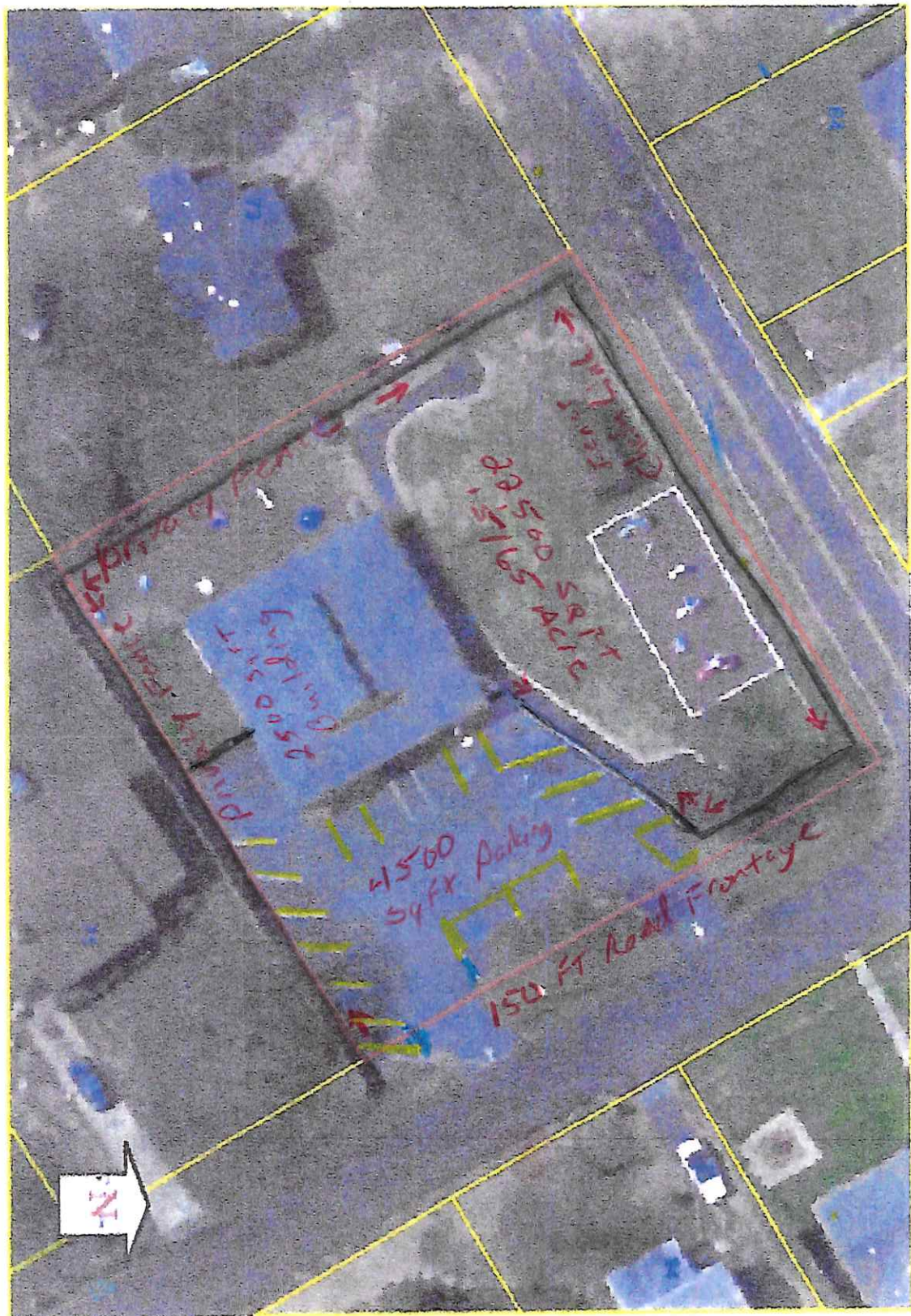
NOTARY SIGNATURE: [Signature] DATE: 9-8-22 SEAL:



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

City of Monroe
215 N Broad St.
Monroe, Ga 30655

I am seeking Conditional Use for the property at 517 Hill Street, Monroe, Ga 30655. This property will be used as a childcare facility. The occupancy will be between 70 and 80 which includes employees of 2 to 10 staff personnel. We will pick up and drop off from local school systems. The hours of operations will be from 6am until 7pm.





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 10/26/22
Subject: Rezone #1631 – YMCA – B-3 to PCD for a Community Recreation Center

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 YMCA project are petitioning for a rezone to a planned commercial district for development of a community recreation center.

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 subject to the 4 conditions outlined in the staff report with a modification to the 3rd condition.

Recommended Conditions:

1. The only land use permitted on the site shall be the community recreation center and its accessory and ancillary uses.
2. The facilities constructed on the site shall be constructed with materials as described and represented in the submitted application materials and pattern book. Future expansions of facilities and buildings shall also be constructed as represented in the submitted application materials and pattern book.
3. Developer shall provide a center left-turn lane on Double Springs Church Road Connector for north-bound left turn movements entering the site with the cost to be negotiated between YMCA and the City of Monroe at a future time.
4. All lighting on the site shall be downward facing and shielded to prevent glare and off-site lighting trespass.

Attachment(s):

Staff Report
Application Documents



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

APPLICATION SUMMARY

REZONE CASE #: 1631

DATE: October 10, 2022

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Young Men’s Christian Association of Georgia’s Piedmont, Inc.

PROPERTY OWNER: Young Men’s Christian Association of Georgia’s Piedmont, Inc.

LOCATION: Northwest corner of Charlotte Rowell Boulevard and Double Springs Church Road Connector

ACREAGE: ±38.19

EXISTING ZONING: B-3 (Highway Commercial District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone B-3 to PCD (Planned Commercial District)

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

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

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: October 18, 2022

CITY COUNCIL: November 8, 2022

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to construct a community recreation center. The subject property was annexed into the City in October of 2001 and rezoned to B-3 (Highway Commercial District). The property has never been developed. The applicant is requesting a rezone to PCD (Planned Commercial District) to develop the site into a community recreation center for the Young Men’s Christian Association of Georgia’s Piedmont, Inc. (YMCA). The site plan included with this rezone request illustrates one proposed access off Double Springs Church Road Connector into parking and access drives for the community recreation center. The community recreation center site will include a primary recreation facility building, outdoor ball fields, and an archery range. The only land use proposed for the planned district is the community recreation center and its accessory and ancillary uses.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Community Recreation Center – YMCA
 - Site Area – ±38.19 Acres
 - Primary Recreation Facility Building – 44,375 Sf
 - Maximum Building Height – 35 feet
 - Facility includes the following amenities:
 - Indoor Pool
 - Offices
 - Fitness Center
 - Exercise Room
 - Nursery
 - Therapy Pool
 - Chapel
 - Locker Rooms
 - Future Basketball Court
 - Building Facade – Combination of brick and black/dark gray architectural metals
 - Parking Spaces – 288
 - Ancillary Recreation Buildings
 - Lacrosse Pavilion – 31,337 Sf
 - Maximum Height – 37 Feet
 - Archery Pavilion – 1,200 Sf
 - Future Concession & Restroom Building – 1,656 Sf
 - Maximum Building Height – 35 Stories
 - Sports Fields
 - 3 Soccer Fields
 - 1 Covered Lacrosse Pavilion
 - Future Tennis or Pickle Ball Courts
 - 1 Archery Range
 - Lighting will be provided at all outdoor facilities with LED-shielded lighting
 - Impervious Surface – 18% of Site

STAFF ANALYSIS

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

(1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned: The property was annexed into the City in October of 2001. The property was rezoned to B-3 (Highway Business District) at the time of annexation. The property was never developed under the current B-3 classification. The property has solid economic viability as currently zoned. Due to the unique nature of the proposed community center and the size of the site, the developers of the community recreation center would like to be developed under a set of standards more conducive for a larger property. In lieu of being developed under the current B-3 zoning, the owners are requesting a rezoning to a Planned Commercial District to establish standards that will be unique to the property and development of the site specifically tailored to accommodate a community recreation center.

- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PCD (Planned Commercial District) to allow for development of a community recreation center on the site. The only use allowed on the site will be the community recreation center and its accessory and ancillary uses. No other commercial land uses will be permitted on the site.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located west of the site are zoned R-1A (Medium Lot Residential) and are currently undeveloped. Properties north, south, and east of the site are zoned B-3 (Highway Commercial) and are also undeveloped. The proposed community recreation center has been planned to be developed on this site for about 10 years. Community recreation centers are typically considered assets when located adjacent to neighborhoods. The non-residential aspect of the community recreation center should not adversely affect future development patterns of adjacent B-3 zoned parcels.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted zoning plan illustrates one entrance into the site off Double Springs Church Road Connector. The zoning plan indicates the entrance will accommodate a single-lane entrance into the site and dual lane left and right turn exits from the site. The zoning plan does not propose any additional improvements to Double Springs Church Road Connector. With the Monroe Area High School located north of this site, the entrance may need to be enhanced to allow for safe left-turn movement into the site while also allowing traffic to continue moving northward along Double Spring Church Road Connector. Staff recommends the development be required to include construction of a center-left turn lane on Double Springs Church Road for north-bound left turn movements into the site. Sanitary sewer capacity has been identified as being available to also serve the project. Additional City services and utilities should be adequate to serve the proposed development.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Northwest Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of the Northeast Sub-Area is primarily undeveloped with one large planned commercial development along US Hwy 78. The future character of this sub-area will be predominantly single-family with focused areas of higher density and mixed use and recreational areas. The proposed community center is a unique land use which does not interfere with the intent of the goals of the Comprehensive Plan. Community centers are non-residential land uses which could be located practically anywhere in the City and not interfere with the development patterns.
- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** Under the current B-3 zoning, the proposed community center is allowed. The proposed PCD (Planned Commercial District) is intended to allow for greater flexibility in site design and establish standards meant to specifically accommodate the community recreation center.

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 allow for community recreation center with the following conditions:

1. The only land use permitted on the site shall be the community recreation center and its accessory and ancillary uses.
2. The facilities constructed on the site shall be constructed with materials as described and represented in the submitted application materials and pattern book. Future expansions of facilities and buildings shall also be constructed as represented in the submitted application materials and pattern book.
3. Developer shall provide a center left-turn lane on Double Springs Church Road Connector for north-bound left turn movements entering the site.
4. All lighting on the site shall be downward facing and shielded to prevent glare and off-site lighting trespass.



City of Monroe

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

REZONE PERMIT

| | | | |
|----------------------|--------------------------------------|--------------|--------------------------------|
| PERMIT #: | 1631 | DESCRIPTION: | REZONE 38.19 ACRES TO PCD |
| JOB ADDRESS: | 1101 DOUBLE SPR CH RD CON | LOT #: | |
| PARCEL ID: | M0040007 | BLK #: | |
| SUBDIVISION: | | ZONING: | B-3/R-1 |
| ISSUED TO: | YMCA of Georgia's Piedmont Inc | CONTRACTOR: | YMCA of Georgia's Piedmont Inc |
| ADDRESS: | 50 Brad Akins Dr | PHONE: | |
| CITY, STATE ZIP: | Winder GA 30680 | OWNER: | |
| PHONE: | 770-868-2917 | PHONE: | |
| PROP. USE: | VACANT | DATE ISSUED: | 10/05/2022 |
| VALUATION: | \$ 0.00 | EXPIRATION: | 4/03/2023 |
| 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 | \$ 600.00 |
| FEE TOTAL | | \$ 600.00 |
| PAYMENTS | | \$- 600.00 |
| BALANCE | | \$ 0.00 |

NOTES:

This request for a Rezone from B-3/R-1 to PCD at 1101 Double Springs Ch Rd Connector (Parcel #M0040007) will be heard by the City of Monroe Planning Commission on October 18, 2022 at 5:30pm and by City Council on November 8, 2022 at 6:00pm; both meeting will be held in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655.

NOTICE

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

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

Sam E. Harris
(APPROVED BY)

10/5/22
DATE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at the northwest corner of Charlotte Rowell Blvd. and Double Springs Church Road Connector (Parcel #MO040007) to be rezoned from B-3 to PCD.

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 October 18, 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 November 8, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

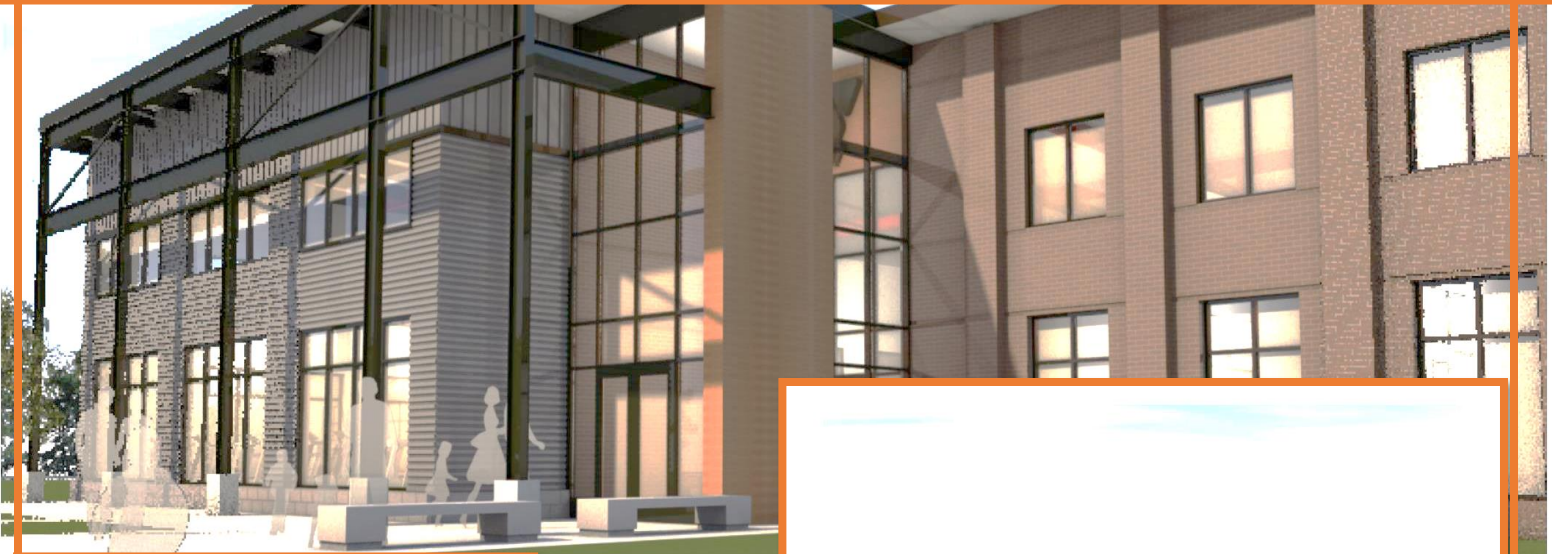
October 2, 2022



Request for Rezoning

Request to Rezone 38.19 acres from B3 to PCD

For the Walton County YMCA complex



Prepared for: Young Men's Christian Association of Georgia's Piedmont, Inc.

Prepared by:

Andrea P. Gray, LLC

300 E Church Street

Monroe, Georgia 30655

(678) 364-2384

Table of Contents

1. Letter of Intent/Written Report for PCD
2. PCD Zoning Requirements Analysis
3. Application Forms
4. Supplemental Information re Section V
5. Legal Description and Deed
6. Location and Zoning Maps
7. Survey, Site Plan, Landscape Plan
8. Utilities Letter
9. Photographs of Existing Conditions
10. Pattern Book

1. Letter of Intent/Written Report for PCD

a. Applicant and Property Information

The Young Men's Christian Association of Georgia's Piedmont, Inc. (the "Applicant") is a missioned based organization which is dedicated to providing comprehensive programs and services that enrich communities and all the people who live in them. The Applicant alongside the Walton County steering committee identified a 38.19-acre tract of land at the northeast corner of Charlotte Rowell Blvd. and Double Springs Church Road Connector ("DSCRC")/Drake Drive (the "Property") which it purchased in 2020 for the site of the Walton County YMCA. The site was selected because of its ideal location within the center of Walton County with accessibility from Hwy 11, Hwy 138 and Hwy 78 and proximity to area schools. The Property is currently zoned B3 and is vacant and wooded with Mountain Creek boarding it to the west, a perennial stream to the north, and an ephemeral stream to the south. The Property fronts on both Charlotte Rowell Blvd and DSCRC/Drake Drive which intersection is planned for a roundabout. Depictions of the Property location, current conditions and zoning designation is included in Sections 6 and 7 hereof.

The Walton YMCA will be the third facility operated by the Georgia's Piedmont Branch. The proposed site plan includes both indoor and outdoor recreation amenities including a 44,375 sf main recreation facility, soccer fields, a future archery range funded and designed by the Georgia Department of Natural Resources, future tennis and pickle ball courts, playground, walking trail, future outdoor pool, and box lacrosse pavilion (See Site Plan in Section 7 hereof). The Applicant understands the complex needs of the region and plan to develop unique programming based on the community strength. The regional uniqueness will also be recognized in the development of

project. The development will incorporate local architectural context and responsible site development.

Applicant seeks a Planned Commercial Development zoning to allow it the flexibility to design the site to maximize recreational opportunities and the safety of its patrons. The detail information required as a part of this request follows.

b. Description of the proposal including proposed uses and location (stories, number of units and number of bedrooms for all units proposed)

Applicant proposes to construct a recreation facility and athletic fields as shown on its Site Plan (Section 7 hereof) and as summarized in its Pattern Book (Section 10 hereof).

The recreational facility will be approximately 44,375 sf square feet and include the following amenities:

- 10-lane indoor pool
- Warm water therapy pool
- Admin offices
- Afterschool/summer camp rooms
- Fitness Center
- Group exercise room
- Nurseries
- Meeting room/Chapel
- Locker rooms
- Basketball Court (future)

The facility will be 35 feet high. The exterior materials used were inspired by the Monroe Mill area with a mix of brick and black/dark gray architectural metal panels. Renderings and sample materials are detailed in the Patter Book (Section 10 hereof).

Three other structures are proposed on the site including a 31,337 sf box lacrosse pavilion which is 37-feet high, a 1,200 sf archery pavilion which is 20 feet high, and a 1,656 sf field house which is 14 ft 8 inches high.

c. Proposed standards for development, including restrictions on use of the property, density, setback requirements and any proposed restrictive covenants

The YMCA facility development standards are shown in detail on the Site Plan (See Section 7) and discussed in the Pattern Book (See Section 10) which are incorporated herein by reference. The Property uses will be limited to YMCA-related activities and the facility will be owned, maintained and operated by the YMCA. The development will have 82% pervious surfaces which is well above the minimum requirement of 60%. Buildings and structures cover only 5% of the site. The setbacks for the development are significantly greater than those allowed under the existing zoning requirements (75 ft max) in order to accommodate the typical YMCA complex design which is to maximize athletic field space and to promote safety on and adjacent to the site. The building setback from Charlotte Rowell Blvd is 285.6 feet and the setback from Double Springs Church Road Connector/Drake Drive is 323.11 feet. The buffers between the adjoining properties are also extended due to the creeks which constitute the property boundary and necessitate a 50-foot undisturbed buffer and a 75-foot impervious surface limit. In addition to the adjoining property buffers, there will be a 25-foot landscaped buffer along the road frontage. Parking will be concentrated in front of the main facility building primarily for safety reasons, ease of access and in consideration of the site grades. Landscaping, including deciduous trees, will be disbursed within the parking areas to add shade and visual interest. Sidewalks will line the road frontage and continue through the interior of the site to provide access to athletic fields. Lighting will conform to the ordinance standards with downward facing poles which are 20 feet or less in height in the parking and sidewalk areas. Lighting for the sports fields will be shielded fixtures to prevent light pollution or disturbance to adjacent properties. The design standards for the main facility are consistent with the overlay requirements. The facades draw inspiration from the

Monroe Mill and incorporate a brick exterior with dark gray architectural formed metal wall panels, black metal framed rectangular windows and black metal awnings and features. Variation and elevation height, angles and materials provide a very attractive design that blends traditional and industrial elements. Signage will conform to the ordinance requirements.

d. Why the proposed development standards are necessary

The proposed development standards are necessary to deliver a high-quality, attractive and functional YMCA complex for all the reasons outlined herein and in the Pattern Book (Section 10 hereof).

e. Plans for utilities (water, sewer, drainage)

Applicant proposes to use City of Monroe utility services including water, sewer, gas and internet. Water and sewer lines are readily available off Charlotte Rowell Blvd. Drainage will be managed onsite through the use of a detention pond.

f. Protection of abutting properties (buffers, landscaping, etc)

The abutting properties will be protected with 50-foot undisturbed buffers and 75-foot impervious surface buffers. Applicant will also plant a 25-foot landscaped buffer along the road frontage consisting primarily of Lacebark Elm trees. Details regarding the buffers and landscaping are included in the Pattern Book (Section 10 hereof) and shown on the Landscape Plan included in Section 7 hereof.

g. Acres for each proposed use

The entirety of the property is for use as a YMCA facility with recreational fields as shown on the site plan and further detailed in the Pattern Book (Section 10 hereof). Buildings comprise 5% of the property and the overall pervious surfaces comprising just 18% of the property.

h. Development Timetable

Applicant plans to start construction as soon as all approvals and permits are in place.

i. Certificate of Appropriateness- Application submitted simultaneously herewith

Applicant has applied for a Certificate of Appropriateness for the Highway Corridor District to be processed concurrently with this rezoning application.

2. PCD Zoning Requirements Analysis

a. Intent and Purpose

The proposed development incorporates the flexible zoning technique contemplated by the City's Planned Development Districts in order to provide a safe, attractive and community need-focused YMCA facility and athletic fields. The YMCA will provide much needed health resources and recreational opportunities for all Walton County citizens. Plans for this project have been ongoing since 2007. The PCD zoning allows Applicant to design the site to be consistent with the traditional YMCA model and ensure that its patrons have a safe environment to play with adequate separation of the athletic fields from the main roads and protection of patron's vehicles by separating the parking from the athletic fields.

b. General Conditions

The YMCA project will adhere to the majority of the Corridor Overlay Design District with variations to allow for larger building setbacks and parking located in front of the main facility building.

c. Evaluation Chart

| <u>Benefit to the Developer</u> | <u>Benefit to the Community</u> |
|--|--|
| Maximization of athletic field space by siting the parking in the front of the facility. | Maximization of athletic field space |

| | |
|--|--|
| Work within site's natural topography in placement of the facility and parking | Safer environment for children and vehicles by separating fields from the roads and separating the parking from the fields |
| Development is consistent with similar YMCA facilities | Development is consistent with buildings in the immediate area- Monroe Area High School |

d. Standards for Review of a Planned Development

- i. Whether the zoning proposal demonstrates a clear and balanced benefit to the community as well as to the applicant that warrants the use of flexible zoning in lieu of the existing standards*

The proposed development provides much-needed recreational and community opportunities to foster physical and mental wellbeing in Walton County. The proposed zoning allows the YMCA to design the site layout in a more traditional style while keeping with the high standards of attractive building elevations which draw from the historic/industrial buildings in Monroe's mill district.

- ii. Whether the zoning proposal will results in a higher overall quality of community development than if developed utilizing the existing zoning classification*

Under the existing zoning requirements, the YMCA design would be significantly less efficient, result in less outdoor recreational space, and could pose a safety concern for patrons and

their vehicles. The traditional YMCA design proposed provides a higher overall quality of community development. Additionally, the building design will be consistent with the existing overlay requirements and result in a very attractive structure which echoes the historic/industrial elements of downtown Monroe.

iii. Whether the applicant proposes a compatible mixture of uses on the same property and even in the same buildings; and

The proposed project consists of facilities and outdoor athletic activity fields/structures which are consistent with providing recreational opportunities associated with a YMCA. No residential, industrial or other commercial/retail uses are proposed for the site.

iv. Whether the proposed exceptions and variances from existing development standards will achieve the itemized creative design goals and can be offset as necessary by mitigating conditions or amenities

The setback and parking location variations from existing zoning requirements under the Corridor Design Overlay District are consistent with traditional development in the less-urban area where the project lies. One mitigating factor for these variations are the attractive building elevations which are consistent with the overlay district and complement the historic/industrial feel of downtown Monroe.

e. Design Standards for Planned Development District

The detailed design features are shown in the Site Plan (Section 7 hereof) and detailed in the Pattern Book (Section 10 hereof) which are incorporated herein. Renderings of the main building elevations are also included in the Pattern Book. The design inspiration is the historic/industrial elements found at the Monroe Mill. A mix of brick and dark metal paneling with large rectangular windows and black metal accents result in a very attractive structure of which the community will be proud.

3. Application Forms



CITY OF MONROE

REZONE APPLICATION

REZONE LOCATION & DESCRIPTION

Address (or physical location): Charlotte Rowell Blvd/Drake Drive

Parcel #(s): M0040007

Acreage/Square Feet: 38.19 acres Council Districts: 1 / _____

Existing Zoning: B3 Proposed Zoning: PCD

Existing Use: Vacant

Proposed Use: YMCA recreation facility and athletic fields

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Young Men's Christian Association of Georgia's Piedmont, Inc. Phone #: 770-868-2917

Address: 50 Brad Akins Drive City: Winder State: GA Zip: 30680

Applicant (If different than owner): same as owner Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): The property is zoned B3 and adjoined by property which is zoned B3-R1 and B3.

The property to its south, west, east and a portion of the property to the north is B3/R1A
and it is all owned by the Rowell Family Partnership & Still Family Realty, LLC. There is a
3.44 acre parcel to its north zoned B3 and owned by The Landing of Monroe, LLC.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): Applicant requests a PCD zoning to construct a
YMCA facility with athletic fields. The facility will include a pool, wellness center, aerobics room, camp rooms, nursery,
soccer and other athletic fields. The PCD is requested to accomodate variations to the current
setback and parking regulations for site design and safety considerations.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The existing zoning has limitations on setbacks and parking

which hamper the design of the YMCA which is modeled after other similar facilities. The proposed zoning

allows the YMCA to maximize the utility of the site, provide a safe outdoor environment for

children to play away from the roads and to protect vehicles from damage from outdoor field play.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): the property is undeveloped

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

City Water Private Well City Sewer Septic Tank Electrical Gas Telecom

The project will use utilities provided by the City

REQUIRED SUBMITTAL ITEMS (1421.4(2))

SELECT THE APPLICABLE ITEMS FOR THE REQUEST

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

Drawn to scale, showing the following:

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

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

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

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

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

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

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

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

SIGNATURE: Angie Penter DATE: 9-14-2022

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ DATE: _____

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 14th DAY OF September, 2022

NOTARY SIGNATURE: Kaye Penter

DATE: 9-14-22

SEAL:



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

AGENT AUTHORIZATION

Date: _____ Tax Map and Parcel Number(s): a portion of M0040007

PROPERTY ADDRESS: 38.19 acres on Double Springs Ch Rd at intersection of Charlotte Rowell Blvd and Drake Drive
Monroe, Georgia 30655

PROPERTY OWNER: Young Men’s Christian Association of Georgia’s Piedmont, Inc.
50 Brad Akins Drive
Winder, GA 30680

APPLICANT: Same as Owner

ATTORNEY/AGENT: Andrea P. Gray, LLC
300 E Church Street
Monroe, GA 30655
(678) 364-2384

ACTION: Rezone from B3 to PCD

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a rezone of the property referenced herein.

[signatures on following pages]

Owner: Young Men's Christian Association of Georgia's Piedmont, Inc.

Angi Putman
BY:

Sworn to and subscribed before me this 14th Day of September 2022

[Signature]
NOTARY PUBLIC



[signature page to Agent Authorization]

ATTORNEY/AGENT


BY: Andrea Gray

Sworn to and subscribed before me this 14 Day of September 20 22


NOTARY PUBLIC



[signature page to Agent Authorization]

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: _____ Tax Map and Parcel Number(s): a portion of M0040007

PROPERTY ADDRESS: 38.19 acres on Double Springs Ch Rd at intersection of Charlotte Rowell Blvd and Drake Drive
Monroe, Georgia 30655

PROPERTY OWNER: Young Men’s Christian Association of Georgia’s Piedmont, Inc.
50 Brad Akins Drive
Winder, GA 30680

Check one of the following:

AP (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Monroe, Georgia, as defined by O.C.G.A. 36-67A-1(5).

_____ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Monroe, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

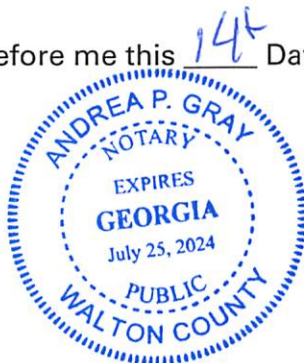
Describe in detail any gifts listed above (example: quantity and nature, etc.):

Young Men’s Christian Association of Georgia’s Piedmont, Inc.

Ang Patma
BY:

Sworn to and subscribed before me this 14th Day of Sept 2022

[Signature]
NOTARY PUBLIC



4. Supplemental Information under Section V

V. Analysis:

1. ***A description of all existing uses and zoning of nearby property:*** The Property consists of 38.19 acres located on the northeast corner of Charlotte Rowell Blvd and the Double Springs Church Road Connector/Drake Drive. The Property is currently zoned B3. The property to its just north of the Monroe Pavilion development which is zoned as a Planned Commercial Development. The properties directly abutting the Property are zoned R1A and B3. The properties zoned B3-R1A are owned by the Rowell and Still families. The property zoned B3 is owned by The Landing of Monroe, LLC. The Property is primarily wooded and has a 50-foot variation in grade with Double Springs Church Road Connector “DSCRC” (aka Drake Drive) being significantly higher than the southern portion of the property. Mountain Creek borders the western boundary, a perennial stream borders the northern boundary, and an ephemeral stream borders the southern boundary. (Section 6 and 7).
2. ***Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification:*** The property value of Property is diminished by the existing zoning district classification under the Corridor Design Overlay District because of the limits it places on traditional site designs which are characteristic of the surrounding area which limits impede the best design and use of the Property as a YMCA facility. The building setback requirements are consistent with an urban feel but are not protective of children playing outdoor sports along busy roads or of cars being parked adjacent to athletic fields. Recreational uses and urban

design are compatible from a building elevation/design but are not compatible from a site-layout perspective in this circumstance.

3. ***The existing value of the property contained in the petition for rezoning under the existing zoning classification:*** As assessed by the Walton County Board of Tax Assessors, the 2022 value of the property is \$945,400.00 as zoned.
4. ***The value of the property contained in the application for rezoning under the proposed zoning classification:*** The value of the property under the proposed zoning classification is much more than a monetary calculation. The recreational and health benefits to the community are tremendous and immeasurable by a dollar value.
5. ***A description of the suitability of the subject property under the existing zoning classification:*** Under the existing zoning classification, the Property is suitable for its current use as vacant or a commercial development. The restrictions placed on the implementation of these currently permitted uses do not allow for the site design needs of the proposed development.
6. ***A description of the suitability of the subject property under the proposed zoning classification of the property:*** Under the proposed zoning classification, the Property is well suited for the development of a YMCA given its ideal location in the center of the county with access to Hwy 78, Hwy 138 and Hwy 11. It is located adjacent to the Monroe Area Highschool and the Monroe Pavilion which collectively with the YMCA promote the City's goal of creating a live, work, play community.
7. ***A description of any existing use of property including a description of all structures presently occupying the property:*** The property is currently vacant and undeveloped. There are no structures.

8. *The length of time the property has been vacant or unused as currently zoned:* The property is not and has not been developed.
9. *A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification:* The YMCA purchased the site in 2020 with the only goal and purposes of construction a YMCA facility and thus has made no efforts to market the property for other purposes.

5. Legal Description and Deed

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 41 OF THE 3RD LAND DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE MITERED INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF DOUBLE SPRINGS CHURCH ROAD (R/W VARIES) AND THE NORTHWESTERLY RIGHT OF WAY OF CHARLOTTE ROWELL BOULEVARD (R/W VARIES);

THENCE, ALONG SAID RIGHT OF WAY OF CHARLOTTE ROWELL BOULEVARD, S32°55'00"W, A DISTANCE OF 163.06' TO A CONCRETE MONUMENT;

THENCE, S29°26'22"W, A DISTANCE OF 96.56' TO A POINT;

THENCE, S29°26'22"W, A DISTANCE OF 70.04' TO A POINT;

THENCE, S29°26'22"W, A DISTANCE OF 40.76' TO A POINT;

THENCE, S24°35'31"W, A DISTANCE OF 133.16' TO A CONCRETE MONUMENT;

THENCE, S13°59'33"W, A DISTANCE OF 119.73' TO A CONCRETE MONUMENT;

THENCE, N56°42'21"W, A DISTANCE OF 52.40' TO A CONCRETE MONUMENT;

THENCE, S13°55'12"W, A DISTANCE OF 34.50' TO A POINT IN THE CENTERLINE OF A CREEK;

THENCE ALONG SAID CENTERLINE AND HAVING THE FOLLOWING TIE LINES:

N82°25'27"W, A DISTANCE OF 160.53';

S84°25'55"W, A DISTANCE OF 390.18';

S60°14'49"W, A DISTANCE OF 560.86';

N17°14'21"W, A DISTANCE OF 1224.03';

N74°42'46"E, A DISTANCE OF 1194.49';

N66°34'23"E, A DISTANCE OF 163.86';

THENCE, LEAVING CENTERLINE OF CREEK, S70°42'11"E, A DISTANCE OF 122.76' TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY OF DOUBLE SPRINGS CHURCH ROAD;

THENCE, ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 445.58', AN ARC LENGTH OF 277.37', AND BEING SUBTENDED BY A CHORD WITH THE BEARING S2°58'44"E, AND THE DISTANCE OF 272.91' TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 445.58', AN ARC LENGTH OF 115.39', AND BEING SUBTENDED BY A CHORD WITH THE BEARING S28°13'51"E, AND THE DISTANCE OF 115.07' TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 445.58', AND ARC LENGTH OF 22.39', AND BEING SUBTENDED BY A CHORD WITH THE BEARING S37°05'21"E, AND THE DISTANCE OF 22.39' TO A CONCRETE MONUMENT;

THENCE, S45°12'14"E, A DISTANCE OF 105.84' TO A CONCRETE MONUMENT;

THENCE, S47°37'17"E, A DISTANCE OF 54.61' TO A POINT;

THENCE, S47°37'17"E, A DISTANCE OF 120.87' TO A CONCRETE MONUMENT;

THENCE, S15°11'17"E, A DISTANCE OF 71.97' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 38.19 ACRES, MORE OR LESS.

Tax Parcel: M0050045 (Portion)

After Recording Return To:

Angela Robinson
Parker Poe Adams & Bernstein LLP
1075 Peachtree Street, NE
Suite 1500
Atlanta, Georgia 30309

**LIMITED WARRANTY DEED OF GIFT
NO TITLE OPINION**

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE is made and entered into this 23rd day of December, 2020, by and between **ROWELL FAMILY PARTNERSHIP, LLLP**, a Georgia limited liability limited partnership **as to a 93.8971% undivided interest** and **STILL FAMILY REALTY, LLC**, a Georgia limited liability company **as to a 6.1029% undivided interest**, as parties of the first part, hereinafter collectively called Grantor, and **YOUNG MEN'S CHRISTIAN ASSOCIATION OF GEORGIA'S PIEDMONT, INC.**, a Georgia nonprofit corporation, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include all genders, the plural as well as the singular, and their heirs, legal representatives, executors, administrators, successors and assigns, where the context so requires or permits).

WITNESSETH THAT:

GRANTOR, for and in consideration of Grantor's desire to promote the interest of Grantee and the community by making a charitable gift to said Grantee, has bargained, granted, sold, aliened, conveyed and confirmed, and by these presents does bargain, grant, sell, alien, convey, and confirm unto the said Grantee all those tracts or parcels of land described on **EXHIBIT "A"** attached hereto and made a part hereof by this reference (the "Property").

This conveyance is subject to the items set forth on **EXHIBIT “B”** attached hereto and incorporated herein by reference (collectively, the “Permitted Exceptions”).

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the Property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

*[SIGNATURES APPEAR ON THE FOLLOWING PAGES]
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Limited Warranty Deed of Gift as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

**ROWELL FAMILY PARTNERSHIP,
LLLP**, a Georgia limited liability limited
partnership

By: Rowell Holdings, Inc., a Georgia
corporation, its General Partner

By: _____
Name: Michael Lee Rowell
Title: President

Meredith F. Malcolm

Unofficial Witness

Meredith F. Malcolm

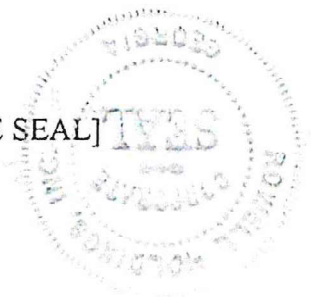
Unofficial Witness Printed Name

Stacie Cason

Notary Public
My Commission Expires:

STACIE CASON
Notary Public - State of Georgia
Walton County
My Commission Expires Jun 26, 2021

[CORPORATE SEAL]



[AFFIX NOTARY SEAL]

*[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

Signed, sealed and delivered
in the presence of:

Jane M. Hutton
Unofficial Witness

Jane M. Hutton
Unofficial Witness Printed Name

Susan M. Surber
Notary Public
My Commission Expires:

GRANTOR:

STILL FAMILY REALTY, LLC,
a Georgia limited liability company

By: The Jane J. Still Living Trust, its Sole
Member and Manager

By: Jane J. Still
Name: Jane J. Still, as Trustee

By: Robert H. Still, Jr.
Name: Robert H. Still, Jr., as Trustee

[AFFIX NOTARY SEAL]

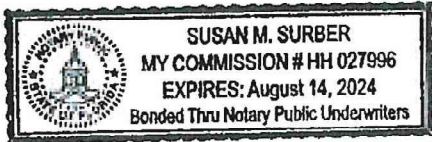


EXHIBIT "A"

Page 1 of 6

TRACT 1:

All that tract or parcel of land lying and being in Land Lot 41, 3rd District, City of Monroe, Walton County, Georgia, being Tract 1, containing 1.89 acres, more or less, and more particularly described on that survey for "Michael Lee Rowell" dated May 21, 2010, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 recorded in Plat Book 106, Page 102, Walton County, Georgia records, and more particularly described as follows:

To find the true point of beginning, begin at a point at the intersection of the Proposed Charlotte Rowell Boulevard (R/W Varies) with the intersection of Proposed Double Springs Church Road Connector (R/W varies), thence north 15 degrees 11 minutes 41.2 seconds west a distance of 72.58 feet to a point on the southern right of way of Proposed Double Springs Church Road Connector; thence north 47 degrees 43 minutes 25.3 seconds west a distance of 175.00 feet to a point; thence north 44 degrees 48 minutes 36.8 seconds west a distance of 106.11 feet to a point; thence along a curve having an arc distance of 22.06 feet with a radius of 442.00 feet and a chord of north 37 degrees 20 minutes 03 seconds west a distance of 22.05 feet to an iron pin set; thence along a curve having an arc distance of 115.33 feet with a radius of 442.00 feet and a chord of north 28 degrees 25 minutes 47 seconds west a distance of 115.00 feet to an iron pin set and the TRUE POINT OF BEGINNING.

From the point of beginning thus established, continuing along the southern right of way of Proposed Double Springs Church Road Connector along a curve having an arc distance of 277.43 feet with a radius of 442.82 feet and a chord of north 02 degrees 58 minutes 23 seconds west a distance of 272.90 feet to a point; thence leaving the right of way of Proposed Double Springs Church Road Connector and going north 70 degrees 42 minutes 59 seconds west a distance of 136.35 feet to a point in the centerline of creek; thence along the centerline of creek, south 62 degrees 41 minutes 08 seconds west a distance of 63.06 feet to a point; thence south 50 degrees 53 minutes 43 seconds west a distance of 73.12 feet to a point; thence north 74 degrees 41 minutes 52 seconds west a distance of 25.81 feet to a point; thence leaving the centerline of creek and going south 06 degrees 17 minutes 13 seconds east a distance of 344.37 feet to an iron pin set; thence north 69 degrees 02 minutes 42 seconds east a distance of 260.00 feet to an iron pin set on the southern right of way of Proposed Double Springs Church Road Connector and the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Page 2 of 6

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 41, 3rd District, City of Monroe, Walton County, Georgia, being Tract 2, containing 1.21 acres, more or less, and more particularly described on that survey for "Michael Lee Rowell" dated May 21, 2010, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 recorded in Plat Book 106, Page 102, Walton County, Georgia records, and more particularly described as follows:

To find the true point of beginning, begin at a point at the intersection of the Proposed Charlotte Rowell Boulevard (R/W Varies) with the intersection of Proposed Double Springs Church Road Connector (R/W varies), thence north 15 degrees 11 minutes 41.2 seconds west a distance of 72.58 feet to a point on the southern right of way of Proposed Double Springs Church Road Connector; thence north 47 degrees 43 minutes 25.3 seconds west a distance of 120.41 feet to an iron pin set and the TRUE POINT OF BEGINNING.

From the point of beginning thus established, going along the southern right of way of Proposed Double Springs Church Road Connector north 47 degrees 43 minutes 25.3 seconds west a distance of 54.59 feet to a point; thence north 44 degrees 48 minutes 36.8 seconds west a distance of 106.11 feet to a point; thence along a curve having an arc distance of 22.06 feet with a radius of 442.00 feet and a chord of north 37 degrees 20 minutes 03 seconds west a distance of 22.05 feet to an iron pin set; thence leaving the right of way of Proposed Double Springs Church Road Connector and going south 54 degrees 05 minutes 44 seconds west a distance of 255.96 feet to an iron pin set; thence south 44 degrees 48 minutes 37 seconds east a distance of 250.00 feet to an iron pin set; thence north 29 degrees 08 minutes 40 seconds east a distance of 66.01 feet to an iron pin set; thence north 42 degrees 16 minutes 35 seconds east a distance of 189.58 feet to an iron pin set on the southern right of way of Proposed Double Springs Church Road Connector and the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Page 3 of 6

TRACT 3:

All that tract or parcel of land lying and being in Land Lot 41, 3rd District, City of Monroe, Walton County, Georgia, being Tract 3, containing 1.40 acres, more or less, and more particularly described on that survey for "Michael Lee Rowell" dated May 21, 2010, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 recorded in Plat Book 106, Page 102, Walton County, Georgia records, and more particularly described as follows:

To find the true point of beginning, begin at a point at the intersection of the Proposed Charlotte Rowell Boulevard (R/W Varies) with the intersection of Proposed Double Springs Church Road Connector (R/W varies), this being the TRUE POINT OF BEGINNING.

From the point of beginning thus established, going along the northern right of way of Proposed Charlotte Rowell Boulevard south 33 degrees 00 minutes 19.2 seconds west 164.26 feet to a point; thence south 29 degrees 08 minutes 40.3 seconds west a distance of 95.33 feet to an iron pin set; thence leaving the right of way of Proposed Charlotte Rowell Boulevard and going north 60 degrees 51 minutes 20 seconds west a distance of 200.00 feet to an iron pin set; thence north 29 degrees 08 minutes 40 seconds east a distance of 153.86 feet to an iron pin set; thence north 42 degrees 16 minutes 35 seconds east a distance of 189.58 feet to an iron pin set on the southern right of way of Proposed Double Springs Church Road Connector; thence along the right of way of Proposed Double Springs Church Road Connector south 47 degrees 43 minutes 25.3 seconds east a distance of 120.41 feet to a point; thence south 15 degrees 11 minutes 41.2 seconds east a distance of 72.58 feet to a point and the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Page 4 of 6

TRACT 4:

All that tract or parcel of land lying and being in Land Lot 41, 3rd District, City of Monroe, Walton County, Georgia, being Tract 4, containing 1.51 acres, more or less, and more particularly described on that survey for "Michael Lee Rowell" dated May 21, 2010, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 recorded in Plat Book 106, Page 102, Walton County, Georgia records, and more particularly described as follows:

To find the true point of beginning, begin at a point at the intersection of the Proposed Charlotte Rowell Boulevard (R/W Varies) with the intersection of Proposed Double Springs Church Road Connector (R/W varies), thence, going along the northern right of way of Proposed Charlotte Rowell Boulevard south 33 degrees 00 minutes 19.2 seconds west 164.26 feet to a point; thence south 29 degrees 08 minutes 40.3 seconds west a distance of 165.33 feet to an iron pin set on the northern right of way of Proposed Charlotte Rowell Boulevard, this being the TRUE POINT OF BEGINNING.

From the point of beginning thus established, going along the northern right of way of Proposed Charlotte Rowell Boulevard south 29 degrees 08 minutes 40.3 seconds west a distance of 41.17 feet to a point; thence south 23 degrees 13 minutes 59.6 seconds west a distance of 80.48 feet to a point; thence south 26 degrees 22 minutes 44.5 seconds west a distance of 52.73 feet to a point; thence south 14 degrees 28 minutes 34.5 seconds west a distance of 119.56 feet to a point; thence leaving the right of way of Proposed Charlotte Rowell Boulevard and going north 56 degrees 50 minutes 45.7 seconds west a distance of 52.83 feet to a point; thence south 13 degrees 46 minutes 48.6 seconds west a distance of 20.92 feet to a point at the centerline of creek; thence along the centerline of the creek south 83 degrees 42 minutes 28 seconds west a distance of 70.01 feet to a point; thence south 86 degrees 06 minutes 04 seconds west a distance of 70.09 feet to a point; thence north 36 degrees 13 minutes 13 seconds west a distance of 33.72 feet to a point; thence leaving the creek and going north 21 degrees 50 minutes 39 seconds east a distance of 30.0 feet to an iron pin set; thence north 21 degrees 50 minutes 39 seconds east a distance of 343.82 feet to an iron pin set; thence south 60 degrees 51 minutes 20 seconds east a distance of 200.00 feet to an iron pin set on the northern Proposed Charlotte Rowell Boulevard and the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Page 5 of 6

TRACT 6:

All that tract or parcel of land lying and being in Land Lot 41, 3rd District, City of Monroe, Walton County, Georgia, being Tract 6, containing 17.47 acres, more or less, and more particularly described on that survey for "Michael Lee Rowell" dated May 21, 2010, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 recorded in Plat Book 106, Page 102, Walton County, Georgia records, and more particularly described as follows:

To find the true point of beginning, begin at a point at the intersection of the Proposed Charlotte Rowell Boulevard (R/W Varies) with the intersection of Proposed Double Springs Church Road Connector (R/W varies), thence, going along the northern right of way of Proposed Charlotte Rowell Boulevard south 33 degrees 00 minutes 19.2 seconds west a distance of 164.26 feet to a point; thence south 29 degrees 08 minutes 40.3 seconds west a distance of 206.50 feet to a point; thence south 23 degrees 13 minutes 59.6 seconds west a distance of 80.48 feet to a point; thence south 26 degrees 22 minutes 44.5 seconds west a distance of 52.73 feet to a point; thence south 14 degrees 28 minutes 34.5 seconds west a distance of 119.56 feet to a point; thence leaving the right of way of Proposed Charlotte Rowell Boulevard and going north 56 degrees 50 minutes 45.7 seconds west a distance of 52.83 feet to a point; thence south 13 degrees 46 minutes 48.6 seconds west a distance of 20.92 feet to a point at the centerline of creek; thence along the centerline of the creek south 83 degrees 42 minutes 28 seconds west a distance of 70.01 feet to a point; thence south 86 degrees 06 minutes 04 seconds west a distance of 70.09 feet to a point; thence north 36 degrees 13 minutes 13 seconds west a distance of 33.72 feet to a point; thence north 80 degrees 24 minutes 03 seconds west a distance of 54.74 feet to a point; thence north 85 degrees 01 minutes 57 seconds west a distance of 78.64 feet to a point; thence south 26 degrees 12 minutes 56 seconds west a distance of 12.00 feet to a point and the TRUE POINT OF BEGINNING.

From the point of beginning thus established and continuing along the center line of creek south 26 degrees 12 minutes 56 seconds west a distance of 32.78 feet to a point; thence north 85 degrees 35 minutes 11 seconds west a distance of 82.56 feet to a point; thence south 33 degrees 28 minutes 39 seconds west a distance of 36.93 feet to a point; thence north 49 degrees 50 minutes 01 seconds west a distance of 62.46 feet to a point; thence south 65 degrees 35 minutes 52 seconds west a distance of 37.38 feet to a point; thence south 64 degrees 16 minutes 09 seconds west a distance of 54.83 feet to a point; thence north 56 degrees 37 minutes 14 seconds west a distance of 42.35 feet to a point; thence south 60 degrees 37 minutes 30 seconds west a distance of 47.53 feet to a point; thence south 69 degrees 38 minutes 17 seconds west a distance of 32.13 feet to a point; thence north 58 degrees 38 minutes 41 seconds west a distance of 32.68 feet to a point; thence south 46 degrees 27 minutes 07 seconds west a distance of 38.51 feet to a point; thence south 45 degrees 01 minutes 12 seconds west a distance of 39.46 feet to a point; thence south 84 degrees 28

EXHIBIT "A"

Page 6 of 6

minutes 35 seconds west a distance of 21.20 feet to a point; thence south 40 degrees 31 minutes 21 seconds west a distance of 42.95 feet to a point; thence north 84 degrees 06 minutes 15 seconds west a distance of 45.71 feet to point; thence south 45 degrees 01 minutes 12 seconds west a distance of 64.38 feet to a point; thence south 56 degrees 32 minutes 36 seconds west a distance of 80.20 feet to a point; thence south 35 degrees 16 minutes 16 seconds west a distance of 36.52 feet to a point; thence south 28 degrees 31 minutes 06 seconds west a distance of 43.73 feet to a point; thence south 48 degrees 34 minutes 30 seconds west a distance of 62.11 feet to a point on the intersection of a larger creek; thence north 40 degrees 27 minutes 12 seconds west a distance of 78.67 feet to a point; thence north 23 degrees 10 minutes 43 seconds west a distance of 270.37 feet to a point; thence north 37 degrees 44 minutes 30 seconds west a distance of 64.06 feet to a point; thence north 02 degrees 55 minutes 20 seconds west a distance of 215.18 feet to a point; thence north 25 degrees 49 minutes 39 seconds west a distance of 219.58 feet to a point; thence north 12 degrees 16 minutes 03 seconds west a distance of 252.46 feet to a point; thence north 30 degrees 09 minutes 32 seconds west a distance of 53.80 feet to a point; thence north 03 degrees 40 minutes 13 seconds east a distance of 39.10 feet to a point; thence north 19 degrees 20 minutes 38 seconds east a distance of 72.29 feet to a point on the intersection of a smaller creek; thence north 63 degrees 58 minutes 06 seconds east a distance of 62.95 feet to a point; thence north 79 degrees 20 minutes 08 seconds east a distance of 66.61 feet to a point; thence north 78 degrees 36 minutes 01 seconds east a distance of 93.62 feet to a point; thence north 76 degrees 29 minutes 04 seconds east a distance of 94.92 feet to a point; thence north 64 degrees 14 minutes 25 seconds east a distance of 57.88 feet to a point; thence north 76 degrees 13 minutes 41 seconds east a distance of 90.83 feet to a point; thence leaving the creek and going south 33 degrees 40 minutes 16 seconds east a distance of 1164.32 feet to a point and the TRUE POINT OF BEGINNING.

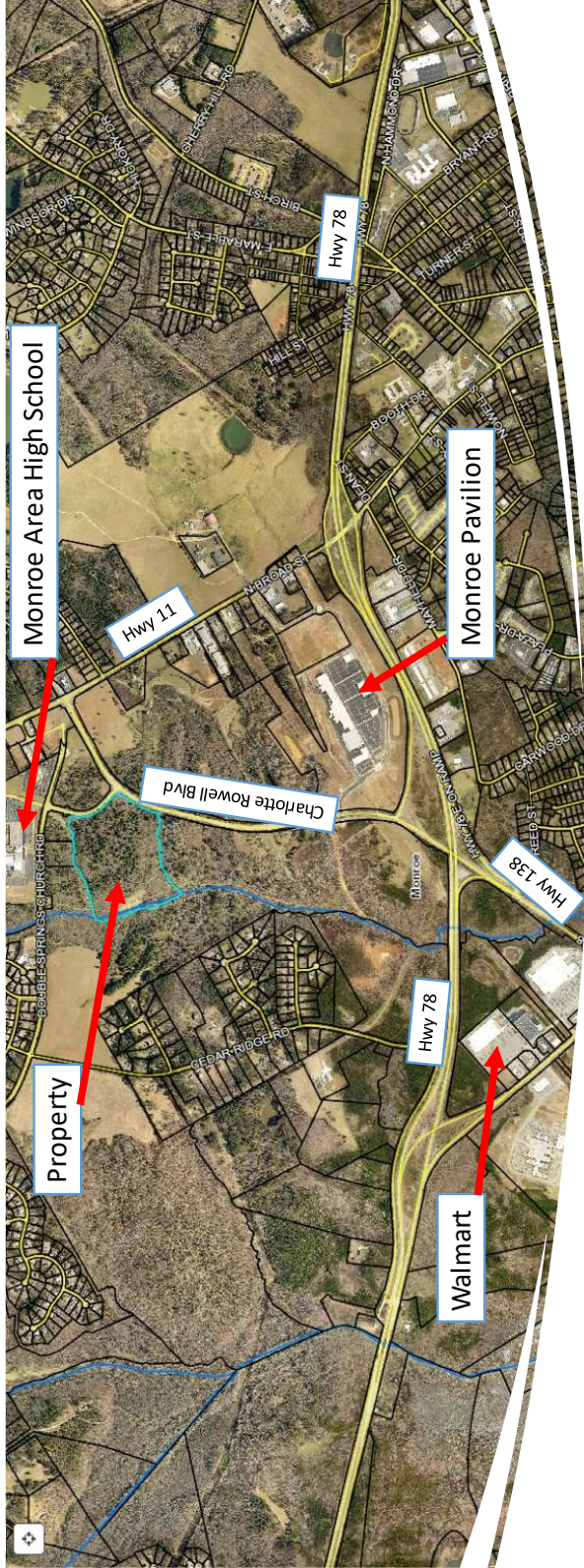
EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Any and all taxes and assessments of record for the year 2020 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or rebilling of the city or county taxes subsequent to the date hereof.
2. Taxes or special assessments which are not shown as existing liens by the public records.
3. Any easements, restrictions, liens, and encumbrances of record.
4. Easements, restrictions, liens, encumbrances, or claims thereof, not shown by the public records.
5. Any portion of the Property lying within a public right of way.
6. All zoning and other laws, ordinances, codes, rules, regulations, requirements or executive mandates and other such governmental and/or quasi-governmental matters affecting the Property.
7. Encroachments, overlaps, boundary line disputes, or any other state of facts that an accurate survey or inspection of the Property would disclose.
8. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
9. Rights of upper and lower riparian owners in and to the waters of any creek or stream which bounds or traverses the Property, free from increase, decrease or pollution.
10. Any minerals or mineral rights leased, granted or retained by prior owners of the Property.
11. All those matters as disclosed by that certain plat recorded in Plat Book 106, Page 102, Walton County, Georgia records including, without limitation, the 20' Sanitary Sewer Easement shown on Tract 6.

6. Location/Zoning Maps

Location Map



Location Map

- The YMCA is in the ideal location for access from all major state routes through Walton County
- Monroe Area High School is to the North
- Residential (current and planned) are to the West
- Monroe Pavilion is to the southeast with additional future commercial development/residential development anticipated along Charlotte Rowell Blvd

Zoning Map



Zoning Designation

- The property is currently zoned B3 and is in the Corridor Design Overlay District due to road frontage on Charlotte Rowell Blvd.
- The properties directly abutting the property are zoned B3/R1 and B3. The properties zoned B3/R1 are owned by the Rowell and Still families. The property zoned B3 is owned by The Landing of Monroe, LLC.
- PCD is consistent with the development trend along Charlotte Rowell Blvd given the Monroe Pavilion development less than a mile south of the Property

7. Survey, Site Plan, Landscape Plan



N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

N/F
PARCEL # M0050045A00
THE LANDING OF MONROE, LLC
A GEORGIA LIMITED LIABILITY COMPANY
DB. 4426 PG. 418

PERMANENT CONSTRUCTION & MAINTENANCE
EASEMENT PER
DB. 3358 PG. 448
N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

N/F
PARCEL # M0040007
YOUNG MAN'S CHRISTIAN ACADEMY OF
GEORGIA'S PIEDMONT, INC.
DB. 3446 PG. 439
DB. 4747 PG. 10
PB. 106 PG.-102
32.19 ACRES

N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

REFERENCES

- DEED BOOK 3358 PAGE 448-486 (RIGHT-OF-WAY)

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L1 | N56°42'21"W | 52.40' |
| L2 | S13°55'12"W | 34.50' |

| CURVE # | CHORD BRNG | CHORD DIST | RADIUS | ARC |
|---------|-------------|------------|---------|--------|
| C1 | S37°05'21"E | 22.39' | 445.58' | 22.39' |

MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.S.A. 43-15-22.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- SUBJECT PROPERTY IS DESIGNATED AS PARCEL M0040007.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "A" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13297C0130E AND 13297C0136E, DATED DECEMBER 08, 2016.
- ONE FOOT CONTOUR INTERVAL SHOWN. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 83 DATUM.
- PROPERTY LINES SHOWN HEREON WERE TAKEN FROM MATTERS OF RECORD AND EVIDENCE FOUND IN THE FIELD. THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS AND THE TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THIS SURVEY IS NOT TO BE RECORDED AND SHOULD NOT BE USED TO CONVEY PROPERTY.

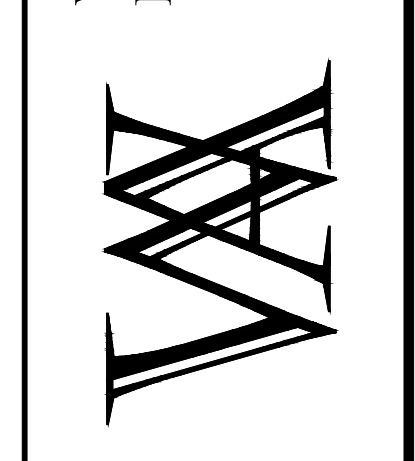
LEGEND OF SYMBOLS

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- BENCHMARK
- PROPERTY LINE
- EASEMENT LINE
- CONTOUR LINE
- SANITARY SEWER MAN-HOLE
- UTILITY POLE
- GUY WIRE
- SIGN
- STORM SEWER LINE
- SANITARY SEWER LINE
- GUARD RAIL
- OVERHEAD POWER, TELEPHONE AND CATV
- WOODS LINE
- ASPHALT
- CONCRETE

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC

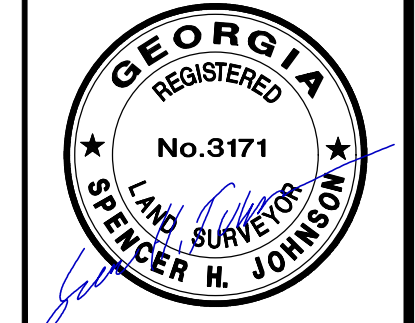
506 OSGIAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
WWW.WELLSTONASSOC.COM



MANLEY SPANGLER SMITH ARCHITECTS, P.C.
3RD LAND DISTRICT
MONROE
WALTON COUNTY
GEORGIA

TOPOGRAPHIC SURVEY
FOR
MANLEY SPANGLER SMITH ARCHITECTS, P.C.
LAND LOT 41
WALTON COUNTY
MONROE
GEORGIA

Project No.: 1351-001
Drawing No.: TPS
Drawn By: J.L.P.
Checked By: S.H.J.
R.L.S. No.: 3171



Date: 3-25-22
Scale: 1"=75'
Sheet No.:

- Main Entrance 1
- Main Parkings 2
- Landscaped Island 3
- Future Field House 4

- Future Archery Center 5
- Soccer Field-Full Size 6
- Soccer Field - U10 7
- Future Tennis Courts/Pickleball 8

- Future Multi-Purpose Pavilion 9
- Soccer Field-U6
- Soccer Field-U8
- Box Lacrosse

- After-school Playground 10
- Car Riders 11
- Pre-K Playground 12
- Staff Parking 13

- Walking Trail - .5 mile 14

- Location for Future Outdoor Pool 15

- Main Building Entry 16

- Future Traffic Circle 17

- Sidewalks Located on Frontage 18





LOCATION MAP

Development Summary Chart

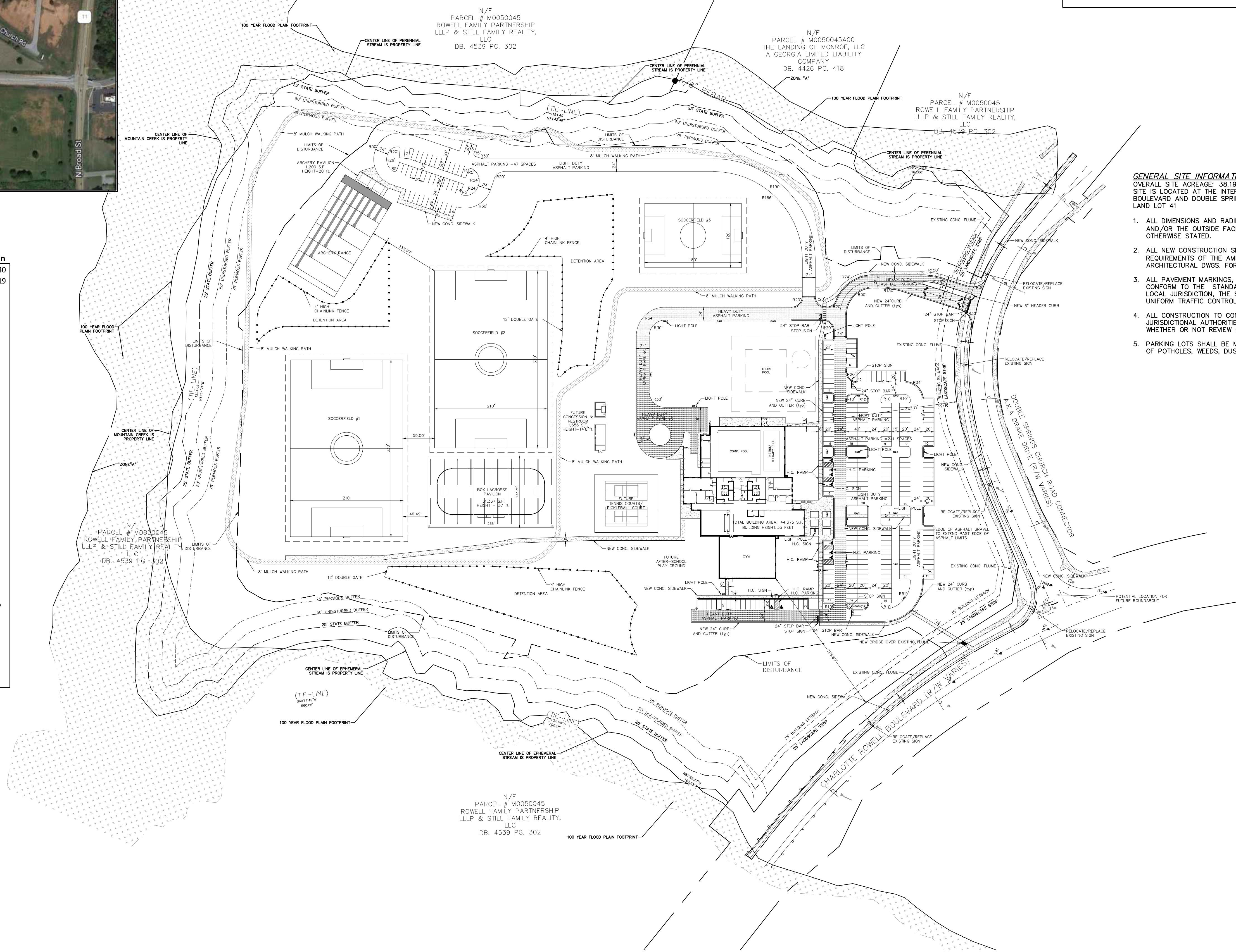
| Issue | Shown on Site Plan |
|--|---------------------|
| Area of Site (s.f.) | 1,663,556.40 |
| Area of Site (acres) | 38.19 |
| Building s.f. | |
| YMCA Main Building | 44,375 s.f. |
| Box Lacrosse Pavilion | 31,337 s.f. |
| Archery Pavilion | 1,200 s.f. |
| Fieldhouses | 1,656 s.f. |
| Lot Coverage of Building Area (s.f.)** | 78,568 s.f. |
| Lot Coverage of Building Area (%) | 5% |
| Building Height | |
| YMCA Main Building | 35' |
| Box Lacrosse Pavilion | 37' |
| Archery Pavilion | 20' |
| Fieldhouses | 14'-8" |
| Lot Coverage | |
| Pervious Area | 1,365,524 s.f. |
| % Pervious Area | 82% |
| Impervious Area | 298,032 s.f. |
| % Impervious Area | 18% |
| Landscaping | |
| Total Landscaped Area | 1,170,505 s.f. |
| Buffers | |
| Stream Protection- 25' State Buffer | 25' |
| Stream Protection- 50' Undisturbed Buffer | 50' |
| Stream Protection- 75' Pervious Buffer | 75' |
| Landscape Strip Abutting Right of Way | 25' Landscape Strip |
| Setbacks | |
| Building setback from Charlotte Rowell Blvd. | 285.60' |
| Building setback from Double Springs Church Rd. Conn. Front (Charlotte Rowell/ Double Springs Church Road) | 323.11' |
| Side (North and South) | 35 ft. |
| Rear (North and South) | 15 ft. |
| Rear (West) | 20 ft. |

| PARKING STATISTICS | |
|--------------------|------------------|
| USE | PARKING PROVIDED |
| YMCA Parking | 288 |
| TOTAL | 288 |

CURRENT ZONING: B-3 (Highway Business District)
LOCATED WITHIN THE CDO (Corridor Design Overlay)
PROPOSED ZONING: PCD (Planned Commercial District)
GROSS ACREAGE = 38.19 acres-1,663,556 s.f.
NET ACREAGE = 38.19 acres-1,663,556 s.f.
TOTAL BUILDING AREA = 78,568 s.f.
F.A.R.=0.05

LEGEND

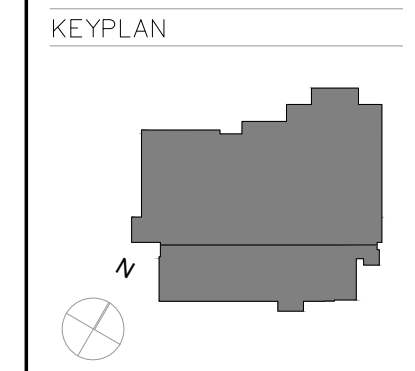
| | |
|---------------------------|------------|
| EXISTING FEATURES | --- |
| EXISTING BUILDING | ---- |
| FEATURES | ---- |
| BUILDING | ---- |
| PROPERTY LINES | ---- |
| HEAVY DUTY ASPHALT PAVING | ▨▨▨▨▨▨▨▨▨▨ |
| 8' MULCH WALKING PATH | ▨▨▨▨▨▨▨▨▨▨ |



- GENERAL SITE INFORMATION:**
 OVERALL SITE ACREAGE: 38.19 ACRES
 SITE IS LOCATED AT THE INTERSECTION OF CHARLOTTE ROWELL BOULEVARD AND DOUBLE SPRINGS CHURCH ROAD CONNECTOR LAND LOT 41
1. ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.
 2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
 3. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 4. ALL CONSTRUCTION TO CONFORM TO ALL RELEVANT JURISDICTIONAL AUTHORITIES STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
 5. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS

ISSUANCES

| Date | Description |
|------------|--------------------|
| 03.25.2022 | Design Development |
| 07.14.2022 | Site Work GMP |



HGA
 HAINES GIPSON & ASSOCIATES
 Civil • Structural • Bridge
 1550 North Brown Rd.
 Suite 145
 Lawrenceville, GA 30043

GEORGIA
 PROFESSIONAL ENGINEER
 No. 100000000
 JOHN A. BERGQUIST
 GSWCC: 0000072078
 EXPIRES: 8/22/2023

Manley Spangler Smith Architects
 A Professional Corporation

525 East Taylor St.
 P.O. Box 880
 Griffin, Georgia 30224
 Office 770.227.5473
 Fax 770.228.3442

PROJECT:
WALTON YMCA

CLIENT:
 YMCA of Georgias Piedmont

SHEET TITLE:
ZONING PLAN

© 2022 Manley Spangler Smith Architects, PC
 PROJECT NUMBER: 202118
 DATE: 7/14/2022
 SCALE: AS NOTED
 DRAWN BY: SCA
 CHECKED BY: RCL

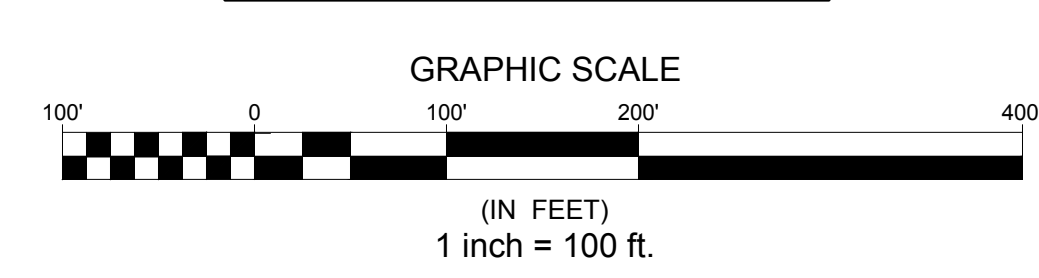
SHEET NO.
Z-1.0
 HGA JOB No. 2022-159



Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411

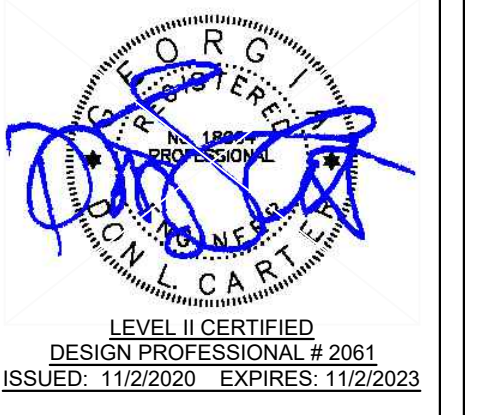
THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



OVERALL PLAN

| REVISIONS/ISSUANCES | | |
|---------------------|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |



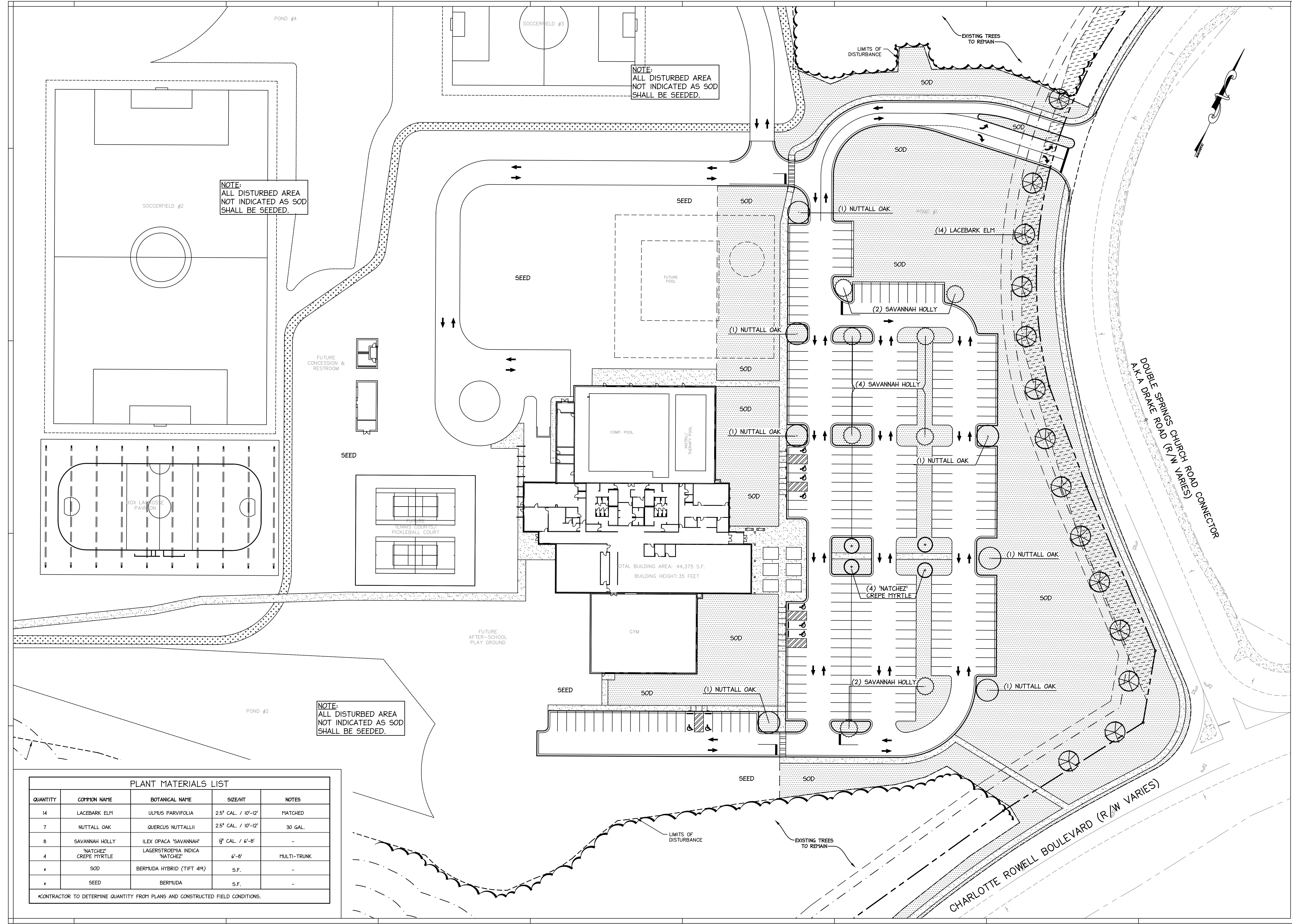
525 East Taylor St.
P.O. Box 880
Griffin, Georgia 30224
Office 770.227.5473
Fax 770.228.3442

PROJECT:
Walton YMCA

CLIENT:
YMCA of Georgia's Piedmont

SHEET TITLE:
LANDSCAPE PLAN

© 2022 Manley Spangler Smith Architects, PC
PROJECT NUMBER: 202118
DATE: 09.17.2022
SCALE: 1" = 40'
0 40 80
DRAWN BY: CAD0
CHECKED BY: DL0
SHEET NO.: L1.1



PLANT MATERIALS LIST

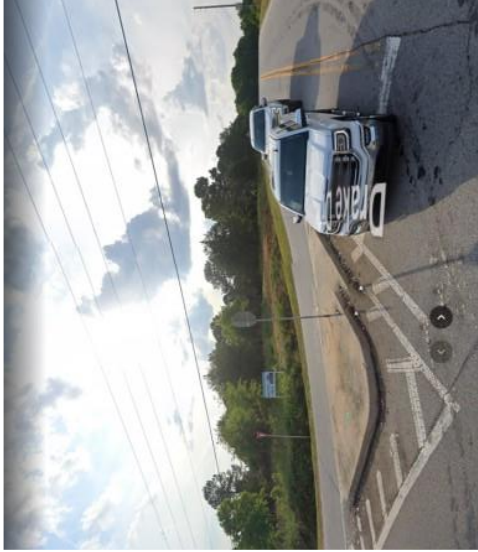
| QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE/HT | NOTES |
|----------|------------------------|--------------------------------|---------------------|-------------|
| 14 | LACEBARK ELM | ULMUS PARVIFOLIA | 2.5" CAL. / 10'-12' | MATCHED |
| 7 | NUTTALL OAK | QUERCUS NUTTALLII | 2.5" CAL. / 10'-12' | 30 GAL. |
| 8 | SAVANNAH HOLLY | ILEX OPACA 'SAVANNAH' | 1 1/2" CAL. / 6'-8' | - |
| 4 | 'NATCHEZ' CREPE MYRTLE | LAGERSTROEMIA INDICA 'NATCHEZ' | 6'-8' | MULTI-TRUNK |
| # | SOD | BERMUDA HYBRID (TIFT 419) | S.F. | - |
| # | SEED | BERMUDA | S.F. | - |

*CONTRACTOR TO DETERMINE QUANTITY FROM PLANS AND CONSTRUCTED FIELD CONDITIONS.

P:\M0700 - MANLEY SPANGLER SMITH ARCH - 870700700.034 Walton YMCA\CADD\M0700.034 Manley.dwg, L1, 11/15/2022, 3:29:58 PM, mrobins, DWG To PDF.pc3, ARCH (all sheets) (08.00 x 24.00 inches), 1:1

8. Utility Letter- Will provided by City

9. Photographs



1



2



3

Road Views of Existing Conditions

- Photo 1- Corner of Charlotte Rowell and DSCRC/Drake Drive
- Photo 2- Driving North on Charlotte Rowell Blvd- Property on the left
- Photo 3- Driving North on DSCRC/Drake Drive towards project entrance
- As shown in the above photos, the existing condition of the property is undeveloped and heavily wooded.

10. Pattern Book



Walton County YMCA

Pattern Book for Requested PCD
Zoning

September 16, 2022



Pattern Book Contents

- Project Description and Vision
- Property overview
- Master Plan
 - Site Plan
 - Design
 - Lighting
 - Signage
 - Fencing
 - Utilities
- Landscaping
- Ownership/Operations
- Variation from Existing Standards
- Appendix



Project Description and Vision

YMCA Mission

- To put Christian principles into practice through programs that build healthy spirit, mind and body for all.



Walton County YMCA- Pattern Book

Vision for Walton County Facility

The YMCA is a missioned based organization and is dedicated to providing comprehensive programs and services that enrich communities and all to the people who live in them. The Walton YMCA will be the third facility operated by the Georgia's Piedmont Branch. The Georgia's Piedmont understand the complex needs of the region and plans to develop unique programming based on the community strength. The regional uniqueness will also be recognized in the development of project. The development will incorporate local architectural context and responsible site development.

The YMCA is committed to promoting their core values of “caring, honesty, respect and responsibility” which includes protecting the character and historic elements of Monroe.



Project Description

- The Walton YMCA will sit on 38.19 acres of land located at the northeast corner of Charlotte Rowell Blvd and Double Springs Church Road Connector. The new YMCA will be approximately 44,375 square feet and boast a 10-lane indoor pool, along with a separate warm water therapy pool. In addition, the new YMCA will have a wellness center, aerobics room, afterschool/summer camp rooms and a nursery. The facility will also have a meeting room/chapel and locker rooms. Outdoors, the Walton YMCA will develop over time with soccer fields to start and the following to be constructed in the future: field house, archery center, tennis courts, pickleball courts, pavilion, lacrosse, playgrounds, outdoor pool, and a walking trail.
- This project will fulfill a huge need in Walton County and surrounding areas for a recreation facility and is projected to have 7,000 members.
- The facility is designed to echo the historic/industrial look of the Monroe Mill and will complement the design of the adjacent high school with brick and black metal features, large rectangular windows and a flat roof.
- With proximity to Hwy 78, Hwy 138 and Hwy 11, the facility is ideally located for convenient access from all areas of Walton County
- Construction will begin immediately upon receipt of the required City approvals

Project Description

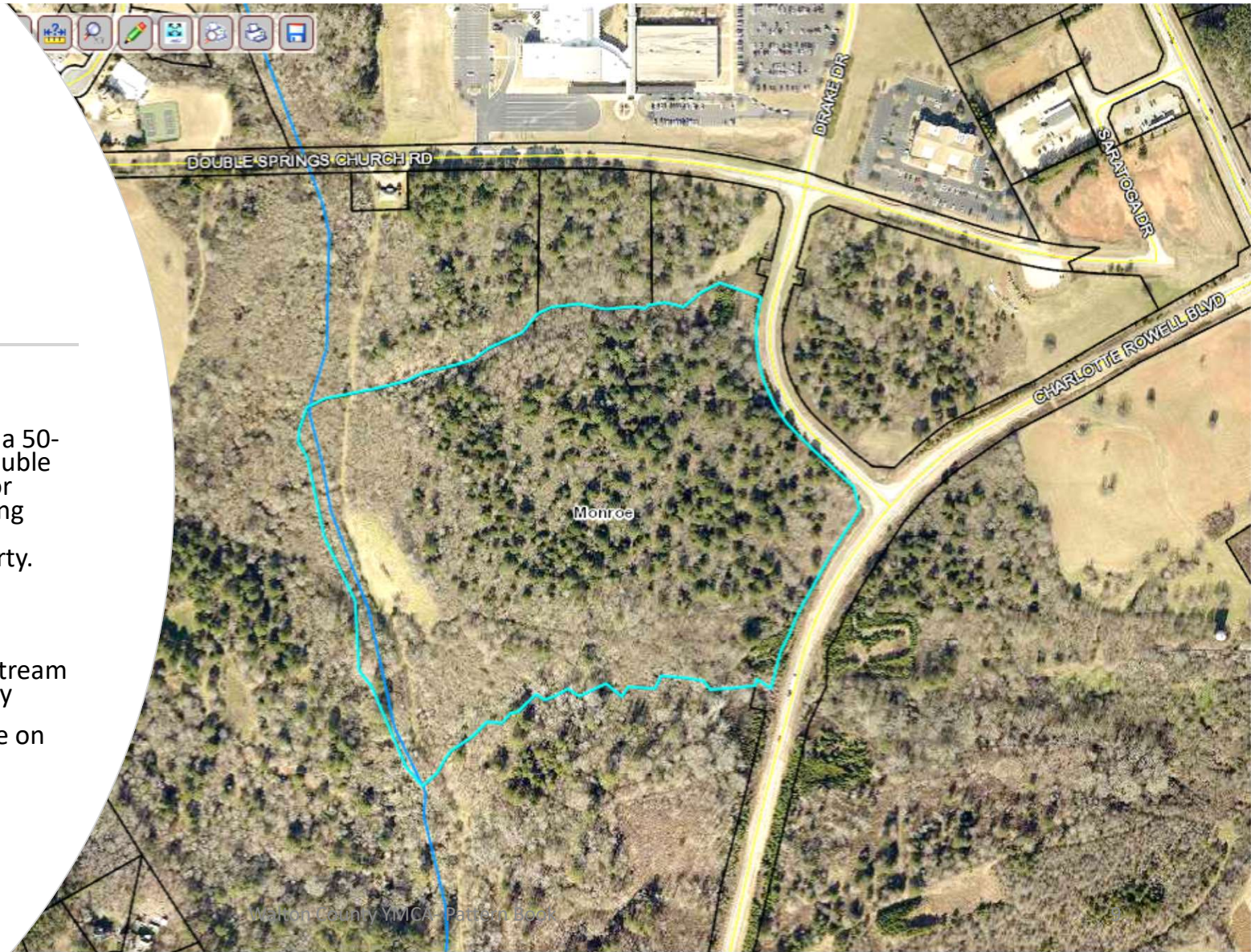
- The YMCA is requesting a Planned Commercial District (“PCD”) zoning designation to allow it to construct a facility that provides the greatest benefit to the community by maximizing athletic field space and better ensuring the safety of children and vehicles. The property is currently zoned B3 and in the Corridor Design Overlay District which places limitations on the road setback and parking location that inhibit the YMCA’s customary design and the design that best fits the property and serves the community. A larger setback from the road is required to provide a protective buffer between the parking and field areas and the road which is dangerous for children visiting the Y. It is also important to separate the parking area from the fields to protect cars from rogue balls. The proposed site layout is more traditional than urban which is a better fit for the use and consistent with other YMCA campuses.
- The historic/industrial design will fit in well with the surrounding brick school buildings and stand out with the industrial touches including black metal accents
- Landscaping will enhance the overall feel of the site and provide shade and visual contrast over the parking areas. All streets and parking areas will be paved. Wooded buffers of 50-feet will be maintained adjacent to adjoining property owners.
- The YMCA will be a tremendous addition to the City and its mission to create more places to play for its citizens.
- Details regarding the site plan, uses and other features of the project follow.

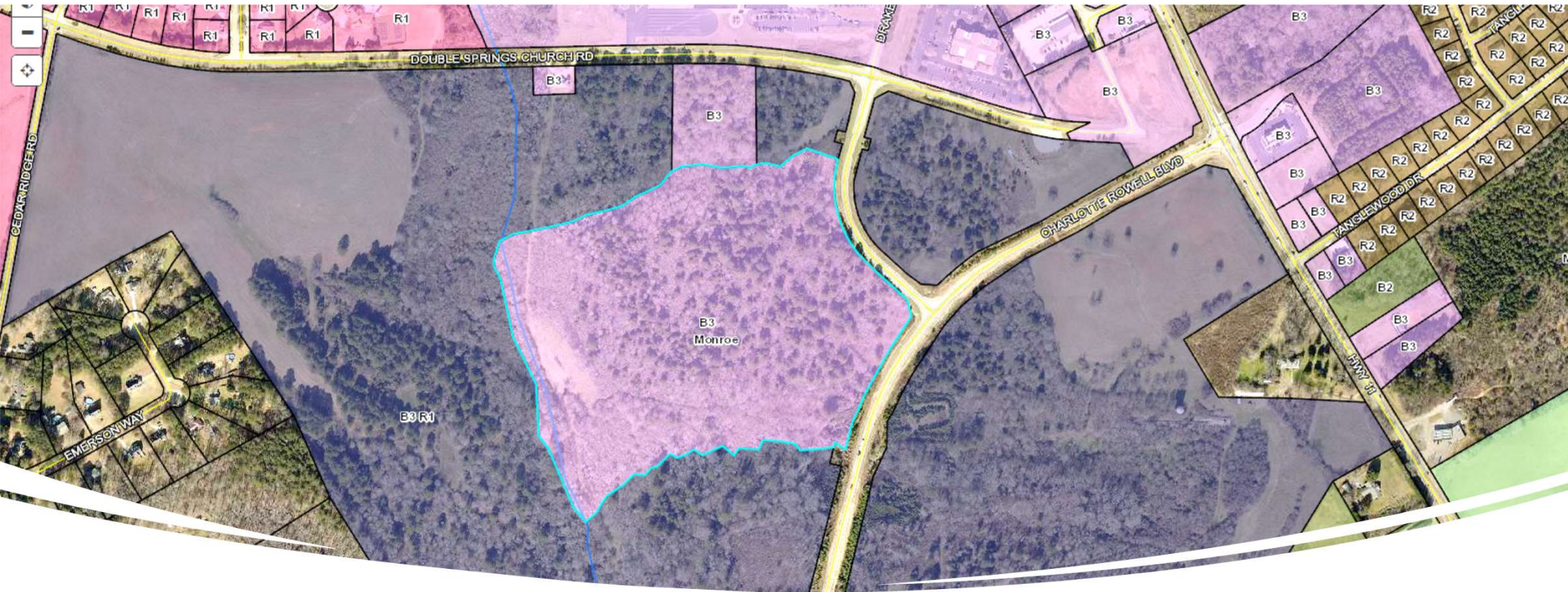
Property Overview

Existing Conditions and
Location

Property

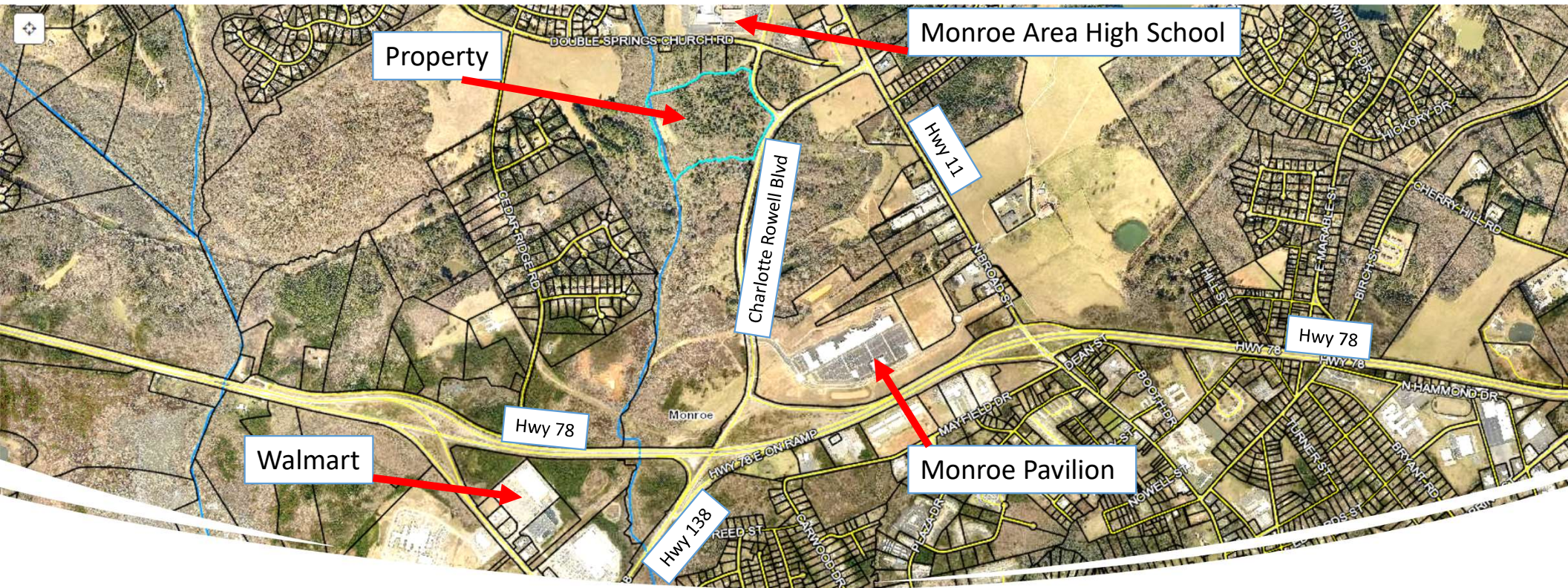
- The Property is 38.19 acres
- It is primarily wooded and has a 50-foot variation in grade with Double Springs Church Road Connector “DSCRC” (aka Drake Drive) being significantly higher than the southern portion of the property.
- Mountain Creek borders the western boundary, a perennial stream borders the northern boundary, and an ephemeral stream borders the southern boundary
- The Property has road frontage on Charlotte Rowell Blvd and DSCRC/Drake Drive.





Zoning Designation

- The property is currently zoned B3 and is in the Corridor Design Overlay District due to its road frontage on Charlotte Rowell Blvd.
- The properties directly abutting the property are zoned B3-R1A and B3. The properties zoned B3-R1A are owned by the Rowell and Still families. The property zoned B3 is owned by The Landing of Monroe, LLC.
- PCD is consistent with the development trend along Charlotte Rowell Blvd given the Monroe Pavilion development less than a mile south of the Property



Location Map

- The YMCA is in the ideal location for access from all major state routes through Walton County
- Monroe Area High School is to the North
- Residential (current and planned) are to the West
- Monroe Pavilion is to the southeast with additional future commercial development/residential development anticipated along Charlotte Rowell Blvd



1



2



3

Road Views of Existing Conditions

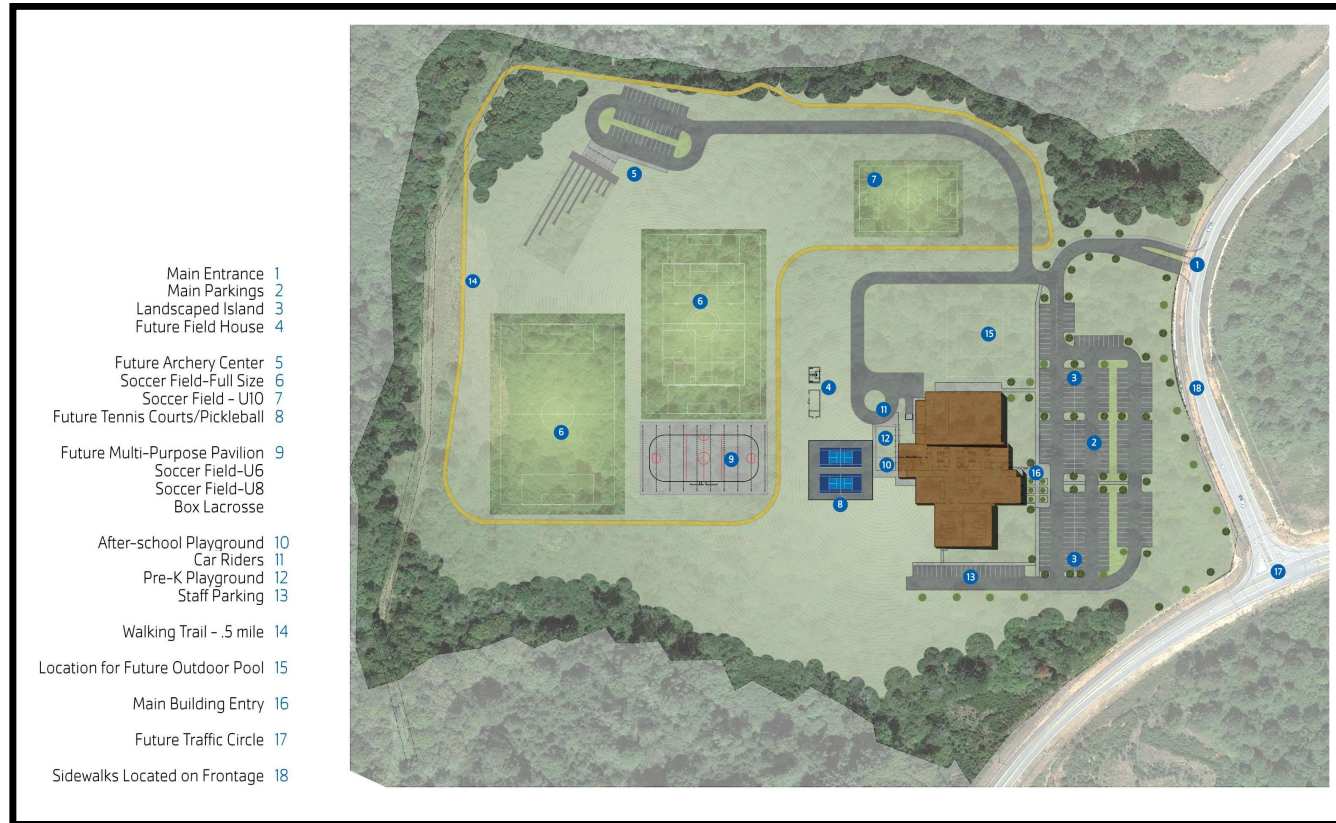
- Photo 1- Corner of Charlotte Rowell and DSCRC/Drake Drive
- Photo 2- Driving North on Charlotte Rowell Blvd- Property on the left
- Photo 3- Driving North on DSCRC/Drake Drive towards project entrance
- As shown in the above photos, the existing condition of the property is undeveloped and heavily wooded.

Master Plan

Site Layout and Features

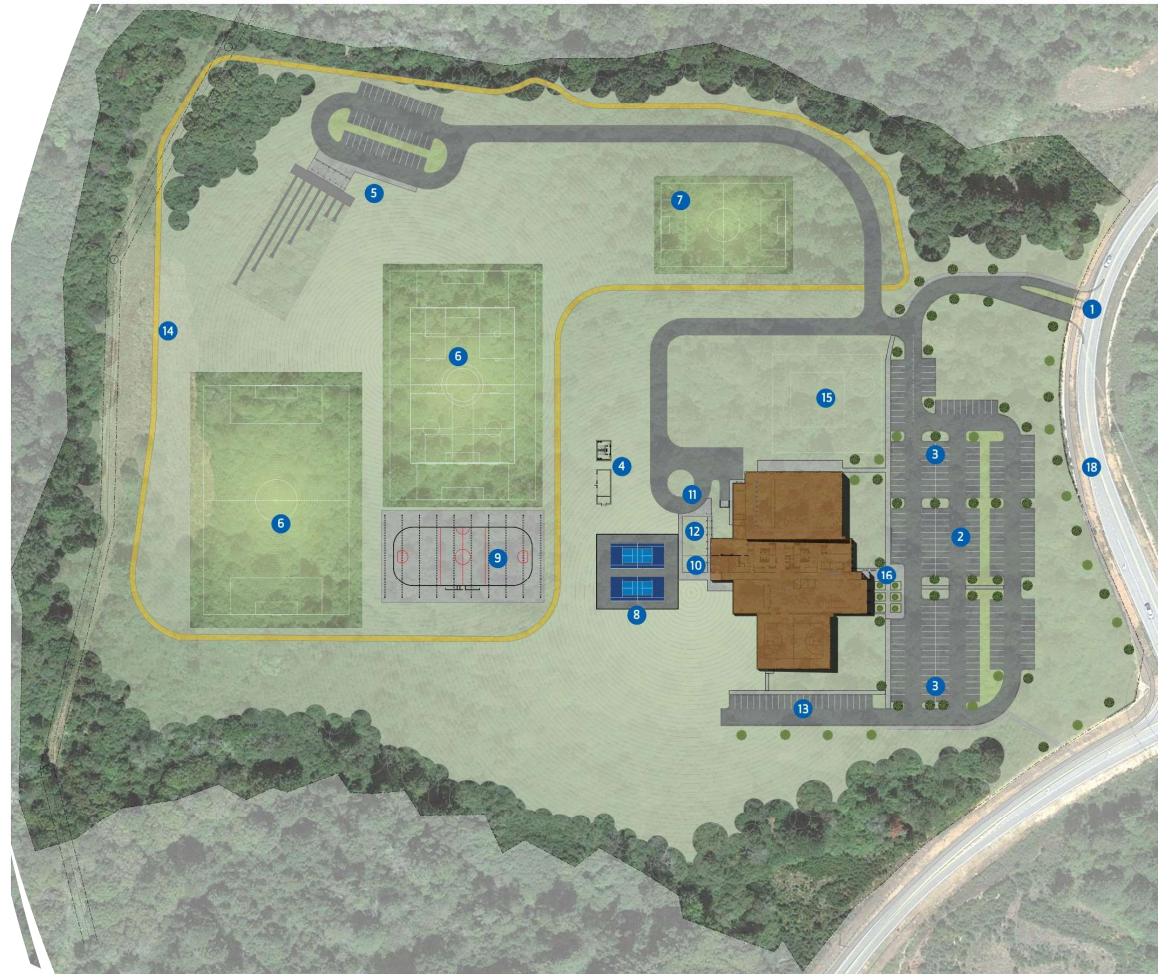
Site Plan Uses

- The overall site is 38.19 acres.
- The site elements, including all uses, are labeled on this conceptual site plan.
- The primary elements include:
 - Soccer fields
 - Box Lacrosse pavilion
 - Future Archery range
 - Future Tennis/Pickle Ball Courts
 - Playgrounds
 - Fieldhouse
 - Walking Trail (0.5 mile)
 - Future outdoor pool
 - Main activity building
- The only allowed land use on the site is the YMCA and all of its ancillary and accessory uses. No other land uses are requested as a part of the PCD rezoning request.



Site Plan Parking

- All Parking will be paved
- Parking areas will include 288 spaces
- Visitor parking is in the front of the building which fronts on DSCRC/Drake Drive and away from the athletic fields to prevent damage to vehicles (See 2)
- Staff Parking is on the south side of the building (See 13)
- Separate parking will be provided at the Archery Range. (See 5)
- Circular access to all three parking areas proposed provides better traffic flow within the site.



Site Plan Buildings



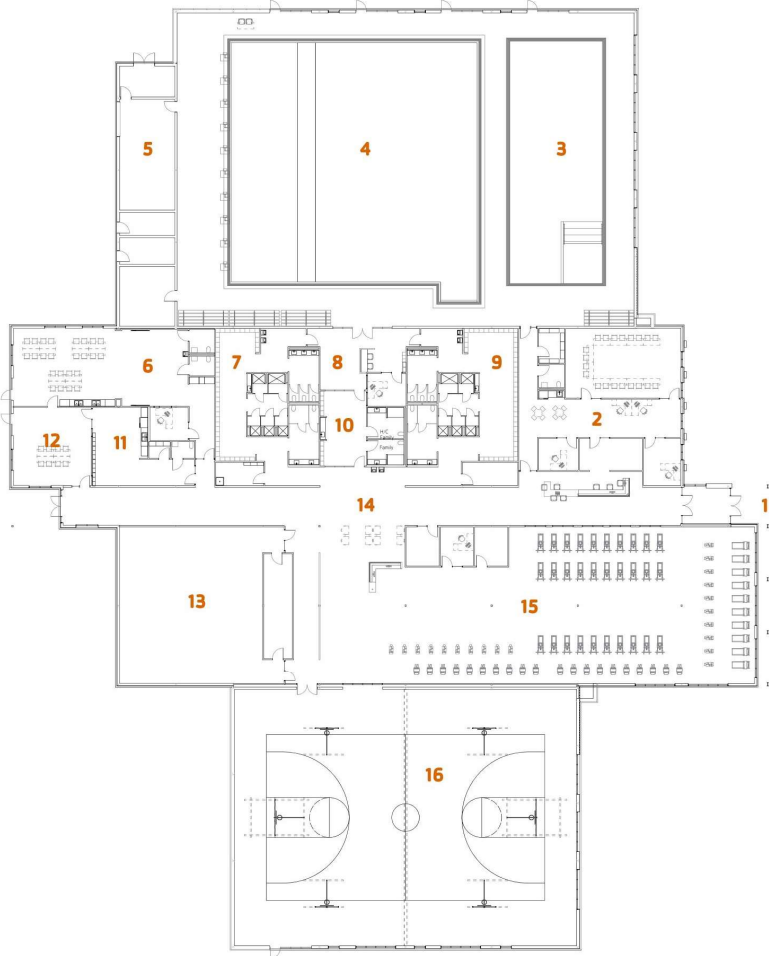
- Four structures are proposed:
 - The main facility building footprint boasts over 44,375 sf of activity space. It will be 35 feet tall.
 - The box lacrosse pavilion will be 31,337 sf and 37 feet tall. It will be open-air.
 - The archery pavilion will be designed by GA DNR and paid for with a grant. It is estimated to be 1,200 sf and 20 ft tall.
 - The future field house will be 1,656 sf and 14'8" tall and will be designed to match the main facility building.



Site Plan Buildings

The 44,375-sf main facility building footprint accommodates 16 uses as shown on this plan

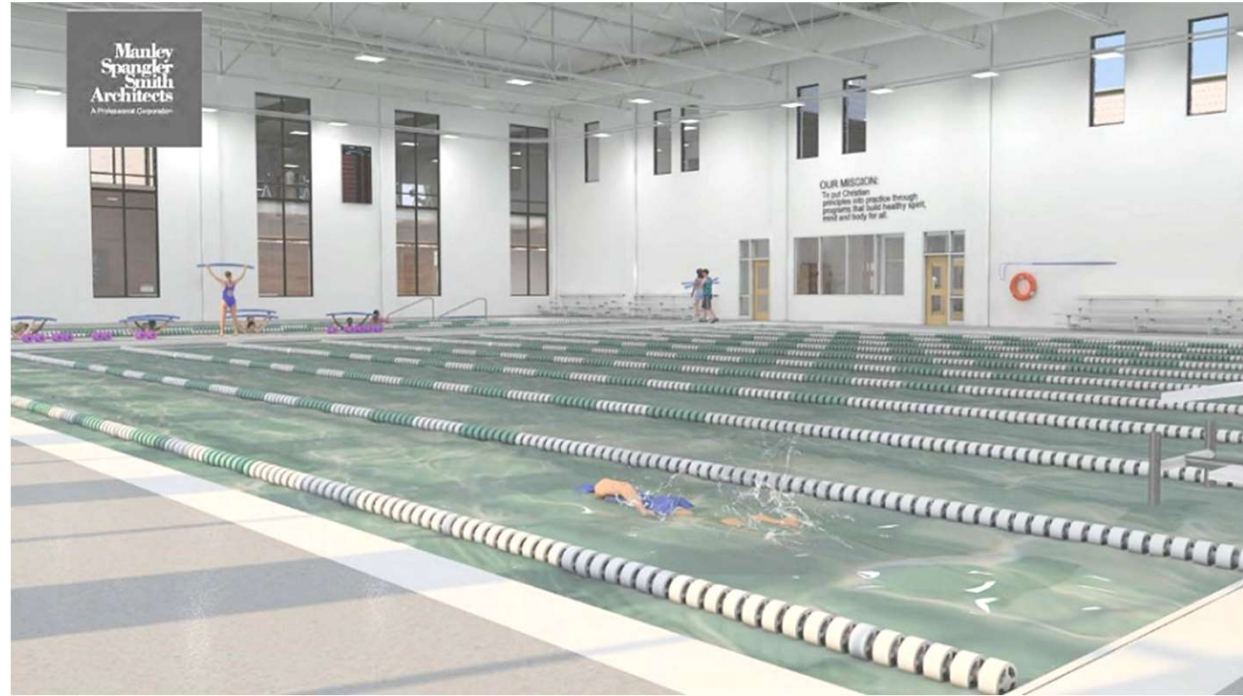
- Main Building Entrance **1**
- Branch Administration Offices **2**
- Warm Water Therapy Pool **3**
- Competition Swimming Pool **4**
- Pool Equipment **5**
- After School Classroom **6**
- Men's Locker Room **7**
- Pool Lobby-Lifeguards **8**
- Women's Locker Room **9**
- Family Locker Rooms **10**
- Nursery **11**
- Toddler Nursery **12**
- Group Exercise **13**
- Main Circulation **14**
- Fitness Center **15**
- Future Basketball Court **16**





Manley
Spangler
Smith
Architects
A Professional Corporation

Sample rendering of interior



Rendering of pool and gym

- The main facility building will include a 10-lane pool and gym.

Site Plan Accessibility

- The entrance to the facility is on DSCRC/Drake Drive (1).
- All roads and parking areas will be paved.
- Car-rider pickup/drop-off will be located behind the facility with a circular drive (11).
- A secondary parking area and a circular drive will be located at the Archery Range (5).
- Sidewalks along Charlotte Rowell Blvd, DSCRC/Drake Drive and throughout the interior of the site will add to site connectivity once the area fully develops
- A future roundabout is planned at the DSCRC/Drake and Charlotte Rowell Blvd intersection (17) which will aid in traffic flow.

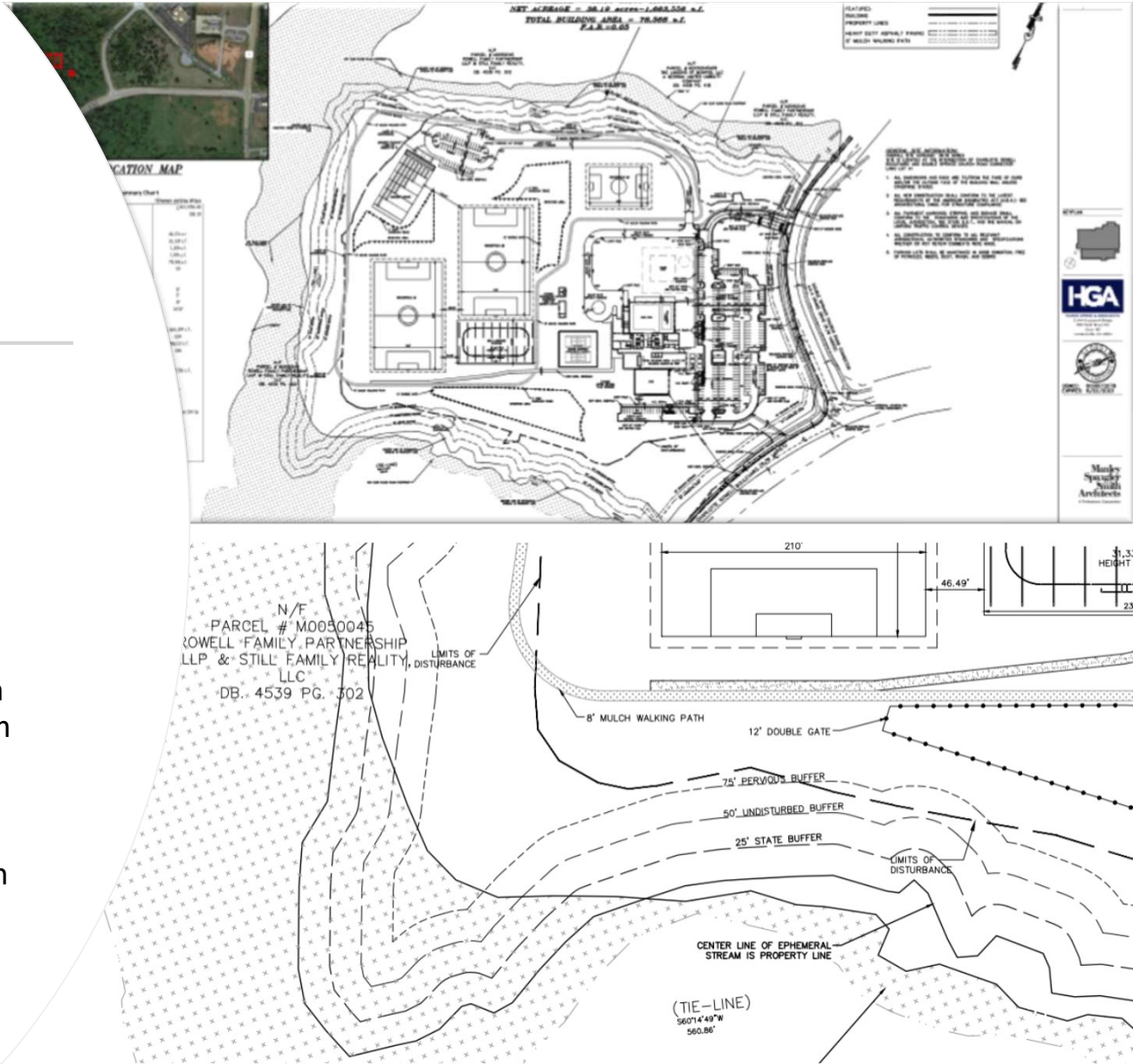


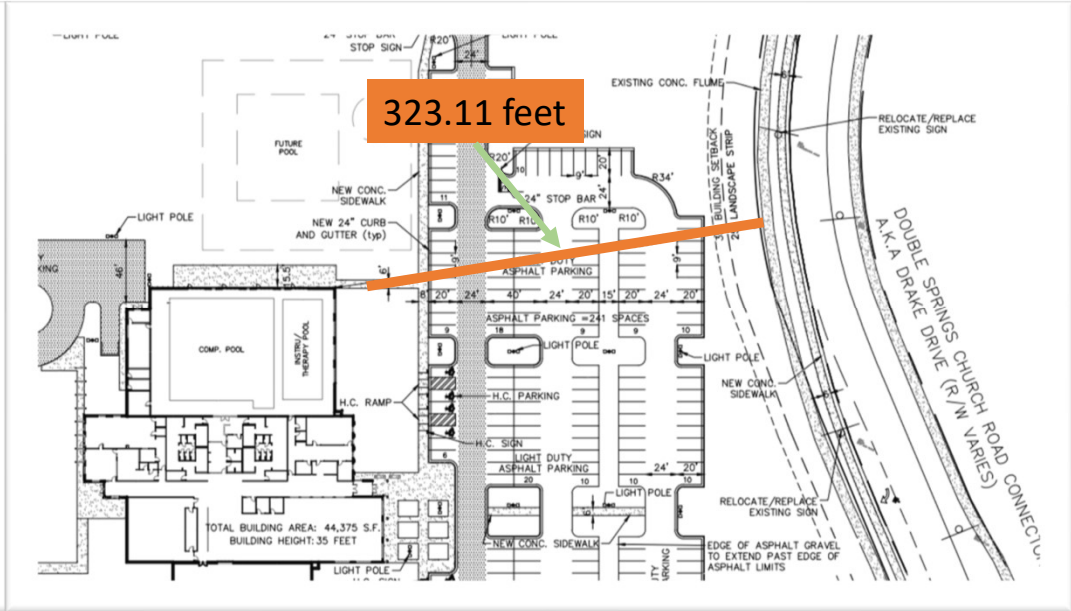
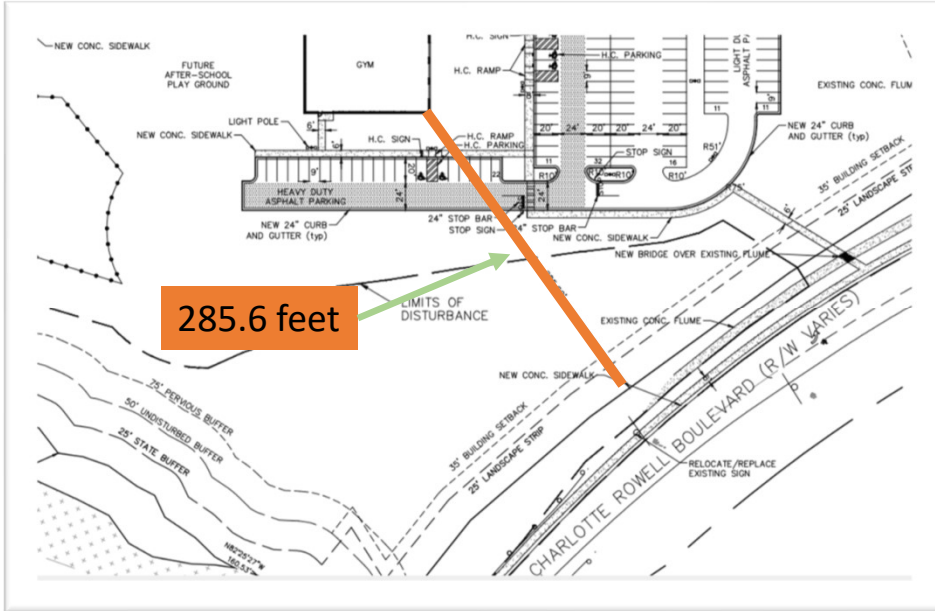
Site Plan Buffers

- The buffers maintained on the site include:
 - 25-foot buffer around all streams
 - 50-foot undisturbed buffer from site boundary
 - 75-foot impervious surface buffer
 - 25-foot landscape strip
- Mature hardwood and pine trees will remain in the 50-foot buffer which will limit visibility from adjoining properties.

*a more legible copy of the Site Plan is included in the Appendix hereto

Walton County YMCA- Pattern Book





Site Plan Setbacks

- Due to the site design and need to maximize athletic field space and separate parking from the athletic fields, the setbacks proposed are consistent with traditional rather than urban design. The building setback from Charlotte Rowell Blvd is 285.60 feet as opposed to the max of 75 feet contemplated in the overlay. Likewise, the building setback from Drake Drive is 323.11 feet.
 - Setbacks for disturbed areas are 35 feet from Charlotte Rowell Blvd, 15 feet on the north and south side and 20 feet on the west.
 - The expanded building setbacks allow parking to be closer to the roads which further separates areas where children play from traffic and protects vehicles from rogue balls.
- *a more legible copy of the Site Plan is included in the Appendix hereto which denotes the setbacks.

Site Plan

Lot Coverage

- Pervious Surfaces total 1,365,524 sf which is 82% of the site. This amount is significantly more than the 60% required.
- Impervious Surfaces total 298,032 sf which is 18% of the site. Impervious surfaces include buildings, structures, parking, sidewalks, tennis courts and outdoor pool areas
- Buildings/Structures cover just 5% of the site with landscaping covering 1,170,505 sf





Design

- The overall style of the building is traditional with industrial details which were inspired from the Monroe Mills
- This style fits well within the area and echoes the primarily brick facades of the adjacent school buildings.

Design inspiration

- The exterior design was modeled based on inspiration drawn from Monroe's historic Mills. The Monroe Mills incorporate a mix of brick and black metal features with large, rectangular windows and flat roofs. The YMCA will mimic these traditional, Monroe-inspired styles.





Design

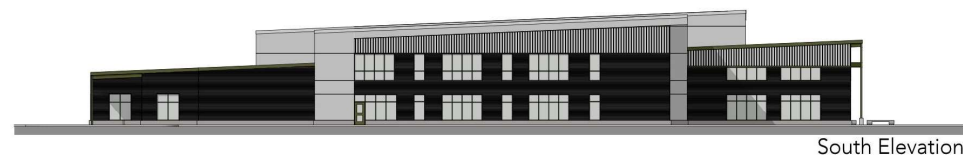
- The main facility building will be approximately 44,375 square feet and will be approximately 35 feet in height.
- The fenestration creates visual interest with the mix of brick and metal in addition to awnings and cement overhang features.
- Additional full-sized renderings of the main facility are included in the Appendix.

Building Elevations

- The building elevations showcase the unique fenestration of the design which melds industrial and traditional styles. Angles, overhangs, roof heights and variation of materials adds to the aesthetically interesting design.



East Elevation



South Elevation



West Elevation



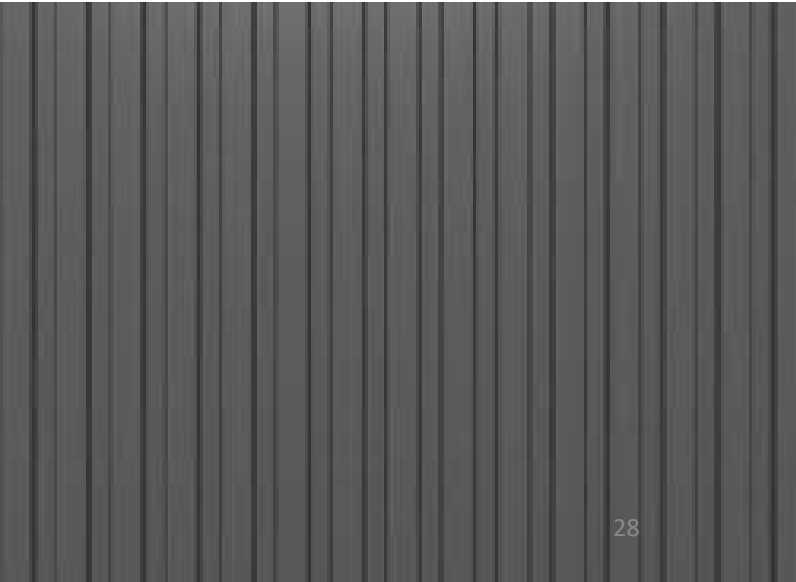
North Elevation

Design

The building exterior will be primarily brick with architectural formed metal wall panels. This mix of traditional (brick) with industrial promotes an attractive exterior. The windows will be black-metal framed and black metal pillars will be incorporated in the front awning architectural features. Sample exterior materials are shown here.



Walton County YMCA - Pattern Book



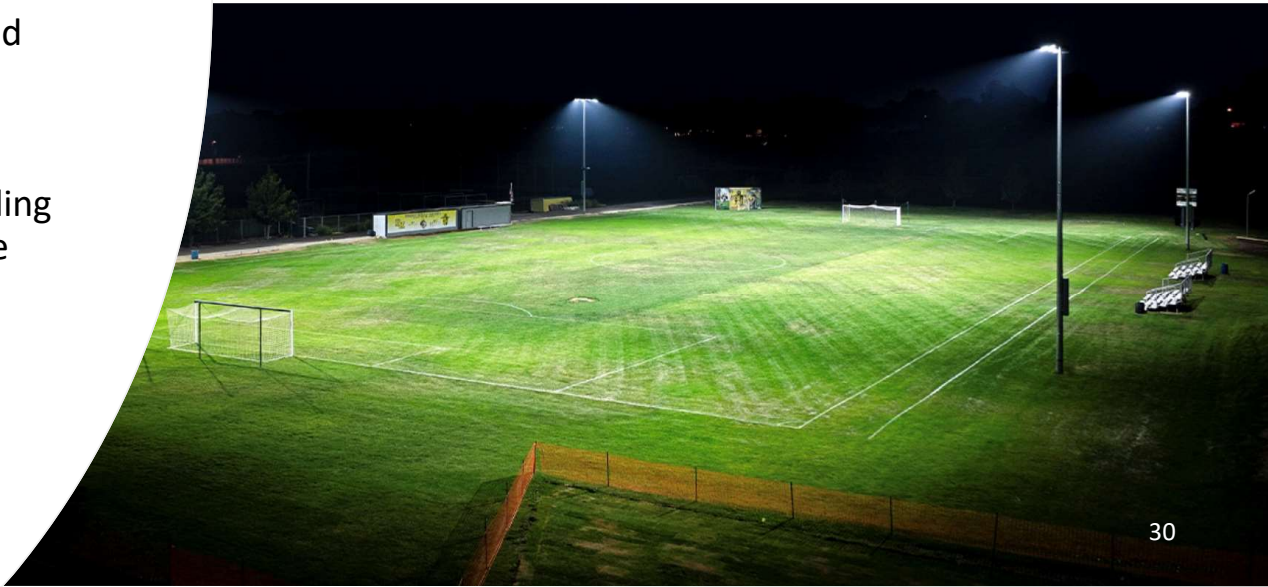
Lighting Parking and Grounds

- Lighting shall be downward facing
- Height: Light poles shall not exceed 20 feet in height.
- Direction: Luminaries shall be LED and shielded to prevent glare onto adjacent property.
- Intensity: A maximum light level of PL = 0.2 foot candles measured at ground level is permitted. Entrances to YMCA will be lighted exceeding 0.2 foot candles for traffic safety only. High intensity sodium vapor lights are prohibited.



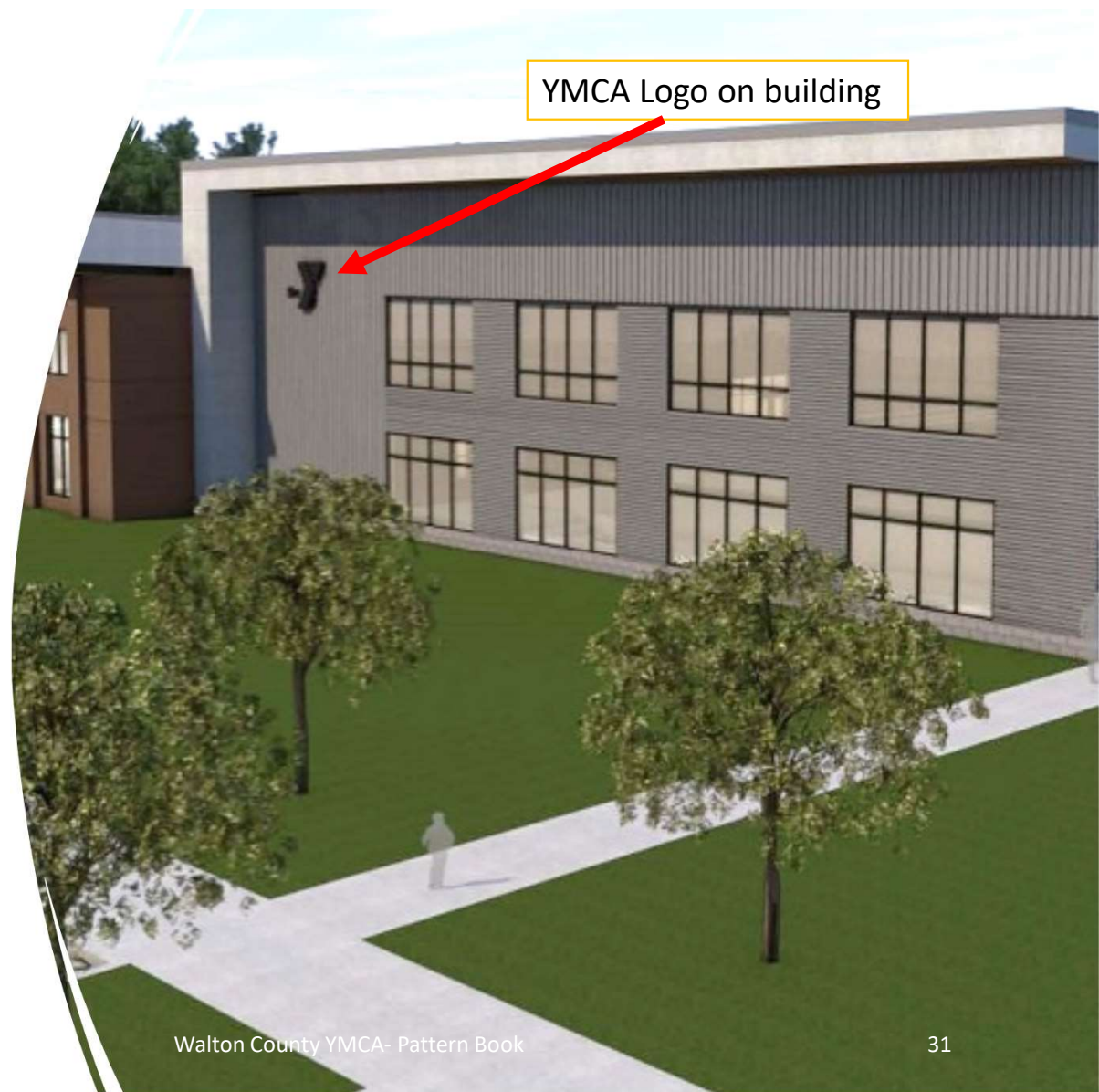
Lighting Sports Fields

- The lighting system will be sensitively and creatively designed to avoid light pollution using shielded fixtures while maintaining the minimum ASHREA 90.1 Energy Standard for Buildings. Shielded light fixtures prevent light trespass and light pollution of the night sky and adjacent properties.
- Lights will be installed on all the fields including Soccer fields, Tennis/Pickleball Courts, Lacrosse Pavilion area and Archery Range area.



Signage

- Signage attached to the building shall be in scale and proportional to the main building façade as shown in the image herein.
- Freestanding signs will be placed perpendicular to traffic flow on Charlotte Rowell Blvd and Drake Drive.
- Materials: Signs shall be wood, metal, stone or masonry with applied Y logo.
- Design: Design will be simple and reference the City's architectural heritage.
- Dimensions: Ground sign area is no larger than 6 feet in height by 12 feet in width. Wall signs will not exceed a maximum of 100 sf aggregate per wall.
- Sign Lighting: Shall be illuminated indirectly with downward facing illumination or backlite to provide halo effect around the Y logo.





Fencing

- Fencing for the playground will be prefinished ornamental steel
- Fencing for the tennis/pickle ball courts will be black pvc coated chain link fence
- Fencing around the detention areas will also be black pvc coated chain link fence

Utilities

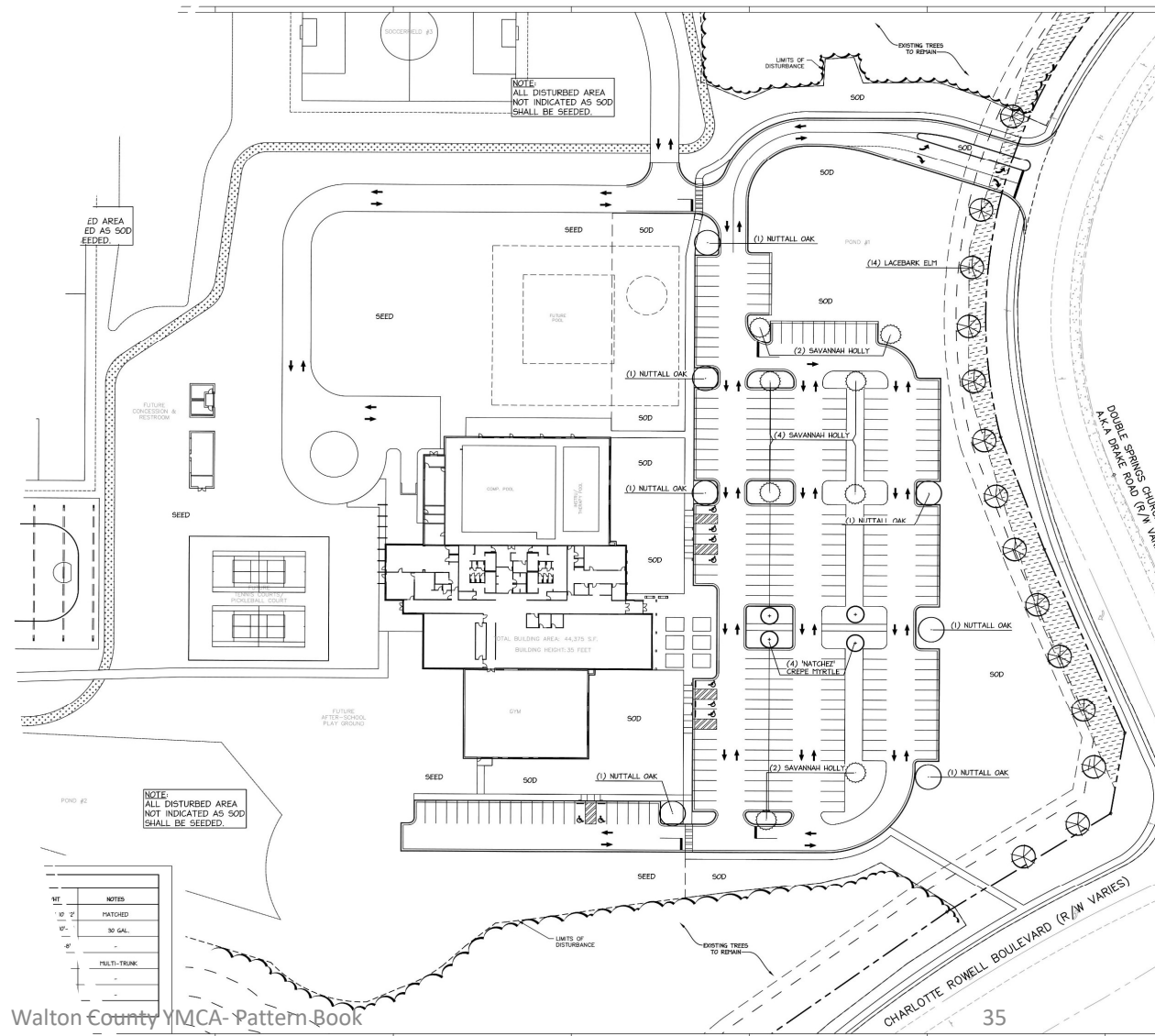
- The YMCA plans to utilize all utilities through the City of Monroe including: water, gas, electric, sewer and internet



Landscaping

Landscaping Site Plan

- The landscape design is mission focused on creating an aesthetically pleasing site with an emphasis on the frontage landscaping such that it is consistent with future developments on Charlotte Rowell Blvd. and Drake Drive under the overlay district
- The 25-foot landscape buffer along the road frontage will be planted with Nuttall Oaks. Savannah Holly, Lacebark Elms and Natchez Crepe Myrtles will be planted in the parking areas and adjacent to the building
- The complete landscaping plan is in the Appendix hereto.





Landscaping- List of plantings

- Plantings will include: Nuttall Oaks, Lacebark Elms, Savannah Holly, Natchez Crepe Myrtles, Sod and Seed

Ownership/Operation

- The facility and grounds will be owned, managed and maintained by the YMCA
- Interior roads will not be dedicated to the City



Variations from Existing Zoning

Variations from existing zoning Setback



- The Property is within the Corridor Design Overlay District which contemplates a more urban design than what is developed and developing in the northeast side of Charlotte Rowell Blvd. The YMCA’s typical design and design proposed here is more traditional with sizable setbacks from the road and parking located in the front of the main facility with athletic fields in the rear of the property. This design provides additional safety for youth participating in outdoor activities by providing distance between the activity spaces and traffic.
- The current regulations require a maximum 75-foot setback from Charlotte Rowell Blvd and Drake Drive and the Site Plan shows a 285.60 and 323.11-foot respectively setback. See Section 643A.2. This setback is necessitated by the site limitations, grading challenges and most importantly, the need to maximize athletic field space and promote safety.

Variations from existing zoning

Parking

- The Corridor Design Overlay District regulations contemplate parking behind buildings (see Sections 655, and 643A.3), however, this does not fit with the YMCA model of placing athletic fields in the rear of the site or the more traditional-type design in the area.
- The site plan shows parking in front of the building. This allows for maximization of space for athletic fields in the back of the property. Vehicles must be separated from the athletic field to guard against potential damage due to rouge balls. Likewise, fields removed from the road also protect vehicles on Charlotte Rowell Blvd and protect children on the fields from traffic.
- The number of spaces proposed is 288. This meets the requirements for a commercial zoning designation and is consistent with the capacity at other YMCA facilities with similar membership numbers. 7,000 members are estimated for the Walton campus.

Shared Benefits of Flexible Zoning

variation of setback and parking

Benefits to Developer

- Maximization of athletic field space by siting the parking in front of the facility
- Work within site's natural topography in placement of buildings and parking
- Develop consistent with similar YMCA facilities
- Prioritize safety of children and protection of property

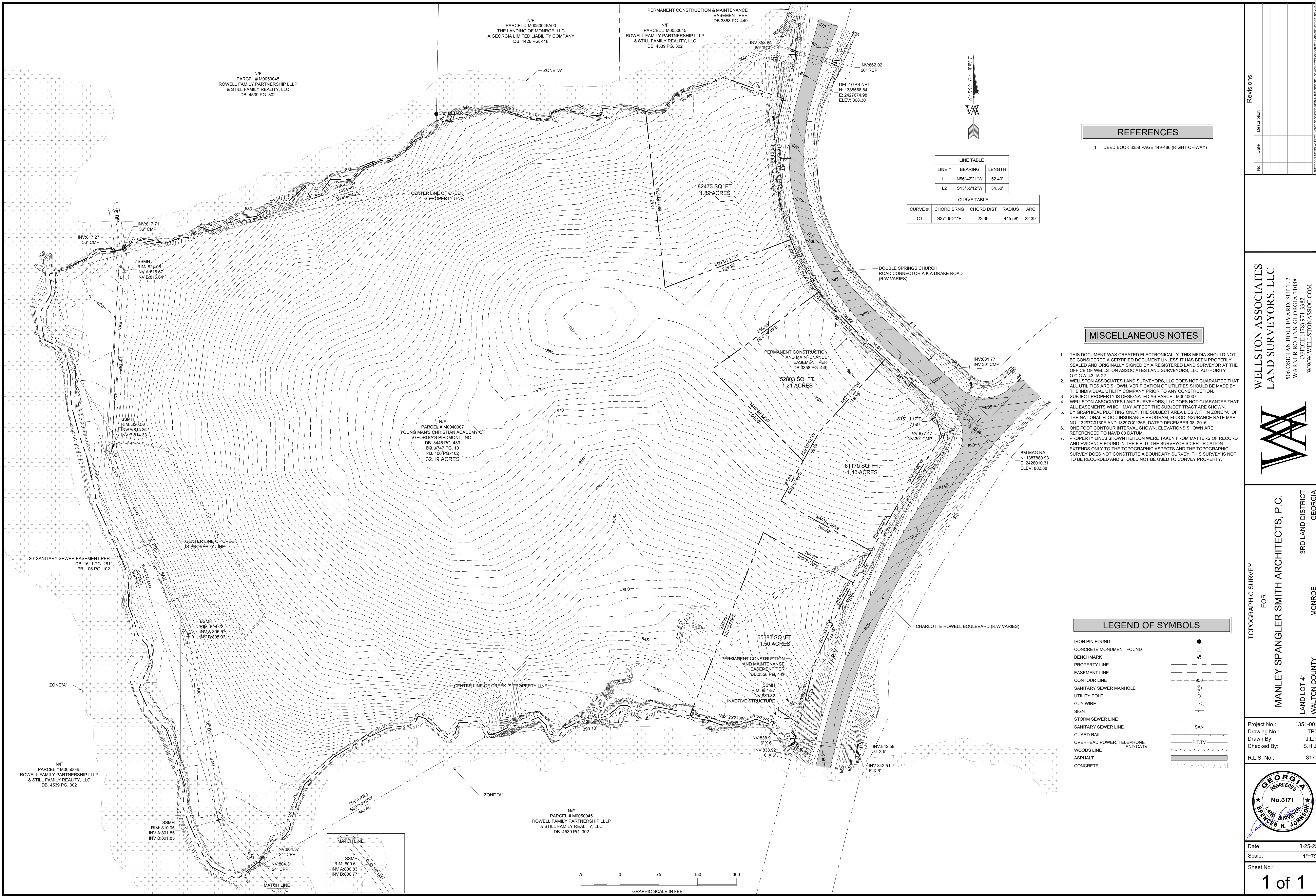
Benefits to Community

- Maximization of athletic field space
- Safer environment for children and vehicles by separating fields from the roads and separating the parking from the fields
- Development consistent with nearby building design and layout (school)

Appendix

Appendix

- 1. Survey
- 2. Conceptual Site Plan
- 3. Site Plan
- 4. Landscape Plan with Planting List
- 5. Renderings of Exterior Elevations of Main Facility



N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

N/F
PARCEL # M0050045A00
THE LANDING OF MONROE, LLC
A GEORGIA LIMITED LIABILITY COMPANY
DB. 4426 PG. 418

PERMANENT CONSTRUCTION & MAINTENANCE
EASEMENT PER
DB. 3358 PG. 448

N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

20' SANITARY SEWER EASEMENT PER
DB. 1611 PG. 261
PB. 106 PG. 102

N/F
PARCEL # M0040007
YOUNG MAN'S CHRISTIAN ACADEMY OF
GEORGIA'S PIEDMONT, INC.
DB. 3446 PG. 439
DB. 4747 PG. 10
PB. 106 PG.-102
32.19 ACRES

N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

N/F
PARCEL # M0050045
ROWELL FAMILY PARTNERSHIP LLLP
& STILL FAMILY REALTY, LLC
DB. 4539 PG. 302

REFERENCES

- DEED BOOK 3358 PAGE 448-486 (RIGHT-OF-WAY)

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L1 | N56°42'21"W | 52.40' |
| L2 | S13°55'12"W | 34.50' |

CURVE TABLE

| CURVE # | CHORD BRNG | CHORD DIST | RADIUS | ARC |
|---------|-------------|------------|---------|--------|
| C1 | S37°05'21"E | 22.39' | 445.58' | 22.39' |

MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.S.A. 43-15-22.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- SUBJECT PROPERTY IS DESIGNATED AS PARCEL M0040007.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "A" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13297C0130E AND 13297C0136E, DATED DECEMBER 08, 2016.
- ONE FOOT CONTOUR INTERVAL SHOWN. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 83 DATUM.
- PROPERTY LINES SHOWN HEREON WERE TAKEN FROM MATTERS OF RECORD AND EVIDENCE FOUND IN THE FIELD. THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS AND THE TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THIS SURVEY IS NOT TO BE RECORDED AND SHOULD NOT BE USED TO CONVEY PROPERTY.

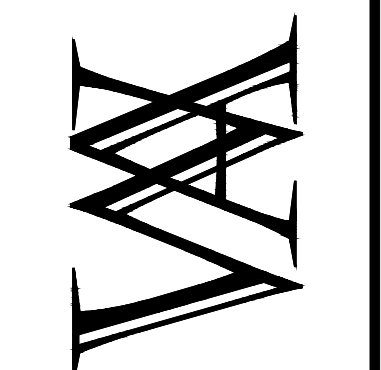
LEGEND OF SYMBOLS

| | |
|------------------------------------|-----------------|
| IRON PIN FOUND | ● |
| CONCRETE MONUMENT FOUND | ■ |
| BENCHMARK | ⊕ |
| PROPERTY LINE | — |
| EASEMENT LINE | - - - |
| CONTOUR LINE | - - - 950 - - - |
| SANITARY SEWER MAN-HOLE | ⊙ |
| UTILITY POLE | ⊕ |
| GUY WIRE | ⊕ |
| SIGN | ⊕ |
| STORM SEWER LINE | — |
| SANITARY SEWER LINE | - - - SAN |
| GUARD RAIL | — |
| OVERHEAD POWER, TELEPHONE AND CATV | - - - P.T.T.V |
| WOODS LINE | ~ ~ ~ |
| ASPHALT | ▨ |
| CONCRETE | ▩ |

Revisions

| No. | Date | Description |
|-----|------|-------------|
| | | |

**WELLSTON ASSOCIATES
LAND SURVEYORS, LLC**
506 OSIGIAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
WWW.WELLSTONASSOC.COM



TOPOGRAPHIC SURVEY
FOR
MANLEY SPANGLER SMITH ARCHITECTS, P.C.
LAND LOT 41
WALTON COUNTY
MONROE
3RD LAND DISTRICT
GEORGIA

Project No.: 1351-001
Drawing No.: TPS
Drawn By: J.L.P.
Checked By: S.H.J.
R.L.S. No.: 3171



Date: 3-25-22
Scale: 1"=75'
Sheet No.:

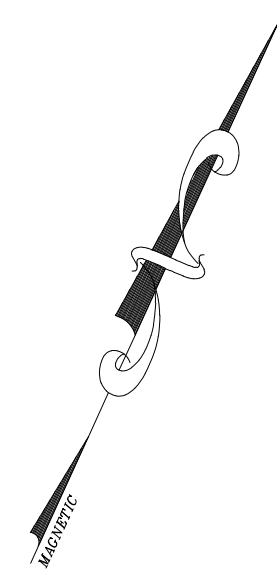
- Main Entrance 1
- Main Parkings 2
- Landscaped Island 3
- Future Field House 4
- Future Archery Center 5
- Soccer Field-Full Size 6
- Soccer Field - U10 7
- Future Tennis Courts/Pickleball 8
- Future Multi-Purpose Pavilion 9
- Soccer Field-U6
- Soccer Field-U8
- Box Lacrosse
- After-school Playground 10
- Car Riders 11
- Pre-K Playground 12
- Staff Parking 13
- Walking Trail - .5 mile 14
- Location for Future Outdoor Pool 15
- Main Building Entry 16
- Future Traffic Circle 17
- Sidewalks Located on Frontage 18



| ISSUANCES | Date | Description |
|-----------|------------|--------------------|
| | 03.25.2022 | Design Development |
| | 07.14.2022 | Site Work GMP |

CURRENT ZONING: B-3 (Highway Business District)
LOCATED WITHIN THE CDO (Corridor Design Overlay)
PROPOSED ZONING: PCD (Planned Commercial District)
GROSS ACREAGE = 38.19 acres-1,663,556 s.f.
NET ACREAGE = 38.19 acres-1,663,556 s.f.
TOTAL BUILDING AREA = 78,568 s.f.
F.A.R.=0.05

| LEGEND | |
|---------------------------|-------|
| EXISTING FEATURES | --- |
| EXISTING BUILDING | ----- |
| FEATURES | ---- |
| BUILDING | ===== |
| PROPERTY LINES | ----- |
| HEAVY DUTY ASPHALT PAVING | ===== |
| 8' MULCH WALKING PATH | ===== |

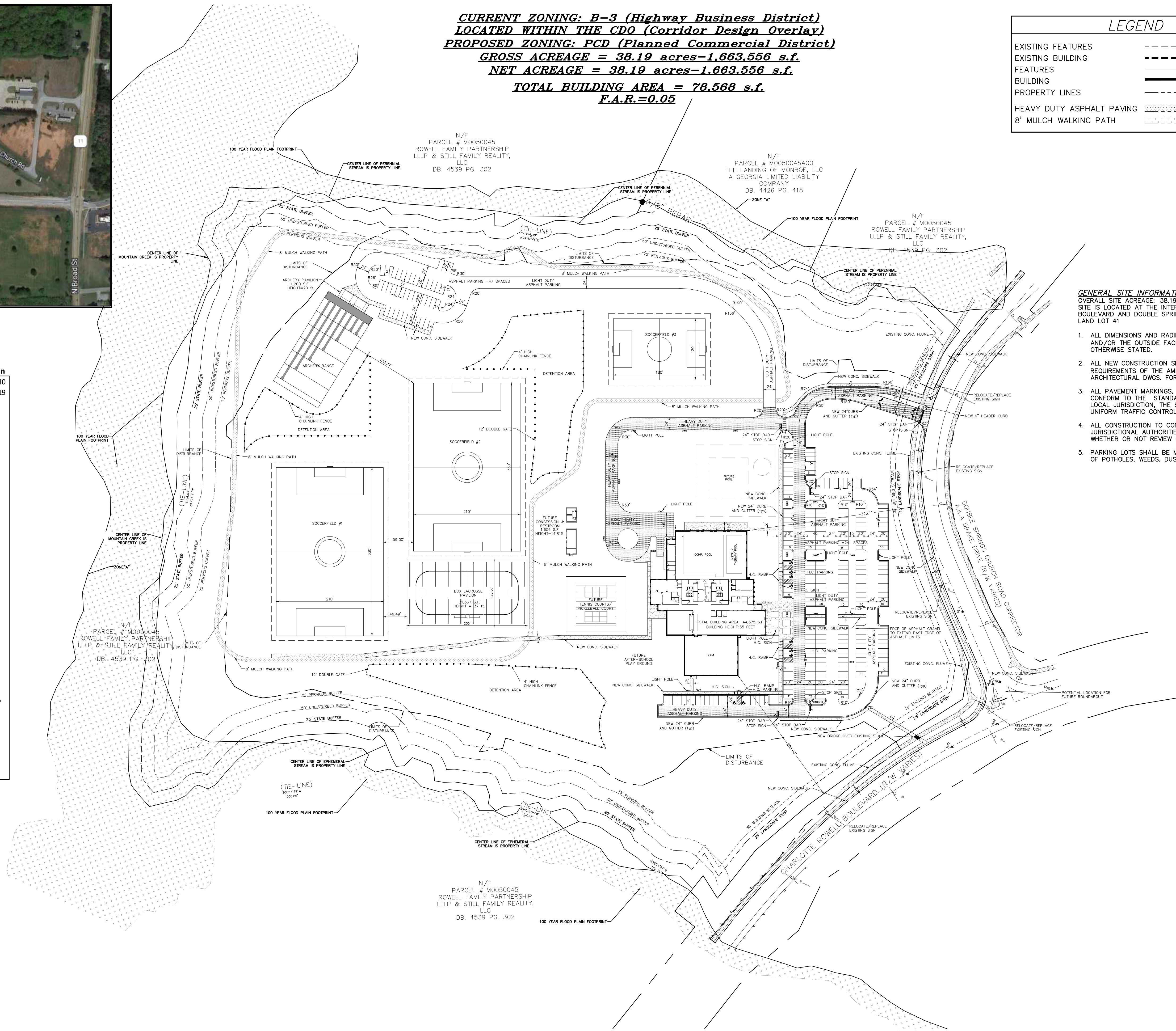


LOCATION MAP

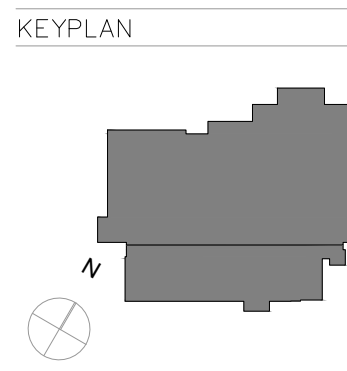
Development Summary Chart

| Issue | Shown on Site Plan |
|--|---------------------|
| Area of Site (s.f.) | 1,663,556.40 |
| Area of Site (acres) | 38.19 |
| Building s.f. | |
| YMCA Main Building | 44,375 s.f. |
| Box Lacrosse Pavilion | 31,337 s.f. |
| Archery Pavilion | 1,200 s.f. |
| Fieldhouses | 1,656 s.f. |
| Lot Coverage of Building Area (s.f.)** | 78,568 s.f. |
| Lot Coverage of Building Area (%) | 5% |
| Building Height | |
| YMCA Main Building | 35' |
| Box Lacrosse Pavilion | 37' |
| Archery Pavilion | 20' |
| Fieldhouses | 14'-8" |
| Lot Coverage | |
| Pervious Area | 1,365,524 s.f. |
| % Pervious Area | 82% |
| Impervious Area | 298,032 s.f. |
| % Impervious Area | 18% |
| Landscaping | |
| Total Landscaped Area | 1,170,505 s.f. |
| Buffers | |
| Stream Protection- 25' State Buffer | 25' |
| Stream Protection- 50' Undisturbed Buffer | 50' |
| Stream Protection- 75' Pervious Buffer | 75' |
| Landscape Strip Abutting Right of Way | 25' Landscape Strip |
| Setbacks | |
| Building setback from Charlotte Rowell Blvd. | 285.60' |
| Building setback from Double Springs Church Rd. Conn. Front (Charlotte Rowell/ Double Springs Church Road) | 323.11' |
| Side (North and South) | 35 ft. |
| Rear (North and South) | 15 ft. |
| Rear (West) | 20 ft. |

| PARKING STATISTICS | |
|--------------------|------------------|
| USE | PARKING PROVIDED |
| YMCA Parking | 288 |
| TOTAL | 288 |



- GENERAL SITE INFORMATION:**
 OVERALL SITE ACREAGE: 38.19 ACRES
 SITE IS LOCATED AT THE INTERSECTION OF CHARLOTTE ROWELL BOULEVARD AND DOUBLE SPRINGS CHURCH ROAD CONNECTOR LAND LOT 41
- ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.
 - ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.), SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
 - ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL CONSTRUCTION TO CONFORM TO ALL RELEVANT JURISDICTIONAL AUTHORITIES STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
 - PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS



HGA
 HAINES GIPSON & ASSOCIATES
 Civil • Structural • Bridge
 1550 North Brown Rd.
 Suite 145
 Lawrenceville, GA 30043

GEORGIA
 PROFESSIONAL ENGINEER
 No. 100000000
 JOHN A. BERGONZINI
 GSWCC: 0000072078
 EXPIRES: 8/22/2023

Manley Spangler Smith Architects
 A Professional Corporation

525 East Taylor St.
 P.O. Box 880
 Griffin, Georgia 30224
 Office 770.227.5473
 Fax 770.228.3442

PROJECT:
WALTON YMCA

CLIENT:
 YMCA of Georgias Piedmont

SHEET TITLE:
ZONING PLAN

© 2022 Manley Spangler Smith Architects, PC
 PROJECT NUMBER: 202118
 DATE: 7/14/2022
 SCALE: AS NOTED
 DRAWN BY: SCA
 CHECKED BY: RCL

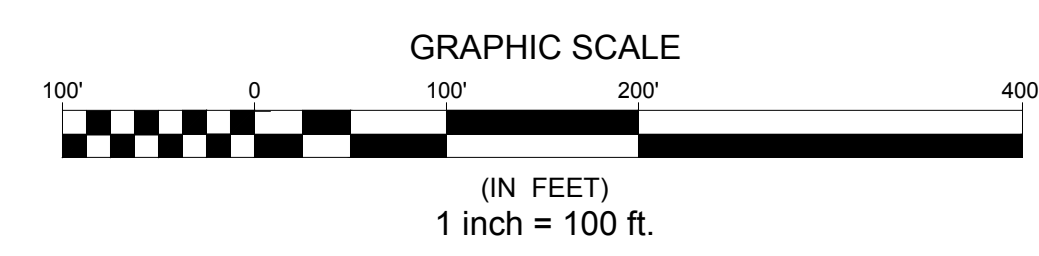
SHEET NO.
Z-1.0
 HGA JOB No. 2022-159



Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



| REVISIONS/ISSUANCES | | |
|---------------------|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |



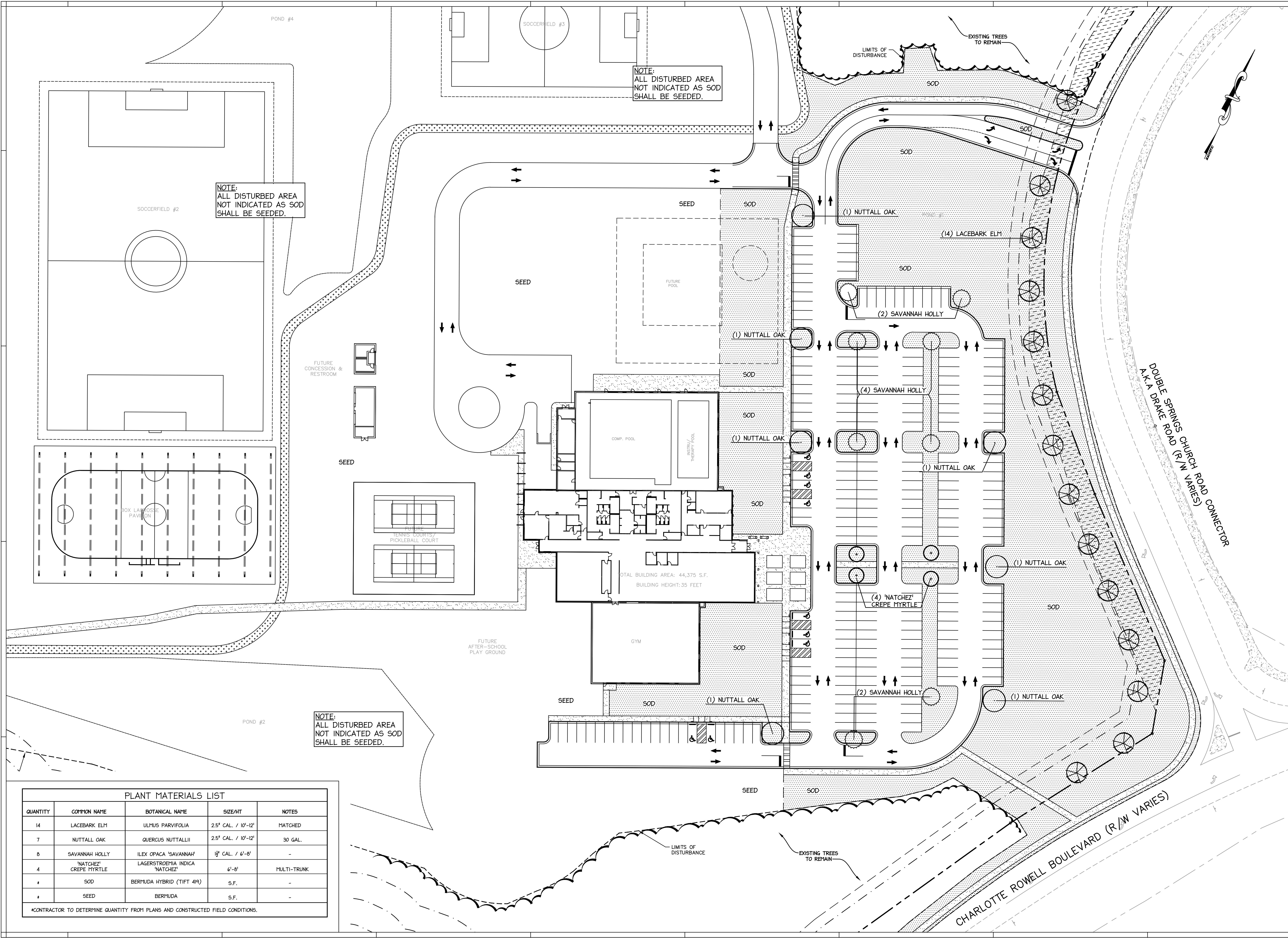
525 East Taylor St.
P.O. Box 880
Griffin, Georgia 30224
Office 770.227.5473
Fax 770.228.3442

PROJECT:
Walton YMCA

CLIENT:
YMCA of Georgia's Piedmont

SHEET TITLE:
LANDSCAPE PLAN

© 2022 Manley Spangler Smith Architects, PC
PROJECT NUMBER: 202118
DATE: 09.17.2022
SCALE: 1" = 40'
0 40 80
DRAWN BY: CADDO
CHECKED BY: DLC
SHEET NO.: L1.1



| PLANT MATERIALS LIST | | | | |
|----------------------|------------------------|--------------------------------|---------------------|-------------|
| QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE/HT | NOTES |
| 14 | LACEBARK ELM | ULMUS PARVIFOLIA | 2.5" CAL. / 10'-12' | MATCHED |
| 7 | NUTTALL OAK | QUERCUS NUTTALLII | 2.5" CAL. / 10'-12' | 30 GAL. |
| 8 | SAVANNAH HOLLY | ILEX OPACA 'SAVANNAH' | 1 1/2" CAL. / 6'-8' | - |
| 4 | 'NATCHEZ' CREPE MYRTLE | LAGERSTROEMIA INDICA 'NATCHEZ' | 6'-8' | MULTI-TRUNK |
| # | SOD | BERMUDA HYBRID (TIFT 419) | S.F. | - |
| # | SEED | BERMUDA | S.F. | - |

*CONTRACTOR TO DETERMINE QUANTITY FROM PLANS AND CONSTRUCTED FIELD CONDITIONS.

P:\M0700 - MANLEY SPANGLER SMITH ARCH - 870700700.434 Walton YMCA\CADD\M0700.434_Maier.dwg, L1, 11/15/2022, 3:29:28 PM, mmaier, DWG To PDF.pc3, ARCH (all based D:08.00 x 24.00 inches), 1:1

Planting list for landscape plan

| PLANT MATERIALS LIST | | | | |
|--|---------------------------|-----------------------------------|---------------------|-------------|
| QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE/HT | NOTES |
| 14 | LACEBARK ELM | ULMUS PARVIFOLIA | 2.5" CAL. / 10'-12' | MATCHED |
| 7 | NUTTALL OAK | QUERCUS NUTTALLII | 2.5" CAL. / 10'-12' | 30 GAL. |
| 8 | SAVANNAH HOLLY | ILEX OPACA 'SAVANNAH' | 1½" CAL. / 6'-8' | - |
| 4 | 'NATCHEZ' CREPE MYRTLE | LAGERSTROEMIA INDICA 'NATCHEZ' | 6'-8' | MULTI-TRUNK |
| * | SOD | BERMUDA HYBRID (TIFT 419) | S.F. | - |
| * | SEED | BERMUDA | S.F. | - |
| *CONTRACTOR TO DETERMINE QUANTITY FROM PLANS AND CONSTRUCTED FIELD CONDITIONS. | | | | |

Main Facility Elevation Rendering



Walter County YMCA - Patterson Park



Walton County YMCA - Potters Park



Walton County YMCA- Pattern Book



Walton County YMCA - Pottery Park



Walton County YMCA - Pattern Book



Walton County YMCA - Potters Park



Walton County YMCA - Pattern Book



Walton County YMCA - Patten Park



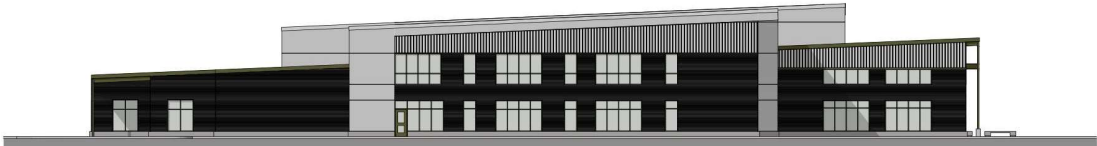
Walton County YMCA- Pattern Book



Walton County YMCA- Pattern Book



East Elevation



South Elevation



West Elevation



North Elevation



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 10/26/22
Subject: Conditional Use #1630 – 517 Hill Street – Child Care Center

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

Description:
 The property owner of 517 Hill Street is petitioning for Conditional Use approval for a child care center.

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

Recommendation:
 The Planning Commission voted unanimously to recommend approval of the Conditional Use request as submitted without conditions. Staff also recommended approval of the Conditional Use request as submitted without conditions.

Attachment(s):
 Staff Report
 Application Documents



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

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 1630

DATE: October 10, 2022

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Levon Howard

PROPERTY OWNER: Philip Mark McDonald

LOCATION: Southwest corner of Roosevelt Street and Hill Street – 517 Hill Street

ACREAGE: ±0.52

EXISTING ZONING: P (Professional/Office/Institutional District)

EXISTING LAND USE: Care center building with parking and accessory structures

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

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request as submitted.

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: October 18, 2022

CITY COUNCIL: November 8, 2022

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow for a Child Care Center at an existing care center location. The subject property has been zoned P (Professional/Office/Institutional District) for many years. The existing care center building was constructed on the site in 1977 and has operated as either a child care or adult care center until 2019. In order to continue using the site as a care center, the operation would have been required to continue operating. After a period of 6 months of inactive use, the previous care center is considered non-conforming under Zoning Ordinance Section 500.2. This Conditional Use approval request is an effort to re-establish the site as a child care center.

PROPOSED PROJECT SUMMARY:

- Child Care Center
 - Site Area – ±0.52 Acres
 - Existing Building Floor Area – ±2,500 Sf
 - Employees – 2 to 10
 - Hours of Operation: 6 AM to 7 PM
 - Number of children under care: 70 to 80

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The proposed child care center will be located in a building constructed for that specific use in 1977. A child or adult care center operated out of the existing building for at least three decades before ceasing operations around 2019. The care center operated in the surrounding neighborhood without adversely impacting the health, safety, and welfare of the surrounding neighborhood. Child care centers are typically not considered invasive land uses when located inside or adjacent to a neighborhood. Allowing the child care center to be reactivated at the existing site should not negatively affect the neighborhood surrounding the site.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to Child Care Centers in Article X of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located within the North Sub-Area as designated in the Monroe Comprehensive Plan. The North Sub-Area plan suggests new development should have interconnected streets and connect with existing neighborhoods as possible. This site has existed as a care center for several decades and does not conflict with the goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Rezoning the property to allow for a child care center is an alternative, but is not required. Child care centers are permitted in the P zoning district as a Conditional Use.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** As stated above, the care center building has been located within the surrounding neighborhood for over thirty years. There has been no evidence the care center has ever been injurious to the adjoining properties or unconstitutionally diminished any property values.

- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site currently has two driveway entrances off Hill Street providing access to an existing parking lot for the care center building. The existing accesses and parking are adequate to serve the site.
- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing care center building.
- (8) **The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** The primary uses surrounding this site are existing single-family residences. The care center building has existed in harmony with the single-family residences for over 30 years.
- (9) **The use would not significantly increase congestion, noise, or traffic hazards:** The existing building was formerly used for adult care and child care purposes. Reactivating the site for a child care center should not generate increased congestion, noise or traffic hazards within the neighborhood.
- (10) **Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** The building on the site was previously used as a child care and adult care center since its construction in 1977.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use as submitted without conditions.



City of Monroe

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

CONDITIONAL USE PERMIT

| | | | |
|----------------------|--------------------------------------|--------------|-------------------------------------|
| PERMIT #: | 1630 | DESCRIPTION: | CONDITIONAL USE - Child Care Center |
| JOB ADDRESS: | 517 HILL ST | LOT #: | 64 |
| PARCEL ID: | M0110074 | BLK #: | |
| SUBDIVISION: | | ZONING: | |
| ISSUED TO: | Levon Howard | CONTRACTOR: | Levon Howard |
| ADDRESS: | 120 Arthurs Ln | PHONE: | |
| CITY, STATE ZIP: | Covington GA 30016 | OWNER: | |
| PHONE: | 678-476-4114 | PHONE: | |
| PROP. USE VALUATION: | \$ 0.00 | DATE ISSUED: | 10/05/2022 |
| SQ FT: | 0.00 | EXPIRATION: | 4/03/2023 |
| OCCP TYPE: | | | |
| CNST TYPE: | | | |
| INSPECTION REQUESTS: | 770-207-4674 lwilson@monroega.gov | | |

| FEE CODE | DESCRIPTION | AMOUNT |
|------------------|------------------------|------------|
| PZ-09 | CONDITIONAL USE PERMIT | \$ 300.00 |
| FEE TOTAL | | \$ 300.00 |
| PAYMENTS | | \$- 300.00 |
| BALANCE | | \$ 0.00 |

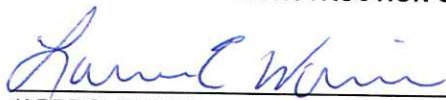
NOTES:

This request for a Conditional Use Permit for a Child Care Center at 517 Hill St. will be heard by the City of Monroe Planning Commission on October 18, 2022 at 5:30pm and by City Council on November 8, 2022 at 6:00pm; both meeting will be held in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655.

NOTICE

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

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



(APPROVED BY)

10/5/22
DATE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

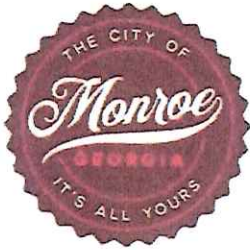
A petition has been filed with the City of Monroe requesting the property located at 517 Hill Street (Parcel #MO110074) to be considered for a Conditional Use to allow for a child care center.

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 October 18, 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 November 8, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

October 2, 2022





CITY OF MONROE

RECEIVED
#11630

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 517 Hill Street Monroe, GA 30606

Parcel #: M0110074 Council Districts: District 2 / District 7

Zoning: Professional/office/institutional Acreage/Square Feet: 0.52 Acres

Type of Conditional Use Requested: Childcare center

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Philip Mark McDonald Phone #: 770-310-0971

Address: 1050 Weaver Jones Rd City: Rutledge State: GA Zip: 30663

Applicant (if different than owner): Levan Howard Phone #: 678-476-4114

Address: 120 Arthur Lane City: Cumming State: GA Zip: 30016

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)): This property will be used as a childcare center. Occupancy will be between 70 and 80 including employees number of staff will be between 2 and 10. We will pickup and drop off children from the local school systems.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)): This property at 517 Hill St is a commercial building that sits in the middle of a residential area. This property was built as a childcare center and has been a childcare w adult daycare center since 1977.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1425.1(1)(d)): The Property is a 2500 Square Ft. Building That Sits on .52 Acre. The Back and Side Yard is Completely Fenced in with Privacy Fence Across The Left and Rear of The Property and Chain Link around The Rest with a Parking Lot in The Front That will Accomodate Approximately 16 Vehicles with a Entrance and Exit.

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

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

REQUIRED SUBMITTAL ITEMS

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

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

SIGNATURE: Kevin K. Howard DATE: 9/2/2022

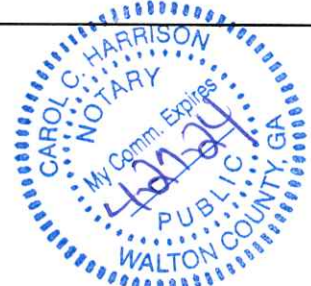
A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: [Signature] DATE: 9-8-22

NOTARY PUBLIC: _____ SWORN TO AND SUBSCRIBED BEFORE THIS 8th DAY OF Sept., 20 22

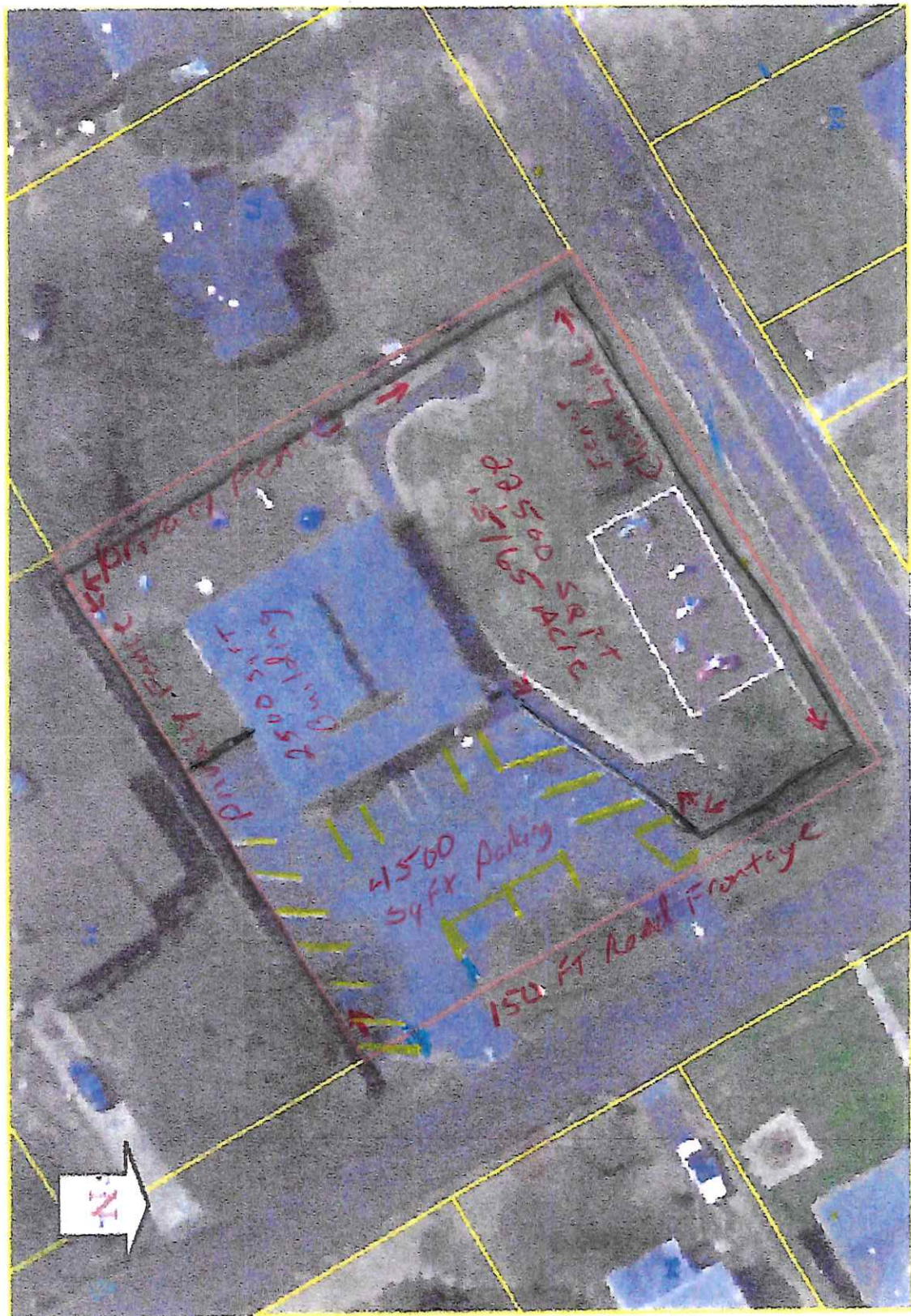
NOTARY SIGNATURE: [Signature] DATE: 9-8-22 SEAL:



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

City of Monroe
215 N Broad St.
Monroe, Ga 30655

I am seeking Conditional Use for the property at 517 Hill Street, Monroe, Ga 30655. This property will be used as a childcare facility. The occupancy will be between 70 and 80 which includes employees of 2 to 10 staff personnel. We will pick up and drop off from local school systems. The hours of operations will be from 6am until 7pm.





To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 10/26/22
Subject: Final Plat #1708 – Mill Farm Place

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 are petitioning for Final Plat approval to subdivide the property into 13 lots for single-family residences. One street is proposed to be dedicated to the public. All required agreements, declarations, and bond documents were submitted along with this final plat approval request.

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

Recommendation:
 Approval of the Final Plat as submitted without any corrections.

Attachment(s):
 Staff Report
 Application Documents



**Planning
City of Monroe, Georgia
FINAL PLAT STAFF REPORT**

APPLICATION SUMMARY

FINAL PLAT CASE #: 1708

DATE: October 26, 2022

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Mill Farm Place, LLC

PROPERTY OWNER: Mill Farm Place, LLC

LOCATION: East side of Alcovy Street – 605 Alcovy Street

ACREAGE: ±3.97

EXISTING ZONING: R-1A (Medium Lot Residential District)

TOTAL LOTS PROPOSED: 13

EXISTING LAND USE: Infrastructure installed for a single-family residential subdivision.

REQUEST SUMMARY: The owners are petitioning for final plat approval for a single-family residential subdivision.

STAFF RECOMMENDATION: Staff recommends approval of this final plat as submitted without any corrections.

DATES OF SCHEDULED MEETINGS

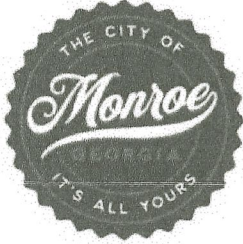
CITY COUNCIL: November 8, 2022

REQUEST SUMMARY

The applicant is requesting final plat approval for Mill Farm Place subdivision. This proposed subdivision will be for 13 single-family residential lots. The property was rezoned to R-1A by the City Council on May 8, 2018. The subdivision includes one street to be dedicated to the public. All required agreements, declarations, and bond documents were submitted along with this final plat approval request.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance and Development Regulations of the City of Monroe, staff recommends approval of the final plat as submitted without any corrections.



CITY OF MONROE FINAL PLAT APPLICATION

Project Name: Mill Farm Place

Project Location: 605 Alcovy Street, Monroe GA 30655

Development Type: Subdivision

Parcel #: M0200028 Acreage: 3.97 Total Lots or Units: 13

Applicant: Mill Farm Place, LLC Phone #: 678-722-1767

Address: 515 Channing Cope Road City: Covington State: GA Zip: 30016

Property Owner: Mill Farm Place, LLC Phone #: 678-722-1767

Address: 515 Channing Cope Road City: Covington State: GA Zip: 30016

Developer: Mill Farm Place, LLC Phone #: 678-722-1767

Address: 515 Channing Cope Road City: Covington State: GA Zip: 30016

Designer: Alcovy Surveying & Engineering Phone #: 770-466-4002

Address: 2205 Highway 81 S City: Loganville State: GA Zip: 30052

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

SIGNATURE OF APPLICANT: [Signature] DATE: 10-3-22

SIGNATURE OF OWNER: [Signature] DATE: 10-3-22

FEE: \$5 PER LOT/UNIT; \$150 MINIMUM

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected.



DEVELOPER'S CERTIFICATION

**STATE OF GEORGIA,
COUNTY OF WALTON,
CITY OF MONROE:**

**The undersigned being the owner, developer, or contractor of
Mill Farm Place, being located on 605 Alcovy Street, Monroe,
Georgia, hereby certifies to the Monroe Code Office that the undersigned has
installed the following:**

**One or more Streets of approximately 480 feet in length at a cost of
\$ 434,757.00 including earthwork, base & paving, storm sewer, and,
Approximately 1590 linear ft of sidewalk at a cost of \$ 25,254.00 and,
Approximately 1180 linear ft of Curb & Gutter at a cost of \$ 24,216.00 and,
Approximately .23 acres of right of way at a cost of \$ _____ and, for
a total development cost of \$ 471,227.00.**

**Unless otherwise stated in this certification, the above costs are the fair market
value of such lines.**

**The undersigned further certifies that the above items are wholly installed within
the right-of-way dedicated to the City of Monroe, Georgia or covered by a
performance bond.**

**The undersigned is aware that the information furnished in this certification will be
provided by the City of Monroe Code Office to its agents and employees for
accounting and other related purposes.**



Signature

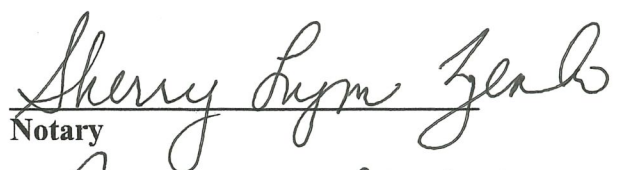
Brad Kuhn

Print Name

515 Channing Cope Road
Covington, GA 30016

Address

10-25-2022
Date



Notary

January 26, 2023

Expiration Date

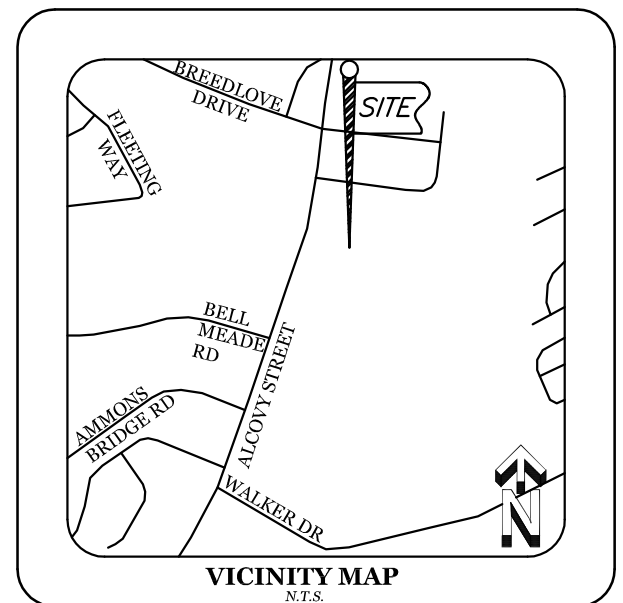
(SEAL)

STATE OF GEORGIA
THE CITY OF MONROE
The owner of the land shown on this plat and whose name is subscribed hereon 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 _____ day of _____, 2022
By: _____
Owner

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 or under my supervision; that all monuments shown hereon 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 61,453 feet and an angular error of 06" per angle point, adjusted using rule. This plat has been calculated for closure and is found to be accurate within one foot in 65,386 feet, and contains total of 3.97 acres. The equipment used to obtain the linear and angular measurements herein was Topcon ES-105.

By: _____
Date: _____
Registered Georgia Land Surveyor Reg. No: L.S. 2900
Date of Expiration: 12/31/2022



- PROPERTY DEVELOPMENT STANDARDS**
- PROPOSED 13 LOTS
 - MINIMUM HEATED FLOOR SPACE IS 1,700 SQ.FT.
 - MAXIMUM BUILDING HEIGHT IS 35 FEET.
 - MINIMUM BUILDING WIDTH IS 24 FEET
 - MAXIMUM DENSITY IS 4 UNITS PER ACRE.
 - PROPOSED DENSITY IS 3.27 UNITS PER ACRE.
 - MAXIMUM LOT COVERAGE IS 40%.
 - PROPOSED LOT COVERAGE IS 38.57%
 - MINIMUM OF LANDSCAPED AREA.
 - FRONT SETBACK = 10'.
 - SIDE SETBACK = 10'.
 - REAR SETBACK = 25'
 - MAXIMUM FRONTAGE = 100' CU-DE-SAC LOTS = 40'.
 - SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF STREET.
 - FRONT FACADE WILL BE MINIMUM BRICK OR STONE WITH 3 SIDES MINIMUM CEMENTITIOUS SIDING
 - NO VINYL ON CORNICE OR SOFFITS
 - ARCHITECTURAL SHINGLES REQUIRED
 - LANDSCAPED BUFFER ALONG ALL OF ALCOVY AND ENTRANCE
 - MINIMUM 8/12 ROOF PITCH
 - SODDED YARDS REQUIRED IN FRONT AND SIDE YARDS TO REAR CORNERS

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 _____ day of _____, 2022
By: _____ Mayor
The City of Monroe Mayor and City Council
Attest: _____
City Clerk, City of Monroe

CERTIFICATE OF APPROVAL BY THE Code Enforcement Officer
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: _____
Code Enforcement Officer:

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated _____ which hereby become a part of this plat and which were recorded and signed by the owner

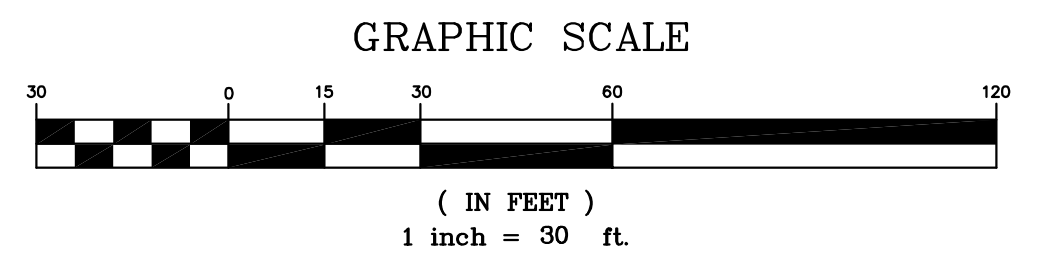
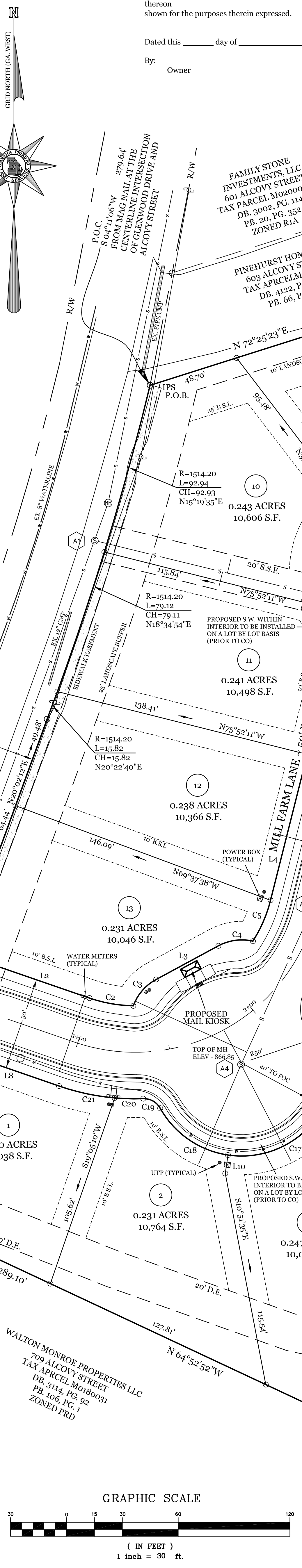
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13297C039 E DATED DECEMBER 8, 2016

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 _____, 2022
By: _____
Title: _____

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

| DATE | NO | DESCRIPTION |
|-----------|----|-------------|
| 9/20/2022 | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



NOTE: THE CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

SURVEYOR CERTIFICATION:
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

BRIAN R. SUTHERLAND
GEORGIA RLS NO. 2900

OWNER / DEVELOPER
MILL FARM PLACE, LLC
515 CHANNING COPE ROAD
COWINGTON, GA. 30016
CONTACT: BRAD KUHN
PHONE: 770-527-6605
EMAIL: sawtoothconstruction@msn.com

ENGINEER
ALCOVY SURVEYING & ENGINEERING, INC.
2205 HIGHWAY 81 SOUTH
LOGANVILLE, GA. 30052
CONTACT: TIP HUYNH, P.E.
PHONE: 770-466-4002
EMAIL: tip@alcovyse.com

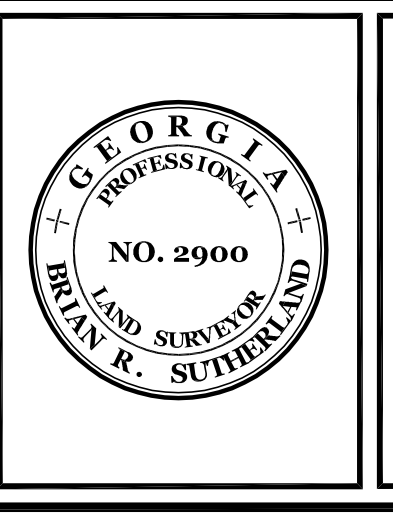
SURVEYOR
GEORGIA PREMIER LAND SERVICES, INC.
3010 HAMILTON MILL RD
BUFORD, GA. 30519
CONTACT: BRIAN R. SUTHERLAND, L.S.
PHONE: 404-925-4219
EMAIL: bs@gapremier.com

| CURVE | RADIUS | LENGTH | CHORD | BEARING |
|-------|--------|--------|-------|-------------|
| C1 | 20.00 | 31.75 | 28.52 | S25°26'10"E |
| C2 | 75.00 | 24.00 | 23.90 | S80°04'57"E |
| C3 | 26.50 | 19.14 | 18.73 | N40°54'46"E |
| C4 | 26.50 | 19.14 | 18.73 | N82°18'14"E |
| C5 | 75.00 | 24.00 | 23.90 | N23°17'56"E |
| C6 | 10.00 | 9.48 | 9.13 | N13°01'38"W |
| C7 | 50.00 | 17.69 | 17.59 | N30°03'04"W |
| C8 | 50.00 | 63.29 | 59.15 | N16°20'32"E |
| C9 | 50.00 | 56.04 | 53.15 | N84°42'46"E |
| C10 | 50.00 | 50.04 | 47.98 | S34°30'14"E |
| C11 | 50.00 | 64.82 | 60.37 | S31°18'25"W |
| C12 | 10.00 | 9.48 | 9.13 | S41°17'15"W |
| C13 | 125.00 | 34.65 | 34.54 | N22°04'19"E |
| C14 | 125.00 | 11.36 | 11.36 | N32°37'05"E |
| C15 | 10.00 | 10.98 | 10.44 | S03°45'35"W |
| C16 | 50.00 | 53.99 | 51.40 | S03°13'45"W |
| C17 | 50.00 | 56.04 | 53.15 | S66°16'18"W |
| C18 | 50.00 | 45.85 | 44.26 | N55°20'57"W |
| C19 | 10.00 | 10.98 | 10.44 | N60°22'36"W |
| C20 | 125.00 | 15.40 | 15.39 | N88°28'38"W |
| C21 | 125.00 | 30.62 | 30.54 | N77°55'52"W |
| C22 | 20.00 | 31.08 | 28.05 | S64°33'41"W |

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L1 | 90.01 | N 20°02'12" E |
| L2 | 52.41 | S 70°54'50" E |
| L3 | 38.00 | N 61°36'30" E |
| L4 | 80.83 | N 14°07'49" E |
| L5 | 58.13 | N 14°07'49" E |
| L6 | 81.52 | S 14°07'49" W |
| L7 | 57.44 | S 14°07'49" W |
| L8 | 53.90 | N 70°54'50" W |
| L9 | 10.00 | S 55°50'18" E |
| L10 | 10.00 | S 08°22'55" W |

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

| | |
|--------------|-----------|
| DATE | 9/20/2022 |
| PROJ. NUMBER | 22134 |
| DRAWN BY | BS |



FINAL PLAT FOR:
MILL FARM PLACE
f.k.a. BIRCHFIELDS ON ALCOVY

CITY OF MONROE
LOCATED IN LAND LOT 37 OF THE 3RD LAND DISTRICT
WALTON COUNTY, GEORGIA
SCALE 1"=30'

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEYING COA #1177



P.O. Box 1249 • Monroe, Georgia 30655
Attn: Business License
(770) 207-4674
DChambers@MonroeGA.Gov

OCCUPATION TAX APPLICATION

BUSINESS NAME East Church Food Mart TELEPHONE (770)-266-0340

ADDRESS 1120 E Church St Monroe GA 30655

MAILING ADDRESS 1120 E Church St Monroe GA 30655 TYPE OF BUSINESS Retail - Convenience store with gasoline

EMAIL ADDRESS islamsah420@gmail.com

OWNER'S NAME Sahidul Islam TELEPHONE (404)-903-2000

EMERGENCY CONTACT PERSON: Mohibul Motin
TELEPHONE (404)-993-0302

PROPERTY OWNER'S NAME: East Church Street Center LLC
TELEPHONE (770)-338-2620

**NUMBER OF EMPLOYEES: FULL TIME 3
PART TIME 1 ****(Including Owners & Family Members)**

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CIYT? YES NO

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? YES NO Existing Signage
NO New signs

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: *Sahidul Islam* Date 09/13/2022

Notice: All businesses located in the City of Monroe are subject to inspection by City Code and Fire Officials

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

| <u>CONSUMPTION ON PREMISE:</u> | <u>LICENSE FEE:</u> | |
|------------------------------------|--------------------------------|-------------------|
| BEER/WINE | \$1000.00 | _____ |
| NON PROFIT PRIVATE CLUB | \$600.00 | _____ |
| SUNDAY SALES-PRIVATE CLUBS ONLY | \$150.00 | _____ |
| BEER/WINE AMENITIES LICENSE | \$100.00 | _____ |
| | | |
| DISTILLED SPIRITS | \$3000.00 | _____ |
| NON PROFIT PRIVATE CLUB-ONLY | \$600.00 | _____ |
| SUNDAY SALES | \$150.00 | _____ |
| | | |
| <u>PACKAGE:</u> | <u>LICENSE FEE:</u> | |
| BEER/WINE | \$2000.00 | <u>\$2,000.00</u> |
| HOTEL/MOTEL IN ROOM SERVICE | \$250.00 | _____ |
| GROWLERS | \$2000.00 | _____ |
| | | |
| <u>MANUFACTURER</u> | <u>LICENSE FEE: 1 FEE ONLY</u> | |
| DISTILLERIES OR MICRO-DISTILLERIES | \$1500.00 | _____ |
| BREWERY OR MICRO-BREWERIES | \$1000.00 | _____ |
| | | |
| BREW PUB | \$750.00 | _____ |

WHOLESALE DEALERS:

LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY
BEER/WINE
DISTILLED SPIRITS

\$1500.00
\$2000.00

PRINCIPAL PLACE OF BUSINESS - NOT IN CITY

\$100.00

TEMPORARY LICENSE:

LICENSE FEE:

NON PROFIT ORGANIZATIONS
FOR PROFIT ORGANIZATIONS

\$25.00 PER DAY
\$150.00 PER DAY

SPECIAL EVENT VENUES
REGISTRATION

\$300.00

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.

1. Full Name of Business Monroe Investment of Georgia LLC

Under what name is the Business to operate? East Church Food Mart

Is the business a proprietorship, partnership or corporation? Domestic or foreign?
LLC - Domestic

2. Address: a) Physical: 1120 E Church St, Monroe GA 30655

b) Mailing: 1120 E Church St, Monroe GA 30655

3. Phone 770.266.0340 Beginning Date of Business in City of Monroe 08.01.2022

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 87-1080183 Georgia Sales Tax Number 308-621924

6. Is business within the designated distance of any of the following:

**premises holds current beer wine license

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 Sahidul Islam

Full Name of Spouse, if Married Israt Jahan

Are you a Citizen of the United States or Alien Lawful Permanent Resident? Yes - US Citizen

Birthplace Bangladesh

Current Address 2817 McClave Dr City Doraville St GA Zip 30340

Home Telephone 404.952.3042

Number of Years at present address 12 yrs

Previous address (If living at current address less than 2 yrs).

Number of years at previous address _____

8. If new business, date business will begin in Monroe _____

If transfer or change of ownership, effective date of this change 08.01.2022

If transfer or change of ownership, enclose a copy of the sales contract, closing statement, and check.

Previous applicant & D/B/A Kamrun Mahmud - East Church Food Mart

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 Sahidul Islam, Owner/Mgr, 404.903.2000, Self-Employed - Monroe Investment of Georgia LLC

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.

arrested in Oct 2015 in connection with GA Lottery/COAM cash payouts

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? No

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. LLC
Monroe Investment of Georgia LLC, 1120 E Church St Monroe GA 30655, GA-05/28/2021,
Sahidul Islam, Member/Owner, 2817 McClave Dr, Doraville GA 30340

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. LLC
Sahidul Islam, Member/Owner, 2817 McClave Dr, Doraville GA 30340, 404.903.2000, 100% Interest

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. Mohibul Motin
Name
3515 Evans Rd
Address
Atlana GA 30340 404.993.0302
City State Zip Telephone

2. Zamilar Rahman
Name
3838 Whitman Pl
Address
Lawrenceville GA 30044 404.643.0387
City State Zip Telephone

3. Emdadul Chowdhury
Name
3769 Maryland Dr
Address
Atlanta GA 30340 404.749.757
City State Zip Telephone

This the 15 day of September 2022.

Sahidul Islam (Signature Applicant)

OWNER (Title i.e. Partner, General Partner, Manager, Owner, etc.)

Sahidul Islam (Print Name)

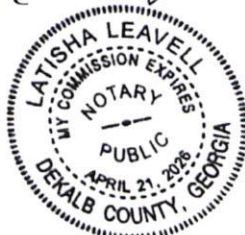
Or: _____ (Signature of Corporate Officer)

_____ (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Latisha Leavell

Notary Public:

Executed: 9/13/2022



**STATE OF GEORGIA
COUNTY OF WALTON
CITY OF MONROE**

CONTRACT FOR SERVICES

KNOW ALL MEN BY THESE PRESENTS, that the City of Monroe, in Walton County, Georgia, hereinafter called “City” and the Walton County Chamber of Commerce, a non-profit corporation, hereinafter called “Chamber” on this 8th day of November 2022, have contracted and agreed as follows:

This agreement shall be in effect for a period of one (1) year from the first day of July, 2022, through the last day of June, 2023. At the end of one (1) year this contract may be renewed by mutual agreement between the parties.

Notwithstanding any of the provisions of this agreement, it is agreed that the City has no financial interest in the business of the Chamber, and shall not be liable for any debts or obligations incurred by Chamber, nor shall City be deemed or construed to be a partner, joint venturer or otherwise interested in the assets of Chamber, or profits earned or derived by Chamber, nor shall Chamber at any time or times use the name or credit of the City in purchasing or attempting to purchase equipment, supplies, or other thing or things whatsoever.

Chamber in the performance of its operations and obligations hereunder shall not be deemed to be the agent of the City but shall be deemed to be an independent contractor in every respect and shall take all steps at its own expense as the City from time to time requests to indicate that it is an independent contractor. The City does not and will not assume any responsibility for the means by which or manner in which services by the Chamber, provided for herein, are performed, but on the contrary, Chamber shall be wholly responsible therefor.

Chamber shall not transfer or assign this agreement or the license or any of the rights or privileges granted herein without the prior written consent of the City.

Chamber hereby agrees to comply strictly with all ordinances of Monroe, Georgia, and the laws of the State of Georgia while performing the terms of this agreement.

Chamber agrees that upon violation of any of the covenants or agreements herein contained, on account of any act of omission or commission of Chamber, the City may, at its option, terminate and cancel this agreement.

The City agrees to pay to the Chamber for a term of one (1) year(s), on a per capita basis at forty cents (\$.40) per capita based on population estimate of 14,437 for the City of Monroe, total amount being \$5,774.80 and the Chamber agrees in consideration therefore to provide the City the following services:

- (1) Provide a full time professionally qualified director and a secretary to carry on the functions of the Chamber toward economic and community improvement and expansion of the area’s economy to benefit all citizens.
- (2) Maintain a professional office location, which is often the first impression, for new residents and new businesses to Walton County and the City of Monroe.
- (3) Assist the Downtown Development Authority when needed in seeking to attract and promote new and existing businesses with the City of Monroe.
- (4) Gather, keep updated, research and distribute information on the county as it pertains to newcomers and new businesses, including an up-to-date web-site promoting the community.
- (5) Develop and secure tools of the trade such as maps, brochures, magazines, reports, etc., as are necessary and required to adequately promote Walton County and the City of Monroe.
- (6) Work with local businesses in Walton County and the City of Monroe on promotions, training, grant opportunities and more to assist them with growing their businesses.
- (7) For the mutual and economic wellbeing of the County, to maintain contact, cooperate and work closely with other agencies and organizations with similar purposes such as the Georgia Chamber of Commerce; state utilities and departments, local, area and regional planning and development agencies; and, other groups, organizations, agencies and individuals.
- (8) Keep knowledgeable of local, state, regional and national trends in community development and work closely with local and area technical sources such as universities, colleges, authorities, and vocational technical institutions, and any and all other sources and aid to create more and better jobs for the benefit of Walton County, the City of Monroe and its citizens.
- (9) Continue with the Walton Proud initiative promoting excellent education options in Walton County and continue training adult and youth leaders through the Leadership Walton and Youth Leadership programs.

- (10) Continue to promote a Buy Local program, to help assist in keeping the sales tax in our community, which our cities and county depend on for infrastructure projects. In addition, pending Walton Chamber Board of Directors approval, we will manage SPLOST campaigns for the county/cities.
- (11) Serve as the principal public relations and information agency for the City and for all people who are referred by the City and who come into the Chamber offices but who would otherwise have to call upon the City for the services and information enumerated in this contract, and to serve or give directions to visitors in the City.
- (12) Welcome individuals and groups deemed by the City to be important to the City at their point of arrival and assist and help in coordinating the ground breakings, openings, civic presentations and other activities involving the City and its officials.
- (13) Counsel and assist potential new and expanding business, agencies and institutions and people moving into the area.
- (14) Through the management and staff of the Chamber, as well as volunteers from local leadership, to do everything possible to foster and promote the City of Monroe and Walton County, and to create and maintain its good name and good will.
- (15) To promote tourist business in Monroe by maintaining contact, information exchange and association with travel, visitor and tourist promotion agencies and organizations, and keep abreast of current methods, trends, ideas, programs and procedures in the tourist industry, including the coordination of such programs with appropriate regional, state and national agencies.
- (16) The professional staff of the Chamber will endeavor to increase and broaden their management and promotional skills and techniques by participating in seminars, workshops and short courses.
- (17) Initiate, assist and coordinate activities and programs, which will retain and enlarge retail sales in City and insure a viable downtown area.

WITNESS our hands and seals the 8th day of November 2022.

WALTON COUNTY CHAMBER OF COMMERCE

BY _____
Ammie Elliott, Chairman of the Board

(AFFIX SEAL)
ATTEST:

Teri H. Smiley
President

CITY OF MONROE

By _____
John Howard, Mayor

(AFFIX SEAL)
ATTEST:

City Clerk



To: City Council, Finance
From: Beth Thompson
Department: Finance
Date: 11/8/2022
Subject: GMA agreement

Budget Account/Project Name: 520-4115-521300

Funding Source: Utility Finance

Budget Allocation:

Budget Available: \$697 FY2022
 \$8,359.68 FY2023

Requested Expense: \$697 for FY2022
 \$8,359.68 for FY2023

Description:

Georgia Municipal Association (GMA) has available a telecommunications and right of way management program. This will provide the City of Monroe with a full audit of all cellular tower site management as well as negotiate any agreements in place or needed, franchise compliance management and right of way ordinance updates, if needed.

GMA has the capability to recover additional franchise fees and/or tower rents for the City of Monroe, we may not be receiving. This agreement would be through 12/31/2023, is \$8,359.68 annually and will be prorated for FY2022.

Attachment(s):
 GMA agreement
 Resolution

A RESOLUTION OF THE CITY OF MONROE THROUGH THE COUNCIL TO AUTHORIZE THE MAYOR OF SAID CITY TO EXECUTE A TELECOMMUNICATIONS & RIGHT OF WAY MANAGEMENT PROGRAM AGREEMENT

WHEREAS, the City of Monroe desires to regulate the provision of cable television and other telecommunications management services so as to assure that the citizens of said City receive quality service;

WHEREAS, the Georgia Municipal Association has available a telecommunications and right of way management program to assist the City in such regulation;

NOW THEREFORE BE IT RESOLVED, that the Mayor of the City of Monroe is hereby authorized to execute a telecommunications and right of way management program agreement on behalf of the City, in substantially the same form as Appendix A which is attached to and made a part of this resolution.

RESOLVED by the Mayor and Council of the City of Monroe this 8th day of November, 2022.

ATTEST:

By: _____
City Clerk
Debbie Kirk

Mayor: _____
City of Monroe
John S. Howard

(SEAL)

AGREEMENT BETWEEN
THE CITY OF MONROE
AND
THE GEORGIA MUNICIPAL ASSOCIATION, INC.
FOR TELECOMMUNICATIONS & RIGHT OF WAY MANAGEMENT

WHEREAS, the City of Monroe (“City”) desires to provide regulation and oversight of cable television and other telecommunications services being provided to the citizens of the City;

WHEREAS, the Georgia Municipal Association, Inc. (“GMA”) has available a telecommunications and right of way management program; and,

WHEREAS, the City has a need for such telecommunications and right of way management program. THEREFORE, THE CITY AND GMA AGREE AS FOLLOWS:

Section 1. Services Provided to the City of Monroe

GMA agrees to provide, either directly or through its agents or subcontractors, the following consulting services, (all of which are explained more fully below) which are to be known as GMA’s Telecommunications and Right of Way Management Program:

- a) Local Franchise Management, as more fully described in Section 2 of this agreement;
- b) State Issued Franchise Management, as more fully described in Section 3 of this agreement;
- c) Cellular Tower and PCS Tower Site Consultation Services, as more fully described in Section 4 of this agreement;
- d) Franchise Compliance Monitoring Services as more fully described in Section 5 of this agreement.
- e) Right of Way Ordinance Development as more fully described in Section 6 of this agreement.

Section 2. Local Franchise Management

Local Franchise Management shall include assisting the City with the following:

- a) Facilitating the City’s compliance with the 1984 and 1992 Federal Cable Acts, the Telecommunications Act of 1996 and the rules of the FCC affecting municipal regulation of cable and video service providers;
- b) Regulating cable rates for basic service, equipment and installation, and performing rate analysis to determine compliance with the Federal Communications Commission (“FCC”) rate regulations, if the City is a rate regulator;
- c) Evaluating and responding to requests for approval of franchise grant, transfer, modification or renewal;

- d) Recommending and developing customer service standards for cable and video service providers; and
- e) Assisting with Public Educational and Government Channel (PEG) development and implementation issues.

Section 3. State Issued Franchise Management

State Issued Franchise Management shall include assisting the City as needed with the following based on O.C. G. A. 36-76-1 *et seq.*:

- a) Reviewing requests for state issued franchises submitted to the Secretary of State's Office to provide service within the city's corporate limits, including facilitating the Secretary of State's procedural processes related to the franchise fee percentage for a holder of a state issued franchise;
- b) Assisting with Public Educational and Government Channel (PEG) development and implementation issues;
- c) Reviewing requests for transfers of state issued franchises submitted to the Secretary of State's Office for service provided within the city's corporate limits; and
- d) Assisting with customer complaints rules as established by the Governor's Office of Consumer Affairs.

Section 4. Cellular and PCS Tower Site Consultation Services

Cellular and PCS and Tower Site Consultation Services shall include:

- a) Negotiating agreement between the City and any cellular or PCS provider for use of the city's property by the provider;
- b) Advising Cities on the provisions of tower site agreements for the use of public land;
- c) Informing Cities concerning federal policies related to siting of wireless technologies; and
- d) Referring Cities to engineering or other professional resources on an as needed basis.

Section 5. State and Local Franchise Compliance Monitoring Services

Franchise compliance monitoring services shall include systematically reviewing the cable operator's or video provider's compliance with the terms of certain aspects of a local or state issued franchise agreement to encompass the following:

- a) Upon receipt of revenue report forms from the city, monitor compliance with the definition of "gross revenue" and assist with recovery of any identified underpayments;
- b) Periodically perform a review of the franchisee's books and records to determine compliance with the definition of gross revenue and assisting with recovery of any identified underpayment;
- c) Advising government concerning conducting the local performance review of an operator's performance in compliance with provisions of a local franchise agreement;

- d) Reviewing funding or other issues related to the government channel, tower rental fees or pole agreement fees if applicable;
- e) Documenting operator’s carriage of appropriate insurance coverage;
- f) Checking and documenting the status of system construction timeframes, if applicable;
- g) Handling and resolving subscriber complaints as referred;
- h) Monitoring operator’s adherence to federal, state or local customer service standards;
- i) Notifying Cities of any identified areas of noncompliance and resolution of same or notification that the operator was found to be in compliance;

Section 6. Rights of Way Ordinance Development

- a) Review existing Rights of Way Ordinance to determine City’s current rights of way practices;
- b) Review existing permit process and other ordinances that impact use and restoration of the rights of way;
- c) Evaluate current Rights of Way practices and recommend changes; and
- d) Provide updated Rights of Way Ordinance based on the unique needs of the City

Section 7. Other Services

In addition to the services outlined above, the City may obtain technical performance auditing of a cable operator or telecommunications company and technical assistance in the development of public, educational and governmental access channels and institutional networks as well as engineering consulting services concerning cellular tower siting. These other services may be obtained from GMA, its agents, employees or subcontractors. The parties to the agreement may execute an addendum or addenda to this agreement for the City to obtain such services; provided, however, the additional fee for each such additional service shall not exceed \$10,000.

Section 8. Effective Date, Renewal and Termination.

- a) This Agreement shall terminate absolutely and without further obligation on the part of the City at the close of the Calendar year in which it was executed and at the close of each succeeding Calendar year for which it may be renewed as provided for herein.
- b) This Agreement shall commence as of November 9, 2022. It is automatically renewed for successive one-year calendar terms thereafter, unless terminated by either GMA or the City by giving 30 days advance written notice of such termination to the other party. GMA shall be entitled to payment for services rendered to the City, including compensation due for additional services rendered to the City, including compensation due for additional services reasonably substantiated by GMA as of the effective date of termination.

c) The total obligation of the City under this Agreement for the calendar year of execution shall initially be \$8,359.68, **and will be prorated based on the first day of the month in which the agreement is executed.** The total obligation of the City which will be incurred in each Calendar year renewal term shall be reflected in an annual invoice to be submitted to the City thirty (30) days prior to the due date. The invoice shall state the total amount of obligation for the upcoming year exclusive of amounts for any Other Services as the City may elect to obtain through the provisions of Section 7 of this agreement. The rendering of services by GMA or its subcontractors to the City after any renewal of this Agreement for such services shall result in additional obligations for the City.

Section 9. Hold Harmless

Each party shall bear the responsibility for liability for negligence, errors or omissions of its own officers, agents, employees or subcontractors in carrying out this agreement. To the extent permitted by law, the City holds harmless GMA for liability for the negligence of the City, its officers, agents, employees, or subcontractors arising out of this agreement. GMA holds harmless the City for the negligence of GMA, its officers, agents, employees, or subcontractors arising out of this agreement. No agency relationship created for other purposes including but not limited to workers compensation and employee benefits and neither party or their officers, agents or employees shall be deemed employees of the other party.

Section 10. Agency

In addition, by executing the attached Agent Representation Form the City designates GMA, its officers, agents, employees, and contractors as agents of the City for purposes of Section 635A of the Communications Act of 1934, as amended, the applicable provisions of the Local Government Antitrust Act of 1984 and O.C. G. A. 36-76-1 *et seq* known as the Georgia Consumer’s Choice for Television Act of 2008.

Section 11. Amendments.

This contract may be amended by future written agreements executed on behalf of the City and GMA.

Section 12. Georgia Security and Immigration Compliance Act

GMA attests compliance with the requirements of O.C.G.A. §13-10-91 and Rule 300-10-1-.02 by the execution of the contractor affidavit attached as Appendix A as shown in Rule 300-10-1-.07, or a substantially similar contractor affidavit, which document is attached to and made a part of this contract as Exhibit A.

GMA agrees that, in the event GMA employs or contracts with any subcontractor(s) in connection with the covered contract, GMA will secure from such subcontractor(s) attestation of the subcontractor’s compliance with O.C.G.A. 13-10-91 and Rule 300-10-1-.02 by the subcontractor’s execution of the subcontractor affidavit shown in Rule 300-10-1-.08 or a substantially similar subcontractor affidavit, and maintain records of such attestation for inspection by the City at any time.

Section 13. Law Applicable.

This agreement shall be construed under the laws of the State of Georgia.

Section 14. Consulting Services

None of the services provided pursuant to this agreement shall be regarded or treated as the practice of law or accountancy.

EXECUTED ON BEHALF OF THE CITY OF MONROE THIS 8th DAY OF November, 2022.

ATTEST:

CITY OF MONROE:

City Clerk
Debbie Kirk

By: _____
Authorized Signatory, Title
John S. Howard, Mayor

APPROVED AS TO FORM:

City Attorney

GEORGIA MUNICIPAL ASSOCIATION, INC.

By: _____
Larry H. Hanson, Executive Director



EXHIBIT A

GEORGIA MUNICIPAL ASSOCIATION
FEDERAL WORK AUTHORIZATION PROGRAM COMPLIANCE AFFIDAVIT

By executing this affidavit, the Georgia Municipal Association, Inc. ("GMA") verifies its compliance with O.C.G.A. §13-10-91, stating affirmatively that GMA, which is engaged in the physical performance of services in Georgia, has registered with, is authorized to use, and uses the federal work authorization program commonly known as E-verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-91. Furthermore, GMA will continue to use the federal work authorization program throughout the contract period and will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. §13-10-91(b). GMA hereby attests that its federal work authorization user identification number and date of authorization are as follows:

69371
Federal Work Authorization User Identification Number

November 26, 2007
Date of Authorization

Telecommunications & Right of Way Management Service
Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on JULY, 20 20 22, in Atlanta (city), Georgia (state).

Larry H. Hanson
BY: GMA Authorized Officer or Agent

7-20-22
Date

Larry H. Hanson, CEO and Executive Director
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

20 DAY OF July, 20 22

Kenyetta D. Williams
Notary Public

My Commission Expires:

Kenyetta D Williams
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires
June 28, 2023

Georgia Municipal Association Telecommunications and Right of Way Management Program

AGENT REPRESENTATION FORM

The undersigned is a participant in the Georgia Municipal Association's (GMA) Telecommunications and Right of Way Management (TRM) program. GMA's TRM program provides assistance with all aspects of federal and state cable and video franchising, including but not limited to franchise renewals and modifications, state franchise application process, franchise fee reviews and customer service issues. As a participant in GMA's TRM program, authorization is hereby granted to allow GMA's staff and/or subcontractors to act on the Participants behalf as listed above.

This AGENT REPRESENTATION FORM is effective upon date signed and until further notice.

City of Monroe

Name of City, Town or County

215 North Broad Street

Street Address

Monroe

City

30655

Zip Code

770-266-5321

Phone #

N/A

Fax #

bthompson@monroega.gov

Email Address

Beth Thompson

Submitted By – Print Name

Finance Director

Title

Beth Thompson

Signature

Date



From: Les Russell, Director of Human Resources

Department: City-wide

Date: 11/08/2022 for Finance & HR Committee

Description: Health and Ancillary Insurance Renewals

Budget Account/Project Name: n/a

Funding Source: 2023 operating budgets: city-wide

Budget Allocation: \$3,962,137 Combined Estimate of: Employer and Employee share

Budget Available: \$3,962,137

Requested Expense: Est Max. \$3,962,137 Company of Purchase: MSI Benefits

Recommendation:

Staff recommends that the City Council APPROVE the 2023 health and ancillary insurance policies as presented through Aetna HCC, MetLife Dental, Standard, and MetLife Vision.

Background:

The City of Monroe has partnered with MSI Benefits Group. The City will continue to be partially self-insured while seeking aggregate and specific reinsurance coverages to hedge maximum costs. Renewal will take effect on January 1, 2023, with open enrollment in November 2022. The group size has grown from 221 employees covered in FY 2021 to 225 for FY 2022. The renewal bid includes a proposed laser liability of \$150,000 for the 2023 plan year. HCC has offered a firm renewal which has an increase of 23.3% on the premium.

We will see the fixed cost remain flat for the next fiscal year, while putting a little more risk toward claims activity. The reality this year is that while we have avoided high dollar long term illness claims, two unexpected and specialized illnesses in the plan this year and the volume of claims related to the COVID crisis in early 2022 are having a detrimental effect on the plan. The direct impact has caused claims to run at 107.19% of expected claims.

For this reason, staff is recommending that we accept the renewal bid from HCC that provides a specific deductible of \$70,000.

The Wellness program will continue in 2023 utilizing the biometric screening as the indicator for reductions in the base deductible for the employee. As a reminder this program was recently enhanced for the 2023 for participating in fitness challenges throughout the year. In 2022 we had 18 individuals that captured all the credits and had an effective deductible of zero. Over 119 participants had deductibles under \$1000. Our standard deductible starts at \$1750.

For the employee's contribution there will be a slight increase of 2%. The single rate will increase from \$14.63 to \$14.92 per pay period, with similar increases at the other classifications.

Ancillary benefits will see a slight change in the programs. We are raising the maximum benefit in the high dental plan to \$5000.00. The plan will increase by a net \$1.01 for single coverage to \$10.30 for this increased benefit. The low plan for dental will continue to provide preventive care at no premium for the employee and comparably low cost for family coverage. There is no major coverage or orthodontics in the low plan. In vision the change last year to MetLife has been met with a positive response and there will be a slight increase of .61 cents, but with the additional benefit of a pair of glasses each 12 month period, enhanced from the current pair every 24 months.

Attachment(s): MSI overview of Benefits Renewals; employee bi-weekly contributions schedule



2023 Benefits Renewal



City of Monroe

Presented By: MSI Benefits Group, Inc.

November 8, 2022



- Employee deductions were increased 2%
- Participation in wellness program provided employees credits to lower their medical deductible. Participation in 2022:
 - 18 employees had no deductible
 - Average deductible for all members was \$862
 - 33 employees received no credits
 - 43 Employees waived all coverage
- Medical plan cost increased 16.58% in 2022. Increased Specific Stop-Loss Deductible from \$60,000 to \$70,000
- Dental renewed with MetLife with annual maximum on the high option increasing to \$3,000. Overall increase was 5.77%
- Vision coverage renewed with MetLife with no cost change
- Basic Life renewed with Standard with no cost change



2021 Medical Claims

Contract Period: 1/1/2021 - 12/31/2021
 Specific Deductible: \$60,000
 Aggregated Specific Deductible: \$80,000
 Est Attachement \$2,568,984
Employee
 Aggregate Factors: \$1,005.18

| 2021 | Emp | Dependents | Estimated Attachment Point | | Claims Paid this Month * | Monthly Adjustments | Claims not under Aggregate | Less Specific Reimburse | Aggregate Claims Paid | Cumulative Agg. Claims Paid |
|--------------|-----|------------|----------------------------|--------------------|--------------------------|---------------------|----------------------------|-------------------------|-----------------------|-----------------------------|
| | | | Monthly | Cumulative | | | | | | |
| January | 210 | 102 | \$211,088 | \$211,088 | \$185,052 | \$4,475 | \$34 | \$0 | \$180,543 | \$180,543 |
| February | 211 | 105 | \$212,093 | \$423,181 | \$131,245 | \$5,924 | \$554 | \$0 | \$124,767 | \$305,310 |
| March | 214 | 106 | \$215,109 | \$638,289 | \$168,992 | \$711 | \$17 | \$205 | \$168,060 | \$473,370 |
| April | 219 | 107 | \$220,134 | \$858,424 | \$201,100 | \$1,233 | \$31 | \$0 | \$199,835 | \$673,205 |
| May | 219 | 106 | \$220,134 | \$1,078,558 | \$211,738 | \$14 | \$860 | \$0 | \$210,864 | \$884,069 |
| June | 222 | 109 | \$223,150 | \$1,301,708 | \$193,689 | \$156 | \$1,030 | \$0 | \$192,503 | \$1,076,572 |
| July | 222 | 110 | \$223,150 | \$1,524,858 | \$167,973 | \$948 | \$57 | \$0 | \$166,968 | \$1,243,540 |
| August | 221 | 112 | \$222,145 | \$1,747,003 | \$275,850 | | \$53 | \$79,596 | \$196,201 | \$1,439,742 |
| September | 216 | 210 | \$217,119 | \$1,964,122 | \$381,068 | | \$71 | \$171,289 | \$209,708 | \$1,649,450 |
| October | 213 | 107 | \$214,103 | \$2,178,225 | \$234,606 | | \$236 | \$45,049 | \$189,320 | \$1,838,770 |
| November | 218 | 109 | \$219,129 | \$2,397,354 | \$325,786 | | \$983 | \$88,553 | \$236,250 | \$2,075,020 |
| December | 218 | 109 | \$219,129 | \$2,616,484 | \$188,575 | | \$286 | \$30,156 | \$158,132 | \$2,233,153 |
| | | | | | | | \$80,000 | -\$80,000 | | |
| Total | | | | \$2,616,484 | \$ 2,665,672 | \$13,460 | \$84,211 | \$334,848 | | \$2,233,153 |

| | |
|--|--------------|
| 1. Total Claims Paid Under Aggregate Coverage: | \$ 2,233,153 |
| 2. Cumulative Estimated Attachment Point: | \$ 2,616,484 |
| 3. Loss Ratio (1/2): | 85.35% |
| 4. Dollar Claims Exceeding Attachment Point: \$0 | \$ - |

| | |
|---------------------|--------------------|
| Administrative Cost | \$724,137 |
| Total Cost | \$2,957,290 |

| Medical Claims/Administration | Expected Cost | Actual Cost | % of Expected |
|-------------------------------|---------------|-------------|----------------|
| | \$2,948,148 | \$2,957,290 | 100.31% |



2022 Medical Claims

| | |
|---|--------------------|
| Contract Period: 1/1/2022 - 12/31/2022 | |
| Specific Deductible: | \$70,000 |
| Aggregated Specific Deductible: | \$80,000 |
| Est Attachment | \$3,077,701 |
| Employee | |
| Aggregate Factors: | \$1,221.31 |

| 2021 | Emp | Dependents | Estimated Attachment Point | | Claims Paid this Month * | Monthly Adjustments | Claims not under Aggregate | Less Specific Reimburse | Aggregate Claims Paid | Cumulative Agg. Claims Paid |
|--------------------------|--------------|--------------|----------------------------|--------------------|--------------------------|---------------------|----------------------------|-------------------------|-----------------------|-----------------------------|
| | | | Monthly | Cumulative | | | | | | |
| January | 210 | 110 | \$256,475 | \$256,475 | \$190,120 | | \$551 | \$189,570 | \$189,570 | |
| February | 212 | 111 | \$258,918 | \$515,393 | \$255,693 | | \$36 | \$255,657 | \$445,226 | |
| March | 213 | 110 | \$260,139 | \$775,532 | \$252,806 | \$2,398 | \$310 | \$250,097 | \$695,324 | |
| April | 211 | 108 | \$257,696 | \$1,033,228 | \$229,922 | | \$7 | \$229,915 | \$925,238 | |
| May | 212 | 110 | \$258,918 | \$1,292,146 | \$178,640 | \$202 | \$339 | \$178,099 | \$1,103,338 | |
| June | 215 | 110 | \$262,582 | \$1,554,728 | \$388,722 | \$561 | \$141 | \$388,020 | \$1,491,357 | |
| July | 216 | 111 | \$263,803 | \$1,818,531 | \$826,595 | \$348,047 | \$1,056 | \$259,909 | \$1,751,266 | |
| August | 215 | 111 | \$262,582 | \$2,081,112 | \$672,631 | \$527 | \$1,098 | \$385,262 | \$2,037,011 | |
| September | 213 | 110 | \$260,139 | \$2,341,251 | \$142,105 | \$322 | \$12 | \$11,847 | \$2,166,935 | |
| October | 213 | 111 | \$260,139 | \$2,601,390 | \$321,576 | | \$74 | \$186,565 | \$2,301,872 | |
| November | | | \$0 | \$2,601,390 | | | | \$0 | \$2,301,872 | |
| December | | | \$0 | \$2,601,390 | | | | \$0 | \$2,301,872 | |
| Agg. Specific Deductible | | | | | | | | -\$80,000 | | |
| Total | 2,130 | 1,102 | | \$2,601,390 | \$ 3,458,810 | \$352,058 | \$3,623 | \$721,256 | \$ 2,301,872 | \$2,301,872 |

| | |
|--|--------------|
| 1. Total Claims Paid Under Aggregate Coverage: | \$ 2,301,872 |
| 2. Cumulative Estimated Attachment Point: | \$ 2,601,390 |
| 3. Loss Ratio (1/2): | 88.49% |
| 4. Dollar Claims Exceeding Attachment Point: \$0 | \$ - |

| | |
|---------------------|-------------|
| Administrative Cost | \$587,186 |
| Total Cost | \$2,889,058 |

| | | | |
|-------------------------------|---------------|-------------|---------------|
| Medical Claims/Administration | Expected Cost | Actual Cost | % of Expected |
| | \$2,798,368 | \$2,889,058 | 103.24% |

- Claims through September 2022 are 25.2% above from October 2021 (\$463,101), driven by recent high-cost members
- Current claims projected at \$2.8M for all of 2022

| | Current Meritain / Aetna January 1 | | Renewal Meritain / Aetna January 1 | |
|---|--|---------------|--|---------------|
| 215 | | <i>Annual</i> | | <i>Annual</i> |
| TPA | | | | |
| Administrative Charge | \$30.45 | \$78,561 | \$30.45 | \$78,561 |
| Teledoc | \$3.20 | \$8,256 | \$3.20 | \$8,256 |
| Disease Management | \$4.40 | \$11,352 | \$4.40 | \$11,352 |
| PPO Access | \$0.00 | \$0 | \$0.00 | \$0 |
| Broker Fee | \$22.00 | \$56,760 | \$22.00 | \$56,760 |
| Specific <i>Includes aggregating \$80,000 specific</i> | HCC - \$70,000 | | HCC - \$70,000 | |
| Emp | \$204.64 | \$527,971 | \$253.38 | \$653,717 |
| Emp & Family | \$204.64 | | \$253.38 | |
| Aggregate | \$10.93 | \$28,199 | \$11.95 | \$30,831 |
| Expected Claim Liability | | | | |
| Emp | \$977.06 | \$2,520,815 | \$1,270.38 | \$3,277,589 |
| Emp & Family | \$977.06 | | | |
| Maximum Claim Liability | | | | |
| Emp | \$1,221.31 | \$3,150,980 | \$1,587.98 | \$4,096,986 |
| Emp & Family | \$1,221.31 | | | |
| Excluded - Lasers | | | \$150,000 | |

| | | Current | Renewal |
|--|-----------|----------------|----------------|
| | | HCC - \$70,000 | HCC - \$70,000 |
| Admin Fixed Cost | | \$60.05 | \$60.05 |
| Insurance Fixed Cost | Emp | \$215.57 | \$265.33 |
| | Emp & Dep | \$215.57 | \$265.33 |
| Expected Claims | Emp | \$977.06 | \$1,270.38 |
| | Emp & Dep | \$977.06 | \$1,270.38 |
| Total Expected Cost (Fixed Cost + Expected Claims) | Emp | \$1,252.68 | \$1,595.76 |
| | Emp & Dep | \$1,252.68 | \$1,595.76 |
| 38 waived | Emp | 103 | 103 |
| | Emp & Dep | 112 | 112 |
| Total Fixed Cost | | \$711,100 | \$839,477 |
| Fixed + Expected Claims | | \$3,076,985 | \$3,962,137 |
| Revised Expected for 2022 | | \$3,536,207 | |

All Fixed Cost + Revised Expected

| | Deductible Credit at Threshold | Deductible Credit at Goal |
|---|--------------------------------|---------------------------|
| 25 visits to Walton Athletic 24 by 12-1-2022 | \$250 | |
| 50 visits to Walton Athletic 24 by 12-1-2022 | | \$500 |
| No Tobacco/Nicotine Use | | \$500 |
| Blood Pressure Age 20-29 Threshold (133/84) Goal (121/80) | \$100 | \$250 |
| Blood Pressure Age 30-39 Threshold (135/86) Goal (123/82) | \$100 | \$250 |
| Blood Pressure Age 40-49 Threshold (139/88) Goal (127/84) | \$100 | \$250 |
| Blood Pressure Age 50-59 Threshold (144/90) Goal (131/86) | \$100 | \$250 |
| Blood Pressure Age 60-72 Threshold (147/91) Goal (134/87) | \$100 | \$250 |
| Cholesterol ratio below 3.5% | | \$250 |
| Cholesterol ratio 3.6 - 5.0% | \$100 | |
| Body Mass Index below 30 | | \$250 |
| Body Mass Index below 35 | \$100 | |

| # on Coverage | | Bi-Weekly Deductions (26) | |
|---------------|----------------------|---------------------------|--------------|
| | | <u>Current</u> | <u>2023</u> |
| 103 | Employee | \$14.63 | \$14.92 |
| 33 | Employee & Spouse | \$158.01 | \$161.17 |
| 13 | Employee & Children | \$157.75 | \$160.90 |
| 66 | Employee & Family | \$188.00 | \$191.76 |
| 215 | Annual Contributions | \$550,669.05 | \$561,682.43 |
| 43 | Waive Coverage | | |

- 2% increase in employee contributions for 2023



Dental Renewal

| | | | Current | | Renewal | |
|------------------------------|-----|------|------------------------|--|--|--|
| | | | MetLife Low Plan | MetLife High Plan | MetLife Low Plan | MetLife High Plan |
| | Low | High | | | | |
| Employee | 38 | 71 | 30.63 | 50.91 | 32.16 | 54.47 |
| Employee + Spouse | 11 | 30 | 58.07 | 98.59 | 60.97 | 105.49 |
| Employee+ Child(ren) | 5 | 9 | 58.36 | 82.89 | 61.28 | 88.69 |
| Employee + Family | 19 | 42 | 85.81 | 130.57 | 90.10 | 139.71 |
| Annual Total | | | | \$198,326 | | \$211,310 |
| 33 Waive | | | | | | 6.55% |
| Preventive Services | | | 100% | 100% | 100% | 100% |
| Deductible | | | \$50 | \$50 | \$50 | \$50 |
| Basic Services | | | 80% | 80% | 80% | 80% |
| Major Services | | | 0% | 50% | 0% | 50% |
| Annual Maximum | | | \$1,000 | \$3,000 | \$1,000 | \$5,000 |
| Lifetime Orthodontia Maximum | | | Not Covered | 50%; \$1,000 - Adult/Child | Not Covered | 50%; \$1,000 - Adult/Child |
| Fee Schedule | | | 90th | 90th | 90th | 90th |
| Endo, Perio and Oral Surgery | | | Covered in Basic (80%) | Covered in Basic (80%); Implants (50%) | Covered in Basic (80%); Missing Tooth Coverage | Covered in Basic (80%); Implants (50%); Missing Tooth Coverage |
| Bi-Weekly Deductions | Low | High | | | | |
| Employee | 38 | 71 | 0.00 | 9.36 | 0.00 | 10.30 |
| Employee + Spouse | 11 | 30 | 12.66 | 31.37 | 13.30 | 33.84 |
| Employee+ Child(ren) | 5 | 9 | 12.80 | 24.12 | 13.44 | 26.09 |
| Employee + Family | 19 | 42 | 25.47 | 46.13 | 26.74 | 49.64 |
| Annual Total Deductions | | | | \$115,625 | | \$124,478 |
| Net Annual City Cost | | | | \$82,701 | | \$86,832 |
| | | | | | | 5.00% |

- Missing tooth clause added to contract



Vision – Voluntary Benefit

| Voluntary Vision | | Current | Renewal |
|--|----|--|--|
| | | MetLife | MetLife |
| Eye Exam Frequency | | \$0 Every 12 months | \$0 Every 12 months |
| Single, Bifocal, Trifocal Frequency | | \$25 Every 12 months | \$25 Every 12 months |
| Contacts Elective Medically Necessary Frequency <i>*In lieu of eyeglasses</i> | | Up to \$250 Allowance Included Every 12 months | Up to \$250 Allowance Included Every 12 months |
| Frames Frequency | | Up to \$250 Allowance then 20% off any balance Every 24 months | Up to \$250 Allowance then 20% off any balance Every 12 months |
| OUT-OF-NETWORK Eye Exam Lenses Frames Contacts- Disposable | | Up to \$45 allowance Up to \$100 allowance Up to \$70 allowance Up to \$105 allowance | Up to \$45 allowance Up to \$100 allowance Up to \$70 allowance Up to \$105 allowance |
| Bi-Weekly Deductions | | Bi-Weekly Deductions | Bi-Weekly Deductions |
| Employee | 89 | 3.39 | 4.14 |
| Employee + Spouse | 39 | 7.17 | 8.75 |
| Employee+ Child(ren) | 10 | 7.42 | 9.05 |
| Employee + Family | 43 | 12.07 | 14.72 |

77 Waive

| Employer Paid Basic Life and AD&D Insurance | | <i>Renewal - No Chg</i> |
|--|--|--------------------------------------|
| | | Standard |
| Basic Life Benefits and AD&D Amount | | \$50,000 |
| Reduction Schedule: | | 65% at age 65, 50% age 70, 35% at 75 |
| Life Rate: | | 0.130 |
| AD&D Rate: | | 0.020 |
| Projected Volume: | | \$12,552,500 |
| Covered Lives: | | 257 |
| Basic Dependent Life: | | 1.12 |
| Basic Dependent Covered Lives: | | 162 |
| Basic Life Monthly Premium: | | \$2,064 |
| Annual Cost: | | \$24,785 |
| Rate Guarantee: | | 1/1/2025 |

| | | <u>% Increase</u> | <u>Employee Deductions</u> | <u>City Net Annual Cost</u> |
|---|-------------|-----------------------------------|----------------------------|-----------------------------|
| MEDICAL | | Fixed Cost/Expected Claims | | |
| <u>Aetna/Meritain</u> | | | | |
| Current | \$3,076,985 | | \$550,669 | \$2,526,316 |
| Renewal | \$3,962,137 | 28.77% | \$561,682 | \$3,400,455 |
| <i>Current cost EXPECTED to be \$3.5m in 2022</i> | | | | |
| DENTAL | | Premiums | | |
| <u>MetLife</u> | | | | |
| Current | \$198,326 | | \$115,625 | \$82,701 |
| Renewal Option (\$5,000 HIGH) | \$211,310 | 6.55% | \$124,478 | \$86,832 |
| Basic Life | | Premiums | | |
| <u>Standard</u> | | | | |
| Current | \$24,785 | | \$0 | \$24,785 |
| <i>Guaranteed till 1/2023</i> | | | | |
| Vision (Voluntary) | | Premiums | | |
| <u>MetLife</u> | | | | |
| Current | \$30,544 | | \$30,544 | \$0 |
| Renewal Option (12 Frames) | \$37,267 | 17.33% | \$37,267 | \$0 |

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, TO INCREASE THE ANNUAL SALARIES OF THE MAYOR AND THE CITY COUNCILMEMBERS OF THE CITY OF MONROE, GEORGIA

WHEREAS, the City of Monroe, Georgia (the “City”) has been vested with substantial legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law (O.C.G.A. § 36-35-3); and,

WHEREAS, pursuant to O.C.G.A. § 36-35-4, the City Council is authorized to fix the salary, compensation, and expenses of its municipal employees and the members of its municipal governing authority; and,

WHEREAS, Section 2.09 of the City Charter permits the City Council to determine the salary of the Mayor and the City Councilmembers by ordinance and in accordance with the laws of the State of Georgia; and,

WHEREAS, the City desires to increase the salary of the Mayor and the City Councilmembers pursuant to the aforesaid authority vested in the City Council.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and Council of the City of Monroe do hereby declare and adopt this Ordinance as follows:

1. The preamble of this Ordinance shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
2. The annual salary of the Mayor of the City of Monroe, Georgia shall be \$14,400.00 (\$1,200.00 per month).
3. The annual salary of each City Councilmember of the City of Monroe, Georgia shall be \$9,600.00 (\$800.00 per month).
4. Pursuant to O.C.G.A. § 36-35-4, said increases in salary shall not be effective until after the taking of office of those elected at the next regular municipal election which is held immediately following the date on which the action to increase compensation was taken.
5. This ordinance shall become effective January 1, 2024.

FIRST READING. This 8th day of November, 2022.

SECOND READING AND ADOPTED. This 13th day of December, 2022.

CITY OF MONROE, GEORGIA

By: _____(SEAL)

John S. Howard, Mayor

Attest: _____(SEAL)

Debbie Kirk, City Clerk



To: City Council
From: RV Watts – Chief of Police
Department: Police
Date: 11/08/2022
Subject: Revise Current Speed Detection Ordinance

Budget Account/Project Name: N/A

Funding Source:

Budget Allocation:

Budget Available:

Requested Expense:

Company of Record:

Description:

An ordinance of the City of Monroe to adopt certain speed zone limits for the roads of the City of Monroe; to provide for certain school zones hour restrictions to speed limits; to authorize the use of speed detection devices within the city limits of the City of Monroe; to provide procedures for implementation and enforcement; and for other purposes

Background:

To provide traffic enforcement measures to address existing hazardous traffic situations and to reduce those hazards from occurring in the future

Attachment(s):

(3)

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

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

Article I

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

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

Section 3. Pursuant to Chapter 94, Article I, Section 94-7 of the City of Monroe Code of Ordinances, said speed zones shall be incorporated into the current schedule of all traffic rules, regulations and orders and the same shall be available for public inspection in the office of the city clerk.

Article II

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

Article III

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

FIRST READING. This _____ day of _____ 2022.

SECOND READING AND ADOPTED on this _____ day of _____ 2022.

CITY OF MONROE, GEORGIA

By: _____
John S. Howard, Mayor

Attest: _____
Debbie Kirk, City Clerk

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

LIST OF ROADWAYS
for
CITY OF MONROE
OFF-SYSTEM

DESCRIPTION OF SEGMENT:

| ROAD NAME | WITHIN THE CITY/TOWN LIMITS OF and/or School Name | FROM | TO | LENGTH IN MILES | SPEED LIMIT |
|--------------------------------|--|-----------------------------|--------------------------|------------------------|--------------------|
| Charlotte Rowell Boulevard | Monroe | Highway 138 | State Route 11 | 1.00 | 45 |
| Double Springs Church Road | Monroe | City Limits | Saratoga Drive | 1.04 | 35 |
| Double Springs Church Road | Monroe Monroe Area High School SCHOOL DAYS ONLY | 1599.3' west of Drake Drive | 266' east of Drake Drive | 00.35 | 25 |
| Felker Street | Monroe | Business 10 | Church Street | 00.36 | 25 |
| Hammond Drive/Union Street | Monroe | Marable Street | Spring Street | 00.67 | 25 |
| Madison Avenue | Monroe | Marable Street | Business 10 | 00.70 | 30 |
| Madison Avenue | Monroe | Business 10 | Mill Street | 00.67 | 30 |
| McDaniel Street | Monroe | Breedlove Drive | City Limits | 00.67 | 35 |
| Pine Park Street/Norris Street | Monroe | Church Street | Madison Avenue | 00.48 | 25 |
| Sorrells Street/Maple Lane | Monroe | State Route 11 | Marable Street | 00.50 | 25 |
| Towler Street | Monroe | Madison Avenue | Dead End | 00.52 | 25 |

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

LIST OF ROADWAYS

for
CITY OF MONROE

ON-SYSTEM

| STATE ROUTE | WITHIN THE CITY/TOWN LIMITS OF and/or School Name | FROM | MILE POINT | TO | MILE POINT | LENGTH IN MILES | SPEED LIMIT |
|--|--|---|------------|--|------------|-----------------|-------------|
| SR 10 | MONROE | 1373' east of Smith Road (West Monroe City Limits) | 08.80 | 370' east of Cherry Hill Road (East Monroe City Limits) | 13.59 | 04.79 | 55 |
| SR 10 Business | MONROE | State Route 10 | 00.00 | 2077' west of State Route 138 | 00.44 | 00.44 | 45 |
| SR 10 Business | MONROE | 2077' west of State Route 138 | 00.44 | 100' east of Jackson Street | 02.56 | 02.12 | 35 |
| SR 10 Business *** SCHOOL ZONE *** | MONROE George Walton Academy SCHOOL DAYS ONLY | 575' west of George Walton Academy Drive | 00.99 | 530' east of George Walton Academy Drive | 01.20 | 00.21 | 30 |
| SR 10 Business | MONROE | 100' east of Jackson Street | 02.56 | 67' west of Milledge Avenue | 02.80 | 00.24 | 30 |
| SR 10 Business | MONROE | 67' west of Milledge Avenue | 02.80 | 168' east of Hammond Drive | 03.55 | 00.75 | 35 |
| SR 10 Business | MONROE | 168' east of Hammond Drive | 03.55 | State Route 10 | 04.10 | 00.55 | 45 |
| SR 11 | MONROE | 260' north of South Madison Avenue (South Monroe City Limits) | 11.35 | 417' north of South Madison Avenue | 11.38 | 00.03 | 55 |
| SR 11 | MONROE | 417' north of South Madison Avenue | 11.38 | 542' south of Walker Drive | 11.84 | 00.46 | 45 |
| SR 11 | MONROE | 542' south of Walker Drive | 11.84 | 157' south of Mears Street | 12.48 | 00.64 | 35 |
| SR 11 | MONROE | 157' south of Mears Street | 12.48 | Alcovy Street | 12.86 | 00.38 | 30 |
| SR 11 | MONROE | Alcovy Street | 12.86 | Walton Street | 13.35 | 00.49 | 25 |
| SR 11 | MONROE | Walton Street | 13.35 | 150' north of Marable Street | 13.58 | 00.23 | 30 |
| SR 11 | MONROE | 150' north of Marable Street | 13.58 | Mayfield Drive | 14.05 | 00.47 | 35 |
| SR 11 | MONROE | Mayfield Drive | 14.05 | 213' north of Charlotte Rowell Blvd (North Monroe City Limits) | 15.02 | 00.97 | 45 |

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

OFF-SYSTEM

| ROAD NAME | WITHIN THE CITY/TOWN LIMITS OF and/or School Name | FROM | TO | LENGTH IN MILES | SPEED LIMIT |
|----------------------------|--|------------------------------------|------------------------------------|-----------------|-------------|
| Alcovy Street | Monroe | State Route 11 | 200' South of Barrett Street | 00.41 | 30 |
| Alcovy Street | Monroe | 200' South of Barrett Street | 200' North of Oak Ridge | 01.10 | 35 |
| Alcovy Street | Monroe | 200' North of Oakland Ridge | South Monroe City Limits | 00.40 | 45 |
| Atha Street | Monroe | Madison Avenue | State Route 11 | 00.39 | 30 |
| Baker Street | Monroe | Hammond Drive | Southview Drive | 00.92 | 30 |
| Birch Street | Monroe | Marable Street | Cherry Hill Drive | 00.46 | 35 |
| Breedlove Drive | Monroe | State Route 10 Business | Alcovy Street | 01.30 | 35 |
| Bryant Road | Monroe | Marable Street | State Route 10 Business | 00.55 | 30 |
| Carwood Mayfield Drive | Monroe | State Route 10 Business | State Route 11 | 01.38 | 35 |
| Charlotte Rowell Boulevard | Monroe | Highway 138 | State Route 11 | 1.00 | 45 |
| Cherry Hill Road | Monroe | State Route 10/US 78 | 2400' West of State Route 10/US 78 | 00.45 | 25 |
| Cherry Hill Road | Monroe | 2400' West of State Route 10/US 78 | Birch Street | 00.67 | 35 |
| Church Street | Monroe | State Route 11 | Hammond Drive | 00.89 | 30 |
| Church Street | Monroe | Hammond Drive | Poplar Street | 00.40 | 35 |
| Church Street | Monroe | Poplar Street | East Monroe City Limits | 00.50 | 45 |
| Davis Street | Monroe | State Route 11 | Dead End | 00.97 | 30 |
| Double Springs Church Road | Monroe | City Limits | Saratoga Drive | 1.04 | 35 |
| Double Springs Church Road | Monroe Monroe Area High School SCHOOL DAYS ONLY | 1599.3' west of Drake Drive | 266' east of Drake Drive | 00.35 | 25 |

| | | | | | |
|--------------------------------|---------------|--------------------------------|--------------------------------|-------|----|
| Felker Street | Monroe | Business 10 | Church Street | 00.36 | 25 |
| Fifth Street | Monroe | Madison Avenue | Dead End | 00.49 | 25 |
| Sixth Street | Monroe | State Route 11 | Dead End | 00.26 | 25 |
| Glen Iris Drive | Monroe | State Route 10 Business | Marable Street | 00.53 | 30 |
| Hammond Drive | Monroe | State Route 10 Business | Church Street | 00.63 | 35 |
| Hammond Drive/Union Street | Monroe | Marable Street | Spring Street | 00.67 | 25 |
| Highland Avenue | Monroe | State Route 10 Business | Madison Avenue | 00.79 | 25 |
| Madison Avenue | Monroe | Mill Street | South Monroe City Limits | 01.13 | 35 |
| Madison Avenue | Monroe | Business 10 | Mill Street | 00.67 | 30 |
| Madison Avenue | Monroe | Marable Street | Business 10 | 00.70 | 30 |
| Marable Street | Monroe | State Route 11 | 400' North of Roosevelt Street | 00.73 | 30 |
| Marable Street | Monroe | 400' North of Roosevelt Street | 250' South of Walton Road | 00.35 | 35 |
| Marable Street | Monroe | 250' South of Walton Road | North Monroe City Limits | 00.50 | 45 |
| McDaniel Street | Monroe | State Route 11 | Pinecrest Drive | 00.35 | 30 |
| McDaniel Street | Monroe | Pinecrest Drive | Breedlove Drive | 00.70 | 35 |
| McDaniel Street | Monroe | Breedlove Drive | City Limits | 00.67 | 35 |
| Pannell Road | Monroe | Madison Avenue | Southeast Monroe Street | 00.33 | 35 |
| Pinecrest Drive | Monroe | State Route 10 | McDaniel Street | 00.48 | 30 |
| Pine Park Street/Norris Street | Monroe | Church Street | Madison Avenue | 00.48 | 25 |
| Plaza Drive | Monroe | State Route 10 Business | Mayfield Drive | 00.62 | 30 |
| Poplar Street | Monroe | Church Street | Southeast Monroe City Limits | 00.69 | 35 |
| Sorrells Street/Maple Lane | Monroe | State Route 11 | Marable Street | 00.50 | 25 |
| Towler Street | Monroe | Madison Avenue | Dead End | 00.52 | 25 |
| Vine Street | Monroe | State Route 11 | South Monroe City Limits | 00.46 | 35 |
| Walker Drive | Monroe | State Route 11 | Alcovy Street | 00.85 | 30 |
| Walton Road | Monroe | Marable Street | North Monroe City Limits | 00.74 | 35 |

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

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

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

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

Signature of Governing Authority:

Mayor

City Clerk

Sworn and Subscribed before me

This _____ day of _____, _____.

NOTARY PUBLIC

To: City Council
From: Logan Propes, City Administrator
Department: Adminsitraton
Date: 09-13-2022
Subject: Short-term Rental Ordinance



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:

Staff recommends approving the Short-term Rental Ordinance as presented.

Background:

In order to better foster safety, security, and orderly administration of short-term rentals in the city of Monroe, staff and legal counsel have created a new ordinance to regulate the activity through licensing and registration. Some of the highlights include, licensing, maximum occupancies, parking regulations, and security installation protocols. Additionally the city’s hotel-motel tax ordinance language is updated to better reflect the activity. The ordinance also sets forth penalties for violations.

Attachment(s):

Short-term rental ordinance.

AN ORDINANCE TO AMEND CHAPTERS 22 AND 90 OF THE CODE OF ORDINANCES OF THE CITY OF MONROE, GEORGIA, REGARDING THE CITY’S BUSINESS REGULATION ORDINANCES AND HOTEL MOTEL EXCISE TAXATION FOR THE PURPOSE OF PROVIDING FOR THE REGULATION AND TAXATION OF SHORT-TERM RENTALS.

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

Article I.

Chapter 22 of the Code of Ordinances is hereby amended by adding Sections 22-380 through 22-400 to said Chapter as follows, and Chapter 90 of the Code of Ordinances is hereby amended by deleting Sections 90-231 through 90-233 in their entirety and replacing them with the following in lieu thereof:

SEE ATTACHED “EXHIBIT A” FOR THE COMPLETE TEXT OF THE ADDITIONS AND AMMENDMENTS TO CHAPTER 22 and CHAPTER 90

Article II.

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

Article III.

This ordinance shall take effect January 1, 2023.

FIRST READING. This 11th day of October, 2022.

SECOND READING AND ADOPTED on this 8th day of November, 2022

CITY OF MONROE, GEORGIA

By: _____ (SEAL)

John Howard, Mayor

Attest: _____ (SEAL)

Debbie Kirk, City Clerk

EXHIBIT A

Chapter 22 – BUSINESSES AND BUSINESS REGULATIONS

ARTICLE VI. – SHORT-TERM RENTALS

Sec. 22-380. Purpose.

(a) The purpose of this article is to ensure the continued availability of quality transient lodging within the city, proper maintenance of short-term rentals and to protect the health, safety and welfare of short-term rental inhabitants and the citizens of Monroe by ensuring the structures meet minimum life safety code standards.

(b) Unless otherwise stated in this article, the requirements of this article apply to those who occupy, visit, patronize, frequent, operate, keep, conduct, or own a short-term rental within the city, regardless of the date of the short-term rental structure's construction.

(c) This article is essential to the public's interest, safety, health and welfare and this article shall be liberally construed to effectuate its purposes.

Sec. 22-381. Definitions.

Code compliance verification form means a document executed by a short-term rental owner certifying that the short-term rental unit complies with applicable zoning, building, health and life safety code provisions. No person shall allow occupancy or possession of any short-term rental unit if the premises or owner thereof is in violation of any applicable zoning, building, health or life safety code provisions.

Local contact person means an owner or local property manager authorized by the owner of a short-term rental to take remedial action and respond to any notice of violation of this section, who resides in the City of Monroe or no more than 50 miles from the short-term rental.

Noise regulations means those regulations contained in the Code of Ordinances of the City of Monroe, Georgia, Sec. 62-8.

Owner means a person(s) or entity that holds legal and/or equitable title to private property.

Short-term rental means a dwelling unit, including either a single-family home, duplex or single multifamily residential unit, or accessory dwelling or accessory apartment rented not more than 30 consecutive nights.

Sec. 22-382. Applicability.

(a) All requirements, regulations and standards imposed by this section apply in addition to any other applicable requirements, regulations and standards imposed elsewhere in this Code.

(b) The restrictions and obligations contained in this section shall apply to short-term rentals at all times during which such units are marketed and used as short-term rentals.

(c) The allowance of short-term rentals pursuant to this section shall not prevent enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.

(d) It shall be unlawful for any owner of any property within the City of Monroe, Georgia, to rent or operate a short-term rental contrary to the procedures and regulations established in this section, other provisions of the Code of Ordinances or Zoning Ordinance of the City of Monroe, Georgia, or any applicable state law.

Sec. 22-383. Short-term rental business license requirements.

Pursuant to Chapter 90 (Occupation Taxes) of the Code of Ordinances of the City of Monroe, Georgia, a separate business license shall be required for each short-term rental unit (except where an owner owns multiple short-term rentals in a residential community or multiple residential communities and applies for a business license for a single business license for such short-term rental units). The licensing requirements of this section are in addition to any hotel/motel tax registration or any other permit or licensing requirements. However, at the discretion of the director of planning and development, the processing of such license required under this section may be combined with the processing of hotel/motel tax registration or any other related permit or license process administered by the city. The director of planning and development is authorized to prescribe forms and procedures for the processing of licenses under this section.

(1) Application for short-term rental business license. An application for a short-term rental business license shall be filed with the planning department prior to the use of the property as a short-term rental. Applications shall be on the forms provided by the city. Only the owner of the short-term rental may submit an application for short-term rental business license. Additionally, all applications for a short-term rental business license must contain, at a minimum, the following information:

- a. The name, address telephone number, and email address of the owner of the short-term rental for which the registration is being issued;
- b. The name, address, telephone number, and email address of the local contact person for the owner of the short-term rental;
- c. The number of bedrooms and approximate square footage of the short-term rental, and the maximum number of overnight occupants permitted;
- d. An executed code compliance verification form acknowledging that all designated bedrooms meet all local building and life, safety, and fire code requirements;
- e. A diagram and/or photograph of the premises showing and indicating the number and location of designated on-site paved parking spaces and the maximum number of vehicles allowed for overnight occupants. Landscaped areas of any kind shall not be counted as parking spaces;

f. Evidence of a valid hotel/motel occupancy tax registration certificate issued by the city for the short-term rental. Application for such registration may be filed concurrently with the application for registration under this chapter;

g. Acknowledgment that the owner and local contact person have read all regulations pertaining to the operation of a short-term rental;

h. Certification of the accuracy of the information submitted, and agreement to comply with all conditions of the registration;

i. Acknowledgement that the owner or local contact person has or will post, at the short-term rental, the notice required in section 22-384; and

j. Application fee. An application for a short-term rental business license shall be accompanied by an initial fee in accordance with section 90-107 (Levied; limitations) of the Code of Ordinance of the City of Monroe, Georgia.

Sec. 22-384. License conditions.

All business licenses issued pursuant to this chapter are subject to the following standard conditions:

(1) The owner shall, by written agreement with the occupants, limit overnight occupancy of the short-term rental to the specific number of occupants designated in the business license application, with the number of overnight occupants not to

exceed two persons per bedroom meeting building code and life-safety code requirements, plus two additional persons per residence inclusive of any owner occupants. A bedroom is a room that is designed to be, or meets the building code requirements to be, used as a sleeping room and for no other primary purpose. Every bedroom shall have an emergency escape or rescue exit and a minimum ceiling height as follows:

a. Each bedroom shall have at least one operable window or door for emergency escape or rescue that opens directly to the exterior of the unit. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches above the floor. These dimensions shall be required unless otherwise approved by the Code Enforcement Officer for historic preservation purposes only;

b. Bedrooms shall have a ceiling height of not less than eight feet, except as provided in this section. If any room has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half of the area thereof.

(2) The owner shall, by written agreement with the occupants, limit the number of

vehicles of overnight occupants to the number designated in the business license application; with the number of vehicles of overnight occupants not to exceed the number of designated on-site parking spaces of the short-term rental property.

(3) The owner shall use best efforts to ensure that the occupants and/or guests of the short-term rental do not violate noise regulations by notifying the occupants of the rules regarding short-term rentals and responding when notified that occupants are violating laws regarding their occupancy. It is not intended that the owner or local contact person, act as a peace officer or place himself or herself in harm's way.

(4) The owner shall, by written agreement, limit the daytime visitors at any time in a home rental to no more than six persons in addition to the maximum overnight occupancy designated in the business license application.

(5) The owner of the short-term rental shall post a copy of the business license and a copy of the conditions set forth in this section in a conspicuous place within the short-term rental.

(6) No business license issued under this section shall be transferred or assigned or used by any person other than the owner to whom it is issued, or at any location other than the one for which it is issued.

(7) All business licenses issued under this section shall be valid for no more than one year, beginning on the date of issuance and expiring on December 31st of that year.

(8) Sign and notification requirements. Each short-term rental shall have a clearly visible and legible notice conspicuously posted within the unit on or adjacent to the front door, containing the following information:

a. The name of the local contact person or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis;

b. The maximum number of overnight occupants permitted to stay in the unit;

c. The maximum number of vehicles allowed to be parked on the property, including a sketch of the location of the on-site parking spaces;

d. The maximum number of daytime visitors allowed in addition to the overnight occupants;

e. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property unless it is placed in a curbside container, and that the curbside container shall not be placed sooner than 24 hours prior to the pickup day, and must be removed no later than 24 hours after pickup (if owner provides daily trash removal, then this notice is not necessary);

f. Notification that an occupant may be cited and fined for creating a disturbance or for violating this section or other provisions of the Code of Ordinances;

g. Notification that failure to conform to the parking and occupancy requirements of the structure is a violation of this section; and

h. A statement advising the occupant that any failure to conform to the noise regulations is a violation of this section.

(9) Parking. Short-term rentals shall comply with all applicable ordinances regarding parking. Owner shall provide sufficient parking for guests such that all parking is accomplished on parking spaces approved by the Code Officer.

(10) Local contact person.

a. Each owner of a short-term rental shall designate a local contact person who has access and authority to assume management of the unit and take remedial measures. An owner of a short-term rental who resides in the city limits of Monroe, Georgia or within 50 miles of the short-term rental may designate himself or herself as the local contact person. The local contact person shall be required to respond to the location of the short-term rental within one hour after being notified by the police or code enforcement of the existence of a violation of this chapter or any other provision of this Code, or any disturbance requiring immediate remedy or abatement.

b. The owner must immediately notify the director of planning and development in writing upon a change of local contact person or the local contact person's telephone number. This notification will be on forms prescribed by the director of planning and development. The new, revised business license will not extend the expiration date of the business license, and will be issued for a fee of \$25.00, and must

be posted within ten days of any change of local contact person information.

(11) Limited Zoning Requirements. In addition to the provisions in this Code, the occupancy of each short-term shall be limited in the following manners and as subject to the Zoning Ordinance of the City of Monroe, Georgia:

a. Short-term rentals shall consist of an entire dwelling unit, accessory apartment, or accessory dwelling.

b. Dwelling units, accessory apartments, or accessory dwellings may contain only one short-term rental.

c. Each address may contain only one short-term rental.

d. Short-term rentals must consist of a minimum of 300 square feet and contain at least one bedroom, one bathroom, and kitchen or kitchenette facilities containing at a minimum the following: a kitchen sink, a microwave, and a refrigerator.

(12) Hotel/motel tax. All short-term rentals shall be subject to section 90-231 et seq., of the City of Monroe, Georgia, Municipal Code, concerning the imposition and collection of the applicable hotel/motel tax.

(13) Other requirements. All short-term rentals shall comply with the following:

a. An interconnected and hard-wired smoke detection and notification system is required and must be operable and in good working order at all times.

b. Owner must install and maintain security cameras that provide video coverage and recording of the driveway and all entry points for the short-term rental property.

c. A sufficient number of UL-approved and tested fire extinguishers shall be maintained in all short-term rentals as required by the Code Officer.

d. Any advertising of the short-term rental unit shall conform to information included in the short-term rental business license and requirements of this section, and shall include notification of the maximum occupancy, maximum number of vehicles allowed, and provisions regulating noise.

e. Compliance with these standards shall be in addition to compliance with all other provisions of this Code relating to nuisance, peace and safety.

f. In addition to any requirements of this section, any structure being operated as a short-term rental, with a capacity for more than ten overnight guests at a time shall be required to meet all local, state and federal access and life safety codes, rules and regulations that are otherwise applicable to hotels as defined in such codes, rules and regulations. In the event there is a conflict between the requirements of this section and such other codes rules or regulations, the requirement that is more protective of the public health, safety and welfare shall prevail.

(14) Short-term rentals shall not conflict with existing homeowners association or

other applicable private restrictive covenants.

Sec. 22-385. Violation and penalties.

(a) Violations of this Article shall be managed on each individual short-term rental, and any resulting penalties shall only be assessed against such short-term rental. The following conduct shall constitute a violation for which the penalties specified in this section may be imposed, or the business license suspended or revoked:

(1) The owner has violated any of the provisions of this chapter; or

(2) The owner has failed to collect and remit to the city the hotel/motel occupancy tax as required by Sec 90-233 of city Code.

(b) The penalties for violations of this Article shall be as follows:

(1) For the first violation within any 12-month period, the penalty shall be a warning notice of violation;

(2) For a second violation within any 12-month period, the penalty shall be a fine not to exceed \$500.00;

(3) For a third violation within any 12-month period, the penalty shall be a fine not to exceed \$1,000.00 and/or suspension of the business license (or suspension of the violating short-term rental from the applicable business license) for a period not to exceed six months; if the period of suspension runs beyond December 31st, the owner shall not be eligible to apply for

renewal of the business license (or reinstatement of the violating short-term rental under the business license) until expiration of the full suspension period; and

(4) For a fourth violation within any 12-month period, the business license may be revoked (or removal of the violating short-term rental from the applicable business license) in accordance with the provisions below. An owner shall not be eligible to reapply for a business license (or reinstatement of the violating short-term rental under the business license) for a period of 12 months from the date of revocation.

(c) A short-term rental that is determined to be operating without the necessary business license required under this section shall subject the owner to a penalty of \$1,000.00. Each day the unit is marketed or rented for overnight accommodation shall constitute a separate violation.

(d) Procedure for imposition of penalties/suspension/revocation. Penalties, including a notice of violation, shall be imposed, and business licenses shall be revoked (or suspension or removal of a short-term rental from the applicable business license), only in the manner provided in this subsection.

(1) Initial violations shall result in a notice of violation being directed to the owner and the person designated in the business license application as the local contact person if other than the owner. The local contact person shall be responsible for contacting the occupant to correct the problem within

60 minutes. This local contact person is required to visit the property to confirm compliance with this chapter, unless compliance can reasonably be confirmed without visiting the property.

(2) If non-compliance with provisions of this section reoccurs, the director of planning and development or their designee shall conduct an investigation whenever there is reason to believe that an owner has failed to comply with the provisions of this section. The investigation may include an inspection of the premises, review of law enforcement/security reports, online searches, citations, or neighbor documentation consisting of photos, sound recordings and video all of which may constitute evidence of a violation. Should the investigation support a finding that a violation occurred, the director of planning and development or designee shall issue written notice of the violation and intention to impose a penalty and/or suspend or revoke the business license (or suspend or remove a short-term rental from the applicable business license). The written notice may be served either by first class mail, by commercial overnight delivery, by personal service on the owner, or by any other reasonable means of delivery, including email, and shall specify the facts which, in the opinion of the director of planning and development, constitute grounds for imposition of the penalties and/or suspension or revocation, and specify that the penalties will be imposed and/or that the business license will be suspended or revoked (or suspension or removal of a short-term rental from the applicable business license) 15 calendar days from the

date of the notice unless the owner files with the director of planning and development a request for an appeal hearing before the mayor and city council. In considering such appeal, the mayor and city council shall determine whether the director of planning and development has erred in his/her interpretation and/or enforcement of this section.

(3) Except as otherwise provided in this section, violation of this section will be enforced in accordance with the Code of the City of Monroe, Georgia and the Zoning Ordinance of the City of Monroe, Georgia.

(e) Business license and fees not exclusive. The business license and fees required by this section shall be in addition to any license, permit or fee required under any other provision of this Code, or other local or state law. The issuance of any business license pursuant to this section shall not relieve the owner of the obligation to comply with all other provisions of this Code pertaining to the use and occupancy of the short-term rental or the property on which it is located.

(f) Penalty. In addition to the penalties described above, any person violating the

provisions of this section by operating a short-term rental without a valid business license may be prosecuted according to the general penalties described in Section 1-11 of this Code.

(g) Enforcement. The director of planning and zoning or their designee is hereby authorized and directed to establish such procedures as may from time to time be required to carry out the purpose and intent of this Article. City of Monroe Code Enforcement Officers, as well as the Monroe Police Department shall also have authority to enforce this Article.

(h) Violations by occupants of short-term rentals. Any violation of the provisions of this section shall be enforced pursuant to this section and any other applicable Code sections. Enforcement actions may be brought against occupants of a short-term rental for violations of this section and any other provision of this Code notwithstanding that this section may also make the owner of the short-term rental responsible for the conduct constituting the violation.

Secs. 22-386--22-400. – Reserved.

Chapter 90 – TAXATION

ARTICLE VII. – HOTEL/MOTEL EXCISE TAX

Sec. 90-231. Definitions.

The following words, terms and phrases shall, for the purposes of this article and

except where the context clearly indicates a different meaning, be defined as follows:

City means the City of Monroe and, variously, the incorporated territory of Monroe, wherein the city government is

empowered to impose this tax by O.C.G.A. § 48-13-50(a)(3).

Due date means the 20th day after the close of the monthly period for which the tax is to be computed.

Destination marketing organization means a private sector nonprofit organization or other private entity which is exempt from federal income tax under Section 501(c)(6) of the Internal Revenue Code of 1986 that is supported by the tax under this article, government budget allocations, private membership, or any combination thereof and the primary responsibilities of which are to encourage travelers to visit their destinations, encourage meetings and expositions in the area, and provide visitor assistance and support as needed.

Estimated tax liability means the lodging provider's prospective tax liability based upon the average monthly tax remittance in the prior fiscal year, as adjusted for change in tax rate or substantial change in circumstances due to damage to the hotel.

Finance director means The duly appointed finance director of the city or his designee.

Folio means primary documentation produced by a hotel that demonstrates interaction between the lodging provider and the occupant, and which, at a minimum, reflects the name and address given by the occupant, the date(s) of occupancy, the amount of rent charged for each date together with the amounts of applicable excise tax(es), and the method(s) of payment.

Guest room means accommodations occupied, or intended, arranged, or designed for transient occupancy, by one or

more occupants for the purpose of living quarters or residential use.

Hotel means any facility, or any portion of a facility, where a room, rooms or lodgings are furnished for value to any person, persons or legal entity, including a hotel, motel, inn, lodge, tourist camp, tourist cabin, campground or any other place in which rooms, lodgings or accommodations are regularly furnished for value.

Innkeeper means any person who is subject to taxation under this article for the furnishing for value to the public any rooms, lodgings, or accommodations.

Lodging provider means any person operating a hotel, guesthouse, bed and breakfast, or short-term rental in the city including, but not limited to, the owner or proprietor of such premises, lessee, sub-lessee, lender in possession, licensee or any other person operating such hotel; and who is subject to the taxation imposed for furnishing for value to the public any rooms, lodgings, or accommodations.

Monthly period means the calendar months of any year.

Occupancy means the use or possession, or the right to the use or possession of any guest room in a hotel or the right to the use or possession of the furnishings or to the services and accommodations accompanying the use and possession of the guest room.

Occupant means any person who, for a consideration, uses, possesses, or has the right to use or possess any guest room in a hotel under any lease, concession, permit, right of access, license to use or other agreement, or otherwise.

Permanent resident means any occupant who, as of a given date, has or shall have occupied or has or shall have the right of occupancy of any guest room in a hotel for not less than 30 continuous days next preceding such date.

Person means any individual, firm, partnership, joint venture, association, social club, fraternal organization, joint stock company, corporation, cooperative, estate, trust, receiver, trustee, syndicate, or any other group or combination acting as a unit, the plural as well as the singular number; excepting the United States, the State of Georgia and any instrumentality of either thereof upon which the city is without power to impose the tax.

Private sector nonprofit organization means a chamber of commerce, a convention and visitors bureau, a regional travel association, or any other private group organized for similar purposes which is exempt from federal income tax under Section 501(c)(6) of the Internal Revenue Code of 1986; provided, however, that a county or municipality which has prior to April 1, 1990, contracted for a required expenditure under this Code section with a private group which is exempt from federal income tax under provisions of Section 501(c) of the Internal Revenue Code other than Section 501(c)(6) may continue to contract for required expenditures with such a private group.

Promoting tourism, conventions, and trade shows means the planning, conducting, or participating in programs of information and publicity designed to attract or advertise tourism, conventions, or trade shows.

Rent means the consideration received for occupancy valued in money, whether

received in money or otherwise, including all receipts, cash, credits, and property or services of any kind or nature, and also the amount for which credit is allowed by the lodging provider to the occupant, without any deduction therefrom whatsoever

Short-term rental means one or more dwelling units, including either a single-family home, duplex or single multifamily residential unit, or accessory dwelling or accessory apartment rented not more than 30 consecutive nights.

State authority means an authority created by state law which serves a state-wide function, including, but not limited to, the Geo. L. Smith II Georgia World Congress Center Authority, but shall not mean an authority created for support of a local government or a local purpose or function and shall not include authorities such as area planning and development commissions and any organizational entities they may create, regional commissions and any organizational entities they may create, or local water and sewer authorities.

Tax means the tax on occupants imposed by this article, as provided for by O.C.G.A. § 48-13-51(a)(3).

Tourism product development means the expenditure of funds for the creation or expansion of physical attractions which are available and open to the public and which improve destination appeal to visitors, support visitors' experience, and are used by visitors. Such expenditures may include capital costs and operating expenses. Tourism product development may include: lodging for the public for no longer than 30 consecutive days to the same customer; overnight or short-term sites for recreational vehicles, trailers, campers, or

tents; meeting, convention, exhibit, and public assembly facilities; sports stadiums, arenas, and complexes; golf courses associated with a resort development that are open to the general public on a contract or fee basis; racing facilities, including dragstrips, motorcycle racetracks, and auto or stock car racetracks or speedways; amusement centers, amusement parks, theme parks, or amusement piers; hunting preserves, trapping preserves, or fishing preserves or lakes; visitor information and welcome centers; wayfinding signage; permanent, nonmigrating carnivals or fairs; airplanes, helicopters, buses, vans, or boats for excursions or sightseeing; boat rentals, boat party fishing services, rowboat or canoe rentals, horse shows, natural wonder attractions, picnic grounds, river-rafting services, scenic railroads for amusement, aerial tramways, rodeos, water slides, or wave pools; museums, planetariums, art galleries, botanical gardens, aquariums, or zoological gardens; parks, trails, and other recreational facilities; or performing arts facilities.

amount of rent from the occupant unless an exception is provided under section 90-234.

The lodging provider shall provide a receipt to each occupant, which receipt shall reflect both the amount of rent and the amounts of this and other tax(es) applicable. This tax shall be due from the occupant, and shall be collected by the lodging provider at the same time that the rent is collected. The lodging provider shall be liable for any amount of tax that he fails to collect appropriately; and must remit to the city any amount of tax collected in excess of that which should have been collected.

Sec. 90-232. Tax Rate.

There shall be paid for every occupancy of a guest room in a hotel, guesthouse, bed and breakfast, or short-term rental in the city a tax at the rate of five percent of the amount of rent unless an exemption is provided under section 90-234.

Sec. 90-233. Collection of tax by lodging provider.

Every lodging provider furnishing guest rooms in a hotel, guesthouse, bed and breakfast, or short-term rental in the city shall collect a tax of five percent on the

AIRPORT

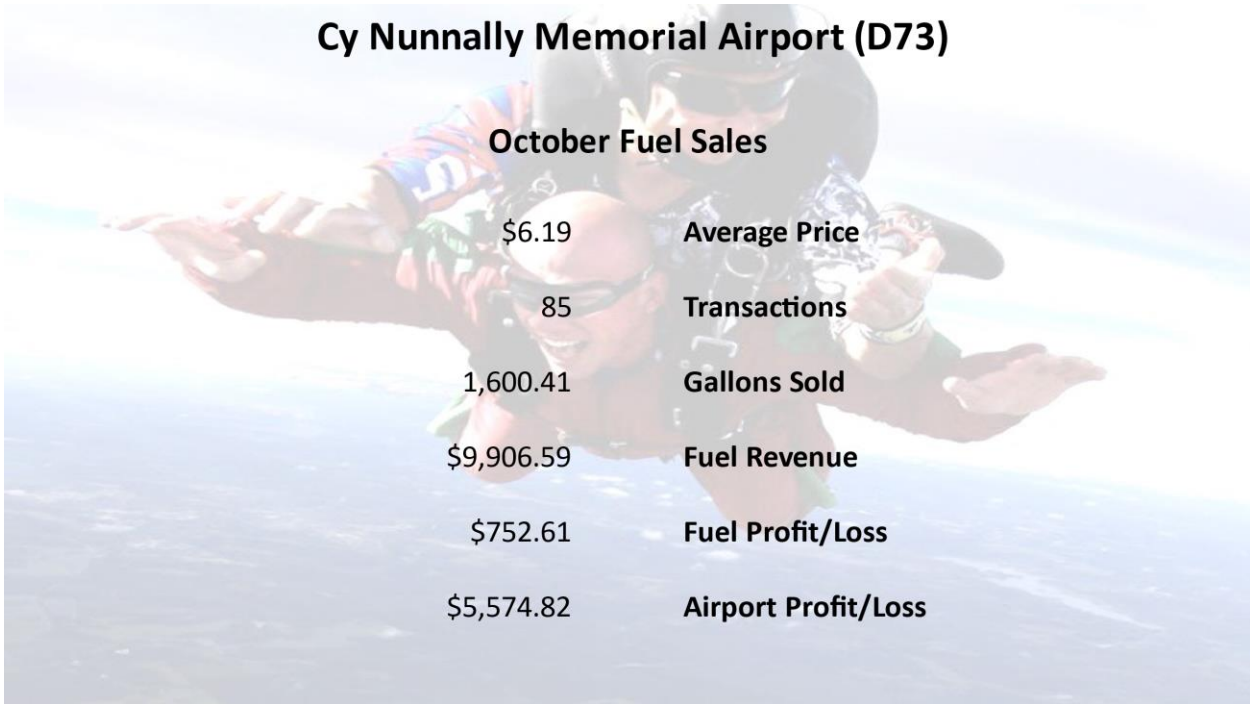
MONTHLY REPORT

NOVEMBER 2022

| | 2022 January | 2022 February | 2022 March | 2022 April | 2022 May | 2022 June | 2022 July | 2022 August | 2022 September | 2022 October | 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 | \$6.19 | \$6.19 | \$6.19 | \$4.39 | \$4.39 | \$4.48 | \$5.24 | |
| Transactions | 110 | 179 | 239 | 209 | 115 | 104 | 119 | 90 | 94 | 85 | 165 | 205 | 146 | 143.1 | 1860 |
| Gallons Sold | 2,760.3 | 4,119.8 | 5,755.9 | 5,161.6 | 2,693.3 | 2,404.9 | 2,835.5 | 2,091.1 | 1,999.6 | 1,600.4 | 4,436.6 | 5,362.9 | 3,889.8 | 3470.1 | 45,111.9 |
| AvGas Revenue | \$12,393.92 | \$18,773.51 | \$26,419.76 | \$23,691.74 | \$15,453.09 | \$14,886.25 | \$17,551.99 | \$12,944.08 | \$12,377.56 | \$9,906.59 | \$19,476.92 | \$23,543.20 | \$17,442.01 | \$17,296.97 | \$224,860.62 |
| AvGas Profit/Loss | \$859.47 | \$805.96 | (\$256.88) | (\$1,723.09) | \$936.10 | \$1,138.42 | \$1,345.13 | \$988.05 | \$944.04 | \$752.61 | (\$35.63) | (\$325.57) | \$796.96 | \$478.89 | \$6,225.57 |
| 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 | \$4,377.57 | \$4,377.57 | \$4,377.57 | \$4,327.57 | \$4,327.57 | \$4,327.57 | \$4,173.72 | \$54,258.41 |
| Grounds Maintenance | \$535.00 | \$535.00 | \$535.00 | \$535.00 | \$535.00 | \$9,019.00 | \$535.00 | \$535.00 | \$535.00 | \$535.00 | \$2,535.00 | \$535.00 | \$535.00 | \$1,341.46 | \$17,439.00 |
| Buildings Maintenance | \$480.00 | \$480.00 | \$681.50 | \$661.22 | \$811.22 | \$1,830.51 | \$1,180.00 | \$1,645.97 | \$480.00 | \$480.00 | \$430.00 | \$430.00 | \$430.00 | \$770.80 | \$10,020.42 |
| Equipment Maintenance | \$114.36 | \$114.36 | \$3,221.05 | \$9,061.90 | \$1,425.29 | \$647.98 | \$1,794.86 | \$636.00 | \$114.36 | \$114.36 | \$109.17 | \$109.17 | \$109.17 | \$1,351.69 | \$17,572.03 |
| Airport Profit/Loss | \$4,615.68 | \$4,562.17 | \$1,441.14 | (\$6,029.65) | \$4,116.16 | (\$4,407.50) | \$3,786.84 | \$4,122.65 | \$5,766.25 | \$5,574.82 | \$2,975.77 | \$36,685.83 | \$5,808.36 | \$5,309.12 | \$69,018.52 |

AIRPORT PROJECTS & UPDATES – NOVEMBER 2022

Cy Nunnally Memorial Airport (D73)



| October Fuel Sales | |
|--------------------|---------------------|
| \$6.19 | Average Price |
| 85 | Transactions |
| 1,600.41 | Gallons Sold |
| \$9,906.59 | Fuel Revenue |
| \$752.61 | Fuel Profit/Loss |
| \$5,574.82 | Airport Profit/Loss |

TERMINAL BUILDING CONSTRUCTION

The approved Terminal Building bid closed on February 18th, approval on March 8th, contract execution on April 29th, and construction started on August 30th. The existing trailer and utilities have been relocated. The concrete slab was poured and the structure is starting to take shape. The project is currently scheduled for completion in 210 days approximately, pending delays in materials, labor, and intermittent weather.



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.

GEORGIA AIRPORT ASSOCIATION (GAA) CONFERENCE



During the month of October, staff had the opportunity to attend the Georgia Airports Association Annual Conference where we were able to meet with airport leaders from across Georgia and surrounding states. We also had the pleasure of hearing from Shannetta R. Griffin, Associate Administrator of Airports for the Federal Aviation Administration on airport improvements grants and the issues the Federal Aviation is currently working on.

CENTRAL SERVICES

MONTHLY REPORT

NOVEMBER 2022

| | 2022 January | 2022 February | 2022 March | 2022 April | 2022 May | 2022 June | 2022 July | 2022 August | 2022 September | 2022 October | 2021 October | 2021 November | 2021 December | Monthly Average | Yearly Totals |
|---------------------------------|-----------------|------------------|---------------|---------------|-------------|--------------|--------------|----------------|-------------------|-----------------|-----------------|------------------|------------------|--------------------|---------------|
| SAFETY PROGRAMS | | | | | | | | | | | | | | | |
| Facility Inspections | 3 | 4 | 7 | 3 | 3 | 4 | 6 | 3 | 1 | 2 | 0 | 7 | 3 | 3.5 | 46 |
| Vehicle Inspections | 3 | 0 | 4 | 0 | 10 | 0 | 0 | 0 | 1 | 0 | 5 | 4 | 0 | 2.1 | 27 |
| Equipment Inspections | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.2 | 2 |
| Worksite Inspections | 1 | 5 | 5 | 1 | 4 | 0 | 2 | 7 | 0 | 1 | 6 | 3 | 3 | 2.9 | 38 |
| Employee Safety Classes | 2 | 2 | 6 | 7 | 13 | 5 | 7 | 2 | 7 | 6 | 4 | 6 | 2 | 5.3 | 69 |
| PURCHASING | | | | | | | | | | | | | | | |
| P-Card Transactions | 435 | 411 | 498 | 408 | 474 | 511 | 441 | 550 | 459 | 401 | 408 | 446 | 373 | 447.3 | 5,815 |
| Purchase Orders | 110 | 74 | 79 | 71 | 104 | 84 | 76 | 97 | 112 | 79 | 83 | 87 | 55 | 85.5 | 1,111 |
| Total Purchases | 545 | 485 | 577 | 479 | 578 | 595 | 517 | 647 | 571 | 480 | 491 | 533 | 428 | 532.8 | 6,926 |
| Sealed Bids/Proposals | 2 | 4 | 2 | 5 | 3 | 2 | 1 | 1 | 2 | 2 | 2 | 1 | 2 | 2.2 | 29 |
| INFORMATION TECHNOLOGY | | | | | | | | | | | | | | | |
| Workorder Tickets | 82 | 69 | 101 | 89 | 72 | 72 | 52 | 56 | 64 | 56 | 96 | 88 | 64 | 73.9 | 961 |
| Phishing Fail Percentage | 5.0% | 2.3% | 0.1% | 1.4% | 0.1% | 1.0% | 1.5% | 2.5% | 3.8% | 1.6% | 2.7% | 4.1% | 1.8% | 2.1% | |
| MARKETING | | | | | | | | | | | | | | | |
| Job Vacancies | 16 | 17 | 13 | 10 | 5 | 6 | 4 | 5 | 9 | 10 | | | | 9.5 | 95 |
| Social Media Updates | 22 | 6 | 19 | 18 | 12 | 24 | 10 | 15 | 20 | 18 | 24 | 19 | 20 | 17.5 | 227 |
| GROUNDS & FACILITIES | | | | | | | | | | | | | | | |
| Contractor Acres Mowed | 163.8 | 163.8 | 163.8 | 181.1 | 188.7 | 188.7 | 188.7 | 188.7 | 188.7 | 188.7 | 163.8 | 163.8 | 163.8 | 176.6 | 2,295.8 |
| Trash Collection | 3,110 | 2,950 | 4,020 | 2,995 | 5,110 | 2,760 | 3,820 | 5,460 | 3,210 | 3,380 | 3,470 | 3,990 | 2,800 | 3,621.2 | 47,075.0 |
| Street Sweeper Utilization | 84.4% | 62.5% | 50.0% | 25.0% | 33.9% | 63.6% | 61.3% | 88.0% | 87.5% | TBD | | | | 61.8% | 556.2% |
| Crew Acres Mowed | 40.8 | 40.8 | 40.8 | 62.1 | 73.4 | 98.6 | 98.6 | 98.6 | 98.6 | 98.6 | 87.4 | 57.4 | 40.8 | 72.0 | 936.4 |

CENTRAL SERVICES PROJECTS & UPDATES – NOVEMBER 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 October, the grounds and parks crews collected 3,380 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.

CEMETERY IMPROVEMENTS

During September/October repaving of our cemetery roads began with Rest Haven which included repairs, sealcoats, and resurfacing. A sidewalk, fencing, and landscaping improvement will be done during 2023/2024. Eastview received new asphalt along the rear of the property and a sealcoat over the remainder. West Marable also received repair patching and a seal coat. All were achieved at approximately \$35k under budgeted expense expectations.

PLAZA PHASE II PROJECT UPDATE

Construction is complete on the roof and exterior of the remaining buildings at the Plaza Shopping Center. A request for qualifications (RFQ) opened in July and ended on August 26th with zero responses. Staff reopened the RFQ in September, to then close on November 18th. Signage has been installed for the Police/Municipal Court buildings. Signage has been installed along North and South Spring Street. Bids for the interior demo of the 15,000 ft² corner unit have been received and are being reviewed by staff, to then be placed in the 2023 capital improvement project budget.

PROCUREMENT

Procurement has been working on several projects and bids during the month of October, including the review of the Solid Waste Transportation and Disposal contract for renewal, Solid Waste Transportation bid, and the Milner-Aycock building sale. The MSW Transportation bid will close October 28th, which staff will review during November.

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 |
|---|---------------|------------------|------------------|------------------|---|--|---------|---------------------|-------------------|-------------------|----------------------|--------------------|---|
| | | \$ 48,829,227.49 | \$ 46,980,631.10 | \$ 27,647,917.50 | | | | | | | | | |
| Airport Paving | 19-002 21-007 | \$ 1,453,975.00 | \$ 965,842.06 | \$ 886,313.13 | Atlanta Paving & Concrete Construction | Complete | 5,000' | N/A | N/A | Yes | 04/05/21 | 60 days | Pre-Construction 3/15, Construction Start 4/5, Runway Closure 28 days, Sporadic Closure 28 days |
| Hangar Site Projects | 18-005 | \$ 350,000.00 | \$ 425,000.00 | \$ 345,326.24 | GMC / Conner / JRM / NRC / APCC | T-Hangar Site Complete, Single Hangar Site In Progress | | N/A | N/A | N/A | 04/01/20 | 52 weeks | Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping |
| Terminal Building Design | 21-042 | \$ 70,000.00 | \$ 70,000.00 | \$ 70,000.00 | GMC | Complete | | N/A | N/A | Yes | 07/01/21 | 12 months | Scope, Bid Process |
| Terminal Building | 21-042 | \$ 550,000.00 | \$ 996,647.13 | \$ 60,200.61 | 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 | \$ 1,939,196.87 | Allen Smith / Carter & Sloope / Dickerson Group | Complete | | N/A | N/A | Yes | 10/01/21 | 180 days | Engineering Phase, Bidding, Construction planned for late summer/early fall (520-4320-541303) |
| Stormwater Retention Pond Rehabilitation | 21-028 | \$ 275,000.00 | \$ 275,000.00 | \$ 4,500.00 | Conner Grading / City of Monroe | Phased Project | | N/A | N/A | No | 07/28/21 | 2 weeks | Breedlove/McDaniel DONE |
| Stormwater Infrastructure | 22-018 | \$ 145,510.00 | \$ 145,510.00 | \$ 116,804.50 | Conner Grading / City of Monroe | Phased Project | 320' | N/A | N/A | No | N/A | N/A | Highland Creek DONE, Baron Drive, Wayne Street Alleyway DONE |
| Stormwater Marketing | N/A | \$ 3,500.00 | \$ - | \$ - | TBD | Pricing, Planning | | N/A | N/A | No | N/A | Ongoing | Planning, Pricing, Design, Implementation |
| Sidewalk Repair Project | 20-005 | \$ 45,000.00 | \$ 45,000.00 | \$ 46,945.00 | Black Oak / J&R | Complete | 1,985' | N/A | N/A | No | 06/07/21 | N/A | East Washington, East Highland, East Marable, Glen Iris |
| Sidewalk Repair Project | 22-008 | \$ 45,000.00 | \$ 45,000.00 | \$ 87,487.75 | Black Oak | Complete | 2,105' | N/A | N/A | No | 04/26/22 | N/A | Pine Crest, Milledge |
| Murray Lot Improvement | N/A | \$ 58,500.00 | \$ 73,500.00 | \$ 83,000.00 | J&R Consolidated | Complete | | N/A | N/A | No | 03/17/21 | 3-4 weeks | Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN! |
| Municipal Court Lot Improvement | 22-040 | \$ 25,000.00 | \$ 25,000.00 | \$ 33,605.00 | J&R Consolidated | Complete | | N/A | N/A | No | 09/06/22 | 2 weeks | (322-4200-541303) |
| Utility / Broad Street Gate | N/A | \$ 10,000.00 | \$ 9,980.40 | \$ 9,480.40 | Larry's Fence & Access Control | Complete | | 03/08/21 | 3-4 weeks | No | 04/12/21 | 4-6 weeks | Gate Building, Installation, Software Training |
| Utility / Sorrells Street Gate | 19-023 | \$ 50,000.00 | \$ 50,000.00 | \$ 64,590.18 | Larry's Fence & Access Control, Black Oak, City of Monroe | Complete | | N/A | N/A | No | 06/06/22 | 30 days | |
| South Madison Avenue Paving Project | N/A | \$ 356,372.49 | \$ 356,372.49 | \$ 349,869.74 | Blount Construction Company | Complete | | N/A | N/A | Yes | 05/03/21 | 3 weeks | Milling, Patching, Paving, Striping |
| Library Parking Lot Rehabilitation | 22-038 | \$ 90,000.00 | \$ 91,920.00 | \$ 20,320.00 | J&R Consolidated | Front Complete, Back Scheduling | | N/A | N/A | No | | | Planning, Project Bidding during the Spring (322-4200-541303), Grant 1/2 Front Lot |
| Wayne Street Streetscape | 20-037 | \$ 250,000.00 | \$ 250,000.00 | \$ 187,268.75 | Keck & Wood | Planning | | N/A | N/A | Yes | TBD | TBD | |
| 2021 LMIG | 21-018 | \$ 450,000.00 | \$ 98,093.84 | \$ 232,491.21 | SDS | Complete | 13,200' | N/A | N/A | Yes | | | East Washington, Pinecrest Drive, Bryant Road, South Madison Avenue |
| 2022 LMIG | 22-001 | \$ 225,000.00 | \$ 228,116.23 | \$ 227,520.07 | SDS | Ongoing | | N/A | N/A | Yes | TBD | TBD | Green, Nowell, Lopez |
| 2020 LMIG | 20-001 | \$ 225,000.00 | \$ 227,344.88 | \$ 204,378.79 | SDS | Complete | | N/A | N/A | Yes | | | |
| Blaine Station Parking Lot Rehabilitation | 21-036 | \$ 35,000.00 | \$ 35,000.00 | \$ 34,487.55 | Garrett | Complete | | N/A | N/A | No | N/A | N/A | |
| Striping | 22-009 | \$ 40,000.00 | \$ 40,000.00 | \$ 22,476.29 | Tidwell | Phased Project | | N/A | N/A | No | 04/18/22 | 2 weeks | Etchison, Bankers (322-4200-541303) |
| North Midland Traffic Calming | 22-007 | \$ 500,000.00 | \$ 497,790.21 | \$ - | Keck & Wood / TriScapes | Delay | | 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 |
| Cemetery Rehabilitation | 22-039 | \$ 150,000.00 | \$ 115,000.00 | \$ 115,795.00 | Dickerson Group | Ongoing | | | | | | | Rest Haven Paving, East View Paving, West Marable Patching (322-4200-541303) |
| Mathews Park Phase I | 20-044 | \$ 175,000.00 | \$ 175,000.00 | \$ 165,510.00 | PlaySouth Playground Creators / CXT Concrete | Complete | | N/A | N/A | Yes | | | Playgournd Equipment, Building Placement, Paving (County), Pavilion |
| Mathews Park Phase II | 21-035 | \$ 300,000.00 | \$ 300,000.00 | \$ 326,349.76 | 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 | \$ 35,514.75 | 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 | \$ 549,652.08 | Astra Group | Ongoing | | N/A | N/A | Yes | TBD | TBD | |
| Gateway Entrance Signage | 21-014 | \$ 125,000.00 | \$ 35,000.00 | \$ 38,000.00 | Black Oak, SignBros | Signage Schedule | | N/A | N/A | Yes | N/A | N/A | REBC grant award (31k), Design, Landscaping, Signage (322-4200-541303) |
| City Hall Carpet Replacement | 22-041 | \$ 174,930.00 | \$ 174,930.00 | \$ - | | Scheduling | | 10/03/22 | 12 weeks | No | 01/02/23 | TBD | (520-4975-541303) |
| City Hall Lighting | 21-043 | \$ 45,000.00 | \$ 45,000.00 | \$ 40,935.00 | Peters Electric | Complete | | N/A | N/A | No | 08/02/21 | TBD | City Hall Lighting Changeout (Prior to Reopen) (520-4600-541303) |
| GPS Replacement | N/A | N/A | \$ 20,570.00 | \$ 20,570.00 | AT&T Fleet Complete | Complete | | 03/10/21 | 1 week | No | 04/29/21 | 2 weeks | Material Delivery, Installation Dates/Scheduling |
| Plaza Renovation Phase II | 21-021 | \$ 971,288.00 | \$ 971,288.00 | \$ 865,338.51 | 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 | \$ 427,126.85 | Garland Company | Complete | | 05/12/21 | N/A | Yes | 07/28/21 | N/A | Planning, Bidding, Approval, NTP, (520-4750-541303) |
| Blaine Station Masterplan | 22-035 | \$ 25,000.00 | \$ 25,000.00 | \$ 7,500.00 | Lord Aeck Sargent | Ongoing | | N/A | N/A | Yes | N/A | N/A | |
| GIS Development | | \$ 250,000.00 | \$ 250,000.00 | \$ 227,229.00 | Carter & Sloope | Sewer Test Deployment, Awaiting Water, Gas, and Stormwater | | N/A | N/A | Yes | 01/01/20 | 24 months | Captured Data, Test Phases, Deployment, Edit/Corrections, Live Application |
| City Branding Image Changeover | 22-030 | \$ 100,000.00 | \$ 100,000.00 | \$ 67,854.03 | TBD | Ongoing | | N/A | N/A | No | N/A | N/A | Water Tank, Vehicles, Uniforms, Signage, Stationary, Website (520-4975-541303) |
| MyCivic Implemetation | N/A | \$ - | \$ - | \$ - | Tyler / MyCivic | In Progress | | N/A | N/A | No | 05/17/21 | 6 weeks | Development, Implementation |
| Solid Waste Marketing & Recycling Education | N/A | \$ 30,000.00 | \$ - | \$ - | TBD | Pricing, Planning | | N/A | N/A | No | N/A | Ongoing | Planning, Pricing, Design, Implementation |
| Solid Waste Transfer Station Improvements | 19-011 | \$ 350,000.00 | \$ 350,000.00 | \$ 354,693.58 | Osborn / Garland / Peters / CupriDyne / ProCare | Complete | | N/A | N/A | No | N/A | 3 months | Signage, Transfer Station Floor/Wall Repair/Clean, Scale Replacement, Fencing, Landscaping, Generator |
| Scale House Improvements | N/A | \$ 100,000.00 | \$ 107,466.70 | \$ 107,466.70 | Fairbanks | Complete | | N/A | N/A | No | N/A | 1 month | |
| Garbage Truck Purchase (ASL) | N/A | \$ 270,000.00 | \$ 278,673.00 | \$ - | Carolina Environmental Systems | Ordered | | 08/16/21 | TBD | No | N/A | N/A | National Purchasing Alliance Purchase (8/25/22) |
| Garbage Truck Purchase (Commercial) | N/A | \$ 301,000.00 | \$ 319,835.00 | \$ 319,835.00 | Carolina Environmental Systems | 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 / Old Monroe Madison completed, 2,500' of pipe installed on Chandler Rd | |
| Gas Bypass | 22-025 | | | \$ 237,553.90 | Consolidated Pipe, Southern Pipeline | Material on-hand | 9,859' | 04/14/22 | 6 weeks | No | 10/01/22 | 2 months | 2750' 4" steel (Hwy 11) 600' 2" steel (Mt. Paron) 6500' 4" plastic (Pannell, Gene Bell & Unisia Drive) plastic material has arrived. Awaiting steel main delivery. Bid is out for steel main install currently. City will install all plastic mains. |
| Poplar Street Gas Renewal / Installation | 21-004 | \$ 316,494.00 | \$ 316,494.00 | \$ 155,402.10 | City of Monroe | Complete | 4,300' | N/A | N/A | No | 03/01/21 | 4 weeks | 2" Plastic / 2" Steel |
| Southview Drive, Bolton Street, Reece Street, Pierce Street and Olympian Way Renewal | | | | | City of Monroe | All completed and services tied over | 3,000' | | No | 01/01/21 | 4 weeks | 2" Plastic | |
| Carwood Drive Gas Renewal | | | | | Southern Pipeline | Completed & services tied over. | 3,000' | N/A | N/A | No | 05/01/21 | 6-8 weeks | 2" Steel |
| Victory Drive Renewal | | | | | TBD | Planning | 1,500' | N/A | N/A | No | 01/01/21 | 5 months | 2" Plastic |
| Harris / Lacy Renewal | | | | | TBD | Planning | 2,000' | N/A | N/A | No | 04/01/21 | 5 months | 2" Plastic |
| MAB Gas Extension | 21-005 | \$ 250,000.00 | \$ 231,576.50 | \$ 18,423.50 | City of Monroe | Complete | | N/A | N/A | No | 03/01/21 | 4 weeks | 2" Plastic / 4" Plastic |
| Good Hope Gas Extension | 21-006 | \$ 100,000.00 | \$ 100,000.00 | \$ 65,503.50 | City of Monroe | In Progress | | | | | | | |
| Unisia Drive Gas Extension | | | | | City of Monroe | Complete | 3,100' | N/A | N/A | | 01/01/21 | 1 week | 4" Plastic |
| Highway 11 South Renewal | | | | | Contractor | Complete | 20,064' | N/A | N/A | | 01/01/21 | 6-8 weeks | 4" Plastic |
| The Fields / Alcovy Mountain Gas Extension | 21-005 | \$ 250,000.00 | \$ 227,886.14 | \$ 57,687.71 | City of Monroe | Complete | 4,000' | N/A | N/A | | 03/01/21 | 1 week | 2" Plastic |
| The Fields / Alcovy Mountain Gas Phase 2 | 21-005 | | | | City of Monroe | Complete | | N/A | N/A | No | 09/01/22 | 1 week | 2,750' of 2" plastic |
| Poplar Street Gas Pressure Improvements | | | | | City of Monroe | Complete | 2,800' | N/A | N/A | No | 01/01/21 | 6-8 weeks | |
| Jack's Creek Rd Gas Expansion | | | | | City of Monroe | Complete | 3500' | N/A | N/A | No | 07/01/21 | 1 month | Installed 3500' of 2" plastic gas main along Jack's Creek Rd |
| Saddle Creek Subdivision Jim Daws/Wall Rd Gas | | | | | City of Monroe | Complete | 3500' | N/A | N/A | No | 07/01/21 | 1 month | Installed 3500' of 2" plastic gas main in Saddle Creek Subdivision |
| Mt. Creek Church Rd Gas Expansion | | | | | City of Monroe | Complete | 7500' | N/A | N/A | No | 02/01/22 | 1 month | Installed 7500' of 2" plastic gas main along Mt. Creek Church Rd from Gratis Rd to Jim Daws Rd |

| | | | | | | | | | | | | | |
|---|--------|-----------------|-----------------|-----------------|--------------------------------|--|---------|----------|---------|-----|----------|-----------|---|
| Town Green Sewer Rehab | | | | | City of Monroe | Complete | 400' | N/A | N/A | No | 09/01/22 | 1 week | Pipeburst old 6" concrete sewer main thru Town Green project. |
| South Madison Sewer Replacment CDBG | | | | | City of Monroe | Complete | 550' | N/A | N/A | | 02/01/21 | 4-6 weeks | 6" Clay |
| Sewer Bypass | 22-027 | \$ - | \$ - | \$ 39,400.00 | Core & Main | Material arrived | 350' | 04/22/22 | N/A | No | 10/01/22 | 2 weeks | Relocate 350' 24" ductile iron sewer main (Contractor will be needed due to depth of main) |
| Church Street Sewer Replacement | | | | | City of Monroe | Complete | 400' | N/A | N/A | | 03/01/21 | 4-6 weeks | Pipeburst 6" clay with 8" HDPE / Entrance along new subdivision (Meadows Farm) |
| Gratis Road / Birch Street / Highway 78 Sewer Repairs | | | | | City of Monroe | Complete | | | | | 03/01/21 | 4-6 weeks | I&I study - 12 Manholes Raised in Jacks Creek area |
| 2022 CDBG | 21-046 | \$ 1,733,378.00 | | \$ 4,900.00 | Carter & Sloope | Awarded | | N/A | N/A | Yes | TBD | TBD | Bryant Road, Stowers, Glen Iris Drive |
| Alcovy River / Highway 138 Sewer Extension | 18-002 | \$ 4,000,000.00 | \$ 4,000,000.00 | \$ 2,403,979.91 | Contractor | Main Complete, Pump Station under construction | | N/A | N/A | Yes | 01/01/21 | 12 months | Bid, Preconstruction, Construction / All gravity & force mains have been installed, pump station constructed awaiting power & pump installs |
| WWTP Rehabilitation | 19-012 | \$ 7,500,000.00 | \$ 7,500,000.00 | \$ 2,435,007.78 | Hofstadter & Associates | In Progress | | N/A | N/A | Yes | 01/01/00 | forever | Design, Planning, Design, Bid, Design, Planning, Bid, Construction |
| Water Model Development | 20-046 | \$ 85,000.00 | \$ 85,000.00 | \$ 54,438.94 | Weideman & Singleton | Complete | | N/A | N/A | Yes | 11/01/20 | 6-8 weeks | |
| Water Bypass | 22-026 | \$ - | \$ - | \$ 200,932.29 | Consolidated Pipe | Material on-hand | 12,400' | 05/03/22 | 6 weeks | No | 10/01/22 | 1 month | 1200' 6" HDPE, 5600' (Brush Creek, Gene Bell), 8" HDPE (Unisia Dr, Pannell Rd), 5600' 10" HDPE (Hwy 11 L & P Parkway to Criswell rd) |
| Old WTP Exterior/Brick Rehabilitation | 21-032 | \$ 100,000.00 | \$ 100,000.00 | \$ 154,930.25 | Garland Company | Complete | | N/A | N/A | No | 05/17/21 | 6 weeks | Emergency Restoration, Brick Removal, Shoring, Brick Replacement, (520-4400-541303) |
| 2018 CDBG | | | | | IPR / Dickerson Group / Blount | Complete | | N/A | N/A | Yes | 09/18/21 | 20 months | Water / Sewer Rehabilitation, Paving |
| Raw Water Main Replacement | 20-030 | \$ 3,520,000.00 | \$ 3,520,000.00 | \$ 139,405.56 | Weideman & Singleton | Awaiting easements | TBD | N/A | N/A | Yes | 01/01/21 | 12 months | 30" / 20" Water Main Replacement / Expansion - Latest estimate from W&S 2/2022 \$6.6 million |
| South Broad Street Water Extension | | | | | City of Monroe | Myers to Walker Complete | 1,500' | N/A | N/A | | 05/01/21 | 6-8 weeks | 10" Water Main / Pressure Improvements |
| Highway 78 East Water Extension | | | | | City of Monroe | Discontinued | 1,500' | N/A | N/A | | 03/01/21 | 4 months | 8" Water Main |
| Cedar Ridge Road Water Extension | | | | | Contractor | Complete | 3,500' | N/A | N/A | Yes | 02/01/21 | 6-8 weeks | 20" Water Main |
| Loganville Water Extension | 18-028 | \$ 5,580,000.00 | \$ 5,580,000.00 | \$ 8,122,053.83 | Contractor | Complete | | N/A | N/A | Yes | 07/01/18 | 36 months | Easements, Construction |
| Piedmont Industrial Parkway Water Extension | 20-040 | \$ 1,000,000.00 | \$ 1,000,000.00 | \$ 26,020.41 | City of Monroe | In progress - Engineers | 13,000' | N/A | N/A | No | 01/01/21 | 1 year | Replacing existing 10" water main with 12" along Hwy 78 - Unisia Drive to Southview Drive to Public Works on Cherry Hill Rd |
| Piedmont Industrial Park Water Tank | 20-039 | \$ 2,000,000.00 | \$ 2,000,000.00 | \$ 64,301.75 | Carter & Sloope | Planning | | N/A | N/A | Yes | TBD | TBD | Currently under design |
| Jim Daws Road Water Extension | 22-022 | | | \$ 3,774.44 | City of Monroe | Complete | 1,000' | N/A | N/A | No | 01/01/21 | 4 weeks | Install 1000' 8" C900 water main |
| WTP Membrane Filter Replacement | 22-002 | \$ 200,000.00 | \$ 200,000.00 | \$ 151,441.74 | Siemens | Completed | | N/A | N/A | No | N/A | N/A | |
| Water Plant Upgrades | 21-031 | \$ 3,000,000.00 | \$ 3,000,000.00 | \$ 104,834.14 | Weideman & Singleton | In Progress | | N/A | N/A | Yes | 06/01/22 | 6/1/2023 | Clearwell construction awarded to low bidder Lakeshore Engineering LLC @ \$4,472,767.50 |



CODE

DEPARTMENT

MONTHLY REPORT

November

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 September 1, 2022 thru August 30, 2022.

Statistics:

- Total Calls: 791
- Total Minutes: 26:18:29
- Total Minutes/Call: 2:00
- Code Inspections: 154
- Total Permits Written: 133
- Amount collected for permits: \$ 27,085.06
- Check postings for General Ledger: 74

Business/Alcohol Licenses new & renewals: 1

- Retail Package Sales—615 E Spring St.—Monroe Food & Gas LLC

New Businesses: 5

- Nedza's – 130 S. Broad St.
- Insanely Sharp – 815 Cherokee Ave – residential office only
- The Piner Firm – 301C S. Broad St.
- Sparrow Grove Partners LLC – 410 E. Church St – change of ownership
- Craftsman Deck Builders – 517 Walton St – residential office only

Closed Businesses: 3

- Dream Lawns – 1026D Wheelhouse Lane – residential office only
- Affinity Motorsports – 333 Alcovy St – Ste 8F – auto broker office only
- Magnolia Salon of Monroe – 115 N. Broad St.

Major Projects:

- Major Projects Permitted: Gotham Greens
- Major Projects Ongoing: Monroe Pavilion

City Marshal:

- Patrolled city daily.
- Removed 65 signs from road way
- 325 repair/cleanup orders written with an additional 325 Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 0 utility tampering and theft cases.
- 38 citations issued
- Represented City Marshals' office in Municipal Court
- 1 Felony arrest for Homicide (Parole Violation)

Historic Preservation Commission October 2022:

- Request for COA for Awning & Signage—115 N. Broad St.—Approved as presented
- Request for COA for shed—122 3rd St.— Approved as presented

- Request for COA for exterior changes—208 S. Broad St.— Approved as presented
- Request for COA for shed—123 W 5th St—Approved as presented
- Request for COA for Awning—114 N. Broad St.—Approved as presented
- Request for COA for shed & deck—225 Boulevard—Approved with conditions

Planning Commission October 2022:

- Request for CUP—517 Hill St—Recommend approval without conditions
- Request for Rezone—1101 Double Springs Ch Rd Connector—B-3 to PCD—Recommend approval with conditions

Code Department Daily Activities:

- Receiving business license payments, affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork
- Processing business licenses for 2022
- 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
- Receiving payments for business licenses, building permits, miscellaneous funds
- Learning & implementing new all online process for State issued alcohol permits
- Process cemetery payments for grave openings and lot purchases
- Issuing permits for Building, Electrical, Plumbing and HVAC
- Receiving and preparing Rezones, variances, Conditional Uses, COA's, etc. for Meetings.
- Preparing and mailing letters to adjoining properties for Zoning Changes.
- Scheduling inspections for contractors.
- Preparing agenda items for Planning Commission and Historic Preservation Meetings.
- Scheduling Planning Commission and Historic Preservation meetings and attending
- Taking minutes for Planning & Zoning and Historic Preservation meetings and preparing them
- Taking and recording complaints.
- Researching Zoning Inquiries.
- Preparing all permit reports for County Tax Dept.
- Entering data for inspections being done into Incode software.
- Processing Open Records Requests
- Sending business invoices for their annual fire code inspections
- Mail RC notices & citations for the City Marshals
- Preparing occupational tax renewals

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| 9/1/2022 | 108 6th St | Exterior Surface Treatment | RC | 9/16/2022 | Closed |
| 9/1/2022 | 104 6th St | Junk in Yard | RC | 9/16/2022 | Closed |
| 9/1/2022 | 104 6th St | Tall Grass/Weeds | RC | 9/16/2022 | Closed |
| 9/1/2022 | 104 6th St | Open Outdoor Storage | RC | 9/16/2022 | Closed |
| 9/1/2022 | 104 6th St | Exterior Surface Treatment | RC | 9/16/2022 | Closed |
| 9/1/2022 | 104 6th St | Soffets | RC | 9/16/2022 | Closed |
| 9/1/2022 | 1008 S Broad St | Junk in Yard | RC | 9/16/2022 | Closed |
| 9/1/2022 | 1008 S Broad St | Open Outdoor Storage | RC | 9/16/2022 | Closed |
| 9/1/2022 | 1008 S Broad St | Tree Stump in yard | RC | 9/16/2022 | Closed |
| 9/1/2022 | 1008 S Broad St | Fence in disrepair | RC | 9/16/2022 | Closed |
| 9/2/2022 | 106 4th St | Junk in Yard | RC | 9/19/2022 | Closed |
| 9/2/2022 | 106 4th St | Junk Vehicle | RC | 9/19/2022 | Closed |
| 9/2/2022 | 106 4th St | Tall Grass/Weeds | RC | 9/19/2022 | Closed |
| 9/2/2022 | 106 4th St | Open Outdoor Storage | RC | 9/19/2022 | Closed |
| 9/2/2022 | 106 4th St | Tree Debris in yard | RC | 9/19/2022 | Closed |
| 9/2/2022 | 106 4th St | Vehicle on Improper Surface | RC | 9/19/2022 | Closed |
| 9/2/2022 | 138 4th St | Junk Vehicle | RC | 9/19/2022 | Closed |
| 9/2/2022 | 138 4th St | Junk in Yard | RC | 9/19/2022 | Closed |
| 9/2/2022 | 138 4th St | Open Outdoor Storage | RC | 9/19/2022 | Closed |
| 9/2/2022 | 138 4th St | Open Outdoor Storage | RC | 9/19/2022 | Closed |
| 9/2/2022 | 138 4th St | Vehicle on Improper Surface | RC | 9/19/2022 | Closed |
| 9/2/2022 | 138 4th St | Exterior Surface Treatment | RC | 9/19/2022 | Closed |
| 9/6/2022 | 210 W Fambrough St | Junk Vehicle | RC | 9/21/2022 | Closed |
| 9/6/2022 | 210 W Fambrough St | Junk in Yard | RC | 9/21/2022 | Closed |
| 9/6/2022 | 210 W Fambrough St | Uncultivated Vegetation | RC | 9/21/2022 | Closed |
| 9/6/2022 | 210 W Fambrough St | Open Outdoor Storage | RC | 9/21/2022 | Closed |
| 9/6/2022 | 210 W Fambrough St | Roof | RC | 9/21/2022 | Closed |
| 9/6/2022 | 210 W Fambrough St | Vehicle on Improper Surface | RC | 9/21/2022 | Closed |
| 9/6/2022 | 210 W Fambrough St | CMV parking in Res area | RC | 9/21/2022 | Closed |
| 9/6/2022 | 210 W Fambrough St | Overnight CMV Parking | RC | 9/21/2022 | Closed |
| 9/7/2022 | 827 Lopez Ln | Tall Grass/Weeds | RC | 9/22/2022 | Closed |
| 9/7/2022 | 900 Lopez Ln | Tall Grass/Weeds | RC | 9/22/2022 | Closed |
| 9/7/2022 | 917 Lopez Ln | Tall Grass/Weeds | RC | 9/22/2022 | Closed |
| 9/7/2022 | 935 Lopez Ln | Tall Grass/Weeds | RC | 9/22/2022 | Closed |

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|-----------|-----------------------|-----------------------------|----|-----------|--------|
| 9/7/2022 | 942 Lopez Ln | Tall Grass/Weeds | RC | 9/22/2022 | Closed |
| 9/7/2022 | 947 Lopez Ln | Junk Vehicle | RC | 9/22/2022 | Closed |
| 9/7/2022 | 947 Lopez Ln | Vehicle on Improper Surface | RC | 9/22/2022 | Closed |
| 9/8/2022 | 514 Heritage Ridge Dr | Tall Grass/Weeds | RC | 9/23/2022 | Closed |
| 9/8/2022 | 710 Heritage Ridge Dr | Junk in Yard | RC | 9/23/2022 | Closed |
| 9/8/2022 | 710 Heritage Ridge Dr | Junk Vehicle | RC | 9/23/2022 | Closed |
| 9/8/2022 | 710 Heritage Ridge Dr | Tall Grass/Weeds | RC | 9/23/2022 | Closed |
| 9/8/2022 | 710 Heritage Ridge Dr | Open Outdoor Storage | RC | 9/23/2022 | Closed |
| 9/8/2022 | 710 Heritage Ridge Dr | Vehicle on Improper Surface | RC | 9/23/2022 | Closed |
| 9/9/2022 | 111 W 5th St | Junk Vehicle | RC | 9/26/2022 | Closed |
| 9/9/2022 | 111 W 5th St | Open Outdoor Storage | RC | 9/26/2022 | Closed |
| 9/9/2022 | 111 W 5th St | Vehicle on Improper Surface | RC | 9/26/2022 | Closed |
| 9/9/2022 | 111 W 5th St | Uncultivated Vegetation | RC | 9/26/2022 | Closed |
| 9/9/2022 | 111 W 5th St | Exposed Soil | RC | 9/26/2022 | Closed |
| 9/9/2022 | 107 W 5th St | Junk Vehicle | RC | 9/26/2022 | Closed |
| 9/9/2022 | 107 W 5th St | Junk in Yard | RC | 9/26/2022 | Closed |
| 9/9/2022 | 107 W 5th St | Open Outdoor Storage | RC | 9/26/2022 | Closed |
| 9/12/2022 | 333 Walker Dr | Rec Veh not to be occupied | RC | 9/27/2022 | Closed |
| 9/12/2022 | 333 Walker Dr | Inoperable Vehicle | RC | 9/27/2022 | Closed |
| 9/12/2022 | 333 Walker Dr | Roof | RC | 9/27/2022 | Closed |
| 9/12/2022 | 333 Walker Dr | Exterior Surface Treatment | RC | 9/27/2022 | Closed |
| 9/12/2022 | 333 Walker Dr | Exterior Doors | RC | 9/27/2022 | Closed |
| 9/12/2022 | 333 Walker Dr | Junk in Yard | RC | 9/27/2022 | Closed |
| 9/12/2022 | 333 Walker Dr | Junk Vehicle | RC | 9/27/2022 | Closed |
| 9/12/2022 | 333 Walker Dr | Open Outdoor Storage | RC | 9/27/2022 | Closed |
| 9/12/2022 | 333 Walker Dr | Vehicle on Improper Surface | RC | 9/27/2022 | Closed |
| 9/12/2022 | 333 Walker Dr | Tree Debris in yard | RC | 9/27/2022 | Closed |
| 9/13/2022 | 251 Jessica Way | Tall Grass/Weeds | RC | 9/28/2022 | Closed |
| 9/13/2022 | 251 Jessica Way | Windows | RC | 9/28/2022 | Closed |
| 9/13/2022 | 253 Jessica Way | Tall Grass/Weeds | RC | 9/28/2022 | Closed |
| 9/13/2022 | 253 Jessica Way | Exterior Doors | RC | 9/28/2022 | Closed |
| 9/13/2022 | 1206 Fambrough Way | Tall Grass/Weeds | RC | 9/28/2022 | Closed |
| 9/13/2022 | 1206 Fambrough Way | House numbers required | RC | 9/28/2022 | Closed |
| 9/15/2022 | 237 Jessica Way | Tall Grass/Weeds | RC | 9/30/2022 | Closed |

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|-----------|--------------------|-----------------------------|----|-----------|--------|
| 9/15/2022 | 237 Jessica Way | Mobile home skirting | RC | 9/30/2022 | Closed |
| 9/15/2022 | 235 Jessica Way | Junk in Yard | RC | 9/30/2022 | Closed |
| 9/15/2022 | 235 Jessica Way | Tall Grass/Weeds | RC | 9/30/2022 | Closed |
| 9/15/2022 | 235 Jessica Way | Open Outdoor Storage | RC | 9/30/2022 | Closed |
| 9/15/2022 | 235 Jessica Way | Vehicle on Improper Surface | RC | 9/30/2022 | Closed |
| 9/15/2022 | 235 Jessica Way | Trailer in front yard | RC | 9/30/2022 | Closed |
| 9/16/2022 | 233 Jessica Way | Tall Grass/Weeds | RC | 10/3/2022 | Open |
| 9/16/2022 | 233 Jessica Way | Vehicle on Improper Surface | RC | 10/3/2022 | Open |
| 9/16/2022 | 229 Jessica Way | Junk Vehicle | RC | 10/3/2022 | Open |
| 9/16/2022 | 229 Jessica Way | Vehicle on Improper Surface | RC | 10/3/2022 | Open |
| 9/16/2022 | 229 Jessica Way | Trailer in front yard | RC | 10/3/2022 | Open |
| 9/16/2022 | 229 Jessica Way | Open Outdoor Storage | RC | 10/3/2022 | Open |
| 9/16/2022 | 229 Jessica Way | Roof | RC | 10/3/2022 | Open |
| 9/16/2022 | 229 Jessica Way | Exterior Surface Treatment | RC | 10/3/2022 | Open |
| 9/19/2022 | 633 Michael Circle | Junk Vehicle | RC | 10/4/2022 | Open |
| 9/19/2022 | 807 Heritage Trace | Junk Vehicle | RC | 10/4/2022 | Open |
| 9/19/2022 | 807 Heritage Trace | Tall Grass/Weeds | RC | 10/4/2022 | Open |
| 9/20/2022 | 709 Alcovy St | Junk Vehicle | RC | 10/5/2022 | Open |
| 9/20/2022 | 709 Alcovy St | Junk in Yard | RC | 10/5/2022 | Open |
| 9/20/2022 | 709 Alcovy St | Open Outdoor Storage | RC | 10/5/2022 | Open |
| 9/20/2022 | 709 Alcovy St | Exterior Surface Treatment | RC | 10/5/2022 | Open |
| 9/20/2022 | 709 Alcovy St | Eaves Rotten | RC | 10/5/2022 | Open |
| 9/20/2022 | 709 Alcovy St | Rec Veh storage | RC | 10/5/2022 | Open |
| 9/20/2022 | 709 Alcovy St | Vehicle on Improper Surface | RC | 10/5/2022 | Open |
| 9/21/2022 | 675 Michael Circle | Tree Stump in yard | RC | 10/6/2022 | Open |
| 9/21/2022 | 671 Michael Circle | Tree Stump in yard | RC | 10/6/2022 | Open |
| 9/21/2022 | 918 Amber Trail | Junk Vehicle | RC | 10/6/2022 | Open |
| 9/21/2022 | 918 Amber Trail | Junk in Yard | RC | 10/6/2022 | Open |
| 9/21/2022 | 918 Amber Trail | Open Outdoor Storage | RC | 10/6/2022 | Open |
| 9/21/2022 | 918 Amber Trail | Uncultivated Vegetation | RC | 10/6/2022 | Open |
| 9/22/2022 | 118 Oak Ridge Dr | Junk Vehicle | RC | 10/7/2022 | Open |
| 9/22/2022 | 118 Oak Ridge Dr | Junk in Yard | RC | 10/7/2022 | Open |
| 9/22/2022 | 118 Oak Ridge Dr | Open Outdoor Storage | RC | 10/7/2022 | Open |
| 9/22/2022 | 118 Oak Ridge Dr | Vehicle on Improper Surface | RC | 10/7/2022 | Open |

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|-----------|--------------------|-----------------------------|----|------------|------|
| 9/22/2022 | 116 Oak Ridge Dr | Junk in Yard | RC | 10/7/2022 | Open |
| 9/22/2022 | 116 Oak Ridge Dr | Open Outdoor Storage | RC | 10/7/2022 | Open |
| 9/22/2022 | 116 Oak Ridge Dr | Vehicle on Improper Surface | RC | 10/7/2022 | Open |
| 9/22/2022 | 116 Oak Ridge Dr | House numbers required | RC | 10/7/2022 | Open |
| 9/23/2022 | 788 Nicholas Ct | Building Permit Required | RC | 10/7/2022 | Open |
| 9/23/2022 | 788 Nicholas Ct | Accsy Building Requirements | RC | 10/7/2022 | Open |
| 9/23/2022 | 831 Masters Dr | Junk in Yard | RC | 10/9/2022 | Open |
| 9/23/2022 | 831 Masters Dr | Open Outdoor Storage | RC | 10/9/2022 | Open |
| 9/23/2022 | 947 Lopez Ln | Junk Vehicle | RC | 10/9/2022 | Open |
| 9/23/2022 | 947 Lopez Ln | Vehicle on Improper Surface | RC | 10/9/2022 | Open |
| 9/23/2022 | 942 Lopez Ln | Tall Grass/Weeds | RC | 10/9/2022 | Open |
| 9/23/2022 | 917 Lopez Ln | Tall Grass/Weeds | RC | 10/9/2022 | Open |
| 9/26/2022 | 107 W 5th St | Junk Vehicle | RC | 11-Oct | Open |
| 9/26/2022 | 107 W 5th St | Junk in Yard | RC | 11-Oct | Open |
| 9/26/2022 | 107 W 5th St | Open Outdoor Storage | RC | 11-Oct | Open |
| 9/26/2022 | 111 W 5th St | Junk in Yard | RC | 11-Oct | Open |
| 9/26/2022 | 111 W 5th St | Open Outdoor Storage | RC | 11-Oct | Open |
| 9/26/2022 | 111 W 5th St | Exposed Soil | RC | 11-Oct | Open |
| 9/27/2022 | 200 Douglas St | Prohibited Animals | RC | 10/12/2022 | Open |
| 9/27/2022 | 200 Douglas St | Open Outdoor Storage | RC | 10/12/2022 | Open |
| 9/27/2022 | 200 Douglas St | Vehicle on Improper Surface | RC | 10/12/2022 | Open |
| 9/28/2022 | 251 W Fambrough St | Porches | RC | 10/13/2022 | Open |
| 9/28/2022 | 251 W Fambrough St | Mobile home skirting | RC | 10/13/2022 | Open |
| 9/28/2022 | 237 W Fambrough St | Trash in yard | RC | 10/13/2022 | Open |
| 9/28/2022 | 237 W Fambrough St | Porches | RC | 10/13/2022 | Open |
| 9/28/2022 | 237 W Fambrough St | Open Outdoor Storage | RC | 10/13/2022 | Open |
| 9/28/2022 | 237 W Fambrough St | Doors | RC | 10/13/2022 | Open |
| 9/28/2022 | 237 W Fambrough St | Mobile home skirting | RC | 10/13/2022 | Open |
| 9/28/2022 | 237 W Fambrough St | Tall Grass/Weeds | RC | 10/13/2022 | Open |
| 9/28/2022 | 253 Jessica Way | Doors | RC | 10/13/2022 | Open |
| 9/28/2022 | 253 Jessica Way | Porches | RC | 10/13/2022 | Open |
| 9/28/2022 | 251 Jessica Way | Windows | RC | 10/13/2022 | Open |
| 9/28/2022 | 251 Jessica Way | Mobile home skirting | RC | 10/13/2022 | Open |
| 9/30/2022 | 316 Walker Dr | Junk in Yard | RC | 10/15/2022 | Open |

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|-----------|-----------------------|------------------------|----------|-----------|--------|
| 1-Sep-22 | 121 Morrow St | neighbrohood standards | RC | 30-Sep-22 | closed |
| 1-Sep-22 | 121 Morrow St | open outdoor storage | RC | 30-Sep-22 | closed |
| 1-Sep-22 | 119 Morrow St | neighbrohood standards | RC | 15-Sep-22 | closed |
| 1-Sep-22 | 119 Morrow St | open outdoor storage | RC | 15-Sep-22 | closed |
| 2-Sep-22 | 197 Mayfield Dr | neighbrohood standards | RC | 16-Sep-22 | closed |
| 2-Sep-22 | 197 Mayfield Dr | uncultivated veg | RC | 16-Sep-22 | closed |
| 2-Sep-22 | 197 Mayfield Dr | roofs | RC | 16-Sep-22 | closed |
| 2-Sep-22 | 197 Mayfield Dr | doors | RC | 16-Sep-22 | closed |
| 2-Sep-22 | 513 Roberts St | neighbrohood standards | RC | 16-Sep-22 | closed |
| 2-Sep-22 | 513 Roberts St | tall grass and weeds | RC | 16-Sep-22 | closed |
| 6-Sep-22 | 310 Carwood Dr | neighbrohood standards | RC | 20-Sep-22 | closed |
| 6-Sep-22 | 339 North Madison Ave | tall grass and weeds | RC | 20-Sep-22 | closed |
| 6-Sep-22 | 445 North Broad St | neighbrohood standards | RC | 20-Sep-22 | closed |
| 6-Sep-22 | 445 North Broad St | tall grass and weeds | RC | 20-Sep-22 | closed |
| 6-Sep-22 | 445 North Broad St | fence | RC | 20-Sep-22 | closed |
| 7-Sep-22 | 513 Maple St | neighbrohood standards | citation | | closed |
| 7-Sep-22 | 513 Maple St | unsightly | citation | | closed |
| 7-Sep-22 | 513 Maple St | roofs | citation | | closed |
| 7-Sep-22 | 513 Maple St | deck | citation | | closed |
| 7-Sep-22 | 513 Maple St | porch | citation | | closed |
| 8-Sep-22 | 115 Oak St | neighbrohood standards | RC | 22-Sep-22 | closed |
| 8-Sep-22 | 115 Oak St | uncultivated veg | RC | 22-Sep-22 | closed |
| 8-Sep-22 | 308A tanglewood Dr | tall grass and weeds | RC | 22-Sep-22 | closed |
| 8-Sep-22 | 308B Tanglewood Dr | tall grass and weeds | RC | 22-Sep-22 | closed |
| 8-Sep-22 | 308B Tanglewood Dr | water leak (meter) | RC | 22-Sep-22 | closed |
| 8-Sep-22 | 1041 East Spring St | neighbrohood standards | RC | 22-Sep-22 | closed |
| 8-Sep-22 | 1035 East Spring St | neighbrohood standards | RC | 22-Sep-22 | closed |
| 9-Sep-22 | 507A Launius Ave | neighbrohood standards | RC | 23-Sep-22 | closed |
| 9-Sep-22 | 507A Launius Ave | tall grass and weeds | RC | 23-Sep-22 | closed |
| 9-Sep-22 | 507A Launius Ave | uncultivated veg | RC | 23-Sep-22 | closed |
| 9-Sep-22 | 507B Launius Ave | uncultivated veg | RC | 23-Sep-22 | closed |
| 9-Sep-22 | 507B Launius Ave | tall grass and weeds | RC | 23-Sep-22 | closed |
| 12-Sep-22 | 122 Perry St | neighbrohood standards | RC | 23-Sep-22 | closed |
| 12-Sep-22 | 122 Perry St | junk vehicles | RC | 23-Sep-22 | closed |

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|-----------|-----------------------|----------------------------------|----------|-----------|--------|
| 12-Sep-22 | 122 Perry St | open outdoor storage | RC | 23-Sep-22 | closed |
| 12-Sep-22 | 122 Perry St | siding | RC | 3-Oct-22 | closed |
| 12-Sep-22 | 122 Perry St | roof/gutters | RC | 3-Oct-22 | closed |
| 12-Sep-22 | 524 Roberts St | neighbrohood standards | RC | 23-Sep-22 | closed |
| 13-Sep-22 | 511 North Broad St | tall grass and weeds | RC | 24-Sep-22 | closed |
| 13-Sep-22 | 225 West Fambrough St | tall grass and weeds | RC | 24-Sep-22 | closed |
| 13-Sep-22 | 225 West Fambrough St | uncultivated veg | RC | 24-Sep-22 | closed |
| 13-Sep-22 | 231 West Fambrough St | neighbrohood standards | RC | 24-Sep-22 | closed |
| 13-Sep-22 | 231 West Fambrough St | tall grass and weeds | RC | 24-Sep-22 | closed |
| 13-Sep-22 | 231 West Fambrough St | decks, stairs, railings | RC | 24-Sep-22 | closed |
| 13-Sep-22 | 237 West Fambrough St | neighbrohood standards | RC | 24-Sep-22 | closed |
| 13-Sep-22 | 237 West Fambrough St | tall grass and weeds | RC | 24-Sep-22 | closed |
| 13-Sep-22 | 237 West Fambrough St | decks, stairs, railings | RC | 24-Sep-22 | closed |
| 13-Sep-22 | 237 West Fambrough St | doors | RC | 24-Sep-22 | closed |
| 14-Sep-22 | 526 Green St | neighbrohood standards | RC | 25-Sep-22 | closed |
| 14-Sep-22 | 526 Green St | structure occupied w/o utilities | RC | 25-Sep-22 | closed |
| 14-Sep-22 | 526 Green St | tall grass and weeds | RC | 25-Sep-22 | closed |
| 14-Sep-22 | 526 Green St | yard debris | RC | 25-Sep-22 | closed |
| 14-Sep-22 | 526 Green St | uncultivated veg | RC | 25-Sep-22 | closed |
| 15-Sep-22 | 217A Tanglewood Dr | visable house numbers | citation | | closed |
| 15-Sep-22 | 217A Tanglewood Dr | uncultivated veg | citation | | closed |
| 15-Sep-22 | 217B Tanglewood Dr | neighbrohood standards | citation | | closed |
| 15-Sep-22 | 217B Tanglewood Dr | visable house numbers | citation | | closed |
| 15-Sep-22 | 518 Roosevelt St | aux buildings | RC | 26-Sep-22 | closed |
| 15-Sep-22 | Parcel# M0110040 | aux buildings | RC | 26-Sep-22 | closed |
| 15-Sep-22 | Parcel# M0110039 | aux buildings | RC | 26-Sep-22 | closed |
| 16-Sep-22 | 236 Doudlas St | neighbrohood standards | RC | 27-Sep-22 | closed |
| 16-Sep-22 | 236 Doudlas St | tall grass and weeds | RC | 27-Sep-22 | closed |
| 16-Sep-22 | 228.5 Douglas St | neighbrohood standards | RC | 27-Sep-22 | closed |
| 16-Sep-22 | 228.5 Douglas St | windows | RC | 27-Sep-22 | closed |
| 16-Sep-22 | 228.5 Douglas St | tall grass and weeds | RC | 27-Sep-22 | closed |
| 19-Sep-22 | 121 Perry St | neighbrohood standards | RC | 30-Sep-22 | closed |
| 19-Sep-22 | 121 Perry St | junk vehicles | RC | 30-Sep-22 | closed |
| 19-Sep-22 | 121 Perry St | tall grass and weeds | RC | 30-Sep-22 | closed |

| | | | | | |
|-----------|--------------------|---------------------------------|----------|-----------|--------|
| 19-Sep-22 | 121 Perry St | uncultivated veg | RC | 30-Sep-22 | closed |
| 19-Sep-22 | 121 Perry St | roof | RC | 15-Oct-22 | open |
| 19-Sep-22 | 121 Perry St | siding | RC | 15-Oct-22 | open |
| 20-Sep-22 | 905 Meadowalk Dr | tall grass and weeds | RC | 3-Oct-22 | open |
| 21-Sep-22 | 127 Perry St | neighbrohood standards | RC | 4-Oct-22 | open |
| 21-Sep-22 | 127 Perry St | junk vehicles | RC | 4-Oct-22 | open |
| 21-Sep-22 | 127 Perry St | open outdoor storage | RC | 4-Oct-22 | open |
| 21-Sep-22 | 115 Perry St | neighbrohood standards | RC | 4-Oct-22 | open |
| 21-Sep-22 | 115 Perry St | tall grass and weeds | RC | 4-Oct-22 | open |
| 22-Sep-22 | 137 Perry St | neighbrohood standards | RC | 5-Oct-22 | open |
| 22-Sep-22 | 137 Perry St | tall grass and weeds | RC | 5-Oct-22 | open |
| 22-Sep-22 | 137 Perry St | roof | RC | 5-Oct-22 | open |
| 22-Sep-22 | 137 Perry St | porch | RC | 5-Oct-22 | open |
| 23-Sep-22 | 139 Perry St | neighbrohood standards | RC | 6-Oct-22 | open |
| 23-Sep-22 | 139 Perry St | tall grass and weeds | RC | 6-Oct-22 | open |
| 23-Sep-22 | 143 Perry St | junk vehicles | RC | 6-Oct-22 | open |
| 23-Sep-22 | 143 Perry St | visable house numbers | RC | 6-Oct-22 | open |
| 26-Sep-22 | 510 Maple St | windows | citation | | closed |
| 26-Sep-22 | 510 Maple St | doors | citation | | closed |
| 26-Sep-22 | 510 Maple St | uncultivated veg | citation | | closed |
| 26-Sep-22 | 510 Maple St | tall grass and weeds | citation | | closed |
| 26-Sep-22 | 510 Maple St | neighbrohood standards | citation | | closed |
| 27-Sep-22 | 610 Plaza Dr | neighbrohood standards | RC | 8-Oct-22 | open |
| 27-Sep-22 | 610 Plaza Dr | tall grass and weeds | RC | 8-Oct-22 | open |
| 27-Sep-22 | 308B Tanglewood Dr | water leak (meter) | RC | 8-Oct-22 | open |
| 27-Sep-22 | 308A tanglewood Dr | tall grass and weeds | citation | | closed |
| 27-Sep-22 | 308B Tanglewood Dr | tall grass and weeds | citation | | closed |
| 28-Sep-22 | 526 Green St | tall grass and weeds | citation | | closed |
| 28-Sep-22 | 526 Green St | uncultivated veg | citation | | closed |
| 28-Sep-22 | 526 Green St | neighbrohood standards | citation | | closed |
| 28-Sep-22 | 526 Green St | unhealthy unsanitary conditions | citation | | closed |
| 28-Sep-22 | 526 Green St | nusance house | citation | | closed |
| 29-Sep-22 | 121 Morrow St | open outdoor storage | RC | 13-Oct-22 | open |
| 29-Sep-22 | 121 Morrow St | neighbrohood standards | RC | 13-Oct-22 | open |

| | | | | | |
|-----------|----------------------------|--|----|------------|--------|
| 9/1/2022 | 216 Davis Street | 18-262 Roofs (Rotting wood - Gutters hanging) | RC | 10/4/2022 | Open |
| 9/1/2022 | 530 Chestnut Lane | 18-262 Roofs | RC | 9/19/2022 | Open |
| 9/1/2022 | 143 Victory Drive | 18-261 Exterior Walls | RC | 10/4/2022 | Open |
| 9/1/2022 | 143 Victory Drive | 18-264 Windows | RC | 10/4/2022 | Open |
| 9/1/2022 | 405 Knight Street | 42-97 Height Permitted-Tall grass and weeds | RC | 9/8/2022 | Open |
| 9/2/2022 | 503 East Washington Street | 62-9 Inoperative Vehicle | RC | 9/30/2022 | Open |
| 9/2/2022 | 503 East Washington Street | 18-254 Uncultivated Vegetation | RC | 9/30/2022 | Open |
| 9/2/2022 | 503 East Washington Street | 18-257 Swimming Pool - Stagnant Water | RC | 9/30/2022 | Open |
| 9/2/2022 | 503 East Washington Street | 18-255 Open Outdoor Storage | RC | 9/30/2022 | Open |
| 9/2/2022 | 503 East Washington Street | 62-10 Unhealthy and Unsanitary Conditions | RC | 9/30/2022 | Open |
| 9/2/2022 | 503 East Washington Street | 18-253 Fences | RC | 9/30/2022 | Open |
| 9/2/2022 | 503 East Washington Street | 18-262 Roofs - Structurally Sound | RC | 9/30/2022 | Open |
| 9/2/2022 | 503 East Washington Street | 18-264 Windows | RC | 9/30/2022 | Open |
| 9/2/2022 | 503 East Washington Street | 18-265 Exterior Doors | RC | 9/30/2022 | Open |
| 9/2/2022 | 310/314 Pine Park Street | 18-256 Hazardous Trees | RC | 9/9/2022 | Closed |
| 9/6/2022 | 363 Towler Street | 18-254 Grass Weeds and Uncultivated Vegetation | RC | 9/12/2022 | Open |
| 9/6/2022 | 363 Towler Street | 18-261 Exterior Walls | RC | 10/6/2022 | Open |
| 9/6/2022 | 363 Towler Street | 18-262 Roofs | RC | 10/6/2022 | Open |
| 9/6/2022 | 363 Towler Street | 18-264 Windows | RC | 10/6/2022 | Open |
| 9/6/2022 | 363 Towler Street | 18-265 Exterior Doors | RC | 10/6/2022 | Open |
| 9/6/2022 | 716 West Creek Circle | 62-9 Partially Dismantled Vehicle / Junk | RC | 9/21/2022 | Open |
| 9/6/2022 | 716 West Creek Circle | 18-259 Parking on Proper Surfaces | RC | 9/21/2022 | Open |
| 9/6/2022 | 609 West Creek Circle | 62-9 Inoperative Vehicle / Vehicle Parts | RC | 9/22/2022 | Open |
| 9/6/2022 | 609 West Creek Circle | 18-255 Open Outdoor Storage | RC | 9/22/2022 | Open |
| 9/7/2022 | 1212 Claywill Circle | 18-262 Roofs - Structurally Sound | RC | 1/10/1900 | Open |
| 9/7/2022 | 1212 Claywill Circle | 18-261 Exterior Walls | RC | 1/10/1900 | Open |
| 9/7/2022 | 705 Woody Drive | 42-97 Height Permitted-Tall grass and weeds | RC | 9/19/2022 | Open |
| 9/7/2022 | 506 Meadows Farm Road | 42-97 Height Permitted-Tall grass and weeds | RC | 9/19/2022 | Open |
| 9/7/2022 | 510 Meadows Farm Road | 42-97 Height Permitted-Tall grass and weeds | RC | 9/19/2022 | Open |
| 9/8/2022 | 606 East Spring Street | 18-253 Fences | RC | 10/10/2022 | Open |
| 9/8/2022 | 606 East Spring Street | 62-9 Junk Vehicles X 5 | RC | 9/23/2022 | Open |
| 9/8/2022 | 606 East Spring Street | 18-254 Uncultivated Vegetation | RC | 9/23/2022 | Open |
| 9/8/2022 | 702 East Spring Street # B | 18-253 Fences | RC | 10/10/2022 | Open |
| 9/15/2022 | 1211 East Church Street | 62-9 Neighborhood Standards | RC | 9/30/2022 | Open |

| | | | | | |
|-----------|--------------------------|--|----------|------------|--------|
| 9/15/2022 | 1211 East Church Street | 18-255 Open Outdoor Storage | RC | 9/30/2022 | Open |
| 9/15/2022 | 1323 East Church Street | 18-259 Parking on Proper Surfaces | RC | 9/30/2022 | Closed |
| 9/15/2022 | 1325 East Church Street | 18-259 Parking on Proper Surfaces x 4 | RC | 9/30/2022 | Open |
| 9/15/2022 | 1325 East Church Street | 62-9 Inoperative Vehicle | RC | 9/30/2022 | Open |
| 9/15/2022 | 507 Landers Street | 18-263 Roofs - Gutters / Soffits (Porch) | RC | 10/15/2022 | Open |
| 9/16/2022 | 241 Jessica Way | 62-9 Neighborhood Standards | RC | 10/3/2022 | Open |
| 9/16/2022 | 241 Jessica Way | 60-10 Skirting - Missing Damaged | RC | 10/3/2022 | Open |
| 9/16/2022 | 241 Jessica Way | 18-263 Exterior Decks and Porches | RC | 10/3/2022 | Open |
| 9/16/2022 | 241 Jessica Way | 18-265 Exterior Doors | RC | 10/3/2022 | Open |
| 9/16/2022 | 241 Jessica Way | 18-254 Uncultivated Vegetation | RC | 10/3/2022 | Open |
| 9/16/2022 | 239 Jessica Way | 62-9 Neighborhood Standards | RC | 10/3/2022 | Open |
| 9/16/2022 | 239 Jessica Way | 18-254 Uncultivated Vegetation | RC | 10/3/2022 | Open |
| 9/16/2022 | 239 Jessica Way | 18-255 Open Outdoor Storage | RC | 10/3/2022 | Open |
| 9/19/2022 | 715 West Creek Circle | 62-9 Neighborhood Standards | RC | 10/4/2022 | Open |
| 9/19/2022 | 715 West Creek Circle | 18-253 Fences (Rotting Wood) | RC | 10/4/2022 | Open |
| 9/19/2022 | 715 West Creek Circle | 18-255 Open Outdoor Storage | RC | 10/4/2022 | Open |
| 9/19/2022 | 715 West Creek Circle | 42-97 Height Permitted-Tall grass and weeds | RC | 10/4/2022 | Open |
| 9/19/2022 | 712 West Creek Circle | 62-9 Neighborhood Standards | RC | 10/4/2022 | Open |
| 9/19/2022 | 712 West Creek Circle | 18-254 c Improper Ground Cover/ Exposed Soil | RC | 10/19/2022 | Open |
| 9/19/2022 | 712 West Creek Circle | 18-264 Windows (Broken/Damaged) | RC | 10/19/2022 | Open |
| 9/19/2022 | 910 Davis Street | 18-261 Exterior Walls | Citation | N/A | Closed |
| 9/19/2022 | 910 Davis Street | 18-262 Roofs | Citation | N/A | Closed |
| 9/19/2022 | 910 Davis Street | 18-263 Exterior Decks and Porches | Citation | N/A | Closed |
| 9/19/2022 | 910 Davis Street | 18-264 Windows | Citation | N/A | Closed |
| 9/19/2022 | 910 Davis Street | 18-265 Exterior Doors | Citation | N/A | Closed |
| 9/19/2022 | 910 Davis Street | 18-254 Grass Weeds and Uncultivated Vegetation | Citation | N/A | Closed |
| 9/20/2022 | 636 Towler Street | 18-261 Exterior Walls | RC | 10/20/2022 | Open |
| 9/20/2022 | 636 Towler Street | 18-262 Roofs - Structurally Sound | RC | 10/20/2022 | Open |
| 9/20/2022 | 636 Towler Street | 18-264 Windows (Broken/Damaged) | RC | 10/20/2022 | Open |
| 9/20/2022 | 636 Towler Street | 18-265 Exterior Doors | RC | 10/20/2022 | Open |
| 9/20/2022 | 607 Ash Lane | 42-97 Height Permitted-Tall grass and weeds | RC | 10/5/2022 | Closed |
| 9/20/2022 | 607 Ash Lane | 62-9 Neighborhood Standards - Trash and Debris | RC | 10/5/2022 | Open |
| 9/21/2022 | 501 Pine Park Street # N | 62-9 Neighborhood Standards - Household Items | RC | 9/29/2022 | Open |
| 9/21/2022 | 311 Harris Street | 62-9 Neighborhood Standards - Trash and Debris | RC | 10/6/2022 | Open |

| | | | | | |
|-----------|----------------------------|--|----|------------|--------|
| 9/21/2022 | 501 Pine Park Street # L | 62-9 Inoperative Vehicles - x2 | RC | 10/6/2022 | Open |
| 9/21/2022 | 320 Harris Street | 62-9 Junk Debris - Wooden Pallets | RC | 10/6/2022 | Open |
| 9/21/2022 | 320 Harris Street | 18-255 Open Outdoor Storage - Plastic Barrels | RC | 10/6/2022 | Open |
| 9/22/2022 | 135 Felker Street | 42-9 Height Permitted-Tall grass and weeds | RC | 9/29/2022 | Open |
| 9/22/2022 | 507 East Washington Street | 62-9 Inoperative / Partially Dismantled Vehicle | RC | 10/7/2022 | Open |
| 9/22/2022 | 507 East Washington Street | 18-256 C Tree Debris | RC | 10/7/2022 | Open |
| 9/22/2022 | 507 East Washington Street | 18-255 Open Outdoor Storage | RC | 10/7/2022 | Open |
| 9/23/2022 | 506 Pine Park Street | 62-10 Unhealthy and Unsanitary Conditions | RC | 9/27/2022 | Open |
| 9/23/2022 | 506 Pine Park Street | 62-9 Inoperative Vehicle | RC | 10/10/2022 | Open |
| 9/23/2022 | 207 Hubbard Street | 42-9 Height Permitted-Tall grass and weeds | RC | 9/30/2022 | Open |
| 9/23/2022 | 312 Mobley Circle | 18-262 Roofs - Outbuilding | RC | 10/10/2022 | Open |
| 9/23/2022 | 312 Mobley Circle | 42-9 Height Permitted-Tall grass and weeds | RC | 9/30/2022 | Open |
| 9/23/2022 | 441 East Washington Street | 86-2 House Humbers Required | RC | 10/10/2022 | Open |
| 9/26/2022 | 725 Pannell Road | 42-97 Height Permitted-Tall grass and weeds | RC | 10/4/2022 | Closed |
| 9/26/2022 | 725 Pannell Road | 18-255 Open Outdoor Storage | RC | 10/12/2022 | Closed |
| 9/26/2022 | 406 Pannell Road | 42-97 Height Permitted-Tall grass and weeds | RC | 10/4/2022 | Closed |
| 9/26/2022 | 529 Landers Street | 42-97 Neighborhood Standards | RC | 10/6/2022 | Open |
| 9/26/2022 | 529 Landers Street | 62-10 Unhealthy and Unsanitary Conditions | RC | 10/6/2022 | Open |
| 9/26/2022 | Piedmont Parkway | 18-259 Parking on Proper Surfaces | RC | 10/7/2022 | Open |
| 9/26/2022 | 104 Southview Drive | 62-9 Abandoned Vehicle | RC | 10/12/2022 | Open |
| 9/27/2022 | 104 Southview Drive | 18-255 Open Outdoor Storage | RC | 10/12/2022 | Open |
| 9/27/2022 | 104 Southview Drive | 18-259 Parking on Proper Surfaces | RC | 10/12/2022 | Open |
| 9/27/2022 | 102 Southview Drive | 62-9 Abandoned Vehilce | RC | 10/12/2022 | Open |
| 9/27/2022 | 477 Poplar Street | 540.2 Recreational Vehicle - Prohibited front yard | RC | 10/5/2022 | Open |
| 9/27/2022 | 1114 East Church Street | 18-262 Roofs | RC | 10/27/2022 | Open |
| 9/28/2022 | 218 Colquitt Street | 42-97 Height Permitted-Tall grass and weeds | RC | 10/6/2022 | Open |
| 9/28/2022 | 805 Wilkins Drie | 18-256 C Tree Debris | RC | 10/13/2022 | Open |
| 9/28/2022 | 107 Milledge Avenue | 18-255 Open Outdoor Storage | RC | 10/6/2022 | Closed |
| 9/28/2022 | 317 Stokes Street | 62-9 Abandoned Vehicle | RC | 10/13/2022 | Open |
| 9/28/2022 | 317 Stokes Street | 18-259 Parking on Proper Surgace | RC | 10/13/2022 | Open |
| 9/29/2022 | 1203 South Madison Avenue | 18-254 Uncultivated Vegetation | RC | 10/14/2022 | Open |
| 9/29/2022 | 1203 South Madison Avenue | 18-263 Exterior Decks and Porches | RC | 10/28/2022 | Open |
| 9/29/2022 | 1203 South Madison Avenue | 18-261 Exterior Walls | RC | 10/28/2022 | Open |
| 9/29/2022 | 403 East Church Street | 42-97 Height Permitted-Tall grass and weeds | RC | 10/7/2022 | Open |

DOWNTOWN DEVELOPMENT/MAIN STREET NOVEMBER REPORT

- Fall Fest October 8th. 19,800 attendance. All departments worked together seamlessly. Great event
- DDA/CVB Board Meeting and Annual Retreat October 17th. Completed Work Plan and goals for 2023.
- First Friday Concert October 22nd– Purple Madness Tribute 4500 in attendance
- Battle of the Burgers –Oct 22nd. event partnership with the Chamber of Commerce. Sold out event(350 tickets) . Record crowds. 3600 people in attendance downtown during the time of the event. 6 Monroe restaurants competing.
- Farmers Market ended on October 8th will have pop up markets during Thursday night shopping in November.
- We had 1 new business open - Cottontails Children’s Boutique
- New Branding of Event logos by Carl Vinson Institute is complete. (second page)



UPCOMING EVENTS:

- Light up the Night—Nov 3rd 5-8
- Farm to Table Dinner Nov 6th
- Bikes Trikes & Magical Lights Nov 17th 6 pm
- Small Business Saturday November 26th
- Candlelight Shopping Nov 10 & 17, Dec 1, 15 & 22
- Christmas Parade December 8th 6:30 pm
- Magical Light Display in Childers Park Nov 17-Dec 31st. Nightly 6:00-10:00 pm.

ONGOING TASKS:

- DCA Main Street Compliance
- Visitors Center open to the public Tues-Saturday 10-5
- Milner-Aycock Building RFP

DOWNTOWN
SINCE 1821
Monroe

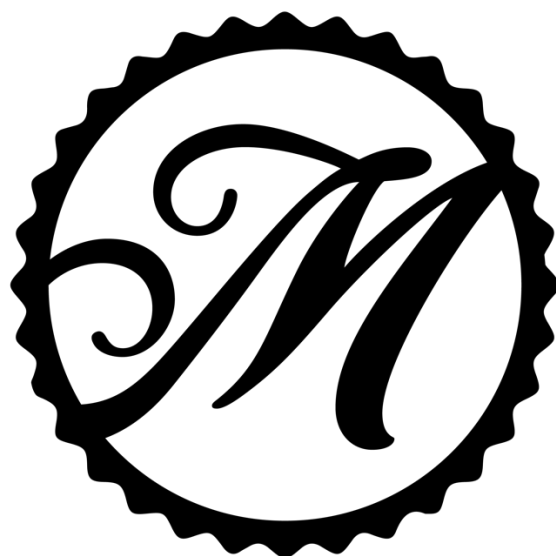
EVENT LOGOS



FALLOFEST

DOWNTOWN MONROE





ELECTRIC & TELECOM
DEPARTMENT
MONTHLY REPORT
November
2022

Items of Interest

Madison Ave. project at 98% complete. Contractors back from storm.

Pole maintenance still at an all-time high level.

Lighting for Town Green delivered.

Managed in home Wi-Fi fully operational.

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 09/2022 | FY 2022



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

CITY OF MONROE: ELECTRIC FUND OVERVIEW

| | Jan 2022 | Feb 2022 | Mar 2022 | Apr 2022 | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | FY 2022 | AS BUDGET | FY 2021 |
|-----------------------------|--------------------|------------------|--------------------|--------------------|------------------|--------------------|------------------|--------------------|--------------------|-------------|-------------|-------------|--------------------|--------------------|-------------------|
| REVENUES | \$ 1.454M | \$ 1.636M | \$ 1.262M | \$ 1.312M | \$ 1.457M | \$ 1.378M | \$ 1.897M | \$ 1.753M | \$ 1.721M | | | | \$ 13.870M | #N/A | \$ 14.464M |
| PERSONNEL COSTS | \$ 0.098M | \$ 0.106M | \$ 0.107M | \$ 0.149M | \$ 0.107M | \$ 0.127M | \$ 0.128M | \$ 0.117M | \$ 0.158M | | | | \$ 1.097M | \$ 1.134M | \$ 1.006M |
| CONTRACTED SVC | \$ 0.042M | \$ 0.072M | \$ 0.095M | \$ 0.051M | \$ 0.084M | \$ 0.058M | \$ 0.104M | \$ 0.070M | \$ 0.051M | | | | \$ 0.626M | \$ 0.476M | \$ 0.457M |
| SUPPLIES | \$ 1.247M | \$ 1.127M | \$ 1.207M | \$ 1.109M | \$ 0.948M | \$ 1.148M | \$ 1.218M | \$ 1.501M | \$ 1.356M | | | | \$ 10.861M | \$ 9.254M | \$ 10.103M |
| CAPITAL OUTLAY | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | \$ - | \$ - | \$ - |
| DEPRECIATION | \$ 0.035M | \$ 0.035M | \$ 0.035M | \$ 0.035M | \$ 0.035M | \$ 0.035M | \$ 0.036M | \$ 0.036M | \$ 0.036M | | | | \$ 0.318M | \$ 0.239M | \$ 0.300M |
| EXPENSES | \$ 1.422M | \$ 1.340M | \$ 1.444M | \$ 1.344M | \$ 1.174M | \$ 1.369M | \$ 1.485M | \$ 1.723M | \$ 1.601M | | | | \$ 12.903M | \$ 11.102M | \$ 11.864M |
| FUND TRANSFERS | \$ 0.141M | \$ 0.168M | \$ 0.187M | \$ 0.220M | \$ 0.168M | \$ 0.190M | \$ 0.185M | \$ 0.212M | \$ 0.242M | | | | \$ 1.713M | \$ 2.823M | \$ 1.464M |
| MARGIN W/O TRANSFERS | \$ 0.031M | \$ 0.296M | \$ (0.182M) | \$ (0.032M) | \$ 0.283M | \$ 0.010M | \$ 0.412M | \$ 0.030M | \$ 0.120M | \$ - | \$ - | \$ - | \$ 0.967M | \$ - | \$ 2.599M |
| MARGIN W/ TRANSFER | \$ (0.110M) | \$ 0.127M | \$ (0.369M) | \$ (0.253M) | \$ 0.115M | \$ (0.180M) | \$ 0.227M | \$ (0.183M) | \$ (0.122M) | \$ - | \$ - | \$ - | \$ (0.746M) | \$ (2.823M) | \$ 1.135M |
| PART CONTR/MEAG YES | \$ 0.100M | \$ - | \$ 0.691M | \$ 0.100M | \$ 0.100M | \$ 0.100M | \$ 0.100M | \$ 0.320M | \$ 0.100M | \$ - | \$ - | \$ - | \$ 1.611M | \$ 0.350M | \$ 1.356M |

* Participant Contribution & Year End Settlement excluded

12-MO PURCHASED KWH's



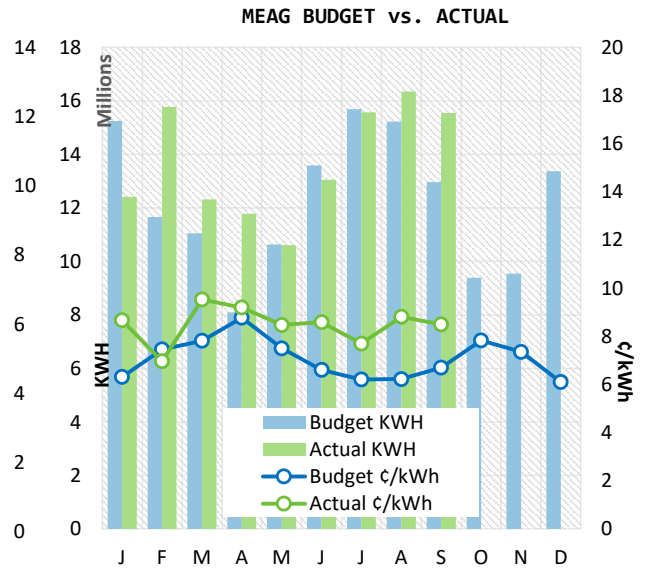
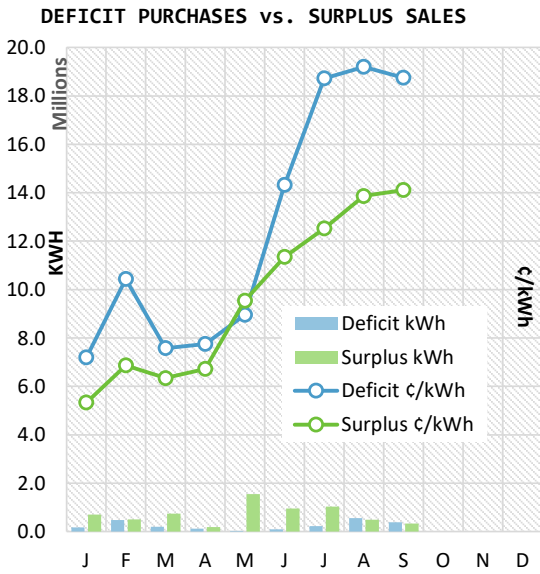
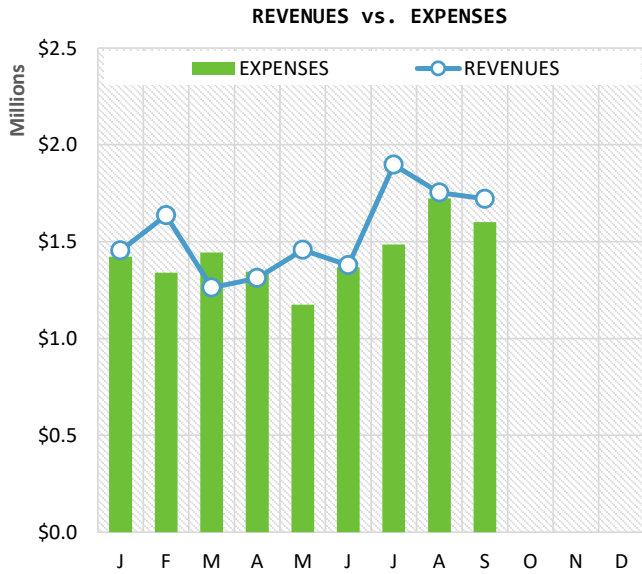
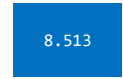
12-MO RETAIL KWH's



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

405

CUSTOMER COUNT

| | | | | | | | | | |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Residential | 5,792 | 5,821 | 5,818 | 5,824 | 5,831 | 5,837 | 5,832 | 5,859 | 5,869 |
| Commercial | 905 | 900 | 904 | 918 | 918 | 915 | 921 | 920 | 921 |
| Industrial | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| City | 47 | 47 | 47 | 47 | 48 | 48 | 48 | 50 | 50 |
| Total | 6,745 | 6,769 | 6,770 | 6,790 | 6,798 | 6,801 | 6,802 | 6,830 | 6,841 |
| Year-Over-Year Δ | 1.50% | 0.98% | 0.86% | 1.45% | 1.19% | 1.25% | 1.22% | 1.41% | 1.54% |

KWH

| | | | | | | | | | |
|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Residential | 6.069M | 6.893M | 7.772M | 5.914M | 5.002M | 4.990M | 6.532M | 7.753M | 7.125M |
| Commercial | 4.838M | 5.074M | 5.535M | 4.968M | 4.706M | 5.308M | 6.584M | 7.209M | 7.125M |
| Industrial | 0.285M | 0.275M | 0.329M | 0.317M | 0.362M | 0.332M | 0.277M | 0.376M | 0.386M |
| Other | - | - | - | - | - | - | - | - | - |
| City | 0.463M | 0.489M | 0.549M | 0.466M | 0.463M | 0.528M | 0.590M | 0.637M | 0.602M |
| Total | 11.654M | 12.731M | 14.184M | 11.666M | 10.533M | 11.159M | 13.983M | 15.975M | 15.238M |
| Year-Over-Year Δ | -1.62% | -11.49% | 4.25% | 0.12% | -1.56% | 6.28% | 12.01% | 14.00% | -1.15% |

REVENUE

| | | | | | | | | | |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Residential | \$ 0.670M | \$ 0.748M | \$ 0.831M | \$ 0.655M | \$ 0.651M | \$ 0.649M | \$ 0.862M | \$ 1.032M | \$ 0.943M |
| Commercial | \$ 0.631M | \$ 0.654M | \$ 0.706M | \$ 0.647M | \$ 0.633M | \$ 0.687M | \$ 0.808M | \$ 0.876M | \$ 0.865M |
| Industrial | \$ 0.032M | \$ 0.032M | \$ 0.035M | \$ 0.034M | \$ 0.037M | \$ 0.035M | \$ 0.031M | \$ 0.037M | \$ 0.038M |
| Other | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.000M |
| City | \$ 0.044M | \$ 0.047M | \$ 0.053M | \$ 0.045M | \$ 0.044M | \$ 0.051M | \$ 0.057M | \$ 0.061M | \$ 0.058M |
| Total | \$ 1.378M | \$ 1.481M | \$ 1.625M | \$ 1.381M | \$ 1.366M | \$ 1.422M | \$ 1.758M | \$ 2.006M | \$ 1.904M |
| Year-Over-Year Δ | -2.07% | -9.88% | 4.20% | 0.07% | 0.49% | 6.89% | 12.14% | 13.67% | -1.17% |

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 406

AVERAGE KWH/CUSTOMER

| | | | | | | | | | | |
|-------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Residential | 1,048 | 1,184 | 1,336 | 1,016 | 858 | 855 | 1,120 | 1,323 | 1,214 | 1,106 |
| Commercial | 5,345 | 5,638 | 6,122 | 5,412 | 5,126 | 5,802 | 7,149 | 7,836 | 7,736 | 6,241 |
| Industrial | 284,650 | 275,099 | 328,778 | 316,552 | 362,118 | 332,046 | 276,686 | 375,650 | 386,211 | 326,421 |
| City | 9,851 | 10,397 | 11,674 | 9,924 | 9,652 | 11,001 | 12,292 | 12,749 | 12,037 | 11,064 |

AVERAGE \$/CUSTOMER

| | | | | | | | | | | |
|-------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Residential | \$116 | \$129 | \$143 | \$112 | \$112 | \$111 | \$148 | \$176 | \$161 | \$134 |
| Commercial | \$697 | \$727 | \$781 | \$705 | \$690 | \$751 | \$877 | \$952 | \$939 | \$791 |
| Industrial | \$32,433 | \$31,619 | \$35,050 | \$34,272 | \$37,180 | \$35,255 | \$31,368 | \$37,214 | \$37,890 | \$34,698 |
| City | \$943 | \$996 | \$1,118 | \$950 | \$924 | \$1,053 | \$1,177 | \$1,221 | \$1,153 | \$1,059 |

AVERAGE \$/KWH

| | | | | | | | | | | |
|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Residential | \$0.1103 | \$0.1085 | \$0.1069 | \$0.1107 | \$0.1301 | \$0.1301 | \$0.1320 | \$0.1332 | \$0.1324 | \$0.1216 |
| Commercial | \$0.1305 | \$0.1289 | \$0.1276 | \$0.1303 | \$0.1346 | \$0.1294 | \$0.1227 | \$0.1215 | \$0.1214 | \$0.1274 |
| Industrial | \$0.1139 | \$0.1149 | \$0.1066 | \$0.1083 | \$0.1027 | \$0.1062 | \$0.1134 | \$0.0991 | \$0.0981 | \$0.1070 |
| City | \$0.0957 | \$0.0958 | \$0.0958 | \$0.0957 | \$0.0957 | \$0.0958 | \$0.0958 | \$0.0958 | \$0.0958 | \$0.0958 |
| Average | \$0.1126 | \$0.1120 | \$0.1092 | \$0.1112 | \$0.1158 | \$0.1154 | \$0.1160 | \$0.1124 | \$0.1119 | \$0.1129 |

MOST RECENT
12-MONTH

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | |
|---------------------------------|---------------------|---------------------|----------------------|---------------------|----------------------|
| POWER SUPPLY COSTS | | | | | |
| MEAG Project Power | \$ 1,022,089 | \$ 991,743 | \$ 8,277,524 | \$ 7,733,558 | \$ 10,926,367 |
| Transmission | 104,701 | 133,821 | 945,858 | 1,128,201 | 1,329,155 |
| Supplemental | 119,631 | 49,619 | 663,197 | 514,953 | 644,690 |
| SEPA | 71,793 | 55,209 | 504,332 | 484,097 | 662,535 |
| Other Adjustments | 983 | 954 | 8,822 | 8,622 | 11,684 |
| TOTAL POWER SUPPLY COSTS | \$ 1,319,197 | \$ 1,231,347 | \$ 10,399,733 | \$ 9,869,431 | \$ 13,574,431 |
| AS BUDGET | 866,989 | 959,944 | 7,880,443 | 8,211,706 | 10,600,205 |
| % ACTUAL TO BUDGET | 152.16% | 128.27% | 131.97% | 120.19% | 128.06% |

PEAKS & ENERGY

Peaks (KW)

| | | | | | |
|---------------------------|--------|--------|--------|--------|--------|
| Coincident Peak (CP) | 33,331 | 32,564 | 36,409 | 34,414 | 36,409 |
| Non-Coincident Peak (NCP) | 33,331 | 33,755 | 36,827 | 34,414 | 36,827 |
| CP (BUDGET) | 31,469 | 29,840 | 33,343 | 31,645 | 33,343 |
| NCP (BUDGET) | 32,117 | 30,411 | 33,705 | 32,723 | 33,705 |

Energy (KWH)

| | | | | | |
|-----------------------------------|-------------------|-------------------|--------------------|--------------------|--------------------|
| MEAG Energy | 13,844,582 | 14,483,174 | 110,982,225 | 105,968,304 | 146,338,180 |
| Supplemental Purchases (or sales) | 652,601 | 199,970 | 1,773,262 | 4,000,099 | (1,180,543) |
| SEPA Energy | 1,043,087 | 1,369,263 | 10,606,928 | 12,225,070 | 14,304,095 |
| Total Energy (KWH) | 15,540,270 | 16,052,407 | 123,362,415 | 122,193,473 | 159,461,732 |
| AS BUDGET | 12,963,000 | 15,240,000 | 114,116,000 | 122,967,000 | 152,085,000 |
| % ACTUAL TO BUDGET | 119.88% | 105.33% | 108.10% | 99.37% | 104.85% |

| | | | | | |
|-----------------|--------|--------|--------|--------|--------|
| CP Load Factor | 64.76% | 68.47% | 38.68% | 40.53% | 50.00% |
| NCP Load Factor | 64.76% | 66.05% | 38.24% | 40.53% | 49.43% |
| % Supplemental | 4.20% | 1.25% | 1.44% | 3.27% | 0.73% |

UNIT COSTS (¢/kWh)

| | | | | | |
|--------------|---------|---------|---------|---------|---------|
| Bulk Power | 8.4025 | 7.7583 | 8.5273 | 8.2277 | 8.6239 |
| Supplemental | 18.3314 | 24.8134 | 37.3998 | 12.8735 | 54.6096 |
| SEPA Energy | 6.8828 | 4.0320 | 4.7547 | 3.9599 | 4.6318 |
| MEAG Total | 8.4889 | 7.6708 | 8.4302 | 8.0769 | 8.5127 |

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

Sep 2022

Sep 2021

FY2022 YTD

FY2021 YTD

SALES REVENUES

| | | | | | | | | | | |
|--------------------------------|-----------|------------------|-----------|------------------|-----------|-------------------|-----------|-------------------|-----------|-------------------|
| ELECTRIC SALES | \$ | 1,903,975 | \$ | 1,891,988 | \$ | 14,320,361 | \$ | 13,633,797 | \$ | 18,799,356 |
| SALES REVENUES (ACTUAL) | \$ | 1,903,975 | \$ | 1,891,988 | \$ | 14,320,361 | \$ | 13,633,797 | \$ | 18,799,356 |
| AS BUDGET | \$ | 1,625,000 | \$ | 1,583,333 | \$ | 1,625,000 | \$ | 1,583,333 | | Not Applicable |
| % ACTUAL TO BUDGET | | 117.17% | | 119.49% | | 881.25% | | 861.08% | | Not Applicable |

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

OTHER REVENUES

| | | | | | | | | | | |
|--------------------------------|-----------|------------------|-----------|------------------|-----------|------------------|-----------|----------------|-----------|------------------|
| OP REVENUE | | 34,415 | | 34,557 | | 309,772 | | 309,782 | | 413,768 |
| FEDERAL GRANT | | - | | - | | - | | - | | - |
| MISC REVENUE | | 747 | | (166,740) | | 56,917 | | 390,799 | | 153,076 |
| CONTRIBUTED CAPITAL | | - | | - | | - | | - | | - |
| SALE OF FIXED ASSETS | | - | | - | | - | | - | | - |
| GAIN UTILITIES ASSETS | | - | | - | | - | | - | | - |
| REIMB DAMAGED PROPERTY | | - | | - | | - | | 3,000 | | - |
| CUST ACCT FEES | | - | | - | | - | | - | | - |
| OTHER REV | | - | | - | | - | | - | | - |
| ADMIN ALLOC | | 19,174 | | 9,091 | | 110,224 | | 95,125 | | 147,348 |
| INTEREST REVENUES - UTILITY | | (254,335) | | (9,731) | | (962,422) | | 31,139 | | (1,055,782) |
| STATE GRANTS | | - | | - | | - | | - | | - |
| SALE OF RECYCLED MATERIALS | | 16,950 | | - | | 16,950 | | - | | 16,950 |
| OTHER REVENUES (ACTUAL) | \$ | (183,049) | \$ | (132,823) | \$ | (468,559) | \$ | 829,846 | \$ | (324,640) |
| AS BUDGET | \$ | 61,528 | \$ | 80,431 | \$ | 553,751 | \$ | 723,875 | | Not Applicable |
| % ACTUAL TO BUDGET | | -297.51% | | -165.14% | | -84.62% | | 114.64% | | Not Applicable |

TRANSFER

| | | | | | | | | | | |
|------------------------|--|---|--|---|--|--------|--|---|--|--------|
| OPERATING TRANSFERS IN | | - | | - | | 17,963 | | - | | 17,963 |
|------------------------|--|---|--|---|--|--------|--|---|--|--------|

| | | | | | | | | | | |
|--------------------------------|-----------|------------------|-----------|------------------|-----------|-------------------|-----------|-------------------|-----------|-------------------|
| TOTAL REVENUES (ACTUAL) | \$ | 1,720,926 | \$ | 1,759,165 | \$ | 13,869,765 | \$ | 14,463,644 | \$ | 18,492,679 |
| AS BUDGET | \$ | 1,686,528 | \$ | 1,663,764 | \$ | 15,178,751 | \$ | 14,973,875 | | Not Applicable |
| % ACTUAL TO BUDGET | | 102.04% | | 105.73% | | 91.38% | | 96.59% | | Not Applicable |

| | | | | | | | | | | |
|-------------------------|----|---------|----|---------|----|-----------|----|-----------|----|-----------|
| MEAG YES/PART CONTR/MCT | \$ | 100,000 | \$ | 100,000 | \$ | 1,611,447 | \$ | 1,356,339 | \$ | 1,911,447 |
|-------------------------|----|---------|----|---------|----|-----------|----|-----------|----|-----------|

Note on MEAG Credit/YES/Participant Contribution: excluded from revenues

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | |
|-------------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| PERSONNEL | | | | | |
| Compensation | \$ 120,801 | \$ 71,778 | \$ 778,474 | \$ 722,590 | \$ 766,458 |
| Benefits | 37,688 | 30,925 | 318,858 | 282,977 | 404,602 |
| PERSONNEL (ACTUAL) | \$ 158,489 | \$ 102,703 | \$ 1,097,331 | \$ 1,005,567 | \$ 1,171,060 |
| AS BUDGET | \$ 125,707 | \$ 112,623 | \$ 1,131,367 | \$ 1,013,611 | Not Applicable |
| % ACTUAL TO BUDGET | 126.08% | 91.19% | 96.99% | 99.21% | Not Applicable |
| CONTRACTED SERVICES | | | | | |
| Consulting | \$ - | \$ - | \$ 6,060 | \$ 539 | \$ 6,145 |
| Landfill Fees | - | - | - | - | - |
| Holiday Event | - | - | - | - | 639 |
| Maintenance Contracts | 315 | 251 | 8,095 | 7,833 | 9,229 |
| Rents/Leases | 241 | 424 | 23,716 | 3,909 | 31,832 |
| Repairs & Maintenance (Outside) | 100 | 6,286 | 30,599 | 39,658 | 43,982 |
| Landfill Fees | - | - | - | - | - |
| Other Contract Svcs | - | - | - | - | - |
| Comm Svcs | 2,284 | 3,213 | 15,824 | 15,704 | 20,815 |
| Postage | - | 23 | - | 71 | - |
| Public Relations | - | - | - | 800 | - |
| Mkt Expense | 390 | - | 390 | - | 390 |
| Printing | - | - | - | - | - |
| Dues & Sub | - | - | - | - | - |
| Travel | - | 2,261 | 2,744 | 3,993 | 5,905 |
| Vehicle Tag & Title Fee | - | - | - | - | 21 |
| Ga Dept Rev Fee | - | - | - | 900 | 1,000 |
| Fees | - | - | - | 300 | 46 |
| Training & Ed | - | - | 9,312 | 11 | 9,662 |
| Contract Labor | 47,586 | 32,967 | 528,655 | 383,124 | 699,107 |
| Shipping/Freight | - | - | - | - | - |
| CONTRACTED SERVICES (ACTUAL) | \$ 50,948 | \$ 45,424 | \$ 626,292 | \$ 456,843 | \$ 829,670 |
| AS BUDGET | \$ 52,838 | \$ 53,296 | \$ 475,538 | \$ 479,663 | Not Applicable |
| % ACTUAL TO BUDGET | 96.42% | 85.23% | 131.70% | 95.24% | Not Applicable |

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | |
|--------------------------------|---------------------|---------------------|----------------------|----------------------|----------------------|
| SUPPLIES | | | | | |
| Office Supplies | 49 | 164 | 1,627 | 1,749 | 1,761 |
| Furniture <5001 | - | - | 1,674 | - | 1,674 |
| Postage | - | - | - | - | - |
| Auto Parts | - | - | 1,728 | 2,063 | 4,302 |
| Construction Materials | - | - | - | 6,528 | - |
| Damage Claims | - | - | - | 1,439 | - |
| Sponsorships/Donations | - | - | 750 | - | 750 |
| Expendable Fluids | - | - | 73 | 171 | 315 |
| Safety/Medical Supplies | - | - | 4,485 | - | 4,485 |
| Tires | - | - | 11,251 | 631 | 13,605 |
| Uniform Expense | - | 699 | 15,213 | 11,712 | 15,301 |
| Janitorial | 315 | 256 | 2,586 | 2,457 | 3,610 |
| Computer Equipment | - | - | - | 5,766 | - |
| R & M Buildings - Inside | - | - | - | - | - |
| Util Costs - Util Fund | 616 | 703 | 13,246 | 12,388 | 17,226 |
| Covid-19 Expenses | - | - | - | 957 | - |
| Streetlights | - | - | - | 6,536 | - |
| Auto & Truck Fuel | 4,073 | 3,086 | 30,416 | 22,509 | 39,629 |
| Food | 90 | 108 | 1,280 | 1,623 | 1,696 |
| Sm Tool & Min Equip | 3,713 | 417 | 18,497 | 21,346 | 21,092 |
| Meters | - | - | - | - | - |
| Lab Supplies | - | - | - | - | - |
| Sm Oper Supplies | 2,968 | 1,031 | 13,903 | 39,195 | 25,910 |
| Construction Material | - | - | - | - | - |
| Tires | - | - | - | - | - |
| Uniform Exp | - | - | - | - | - |
| Power Costs | 1,319,197 | 1,231,347 | 10,347,730 | 9,814,852 | 13,394,208 |
| Equip Pur (<\$5M) | - | - | - | - | - |
| Dam Claims | - | - | - | - | - |
| SUPPLIES (ACTUAL) | \$ 1,356,179 | \$ 1,249,756 | \$ 10,860,778 | \$ 10,103,654 | \$ 13,994,531 |
| AS BUDGET | \$ 1,028,188 | \$ 986,383 | \$ 9,253,688 | \$ 8,877,446 | Not Applicable |
| % ACTUAL TO BUDGET | 131.90% | 126.70% | 117.37% | 113.81% | Not Applicable |
| CAPITAL OUTLAY | | | | | |
| Construction In Progress | \$ - | \$ - | \$ - | \$ - | \$ - |
| Capital Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - |
| Depr Exp | \$ 35,691 | \$ 33,270 | \$ 318,455 | \$ 299,516 | \$ 384,995 |
| CAPITAL OUTLAY (ACTUAL) | \$ 35,691 | \$ 33,270 | \$ 318,455 | \$ 299,516 | \$ 384,995 |
| AS BUDGET | \$ - | \$ - | \$ - | \$ - | Not Applicable |
| % ACTUAL TO BUDGET | 0.00% | 0.00% | 0.00% | 0.00% | Not Applicable |
| FUND TRANSFERS | | | | | |
| Admin Alloc - Adm Exp | \$ 85,130 | \$ 66,351 | \$ 662,225 | \$ 637,331 | \$ 768,129 |
| Transfer To Gf | 156,459 | 110,160 | 1,050,479 | 826,736 | 1,373,263 |
| Transfer To Cip | - | - | - | - | - |
| Transfer - E&R | - | - | - | - | - |
| FUND TRANSFERS (ACTUAL) | \$ 241,589 | \$ 176,511 | \$ 1,712,704 | \$ 1,464,066 | \$ 2,141,392 |
| AS BUDGET | \$ 313,677 | \$ 277,505 | \$ 2,823,092 | \$ 2,497,542 | Not Applicable |
| % ACTUAL TO BUDGET | 77.02% | 63.61% | 60.67% | 58.62% | Not Applicable |
| TOTAL EXPENSES (ACTUAL) | \$ 1,842,897 | \$ 1,607,664 | \$ 14,615,561 | \$ 13,329,646 | \$ 18,521,649 |
| AS BUDGET | \$ 1,520,409 | \$ 1,429,807 | \$ 13,683,684 | \$ 12,868,261 | Not Applicable |
| % ACTUAL TO BUDGET | 121.21% | 112.44% | 106.81% | 103.59% | Not Applicable |

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 09/2022 | FY 2022



| | |
|--|-------|
| COVER | 1 |
| EXECUTIVE SUMMARY | 2 |
| OVERVIEW | 3 |
| CHART 1: REVENUES, EXPENSES & INCOME SUMMARY | 4 |
| REVENUES | 5 |
| EXPENSES | 6-9 |
| CHART 2: REVENUES & EXPENSE | 10 |
| RETAIL SALES & REVENUE | 11-13 |
| CHART 3: RETAIL REVENUES | 14-16 |

COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was -1.95%

RECOMMENDATIONS

- *
- *
- *
- *

MOST RECENT
12-MONTH

Sep 2022

Sep 2021

FY2022 YTD

FY2021 YTD

FINANCIALS

Revenues

| | | | | | | | | | | |
|-----------------------|-----------|----------------|-----------|----------------|-----------|------------------|-----------|------------------|-----------|------------------|
| RETAIL SALES | \$ | 556,986 | \$ | 570,187 | \$ | 5,018,418 | \$ | 5,257,441 | \$ | 6,722,491 |
| OTHER REVENUES | | 30,466 | | 25,702 | | 221,172 | | 290,123 | | 308,937 |
| ADJUSTMENTS | | 6,398 | | (2,152) | | 31,334 | | (22,692) | | 851 |
| Total Revenues | \$ | 593,849 | \$ | 593,737 | \$ | 5,270,924 | \$ | 5,524,872 | \$ | 7,032,279 |

Expenses

| | | | | | | | | | | |
|--------------------------------|-----------|----------------|-----------|----------------|-----------|------------------|-----------|------------------|-----------|------------------|
| PERSONNEL | \$ | 92,222 | \$ | 66,552 | \$ | 647,890 | \$ | 658,315 | \$ | 804,451 |
| PURCHASED & CONTRACTED SVC | | 11,700 | | 21,159 | | 161,709 | | 162,381 | | 228,572 |
| PURCHASED PROPERTY SERVICES | | 4,270 | | 669 | | 24,207 | | 34,823 | | 41,511 |
| SUPPLIES | | 43,067 | | 20,176 | | 293,081 | | 241,590 | | 362,347 |
| COST OF GOODS SOLD | | 228,835 | | 246,837 | | 2,088,938 | | 2,331,745 | | 2,862,249 |
| DEPR, DEBT SVC & OTHER COSTS | | 135,115 | | 115,423 | | 1,112,348 | | 1,078,541 | | 1,350,761 |
| FUND TRANSFERS | | 127,095 | | 102,653 | | 1,045,561 | | 968,427 | | 1,262,686 |
| Total Combined Expenses | \$ | 642,303 | \$ | 573,468 | \$ | 5,373,732 | \$ | 5,475,821 | \$ | 6,912,576 |

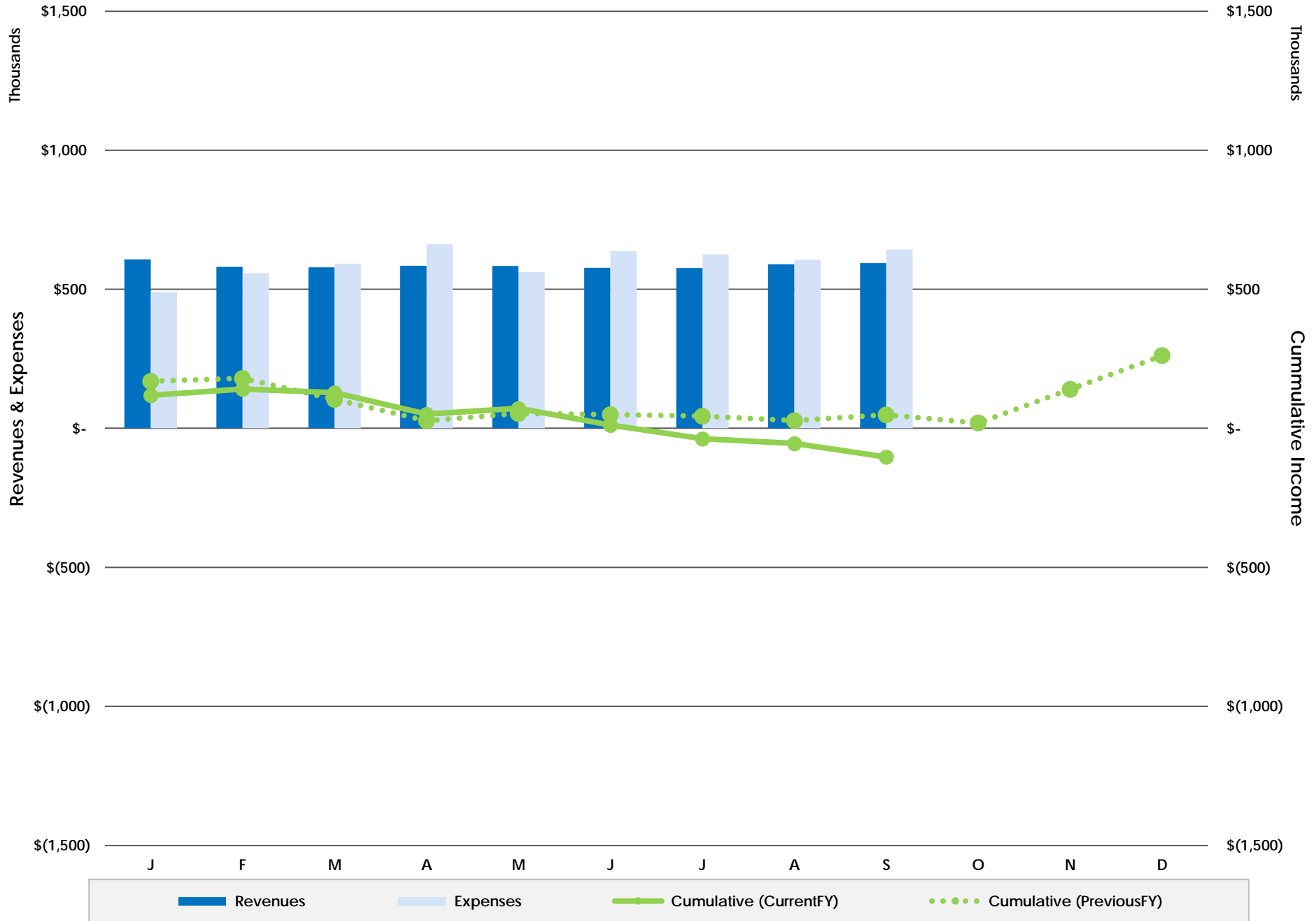
Income

| | | | | | | | | | | |
|-----------------|----|----------|----|---------|----|-----------|----|-----------|----|-----------|
| Before Transfer | \$ | 78,641 | \$ | 122,922 | \$ | 942,753 | \$ | 1,017,479 | \$ | 1,382,389 |
| After Transfer | \$ | (48,454) | \$ | 20,269 | \$ | (102,808) | \$ | 49,051 | \$ | 119,703 |

Margin

| | | | | | | | | | | |
|-----------------|--|--------|--|--------|--|--------|--|--------|--|--------|
| Before Transfer | | 13.24% | | 20.70% | | 17.89% | | 18.42% | | 19.66% |
| After Transfer | | -8.16% | | 3.41% | | -1.95% | | 0.89% | | 1.70% |

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2022



MOST RECENT
12-MONTH

Sep 2022

Sep 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.

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | MOST RECENT 12-MONTH |
|------------------------------------|-------------------|-------------------|---------------------|---------------------|-------------------------|
| CABLE TELEVISION | \$ 204,435 | \$ 237,597 | \$ 1,931,977 | \$ 2,341,695 | \$ 2,624,677 |
| DVR SERVICE | 21,096 | 21,394 | 190,191 | 197,086 | 253,811 |
| FIBER OPTICS | 60,427 | 52,485 | 519,358 | 452,833 | 681,851 |
| INTERNET | 235,684 | 224,631 | 2,062,500 | 1,968,487 | 2,744,624 |
| TELEPHONE | 33,974 | 32,444 | 301,701 | 280,781 | 400,081 |
| SET TOP BOX | 1,369 | 1,638 | 12,691 | 16,559 | 17,447 |
| Total RETAIL SALES (ACTUAL) | \$ 556,986 | \$ 570,187 | \$ 5,018,418 | \$ 5,257,441 | \$ 6,722,491 |

OTHER REVENUES

| | | | | | |
|------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| CATV INSTALL/UPGRADE | \$ 445 | \$ 465 | \$ 4,322 | \$ 3,970 | \$ 5,497 |
| MARKETPLACE ADS | - | - | - | - | - |
| PHONE FEES | 1,039 | 677 | 7,333 | 6,340 | 9,743 |
| EQUIPMENT SALES | - | - | - | - | - |
| MODEM RENTAL | 8,031 | 8,070 | 72,000 | 72,211 | 96,101 |
| VIDEO PRODUCTION REVENUE | - | - | - | - | - |
| MISCELLANEOUS | 1,777 | 7,400 | 27,308 | 101,429 | 50,263 |
| ADMIN ALLOCATION | 19,174 | 9,091 | 110,224 | 106,172 | 147,348 |
| CONTRIBUTED CAPITAL | - | - | - | - | - |
| Transfer from CIP | - | - | - | - | - |
| MISCELLANEOUS | - | - | (15) | - | (15) |
| Total OTHER REVENUES ACTUAL | \$ 30,466 | \$ 25,702 | \$ 221,172 | \$ 290,123 | \$ 308,937 |

Adjustment

| | | | | | |
|------------|----------|------------|-----------|-------------|--------|
| Adjustment | \$ 6,398 | \$ (2,152) | \$ 31,334 | \$ (22,692) | \$ 851 |
|------------|----------|------------|-----------|-------------|--------|

Note: Adjustment added to match Financials

| | | | | | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| TOTAL REVENUES (ACTUAL) | \$ 593,849 | \$ 593,737 | \$ 5,270,924 | \$ 5,524,872 | \$ 7,032,279 |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|

SUMMARY

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|-------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| Personnel | \$ 92,222 | \$ 66,552 | \$ 647,890 | \$ 658,315 | \$ 804,451 |
| Purchased & Contracted Svc | 11,700 | 21,159 | 161,709 | 162,381 | 228,572 |
| Purchased Property Services | 4,270 | 669 | 24,207 | 34,823 | 41,511 |
| Supplies | 43,067 | 20,176 | 293,081 | 241,590 | 362,347 |
| Cost of Goods Sold | 228,835 | 246,837 | 2,088,938 | 2,331,745 | 2,862,249 |
| Depr, Debt Svc & Other Costs | 135,115 | 115,423 | 1,112,348 | 1,078,541 | 1,350,761 |
| Fund Transfers | 127,095 | 102,653 | 1,045,561 | 968,427 | 1,262,686 |
| TOTAL SUMMARY (ACTUAL) | \$ 642,303 | \$ 573,468 | \$ 5,373,732 | \$ 5,475,821 | \$ 6,912,576 |

TELECOM

Personnel

| | | | | | |
|---------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Salaries | \$ 69,053 | \$ 41,570 | \$ 447,523 | \$ 417,975 | \$ 544,944 |
| Benefits | 23,170 | 24,982 | 200,367 | 240,340 | 259,507 |
| Total Personnel (ACTUAL) | \$ 92,222 | \$ 66,552 | \$ 647,890 | \$ 658,315 | \$ 804,451 |

Purchased & Contracted Svc

| | | | | | |
|--|------------------|------------------|-------------------|-------------------|-------------------|
| Attorney Fees | - | - | - | - | - |
| Audit Services | - | - | - | - | - |
| Professional Fees | 41 | - | 754 | 759 | 756 |
| Web Design | - | - | - | - | - |
| Consulting - Technical | - | - | - | 171 | - |
| HOLIDAY EVENTS | - | - | - | - | - |
| Lawn Care & Maintenance | - | - | - | - | - |
| Security Systems | - | - | 962 | 607 | 2,972 |
| Pest Control | - | - | - | - | - |
| Maintenance | 246 | 2,869 | 8,246 | 18,614 | 16,160 |
| Equipment Rents/Leases | 188 | 376 | 1,878 | 1,878 | 2,441 |
| Pole Equip. Rents/Leases | - | - | - | 2,000 | 466 |
| Equipment Rental | 16 | 15 | 118 | 118 | 191 |
| CONSULTING - TECHNICAL | - | - | - | - | - |
| LAWN CARE & MAINTENANCE | 32 | - | 192 | - | 192 |
| Outside Maintenance | 879 | 2,081 | 11,385 | 13,588 | 19,169 |
| EQUIPMENT RENTS / LEASES | - | - | - | - | - |
| POLE EQUIPMENT RENTS / LEASES | - | - | - | 2,679 | 466 |
| MAINTENANCE CONTRACTS | 69 | 69 | 34,821 | 21,376 | 37,352 |
| EQUIPMENT RENTAL | 11 | 10 | 79 | 79 | 128 |
| COMMUNICATION SERVICES | 5,711 | 6,034 | 21,622 | 17,660 | 27,003 |
| INTERNET COSTS | - | 530 | 2,120 | 4,240 | 3,710 |
| POSTAGE | - | - | 45 | 110 | 45 |
| TRAVEL EXPENSE | 98 | - | 1,718 | 421 | 7,302 |
| DUES/FEES | 459 | - | 14,546 | 9,967 | 14,546 |
| VEHICLE TAG & TITLE FEE | - | - | - | - | - |
| FCC FEES | - | 5,342 | 24,171 | 38,562 | 42,614 |
| GA DEPT OF REV FEES | - | - | - | - | - |
| TRAINING & EDUCATION -EMPLOYEE | - | 112 | 8,974 | 126 | 8,974 |
| CONTRACT LABOR | 3,950 | 3,721 | 30,079 | 29,348 | 43,888 |
| SOFTWARE EXPENSE | - | - | - | 80 | - |
| SHIPPING / FREIGHT | - | - | - | - | 199 |
| Total Purchased & Contracted Svc (ACTUAL) | \$ 11,700 | \$ 21,159 | \$ 161,709 | \$ 162,381 | \$ 228,572 |

| | Sep 2022 | Sep 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 | 320 | 353 | 2,585 | 7,504 | 3,881 |
| 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 | 3,950 | 316 | 20,829 | 25,943 | 34,638 |
| Fines/Late Fee | - | - | - | - | - |
| Shipping/Freight | - | - | - | - | - |
| Total Purchased Property Services (ACTUAL) | \$ 4,270 | \$ 669 | \$ 24,207 | \$ 34,823 | \$ 41,511 |

Sep 2022

Sep 2021

FY2022 YTD

FY2021 YTD

TELECOM (Continued)

Supplies

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Chemicals & Pesticides | \$ - | \$ - | \$ - | \$ - | \$ - |
| Office Supplies & Expense | - | - | 258 | - | 307 |
| Postage | - | - | - | - | - |
| Auto Parts | 328 | 52 | 6,332 | 2,784 | 6,943 |
| CONSTRUCTION MATERIALS | - | - | - | 3,745 | - |
| Damage Claims | - | - | - | - | - |
| EXPENDABLE FLUIDS | - | - | 244 | 54 | 491 |
| Tires | - | 227 | 265 | 482 | 759 |
| Uniform Expense | - | 387 | 2,557 | 4,063 | 2,557 |
| Janitorial Supplies | - | 256 | 2,189 | 2,526 | 3,214 |
| Equipment Parts | 97 | 79 | 560 | 8,883 | 911 |
| R&M Building - Inside | - | - | - | 202 | - |
| Equipment R&M - Inside | - | - | - | - | - |
| System R&M - Inside | 1,507 | 4,809 | 25,883 | 23,118 | 37,018 |
| Sys R&M - Inside/Shipping | - | - | - | 27 | - |
| COVID-19 EXPENSES | - | - | - | 957 | - |
| Utility Costs | 2,982 | 3,043 | 31,445 | 25,360 | 42,436 |
| Mileage Reimbursement | - | - | - | - | - |
| Auto & Truck Fuel | 1,658 | 1,031 | 11,626 | 8,545 | 15,483 |
| Food | 90 | 108 | 798 | 720 | 1,088 |
| Small Tools & Minor Equipment | 117 | 138 | 778 | 1,348 | 3,814 |
| Small Operating Supplies | 1,046 | 1,130 | 3,057 | 12,566 | 4,371 |
| Uniform Expense | - | - | - | - | - |
| Equipment Pur (Less than \$5M) | - | - | - | - | - |
| OFFICE SUPPLIES & EXPENSES | - | 66 | 323 | 1,567 | 441 |
| AUTO PARTS | 120 | - | 192 | - | 192 |
| CONSTRUCTION MATERIALS | - | - | - | 11,992 | - |
| EXPENDABLE FLUIDS | - | - | - | - | 2 |
| UNIFORM EXPENSE | 2,719 | - | 5,346 | - | 5,346 |
| JANITORIAL SUPPLIES | 315 | - | 315 | 256 | 315 |
| COMPUTER EQUIP NON-CAP | 467 | 568 | 4,292 | 7,930 | 5,509 |
| EQUIPMENT PARTS | - | - | 2,399 | 606 | 2,486 |
| REPAIRS & MAINTENANCE | 14,278 | 2,727 | 92,800 | 47,693 | 105,830 |
| COVID-19 EXPENSES | - | - | - | 957 | - |
| UTILITY COSTS | 1,916 | 1,830 | 14,766 | 14,551 | 22,054 |
| AUTO & TRUCK FUEL | 1,796 | 1,031 | 11,991 | 8,545 | 15,848 |
| SMALL TOOLS & MINOR EQUIPMENT | 7,666 | - | 27,798 | 2,341 | 29,736 |
| SMALL OPERATING SUPPLIES | 2,486 | 545 | 15,333 | 30,428 | 19,301 |
| DEPRECIATION EXPENSE | 3,478 | 2,150 | 31,305 | 19,346 | 35,604 |
| EQUIPMENT | - | - | - | - | - |
| Total Supplies (ACTUAL) | \$ 43,067 | \$ 20,176 | \$ 293,081 | \$ 241,590 | \$ 362,347 |

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|--|-------------------|-------------------|---------------------|---------------------|---------------------|
| Cost of Goods Sold | | | | | |
| Internet Costs | - | - | - | - | - |
| Cost of Sales Telephone | - | - | - | - | - |
| Cost of Sales Fiber | - | - | - | - | - |
| Cost of Sales Electricity | - | - | - | - | - |
| Cost of Sales Telephone | 17,749 | 16,812 | 149,648 | 145,205 | 198,210 |
| Cost of Sales CATV | 185,819 | 206,465 | 1,704,600 | 1,949,169 | 2,351,823 |
| Cost of Sales Internet | 17,029 | 14,808 | 160,581 | 167,459 | 212,891 |
| Cost of Sales Internet | - | - | - | - | - |
| Cost of Sales Fiber | 8,238 | 8,753 | 74,108 | 69,912 | 99,325 |
| Cost of Programming CATV | - | - | - | - | - |
| Total Cost of Goods Sold (ACTUAL) | \$ 228,835 | \$ 246,837 | \$ 2,088,938 | \$ 2,331,745 | \$ 2,862,249 |

Depr, Debt Svc & Other Costs

| | | | | | |
|--|-------------------|-------------------|---------------------|---------------------|---------------------|
| Damage Claims | \$ - | \$ - | \$ - | \$ - | \$ - |
| Miscellaneous | - | - | - | - | - |
| Utility Cashiers (Over)/Short | - | - | - | - | - |
| Utility Internal Admin Allocate | - | - | - | - | - |
| Depreciation Expense | 15,619 | 14,706 | 140,830 | 131,918 | 170,243 |
| INTEREST EXP - 2020 REV BONDS | 43,089 | 43,089 | 387,803 | 387,803 | 517,070 |
| Amortization Exp | - | - | - | - | - |
| Admin. Allocation - Adm Exp | 85,130 | 66,351 | 662,225 | 637,331 | 768,129 |
| 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) | \$ 135,115 | \$ 115,423 | \$ 1,112,348 | \$ 1,078,541 | \$ 1,350,761 |

Fund Transfers

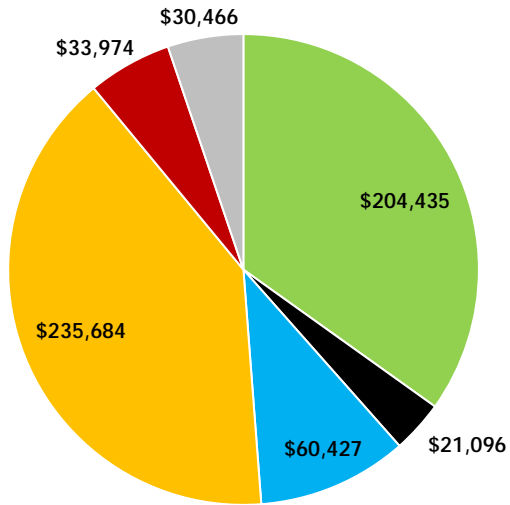
| | | | | | |
|--------------------------------------|-------------------|-------------------|---------------------|-------------------|---------------------|
| Transfer 5% to General Fund | 18,058 | 16,334 | 161,369 | 158,042 | 210,090 |
| TRANS OUT UTIL 5% TO GEN FUND | 23,907 | 19,968 | 221,966 | 173,055 | 284,467 |
| ADMIN ALLOC - ADMIN EXPENSES | 85,130 | 66,351 | 662,225 | 637,331 | 768,129 |
| Total Fund Transfers (ACTUAL) | \$ 127,095 | \$ 102,653 | \$ 1,045,561 | \$ 968,427 | \$ 1,262,686 |

| | | | | | |
|--|-------------------|-------------------|---------------------|---------------------|---------------------|
| TOTAL TELECOM EXPENSES (ACTUAL) | \$ 642,303 | \$ 573,468 | \$ 5,373,732 | \$ 5,475,821 | \$ 6,912,576 |
|--|-------------------|-------------------|---------------------|---------------------|---------------------|

CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES

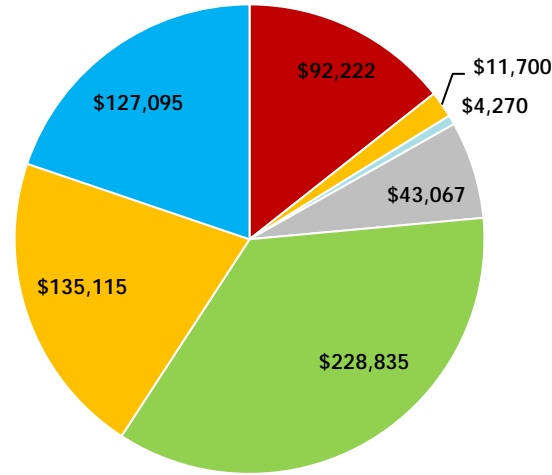
REVENUES [Sep 2022]

- CABLE TELEVISION
- DVR SERVICE
- FIBER OPTICS
- INTERNET
- TELEPHONE
- OTHER REVENUES



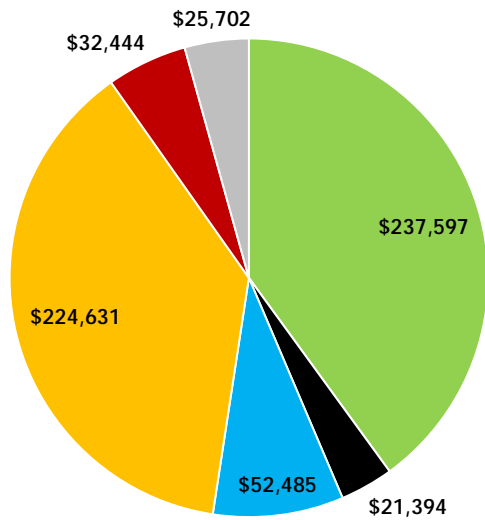
EXPENSES [Sep 2022]

- PERSONNEL
- PURCHASED & CONTRACTED SVC
- PURCHASED PROPERTY SERVICES
- SUPPLIES
- COST OF GOODS SOLD
- DEPR, DEBT SVC & OTHER COSTS
- FUND TRANSFERS



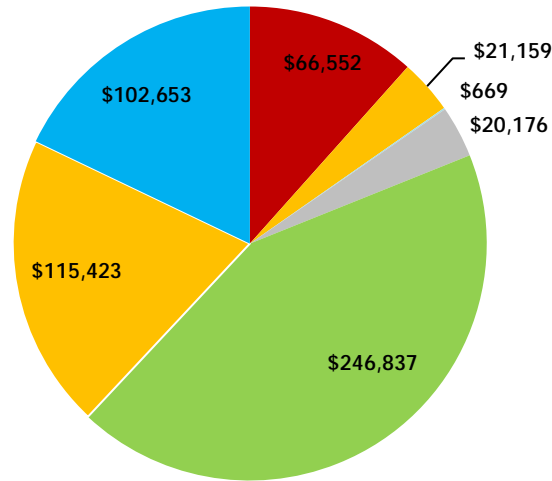
REVENUES [Sep 2021]

- CABLE TELEVISION
- DVR SERVICE
- FIBER OPTICS
- INTERNET
- TELEPHONE
- OTHER REVENUES



EXPENSES [Sep 2021]

- PERSONNEL
- PURCHASED & CONTRACTED SVC
- PURCHASED PROPERTY SERVICES
- SUPPLIES
- COST OF GOODS SOLD
- DEPR, DEBT SVC & OTHER COSTS
- FUND TRANSFERS



MOST RECENT
12-MONTH

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | |
|-----------------------------------|------------|------------|--------------|--------------|--------------|
| BASIC & EXPANDED BASIC | | | | | |
| Number of Bills | 1,668 | 1,962 | 15,812 | 19,717 | 21,534 |
| Revenue (\$) | \$ 190,051 | \$ 223,713 | \$ 1,801,201 | \$ 2,226,196 | \$ 2,451,531 |
| Revenue Per Bill (\$) | \$ 114 | \$ 114 | \$ 114 | \$ 113 | \$ 114 |
| MINI BASIC | | | | | |
| Number of Bills | 302 | 287 | 2,717 | 2,330 | 3,599 |
| Revenue (\$) | \$ 11,232 | \$ 10,557 | \$ 100,935 | \$ 82,845 | \$ 133,201 |
| Revenue Per Bill (\$) | \$ 37 | \$ 37 | \$ 37 | \$ 36 | \$ 37 |
| BOSTWICK | | | | | |
| Number of Bills | 10 | 11 | 98 | 101 | 131 |
| Revenue (\$) | \$ 1,150 | \$ 1,265 | \$ 11,224 | \$ 11,630 | \$ 15,019 |
| Revenue Per Bill (\$) | \$ 115 | \$ 115 | \$ 115 | \$ 115 | \$ 115 |
| BULK CATV/MOTEL | | | | | |
| Number of Bills | 4 | 4 | 36 | 44 | 48 |
| Revenue (\$) | \$ 1,310 | \$ 1,310 | \$ 11,790 | \$ 13,583 | \$ 15,720 |
| Revenue Per Bill (\$) | \$ 328 | \$ 328 | \$ 328 | \$ 309 | \$ 328 |
| SHOWTIME | | | | | |
| Number of Bills | 3 | 3 | 33 | 29 | 42 |
| Revenue (\$) | \$ 44 | \$ 29 | \$ 422 | \$ 388 | \$ 550 |
| Revenue Per Bill (\$) | \$ 15 | \$ 10 | \$ 13 | \$ 13 | \$ 13 |
| SHOW/HBO | | | | | |
| Number of Bills | 4 | 6 | 42 | 60 | 60 |
| Revenue (\$) | \$ 50 | \$ 75 | \$ 524 | \$ 746 | \$ 750 |
| Revenue Per Bill (\$) | \$ 13 | \$ 13 | \$ 12 | \$ 12 | \$ 13 |
| BULK SHOWTIME/MOTEL | | | | | |
| Number of Bills | - | - | - | - | - |
| Revenue (\$) | \$ - | \$ - | \$ - | \$ - | \$ - |
| Revenue Per Bill (\$) | \$ - | \$ - | \$ - | \$ - | \$ - |
| CINEMAX | | | | | |
| Number of Bills | 2 | 2 | 18 | 18 | 24 |
| Revenue (\$) | \$ 29 | \$ 29 | \$ 264 | \$ 264 | \$ 352 |
| Revenue Per Bill (\$) | \$ 15 | \$ 15 | \$ 15 | \$ 15 | \$ 15 |

MOST RECENT
12-MONTH

Sep 2022

Sep 2021

FY2022 YTD

FY2021 YTD

HBO

| | | | | | | | | | | |
|-----------------------|----|-----|----|-----|----|-------|----|-------|----|-------|
| Number of Bills | | 17 | | 21 | | 181 | | 206 | | 244 |
| Revenue (\$) | \$ | 251 | \$ | 308 | \$ | 2,606 | \$ | 2,973 | \$ | 3,529 |
| Revenue Per Bill (\$) | \$ | 15 | \$ | 15 | \$ | 14 | \$ | 14 | \$ | 14 |

MAX/HBO

| | | | | | | | | | | |
|-----------------------|----|----|----|----|----|-----|----|-----|----|-----|
| Number of Bills | | 3 | | 6 | | 44 | | 53 | | 62 |
| Revenue (\$) | \$ | 38 | \$ | 75 | \$ | 524 | \$ | 654 | \$ | 750 |
| Revenue Per Bill (\$) | \$ | 13 | \$ | 13 | \$ | 12 | \$ | 12 | \$ | 12 |

PLAYBOY

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

STARZ

| | | | | | | | | | | |
|-----------------------|----|-----|----|-----|----|-------|----|-------|----|-------|
| Number of Bills | | 19 | | 18 | | 173 | | 169 | | 227 |
| Revenue (\$) | \$ | 280 | \$ | 234 | \$ | 2,487 | \$ | 2,417 | \$ | 3,275 |
| Revenue Per Bill (\$) | \$ | 15 | \$ | 13 | \$ | 14 | \$ | 14 | \$ | 14 |

DVR

| | | | | | | | | | | |
|-----------------------|----|--------|----|--------|----|---------|----|---------|----|---------|
| Number of Bills | | 126 | | 132 | | 1,145 | | 1,258 | | 1,539 |
| Revenue (\$) | \$ | 15,118 | \$ | 15,466 | \$ | 135,597 | \$ | 146,717 | \$ | 181,878 |
| Revenue Per Bill (\$) | \$ | 120 | \$ | 117 | \$ | 118 | \$ | 117 | \$ | 118 |

NON DVR

| | | | | | | | | | | |
|-----------------------|----|-------|----|-------|----|--------|----|--------|----|--------|
| Number of Bills | | 42 | | 43 | | 390 | | 342 | | 513 |
| Revenue (\$) | \$ | 4,947 | \$ | 4,937 | \$ | 45,559 | \$ | 41,096 | \$ | 59,979 |
| Revenue Per Bill (\$) | \$ | 118 | \$ | 115 | \$ | 117 | \$ | 120 | \$ | 117 |

SET TOP BOX

| | | | | | | | | | | |
|-----------------------|----|-------|----|-------|----|--------|----|--------|----|--------|
| Number of Bills | | 113 | | 130 | | 1,044 | | 1,342 | | 1,423 |
| Revenue (\$) | \$ | 1,369 | \$ | 1,638 | \$ | 12,691 | \$ | 16,559 | \$ | 17,447 |
| Revenue Per Bill (\$) | \$ | 12 | \$ | 13 | \$ | 12 | \$ | 12 | \$ | 12 |

MOST RECENT
12-MONTH

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | MOST RECENT 12-MONTH |
|--------------------------|-------------------|-------------------|---------------------|---------------------|-------------------------|
| ADD'L DVR BOX | | | | | |
| Number of Bills | 58 | 55 | 498 | 506 | 650 |
| Revenue (\$) | \$ 854 | \$ 784 | \$ 7,087 | \$ 7,711 | \$ 9,346 |
| Revenue Per Bill (\$) | \$ 15 | \$ 14 | \$ 14 | \$ 15 | \$ 14 |
| ADD'L NON DVR BOX | | | | | |
| Number of Bills | 18 | 19 | 185 | 139 | 245 |
| Revenue (\$) | \$ 177 | \$ 207 | \$ 1,948 | \$ 1,562 | \$ 2,608 |
| Revenue Per Bill (\$) | \$ 10 | \$ 11 | \$ 11 | \$ 11 | \$ 11 |
| FIBER | | | | | |
| Number of Bills | 335 | 216 | 2,640 | 1,573 | 3,347 |
| Revenue (\$) | \$ 60,427 | \$ 52,485 | \$ 519,358 | \$ 452,833 | \$ 681,851 |
| Revenue Per Bill (\$) | \$ 180 | \$ 243 | \$ 197 | \$ 288 | \$ 204 |
| INTERNET | | | | | |
| Number of Bills | 4,181 | 4,061 | 37,099 | 36,829 | 49,423 |
| Revenue (\$) | \$ 233,825 | \$ 222,041 | \$ 2,044,540 | \$ 1,944,334 | \$ 2,719,519 |
| Revenue Per Bill (\$) | \$ 56 | \$ 55 | \$ 55 | \$ 53 | \$ 55 |
| WIRELESS INTERNET | | | | | |
| Number of Bills | 27 | 37 | 262 | 346 | 365 |
| Revenue (\$) | \$ 1,859 | \$ 2,590 | \$ 17,960 | \$ 24,153 | \$ 25,106 |
| Revenue Per Bill (\$) | \$ 69 | \$ 70 | \$ 69 | \$ 70 | \$ 69 |
| RESIDENTIAL PHONE | | | | | |
| Number of Bills | 737 | 773 | 6,654 | 7,185 | 8,933 |
| Revenue (\$) | \$ 6,663 | \$ 5,481 | \$ 57,597 | \$ 47,956 | \$ 75,089 |
| Revenue Per Bill (\$) | \$ 9 | \$ 7 | \$ 9 | \$ 7 | \$ 8 |
| COMMERCIAL PHONE | | | | | |
| Number of Bills | 288 | 276 | 2,567 | 2,548 | 3,412 |
| Revenue (\$) | \$ 18,516 | \$ 17,989 | \$ 164,827 | \$ 168,209 | \$ 218,980 |
| Revenue Per Bill (\$) | \$ 64 | \$ 65 | \$ 64 | \$ 66 | \$ 64 |
| TOTAL REVENUES | \$ 548,191 | \$ 561,213 | \$ 4,939,141 | \$ 5,192,825 | \$ 6,616,478 |

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

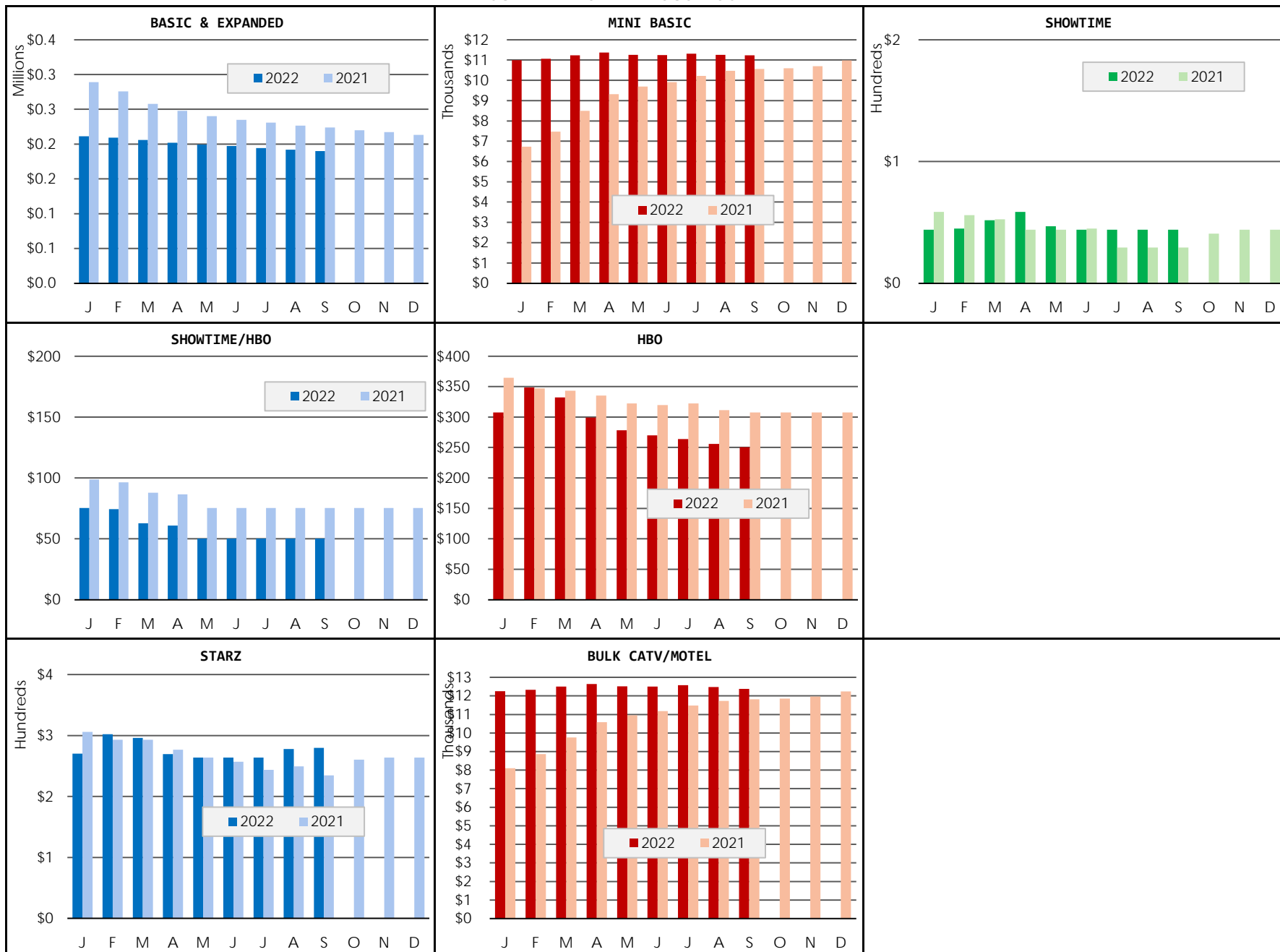


CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR

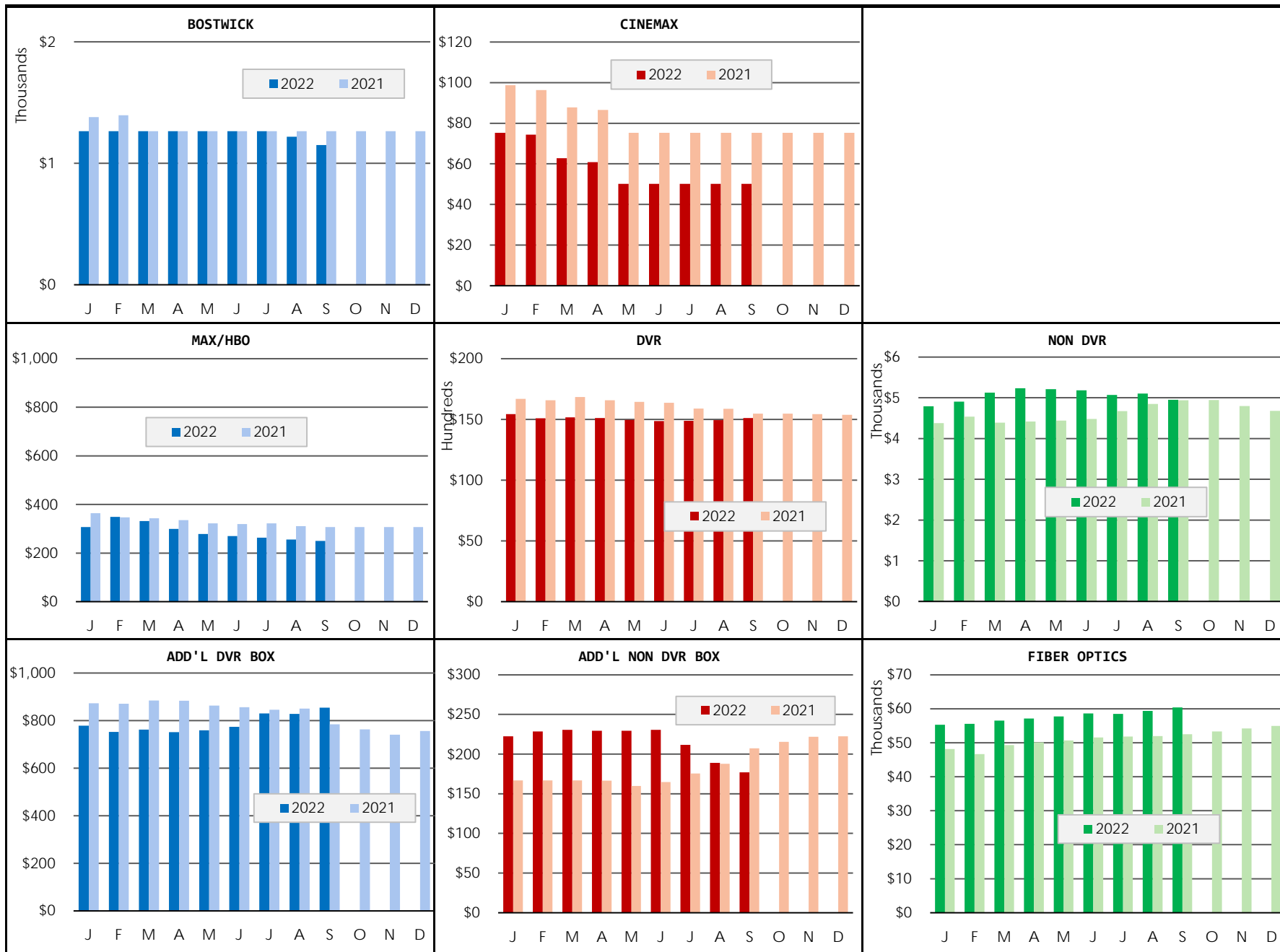
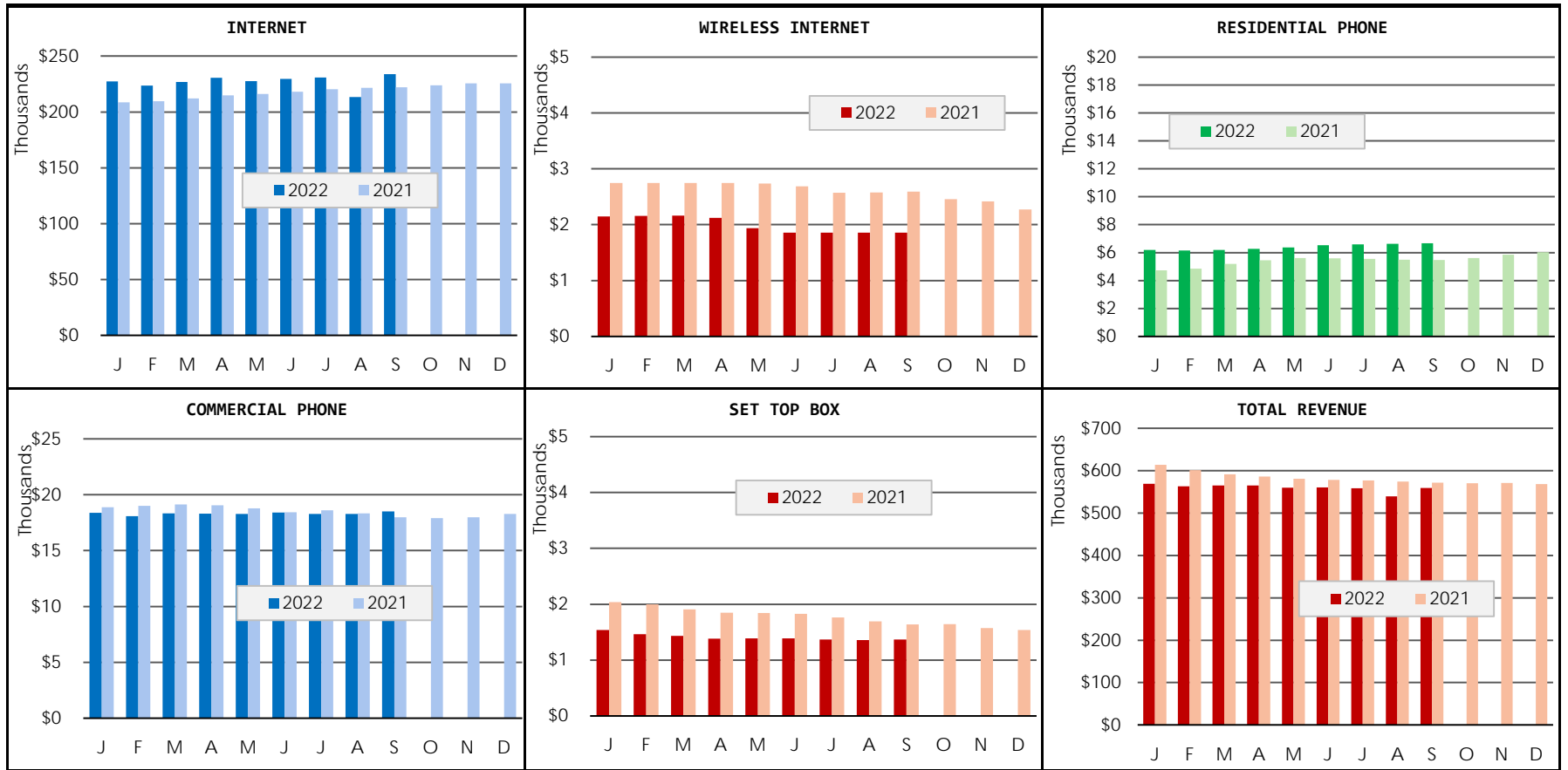


CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR





Financial Report as of September 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

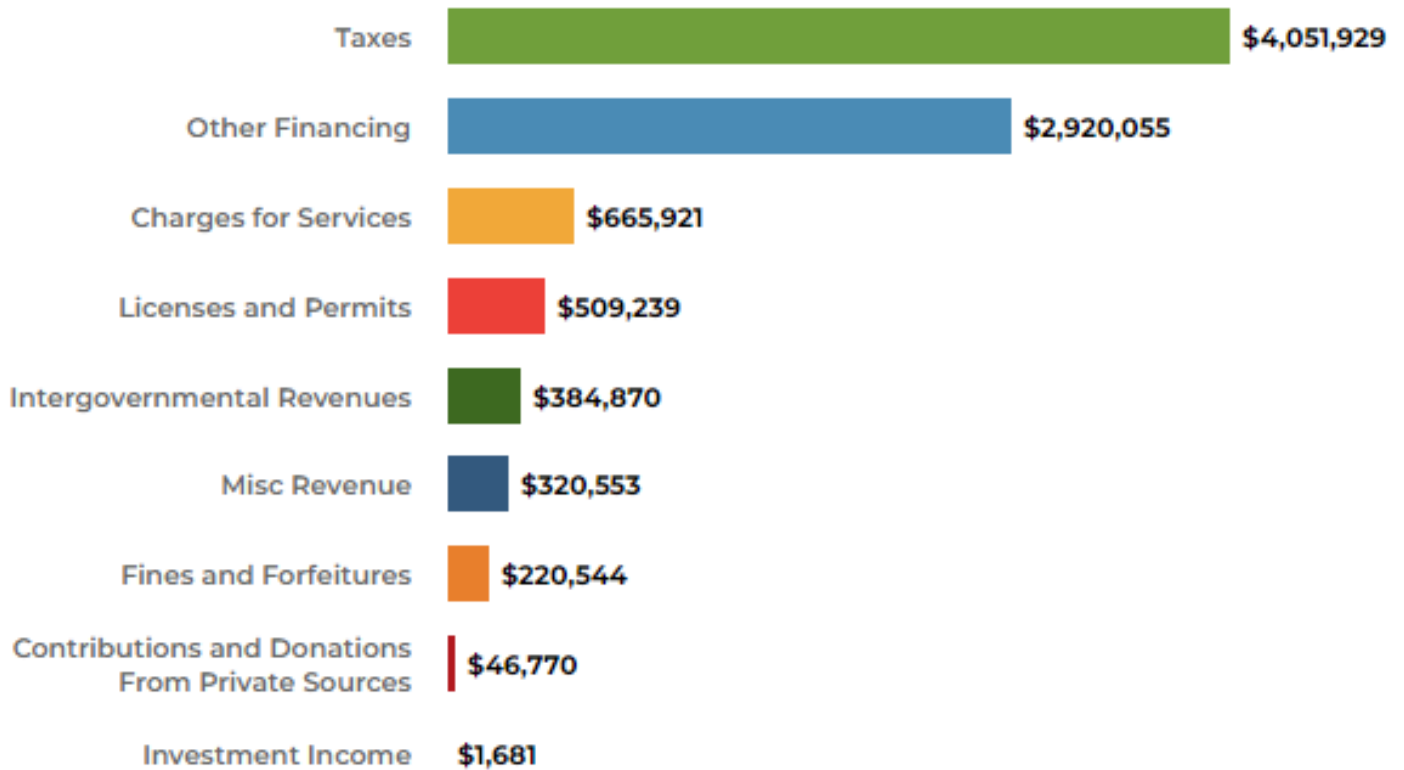
COLLECTED TO DATE

(58% of budgeted collected to date)

\$9,121,563

General Fund year-to-date revenues for the month totaled \$9,123,168 which is 58% 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

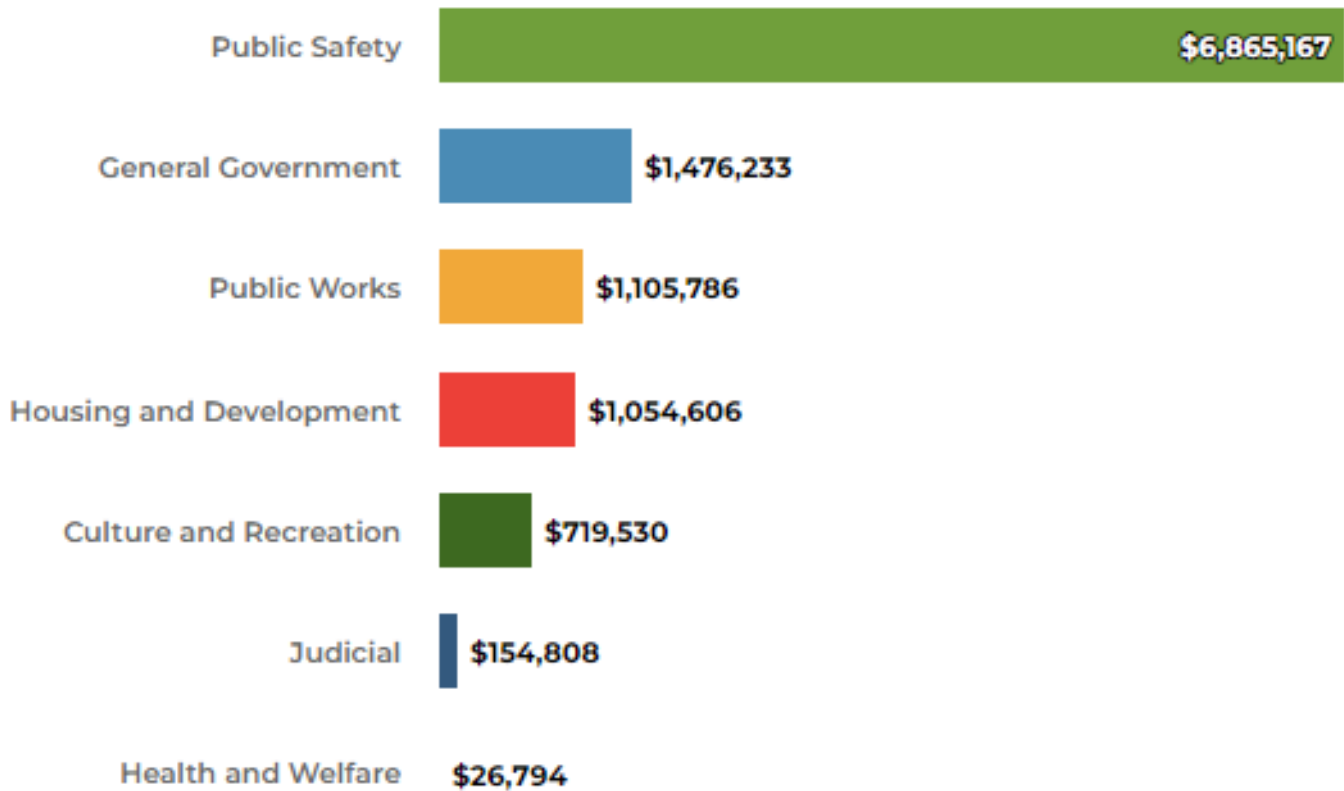
EXPENDED TO DATE

(73% of budgeted used to date)

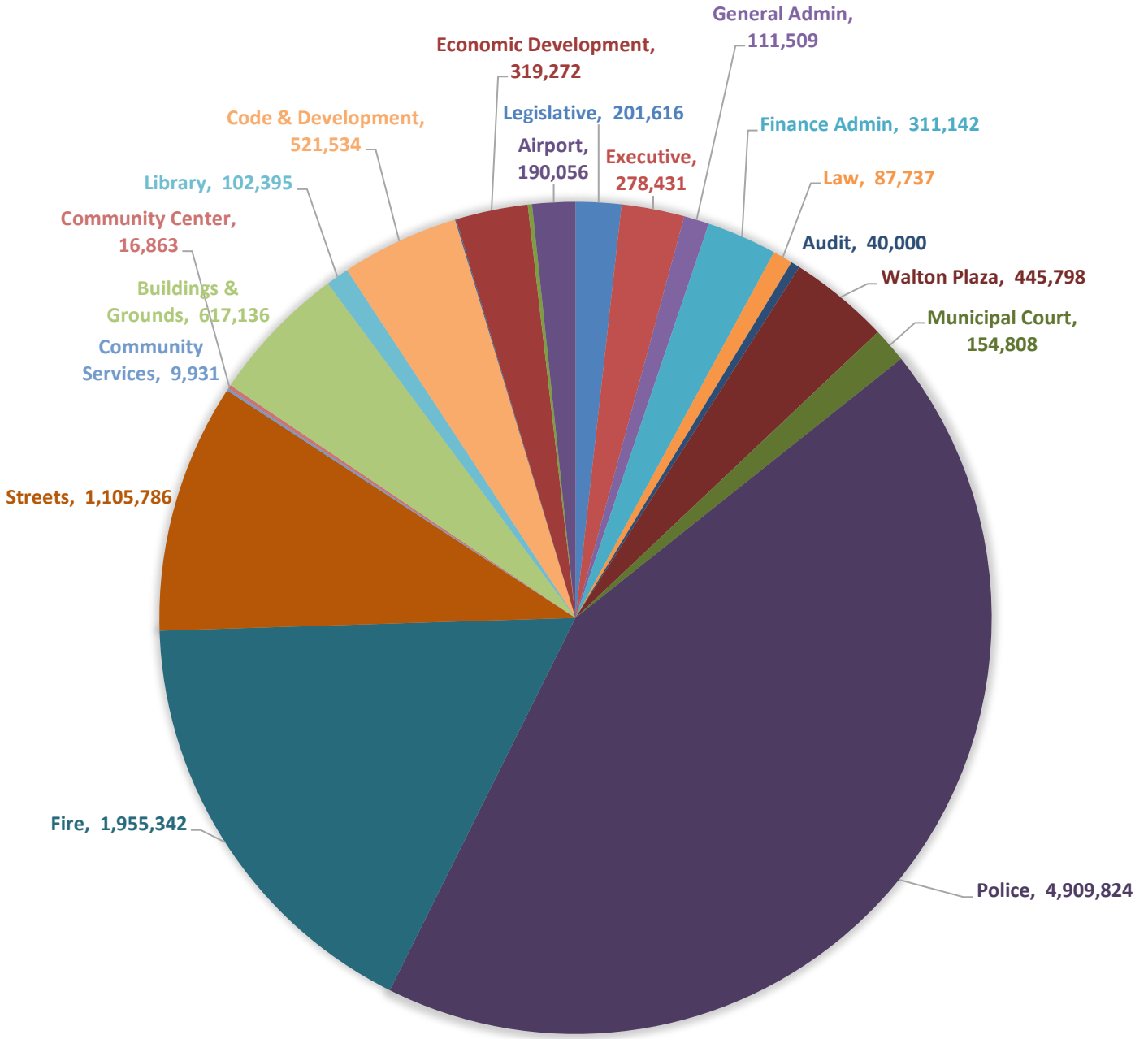
\$11,402,924

General Fund year-to-date expenses for the month totaled \$11,402,924 which is 73% 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

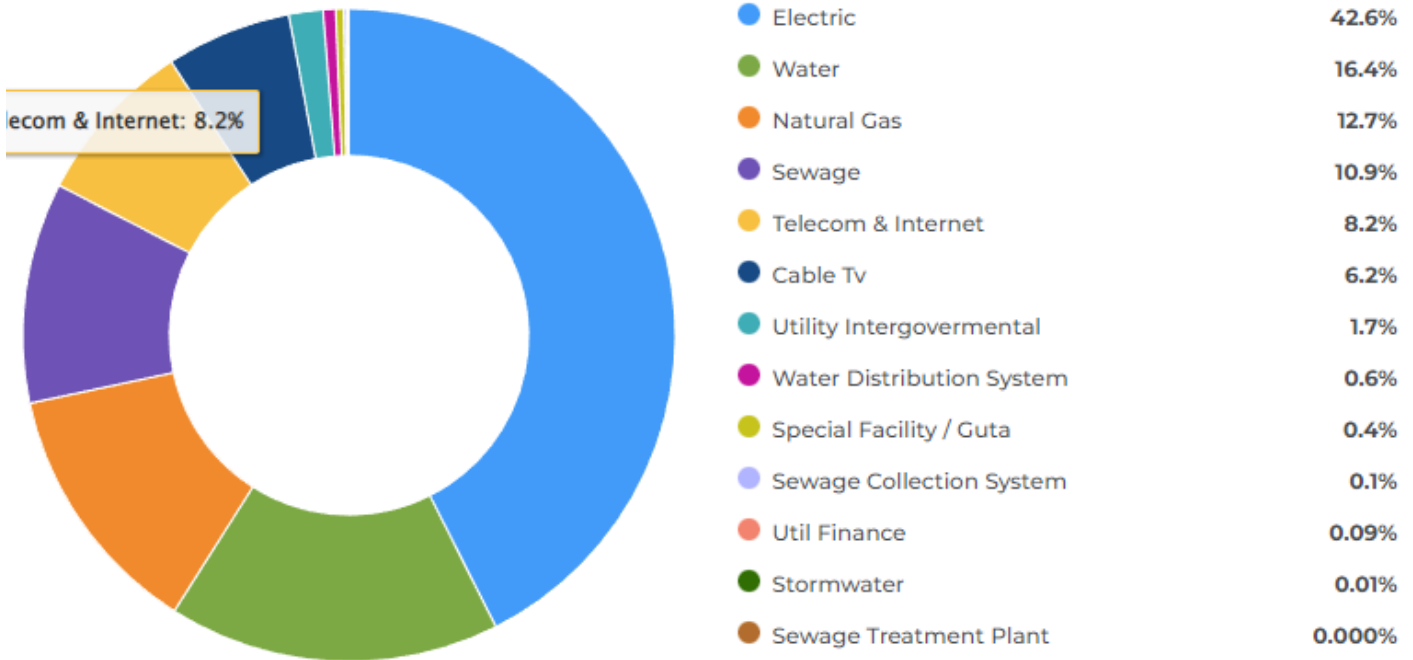
\$45,689,095

COLLECTED TO DATE

(80% of budgeted collected to date)

\$36,494,438

Utility Fund year-to-date operating revenues for the month totaled \$36,491,808. This is 80% of total budgeted revenues of \$45,689,095 for 2022. Capital revenues total \$60,524.



UTILITY FUND EXPENDITURES



TOTAL BUDGETED

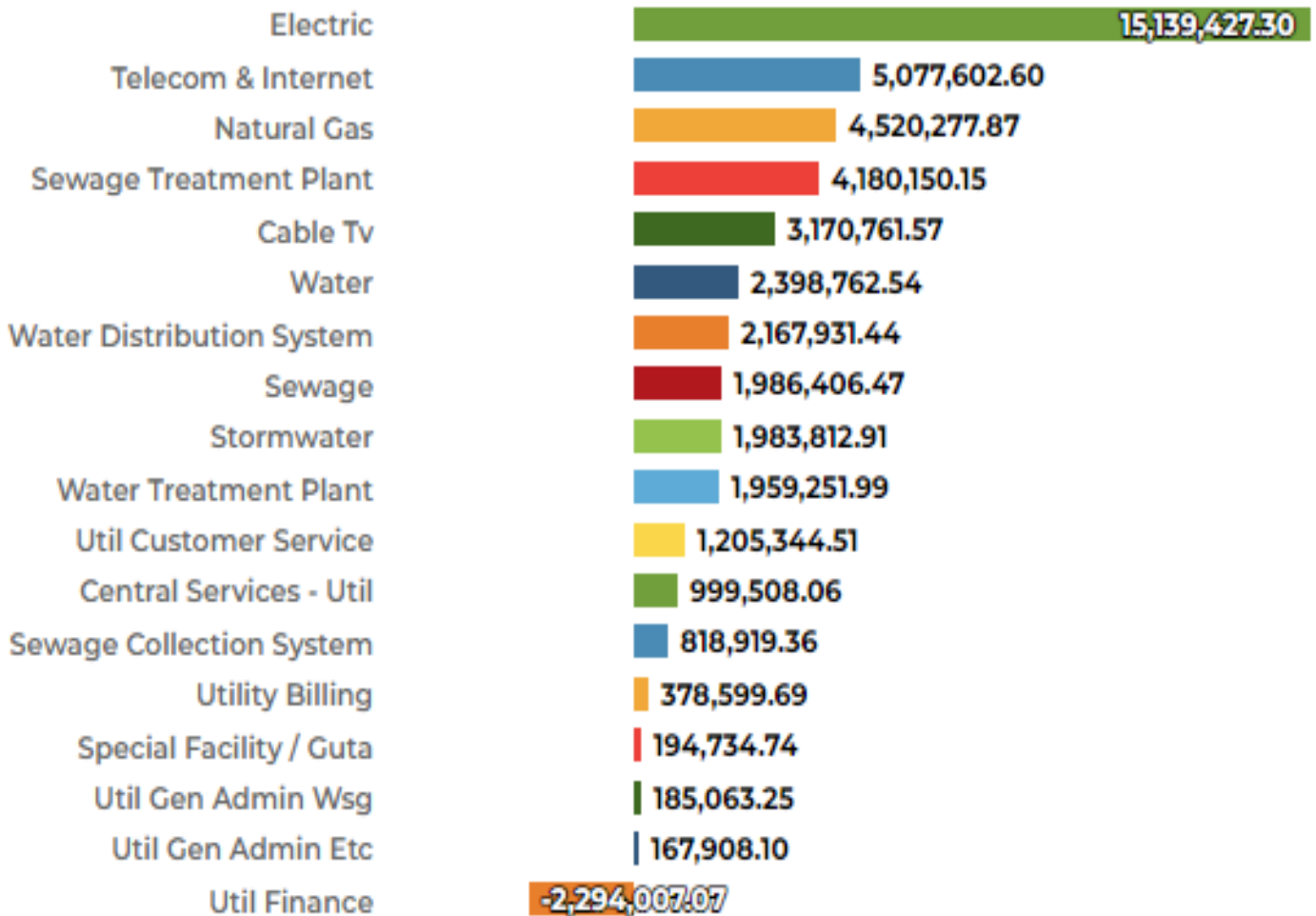
\$45,689,095

EXPENDED TO DATE

(97% of budgeted used to date)

\$44,240,455

Utility Fund year-to-date operating expenses for the month totaled \$33,614,281 (*excluding capital expense*) which is 74% of total budgeted expenses of \$45,689,095 for 2022. Year-to-date capital expense totaled \$10,626,877, which include Utility Bond expenditures.



SOLID WASTE FUND SUMMARY

SOLID WASTE FUND REVENUES



TOTAL BUDGETED

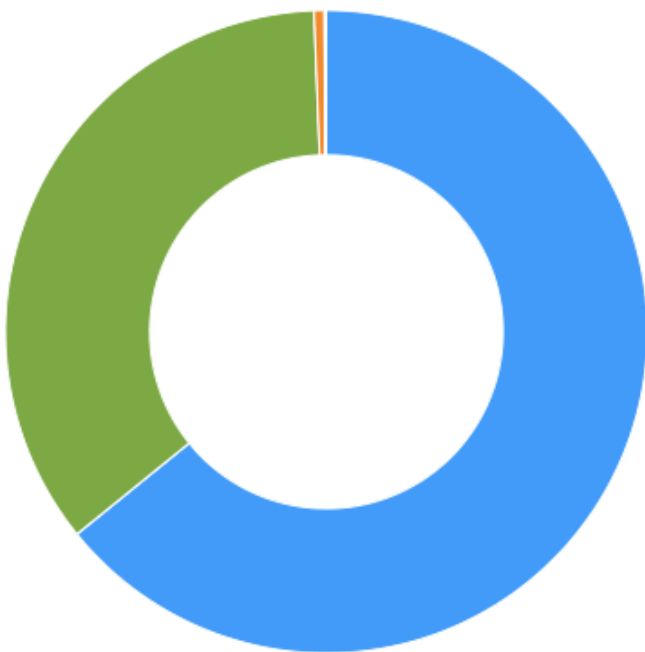
\$6,193,677

COLLECTED TO DATE

(85% of budgeted collected to date)

\$5,258,428

Solid Waste year-to-date revenues for the month totaled \$5,258,428. This is 85% of total budgeted revenues of \$6,193,677 for 2022.



| | |
|------------------------------|-------|
| ● Solid Waste Disposal | 64.2% |
| ● Solid Waste Collection | 35.2% |
| ● Recyclables Collection | 0.5% |
| ● Solid Waste Administration | 0.06% |
| ● Yard Trimmings Collection | 0.05% |

SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

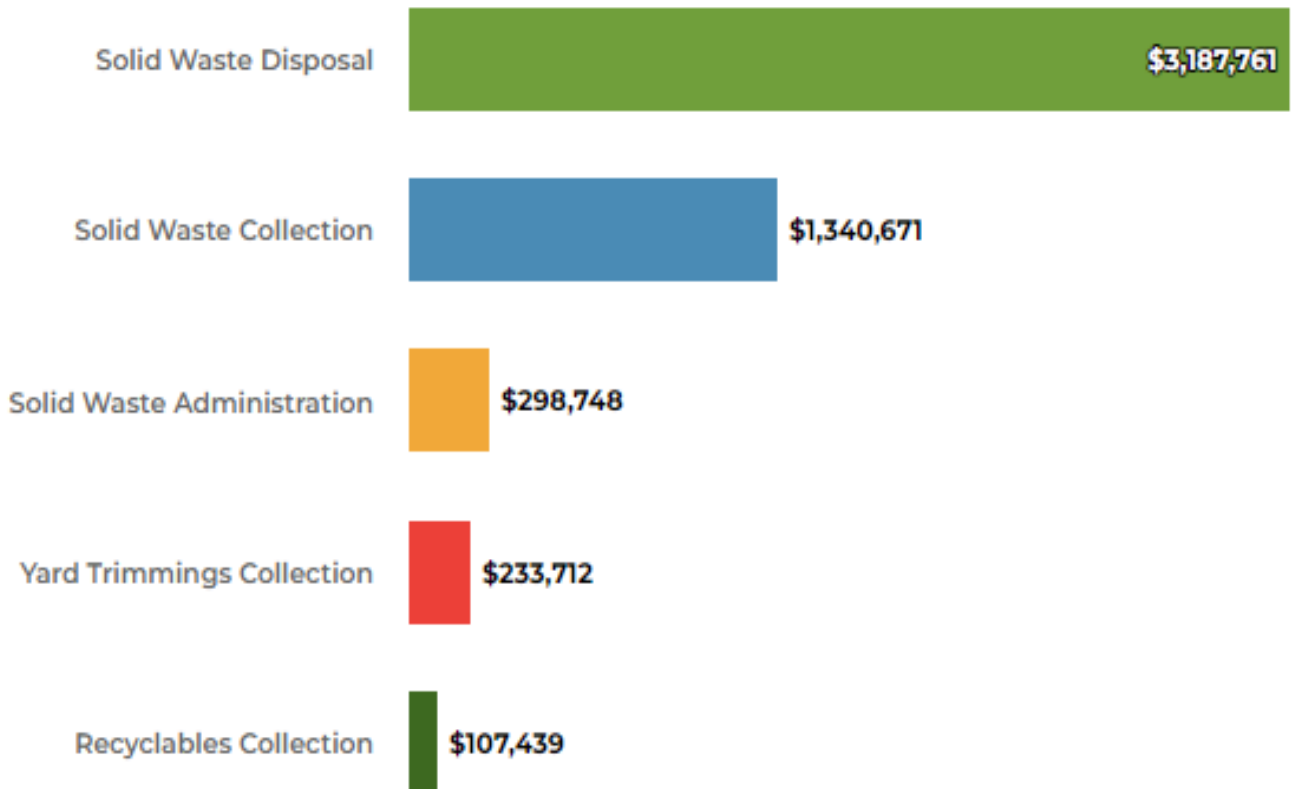
\$6,193,677

EXPENDED TO DATE

(89% of budgeted used to date)

\$5,482,892

Solid Waste year-to-date expenses for the month totaled \$5,109,616 (*excluding capital expense*) which is 82% of total budgeted expenses \$6,193,677. Year to date capital expenses total \$373,276.



Cash balances for the City of Monroe at month end totaled **\$80,710,995** including the utility bond funds.
The following table shows the individual account balances for the major funds

| GOVERNMENTAL FUND | |
|---|------------|
| General Fund Checking | 1,717,286 |
| Stabilization Fund | 1,250,000 |
| Group Health Insurance Claims (Insurance Trust) | 96,832 |
| CAPITAL PROJECTS FUND | |
| Capital Improvement - General Government | 2,740 |
| SPLOST 2013 | 298,737 |
| SPLOST 2019 | 4,540,549 |
| SPECIAL REVENUE FUND | |
| Hotel/Motel | 1,278 |
| DEA Confiscated Assets Fund | 140,517 |
| Confiscated Assets Fund | 90,398 |
| American Rescue Plan | 4,162,766 |
| ENTERPRISE FUND | |
| Solid Waste | 993,529 |
| Solid Waste Capital | 679,448 |
| Utility Revenue | 365,122 |
| Utility Revenue Reserve | 1,000,000 |
| Utility MEAG Short-Term Investment | 6,823,516 |
| Utility MEAG Intermediate Extended Investment | 8,604,862 |
| Utility MEAG Intermediate Portfolio Investment | 3,620,501 |
| Utility Capital Improvement | 2,718,524 |
| Utility Tap Fees | 6,867,480 |
| Utility GEFA | 1,000 |
| Utility Bond Sinking Fund | 741,130 |
| 2020 Util Bond Sinking Fund | 595,922 |
| 2020 Bond Fund | 33,382,790 |
| Utility Customer Deposits (Restricted) | 679,890 |
| Utility Customer Deposits (Investment) | 1,584,926 |

The total Utility Capital funds available at month end are \$10,586,004 as broken down in the section below:

| | |
|--|-------------------|
| Utility Capital Improvement Cash Balance | 2,718,524 |
| Utility Revenue Reserve Cash Balance | 1,000,000 |
| Tap Fees Cash Balance | 6,867,480 |
| Total Current Funds Available | 10,586,004 |

| <u>Remaining</u> | <u>2022 Budgeted</u> | <u>2022 Actual</u> | <u>Remaining</u> |
|------------------|----------------------|--------------------|------------------|
| <u>Budget</u> | <u>Expense</u> | <u>Expense</u> | <u>Budget</u> |

| | | | | |
|---|-----------|-----------|------------|------------|
| Totals | 6,805,968 | 8,185,210 | 4,600,114 | 12,394,961 |
| Remaining estimated annual Tap Fees | - | 1,449,996 | 362,499 | 362,499 |
| Remaining estimated annual CIP transfers-in | - | 3,456,000 | 864,000 | 864,000 |
| Estimated Utility Capital Cash Balance EOY | 3,780,036 | | 11,812,503 | (582,458) |

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 | \$ 291,881 | \$ 285,186 |
| August | \$ 310,017 | \$ 305,281 |
| September | \$ 300,504 | \$ 295,207 |
| October | | |
| November | | |
| December | | |
| YTD Total | \$ 2,671,177 | \$ 2,504,951 |

Utility Capital Funding

Approved Projects/Assets

| <u>Dept</u> | <u>Project Description</u> | <u>Remaining Budget</u> | <u>2022 Budgeted Expense</u> | <u>2022 Actual Expense</u> | <u>Remaining Budget</u> |
|---------------|---|-------------------------|------------------------------|----------------------------|-------------------------|
| Sewer | Application/Design CDBG 2022 submittal | | | 8,700 | |
| Sewer | CDBG 2022 Construction | - | 100,000 | | 100,000 |
| Sewer | Lumpkin Street Sewer improvements | | | 424 | |
| Sewer | Sewer Main Rehab 2022 | 200,000 | 200,000 | 9,413 | 390,587 |
| Sewer | Truck Bypass Sewer Relocation | | 39,400 | 39,398 | 2 |
| Sewer | air compressor | 24,760 | | | 24,760 |
| Sewer | Trickling Filter Pump | 41,161 | | | 41,161 |
| Sewer | Truck Replacement | | 49,000 | | 49,000 |
| 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 | 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 | 52,003 | 297,997 |
| Sewer Plant | Wastewater Pump Station Electrical | | 200,000 | 49,850 | 150,150 |
| Water | Fire Hydrant Replacement | 110,000 | 55,000 | | 165,000 |
| Water | Replacement of Controls | 40,000 | | | 40,000 |
| Water | Fire Hydrant Replacement | - | | | - |
| Water | Water Meters | 113,000 | 56,500 | | 169,500 |
| Water | Fire Hydrant Security | 75,000 | 50,000 | | 125,000 |
| Water | Service Renewals | | 200,000 | | 200,000 |
| Water | Waterline extensions & pressure improvements | 511,179 | | | 511,179 |
| Water | New Construction Water Meters | 20,560 | | | 20,560 |
| Water | Water Master Plan | 32,306 | | 1,745 | 30,561 |
| Water | Water Main Rehab 2021 | 581,148 | - | | 581,148 |
| Water | REMOVE BRICK FACING OLD WATER PLANT | | | 74,429 | |
| Water | Water Main Rehab 2022 | | 300,000 | | 300,000 |
| Water | Jim Daws Water Hydrant Extension | | | 3,774 | |
| Water | Macedonia Church Rd Water Extension | | 8,800 | 7,899 | 901 |
| Water | Truck Bypass Water Relocation | | 200,932 | 200,697 | 235 |
| Water | High Service Pumps | 12,034 | | | 12,034 |
| Water | Alcovy River Screen | 350,000 | | | 350,000 |
| Water | Water Main Extensions | | 300,000 | | 300,000 |
| Water | equipment trailer | 8,190 | 16,990 | 14,990 | 10,190 |
| Water | Truck | | 47,000 | 39,314 | |
| Water Plant | Warehouse Improvements | 22,384 | | 71,362 | |
| Water Plant | Infrastructure Repair/Replacement | 400,000 | 250,000 | 66,379 | 583,621 |
| Water Plant | Membrane Filters 2022 | 50,000 | 200,000 | 156,929 | 93,071 |
| Water Plant | Truck | | 46,950 | 39,314 | |
| Water Plant | WTP SCADA Upgrade | | 75,000 | 61,800 | 13,200 |
| Water Plant | Jacks Creek Pump Station Clearing & Dredging | | 165,000 | | 165,000 |
| Water/Telecom | Loganville Water Line-Fiber | 245,000 | | | 245,000 |
| Central Svcs | Plaza renovations phase #2 (bldgs B thru E) | | | 117,851 | |
| Central Svcs | Utility Branding Imagery | | 175,000 | 61,993 | 113,007 |
| Central Svcs | SR 83 connector - engineering | - | | 139 | |
| Central Svcs | Town Green | | 2,000,000 | | 2,000,000 |
| Central Svcs | Vehicle | - | 77,000 | 33,950 | 43,050 |
| Central Svcs | Exchange server | 49,038 | 15,000 | | 64,038 |
| Central Svcs | Forklift at Warehouse | 36,100 | 40,000 | | 76,100 |
| Central Svcs | City Branding | | | | - |
| Central Svcs | Control System for Broad St Gate | | | | - |
| Central Svcs | Zero Turn Mower | | 12,000 | | 12,000 |
| Central Svcs | City Hall Flooring Replacement | | 90,000 | | 90,000 |
| Central Svcs | North Lumpkin Alleyway Improvements | | 150,000 | | 150,000 |
| Admin | Cisco Firepower for cyber security | | | 10,379 | |
| Electric | Automated Switching | 74,572 | | | 74,572 |
| Electric | GIS Program Development | 5,817 | | | 5,817 |
| Electric | Underground for Town Green | 138,129 | | 136,898 | 1,232 |
| Electric | Monroe Pavilion Electric | - | | 179,545 | |
| Electric | AMI meters/system | 346,613 | | 1,067 | 345,546 |
| Electric | Rebuild Highland & S Madison Ave (poles, transformers, wire, etc) | 556,207 | | 100,220 | 455,986 |
| Electric | Meadows Farm Subdivision | | | 47,726 | |
| Electric | Stone Creek II streetlights | | | 5,397 | |
| Electric | commercial demand meters | 70,000 | | 53,856 | 16,144 |
| Electric | EV charging stations | | 110,500 | | 110,500 |
| Electric | Mill Farm Place on Alcovy | | | 1,334 | |

| | | | | | |
|------------|---|---------|---------|-----------|---------|
| Electric | 3 Phase Feeder (Hwy138 - Hospital) | 95,000 | | | 95,000 |
| Electric | Altec AA55 bucket truck | | 205,000 | | 205,000 |
| Electric | Repairs to Excavator | | | 11,249 | |
| Telecom | Fiber to the X services | - | | 595,285 | |
| Telecom | Managed WiFi | | | 240,000 | |
| Telecom | Streaming TV | | | 79,227 | |
| Telecom | Fusion Splicer | 38,079 | | | 38,079 |
| Telecom | Altec 37G vehicles/Two | | 126,000 | | 126,000 |
| Cable | Cable Replacement | | | 11,870 | |
| Gas | natural gas master plan | 150,000 | | | 150,000 |
| Gas | Gas GIS | 72,249 | | | 72,249 |
| Gas | GIS Program Development | 5,817 | | | 5,817 |
| Gas | Gas Main Renewal 2021 | 161,092 | - | | 161,092 |
| Gas | Main Extension (Monroe Pavilion, etc) | 88,705 | - | | 88,705 |
| Gas | Gas Main Renewal 2022 | | 400,000 | 29,280 | 370,720 |
| Gas | Extensions 2022 | | 200,000 | 178,066 | 21,934 |
| Gas | Truck Bypass Gas Relocation | | 237,554 | 86,823 | 150,731 |
| Gas | Lacy, Davis, Harris & Ash Streets | 140,000 | | | 140,000 |
| Gas | Various Projects | 100,000 | | | 100,000 |
| Gas | equipment trailer | 16,380 | 33,980 | 32,280 | 18,080 |
| Gas | Truck | - | | | - |
| Gas | mini excavator | | 70,014 | | 70,014 |
| Gas | Gas System Improv-Metering SCADA | | 18,500 | | 18,500 |
| Stormwater | pickup truck | 93,232 | | | 93,232 |
| Stormwater | 2018 Infrastructure Repair/Replacement | 45,510 | | | 45,510 |
| Stormwater | CDBG 2020 Construction | 996,442 | | 1,529,085 | |
| Stormwater | Storm/Drain Retention Pond Rehab | 270,500 | 100,000 | | 370,500 |
| Stormwater | Infrastructure / Pipes / Inlets / etc. 2021 | 133,391 | - | | 133,391 |
| Stormwater | Infrastructure / Pipes / Inlets / etc. 2022 | | 50,000 | 97,781 | |
| Stormwater | Lateral Repair | 8,183 | | | 8,183 |
| Stormwater | Improvements | 100,000 | | | 100,000 |
| Stormwater | North Madison Stormwater Rehab | | 400,000 | | 400,000 |
| Stormwater | Stormwater Master Plan | | 400,000 | | 400,000 |
| Stormwater | Dumptruck | | 110,000 | | 110,000 |
| Stormwater | Trailer for excavator | | 12,500 | 14,990 | |

Utility 2020 Bond Projects

| | Original Budget | Expenditures | Balance |
|--|---------------------|---------------------|---------------------|
| Alcoy Sewer Line Extension | 4,000,000 | 2,113,771 | 1,886,229 |
| Loganville Water Transmission Line Extension | 5,580,000 | 5,580,000 | - |
| Broadband Fiber Extension | 12,700,000 | 3,415,516 | 9,284,484 |
| Blaine Station Telecom Building | 478,648 | 427,041 | 51,607 |
| Wastewater Treatment Plant Upgrades | 7,500,000 | 3,325,066 | 4,174,934 |
| Raw Water Line Upgrades | 3,520,000 | 162,848 | 3,357,152 |
| Water Tank Industrial Park & Line Extension | 3,000,000 | 90,322 | 2,909,678 |
| East Walton Gas Line Extension | 1,000,000 | 323,895 | 676,105 |
| Future Water Transmission Line Extensions | 1,700,000 | 1,601,832 | 98,168 |
| Future Expansion Projects | 5,771,352 | | 5,771,352 |
| Water Plant System Upgrades | 3,000,000 | 410,444 | 2,589,556 |
| Water Tank Northside of System | 1,750,000 | | 1,750,000 |
| Bond Closing Fees from Bond Proceeds | | 435,942 | (435,942) |
| | \$50,000,000 | \$17,886,675 | \$32,113,325 |

Solid Waste Capital Funding

Approved Projects/Assets

| <u>Dept</u> | <u>Project Description</u> | <u>Remaining Budget</u> | <u>2022 Budgeted Expense</u> | <u>2022 Actual Expense</u> | <u>Remaining Budget</u> |
|---|-----------------------------------|-------------------------|------------------------------|----------------------------|-------------------------|
| Solid Waste | Recycling & Garbage Carts | 15,203 | | | 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 | 319,835 | 251,165 |
| Solid Waste | Pickup Truck | - | 35,000 | | 35,000 |
| Solid Waste | Front Load Dumpsters | | | 18,630 | |
| Solid Waste | Misc Equipment/Repairs to Capital | | | 7,855 | |
| Totals | | 459,270 | 525,752 | 373,276 | 638,231 |
| Remaining estimated annual CIP transfers-in | | - | 300,000 | 75,000 | 75,000 |
| Estimated Solid Waste Capital Cash Balance | | 220,178 | | | 116,217 |

Solid Waste Capital Improvement Cash Balance 679,448 as of September

SPLOST Budgets

| 2013 SPLOST | Original Budget | Total Revenue Received Amended Budget | Expenditures | Reimbursements | Balance |
|----------------|--------------------|--|---------------------|--------------------|------------------|
| Transportation | \$5,785,964 | \$5,953,753 | \$9,560,223 | \$3,839,812 | \$233,342 |
| Public Safety | 1,200,000 | 1,210,933 | 1,165,161 | 19,641 | 65,413 |
| Solid Waste | 2,513,544 | 2,119,133 | 2,119,132 | | 0 |
| | \$9,499,508 | \$9,283,819 | \$12,844,517 | \$3,859,453 | \$298,755 |

| 2019 SPLOST | Original Budget | Total Revenue Received | Expenditures | Reimbursements | Balance |
|----------------|--------------------|------------------------|--------------------|--------------------|--------------------|
| Transportation | \$6,139,675 | \$6,214,711 | \$4,171,178 | \$1,299,358 | \$3,342,891 |
| Parks | 2,631,289 | 2,663,447 | 1,472,658 | 399 | 1,191,188 |
| | \$8,770,964 | \$8,878,158 | \$5,643,836 | \$1,299,757 | \$4,534,079 |

General Fund

For Fiscal Period Ending: 9/2022



| | Original Total Budget | Current Total Budget | Period Activity | YTD | Assumed Dec | Oct- Year End 2022 | Projected Year End 2022 | Year End 2021 |
|----------------------------------|--------------------------|-------------------------|--------------------|--------------------|------------------|-----------------------|----------------------------|---------------|
| Revenue | | | | | | | | |
| 1510 - FINANCE ADMIN | 13,844,928 | 13,844,928 | 893,124 | 7,566,308 | 6,697,582 | 14,263,891 | 14,143,436 | |
| 1519 - INTERGOVERNMENTAL | 109,600 | 109,600 | 126,874 | 151,809 | 19,092 | 170,901 | 126,615 | |
| 1565 - WALTON PLAZA | 3,308 | 3,308 | 276 | 2,481 | 828 | 3,308 | 3,308 | |
| 2650 - MUNICIPAL COURT | 300,000 | 300,000 | 12,011 | 185,646 | 74,939 | 260,584 | 293,141 | |
| 3200 - POLICE | 198,739 | 248,258 | 38,289 | 184,283 | 122,924 | 307,207 | 360,736 | |
| 3500 - FIRE OPERATIONS | 49,812 | 60,344 | - | 10,532 | 49,812 | 60,344 | 64,005 | |
| 3510 - FIRE PREVENTION/CRR | - | - | 150 | 7,455 | 500 | 7,955 | 1,000 | |
| 4200 - STREETS & TRANSPORTATION | 175,474 | 175,474 | - | 196,518 | - | 196,518 | 152,099 | |
| 5530 - COMMUNITY CENTER | 38,333 | 38,333 | 3,750 | 30,833 | 8,331 | 39,164 | 18,333 | |
| 7200 - CODE & DEVELOPMENT | 506,700 | 506,700 | 31,693 | 528,520 | 172,621 | 701,141 | 505,555 | |
| 7520 - ECONOMIC DEVELOPMENT | 20,000 | 20,000 | 285 | 8,064 | 16,993 | 25,057 | 26,027 | |
| 7521 - MAINSTREET | 35,000 | 35,000 | 8,750 | 26,250 | 8,750 | 35,000 | 35,000 | |
| 7563 - AIRPORT | 205,350 | 205,350 | 20,409 | 224,507 | 81,989 | 306,496 | 278,194 | |
| Revenue Total: | 15,487,244 | 15,547,295 | 1,135,610 | 9,123,205 | 7,254,360 | 16,377,565 | 16,007,449 | |
| Expense | | | | | | | | |
| 1100 - LEGISLATIVE | 251,291 | 251,291 | 18,492 | 201,616 | 47,273 | 248,889 | 240,604 | |
| 1300 - EXECUTIVE | 571,181 | 571,181 | 37,603 | 278,431 | 123,249 | 401,680 | 389,602 | |
| 1400 - ELECTIONS | - | - | - | - | - | - | 17,700 | |
| 1500 - GENERAL ADMIN | 147,847 | 147,847 | 14,825 | 111,509 | 40,391 | 151,899 | 144,744 | |
| 1510 - FINANCE ADMIN | 501,455 | 501,455 | 116,586 | 311,141 | 73,543 | 384,684 | 1,285,060 | |
| 1530 - LAW | 160,000 | 160,000 | 36,877 | 87,737 | - | 87,737 | 218,844 | |
| 1560 - AUDIT | 40,000 | 40,000 | - | 40,000 | - | 40,000 | 39,500 | |
| 1565 - WALTON PLAZA | 594,136 | 594,136 | 27,663 | 445,798 | 148,983 | 594,781 | 596,373 | |
| 2650 - MUNICIPAL COURT | 217,973 | 217,973 | 20,153 | 154,808 | 90,835 | 245,643 | 197,999 | |
| 3200 - POLICE | 6,360,323 | 6,409,842 | 717,846 | 4,909,206 | 1,855,224 | 6,764,429 | 5,732,588 | |
| 3500 - FIRE OPERATIONS | 2,700,122 | 2,710,654 | 254,736 | 1,880,707 | 876,008 | 2,756,715 | 2,445,037 | |
| 3510 - FIRE PREVENTION/CRR | 102,787 | 102,787 | 10,452 | 75,254 | 29,419 | 104,673 | 93,355 | |
| 4200 - STREETS & TRANSPORTATION | 1,646,471 | 1,646,471 | 160,061 | 1,105,786 | 429,497 | 1,535,283 | 1,474,913 | |
| 5500 - COMMUNITY SERVICES | 12,900 | 12,900 | - | 9,931 | - | 9,931 | 12,818 | |
| 5530 - COMMUNITY CENTER | 6,032 | 6,032 | 411 | 16,863 | 2,170 | 19,033 | 10,462 | |
| 6200 - BLDGS & GROUNDS | 582,127 | 582,127 | 76,523 | 617,136 | 132,677 | 749,813 | 1,217,014 | |
| 6500 - LIBRARIES | 124,075 | 124,075 | 28,492 | 102,395 | 31,556 | 133,951 | 135,123 | |
| 7200 - CODE & DEVELOPMENT | 771,750 | 771,750 | 43,326 | 521,534 | 200,264 | 721,798 | 716,608 | |
| 7400 - PLANNING AND ZONING | 4,844 | 4,844 | 4,683 | 4,683 | - | 4,683 | 4,844 | |
| 7520 - ECONOMIC DEVELOPMENT | 520,780 | 520,780 | 85,564 | 319,272 | 149,936 | 469,208 | 460,745 | |
| 7550 - DOWNTOWN DEVELOPMENT | 25,400 | 25,400 | 6,288 | 19,061 | 6,368 | 25,429 | 25,000 | |
| 7563 - AIRPORT | 145,750 | 145,750 | 4,038 | 190,056 | 68,638 | 258,695 | 191,257 | |
| Expense Total: | 15,487,244 | 15,547,295 | 1,664,619 | 11,402,923 | 4,306,033 | 15,708,956 | 15,650,193 | |
| Report Surplus (Deficit): | | | | (2,279,718) | | 668,609 | 357,256 | |



Monroe, GA

General Fund

443

Monthly Budget Report

Group Summary

For Fiscal: 2022 Period Ending: 09/30/2022

| DEP... | September Budget | September 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 | 451,469.27 | -324,420.14 | -41.81 % | 6,983,004.69 | 4,051,929.43 | -2,931,075.26 | -41.97 % | 9,314,399.00 |
| Total R1: 31 - TAXES: | 775,889.41 | 451,469.27 | -324,420.14 | -41.81 % | 6,983,004.69 | 4,051,929.43 | -2,931,075.26 | -41.97 % | 9,314,399.00 |
| R1: 32 - LICENSES & PERMITS | | | | | | | | | |
| 7200 - CODE & DEVELOPMENT | 36,710.31 | 28,187.25 | -8,523.06 | -23.22 % | 330,392.79 | 509,238.68 | 178,845.89 | 54.13 % | 440,700.00 |
| Total R1: 32 - LICENSES & PERMITS: | 36,710.31 | 28,187.25 | -8,523.06 | -23.22 % | 330,392.79 | 509,238.68 | 178,845.89 | 54.13 % | 440,700.00 |
| R1: 33 - INTERGOVERNMENTAL | | | | | | | | | |
| 1519 - INTERGOVERNMENTAL | 9,129.68 | 126,873.50 | 117,743.82 | 1,289.68 % | 82,167.12 | 151,808.50 | 69,641.38 | 84.76 % | 109,600.00 |
| 3200 - POLICE | 7,042.08 | 0.00 | -7,042.08 | -100.00 % | 63,378.72 | 49,519.00 | -13,859.72 | -21.87 % | 84,519.00 |
| 4200 - STREETS & TRANSPORTATION | 14,616.98 | 0.00 | -14,616.98 | -100.00 % | 131,552.82 | 175,474.02 | 43,921.20 | 33.39 % | 175,474.00 |
| 7200 - CODE & DEVELOPMENT | 0.00 | 0.00 | 0.00 | 0.00 % | 0.00 | 8,068.50 | 8,068.50 | 0.00 % | 0.00 |
| Total R1: 33 - INTERGOVERNMENTAL: | 30,788.74 | 126,873.50 | 96,084.76 | 312.08 % | 277,098.66 | 384,870.02 | 107,771.36 | 38.89 % | 369,593.00 |
| R1: 34 - CHARGES FOR SERVICES | | | | | | | | | |
| 1510 - FINANCE ADMIN | 66,640.00 | 94,634.36 | 27,994.36 | 42.01 % | 599,760.00 | 633,133.42 | 33,373.42 | 5.56 % | 800,000.00 |
| 3200 - POLICE | 1,666.00 | 167.01 | -1,498.99 | -89.98 % | 14,994.00 | 4,458.15 | -10,535.85 | -70.27 % | 20,000.00 |
| 3510 - FIRE PREVENTION/CRR | 0.00 | 150.00 | 150.00 | 0.00 % | 0.00 | 7,455.00 | 7,455.00 | 0.00 % | 0.00 |
| 7200 - CODE & DEVELOPMENT | 416.50 | 903.52 | 487.02 | 116.93 % | 3,748.50 | 12,050.75 | 8,302.25 | 221.48 % | 5,000.00 |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 1,666.00 | 285.00 | -1,381.00 | -82.89 % | 14,994.00 | 8,064.00 | -6,930.00 | -46.22 % | 20,000.00 |
| 7563 - AIRPORT | 91.63 | 80.00 | -11.63 | -12.69 % | 824.67 | 760.00 | -64.67 | -7.84 % | 1,100.00 |
| Total R1: 34 - CHARGES FOR SERVICES: | 70,480.13 | 96,219.89 | 25,739.76 | 36.52 % | 634,321.17 | 665,921.32 | 31,600.15 | 4.98 % | 846,100.00 |
| R1: 35 - FINES & FORFEITURES | | | | | | | | | |
| 2650 - MUNICIPAL COURT | 24,990.00 | 12,011.01 | -12,978.99 | -51.94 % | 224,910.00 | 185,645.63 | -39,264.37 | -17.46 % | 300,000.00 |
| 3200 - POLICE | 2,499.00 | 2,069.46 | -429.54 | -17.19 % | 22,491.00 | 34,898.82 | 12,407.82 | 55.17 % | 30,000.00 |
| Total R1: 35 - FINES & FORFEITURES: | 27,489.00 | 14,080.47 | -13,408.53 | -48.78 % | 247,401.00 | 220,544.45 | -26,856.55 | -10.86 % | 330,000.00 |
| R1: 36 - INVESTMENT INCOME | | | | | | | | | |
| 1510 - FINANCE ADMIN | 0.00 | 1,609.99 | 1,609.99 | 0.00 % | 0.00 | 3,290.57 | 3,290.57 | 0.00 % | 0.00 |
| Total R1: 36 - INVESTMENT INCOME: | 0.00 | 1,609.99 | 1,609.99 | 0.00 % | 0.00 | 3,290.57 | 3,290.57 | 0.00 % | 0.00 |
| R1: 37 - CONTRIBUTIONS & DONATIONS | | | | | | | | | |
| 3200 - POLICE | 333.20 | 0.00 | -333.20 | -100.00 % | 2,998.80 | 0.00 | -2,998.80 | -100.00 % | 4,000.00 |
| 4200 - STREETS & TRANSPORTATION | 0.00 | 0.00 | 0.00 | 0.00 % | 0.00 | 20,520.00 | 20,520.00 | 0.00 % | 0.00 |
| 7521 - MAINSTREET | 2,915.50 | 8,750.00 | 5,834.50 | 200.12 % | 26,239.50 | 26,250.00 | 10.50 | 0.04 % | 35,000.00 |
| Total R1: 37 - CONTRIBUTIONS & DONATIONS: | 3,248.70 | 8,750.00 | 5,501.30 | 169.34 % | 29,238.30 | 46,770.00 | 17,531.70 | 59.96 % | 39,000.00 |

Monthly Budget Report

For Fiscal: 2022 Period Ending: 09/30/22 444

| DEP... | September Budget | September Activity | Variance Favorable (Unfavorable) | Percent Remaining | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Remaining | Total Budget |
|--|---------------------|---------------------|----------------------------------|-------------------|----------------------|---------------------|----------------------------------|-------------------|----------------------|
| R1: 38 - MISCELLANEOUS REVENUE | | | | | | | | | |
| 1510 - FINANCE ADMIN | 2,915.50 | 3,870.35 | 954.85 | 32.75 % | 26,239.50 | 53,153.72 | 26,914.22 | 102.57 % | 35,000.00 |
| 1565 - WALTON PLAZA | 275.55 | 275.63 | 0.08 | 0.03 % | 2,479.95 | 2,480.67 | 0.72 | 0.03 % | 3,308.00 |
| 3200 - POLICE | 0.00 | 0.00 | 0.00 | 0.00 % | 0.00 | 116.00 | 116.00 | 0.00 % | 0.00 |
| 3500 - FIRE OPERATIONS | 877.67 | 0.00 | -877.67 | -100.00 % | 7,899.03 | 10,532.00 | 2,632.97 | 33.33 % | 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 | 3,750.00 | 556.87 | 17.44 % | 28,738.17 | 30,833.36 | 2,095.19 | 7.29 % | 38,333.00 |
| 7200 - CODE & DEVELOPMENT | 0.00 | 2,601.79 | 2,601.79 | 0.00 % | 0.00 | -837.64 | -837.64 | 0.00 % | 0.00 |
| 7563 - AIRPORT | 17,014.02 | 20,328.55 | 3,314.53 | 19.48 % | 153,126.18 | 223,746.83 | 70,620.65 | 46.12 % | 204,250.00 |
| Total R1: 38 - MISCELLANEOUS REVENUE: | 24,275.87 | 30,826.32 | 6,550.45 | 26.98 % | 218,482.83 | 320,548.63 | 102,065.80 | 46.72 % | 291,423.00 |
| R1: 39 - OTHER FINANCING SOURCES | | | | | | | | | |
| 1510 - FINANCE ADMIN | 316,691.58 | 341,540.05 | 24,848.47 | 7.85 % | 2,850,224.22 | 2,824,763.37 | -25,460.85 | -0.89 % | 3,801,777.32 |
| 3200 - POLICE | 9,141.25 | 36,052.80 | 26,911.55 | 294.40 % | 82,271.25 | 95,291.52 | 13,020.27 | 15.83 % | 109,739.00 |
| 3500 - FIRE OPERATIONS | 4,149.33 | 0.00 | -4,149.33 | -100.00 % | 37,343.97 | 0.00 | -37,343.97 | -100.00 % | 49,812.00 |
| 7200 - CODE & DEVELOPMENT | 5,081.30 | 0.00 | -5,081.30 | -100.00 % | 45,731.70 | 0.00 | -45,731.70 | -100.00 % | 61,000.00 |
| Total R1: 39 - OTHER FINANCING SOURCES: | 335,063.46 | 377,592.85 | 42,529.39 | 12.69 % | 3,015,571.14 | 2,920,054.89 | -95,516.25 | -3.17 % | 4,022,328.32 |
| Total Revenue: | 1,303,945.62 | 1,135,609.54 | -168,336.08 | -12.91 % | 11,735,510.58 | 9,123,167.99 | -2,612,342.59 | -22.26 % | 15,653,543.32 |
| Expense | | | | | | | | | |
| 1100 - LEGISLATIVE | 20,932.52 | 18,491.64 | 2,440.88 | 11.66 % | 188,392.68 | 201,616.18 | -13,223.50 | -7.02 % | 251,291.00 |
| 1300 - EXECUTIVE | 47,783.18 | 37,603.28 | 10,179.90 | 21.30 % | 430,048.62 | 278,430.96 | 151,617.66 | 35.26 % | 573,627.24 |
| 1500 - GENERAL ADMIN | 12,468.16 | 14,825.48 | -2,357.32 | -18.91 % | 112,213.44 | 111,508.54 | 704.90 | 0.63 % | 149,677.40 |
| 1510 - FINANCE ADMIN | 41,940.58 | 116,586.13 | -74,645.55 | -177.98 % | 377,465.22 | 311,142.01 | 66,323.21 | 17.57 % | 503,488.44 |
| 1530 - LAW | 13,328.00 | 36,877.00 | -23,549.00 | -176.69 % | 119,952.00 | 87,737.39 | 32,214.61 | 26.86 % | 160,000.00 |
| 1560 - AUDIT | 3,332.00 | 0.00 | 3,332.00 | 100.00 % | 29,988.00 | 40,000.00 | -10,012.00 | -33.39 % | 40,000.00 |
| 1565 - WALTON PLAZA | 49,491.52 | 27,662.50 | 21,829.02 | 44.11 % | 445,423.68 | 445,798.14 | -374.46 | -0.08 % | 594,136.00 |
| 2650 - MUNICIPAL COURT | 18,293.80 | 20,153.35 | -1,859.55 | -10.16 % | 164,644.20 | 154,807.86 | 9,836.34 | 5.97 % | 219,613.48 |
| 3200 - POLICE | 537,948.39 | 717,846.18 | -179,897.79 | -33.44 % | 4,841,535.51 | 4,909,824.19 | -68,288.68 | -1.41 % | 6,457,925.52 |
| 3500 - FIRE OPERATIONS | 227,867.15 | 254,736.42 | -26,869.27 | -11.79 % | 2,050,804.35 | 1,880,088.39 | 170,715.96 | 8.32 % | 2,735,486.48 |
| 3510 - FIRE PREVENTION/CRR | 8,640.96 | 10,452.40 | -1,811.44 | -20.96 % | 77,768.64 | 75,253.99 | 2,514.65 | 3.23 % | 103,733.08 |
| 4200 - STREETS & TRANSPORTATION | 138,080.51 | 160,060.89 | -21,980.38 | -15.92 % | 1,242,724.59 | 1,105,786.27 | 136,938.32 | 11.02 % | 1,657,625.08 |
| 5500 - COMMUNITY SERVICES | 1,074.57 | 0.00 | 1,074.57 | 100.00 % | 9,671.13 | 9,931.00 | -259.87 | -2.69 % | 12,900.00 |
| 5530 - COMMUNITY CENTER | 502.46 | 410.55 | 91.91 | 18.29 % | 4,522.14 | 16,862.58 | -12,340.44 | -272.89 % | 6,032.00 |
| 6200 - BLDGS & GROUNDS | 48,743.92 | 76,523.27 | -27,779.35 | -56.99 % | 438,695.28 | 617,135.81 | -178,440.53 | -40.68 % | 585,160.60 |
| 6500 - LIBRARIES | 10,335.44 | 28,491.94 | -18,156.50 | -175.67 % | 93,018.96 | 102,394.60 | -9,375.64 | -10.08 % | 124,075.00 |
| 7200 - CODE & DEVELOPMENT | 64,935.24 | 43,325.63 | 21,609.61 | 33.28 % | 584,417.16 | 521,534.34 | 62,882.82 | 10.76 % | 779,532.24 |
| 7400 - PLANNING AND ZONING | 403.50 | 4,682.78 | -4,279.28 | -1,060.54 % | 3,631.50 | 4,682.78 | -1,051.28 | -28.95 % | 4,844.00 |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 43,586.42 | 85,564.21 | -41,977.79 | -96.31 % | 392,277.78 | 319,271.54 | 73,006.24 | 18.61 % | 523,245.76 |
| 7550 - DOWNTOWN DEVELOPMENT | 2,115.82 | 6,287.95 | -4,172.13 | -197.19 % | 19,042.38 | 19,061.46 | -19.08 | -0.10 % | 25,400.00 |
| 7563 - AIRPORT | 12,140.94 | 4,037.73 | 8,103.21 | 66.74 % | 109,268.46 | 190,056.34 | -80,787.88 | -73.94 % | 145,750.00 |

Monthly Budget Report

For Fiscal: 2022 Period Ending: 09 445 22

| DEP... | September Budget | September Activity | Variance Favorable (Unfavorable) | Percent Remaining | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Remaining | Total Budget |
|----------------|------------------|--------------------|----------------------------------|-------------------|---------------|---------------|----------------------------------|-------------------|---------------|
| Total Expense: | 1,303,945.08 | 1,664,619.33 | -360,674.25 | -27.66 % | 11,735,505.72 | 11,402,924.37 | 332,581.35 | 2.83 % | 15,653,543.32 |
| Report Total: | 0.54 | -529,009.79 | -529,010.33 | | 4.86 | -2,279,756.38 | -2,279,761.24 | | 0.00 |



Monroe, GA

General Fund

Income Statement

Group Summary

For Fiscal: 2022 Period Ending: 09/30/2022

| 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 | 893,124.02 | 7,566,270.51 | 6,384,905.81 |
| 1519 - INTERGOVERNMENTAL | 109,600.00 | 109,600.00 | 126,873.50 | 151,808.50 | -42,208.50 |
| 1565 - WALTON PLAZA | 3,308.00 | 3,308.00 | 275.63 | 2,480.67 | 827.33 |
| 2650 - MUNICIPAL COURT | 300,000.00 | 300,000.00 | 12,011.01 | 185,645.63 | 114,354.37 |
| 3200 - POLICE | 198,739.00 | 248,258.00 | 38,289.27 | 184,283.49 | 63,974.51 |
| 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 | 150.00 | 7,455.00 | -7,455.00 |
| 4200 - STREETS & TRANSPORTATION | 175,474.00 | 175,474.00 | 0.00 | 196,517.71 | -21,043.71 |
| 5530 - COMMUNITY CENTER | 38,333.00 | 38,333.00 | 3,750.00 | 30,833.36 | 7,499.64 |
| 7200 - CODE & DEVELOPMENT | 506,700.00 | 506,700.00 | 31,692.56 | 528,520.29 | -21,820.29 |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 20,000.00 | 20,000.00 | 285.00 | 8,064.00 | 11,936.00 |
| 7521 - MAINSTREET | 35,000.00 | 35,000.00 | 8,750.00 | 26,250.00 | 8,750.00 |
| 7563 - AIRPORT | 205,350.00 | 205,350.00 | 20,408.55 | 224,506.83 | -19,156.83 |
| Revenue Total: | 15,487,244.00 | 15,653,543.32 | 1,135,609.54 | 9,123,167.99 | 6,530,375.33 |
| Expense | | | | | |
| 1100 - LEGISLATIVE | 251,291.00 | 251,291.00 | 18,491.64 | 201,616.18 | 49,674.82 |
| 1300 - EXECUTIVE | 571,181.00 | 573,627.24 | 37,603.28 | 278,430.96 | 295,196.28 |
| 1500 - GENERAL ADMIN | 147,847.00 | 149,677.40 | 14,825.48 | 111,508.54 | 38,168.86 |
| 1510 - FINANCE ADMIN | 501,455.00 | 503,488.44 | 116,586.13 | 311,142.01 | 192,346.43 |
| 1530 - LAW | 160,000.00 | 160,000.00 | 36,877.00 | 87,737.39 | 72,262.61 |
| 1560 - AUDIT | 40,000.00 | 40,000.00 | 0.00 | 40,000.00 | 0.00 |
| 1565 - WALTON PLAZA | 594,136.00 | 594,136.00 | 27,662.50 | 445,798.14 | 148,337.86 |
| 2650 - MUNICIPAL COURT | 217,973.00 | 219,613.48 | 20,153.35 | 154,807.86 | 64,805.62 |
| 3200 - POLICE | 6,360,323.00 | 6,457,925.52 | 717,846.18 | 4,909,824.19 | 1,548,101.33 |
| 3500 - FIRE OPERATIONS | 2,700,122.00 | 2,735,486.48 | 254,736.42 | 1,880,088.39 | 855,398.09 |
| 3510 - FIRE PREVENTION/CRR | 102,787.00 | 103,733.08 | 10,452.40 | 75,253.99 | 28,479.09 |
| 4200 - STREETS & TRANSPORTATION | 1,646,471.00 | 1,657,625.08 | 160,060.89 | 1,105,786.27 | 551,838.81 |
| 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 | 410.55 | 16,862.58 | -10,830.58 |
| 6200 - BLDGS & GROUNDS | 582,127.00 | 585,160.60 | 76,523.27 | 617,135.81 | -31,975.21 |
| 6500 - LIBRARIES | 124,075.00 | 124,075.00 | 28,491.94 | 102,394.60 | 21,680.40 |
| 7200 - CODE & DEVELOPMENT | 771,750.00 | 779,532.24 | 43,325.63 | 521,534.34 | 257,997.90 |
| 7400 - PLANNING AND ZONING | 4,844.00 | 4,844.00 | 4,682.78 | 4,682.78 | 161.22 |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 520,780.00 | 523,245.76 | 85,564.21 | 319,271.54 | 203,974.22 |
| 7550 - DOWNTOWN DEVELOPMENT | 25,400.00 | 25,400.00 | 6,287.95 | 19,061.46 | 6,338.54 |
| 7563 - AIRPORT | 145,750.00 | 145,750.00 | 4,037.73 | 190,056.34 | -44,306.34 |
| Expense Total: | 15,487,244.00 | 15,653,543.32 | 1,664,619.33 | 11,402,924.37 | 4,250,618.95 |
| Total Surplus (Deficit): | 0.00 | 0.00 | -529,009.79 | -2,279,756.38 | |



Monroe, GA

General Fund

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 09/30/2022

| DEP... | 2021 Sept. Activity | 2022 Sept. Activity | Sept. Variance Favorable / (Unfavorable) | Variance % | 2021 YTD Activity | 2022 YTD Activity | YTD Variance Favorable / (Unfavorable) | Variance % |
|--|------------------------|------------------------|--|---------------|----------------------|----------------------|--|---------------|
| Revenue | | | | | | | | |
| 1510 - FINANCE ADMIN | 816,760.51 | 893,124.02 | 76,363.51 | 9.35% | 6,642,532.56 | 7,566,270.51 | 923,737.95 | 13.91% |
| 1519 - INTERGOVERNMENTAL | 0.00 | 126,873.50 | 126,873.50 | 0.00% | 107,523.68 | 151,808.50 | 44,284.82 | 41.19% |
| 1565 - WALTON PLAZA | 275.63 | 275.63 | 0.00 | 0.00% | 2,480.67 | 2,480.67 | 0.00 | 0.00% |
| 2650 - MUNICIPAL COURT | 23,422.87 | 12,011.01 | -11,411.86 | -48.72% | 218,202.48 | 185,645.63 | -32,556.85 | -14.92% |
| 3200 - POLICE | 4,276.47 | 38,289.27 | 34,012.80 | 795.35% | 55,151.95 | 184,283.49 | 129,131.54 | 234.14% |
| 3500 - FIRE OPERATIONS | 0.00 | 0.00 | 0.00 | 0.00% | 33,862.90 | 10,532.00 | -23,330.90 | -68.90% |
| 3510 - FIRE PREVENTION/CRR | 0.00 | 150.00 | 150.00 | 0.00% | 500.00 | 7,455.00 | 6,955.00 | 1,391.00% |
| 4200 - STREETS & TRANSPORTATION | 0.00 | 0.00 | 0.00 | 0.00% | 152,098.59 | 196,517.71 | 44,419.12 | 29.20% |
| 5530 - COMMUNITY CENTER | 3,333.34 | 3,750.00 | 416.66 | 12.50% | 12,500.02 | 30,833.36 | 18,333.34 | 146.67% |
| 7200 - CODE & DEVELOPMENT | 32,007.17 | 31,692.56 | -314.61 | -0.98% | 423,814.66 | 528,520.29 | 104,705.63 | 24.71% |
| 7520 - ECONOMIC DEVELOPMENT & PLANNING | 100.00 | 285.00 | 185.00 | 185.00% | 9,033.65 | 8,064.00 | -969.65 | -10.73% |
| 7521 - MAINSTREET | 17,500.00 | 8,750.00 | -8,750.00 | -50.00% | 26,250.00 | 26,250.00 | 0.00 | 0.00% |
| 7563 - AIRPORT | 39,032.08 | 20,408.55 | -18,623.53 | -47.71% | 165,081.52 | 224,506.83 | 59,425.31 | 36.00% |
| Revenue Total: | 936,708.07 | 1,135,609.54 | 198,901.47 | 21.23% | 7,849,032.68 | 9,123,167.99 | 1,274,135.31 | 16.23% |
| Expense | | | | | | | | |
| 1100 - LEGISLATIVE | 19,318.37 | 18,491.64 | 826.73 | 4.28% | 180,200.68 | 201,616.18 | -21,415.50 | -11.88% |
| 1300 - EXECUTIVE | 27,605.51 | 37,603.28 | -9,997.77 | -36.22% | 257,336.35 | 278,430.96 | -21,094.61 | -8.20% |
| 1500 - GENERAL ADMIN | 10,745.46 | 14,825.48 | -4,080.02 | -37.97% | 106,414.31 | 111,508.54 | -5,094.23 | -4.79% |
| 1510 - FINANCE ADMIN | 113,254.87 | 116,586.13 | -3,331.26 | -2.94% | 284,008.25 | 311,142.01 | -27,133.76 | -9.55% |
| 1530 - LAW | 0.00 | 36,877.00 | -36,877.00 | 0.00% | 156,028.87 | 87,737.39 | 68,291.48 | 43.77% |
| 1560 - AUDIT | 0.00 | 0.00 | 0.00 | 0.00% | 39,500.00 | 40,000.00 | -500.00 | -1.27% |
| 1565 - WALTON PLAZA | 28,237.50 | 27,662.50 | 575.00 | 2.04% | 447,389.78 | 445,798.14 | 1,591.64 | 0.36% |
| 2650 - MUNICIPAL COURT | 10,554.98 | 20,153.35 | -9,598.37 | -90.94% | 103,095.53 | 154,807.86 | -51,712.33 | -50.16% |
| 3200 - POLICE | 437,919.01 | 717,846.18 | -279,927.17 | -63.92% | 3,826,829.82 | 4,909,824.19 | -1,082,994.37 | -28.30% |
| 3500 - FIRE OPERATIONS | 180,373.45 | 254,736.42 | -74,362.97 | -41.23% | 1,747,418.91 | 1,880,088.39 | -132,669.48 | -7.59% |
| 3510 - FIRE PREVENTION/CRR | 6,100.27 | 10,452.40 | -4,352.13 | -71.34% | 57,840.03 | 75,253.99 | -17,413.96 | -30.11% |
| 4200 - STREETS & TRANSPORTATION | 115,468.38 | 160,060.89 | -44,592.51 | -38.62% | 1,045,260.23 | 1,105,786.27 | -60,526.04 | -5.79% |
| 5500 - COMMUNITY SERVICES | 2,887.40 | 0.00 | 2,887.40 | 100.00% | 12,818.40 | 9,931.00 | 2,887.40 | 22.53% |
| 5530 - COMMUNITY CENTER | 2,857.74 | 410.55 | 2,447.19 | 85.63% | 7,286.58 | 16,862.58 | -9,576.00 | -131.42% |
| 6200 - BLDGS & GROUNDS | 42,330.50 | 76,523.27 | -34,192.77 | -80.78% | 339,748.10 | 617,135.81 | -277,387.71 | -81.65% |
| 6500 - LIBRARIES | 31,780.94 | 28,491.94 | 3,289.00 | 10.35% | 105,033.05 | 102,394.60 | 2,638.45 | 2.51% |
| 7200 - CODE & DEVELOPMENT | 58,296.24 | 43,325.63 | 14,970.61 | 25.68% | 569,803.85 | 521,534.34 | 48,269.51 | 8.47% |
| 7400 - PLANNING AND ZONING | 4,844.25 | 4,682.78 | 161.47 | 3.33% | 4,844.25 | 4,682.78 | 161.47 | 3.33% |
| 7520 - ECONOMIC DEVELOPMENT & PLANNING | 38,216.72 | 85,564.21 | -47,347.49 | -123.89% | 309,094.42 | 319,271.54 | -10,177.12 | -3.29% |
| 7550 - DOWNTOWN DEVELOPMENT | 17.92 | 6,287.95 | -6,270.03 | -34,989.01% | 18,917.52 | 19,061.46 | -143.94 | -0.76% |

Prior-Year Comparative Income Statement

For the Period Ending 09/30/

| DEP... | 2021 | | 2022 | | Sept. Variance | | YTD Variance | |
|---------------------------------|---------------------|---------------------|---------------------------|-----------------|----------------------|----------------------|---------------------------|----------------|
| | Sept. Activity | Sept. Activity | Favorable / (Unfavorable) | Variance % | YTD Activity | YTD Activity | Favorable / (Unfavorable) | Variance % |
| 7563 - AIRPORT | 32,075.44 | 4,037.73 | 28,037.71 | 87.41% | 122,627.24 | 190,056.34 | -67,429.10 | -54.99% |
| Expense Total: | 1,162,884.95 | 1,664,619.33 | -501,734.38 | -43.15% | 9,741,496.17 | 11,402,924.37 | -1,661,428.20 | -17.06% |
| Total Surplus (Deficit): | -226,176.88 | -529,009.79 | -302,832.91 | -133.89% | -1,892,463.49 | -2,279,756.38 | -387,292.89 | -20.47% |



Monroe, GA

General Fund

449

Budget Report
Group Summary

For Fiscal: 2022 Period Ending: 09/30/2022

| 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 | 893,124.02 | 7,566,270.51 | -6,384,905.81 | 45.77 % |
| 1519 - INTERGOVERNMENTAL | 109,600.00 | 109,600.00 | 126,873.50 | 151,808.50 | 42,208.50 | 38.51 % |
| 1565 - WALTON PLAZA | 3,308.00 | 3,308.00 | 275.63 | 2,480.67 | -827.33 | 25.01 % |
| 2650 - MUNICIPAL COURT | 300,000.00 | 300,000.00 | 12,011.01 | 185,645.63 | -114,354.37 | 38.12 % |
| 3200 - POLICE | 198,739.00 | 248,258.00 | 38,289.27 | 184,283.49 | -63,974.51 | 25.77 % |
| 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 | 150.00 | 7,455.00 | 7,455.00 | 0.00 % |
| 4200 - STREETS & TRANSPORTATION | 175,474.00 | 175,474.00 | 0.00 | 196,517.71 | 21,043.71 | 11.99 % |
| 5530 - COMMUNITY CENTER | 38,333.00 | 38,333.00 | 3,750.00 | 30,833.36 | -7,499.64 | 19.56 % |
| 7200 - CODE & DEVELOPMENT | 506,700.00 | 506,700.00 | 31,692.56 | 528,520.29 | 21,820.29 | 4.31 % |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 20,000.00 | 20,000.00 | 285.00 | 8,064.00 | -11,936.00 | 59.68 % |
| 7521 - MAINSTREET | 35,000.00 | 35,000.00 | 8,750.00 | 26,250.00 | -8,750.00 | 25.00 % |
| 7563 - AIRPORT | 205,350.00 | 205,350.00 | 20,408.55 | 224,506.83 | 19,156.83 | 9.33 % |
| Revenue Total: | 15,487,244.00 | 15,653,543.32 | 1,135,609.54 | 9,123,167.99 | -6,530,375.33 | 41.72 % |
| Expense | | | | | | |
| 1100 - LEGISLATIVE | 251,291.00 | 251,291.00 | 18,491.64 | 201,616.18 | 49,674.82 | 19.77 % |
| 1300 - EXECUTIVE | 571,181.00 | 573,627.24 | 37,603.28 | 278,430.96 | 295,196.28 | 51.46 % |
| 1500 - GENERAL ADMIN | 147,847.00 | 149,677.40 | 14,825.48 | 111,508.54 | 38,168.86 | 25.50 % |
| 1510 - FINANCE ADMIN | 501,455.00 | 503,488.44 | 116,586.13 | 311,142.01 | 192,346.43 | 38.20 % |
| 1530 - LAW | 160,000.00 | 160,000.00 | 36,877.00 | 87,737.39 | 72,262.61 | 45.16 % |
| 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 | 27,662.50 | 445,798.14 | 148,337.86 | 24.97 % |
| 2650 - MUNICIPAL COURT | 217,973.00 | 219,613.48 | 20,153.35 | 154,807.86 | 64,805.62 | 29.51 % |
| 3200 - POLICE | 6,360,323.00 | 6,457,925.52 | 717,846.18 | 4,909,824.19 | 1,548,101.33 | 23.97 % |
| 3500 - FIRE OPERATIONS | 2,700,122.00 | 2,735,486.48 | 254,736.42 | 1,880,088.39 | 855,398.09 | 31.27 % |
| 3510 - FIRE PREVENTION/CRR | 102,787.00 | 103,733.08 | 10,452.40 | 75,253.99 | 28,479.09 | 27.45 % |
| 4200 - STREETS & TRANSPORTATION | 1,646,471.00 | 1,657,625.08 | 160,060.89 | 1,105,786.27 | 551,838.81 | 33.29 % |
| 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 | 410.55 | 16,862.58 | -10,830.58 | -179.55 % |
| 6200 - BLDGS & GROUNDS | 582,127.00 | 585,160.60 | 76,523.27 | 617,135.81 | -31,975.21 | -5.46 % |
| 6500 - LIBRARIES | 124,075.00 | 124,075.00 | 28,491.94 | 102,394.60 | 21,680.40 | 17.47 % |
| 7200 - CODE & DEVELOPMENT | 771,750.00 | 779,532.24 | 43,325.63 | 521,534.34 | 257,997.90 | 33.10 % |
| 7400 - PLANNING AND ZONING | 4,844.00 | 4,844.00 | 4,682.78 | 4,682.78 | 161.22 | 3.33 % |
| 7520 - ECONOMIC DEVELOPMENT & PLANNNG | 520,780.00 | 523,245.76 | 85,564.21 | 319,271.54 | 203,974.22 | 38.98 % |
| 7550 - DOWNTOWN DEVELOPMENT | 25,400.00 | 25,400.00 | 6,287.95 | 19,061.46 | 6,338.54 | 24.95 % |
| 7563 - AIRPORT | 145,750.00 | 145,750.00 | 4,037.73 | 190,056.34 | -44,306.34 | -30.40 % |
| Expense Total: | 15,487,244.00 | 15,653,543.32 | 1,664,619.33 | 11,402,924.37 | 4,250,618.95 | 27.15 % |
| Report Surplus (Deficit): | 0.00 | 0.00 | -529,009.79 | -2,279,756.38 | -2,279,756.38 | 0.00 % |

Utilities Fund

For Fiscal Period Ending: 9/2022



| | Original Total Budget | Current Total Budget | Period Activity | YTD | Assumed Oct-Dec | Projected Year End 2022 | Year End 2021 |
|----------------------------------|--------------------------|-------------------------|------------------|-------------------|--------------------|----------------------------|-------------------|
| Revenue | | | | | | | |
| 4002 - WATER | 7,185,833 | 7,404,201 | 720,178 | 6,213,517 | 2,085,616 | 8,299,133 | 6,425,791 |
| 4003 - SEWER | 5,768,333 | 5,822,830 | 442,846 | 4,048,045 | 1,372,353 | 5,420,398 | 5,667,273 |
| 4005 - GAS | 4,296,506 | 4,546,231 | 284,639 | 4,624,452 | 1,021,060 | 5,645,512 | 4,556,551 |
| 4006 - GUTA | 130,000 | 131,730 | 12,410 | 142,480 | 55,685 | 198,165 | 165,953 |
| 4008 - ELECTRIC | 20,588,335 | 20,606,298 | 1,820,926 | 15,481,213 | 5,080,714 | 20,561,927 | 20,484,897 |
| 4009 - TELECOM & INTERNET | 3,668,333 | 3,672,995 | 347,153 | 2,999,033 | 900,000 | 3,899,033 | 3,775,124 |
| 4010 - CABLE TV | 3,468,333 | 3,473,881 | 246,695 | 2,271,891 | 835,748 | 3,107,639 | 3,511,105 |
| 4012 - UTIL FINANCE | - | 30,929 | 27,463 | 711,176 | 171,247 | 882,423 | 222,692 |
| Revenue Total: | 45,105,673 | 45,689,095 | 3,902,309 | 36,491,808 | 11,522,423 | 48,014,231 | 44,809,386 |
| Expense | | | | | | | |
| 4002 - WATER | 6,856,158 | 6,873,594 | 649,480 | 4,833,155 | 1,781,330 | 6,614,486 | 5,552,006 |
| 4003 - SEWER | 5,681,194 | 5,693,206 | 474,952 | 3,742,148 | 1,485,259 | 5,227,407 | 4,454,049 |
| 4004 - STORMWATER | 375,800 | 378,885 | 30,244 | 270,730 | 107,413 | 378,143 | 294,992 |
| 4005 - GAS | 4,832,182 | 4,841,113 | 465,518 | 4,058,007 | 1,089,079 | 5,147,086 | 4,008,267 |
| 4006 - GUTA | 248,969 | 250,699 | 24,249 | 194,735 | 76,641 | 271,376 | 260,644 |
| 4007 - GEN ADMIN WSG | 239,584 | 242,824 | 28,432 | 185,063 | 54,536 | 239,599 | 239,098 |
| 4008 - ELECTRIC | 18,292,912 | 18,308,001 | 1,842,897 | 14,615,561 | 4,331,087 | 18,946,648 | 17,550,490 |
| 4009 - TELECOM & INTERNET | 3,267,143 | 3,271,805 | 271,702 | 2,214,842 | 636,396 | 2,851,238 | 2,643,621 |
| 4010 - CABLE TV | 4,907,280 | 4,912,828 | 370,601 | 3,158,891 | 981,646 | 4,140,537 | 4,433,681 |
| 4011 - GEN ADMIN ELEC/TELECOM | 212,471 | 215,345 | 24,550 | 167,908 | 40,533 | 208,441 | 216,853 |
| 4012 - UTIL FINANCE | (2,715,945) | (2,708,932) | (302,957) | (2,302,160) | (252,218) | (2,554,378) | (2,495,134) |
| 4013 - UTIL CUST SVC | 1,553,059 | 1,564,531 | 152,207 | 1,205,345 | 339,166 | 1,544,511 | 1,585,053 |
| 4014 - UTIL BILLING | 499,865 | 503,811 | 44,197 | 378,600 | 102,240 | 480,840 | 474,409 |
| 4015 - CENTRAL SERVICES | 855,001 | 863,499 | 117,606 | 891,608 | 199,317 | 1,090,925 | 1,024,348 |
| CAPITAL | - | 477,886 | | | | | |
| Expense Total: | 45,105,673 | 45,689,095 | 4,193,677 | 33,614,432 | 10,972,424 | 44,586,857 | 40,242,377 |
| Report Surplus (Deficit): | | | | 2,877,376 | | 3,427,374 | 4,567,009 |



Monroe, GA

Utility Fund
without Capital

451

Monthly Budget Report

Group Summary

For Fiscal: 2022 Period Ending: 09/30/2022

| ACTIVIT... | September Budget | September Activity | Variance Favorable (Unfavorable) | Percent Remaining | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Remaining | Total Budget |
|-------------------------------|---------------------|---------------------|----------------------------------|-------------------|----------------------|----------------------|----------------------------------|-------------------|----------------------|
| Revenue | | | | | | | | | |
| 4002 - WATER | 616,777.21 | 720,177.50 | 103,400.29 | 16.76 % | 5,550,994.89 | 6,213,517.29 | 662,522.40 | 11.94 % | 7,404,200.97 |
| 4003 - SEWER | 485,043.57 | 442,845.54 | -42,198.03 | -8.70 % | 4,365,392.13 | 4,048,045.37 | -317,346.76 | -7.27 % | 5,822,830.28 |
| 4005 - GAS | 378,709.35 | 284,639.24 | -94,070.11 | -24.84 % | 3,408,384.15 | 4,624,452.39 | 1,216,068.24 | 35.68 % | 4,546,230.94 |
| 4006 - GUTA | 10,973.17 | 12,410.00 | 1,436.83 | 13.09 % | 98,758.53 | 142,480.08 | 43,721.55 | 44.27 % | 131,730.08 |
| 4008 - ELECTRIC | 1,716,505.21 | 1,820,925.95 | 104,420.74 | 6.08 % | 15,448,546.89 | 15,481,212.52 | 32,665.63 | 0.21 % | 20,606,297.88 |
| 4009 - TELECOM & INTERNET | 305,960.61 | 347,153.49 | 41,192.88 | 13.46 % | 2,753,645.49 | 2,999,032.85 | 245,387.36 | 8.91 % | 3,672,994.76 |
| 4010 - CABLE TV | 289,374.48 | 246,695.09 | -42,679.39 | -14.75 % | 2,604,370.32 | 2,271,891.48 | -332,478.84 | -12.77 % | 3,473,881.16 |
| 4012 - UTIL FINANCE | 2,577.43 | 27,462.57 | 24,885.14 | 965.50 % | 23,196.87 | 711,176.08 | 687,979.21 | 2,965.83 % | 30,929.12 |
| Total Revenue: | 3,805,921.03 | 3,902,309.38 | 96,388.35 | 2.53 % | 34,253,289.27 | 36,491,808.06 | 2,238,518.79 | 6.54 % | 45,689,095.19 |
| Expense | | | | | | | | | |
| 4002 - WATER | 572,570.81 | 649,480.05 | -76,909.24 | -13.43 % | 5,153,137.29 | 4,833,155.74 | 319,981.55 | 6.21 % | 6,873,593.68 |
| 4003 - SEWER | 474,244.34 | 474,952.28 | -707.94 | -0.15 % | 4,268,199.06 | 3,742,147.83 | 526,051.23 | 12.32 % | 5,693,206.32 |
| 4004 - STORMWATER | 31,561.21 | 30,243.87 | 1,317.34 | 4.17 % | 284,050.89 | 270,578.42 | 13,472.47 | 4.74 % | 378,884.96 |
| 4005 - GAS | 403,264.94 | 465,517.72 | -62,252.78 | -15.44 % | 3,629,384.46 | 4,058,006.71 | -428,622.25 | -11.81 % | 4,841,113.20 |
| 4006 - GUTA | 20,883.24 | 24,248.70 | -3,365.46 | -16.12 % | 187,949.16 | 194,734.74 | -6,785.58 | -3.61 % | 250,699.08 |
| 4007 - GEN ADMIN WSG | 20,227.30 | 28,432.23 | -8,204.93 | -40.56 % | 182,045.70 | 185,063.25 | -3,017.55 | -1.66 % | 242,823.84 |
| 4008 - ELECTRIC | 1,525,056.92 | 1,842,896.50 | -317,839.58 | -20.84 % | 13,725,512.28 | 14,615,561.13 | -890,048.85 | -6.48 % | 18,308,000.96 |
| 4009 - TELECOM & INTERNET | 272,541.43 | 271,701.79 | 839.64 | 0.31 % | 2,452,872.87 | 2,214,841.74 | 238,031.13 | 9.70 % | 3,271,804.76 |
| 4010 - CABLE TV | 409,238.69 | 370,601.18 | 38,637.51 | 9.44 % | 3,683,148.21 | 3,158,891.32 | 524,256.89 | 14.23 % | 4,912,828.16 |
| 4011 - GEN ADMIN ELEC/TELECOM | 17,938.30 | 24,549.66 | -6,611.36 | -36.86 % | 161,444.70 | 167,908.10 | -6,463.40 | -4.00 % | 215,344.92 |
| 4012 - UTIL FINANCE | -225,653.87 | -302,956.80 | 77,302.93 | -34.26 % | -2,030,884.83 | -2,302,160.59 | 271,275.76 | -13.36 % | -2,708,932.20 |
| 4013 - UTIL CUST SVC | 130,325.77 | 152,207.09 | -21,881.32 | -16.79 % | 1,172,931.93 | 1,205,344.51 | -32,412.58 | -2.76 % | 1,564,531.00 |
| 4014 - UTIL BILLING | 41,967.58 | 44,196.62 | -2,229.04 | -5.31 % | 377,708.22 | 378,599.69 | -891.47 | -0.24 % | 503,811.24 |
| 4015 - CENTRAL SERVICES | 71,763.04 | 117,605.73 | -45,842.69 | -63.88 % | 645,867.36 | 891,608.37 | -245,741.01 | -38.05 % | 861,499.08 |
| Total Expense: | 3,765,929.70 | 4,193,676.62 | -427,746.92 | -11.36 % | 33,893,367.30 | 33,614,280.96 | 279,086.34 | 0.82 % | 45,209,209.00 |
| Report Total: | 39,991.33 | -291,367.24 | -331,358.57 | | 359,921.97 | 2,877,527.10 | 2,517,605.13 | | 479,886.19 |



Monroe, GA

Utility Fund with Capital

Income Statement Group Summary

For Fiscal: 2022 Period Ending: 09/30/2022

| ACTIVITY | Original Total Budget | Current Total Budget | MTD Activity | YTD Activity | Budget Remaining |
|---------------------------------|--------------------------|-------------------------|----------------------|----------------------|---------------------|
| Revenue | | | | | |
| 4002 - WATER | 7,185,833.00 | 7,404,200.97 | 720,177.50 | 6,221,791.73 | 1,182,409.24 |
| 4003 - SEWER | 5,768,333.00 | 5,822,830.28 | 442,845.54 | 4,048,045.37 | 1,774,784.91 |
| 4004 - STORMWATER | 0.00 | 0.00 | 300.00 | 4,180.00 | -4,180.00 |
| 4005 - GAS | 4,296,506.00 | 4,546,230.94 | 284,639.24 | 4,624,452.39 | -78,221.45 |
| 4006 - GUTA | 130,000.00 | 131,730.08 | 12,410.00 | 142,480.08 | -10,750.00 |
| 4008 - ELECTRIC | 20,588,333.00 | 20,606,297.88 | 1,820,925.95 | 15,533,462.52 | 5,072,835.36 |
| 4009 - TELECOM & INTERNET | 3,668,333.00 | 3,672,994.76 | 347,153.49 | 2,999,032.85 | 673,961.91 |
| 4010 - CABLE TV | 3,468,333.00 | 3,473,881.16 | 246,695.09 | 2,271,891.48 | 1,201,989.68 |
| 4012 - UTIL FINANCE | 0.00 | 30,929.12 | 27,462.57 | 711,176.08 | -680,246.96 |
| Revenue Total: | 45,105,671.00 | 45,689,095.19 | 3,902,609.38 | 36,556,512.50 | 9,132,582.69 |
| Expense | | | | | |
| 4002 - WATER | 6,856,159.00 | 7,074,525.97 | 645,742.45 | 6,525,945.97 | 548,580.00 |
| 4003 - SEWER | 5,681,195.00 | 5,732,606.32 | 895,713.09 | 6,985,475.98 | -1,252,869.66 |
| 4004 - STORMWATER | 375,800.00 | 378,884.96 | 138,558.66 | 1,983,812.91 | -1,604,927.95 |
| 4005 - GAS | 4,832,183.00 | 5,078,667.10 | 505,650.31 | 4,520,277.87 | 558,389.23 |
| 4006 - GUTA | 248,969.00 | 250,699.08 | 24,248.70 | 194,734.74 | 55,964.34 |
| 4007 - GEN ADMIN WSG | 239,584.00 | 242,823.84 | 28,432.23 | 185,063.25 | 57,760.59 |
| 4008 - ELECTRIC | 18,292,913.00 | 18,308,000.96 | 1,892,846.14 | 15,139,427.30 | 3,168,573.66 |
| 4009 - TELECOM & INTERNET | 3,267,144.00 | 3,271,804.76 | 595,052.50 | 5,077,602.60 | -1,805,797.84 |
| 4010 - CABLE TV | 4,907,280.00 | 4,912,828.16 | 370,601.18 | 3,170,761.57 | 1,742,066.59 |
| 4011 - GEN ADMIN ELEC/TELECOM | 212,471.00 | 215,344.92 | 24,549.66 | 167,908.10 | 47,436.82 |
| 4012 - UTIL FINANCE | -2,715,945.00 | -2,708,932.20 | -302,662.20 | -2,291,486.76 | -417,445.44 |
| 4013 - UTIL CUST SVC | 1,553,059.00 | 1,564,531.00 | 152,207.09 | 1,205,344.51 | 359,186.49 |
| 4014 - UTIL BILLING | 499,865.00 | 503,811.24 | 44,196.62 | 378,599.69 | 125,211.55 |
| 4015 - CENTRAL SERVICES | 855,001.00 | 863,499.08 | 141,105.73 | 999,508.06 | -136,008.98 |
| Expense Total: | 45,105,678.00 | 45,689,095.19 | 5,156,242.16 | 44,242,975.79 | 1,446,119.40 |
| Total Surplus (Deficit): | -7.00 | 0.00 | -1,253,632.78 | -7,686,463.29 | |



Monroe, GA

Utility Fund
with Capital

Prior-Year Comparative Income Statement

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Group Summary

For the Period Ending 09/30/2022

| ACTIVIT... | 2021 Sept. Activity | 2022 Sept. Activity | Sept. Variance Favorable / (Unfavorable) | Variance % | 2021 YTD Activity | 2022 YTD Activity | YTD Variance Favorable / (Unfavorable) | Variance % |
|---------------------------------|------------------------|------------------------|--|-----------------|----------------------|----------------------|--|-----------------|
| Revenue | | | | | | | | |
| 4002 - WATER | 653,795.62 | 720,177.50 | 66,381.88 | 10.15% | 5,040,943.21 | 6,221,791.73 | 1,180,848.52 | 23.43% |
| 4003 - SEWER | 492,080.17 | 442,845.54 | -49,234.63 | -10.01% | 4,344,921.04 | 4,048,045.37 | -296,875.67 | -6.83% |
| 4004 - STORMWATER | 0.00 | 300.00 | 300.00 | 0.00% | 0.00 | 4,180.00 | 4,180.00 | 0.00% |
| 4005 - GAS | 194,348.12 | 284,639.24 | 90,291.12 | 46.46% | 3,535,451.87 | 4,624,452.39 | 1,089,000.52 | 30.80% |
| 4006 - GUTA | 26,760.00 | 12,410.00 | -14,350.00 | -53.62% | 110,268.32 | 142,480.08 | 32,211.76 | 29.21% |
| 4008 - ELECTRIC | 2,027,063.87 | 1,820,925.95 | -206,137.92 | -10.17% | 15,987,881.81 | 15,533,462.52 | -454,419.29 | -2.84% |
| 4009 - TELECOM & INTERNET | 316,649.76 | 347,153.49 | 30,503.73 | 9.63% | 2,780,516.78 | 2,999,032.85 | 218,516.07 | 7.86% |
| 4010 - CABLE TV | 277,087.56 | 246,695.09 | -30,392.47 | -10.97% | 2,744,356.68 | 2,271,891.48 | -472,465.20 | -17.22% |
| 4012 - UTIL FINANCE | 20,628.13 | 27,462.57 | 6,834.44 | 33.13% | 51,445.48 | 711,176.08 | 659,730.60 | 1,282.39% |
| Revenue Total: | 4,008,413.23 | 3,902,609.38 | -105,803.85 | -2.64% | 34,595,785.19 | 36,556,512.50 | 1,960,727.31 | 5.67% |
| Expense | | | | | | | | |
| 4002 - WATER | 513,025.57 | 645,742.45 | -132,716.88 | -25.87% | 5,544,228.56 | 6,525,945.97 | -981,717.41 | -17.71% |
| 4003 - SEWER | 994,887.47 | 895,713.09 | 99,174.38 | 9.97% | 5,773,632.82 | 6,985,475.98 | -1,211,843.16 | -20.99% |
| 4004 - STORMWATER | 34,330.00 | 138,558.66 | -104,228.66 | -303.61% | 447,616.23 | 1,983,812.91 | -1,536,196.68 | -343.20% |
| 4005 - GAS | 284,305.81 | 505,650.31 | -221,344.50 | -77.85% | 3,567,671.78 | 4,520,277.87 | -952,606.09 | -26.70% |
| 4006 - GUTA | 22,794.03 | 24,248.70 | -1,454.67 | -6.38% | 175,524.12 | 194,734.74 | -19,210.62 | -10.94% |
| 4007 - GEN ADMIN WSG | 18,490.98 | 28,432.23 | -9,941.25 | -53.76% | 170,191.62 | 185,063.25 | -14,871.63 | -8.74% |
| 4008 - ELECTRIC | 1,650,429.75 | 1,892,846.14 | -242,416.39 | -14.69% | 14,297,063.64 | 15,139,427.30 | -842,363.66 | -5.89% |
| 4009 - TELECOM & INTERNET | 392,686.74 | 595,052.50 | -202,365.76 | -51.53% | 3,502,318.66 | 5,077,602.60 | -1,575,283.94 | -44.98% |
| 4010 - CABLE TV | 356,193.06 | 370,601.18 | -14,408.12 | -4.05% | 3,434,882.82 | 3,170,761.57 | 264,121.25 | 7.69% |
| 4011 - GEN ADMIN ELEC/TELECOM | 16,615.12 | 24,549.66 | -7,934.54 | -47.75% | 154,310.04 | 167,908.10 | -13,598.06 | -8.81% |
| 4012 - UTIL FINANCE | -231,376.19 | -302,662.20 | 71,286.01 | 30.81% | -2,186,833.92 | -2,291,486.76 | 104,652.84 | 4.79% |
| 4013 - UTIL CUST SVC | 117,204.63 | 152,207.09 | -35,002.46 | -29.86% | 1,168,890.23 | 1,205,344.51 | -36,454.28 | -3.12% |
| 4014 - UTIL BILLING | 33,291.39 | 44,196.62 | -10,905.23 | -32.76% | 399,151.02 | 378,599.69 | 20,551.33 | 5.15% |
| 4015 - CENTRAL SERVICES | 80,880.20 | 141,105.73 | -60,225.53 | -74.46% | 830,335.21 | 999,508.06 | -169,172.85 | -20.37% |
| Expense Total: | 4,283,758.56 | 5,156,242.16 | -872,483.60 | -20.37% | 37,278,982.83 | 44,242,975.79 | -6,963,992.96 | -18.68% |
| Total Surplus (Deficit): | -275,345.33 | -1,253,632.78 | -978,287.45 | -355.29% | -2,683,197.64 | -7,686,463.29 | -5,003,265.65 | -186.47% |



Monroe, GA

Utility Fund
without Capital

Budget Report
Group Summary

454

For Fiscal: 2022 Period Ending: 09/30/2022

| 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 | 720,177.50 | 6,213,517.29 | -1,190,683.68 | 16.08 % |
| 4003 - SEWER | 5,768,333.00 | 5,822,830.28 | 442,845.54 | 4,048,045.37 | -1,774,784.91 | 30.48 % |
| 4005 - GAS | 4,296,506.00 | 4,546,230.94 | 284,639.24 | 4,624,452.39 | 78,221.45 | 1.72 % |
| 4006 - GUTA | 130,000.00 | 131,730.08 | 12,410.00 | 142,480.08 | 10,750.00 | 8.16 % |
| 4008 - ELECTRIC | 20,588,333.00 | 20,606,297.88 | 1,820,925.95 | 15,481,212.52 | -5,125,085.36 | 24.87 % |
| 4009 - TELECOM & INTERNET | 3,668,333.00 | 3,672,994.76 | 347,153.49 | 2,999,032.85 | -673,961.91 | 18.35 % |
| 4010 - CABLE TV | 3,468,333.00 | 3,473,881.16 | 246,695.09 | 2,271,891.48 | -1,201,989.68 | 34.60 % |
| 4012 - UTIL FINANCE | 0.00 | 30,929.12 | 27,462.57 | 711,176.08 | 680,246.96 | 2,199.37 % |
| Revenue Total: | 45,105,671.00 | 45,689,095.19 | 3,902,309.38 | 36,491,808.06 | -9,197,287.13 | 20.13 % |
| Expense | | | | | | |
| 4002 - WATER | 6,856,159.00 | 6,873,593.68 | 649,480.05 | 4,833,155.74 | 2,040,437.94 | 29.69 % |
| 4003 - SEWER | 5,681,195.00 | 5,693,206.32 | 474,952.28 | 3,742,147.83 | 1,951,058.49 | 34.27 % |
| 4004 - STORMWATER | 375,800.00 | 378,884.96 | 30,243.87 | 270,578.42 | 108,306.54 | 28.59 % |
| 4005 - GAS | 4,832,183.00 | 4,841,113.20 | 465,517.72 | 4,058,006.71 | 783,106.49 | 16.18 % |
| 4006 - GUTA | 248,969.00 | 250,699.08 | 24,248.70 | 194,734.74 | 55,964.34 | 22.32 % |
| 4007 - GEN ADMIN WSG | 239,584.00 | 242,823.84 | 28,432.23 | 185,063.25 | 57,760.59 | 23.79 % |
| 4008 - ELECTRIC | 18,292,913.00 | 18,308,000.96 | 1,842,896.50 | 14,615,561.13 | 3,692,439.83 | 20.17 % |
| 4009 - TELECOM & INTERNET | 3,267,144.00 | 3,271,804.76 | 271,701.79 | 2,214,841.74 | 1,056,963.02 | 32.31 % |
| 4010 - CABLE TV | 4,907,280.00 | 4,912,828.16 | 370,601.18 | 3,158,891.32 | 1,753,936.84 | 35.70 % |
| 4011 - GEN ADMIN ELEC/TELECOM | 212,471.00 | 215,344.92 | 24,549.66 | 167,908.10 | 47,436.82 | 22.03 % |
| 4012 - UTIL FINANCE | -2,715,945.00 | -2,708,932.20 | -302,956.80 | -2,302,160.59 | -406,771.61 | 15.02 % |
| 4013 - UTIL CUST SVC | 1,553,059.00 | 1,564,531.00 | 152,207.09 | 1,205,344.51 | 359,186.49 | 22.96 % |
| 4014 - UTIL BILLING | 499,865.00 | 503,811.24 | 44,196.62 | 378,599.69 | 125,211.55 | 24.85 % |
| 4015 - CENTRAL SERVICES | 855,001.00 | 861,499.08 | 117,605.73 | 891,608.37 | -30,109.29 | -3.49 % |
| Expense Total: | 45,105,678.00 | 45,209,209.00 | 4,193,676.62 | 33,614,280.96 | 11,594,928.04 | 25.65 % |
| Report Surplus (Deficit): | -7.00 | 479,886.19 | -291,367.24 | 2,877,527.10 | 2,397,640.91 | -499.63 % |



Monroe, GA

Utility Fund
Capital

Budget Report
Group Summary

455

For Fiscal: 2022 Period Ending: 09/30/2022

| 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 | -3,737.60 | 1,692,790.23 | -1,491,857.94 | -742.47 % |
| 4003 - SEWER | 0.00 | 39,400.00 | 420,760.81 | 3,243,328.15 | -3,203,928.15 | -8,131.80 % |
| 4004 - STORMWATER | 0.00 | 0.00 | 108,314.79 | 1,713,234.49 | -1,713,234.49 | 0.00 % |
| 4005 - GAS | 0.00 | 237,553.90 | 40,132.59 | 462,271.16 | -224,717.26 | -94.60 % |
| 4006 - GUTA | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| 4008 - ELECTRIC | 0.00 | 0.00 | 49,949.64 | 523,866.17 | -523,866.17 | 0.00 % |
| 4009 - TELECOM & INTERNET | 0.00 | 0.00 | 323,350.71 | 2,862,760.86 | -2,862,760.86 | 0.00 % |
| 4010 - CABLE TV | 0.00 | 0.00 | 0.00 | 11,870.25 | -11,870.25 | 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 | 23,500.00 | 106,376.79 | -106,376.79 | 0.00 % |
| Expense Total: | 0.00 | 477,886.19 | 962,270.94 | 10,626,877.33 | -10,148,991.14 | -2,123.73 % |
| Report Surplus (Deficit): | 0.00 | -477,886.19 | -962,270.94 | -10,566,352.89 | -10,088,466.70 | -2,111.06 % |



Solid Waste Fund

For Fiscal Period Ending: 9/2022

| | Original Total Budget | Current Total Budget | Period Activity | YTD | Assumed Oct-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 | 208,144 | 1,852,364 | 625,351 | 2,477,714 | 2,699,767 |
| 4530 - SOLID WASTE DISPOSAL | 3,845,924 | 3,846,639 | 396,174 | 3,374,101 | 962,476 | 4,336,577 | 3,906,727 |
| 4540 - RECYCLABLES COLLECTION | 32,000 | 32,687 | - | 26,203 | 10,465 | 36,668 | 26,569 |
| 4585- YARD TRIMMINGS COLLECTION | - | 2,817 | - | 2,817 | - | 2,817 | 1,775 |
| Revenue Total: | 6,177,924 | 6,193,677 | 604,318 | 5,258,428 | 1,598,292 | 6,853,777 | 6,634,838 |
| Expense | | | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 782,563 | 785,506 | 44,047 | 298,748 | 83,471 | 382,220 | 353,935 |
| 4520 - SOLID WASTE COLLECTION | 1,164,099 | 1,172,689 | 127,750 | 1,002,206 | 298,619 | 1,300,825 | 1,222,257 |
| 4530 - SOLID WASTE DISPOSAL | 3,049,540 | 3,050,255 | 441,191 | 3,152,950 | 921,998 | 4,074,948 | 3,835,504 |
| 4540 - RECYCLABLES COLLECTION | 214,266 | 214,953 | 8,683 | 107,440 | 42,858 | 150,298 | 185,594 |
| 4585 - YARD TRIMMINGS COLLECTION | 287,884 | 290,701 | 36,220 | 233,712 | 64,602 | 298,314 | 271,961 |
| 9003 - SW - OTHER FINANCING USES | 679,572 | 679,572 | 36,259 | 314,561 | 93,688 | 408,249 | 378,194 |
| Expense Total: | 6,177,924 | 6,193,677 | 694,149 | 5,109,617 | 1,505,237 | 6,614,854 | 6,247,445 |
| Report Surplus (Deficit): | | | | 148,811 | | 238,923 | 387,393 |



Monroe, GA

Solid Waste Fund
without Capital

Monthly Budget Report
Group Summary
For Fiscal: 2022 Period Ending: 09/30/2022

| DEP... | September Budget | September Activity | Variance Favorable (Unfavorable) | Percent Remaining | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Remaining | Total Budget |
|-----------------------------------|-------------------|--------------------|----------------------------------|-------------------|---------------------|---------------------|----------------------------------|-------------------|---------------------|
| Revenue | | | | | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 245.21 | 0.00 | -245.21 | -100.00 % | 2,206.89 | 2,942.56 | 735.67 | 33.34 % | 2,942.56 |
| 4520 - SOLID WASTE COLLECTION | 192,305.85 | 208,144.09 | 15,838.24 | 8.24 % | 1,730,752.65 | 1,852,363.75 | 121,611.10 | 7.03 % | 2,308,590.24 |
| 4530 - SOLID WASTE DISPOSAL | 320,425.07 | 396,174.25 | 75,749.18 | 23.64 % | 2,883,825.63 | 3,374,101.09 | 490,275.46 | 17.00 % | 3,846,639.36 |
| 4540 - RECYCLABLES COLLECTION | 2,722.85 | 0.00 | -2,722.85 | -100.00 % | 24,505.65 | 26,202.74 | 1,697.09 | 6.93 % | 32,687.04 |
| 4585 - YARD TRIMMINGS COLLECTION | 234.79 | 0.00 | -234.79 | -100.00 % | 2,113.11 | 2,817.44 | 704.33 | 33.33 % | 2,817.44 |
| Total Revenue: | 515,933.77 | 604,318.34 | 88,384.57 | 17.13 % | 4,643,403.93 | 5,258,427.58 | 615,023.65 | 13.25 % | 6,193,676.64 |
| Expense | | | | | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 65,432.66 | 44,046.75 | 21,385.91 | 32.68 % | 588,893.94 | 298,748.23 | 290,145.71 | 49.27 % | 785,505.56 |
| 4520 - SOLID WASTE COLLECTION | 97,462.06 | 127,750.19 | -30,288.13 | -31.08 % | 879,836.84 | 1,002,205.73 | -122,368.89 | -13.91 % | 1,172,689.24 |
| 4530 - SOLID WASTE DISPOSAL | 254,086.25 | 441,190.86 | -187,104.61 | -73.64 % | 2,286,776.25 | 3,152,949.68 | -866,173.43 | -37.88 % | 3,050,255.36 |
| 4540 - RECYCLABLES COLLECTION | 17,905.55 | 8,682.59 | 9,222.96 | 51.51 % | 161,149.95 | 107,439.13 | 53,710.82 | 33.33 % | 214,953.04 |
| 4585 - YARD TRIMMINGS COLLECTION | 24,215.49 | 36,219.73 | -12,004.24 | -49.57 % | 217,939.41 | 233,712.21 | -15,772.80 | -7.24 % | 290,701.44 |
| 9003 - SW - OTHER FINANCING USES | 56,608.33 | 36,259.16 | 20,349.17 | 35.95 % | 509,474.97 | 314,560.74 | 194,914.23 | 38.26 % | 679,572.00 |
| Total Expense: | 515,710.34 | 694,149.28 | -178,438.94 | -34.60 % | 4,644,071.36 | 5,109,615.72 | -465,544.36 | -10.02 % | 6,193,676.64 |
| Report Total: | 223.43 | -89,830.94 | -90,054.37 | | -667.43 | 148,811.86 | 149,479.29 | | 0.00 |



Monroe, GA

Solid Waste Fund
with Capital

Income Statement
Group Summary

For Fiscal: 2022 Period Ending: 09/30/2022

| 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 | 2,942.56 | 0.00 |
| 4520 - SOLID WASTE COLLECTION | 2,300,000.00 | 2,308,590.24 | 208,144.09 | 1,852,363.75 | 456,226.49 |
| 4530 - SOLID WASTE DISPOSAL | 3,845,924.00 | 3,846,639.36 | 396,174.25 | 3,374,101.09 | 472,538.27 |
| 4540 - RECYCLABLES COLLECTION | 32,000.00 | 32,687.04 | 0.00 | 26,202.74 | 6,484.30 |
| 4585 - YARD TRIMMINGS COLLECTION | 0.00 | 2,817.44 | 0.00 | 2,817.44 | 0.00 |
| Revenue Total: | 6,177,924.00 | 6,193,676.64 | 604,318.34 | 5,258,427.58 | 935,249.06 |
| Expense | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 782,563.00 | 785,505.56 | 44,046.75 | 298,748.23 | 486,757.33 |
| 4520 - SOLID WASTE COLLECTION | 1,164,099.00 | 1,172,689.24 | 127,750.19 | 1,340,670.73 | -167,981.49 |
| 4530 - SOLID WASTE DISPOSAL | 3,049,540.00 | 3,050,255.36 | 449,045.89 | 3,187,760.55 | -137,505.19 |
| 4540 - RECYCLABLES COLLECTION | 214,266.00 | 214,953.04 | 8,682.59 | 107,439.13 | 107,513.91 |
| 4585 - YARD TRIMMINGS COLLECTION | 287,884.00 | 290,701.44 | 36,219.73 | 233,712.21 | 56,989.23 |
| 9003 - SW - OTHER FINANCING USES | 679,571.00 | 679,572.00 | 36,259.16 | 314,560.74 | 365,011.26 |
| Expense Total: | 6,177,923.00 | 6,193,676.64 | 702,004.31 | 5,482,891.59 | 710,785.05 |
| Total Surplus (Deficit): | 1.00 | 0.00 | -97,685.97 | -224,464.01 | |



Monroe, GA

Solid Waste Fund
with Capital

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 09/30/2022

| DEP... | 2021 Sept. Activity | 2022 Sept. Activity | Sept. Variance Favorable / (Unfavorable) | Variance % | 2021 YTD Activity | 2022 YTD Activity | YTD Variance Favorable / (Unfavorable) | Variance % |
|-----------------------------------|------------------------|------------------------|--|-------------------|----------------------|----------------------|--|-----------------|
| Revenue | | | | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 2,942.56 | 2,942.56 | 0.00% |
| 4520 - SOLID WASTE COLLECTION | 201,125.24 | 208,144.09 | 7,018.85 | 3.49% | 2,074,417.06 | 1,852,363.75 | -222,053.31 | -10.70% |
| 4530 - SOLID WASTE DISPOSAL | 356,703.04 | 396,174.25 | 39,471.21 | 11.07% | 2,944,251.04 | 3,374,101.09 | 429,850.05 | 14.60% |
| 4540 - RECYCLABLES COLLECTION | 2,148.71 | 0.00 | -2,148.71 | -100.00% | 18,474.02 | 26,202.74 | 7,728.72 | 41.84% |
| 4585 - YARD TRIMMINGS COLLECTION | 0.00 | 0.00 | 0.00 | 0.00% | 1,774.80 | 2,817.44 | 1,042.64 | 58.75% |
| Revenue Total: | 559,976.99 | 604,318.34 | 44,341.35 | 7.92% | 5,038,916.92 | 5,258,427.58 | 219,510.66 | 4.36% |
| Expense | | | | | | | | |
| 4510 - SOLID WASTE ADMINISTRATION | 23,693.03 | 44,046.75 | -20,353.72 | -85.91% | 238,906.71 | 298,748.23 | -59,841.52 | -25.05% |
| 4520 - SOLID WASTE COLLECTION | 96,363.63 | 127,750.19 | -31,386.56 | -32.57% | 871,822.95 | 1,340,670.73 | -468,847.78 | -53.78% |
| 4530 - SOLID WASTE DISPOSAL | 382,704.57 | 449,045.89 | -66,341.32 | -17.33% | 2,777,749.42 | 3,187,760.55 | -410,011.13 | -14.76% |
| 4540 - RECYCLABLES COLLECTION | 7,410.80 | 8,682.59 | -1,271.79 | -17.16% | 140,873.72 | 107,439.13 | 33,434.59 | 23.73% |
| 4585 - YARD TRIMMINGS COLLECTION | 21,215.66 | 36,219.73 | -15,004.07 | -70.72% | 188,437.58 | 233,712.21 | -45,274.63 | -24.03% |
| 9003 - SW - OTHER FINANCING USES | 33,598.68 | 36,259.16 | -2,660.48 | -7.92% | 284,505.44 | 314,560.74 | -30,055.30 | -10.56% |
| Expense Total: | 564,986.37 | 702,004.31 | -137,017.94 | -24.25% | 4,502,295.82 | 5,482,891.59 | -980,595.77 | -21.78% |
| Total Surplus (Deficit): | -5,009.38 | -97,685.97 | -92,676.59 | -1,850.06% | 536,621.10 | -224,464.01 | -761,085.11 | -141.83% |



Monroe, GA

Solid Waste Fund
without Capital

460

Budget Report
Group Summary

For Fiscal: 2022 Period Ending: 09/30/2022

| 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 | 2,942.56 | 0.00 | 0.00 % |
| 4520 - SOLID WASTE COLLECTION | 2,300,000.00 | 2,308,590.24 | 208,144.09 | 1,852,363.75 | -456,226.49 | 19.76 % |
| 4530 - SOLID WASTE DISPOSAL | 3,845,924.00 | 3,846,639.36 | 396,174.25 | 3,374,101.09 | -472,538.27 | 12.28 % |
| 4540 - RECYCLABLES COLLECTION | 32,000.00 | 32,687.04 | 0.00 | 26,202.74 | -6,484.30 | 19.84 % |
| 4585 - YARD TRIMMINGS COLLECTION | 0.00 | 2,817.44 | 0.00 | 2,817.44 | 0.00 | 0.00 % |
| Revenue Total: | 6,177,924.00 | 6,193,676.64 | 604,318.34 | 5,258,427.58 | -935,249.06 | 15.10 % |
| 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 | 44,046.75 | 298,748.23 | 486,757.33 | 61.97 % |
| 4520 - SOLID WASTE COLLECTION | 1,164,099.00 | 1,172,689.24 | 127,750.19 | 1,002,205.73 | 170,483.51 | 14.54 % |
| 4530 - SOLID WASTE DISPOSAL | 3,049,540.00 | 3,050,255.36 | 441,190.86 | 3,152,949.68 | -102,694.32 | -3.37 % |
| 4540 - RECYCLABLES COLLECTION | 214,266.00 | 214,953.04 | 8,682.59 | 107,439.13 | 107,513.91 | 50.02 % |
| 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 | 36,219.73 | 233,712.21 | 56,989.23 | 19.60 % |
| 9003 - SW - OTHER FINANCING USES | 679,571.00 | 679,572.00 | 36,259.16 | 314,560.74 | 365,011.26 | 53.71 % |
| Expense Total: | 6,177,923.00 | 6,193,676.64 | 694,149.28 | 5,109,615.72 | 1,084,060.92 | 17.50 % |
| Report Surplus (Deficit): | 1.00 | 0.00 | -89,830.94 | 148,811.86 | 148,811.86 | 0.00 % |



Monroe, GA

Solid Waste Fund
Capital

461

Budget Report
Group Summary

For Fiscal: 2022 Period Ending: 09/30/2022

| 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 | 338,465.00 | -338,465.00 | 0.00 % |
| 4530 - SOLID WASTE DISPOSAL | 0.00 | 0.00 | 7,855.03 | 34,810.87 | -34,810.87 | 0.00 % |
| 4585 - YARD TRIMMINGS COLLECTION | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| Expense Total: | 0.00 | 0.00 | 7,855.03 | 373,275.87 | -373,275.87 | 0.00 % |
| Report Total: | 0.00 | 0.00 | 7,855.03 | 373,275.87 | -373,275.87 | 0.00 % |

| Performance Indicators | Sep-22 | Aug-22 | Jul-22 | Jun-22 | May-22 | Apr-22 | Mar-22 | Feb-22 | Jan-22 | Dec-21 | Nov-21 | Oct-21 | Sep-21 |
|---------------------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Utilities | | | | | | | | | | | | | |
| Electric Customers | 6,841 | 6,830 | 6,802 | 6,801 | 6,798 | 6,790 | 6,770 | 6,769 | 6,745 | 6,768 | 6,758 | 6,743 | 6,737 |
| Natural Gas Customers | 4,279 | 4,270 | 4,261 | 4,230 | 4,226 | 4,203 | 4,197 | 4,190 | 4,170 | 4,173 | 4,162 | 4,148 | 4,136 |
| Water Customers | 10,730 | 10,714 | 10,686 | 10,648 | 10,615 | 10,572 | 10,561 | 10,555 | 10,532 | 10,528 | 10,493 | 10,482 | 10,417 |
| Wastewater Customers | 7,780 | 7,763 | 7,727 | 7,726 | 7,708 | 7,694 | 7,699 | 7,682 | 7,987 | 7,667 | 7,645 | 7,627 | 7,585 |
| Cable TV Customers | 1,980 | 1,995 | 2,023 | 2,039 | 2,067 | 2,084 | 2,128 | 2,149 | 2,162 | 2,188 | 2,211 | 2,238 | 2,260 |
| Digital Cable Customers | 168 | 170 | 170 | 170 | 169 | 173 | 175 | 171 | 169 | 170 | 173 | 174 | 175 |
| Internet Customers | 4,208 | 4,180 | 4,160 | 4,148 | 4,054 | 4,117 | 4,170 | 4,122 | 4,139 | 4,133 | 4,152 | 4,142 | 4,098 |
| Residential Phone Customers | 737 | 737 | 733 | 733 | 734 | 739 | 742 | 747 | 752 | 756 | 763 | 760 | 773 |
| Commercial Phone Customers | 288 | 286 | 285 | 283 | 284 | 283 | 286 | 285 | 287 | 286 | 280 | 279 | 276 |
| Fiber Customers | 335 | 319 | 310 | 310 | 303 | 287 | 278 | 257 | 241 | 240 | 237 | 230 | 216 |
| WiFi Router Customers | | | | | | | | | | | | | |
| Work Orders Generated | | | | | | | | | | | | | |
| Utilities | | | | | | | | | | | | | |
| Connects | 265 | 272 | 239 | 304 | 292 | 267 | 284 | 269 | 281 | 265 | 306 | 302 | 284 |
| Cutoff for Non-Payment | 88 | 75 | 60 | 54 | 70 | 67 | 58 | 81 | 72 | 76 | 71 | 80 | 62 |
| Electric Work Orders | 95 | 123 | 74 | 137 | 171 | 161 | 174 | 95 | 96 | 82 | 76 | 95 | 81 |
| Water Work Orders | 154 | 125 | 116 | 152 | 106 | 107 | 124 | 87 | 135 | 101 | 132 | 158 | 201 |
| Natural Gas Work Orders | 40 | 53 | 34 | 40 | 38 | 103 | 117 | 54 | 52 | 33 | 44 | 39 | 43 |
| Disconnects | 175 | 192 | 164 | 184 | 192 | 170 | 206 | 176 | 202 | 184 | 197 | 217 | 178 |
| Sewer Work Orders | 11 | 18 | 15 | 20 | 8 | 21 | 15 | 29 | 33 | 20 | 17 | 18 | 55 |
| Telecomm Work Orders | 212 | 266 | 196 | 183 | 170 | 171 | 255 | 205 | 234 | 179 | 184 | 216 | 188 |
| Stormwater Work Orders | - | - | 2 | | - | - | - | 1 | 1 | - | | | - |
| Billing/Collections | | | | | | | | | | | | | |
| Utilities | | | | | | | | | | | | | |
| Utility Revenue Billed | \$ 4,181,752 | \$ 4,384,941 | \$ 4,033,365 | \$ 3,723,681 | \$ 3,806,253 | \$ 3,737,109 | \$ 4,298,336 | \$ 4,191,851 | \$ 3,759,972 | \$ 3,554,338 | \$ 3,503,844 | \$ 3,901,304 | \$ 4,085,762 |
| Utility Revenue Collected | \$ 39,678,175 | \$ 4,155,844 | \$ 3,837,452 | \$ 3,512,742 | \$ 3,622,186 | \$ 3,657,019 | \$ 4,107,304 | \$ 4,008,499 | \$ 3,608,582 | \$ 3,351,898 | \$ 3,311,489 | \$ 3,720,182 | \$ 3,901,839 |
| Amount Written Off for Bad Debt | \$ 12,510 | \$ 17,405 | \$ 28,662 | \$ 35,440 | \$ 31,386 | \$ 18,697 | \$ 14,990 | \$ 40,124 | \$ 26,746 | \$ 28,404 | \$ 22,102 | \$ 20,398 | \$ 18,286 |
| Extensions | | | | | | | | | | | | | |
| Utilities | | | | | | | | | | | | | |
| Extensions Requested | 595 | 603 | 565 | 559 | 507 | 510 | 468 | 516 | 539 | 518 | 588 | 610 | 591 |
| Extensions Pending | 38 | 130 | 36 | 38 | 129 | 42 | 82 | 41 | 138 | 119 | 125 | 170 | 12 |
| Extensions Defaulted | 43 | 14 | 24 | 26 | 24 | 31 | 20 | 33 | 37 | 17 | 32 | 16 | 42 |
| Extensions Paid per Agreement | 642 | 492 | 543 | 479 | 396 | 519 | 397 | 590 | 483 | 489 | 600 | 430 | 632 |
| Percentage of Extensions Paid | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Taxes | | | | | | | | | | | | | |
| Admin Support | | | | | | | | | | | | | |
| Property Tax Collected | \$ 4,094 | \$ 4,580 | \$ 3,752 | \$ 2,757 | \$ 4,731 | \$ 9,583 | \$ 16,789 | \$ 74,560 | \$ 79,872 | \$ 79,872 | \$ 2,869,833 | \$ 407,962 | \$ 186,218 |
| Accounting | | | | | | | | | | | | | |
| Payroll & Benefits | | | | | | | | | | | | | |
| Payroll Checks issued | - | - | - | - | - | 1 | - | - | - | - | - | - | 2 |
| Direct Deposit Advices | 988 | 651 | 656 | 676 | 638 | 952 | 691 | 623 | 626 | 715 | 738 | 949 | 653 |
| General Ledger | | | | | | | | | | | | | |
| Accounts Payable Checks Issued | 283 | 338 | 264 | 335 | 290 | 289 | 350 | 288 | 301 | 336 | 363 | 314 | 313 |
| Accounts Payable Invoices Entered | 366 | 421 | 344 | 451 | 367 | 369 | 419 | 297 | 363 | 412 | 447 | 386 | 399 |
| Journal Entries Processed | 97 | 97 | 96 | 65 | 91 | 85 | 107 | 97 | 143 | 176 | 112 | 121 | 124 |
| Miscellaneous Receipts | 311 | 424 | 396 | 445 | 394 | 488 | 541 | 566 | 822 | 324 | 319 | 351 | 342 |
| Utility Deposit Refunds Processed | 25 | 22 | 40 | 39 | 54 | 42 | 61 | 42 | 39 | 55 | 48 | 36 | 31 |
| Local Option Sales Tax | \$ 315,857 | \$ 315,011 | \$ 307,128 | \$ 309,486 | \$ 295,570 | \$ 283,314 | \$ 256,395 | \$ 252,907 | \$ 292,991 | \$ 273,259 | \$ 267,182 | \$ 261,531 | \$ 275,894 |
| Special Local Option Sales Tax - 2019 | | 298,360 | 280,683 | 273,659 | 275,720 | 263,336 | 252,440 | 228,454 | 225,328 | 261,062 | 243,480 | 238,067 | 233,015 |
| Payroll & Benefits | | | | | | | | | | | | | |

| Performance Indicators | Sep-22 | Aug-22 | Jul-22 | Jun-22 | May-22 | Apr-22 | Mar-22 | Feb-22 | Jan-22 | Dec-21 | Nov-21 | Oct-21 | Sep-21 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Filled Positions | 254 | 253 | 253 | 254 | 251 | 245 | 244 | 244 | 241 | 239 | 241 | 245 | 239 |
| Vacancies | 9 | 10 | 10 | 9 | 12 | 18 | 19 | 19 | 22 | 15 | 13 | 9 | 15 |
| Unfunded Positions | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 |
| Airport | | | | | | | | | | | | | |
| Airport | | | | | | | | | | | | | |
| Airport Fuel Sales - Gallons | 2,124 | 2,354 | 2,495 | 2,344 | 3,526 | 3,840 | 5,842 | 4,214 | 3,335 | 4,288 | 5,207 | 4,476 | 4,231 |
| Fuel Sales - Revenue | 13,149 | 14,574 | 1,544 | 14,507 | 21,824 | 17,627 | 26,817 | 19,214 | 14,976 | 19,252 | 22,859 | 19,650 | 18,575 |



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING**

NOV. 2022

City of Monroe Fire Dept

Monroe, GA

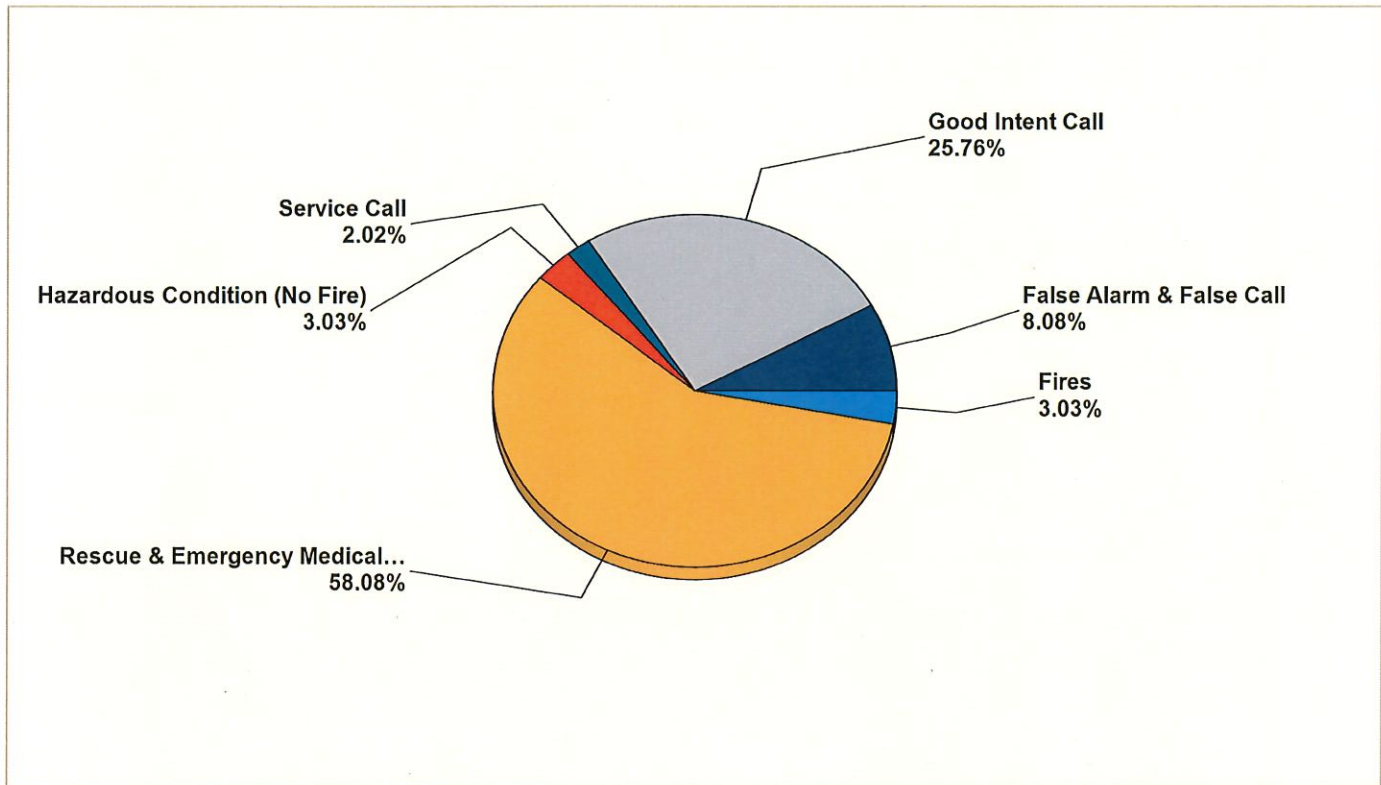
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465

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 09/01/2022 | End Date: 09/30/2022



| MAJOR INCIDENT TYPE | # INCIDENTS | % of TOTAL |
|------------------------------------|-------------|-------------|
| Fires | 6 | 3.03% |
| Rescue & Emergency Medical Service | 115 | 58.08% |
| Hazardous Condition (No Fire) | 6 | 3.03% |
| Service Call | 4 | 2.02% |
| Good Intent Call | 51 | 25.76% |
| False Alarm & False Call | 16 | 8.08% |
| TOTAL | 198 | 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

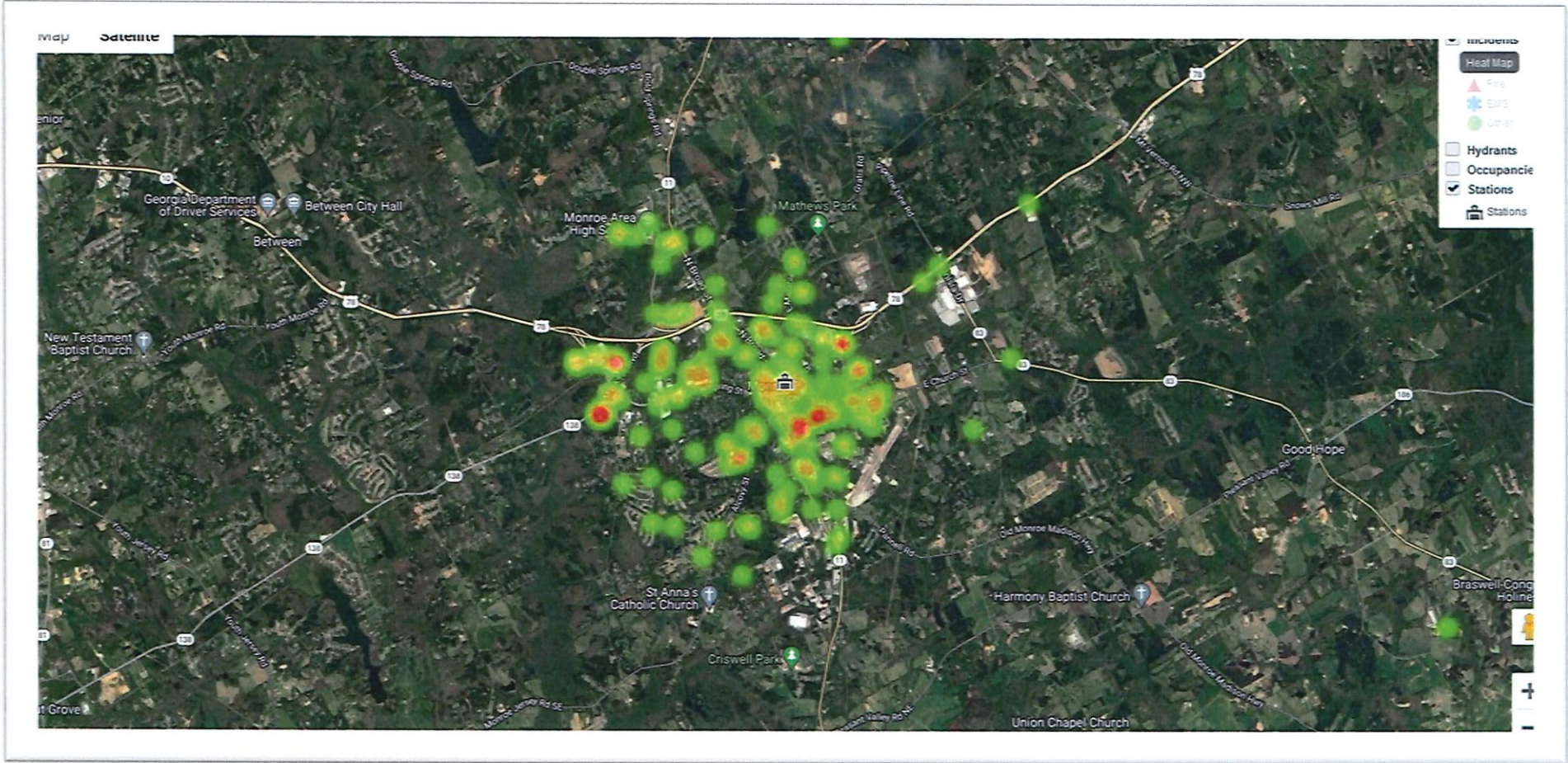
| INCIDENT TYPE | # INCIDENTS | % of TOTAL |
|--|-------------|-------------|
| 113 - Cooking fire, confined to container | 1 | 0.51% |
| 118 - Trash or rubbish fire, contained | 1 | 0.51% |
| 131 - Passenger vehicle fire | 3 | 1.52% |
| 137 - Camper or recreational vehicle (RV) fire | 1 | 0.51% |
| 311 - Medical assist, assist EMS crew | 62 | 31.31% |
| 321 - EMS call, excluding vehicle accident with injury | 38 | 19.19% |
| 322 - Motor vehicle accident with injuries | 5 | 2.53% |
| 323 - Motor vehicle/pedestrian accident (MV Ped) | 3 | 1.52% |
| 324 - Motor vehicle accident with no injuries. | 6 | 3.03% |
| 353 - Removal of victim(s) from stalled elevator | 1 | 0.51% |
| 412 - Gas leak (natural gas or LPG) | 1 | 0.51% |
| 441 - Heat from short circuit (wiring), defective/worn | 2 | 1.01% |
| 445 - Arcing, shorted electrical equipment | 2 | 1.01% |
| 451 - Biological hazard, confirmed or suspected | 1 | 0.51% |
| 553 - Public service | 3 | 1.52% |
| 554 - Assist invalid | 1 | 0.51% |
| 611 - Dispatched & cancelled en route | 42 | 21.21% |
| 622 - No incident found on arrival at dispatch address | 5 | 2.53% |
| 651 - Smoke scare, odor of smoke | 4 | 2.02% |
| 733 - Smoke detector activation due to malfunction | 1 | 0.51% |
| 735 - Alarm system sounded due to malfunction | 4 | 2.02% |
| 742 - Extinguishing system activation | 1 | 0.51% |
| 743 - Smoke detector activation, no fire - unintentional | 4 | 2.02% |
| 745 - Alarm system activation, no fire - unintentional | 5 | 2.53% |
| 746 - Carbon monoxide detector activation, no CO | 1 | 0.51% |
| TOTAL INCIDENTS: | 198 | 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



September 2022 Incident Distribution

City of Monroe Fire Dept

Monroe, GA



| Incident Comparison 2018-2022 | | | | | |
|---|------|------|------|------|------|
| September | 2018 | 2019 | 2020 | 2021 | 2022 |
| 100 - Fire | 5 | 7 | 2 | 3 | 6 |
| 200 - Overpressure Rupture, Explosion, Overheat | 0 | 0 | 1 | 0 | 0 |
| 300 - Rescue & EMS | 141 | 115 | 114 | 132 | 115 |
| 400 - Hazardous Condition | 8 | 5 | 2 | 6 | 6 |
| 500 - Service Call | 14 | 8 | 13 | 4 | 4 |
| 600 - Good Intent & Canceled Call | 35 | 52 | 62 | 45 | 51 |
| 700 - False Alarm & False Call | 15 | 7 | 11 | 5 | 16 |
| 800 - Severe Weather & Natural Disaster | 0 | 0 | 0 | 0 | 0 |
| 900 - Special Incident Type | 0 | 0 | 0 | 0 | 0 |
| | 218 | 194 | 205 | 195 | 198 |

City of Monroe Fire Dept

Monroe, GA

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469

Detailed Losses For Date Range

Start Date: 09/01/2022 | End Date: 09/30/2022

| # 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 |
|-------------|-------------------------------|-------------------------------|-------------------------|------------|------------------|------------------|--------------|--------------|
| 4 | \$23,000.00 | \$1,400.00 | \$24,400.00 | \$6,100.00 | \$18,500.00 | \$900.00 | \$19,400.00 | \$4,850.00 |

| INCIDENT # | DATE | TYPE | LOCATION | PRE-INCIDENT PROPERTY | PRE-INCIDENT CONTENTS | PRE-INCIDENT TOTAL | PROP. LOSS | CONT. LOSS | TOTAL |
|------------|------------|--|--------------------------|-----------------------|-----------------------|--------------------|------------|------------|------------|
| 2022-1642 | 09/04/2022 | 131 - Passenger vehicle fire | 547 Green ST Monroe | \$7,000.00 | \$150.00 | \$7,150.00 | \$7,000.00 | \$150.00 | \$7,150.00 |
| 2022-1681 | 09/11/2022 | 137 - Camper or recreational vehicle (RV) fire | 333 Walker DR Monroe | \$9,000.00 | \$1,000.00 | \$10,000.00 | \$4,500.00 | \$500.00 | \$5,000.00 |
| 2022-1704 | 09/14/2022 | 131 - Passenger vehicle fire | 315 S Broad ST Monroe | \$2,500.00 | \$250.00 | \$2,750.00 | \$2,500.00 | \$250.00 | \$2,750.00 |
| 2022-1744 | 09/21/2022 | 131 - Passenger vehicle fire | Highway 78 Monroe | \$4,500.00 | \$0.00 | \$4,500.00 | \$4,500.00 | \$0.00 | \$4,500.00 |

Only Reviewed Incidents included.



emergencyreporting.com

Doc Id: 1324

Page # 1 of 1

City of Monroe Fire Dept

Monroe, GA

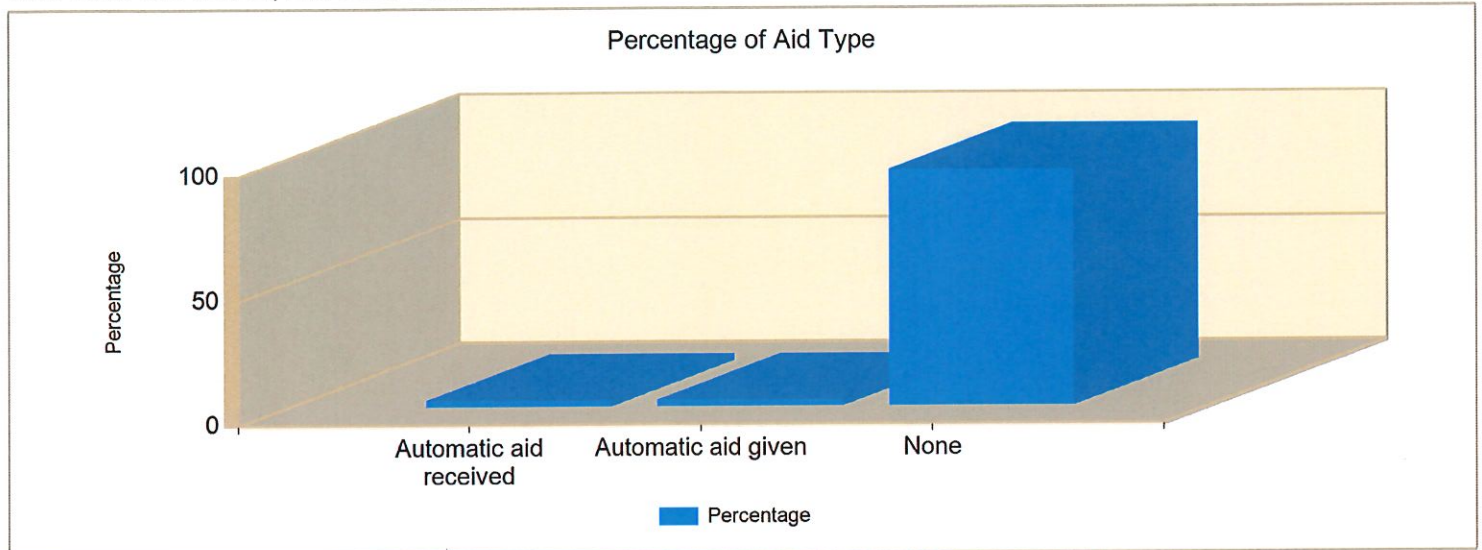
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470

Count of Aid Given and Received for Incidents for Date Range

Start Date: 09/01/2022 | End Date: 09/30/2022



| AID TYPE | TOTAL | % of TOTAL |
|------------------------|-------|------------|
| Automatic aid received | 5 | 2.5% |
| Automatic aid given | 5 | 2.5% |
| None | 188 | 94.9% |

Only REVIEWED incidents included



PARKS PROJECTS & UPDATES – NOVEMBER 2022

PILOT PARK

The restroom at Pilot Park has been installed and is open to the public. New Sidewalks were installed providing access to the new restroom, along with some sidewalk repairs inside the park. New fencing and a gate have been installed around the new restroom. The lower area drainage improvements and adjustments to alleviate standing water and drainage issues are complete. New mulch was installed for a catalogue photoshoot by PlaySouth Playground Equipment companies for 2022. Also, the retaining wall for the small parking area has been replaced. The total cost of the improvements made to Pilot Park are approximately \$423,232. Monthly cleaning is also continuing to keep the equipment sanitized and clean for all patrons, and a weekly bathroom cleaning schedule will start upon the opening of the facility.



Pilot Park became the first park in Monroe and Walton County to place a permanent pinwheel representing the awareness for child abuse prevention. Annually, during the month of April, A Child’s Voice, a Chapter of PCA Georgia in Walton County, places small pinwheels around cities to create attention with the goal in mind of strengthening families and inspiring action through education, awareness, and advocacy to help prevent child abuse. The thought behind these pinwheels symbolizes playfulness, joy,

and whimsy and is entirely a symbol of child abuse prevention. Those pinwheels during the month of April are temporary, while this pinwheel, built and installed by Dr. Alex Rodriguez and placed in Pilot Park will be permanent. This pinwheel was graciously sponsored by the Kiwanis Club of Monroe.

MATHEWS PARK



The second phase of renovations/additions for the rehabilitation work of paving/parking, pavilions, additional signage, disc golf renovations, fencing, and other amenities is in process. In September the front parking area was repaired and a new parking area added along with curb and cutter to help control stormwater runoff. Additional walkways and ramps have been tied into the new parking areas.

THE PAVILIONS HAVE BEEN DELIVERED! Contractors are currently in the process of assembling the pavilions. Additional equipment, seating, trash receptacles, and signage have all been delivered and are awaiting the completion of the pavilions for installation. The shade structures have been installed over the benches. A new privacy fence will be installed November/ December. The rear parking lot will be removed this winter. A



study of the pond wildlife and dam was completed by Aquatic Environmental Services, with a follow up management plan now provided by the same company. The installation of fish beds, new feeders, and fish stocking have been completed. During late fall we will stock the pond with rainbow trout. The total cost of the Phase I improvements made to Mathews Park are approximately \$165,510. The upgrades as proposed in

Phase II are currently at \$219,698 for improvements and additions.



POLICE
DEPARTMENT
MONTHLY REPORT
November
2022

Comparison of September 2021 to September 2022 Activity Reports

| | 2022 | | | 2021 | | |
|--------------------------|-------------|--|--|-------------|--|--|
| Calls for Service | 1,783 | | | 1,657 | | |
| | | | | | | |
| Area Checks | 10,445 | | | 8,622 | | |
| | | | | | | |
| Calls to MPD | n/a | | | n/a | | |
| | | | | | | |
| Court Cases | 157 | | | 257 | | |
| | | | | | | |
| Training Hours | 1,389 | | | 603 | | |
| | | | | | | |
| | | | | | | |
| Part A Crimes | 59 | | | 77 | | |
| Part B Crimes | 33 | | | 66 | | |
| | | | | | | |
| Arrest-Adult | 20 | | | 65 | | |
| Juvenile | 2 | | | 10 | | |
| | | | | | | |
| C/S Trash Pick Up | | | | | | |
| Tires | | | | | | |

| AGENCY | 2022 JAN | FEB | MARCH | APRIL | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | TOTALS |
|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------|----------|----------|----------------|
| LE CALLS | | | | | | | | | | | | | |
| WALTON SO | 3,449 | 3,321 | 3,753 | 3,240 | 3,651 | 3,585 | 3,402 | 3,350 | 3,718 | | | | 31,469 |
| WCSO AREA CHECKS | 10,500 | 9,025 | 8,964 | 7,559 | 9,920 | 8,512 | 9,119 | 9,459 | 7,839 | | | | 80,897 |
| MONROE PD | 1,565 | 1,509 | 1,933 | 1,974 | 1,909 | 1,963 | 2,063 | 1,723 | 1,783 | | | | 16,422 |
| MPD AREA CHECKS | 10,690 | 10,546 | 10,674 | 9,078 | 10,595 | 9,740 | 10,813 | 9,798 | 10,445 | | | | 92,379 |
| LOGANVILLE PD | 797 | 709 | 882 | 969 | 1,008 | 870 | 872 | 862 | 848 | | | | 7,817 |
| LPD AREA CHECKS | 9 | 15 | 54 | 24 | 15 | 9 | 14 | 20 | 21 | | | | 181 |
| SOCIAL CIRCLE PD | 375 | 359 | 407 | 368 | 331 | 386 | 355 | 341 | 296 | | | | 3,218 |
| SPD AREA CHECKS | 1,858 | 1,677 | 1,856 | 1,683 | 1,664 | 2,129 | 2,166 | 1,847 | 1,948 | | | | 16,828 |
| LAW TOTALS | 29,243 | 27,161 | 28,523 | 24,895 | 29,093 | 27,194 | 28,804 | 27,400 | 26,898 | 0 | 0 | 0 | 249,211 |
| WALTON EMS | 1,895 | 1,491 | 1,564 | 1,513 | 1,590 | 1,607 | 1,749 | 1,701 | 1,543 | | | | 14,653 |
| FIRE DEPTS | | | | | | | | | | | | | 0 |
| WALTON FIRE | 507 | 376 | 457 | 440 | 418 | 449 | 440 | 459 | 386 | | | | 3,932 |
| MONROE FIRE | 235 | 191 | 197 | 186 | 189 | 222 | 235 | 196 | 201 | | | | 1,852 |
| LOGANVILLE FIRE | 226 | 188 | 209 | 183 | 169 | 135 | 199 | 183 | 217 | | | | 1,709 |
| SOC CIRCLE FIRE | 73 | 53 | 51 | 73 | 65 | 56 | 67 | 63 | 66 | | | | 567 |
| FIRE DEPT TOTALS | 1,041 | 808 | 914 | 882 | 841 | 862 | 941 | 901 | 870 | 0 | 0 | 0 | 8,060 |
| PHONE CALLS | | | | | | | | | | | | | |
| ABANDONED | 252 | 182 | 172 | 204 | 207 | 178 | 206 | 274 | 174 | | | | |
| ADMIN IN | 5,026 | 4,453 | 5,317 | 5,299 | 5,239 | 5,497 | 5,079 | 5,304 | 4,893 | | | | |
| ADMIN OUT | 3,457 | 3,081 | 3,760 | 3,686 | 3,529 | 3,378 | 3,197 | 3,370 | 2,950 | | | | |
| 911 INCOMING | 4,535 | 4,008 | 4,592 | 4,422 | 5,148 | 4,424 | 4,759 | 4,817 | 4,248 | | | | |
| CALL TOTALS | 13,270 | 11,724 | 13,841 | 13,611 | 14,123 | 13,477 | 13,241 | 13,765 | 12,265 | 0 | 0 | 0 | 119,317 |

Municipal Court

| | September 2021 | September 2022 |
|----------------------------|----------------|----------------|
| Citations issued: | 251 | 234 |
| Adjudicated/Closed cases: | 257 | 157 |
| Fines collected per month: | \$43,535.50 | \$26,034.04 |
| Year to date collected: | \$363,550.45 | \$331,069.29 |

September 2022 Training Hours for Monroe Police Department

GPSTC online training: 22

GPSTC Police Academy: 816

Conference training: 29

In-service Training: 410

Off Site Training: 112

Total Training Hours: 1,389



Offense and Arrest Summary Report

Printed On:
10/12/2022

Beginning Date: 09/01/2022

Ending Date: 09/30/2022

Page 1 of 1

Agency: MONROE POLICE DEPARTMENT

| | | | |
|---|---------|---|--------|
| Total Offenses | 92 | Clearance Rate | 14.13% |
| % change from last year | -35.66% | Last years rate | 38.46% |
| Total Arrests | 22 | Hate Crime Offenses | 0 |
| % change from last year | -70.67% | Law Officers Assaulted | 0 |
| Group A Crime Rate per 100,000 Population : | 652.90 | Summary based reporting Crime Rate per 100,000 Population : | 383.22 |
| Arrest Rate per 100,000 Population : | 156.13 | | |

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 | 0 |
| Aggravated Assault | 0 | 0 | 0 | 0 | 2 |
| Burglary | 0 | 0 | 0 | 0 | 0 |
| Larceny | 4 | 2 | 0 | 6 | 10 |
| Motor Vehicle Theft | 0 | 0 | 0 | 0 | 0 |
| Arson | 0 | 0 | 0 | 0 | 0 |
| Simple Assault | 2 | 0 | 0 | 2 | 13 |
| Intimidation | 0 | 0 | 0 | 0 | 1 |
| Bribery | 0 | 0 | 0 | 0 | 0 |
| Counterfeiting/Forgery | 0 | 0 | 0 | 0 | 0 |
| Vandalism | 1 | 0 | 0 | 1 | 0 |
| Drug/Narcotic Violations | 2 | 0 | 0 | 2 | 15 |
| Drug Equipment Violations | 1 | 0 | 0 | 1 | 0 |
| Embezzlement | 0 | 0 | 0 | 0 | 0 |
| Extortion/Blackmail | 0 | 0 | 0 | 0 | 0 |
| Fraud | 0 | 0 | 0 | 0 | 0 |
| Gambling | 0 | 0 | 0 | 0 | 0 |
| Kidnapping | 0 | 0 | 0 | 0 | 0 |
| Pornography | 0 | 0 | 0 | 0 | 0 |
| Prostitution | 0 | 0 | 0 | 0 | 0 |
| Sodomy | 0 | 0 | 0 | 0 | 0 |
| Sexual Assault w/Object | 0 | 0 | 0 | 0 | 0 |
| Fondling | 0 | 0 | 0 | 0 | 0 |
| Incest | 0 | 0 | 0 | 0 | 0 |
| Statutory Rape | 0 | 0 | 0 | 0 | 0 |
| Stolen Property | 0 | 0 | 0 | 0 | 0 |
| Weapons Law Violations | 0 | 0 | 0 | 0 | 5 |
| Human Trafficking, Commercial Sex Acts | 0 | 0 | 0 | 0 | 0 |
| Human Trafficking, Involuntary Servitude | 0 | 0 | 0 | 0 | 0 |
| Animal Cruelty | 0 | 0 | 0 | 0 | 0 |
| Total Group A Arrests | 10 | 2 | 0 | 12 | 46 |
| Group "B" Arrests | | | | | |
| Bad Checks | 0 | 0 | 0 | 0 | 0 |
| Curfew/Vagrancy | 0 | 0 | 0 | 0 | 0 |
| Disorderly Conduct | 2 | 0 | 0 | 2 | 3 |
| DUI | 2 | 0 | 0 | 2 | 4 |
| Drunkenness | 2 | 0 | 0 | 2 | 1 |
| Family Offenses-nonviolent | 0 | 0 | 0 | 0 | 2 |
| Liquor Law Violations | 0 | 0 | 0 | 0 | 0 |
| Peeping Tom | 0 | 0 | 0 | 0 | 0 |
| Runaways | 0 | 0 | 0 | 0 | 0 |
| Trespass | 1 | 0 | 0 | 1 | 1 |
| All Other Offenses | 3 | 0 | 0 | 3 | 18 |
| Total Group B Arrests | 10 | 0 | 0 | 10 | 29 |
| Total Arrests | 20 | 2 | 0 | 22 | 75 |

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 | 1 |
| Robbery | 0 | 0 | 1 |
| Aggravated Assault | 1 | 0 | 5 |
| Burglary | 0 | 0 | 10 |
| Larceny | 50 | 6 | 34 |
| Motor Vehicle Theft | 1 | 0 | 3 |
| Arson | 2 | 0 | 0 |
| Simple Assault | 5 | 2 | 23 |
| Intimidation | 6 | 1 | 6 |
| Bribery | 0 | 0 | 0 |
| Counterfeiting/Forgery | 0 | 0 | 1 |
| Vandalism | 10 | 1 | 16 |
| Drug/Narcotic Violations | 7 | 2 | 21 |
| Drug Equipment Violations | 0 | 0 | 6 |
| Embezzlement | 0 | 0 | 0 |
| Extortion/Blackmail | 0 | 0 | 0 |
| Fraud | 5 | 0 | 7 |
| Gambling | 0 | 0 | 0 |
| Kidnapping | 0 | 0 | 0 |
| Pornography | 1 | 0 | 0 |
| Prostitution | 0 | 0 | 0 |
| Sodomy | 0 | 0 | 0 |
| Sexual Assault w/Object | 0 | 0 | 0 |
| Fondling | 1 | 0 | 1 |
| Incest | 0 | 0 | 0 |
| Statutory Rape | 0 | 0 | 0 |
| Stolen Property | 0 | 0 | 1 |
| Weapons Law Violations | 3 | 1 | 7 |
| Human Trafficking, Commercial Sex Acts | 0 | 0 | 0 |
| Human Trafficking, Involuntary Servitude | 0 | 0 | 0 |
| Animal Cruelty | 0 | 0 | 0 |
| Total Group "A" | 92 | 13 | 143 |

Crime Against Person

13 - This year
36 - Last year
-63.89% - Percent Change

Crime Against Property

68 - This year
73 - Last year
-6.85% - Percent Change

Crime Against Society

11 - This year
34 - Last year
-67.65% - Percent Change

Population: 14091

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



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

| <u>Unit</u> | <u>Unit Description</u> | <u>Number of Logs</u> |
|--------------------------|-------------------------|-----------------------|
| 304 | LAW ENFORCEMENT UNIT | 4 |
| 305 | LAW ENFORCEMENT UNIT | 3 |
| 306 | LAW ENFORCEMENT UNIT | 1 |
| 311 | LAW ENFORCEMENT UNIT | 30 |
| 316 | LAW ENFORCEMENT UNIT | 24 |
| 323 | LAW ENFORCEMENT UNIT | 225 |
| 324 | LAW ENFORCEMENT UNIT | 3 |
| 325 | LAW ENFORCEMENT UNIT | 968 |
| 327 | LAW ENFORCEMENT UNIT | 216 |
| 329 | LAW ENFORCEMENT UNIT | 1 |
| 333 | LAW ENFORCEMENT UNIT | 593 |
| 335 | LAW ENFORCEMENT UNIT | 137 |
| 336 | LAW ENFORCEMENT UNIT | 1 |
| 337 | LAW ENFORCEMENT UNIT | 117 |
| 338 | LAW ENFORCEMENT UNIT | 345 |
| 340 | LAW ENFORCEMENT UNIT | 457 |
| 341 | LAW ENFORCEMENT UNIT | 425 |
| 342 | LAW ENFORCEMENT UNIT | 475 |
| 343 | LAW ENFORCEMENT UNIT | 305 |
| 345 | LAW ENFORCEMENT UNIT | 1 |
| 346 | LAW ENFORCEMENT UNIT | 293 |
| 347 | LAW ENFORCEMENT UNIT | 132 |
| 348 | LAW ENFORCEMENT UNIT | 288 |
| 349 | LAW ENFORCEMENT UNIT | 1532 |
| 351 | LAW ENFORCEMENT UNIT | 1063 |
| 352 | LAW ENFORCEMENT UNIT | 348 |
| 353 | LAW ENFORCEMENT UNIT | 1052 |
| 355 | LAW ENFORCEMENT UNIT | 456 |
| 356 | LAW ENFORCEMENT UNIT | 168 |
| 357 | LAW ENFORCEMENT UNIT | 2 |
| 366 | LAW ENFORCEMENT UNIT | 757 |
| 369 | LAW ENFORCEMENT UNIT | 23 |
| Total Radio Logs: | | 10445 |

Report Includes:

All dates between `00:00:00 09/01/22` and `23:59:59 09/30/22`, 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 | 4 |
| ANIMAL BITE | 1 |
| ANIMAL COMPLAINT | 9 |
| INJURED ANIMAL | 1 |
| VICIOUS ANIMAL | 1 |
| PROWLER | 5 |
| BURGLARY IN PROGRESS | 3 |
| BURGLARY REPORT | 3 |
| DOMESTIC NON-VIOLENT | 31 |
| DOMESTIC VIOLENT | 1 |
| WARRANT SERVICE | 28 |
| SUBJECT WITH WEAPON | 1 |
| SUSPICIOUS PERSON | 78 |
| SUSPICIOUS VEHICLE | 100 |
| SUICIDE ATTEMPT | 3 |
| SUICIDE THREAT | 8 |
| KEYS LOCKED IN VEHICLE | 102 |
| ACCIDENT NO INJURIES | 71 |
| MVA WITH AN ANIMAL | 1 |
| INJURY BY COMPLAINT | 3 |
| ACCIDENT WITH A DEER | 3 |
| ACCIDENT WITH INJURIES | 5 |
| OFFICER INVOLVED ACCIDENT | 2 |
| PERSON STRUCK WITH AUTO | 5 |
| ACCIDENT UNKNOWN INJURIES | 5 |
| ROAD HAZARD | 7 |
| LIVESTOCK IN ROADWAY | 1 |
| DRUNK DRIVER | 3 |
| INTOXICATED PERSON | 2 |
| HIT AND RUN | 3 |
| HIT AND RUN WITH INJURIES | 1 |
| TRANSPORT FOR BUSINESS | 2 |
| FUNERAL ESCORT | 11 |
| TRANSPORT | 4 |
| DISABLED VEHICLE | 22 |
| AREA/BLDG CHECK | 39 |
| LITTERING/ILLEGAL DUMPING | 2 |
| CHILD ABUSE | 1 |
| SEXUAL ASSAULT | 2 |
| CHASE | 3 |
| WORK SCHOOL TRAFFIC | 1 |
| BANK ALARM | 1 |
| BUSINESS ALARM | 40 |

| <u>Nature of Incident</u> | <u>Total Incidents</u> |
|--------------------------------|------------------------|
| RESIDENTIAL ALARM | 19 |
| DRAG RACING | 1 |
| SUBJECT IN CUSTODY | 4 |
| TRANSPORT TO COURT | 1 |
| DEMENTED PERSON NON-VIOLENT | 19 |
| DEMENTED PERSON VIOLENT | 1 |
| STOLEN VEHICLE | 2 |
| 911 HANGUP | 22 |
| CONTROL SUBSTANCE PROBLEM | 10 |
| AGENCY ASSISTANCE | 8 |
| ARSON | 1 |
| ASSAULT | 2 |
| ASSAULT LAW ENFORCEMENT ONLY | 3 |
| CHILD CUSTODY DISPUTE | 5 |
| CIVIL ISSUE/DISPUTE | 15 |
| DAMAGE TO PROPERTY | 33 |
| DISPUTE NON VIOLENT IN NATURE | 64 |
| DISPUTE VIOLENT IN NATURE | 3 |
| DISTRUBING THE PEACE | 2 |
| EMERGENCY MESSAGE | 1 |
| LE ASSIST FOR EMS | 12 |
| ENTERING AN AUTO | 29 |
| EXTRA PATROL REQUEST | 9 |
| ASSIST FIRE DEPARTMENT | 7 |
| FIREARMS DISCHARGED | 5 |
| FOLLOW UP TO PREVIOUS CALL | 3 |
| FOUND PROPERTY | 6 |
| FRAUD | 5 |
| HARRASSING PHONE CALLS | 3 |
| HARRASSMENT | 7 |
| ILLEGAL GAMBLING | 1 |
| ILLEGAL PARKING | 2 |
| JUVENILE RUNAWAY | 5 |
| JUVENILE COMPLAINT | 16 |
| JUVENILE PROBLEM -NO COMPLAINT | 4 |
| LOST ITEM REPOR | 7 |
| LOUD MUSIC COMPLAINT | 8 |
| MENTAL PSYCHOLOGICAL EMOTIONAL | 1 |
| MISSING PERSON | 8 |
| MISCELLANEOUS LAW INCIDENT | 29 |
| POWER LINES DOWN | 1 |
| PHONE CALLS/MAIL SCAMS | 4 |
| SEARCH WARRANT | 3 |
| SHOPLIFTING | 10 |
| SHOTS FIRED | 1 |
| THEFT REPORT | 32 |
| THREATS | 5 |
| TRAFFIC VIOLATION | 659 |
| TRAILER INSPECTION | 9 |
| TREE DOWN | 1 |

| <u>Nature of Incident</u> | <u>Total Incidents</u> |
|---------------------------|------------------------|
| TRESPASSING | 6 |
| UNKNOWN PRIORITY 1 | 1 |
| UNKNOWN LAW PROBLEM | 7 |
| UNSECURE PREMISES | 2 |
| VEHICLE INSPECTION | 10 |
| VIOLATION TPO | 1 |
| WANTED PERSON | 2 |
| WELFARE CHECK | 26 |

Total reported: 1783

Report Includes:

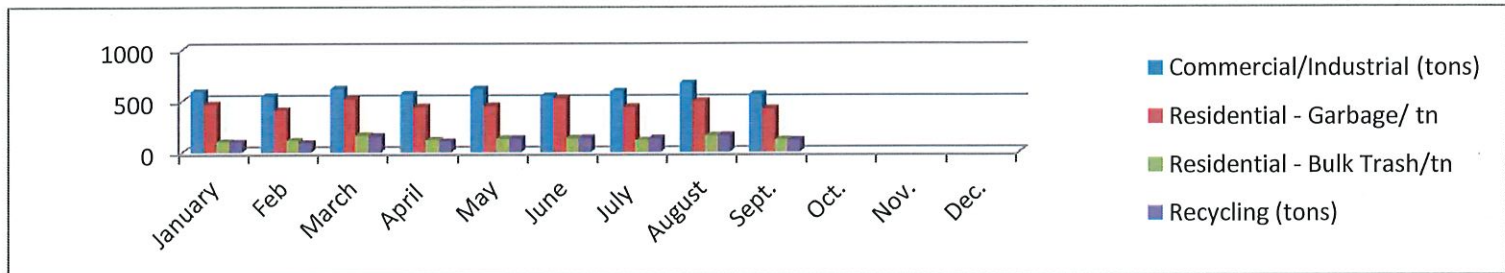
All dates between `00:00:00 09/01/22` and `23:59:59 09/30/22`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



**SOLID WASTE
DEPARTMENT
MONTHLY REPORT
NOVEMBER
2022**

City of Monroe
Tonnage Report

| 2022 | January | Feb | March | April | May | June | July | August | Sept. | Oct. | Nov. | Dec. |
|-----------------------------------|-----------|------------|-----------|------------|------------|-----------|-----------|-----------|-----------|------|------|------|
| Commercial/Industrial (tons) | 596.1 | 547.99 | 622.6 | 568.92 | 619.76 | 551.06 | 596.29 | 674.21 | 563.67 | | | |
| Residential - Garbage/ tn | 467.24 | 411.99 | 522.06 | 443.87 | 452.66 | 525.98 | 443.6 | 500.56 | 426.45 | | | |
| Residential - Bulk Trash/tn | 105.98 | 116.38 | 166.76 | 120.47 | 136.22 | 138.03 | 119.01 | 162.45 | 124.39 | | | |
| Recycling (tons) | 101.26 | 93.17 | 158.04 | 107.71 | 135.55 | 143.39 | 138.94 | 166.78 | 120.66 | | | |
| Transfer Station (tons) | 9,229.85 | 8,037.19 | 10,290.11 | 9,525.72 | 9,395.10 | 10,081.58 | 9,721.55 | 10,088.46 | 8,525.38 | | | |
| Customers (TS) | 19 | 19 | 20 | 18 | 19 | 19 | 18 | 19 | 17 | | | |
| Sweeper debris (tons) | 13.66 | 8.58 | 17.83 | 8.94 | 9.9 | 10.35 | 2.07 | 33.36 | 9.68 | | | |
| Storm drain debris (tons) | 3.07 | 1.30 | 14.07 | 0.28 | 5.70 | 1.91 | 17.86 | 19.64 | 2.43 | | | |
| 2022 | January | Feb | March | April | May | June | July | August | Sept. | Oct. | Nov. | Dec. |
| Recycling - Yard Waste (tons) | 60.27 | 55.91 | 97.17 | 64.61 | 83.65 | 87.63 | 83.99 | 106.69 | 65.55 | | | |
| Recycling - Leaves (tons) | | | 4.91 | | 2.85 | | | | | | | |
| Recycling - Curbside (tons) | 25.99 | 21.32 | 33.92 | 25.39 | 34.14 | 37.95 | 34.94 | 37.57 | 38.89 | | | |
| Recycling - Cardboard (tons) | 13.38 | 10.35 | 15.85 | 12.35 | 7.97 | 15.09 | 10.96 | 15.97 | 12.43 | | | |
| Recycling - Scrap Metal (tons) | | | 2.49 | | 3.56 | | 6.09 | 3.98 | | | | |
| Recycling - Scrap tires (tons) | | 187 (3.86) | 59 (1.22) | 165 (3.40) | 63 ((1.30) | 35 (.72) | 42 (.87) | 19 (.39) | 94 (1.94) | | | |
| Recycling - Glass (tons) | 1.62 | 1.73 | 2.48 | 1.96 | 2.08 | 2 | 2.09 | 2.18 | 1.85 | | | |
| Recycling - C & D (tons) | | | | | | | | | | | | |
| 95G Garbage carts (each) | 77 | 38 | 59 | 59 | 67 | 73 | 95 | 68 | 116 | | | |
| 65G Recycling Carts (each) | 28 | 24 | 28 | 24 | 27 | 35 | 22 | 26 | 29 | | | |
| 18G Recycling bins (each) | 9 | 5 | 17 | 9 | 10 | 9 | 6 | 6 | 7 | | | |
| Dumpsters (each) | | 6 | | | 6 | 3 | 1 | 5 | | | | |
| Cemetery Permits | 9 | 4 | 3 | 5 | 1 | 4 | 5 | 2 | 5 | | | |



Note:
1,114.51 tons of trash /garbage collected and disposed.
120.66 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. **In progress!**
 - Guardrails to be installed on both sides of the scale ramps. **Complete as of: 9/24/2022**

- II. Transfer Station tonnage report: Deposited 8,525.38 tons in September 2022. An increase of 619.35 tons compared to September 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 379 customers participating. (1.85 tons collected in September 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!**

Dps



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
NOVEMBER
2022**

Public Works Administration

September 2022

| | Jan. | Feb. | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec. | Total |
|-----------------------------|------|------|-------|-------|-----|------|------|------|-------|------|------|------|-------|
| Calls received | 612 | 549 | 801 | 654 | 694 | 836 | 894 | 864 | 780 | | | | 6684 |
| Work orders received | 98 | 84 | 113 | 124 | 93 | 114 | 171 | 138 | 146 | | | | 1081 |
| Work orders completed | 95 | 81 | 110 | 116 | 90 | 110 | 165 | 128 | 137 | | | | 1032 |
| Permits received/approved - | | | | | | | | | | | | | |
| Road closure | | | | | 4 | 4 | 6 | | 1 | | | | 15 |
| Parade | | | | | | | | 1 | 1 | | | | 2 |
| Procession | | | | | | | | | | | | | 0 |
| Public demonstration | | | | | | | | | | | | | 0 |
| Assembly | | 1 | 1 | 4 | 1 | 3 | 3 | 7 | 11 | | | | 31 |
| Picket | | | | | | | | | | | | | 0 |
| Road race | | | | 2 | | | | | | | | | 2 |

Fleet Maintenance Division

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

| Department | Jan. | Feb. | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec. | Total |
|-----------------|------|------|-------|-------|-----|------|------|------|-------|------|------|------|-------|
| Airport | | | | | | 1 | | | | | | | 1 |
| City Hall | | | | | | | | | | | | | 0 |
| Code | 1 | | 1 | | | | | 1 | | | | | 3 |
| Electric/Cable | 3 | 6 | 6 | 12 | 7 | 7 | 5 | 12 | 15 | | | | 73 |
| Finance | | | | | | | | | | | | | 0 |
| Fire | 6 | 2 | 1 | 2 | 2 | 3 | 2 | 3 | 7 | | | | 28 |
| Gas/Water/Sewer | 2 | 8 | 7 | 7 | 18 | 6 | 7 | 8 | 4 | | | | 67 |
| GUTA | | | | | | | | 1 | | | | | 1 |
| Meter Readers | | | 3 | 2 | | 1 | 2 | 7 | | | | | 15 |
| Motor Pool | | | | | | | | | | | | | 0 |
| Police | 15 | 18 | 21 | 15 | 20 | 22 | 23 | 22 | 14 | | | | 170 |
| Public Works | 29 | 34 | 29 | 29 | 41 | 30 | 26 | 53 | 29 | | | | 300 |
| TOTAL | 56 | 68 | 68 | 67 | 88 | 70 | 65 | 107 | 69 | 0 | 0 | 0 | 658 |

Street Division

- Mowed around lights at airport.
- First Friday Concert.
- Mowed ROW with sidearm tractor.
- Mathews Park parking lot.
- Patched Stone Creek and Legends for HA5..
- Took flags down from downtown.
- Homecoming Parade.
- Got dead trees out of Mathews Park.
- Mowed at Public Works facilities.
- Backfilled sidewalk and curb on Church Street.
- Cleaned curb and gutters on Stower Street, Union Street, Glen Iris, Bryant Road, and Edwards Street.
- Cleaned Perry Street after paving.

| | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|--------------|---------|----------|-------|-------|------|-------|------|--------|-----------|---------|----------|----------|-------|
| Utility Cuts | 0 | 8.02 | 30.4 | 0 | 20.7 | 19.07 | 0 | 2 | 44.96 | | | | 125.2 |
| Pot Holes | 26 | 0 | 27 | 13 | 4 | 2 | 1 | 1 | 4 | | | | 78 |

Stormwater

- Storm grate cleaning (City wide)
- Storm pipe repair
 - Ammons Bridge
- * Catch basin maintenance/structure repair
 - S. Broad Street
 - Mathis Street
 - Perry Street
 - Childers Park
- * Ditch maintenance
 - S. Madison Ave.
 - Cook Street
 - Green Street

System Inspections -

| | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|------------|---------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-------|
| Grates | 100 | 70 | 66 | 39 | 80 | 60 | 64 | 80 | 144 | | | | 703 |
| Total Tons | 0.41 | 0.25 | 0.48 | 0.28 | 0.5 | 0.42 | 0.41 | 0.5 | 0.53 | | | | 3.78 |

Sign & Marking Division

• General maintenance:

| | Jan. | Feb. | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec. | Total |
|------------------------------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|----------|----------|----------|------------|
| Signs repaired | 2 | 3 | 13 | 8 | 3 | 2 | 6 | 5 | 8 | | | | 50 |
| Signs replaced | 8 | 2 | 3 | 1 | 10 | 31 | 42 | 24 | 33 | | | | 154 |
| Sign post replaced/installed | 20 | 7 | 1 | 1 | 14 | 26 | 12 | 18 | 14 | | | | 113 |
| New signs | 35 | 29 | 36 | 42 | 37 | 39 | 33 | 49 | 52 | | | | 352 |
| Signs cleaned | | 6 | | 3 | 26 | 17 | | 10 | 6 | | | | 68 |
| Signs installed (new) | 17 | 6 | | | | 12 | 5 | 8 | | | | | 48 |
| City emblems installed | | | | | | 4 | | 2 | 2 | | | | 8 |
| In-lane pedestrian signs | | | | | | | | | | | | | 0 |
| Banners | 2 | | 8 | 7 | 6 | 3 | 5 | 5 | 10 | | | | 46 |
| Compaction Test | | | | | | | | | | | | | 0 |
| Traffic Studies | 4 | | | | 2 | 3 | 2 | 21 | 10 | | | | 42 |
| Parking Lot Striped | | | | | | | | 1 | | | | | 1 |
| Speed hump installed | | | 1 | | | | 1 | | 2 | | | | 4 |
| Crosswalk installed | | | | | | | | | 1 | | | | 1 |
| Stop bars installed | | | | | | | | | | | | | 0 |
| Airport Maint. | 7 | 8 | 10 | 3 | 8 | 6 | 5 | 11 | 5 | | | | 63 |
| Handicap Marking | | | | | | | | | | | | | 0 |
| Curb Striped | | | 1 | | | | | | | | | | 1 |
| TOTAL | 95 | 61 | 73 | 65 | 106 | 143 | 111 | 154 | 143 | 0 | 0 | 0 | 951 |



WATER, SEWER & GAS MONTHLY REPORT

NOVEMBER 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
 Installed 23,000' of 4" plastic gas main along Old Monroe Madison to serve 4 chicken houses
 Replaced 2,300' of old 2" steel gas main with 2" plastic along Belle Meade

WATER/WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 09/2022 | FY 2022

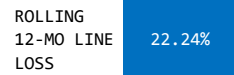


| | |
|------------------|-----|
| COVER | 1 |
| OVERVIEW | 2 |
| SALES REPORT | 3-4 |
| SALES STATISTICS | 5 |
| DETAIL REVENUES | 6 |
| DETAIL EXPENSES | 7-8 |

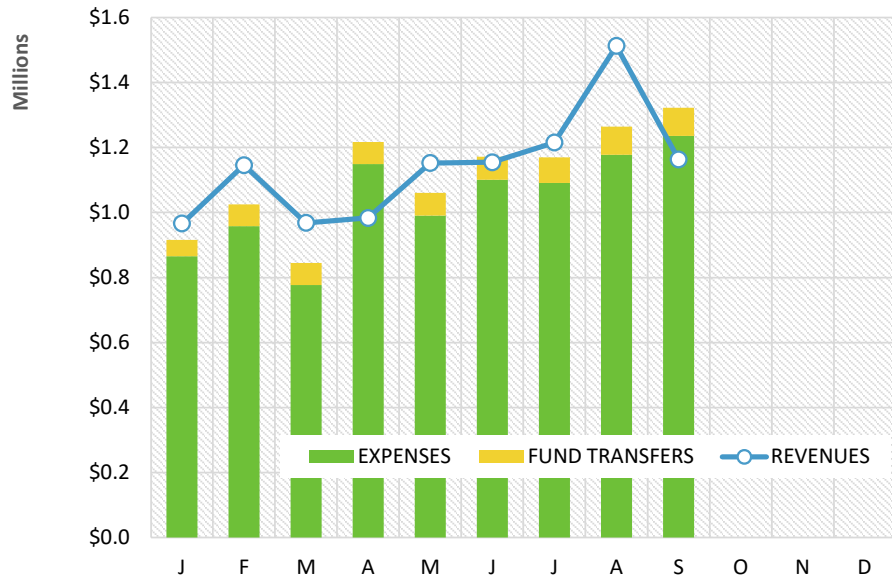
CITY OF MONROE: WATER & SEWER FUND OVERVIEW

493

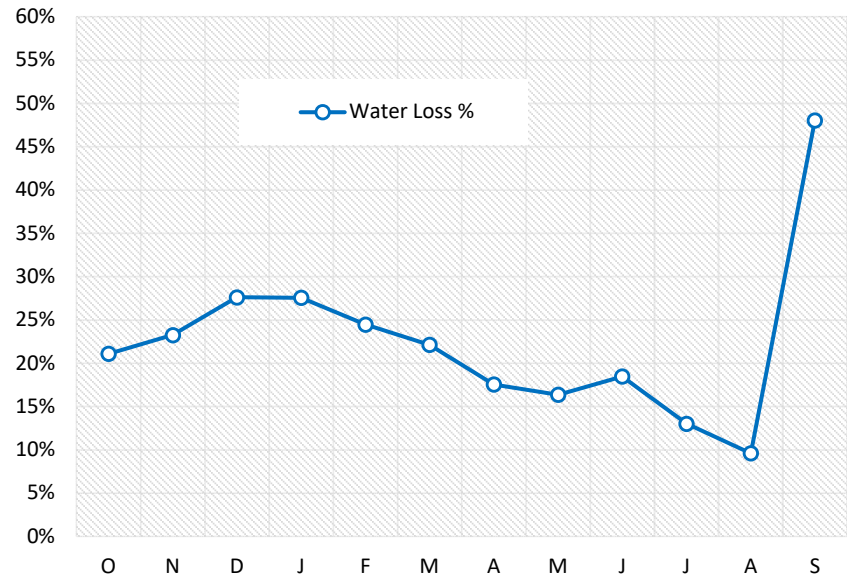
| | Jan 2022 | Feb 2022 | Mar 2022 | Apr 2022 | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | FY 2022 | AS BUDGET | FY 2021 |
|-----------------|------------------|------------------|------------------|--------------------|------------------|------------------|------------------|------------------|--------------------|----------|----------|----------|-------------------|-------------------|------------------|
| REVENUES | \$ 0.966M | \$ 1.146M | \$ 0.968M | \$ 0.983M | \$ 1.152M | \$ 1.155M | \$ 1.215M | \$ 1.513M | \$ 1.163M | | | | \$ 10.262M | \$ 12.954M | \$ 9.024M |
| PERSONNEL COSTS | \$ 0.199M | \$ 0.223M | \$ 0.210M | \$ 0.300M | \$ 0.221M | \$ 0.251M | \$ 0.263M | \$ 0.279M | \$ 0.327M | | | | \$ 2.273M | \$ 2.888M | \$ 1.955M |
| CONTRACTED SVC | \$ 0.023M | \$ 0.041M | \$ 0.040M | \$ 0.063M | \$ 0.060M | \$ 0.066M | \$ 0.038M | \$ 0.116M | \$ 0.095M | | | | \$ 0.541M | \$ 1.372M | \$ 0.399M |
| SUPPLIES | \$ 0.119M | \$ 0.158M | \$ 0.190M | \$ 0.173M | \$ 0.171M | \$ 0.197M | \$ 0.205M | \$ 0.201M | \$ 0.207M | | | | \$ 1.620M | \$ 2.097M | \$ 1.355M |
| CAPITAL OUTLAY | \$ 0.301M | \$ 0.297M | \$ 0.175M | \$ 0.369M | \$ 0.295M | \$ 0.341M | \$ 0.330M | \$ 0.322M | \$ 0.345M | | | | \$ 2.775M | \$ 2.710M | \$ 1.435M |
| FUND TRANSFERS | \$ 0.050M | \$ 0.067M | \$ 0.068M | \$ 0.068M | \$ 0.069M | \$ 0.071M | \$ 0.079M | \$ 0.086M | \$ 0.086M | | | | \$ 0.645M | \$ 1.926M | \$ 0.438M |
| DEPRECIATION | \$ 0.173M | \$ 0.173M | \$ 0.094M | \$ 0.175M | \$ 0.176M | \$ 0.175M | \$ 0.175M | \$ 0.175M | \$ 0.176M | | | | \$ 1.492M | \$ - | \$ 1.495M |
| EXPENSES | \$ 0.865M | \$ 0.958M | \$ 0.777M | \$ 1.149M | \$ 0.991M | \$ 1.101M | \$ 1.091M | \$ 1.178M | \$ 1.236M | | | | \$ 9.346M | \$ 10.994M | \$ 7.076M |
| MARGIN | \$ 0.101M | \$ 0.188M | \$ 0.191M | \$ (0.166M) | \$ 0.161M | \$ 0.054M | \$ 0.125M | \$ 0.335M | \$ (0.073M) | | | | \$ 0.915M | \$ 1.961M | \$ 1.948M |



REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

CUSTOMER COUNT - WATER

| | | | | | | | | | |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Residential | 8,941 | 8,955 | 8,965 | 8,969 | 9,002 | 9,024 | 9,040 | 9,075 | 9,084 |
| Commercial | 970 | 972 | 971 | 975 | 975 | 975 | 983 | 980 | 982 |
| Industrial | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Water Authority | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Residential Sprinkler | 529 | 535 | 532 | 535 | 545 | 555 | 567 | 564 | 569 |
| Commercial Sprinkler | 90 | 90 | 90 | 90 | 90 | 91 | 93 | 92 | 92 |
| Loganville | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - |
| Total | 10,533 | 10,555 | 10,561 | 10,572 | 10,615 | 10,648 | 10,686 | 10,714 | 10,729 |
| YOY Δ | -1.39% | -1.82% | -2.38% | -2.56% | -2.75% | -3.08% | -2.87% | -2.92% | -2.78% |

KGALLONS - WATER

| | | | | | | | | | |
|-----------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|---------------|
| Residential | 34,939 | 34,209 | 34,417 | 34,675 | 36,259 | 42,364 | 49,139 | 46,979 | 42,661 |
| Commercial | 11,070 | 11,096 | 12,060 | 12,228 | 12,405 | 16,337 | 19,254 | 21,086 | 19,787 |
| Industrial | 1,790 | 2,845 | 2,774 | 2,196 | 2,852 | 1,857 | 2,336 | 2,461 | 2,331 |
| Water Authority | - | 2 | 3 | 1 | - | 1,038 | 922 | 934 | 334 |
| Loganville | 29,843 | 38,240 | 33,273 | 33,795 | 37,185 | 40,113 | 43,933 | 43,263 | - |
| Total | 77,642 | 86,392 | 82,527 | 82,895 | 88,701 | 101,709 | 115,584 | 114,723 | 65,113 |
| YOY Δ | 69.59% | 81.31% | 88.21% | 89.90% | 82.66% | 77.73% | 48.35% | 59.94% | -4.71% |

REVENUE - WATER

| | | | | | | | | | |
|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Residential | \$ 0.306M | \$ 0.297M | \$ 0.302M | \$ 0.303M | \$ 0.312M | \$ 0.361M | \$ 0.416M | \$ 0.401M | \$ 0.367M |
| Commercial | \$ 0.085M | \$ 0.085M | \$ 0.090M | \$ 0.092M | \$ 0.093M | \$ 0.116M | \$ 0.132M | \$ 0.142M | \$ 0.135M |
| Industrial | \$ 0.007M | \$ 0.012M | \$ 0.011M | \$ 0.009M | \$ 0.012M | \$ 0.008M | \$ 0.010M | \$ 0.010M | \$ 0.010M |
| Water Authority | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.000M | \$ 0.004M | \$ 0.004M | \$ 0.004M | \$ 0.002M |
| Loganville | \$ 0.112M | \$ 0.139M | \$ 0.123M | \$ 0.124M | \$ 0.136M | \$ 0.146M | \$ 0.159M | \$ 0.156M | \$ - |
| Total | \$ 0.510M | \$ 0.533M | \$ 0.527M | \$ 0.529M | \$ 0.553M | \$ 0.635M | \$ 0.720M | \$ 0.714M | \$ 0.514M |
| YOY Δ | 34.18% | 37.30% | 42.76% | 43.99% | 38.43% | 42.68% | 31.45% | 35.58% | -0.36% |

RETAIL SALES REPORT

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

CUSTOMER COUNT - SEWER

| | | | | | | | | | |
|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Residential | 7,172 | 6,867 | 6,883 | 6,876 | 6,892 | 6,907 | 6,906 | 6,939 | 6,954 |
| Commercial | 814 | 814 | 815 | 817 | 815 | 818 | 820 | 823 | 825 |
| Water Authority | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Total | 7,987 | 7,682 | 7,699 | 7,694 | 7,708 | 7,726 | 7,727 | 7,763 | 7,780 |

| | | | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| YOY Δ | 7.67% | 3.06% | 2.78% | 2.74% | 2.75% | 2.59% | 2.30% | 2.47% | 2.57% |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|

KGALLONS - SEWER

| | | | | | | | | | |
|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Residential | 34,939 | 34,209 | 34,417 | 34,675 | 36,259 | 42,364 | 49,139 | 46,979 | 42,661 |
| Commercial | 11,070 | 11,096 | 12,060 | 12,228 | 12,405 | 16,337 | 19,254 | 21,086 | 19,787 |
| Water Authority | - | 2 | 3 | 1 | - | 1,038 | 922 | 934 | 334 |
| Total | 46,009 | 45,307 | 46,480 | 46,904 | 48,664 | 59,739 | 69,315 | 68,999 | 62,782 |

| | | | | | | | | | |
|-------|-------|-------|-------|--------|-------|-------|--------|--------|--------|
| YOY Δ | 3.42% | 0.35% | 9.97% | 11.00% | 2.52% | 7.51% | -9.77% | -2.28% | -6.49% |
|-------|-------|-------|-------|--------|-------|-------|--------|--------|--------|

REVENUE - SEWER

| | | | | | | | | | |
|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Residential | \$ 0.216M | \$ 0.215M | \$ 0.215M | \$ 0.216M | \$ 0.219M | \$ 0.227M | \$ 0.238M | \$ 0.235M | \$ 0.230M |
| Commercial | \$ 0.126M | \$ 0.125M | \$ 0.134M | \$ 0.139M | \$ 0.141M | \$ 0.149M | \$ 0.143M | \$ 0.149M | \$ 0.144M |
| Water Authority | \$ 0.002M | \$ 0.002M | \$ 0.002M | \$ 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 | \$ 0.383M | \$ 0.386M | \$ 0.375M |

| | | | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|--------|--------|-------|
| YOY Δ | 4.86% | 3.32% | 7.86% | 9.10% | 2.29% | 6.50% | 37.85% | -0.58% | 1.76% |
|-------|-------|-------|-------|-------|-------|-------|--------|--------|-------|

SALES STATISTICS

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022 YTD

AVERAGE KGALLONS/CUSTOMER (WATER)

| | | | | | | | | | | |
|-----------------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|
| Residential | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | 4 |
| Commercial | 11 | 11 | 12 | 13 | 13 | 17 | 20 | 22 | 20 | 15 |
| Industrial | 1,790 | 2,845 | 2,774 | 2,196 | 2,852 | 1,857 | 2,336 | 2,461 | 2,331 | 2,382 |
| Water Authority | - | 2 | 3 | 1 | - | 1,038 | 922 | 934 | 334 | 359 |
| Loganville | 29,843 | 38,240 | 33,273 | 33,795 | 37,185 | 40,113 | 43,933 | 43,263 | #DIV/0! | #DIV/0! |

AVERAGE \$/CUSTOMER (WATER)

| | | | | | | | | | | |
|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------|---------|
| Residential | \$34 | \$33 | \$34 | \$34 | \$35 | \$40 | \$46 | \$44 | \$40 | \$38 |
| Commercial | \$88 | \$87 | \$93 | \$94 | \$95 | \$119 | \$134 | \$145 | \$138 | \$110 |
| Industrial | \$7,400 | \$11,663 | \$11,376 | \$9,041 | \$11,691 | \$7,671 | \$9,606 | \$10,111 | \$9,586 | \$9,794 |
| Water Authority | \$169 | \$177 | \$181 | \$173 | \$169 | \$4,362 | \$3,894 | \$3,942 | \$1,518 | \$1,620 |
| Loganville | \$111,600 | \$139,368 | \$122,631 | \$124,390 | \$135,812 | \$145,680 | \$158,556 | \$156,295 | #DIV/0! | #DIV/0! |

AVERAGE \$/KGALLON (WATER)

| | | | | | | | | | | |
|-----------------|-----------------|------------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|
| Residential | \$8.75 | \$8.68 | \$8.79 | \$8.74 | \$8.62 | \$8.52 | \$8.47 | \$8.55 | \$8.60 | \$8.63 |
| Commercial | \$7.69 | \$7.62 | \$7.49 | \$7.52 | \$7.46 | \$7.12 | \$6.85 | \$6.76 | \$6.85 | \$7.26 |
| Industrial | \$4.13 | \$4.10 | \$4.10 | \$4.12 | \$4.10 | \$4.13 | \$4.11 | \$4.11 | \$4.11 | \$4.11 |
| Water Authority | | \$88.42 | | \$172.79 | | \$4.20 | | \$4.22 | \$4.55 | \$54.83 |
| Loganville | \$3.74 | \$3.64 | \$3.69 | \$3.68 | \$3.65 | \$3.63 | \$3.61 | \$3.61 | #DIV/0! | |
| Average | \$6.8576 | \$27.2046 | \$6.7927 | \$48.2903 | \$6.7251 | \$5.9936 | \$6.4749 | \$5.9080 | \$6.0261 | \$13.36 |

AVERAGE KGALLONS/CUSTOMER (SEWER)

| | | | | | | | | | | |
|-----------------|----|----|----|----|----|-------|-----|-----|-----|-----|
| Residential | 5 | 5 | 5 | 5 | 5 | 6 | 7 | 7 | 6 | 6 |
| Commercial | 14 | 14 | 15 | 15 | 15 | 20 | 23 | 26 | 24 | 18 |
| Water Authority | - | 2 | 3 | 1 | - | 1,038 | 922 | 934 | 334 | 359 |

AVERAGE \$/CUSTOMER (SEWER)

| | | | | | | | | | | |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Residential | \$30 | \$31 | \$31 | \$31 | \$32 | \$33 | \$34 | \$34 | \$33 | \$32 |
| Commercial | \$155 | \$154 | \$164 | \$170 | \$173 | \$182 | \$175 | \$181 | \$174 | \$170 |
| Water Authority | \$1,871 | \$1,562 | \$1,743 | \$1,567 | \$1,615 | \$1,716 | \$1,508 | \$2,052 | \$1,642 | \$1,697 |

AVERAGE \$/KGALLON (SEWER)

| | | | | | | | | | | |
|-----------------|---------------|-----------------|---------------|-----------------|---------------|---------------|---------------|---------------|---------------|------------------|
| Residential | \$6.18 | \$6.29 | \$6.23 | \$6.23 | \$6.03 | \$5.35 | \$4.84 | \$4.99 | \$5.38 | \$5.73 |
| Commercial | \$11.42 | \$11.29 | \$11.08 | \$11.37 | \$11.38 | \$9.13 | \$7.45 | \$7.06 | \$7.27 | \$9.72 |
| Water Authority | | \$780.85 | | \$1,567.02 | | \$1.65 | | \$2.20 | \$4.92 | \$471.33 |
| Average | \$8.80 | \$266.14 | \$8.66 | \$528.21 | \$8.70 | \$5.38 | \$6.15 | \$4.75 | \$5.86 | \$93.6268 |

MOST RECENT
12-MONTH

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|--------------------------------|---------------------|-------------------|---------------------|---------------------|----------------------|
| SALES REVENUES | | | | | |
| WATER SALES | \$ 658,854 | \$ 505,480 | \$ 5,359,718 | \$ 3,895,026 | \$ 6,882,058 |
| SEWER SALES | \$ 362,372 | \$ 362,916 | \$ 3,199,833 | \$ 3,095,504 | \$ 4,299,906 |
| SALES REVENUES (ACTUAL) | \$ 1,021,225 | \$ 868,396 | \$ 8,559,551 | \$ 6,990,530 | \$ 11,181,965 |
| AS BUDGET | \$ 916,667 | \$ 811,667 | \$ 8,250,000 | \$ 7,305,000 | Not Applicable |
| % ACTUAL TO BUDGET | 111.41% | 106.99% | 103.75% | 95.70% | Not Applicable |

OTHER REVENUES

WATER

| | | | | | |
|-------------------------------|------------------|-------------------|-------------------|-------------------|------------------|
| OP REVENUE | \$ 244 | \$ 136 | \$ 2,308 | \$ 1,651 | \$ 182 |
| MISC REVENUE | \$ 6,456 | \$ 8,089 | \$ 56,817 | \$ 55,715 | \$ 5,664 |
| SALE OF FIXED ASSETS | \$ - | \$ - | \$ - | \$ - | \$ - |
| TAP FEES | \$ 35,450 | \$ 131,000 | \$ 466,082 | \$ 630,125 | \$ 65,700 |
| REIMB DAMAGE PROP | \$ - | \$ - | \$ - | \$ 1,533 | \$ - |
| OTHER REV | \$ - | \$ - | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - | \$ - | \$ - |
| ADMIN ALLOC WATER | \$ 19,174 | \$ 9,091 | \$ 110,224 | \$ 95,125 | \$ 11,444 |
| INT/INVEST INCOME | \$ - | \$ - | \$ - | \$ - | \$ - |
| STATE GRANTS | \$ - | \$ - | \$ - | \$ - | \$ - |
| FEDERAL GRANT | \$ - | \$ - | \$ - | \$ - | \$ - |
| OTHER REVENUES (WATER) | \$ 61,324 | \$ 148,316 | \$ 635,432 | \$ 784,149 | \$ 82,990 |

SEWER

| | | | | | |
|-------------------------------|------------------|-------------------|---------------------|---------------------|-------------------|
| OP REVENUE | \$ 45,300 | \$ 19,000 | \$ 179,255 | \$ 245,968 | \$ 26,688 |
| FEDERAL GRANT | \$ - | \$ - | \$ - | \$ - | \$ - |
| MISC REVENUE | \$ - | \$ 74 | \$ - | \$ 74 | \$ - |
| TAP FEES | \$ 16,000 | \$ 101,000 | \$ 504,150 | \$ 908,250 | \$ 63,000 |
| SALE OF ASSETS - SEWAGE | \$ - | \$ - | \$ - | \$ - | \$ - |
| CUST ACCT FEES | \$ - | \$ - | \$ - | \$ - | \$ - |
| OTHER REV | \$ - | \$ - | \$ - | \$ - | \$ - |
| FEDERAL GRANT CDBG 2018 | \$ - | \$ - | \$ - | \$ - | \$ - |
| ADMIN ALLOC SEWAGE | \$ 19,174 | \$ 9,091 | \$ 110,224 | \$ 95,125 | \$ 11,444 |
| OTHER - UTILITY | \$ - | \$ - | \$ 86 | \$ - | \$ - |
| INT/INVEST INCOME | \$ - | \$ - | \$ - | \$ - | \$ - |
| STATE GRANTS | \$ - | \$ - | \$ - | \$ - | \$ - |
| OPERATING TRANSFERS IN | \$ - | \$ - | \$ 218,368 | \$ - | \$ - |
| OPERATING TRANSFERS IN | \$ - | \$ - | \$ 54,497 | \$ - | \$ - |
| OTHER REVENUES (SEWER) | \$ 80,474 | \$ 129,164 | \$ 1,066,580 | \$ 1,249,416 | \$ 101,131 |

| | | | | | |
|-------------------------------|-------------------|-------------------|---------------------|---------------------|-------------------|
| OTHER REVENUES (TOTAL) | \$ 141,798 | \$ 277,480 | \$ 1,702,012 | \$ 2,033,565 | \$ 184,121 |
| AS BUDGET | \$ 162,847 | \$ 159,145 | \$ 1,465,625 | \$ 1,432,308 | Not Applicable |
| % ACTUAL TO BUDGET | 87.07% | 174.36% | 116.13% | 141.98% | Not Applicable |

| | | | | | |
|--------------------------------|---------------------|---------------------|----------------------|---------------------|----------------------|
| TOTAL REVENUES (ACTUAL) | \$ 1,163,023 | \$ 1,145,876 | \$ 10,261,563 | \$ 9,024,095 | \$ 11,366,085 |
| AS BUDGET | \$ 1,079,514 | \$ 970,812 | \$ 9,715,625 | \$ 8,737,308 | Not Applicable |
| % ACTUAL TO BUDGET | 107.74% | 118.03% | 105.62% | 103.28% | Not Applicable |

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | 12-MONTH |
|---------------------|---------------------|-------------------|---------------------|---------------------|----------------------|
| PERSONNEL | \$ 327,163 | \$ 201,832 | \$ 2,273,191 | \$ 1,954,689 | \$ 2,843,352 |
| CONTRACTED SERVICES | \$ 94,598 | \$ 43,732 | \$ 541,070 | \$ 398,560 | \$ 742,759 |
| SUPPLIES | \$ 206,673 | \$ 174,984 | \$ 1,619,838 | \$ 1,354,534 | \$ 2,168,709 |
| CAPITAL OUTLAY | \$ 264,039 | \$ 229,017 | \$ 2,130,682 | \$ 2,167,906 | \$ 2,636,879 |
| FUND TRANSFERS | \$ 86,283 | \$ 56,202 | \$ 644,931 | \$ 437,698 | \$ 813,111 |
| DEPRECIATION | \$ 256,971 | \$ 245,549 | \$ 2,136,450 | \$ 2,169,375 | \$ 2,625,897 |
| TOTAL | \$ 1,235,727 | \$ 951,315 | \$ 9,346,162 | \$ 8,482,762 | \$ 11,830,709 |

WATER

WATER TREATMENT PLANT

| PERSONNEL | | | | | |
|---------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Compensation | \$ 73,948 | \$ 35,031 | \$ 438,409 | \$ 317,850 | \$ 550,298 |
| PERSONNEL (ACTUAL) | \$ 97,470 | \$ 53,149 | \$ 637,858 | \$ 480,211 | \$ 800,546 |
| AS BUDGET | \$ 64,455 | \$ 53,887 | \$ 580,094 | \$ 484,987 | Not Applicable |
| % ACTUAL TO BUDGET | 151.22% | 98.63% | 109.96% | 99.02% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|-------------------------------------|------------------|------------------|-------------------|------------------|-------------------|
| CONTRACTED SERVICES (ACTUAL) | \$ 39,073 | \$ 10,168 | \$ 149,413 | \$ 93,736 | \$ 222,978 |
| AS BUDGET | \$ 26,263 | \$ 23,763 | \$ 236,363 | \$ 213,863 | Not Applicable |
| % ACTUAL TO BUDGET | 148.78% | 42.79% | 63.21% | 43.83% | Not Applicable |

SUPPLIES

| | | | | | |
|--------------------------|-------------------|------------------|-------------------|-------------------|-------------------|
| SUPPLIES (ACTUAL) | \$ 115,287 | \$ 75,519 | \$ 711,126 | \$ 501,274 | \$ 939,898 |
| AS BUDGET | \$ 63,192 | \$ 57,921 | \$ 568,725 | \$ 521,288 | Not Applicable |
| % ACTUAL TO BUDGET | 182.44% | 130.38% | 125.04% | 96.16% | Not Applicable |

CAPITAL OUTLAY

| | | | | | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| Capital Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - |
| CAPITAL OUTLAY (ACTUAL) | \$ 180,845 | \$ 163,355 | \$ 1,536,973 | \$ 1,523,624 | \$ 1,936,597 |
| AS BUDGET | \$ 88,847 | \$ 85,194 | \$ 799,624 | \$ 766,747 | Not Applicable |
| % ACTUAL TO BUDGET | 203.55% | 191.74% | 192.21% | 198.71% | Not Applicable |

DEPRECIATION

| | | | | | |
|-----------------------|-----------|-----------|------------|------------|------------|
| DEPRECIATION (ACTUAL) | \$ 91,809 | \$ 89,114 | \$ 820,446 | \$ 804,100 | \$ 998,673 |
|-----------------------|-----------|-----------|------------|------------|------------|

FUND TRANSFERS

| | | | | | |
|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| FUND TRANSFERS (ACTUAL) | \$ 55,816 | \$ 32,735 | \$ 393,040 | \$ 240,538 | \$ 488,437 |
| AS BUDGET | \$ 92,662 | \$ 70,832 | \$ 833,962 | \$ 637,487 | Not Applicable |
| % ACTUAL TO BUDGET | 60.24% | 46.21% | 47.13% | 37.73% | Not Applicable |

WATER DISTRIBUTION SYSTEM

| PERSONNEL | | | | | |
|---------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| PERSONNEL (ACTUAL) | \$ 86,831 | \$ 54,628 | \$ 628,790 | \$ 599,562 | \$ 775,766 |
| AS BUDGET | \$ 67,198 | \$ 63,678 | \$ 604,779 | \$ 573,101 | Not Applicable |
| % ACTUAL TO BUDGET | 129.22% | 85.79% | 103.97% | 104.62% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|-------------------------------------|-----------------|-----------------|------------------|------------------|------------------|
| CONTRACTED SERVICES (ACTUAL) | \$ 3,102 | \$ 4,374 | \$ 71,887 | \$ 70,734 | \$ 65,602 |
| AS BUDGET | \$ 15,963 | \$ 15,629 | \$ 143,663 | \$ 140,663 | Not Applicable |
| % ACTUAL TO BUDGET | 19.43% | 27.99% | 50.04% | 50.29% | Not Applicable |

SUPPLIES

| | | | | | |
|--------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| SUPPLIES (ACTUAL) | \$ 18,326 | \$ 29,078 | \$ 235,320 | \$ 285,354 | \$ 304,917 |
| AS BUDGET | \$ 32,229 | \$ 24,604 | \$ 290,063 | \$ 221,438 | Not Applicable |
| % ACTUAL TO BUDGET | 56.86% | 118.18% | 81.13% | 128.86% | 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) | \$ 688,557 | \$ 512,119 | \$ 5,184,852 | \$ 4,599,134 | \$ 6,533,414 |
| AS BUDGET | \$ 450,808 | \$ 395,508 | \$ 4,057,271 | \$ 3,559,571 | Not Applicable |
| % ACTUAL TO BUDGET | 152.74% | 129.48% | 127.79% | 129.20% | Not Applicable |

Sep 2022 Sep 2021 FY2022 YTD FY2021 YTD 12-MONTH

WASTEWATER

STORMWATER

PERSONNEL

| | | | | | |
|--------------------|-----------|-----------|------------|------------|----------------|
| PERSONNEL (ACTUAL) | \$ 24,686 | \$ 17,299 | \$ 194,463 | \$ 162,017 | \$ 236,488 |
| AS BUDGET | \$ 23,246 | \$ 15,550 | \$ 209,213 | \$ 139,954 | Not Applicable |
| % ACTUAL TO BUDGET | 106.19% | 111.25% | 92.95% | 115.76% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|------------------------------|----------|----------|-----------|-----------|----------------|
| CONTRACTED SERVICES (ACTUAL) | \$ 393 | \$ 574 | \$ 15,019 | \$ 8,215 | \$ 22,328 |
| AS BUDGET | \$ 2,679 | \$ 8,001 | \$ 24,113 | \$ 72,008 | Not Applicable |
| % ACTUAL TO BUDGET | 14.67% | 7.17% | 62.29% | 11.41% | Not Applicable |

SUPPLIES

| | | | | | |
|--------------------|-----------|-----------|------------|------------|----------------|
| SUPPLIES (ACTUAL) | \$ 2,104 | \$ 4,461 | \$ 34,483 | \$ 27,600 | \$ 44,660 |
| AS BUDGET | \$ 63,192 | \$ 57,921 | \$ 568,725 | \$ 521,288 | Not Applicable |
| % ACTUAL TO BUDGET | 3.33% | 7.70% | 6.06% | 5.29% | Not Applicable |

CAPITAL OUTLAY

| | | | | | |
|-------------------------|------------|------------|--------------|--------------|----------------|
| Capital Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - |
| CAPITAL OUTLAY (ACTUAL) | \$ 83,194 | \$ 65,662 | \$ 593,709 | \$ 644,282 | \$ 700,282 |
| AS BUDGET | \$ 136,994 | \$ 132,086 | \$ 1,232,943 | \$ 1,188,775 | Not Applicable |
| % ACTUAL TO BUDGET | 60.73% | 49.71% | 48.15% | 54.20% | Not Applicable |

| | | | | | |
|-----------------------------------|-----------|-----------|------------|------------|------------|
| Depreciation Expense [Stormwater] | \$ 3,061 | \$ 2,646 | \$ 27,297 | \$ 16,745 | \$ 32,968 |
| Depreciation Expense [Sewage] | \$ 81,051 | \$ 76,894 | \$ 644,353 | \$ 674,265 | \$ 797,128 |

DEPRECIATION

| | | | | | |
|-----------------------|-----------|-----------|------------|------------|------------|
| DEPRECIATION (ACTUAL) | \$ 84,111 | \$ 79,541 | \$ 671,651 | \$ 691,010 | \$ 830,096 |
|-----------------------|-----------|-----------|------------|------------|------------|

SEWAGE

FUND TRANSFERS

| | | | | | |
|-------------------------|-----------|-----------|------------|------------|----------------|
| FUND TRANSFERS (ACTUAL) | \$ 30,467 | \$ 23,467 | \$ 251,891 | \$ 197,160 | \$ 324,674 |
| AS BUDGET | \$ 67,875 | \$ 59,125 | \$ 610,874 | \$ 532,125 | Not Applicable |
| % ACTUAL TO BUDGET | 44.89% | 39.69% | 41.23% | 37.05% | Not Applicable |

| | | | | | |
|-----------------------|-----------|-----------|------------|------------|------------|
| DEPRECIATION | \$ 81,051 | \$ 76,894 | \$ 644,353 | \$ 674,265 | \$ 797,128 |
| DEPRECIATION (ACTUAL) | \$ 81,051 | \$ 76,894 | \$ 644,353 | \$ 674,265 | \$ 797,128 |

SEWAGE COLLECTION

PERSONNEL

| | | | | | |
|--------------------|-----------|-----------|------------|------------|----------------|
| PERSONNEL (ACTUAL) | \$ 59,690 | \$ 38,322 | \$ 413,954 | \$ 339,118 | \$ 533,092 |
| AS BUDGET | \$ 42,920 | \$ 39,237 | \$ 386,282 | \$ 353,137 | Not Applicable |
| % ACTUAL TO BUDGET | 139.07% | 97.67% | 107.16% | 96.03% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|------------------------------|----------|----------|-----------|-----------|----------------|
| CONTRACTED SERVICES (ACTUAL) | \$ 4,410 | \$ 5,070 | \$ 53,023 | \$ 55,302 | \$ 69,532 |
| AS BUDGET | \$ 8,396 | \$ 8,313 | \$ 75,563 | \$ 74,813 | Not Applicable |
| % ACTUAL TO BUDGET | 52.52% | 60.99% | 70.17% | 73.92% | Not Applicable |

SUPPLIES

| | | | | | |
|--------------------|-----------|-----------|-----------|-----------|----------------|
| SUPPLIES (ACTUAL) | \$ 8,674 | \$ 9,741 | \$ 73,650 | \$ 79,004 | \$ 108,005 |
| AS BUDGET | \$ 10,804 | \$ 10,179 | \$ 97,238 | \$ 91,613 | Not Applicable |
| % ACTUAL TO BUDGET | 80.28% | 95.70% | 75.74% | 86.24% | Not Applicable |

SEWAGE TREATMENT

PERSONNEL

| | | | | | |
|--------------------|-----------|-----------|------------|------------|----------------|
| PERSONNEL (ACTUAL) | \$ 58,487 | \$ 38,433 | \$ 398,126 | \$ 373,780 | \$ 497,460 |
| AS BUDGET | \$ 42,740 | \$ 38,559 | \$ 384,659 | \$ 347,028 | Not Applicable |
| % ACTUAL TO BUDGET | 136.84% | 99.67% | 103.50% | 107.71% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|------------------------------|-----------|-----------|------------|------------|----------------|
| CONTRACTED SERVICES (ACTUAL) | \$ 47,621 | \$ 23,546 | \$ 251,729 | \$ 170,573 | \$ 362,320 |
| AS BUDGET | \$ 61,038 | \$ 60,517 | \$ 549,338 | \$ 544,650 | Not Applicable |
| % ACTUAL TO BUDGET | 78.02% | 38.91% | 45.82% | 31.32% | Not Applicable |

SUPPLIES

| | | | | | |
|--------------------|-----------|-----------|------------|------------|----------------|
| SUPPLIES (ACTUAL) | \$ 62,282 | \$ 56,186 | \$ 565,260 | \$ 461,302 | \$ 771,229 |
| AS BUDGET | \$ 63,104 | \$ 58,604 | \$ 567,938 | \$ 527,438 | Not Applicable |
| % ACTUAL TO BUDGET | 98.70% | 95.87% | 99.53% | 87.46% | Not Applicable |

| | | | | | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| TOTAL EXPENSES (ACTUAL) | \$ 547,169 | \$ 439,197 | \$ 4,161,310 | \$ 3,883,628 | \$ 5,297,295 |
| AS BUDGET | \$ 522,987 | \$ 488,092 | \$ 4,706,884 | \$ 4,392,826 | Not Applicable |
| % ACTUAL TO BUDGET | 104.62% | 89.98% | 88.41% | 88.41% | Not Applicable |

NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 09/2022 | FY 2022



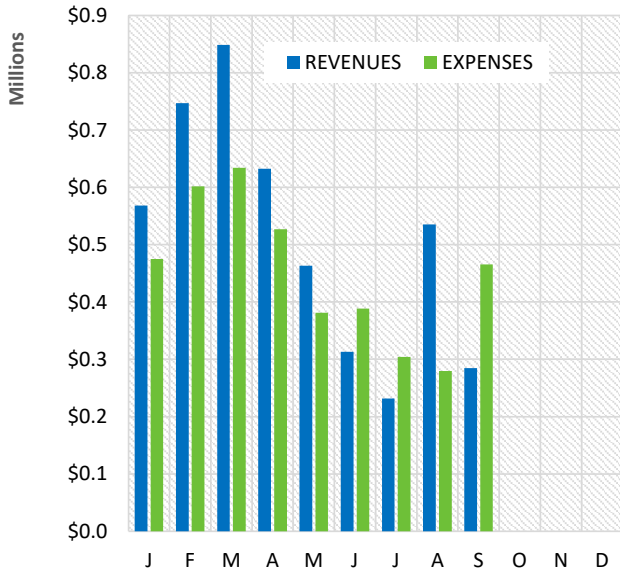
| | |
|------------------|-----|
| COVER | 1 |
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| DETAIL EXPENSES | 7-9 |

CITY OF MONROE: NATURAL GAS FUND OVERVIEW

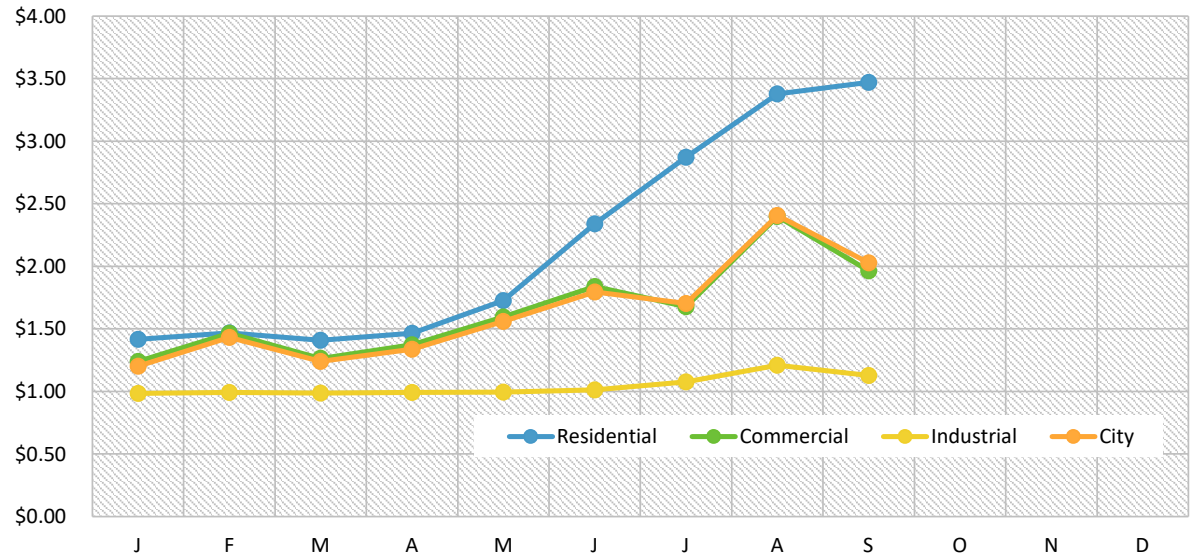
| | Jan 2022 | Feb 2022 | Mar 2022 | Apr 2022 | May 2022 | Jun 2022 | Jul 2022 | Aug 2022 | Sep 2022 | Oct 2022 | Nov 2022 | Dec 2022 | FY 2022 | AS BUDGET | FY 2021 |
|-----------------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|-----------|-------------|----------|----------|----------|-----------|-------------|-----------|
| REVENUES | \$ 0.568M | \$ 0.747M | \$ 0.849M | \$ 0.632M | \$ 0.463M | \$ 0.313M | \$ 0.232M | \$ 0.535M | \$ 0.285M | | | | \$ 4.624M | \$ 3.222M | \$ 3.535M |
| PERSONNEL COSTS | \$ 0.059M | \$ 0.065M | \$ 0.060M | \$ 0.082M | \$ 0.059M | \$ 0.068M | \$ 0.067M | \$ 0.033M | \$ 0.086M | | | | \$ 0.578M | \$ 0.560M | \$ 0.470M |
| CONTRACTED SVC | \$ 0.005M | \$ 0.037M | \$ 0.021M | \$ 0.035M | \$ 0.017M | \$ 0.007M | \$ (0.036M) | \$ 0.006M | \$ 0.019M | | | | \$ 0.112M | \$ 0.180M | \$ 0.121M |
| SUPPLIES | \$ 0.302M | \$ 0.375M | \$ 0.402M | \$ 0.229M | \$ 0.183M | \$ 0.174M | \$ 0.153M | \$ 0.127M | \$ 0.233M | | | | \$ 2.179M | \$ 1.473M | \$ 1.384M |
| CAPITAL OUTLAY | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | \$ - | \$ - | \$ - |
| FUND TRANSFERS | \$ 0.109M | \$ 0.125M | \$ 0.151M | \$ 0.181M | \$ 0.122M | \$ 0.139M | \$ 0.120M | \$ 0.113M | \$ 0.128M | | | | \$ 1.188M | \$ 1.210M | \$ 1.019M |
| EXPENSES | \$ 0.475M | \$ 0.602M | \$ 0.634M | \$ 0.527M | \$ 0.381M | \$ 0.389M | \$ 0.304M | \$ 0.279M | \$ 0.466M | | | | \$ 4.058M | \$ 3.423M | \$ 2.993M |
| MARGIN | \$ 0.093M | \$ 0.145M | \$ 0.215M | \$ 0.105M | \$ 0.082M | \$ (0.076M) | \$ (0.073M) | \$ 0.256M | \$ (0.181M) | | | | \$ 0.567M | \$ (0.201M) | \$ 0.542M |



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

502

CUSTOMER COUNT

| | | | | | | | | | |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Residential | 3,564 | 3,583 | 3,591 | 3,598 | 3,619 | 3,634 | 3,651 | 3,662 | 3,670 |
| Commercial | 577 | 578 | 577 | 576 | 578 | 580 | 581 | 579 | 580 |
| Industrial | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 |
| City | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| Total | 4,170 | 4,190 | 4,197 | 4,203 | 4,226 | 4,243 | 4,261 | 4,270 | 4,279 |
| Year-Over-Year Δ | 3.71% | 3.79% | 3.48% | 3.34% | 3.53% | 3.82% | 3.93% | 3.57% | 3.46% |

CCF

| | | | | | | | | | |
|------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Residential | 0.216M | 0.296M | 0.336M | 0.196M | 0.129M | 0.055M | 0.033M | 0.029M | 0.029M |
| Commercial | 0.149M | 0.174M | 0.226M | 0.135M | 0.108M | 0.070M | 0.061M | 0.056M | 0.065M |
| Industrial | 0.029M | 0.011M | 0.024M | 0.011M | 0.010M | 0.004M | 0.001M | 0.001M | 0.001M |
| City | 0.010M | 0.012M | 0.015M | 0.008M | 0.006M | 0.003M | 0.002M | 0.002M | 0.002M |
| Total | 0.418M | 0.507M | 0.622M | 0.369M | 0.272M | 0.149M | 0.109M | 0.099M | 0.112M |
| Year-Over-Year Δ | -2.79% | -16.46% | 10.21% | -3.73% | 18.50% | -3.27% | 0.50% | -1.94% | 11.60% |

REVENUE

| | | | | | | | | | |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Residential | \$ 0.306M | \$ 0.434M | \$ 0.474M | \$ 0.287M | \$ 0.222M | \$ 0.129M | \$ 0.095M | \$ 0.099M | \$ 0.099M |
| Commercial | \$ 0.185M | \$ 0.255M | \$ 0.286M | \$ 0.185M | \$ 0.172M | \$ 0.129M | \$ 0.103M | \$ 0.135M | \$ 0.127M |
| Industrial | \$ 0.028M | \$ 0.011M | \$ 0.024M | \$ 0.011M | \$ 0.010M | \$ 0.004M | \$ 0.002M | \$ 0.001M | \$ 0.001M |
| Other | \$ 0.015M | \$ 0.018M | \$ 0.023M | \$ 0.022M | \$ 0.026M | \$ 0.026M | \$ 0.016M | \$ 0.024M | \$ 0.027M |
| City | \$ 0.012M | \$ 0.017M | \$ 0.019M | \$ 0.011M | \$ 0.009M | \$ 0.006M | \$ 0.003M | \$ 0.005M | \$ 0.003M |
| Total | \$ 0.546M | \$ 0.735M | \$ 0.825M | \$ 0.516M | \$ 0.440M | \$ 0.294M | \$ 0.219M | \$ 0.263M | \$ 0.258M |
| Year-Over-Year Δ | 13.38% | 9.72% | 29.88% | 17.14% | 52.47% | 37.99% | 27.07% | 55.31% | 49.85% |

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 503

AVERAGE CCF/CUSTOMER

| | | | | | | | | | | |
|-------------|-------|-------|-------|-------|-------|-----|-----|----|-----|-------|
| Residential | 61 | 83 | 94 | 55 | 36 | 15 | 9 | 8 | 8 | 41 |
| Commercial | 258 | 301 | 392 | 234 | 187 | 121 | 105 | 97 | 112 | 201 |
| Industrial | 4,113 | 1,560 | 3,475 | 1,620 | 1,448 | 604 | 200 | 84 | 132 | 1,471 |
| City | 491 | 606 | 764 | 403 | 285 | 167 | 96 | 96 | 85 | 333 |

AVERAGE \$/CUSTOMER

| | | | | | | | | | | |
|-------------|---------|---------|---------|---------|---------|-------|-------|-------|-------|---------|
| Residential | \$86 | \$121 | \$132 | \$80 | \$61 | \$36 | \$26 | \$27 | \$27 | \$66 |
| Commercial | \$320 | \$441 | \$496 | \$321 | \$298 | \$222 | \$177 | \$233 | \$219 | \$303 |
| Industrial | \$4,050 | \$1,548 | \$3,424 | \$1,607 | \$1,438 | \$611 | \$216 | \$102 | \$148 | \$1,461 |
| City | \$590 | \$867 | \$947 | \$539 | \$444 | \$299 | \$164 | \$232 | \$173 | \$473 |

AVERAGE \$/CCF

| | | | | | | | | | | |
|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Residential | \$1.4158 | \$1.4663 | \$1.4095 | \$1.4640 | \$1.7250 | \$2.3400 | \$2.8725 | \$3.3793 | \$3.4717 | \$2.1716 |
| Commercial | \$1.2394 | \$1.4644 | \$1.2641 | \$1.3721 | \$1.5962 | \$1.8396 | \$1.6777 | \$2.3996 | \$1.9641 | \$1.6464 |
| Industrial | \$0.9847 | \$0.9924 | \$0.9856 | \$0.9919 | \$0.9933 | \$1.0119 | \$1.0763 | \$1.2084 | \$1.1264 | \$1.0412 |
| City | \$1.2019 | \$1.4307 | \$1.2393 | \$1.3362 | \$1.5592 | \$1.7948 | \$1.7022 | \$2.4069 | \$2.0283 | \$1.6333 |
| Average | \$1.2104 | \$1.3384 | \$1.2246 | \$1.2911 | \$1.4685 | \$1.7466 | \$1.8322 | \$2.3485 | \$2.1476 | \$1.6231 |

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | MOST RECENT 12-MONTH |
|---------------------------------|-------------------|------------------|---------------------|---------------------|-------------------------|
| Natural Gas Supply Cost | | | | | |
| Capacity Reservation Fees | \$ 32,611 | \$ 32,548 | \$ 388,565 | \$ 388,539 | \$ 514,708 |
| Demand Storage/Peaking Services | \$ 2,383 | \$ 2,215 | \$ 20,406 | \$ 19,575 | \$ 26,907 |
| Supply Charges | \$ 169,914 | \$ 44,233 | \$ 1,593,168 | \$ 821,567 | \$ 2,009,738 |
| Gas Authority Supply Charges | \$ 1,002 | \$ 956 | \$ 39,696 | \$ 44,697 | \$ 49,537 |
| Gas Authority Charges | \$ (2,591) | \$ (260) | \$ (67,831) | \$ (72,466) | \$ (82,382) |
| P.A.C.E | 300 | 300 | 2,700 | 2,700 | 3,600 |
| APGA Annual Dues | - | - | 3,528 | 3,368 | 3,528 |
| Other | 858 | 1,330 | 20,447 | 25,106 | 28,389 |
| TOTAL MGAG BILL | \$ 204,477 | \$ 81,321 | \$ 2,000,679 | \$ 1,233,085 | \$ 2,554,025 |

DELIVERED SUPPLY

| | | | | | |
|-------------------|---------|---------|-----------|-----------|-----------|
| Volume CCF | 121,640 | 107,030 | 2,692,610 | 2,860,490 | 3,391,510 |
| Volume Dth (MGAG) | 118,390 | 104,090 | 2,644,530 | 2,777,750 | 3,330,640 |

*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 | 1.7271 | 0.7813 | 0.7565 | 0.4439 | 0.7668 |
| \$/CCF | 1.6810 | 0.7598 | 0.7430 | 0.4311 | 0.7531 |

MOST RECENT
12-MONTH

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| SALES REVENUES | | | | | |
| NATURAL GAS SALES | \$ 258,142 | \$ 172,271 | \$ 4,096,489 | \$ 3,242,842 | \$ 5,043,616 |
| SALES REVENUES (ACTUAL) | \$ 258,142 | \$ 172,271 | \$ 4,096,489 | \$ 3,242,842 | \$ 5,043,616 |
| AS BUDGET | \$ 334,348 | \$ 315,287 | \$ 3,009,130 | \$ 315,287 | Not Applicable |
| % ACTUAL TO BUDGET | 77.21% | 54.64% | 136.14% | 1028.54% | 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 | 400 | 250 | 2,253 | 2,050 | 2,403 |
| CONTRIBUTED CAPITAL | - | - | - | - | - |
| SALE FIXED ASSETS | - | - | - | - | - |
| TAP FEES | 6,923 | 12,737 | 66,267 | 75,014 | 92,260 |
| REIMB DAMAGED PROP - GAS | - | - | - | - | 10,666 |
| ADMIN ALLOC | 19,174 | 9,091 | 110,224 | 95,125 | 147,348 |
| INT/INVEST INCOME | - | - | - | - | - |
| STATE GRANTS | - | - | - | - | - |
| MGAG REBATE | - | - | 99,495 | 120,420 | 99,495 |
| OPERATING TRANSFERS IN | - | - | 249,725 | - | 249,725 |
| OTHER REVENUES (ACTUAL) | \$ 26,497 | \$ 22,077 | \$ 527,964 | \$ 292,610 | \$ 601,896 |
| AS BUDGET | \$ 23,694 | \$ 24,097 | \$ 213,250 | \$ 216,875 | Not Applicable |
| % ACTUAL TO BUDGET | 111.83% | 91.62% | 247.58% | 134.92% | Not Applicable |

| | | | | | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| TOTAL REVENUES (ACTUAL) | \$ 284,639 | \$ 194,348 | \$ 4,624,452 | \$ 3,535,452 | \$ 5,645,512 |
| AS BUDGET | \$ 358,042 | \$ 339,384 | \$ 3,222,380 | \$ 3,054,456 | Not Applicable |
| % ACTUAL TO BUDGET | 79.50% | 57.26% | 143.51% | 115.75% | Not Applicable |

MOST RECENT
12-MONTH

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | |
|---------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| PERSONNEL | | | | | |
| Compensation | \$ 63,097 | \$ 35,321 | \$ 380,688 | \$ 288,336 | \$ 472,483 |
| Benefits | 22,653 | 19,875 | 196,449 | 179,525 | 252,591 |
| PERSONNEL (ACTUAL) | \$ 85,838 | \$ 55,355 | \$ 578,152 | \$ 468,470 | \$ 726,309 |
| AS BUDGET | \$ 62,156 | \$ 55,273 | \$ 559,403 | \$ 497,458 | Not Applicable |
| % ACTUAL TO BUDGET | 138.10% | 100.15% | 103.35% | 94.17% | Not Applicable |

CONTRACTED SERVICES

| | | | | | |
|-------------------------------------|------------------|-----------------|-------------------|-------------------|-------------------|
| Consulting | \$ - | \$ - | \$ - | \$ 5,986 | \$ 40 |
| Landfill Fees | - | - | - | - | - |
| Custodial Service | - | - | - | - | - |
| Lawn & Maint | 32 | - | 192 | - | 192 |
| Holiday Events | - | - | - | - | - |
| Security Sys | - | - | - | - | - |
| Equipment Rep & Maint | 2,279 | 200 | 10,622 | 3,648 | 16,023 |
| Vehicle Rep & Maint Outside | 131 | 319 | 1,623 | 3,818 | 2,533 |
| R&M System - Outside | 2,755 | 3,400 | 28,286 | 20,053 | 31,907 |
| R & M Buildings - Outside | - | - | 432 | 44 | 2,487 |
| Maintenance Contracts | 251 | 251 | 4,005 | 8,125 | 8,855 |
| Equip Rent/Lease | 810 | 997 | 12,774 | 7,163 | 16,065 |
| Pole Equip Rent/Lease | - | - | - | - | - |
| Equipment Rental | 27 | 25 | 197 | 197 | 1,716 |
| Repairs & Maintenance (Outside) | - | - | - | - | - |
| Landfill Fees | - | - | - | - | - |
| Maint Contracts | - | - | - | - | - |
| Other Contract Svcs | - | - | - | - | - |
| Comm Svcs | 613 | 595 | 4,907 | 5,269 | 6,738 |
| Postage | - | - | - | 459 | - |
| Adverstising | - | 413 | 445 | 413 | 927 |
| Mkt Expense | - | - | 1,650 | 6,050 | 2,964 |
| Printing | - | (857) | 450 | (32) | 450 |
| Util Bill Print Svcs | - | - | - | - | - |
| Dues & Sub | - | - | - | - | - |
| Travel | 579 | 294 | 2,695 | 3,006 | 6,337 |
| Fees | - | - | 370 | 810 | 370 |
| Vehicle Tag & Title Fee | - | - | 42 | (18) | 42 |
| Ga Dept Rev Fee | - | - | - | 100 | 50 |
| Training & Ed | 600 | 350 | 4,317 | 2,019 | 12,472 |
| Gen Liab Ins | - | - | - | - | - |
| Uniform Rent | - | - | - | - | - |
| Contract Labor | 10,950 | 1,720 | 39,337 | 54,978 | 86,809 |
| Shipping/Freight | - | - | - | - | - |
| CONTRACTED SERVICES (ACTUAL) | \$ 19,026 | \$ 7,706 | \$ 112,343 | \$ 122,087 | \$ 196,977 |
| AS BUDGET | \$ 20,079 | \$ 19,571 | \$ 180,713 | \$ 176,138 | Not Applicable |
| % ACTUAL TO BUDGET | 94.76% | 39.38% | 62.17% | 69.31% | Not Applicable |

MOST RECENT
12-MONTH

| | Sep 2022 | Sep 2021 | FY2022 YTD | FY2021 YTD | |
|--------------------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| SUPPLIES | | | | | |
| Gas Cost | 203,330 | 79,691 | 1,974,055 | 1,201,917 | 2,575,698 |
| Office Supplies | 118 | 61 | 551 | 378 | 966 |
| Postage | - | - | - | - | - |
| Furniture <5000 | - | - | - | - | - |
| Auto Parts | - | 567 | 3,122 | 964 | 4,917 |
| Construction Materials | 82 | - | 82 | - | 82 |
| Damage Claims | - | 2,424 | - | 2,424 | - |
| Expendable Fluids | - | - | 78 | 44 | 320 |
| Tires | - | 1,057 | 534 | 2,661 | 1,472 |
| Uniform Expense | 357 | 619 | 7,883 | 4,891 | 7,883 |
| Janitorial | 315 | 173 | 1,954 | 1,796 | 2,645 |
| Computer Equipment | - | - | 3,819 | 250 | 3,819 |
| Equipment Parts | 634 | 148 | 16,398 | 10,426 | 22,163 |
| Repair & Maintenance | 11,642 | 14,874 | 108,591 | 90,244 | 135,556 |
| Util Costs - Util Fund | 324 | 380 | 3,229 | 3,165 | 4,403 |
| Covid-19 Expenses | - | - | - | 957 | - |
| Mileage Reimb | - | - | - | - | - |
| Auto & Truck Fuel | 4,033 | 2,651 | 28,639 | 16,257 | 37,565 |
| Food | 86 | 172 | 1,579 | 1,448 | 2,455 |
| Sm Tool & Min Equip | 396 | 1,608 | 7,572 | 16,129 | 10,503 |
| Meters | 10,015 | - | 11,757 | 2,179 | 11,757 |
| Sm Oper Supplies | 1,433 | 2,369 | 8,882 | 28,970 | 12,553 |
| Construction Material | - | - | - | - | - |
| Tires | - | - | - | - | - |
| Uniform Exp | - | - | - | - | - |
| Repairs & Maintenance (Inside) | - | - | - | - | - |
| Equip Pur (<\$5M) | - | - | - | - | - |
| Dam Claims | - | - | - | - | - |
| SUPPLIES (ACTUAL) | \$ 232,767 | \$ 106,794 | \$ 2,178,727 | \$ 1,385,100 | \$ 2,834,757 |
| AS BUDGET | \$ 163,669 | \$ 12,921 | \$ 1,473,020 | \$ 116,288 | Not Applicable |
| % ACTUAL TO BUDGET | 142.22% | 826.52% | 147.91% | 1191.10% | Not Applicable |

CAPITAL OUTLAY

| | | | | | |
|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Amortization Def Chg 2016 Bond | \$ - | \$ - | \$ 3,240 | \$ 3,240 | \$ 4,320 |
| Amort 2020 Bond Premium | \$ (692) | \$ (692) | \$ (6,227) | \$ (6,227) | \$ (8,302) |
| Depr Exp | \$ 17,533 | \$ 16,004 | \$ 154,926 | \$ 145,142 | \$ 186,323 |
| Int Exp 2016 Rev Bond | 1,924 | 2,325 | 18,328 | 21,923 | 25,106 |
| Interest Exp - 2020 Rev Bonds | 3,417 | 3,417 | 30,757 | 30,757 | 41,009 |
| Issuance Costs | - | - | - | - | - |
| CAPITAL OUTLAY (ACTUAL) | \$ 22,183 | \$ 21,055 | \$ 201,024 | \$ 194,835 | \$ 248,455 |
| AS BUDGET | \$ 2,385 | \$ 2,785 | \$ 21,467 | \$ 25,063 | Not Applicable |
| % ACTUAL TO BUDGET | 929.99% | 756.06% | 936.42% | 777.38% | Not Applicable |

Sep 2022 Sep 2021 FY2022 YTD FY2021 YTD

FUND TRANSFERS

| | | | | | | | | | | |
|-----------------------|----|--------|----|--------|----|---------|----|---------|----|---------|
| Admin Alloc - Adm Exp | \$ | 85,130 | \$ | 66,351 | \$ | 662,225 | \$ | 637,331 | \$ | 768,129 |
| Transfer To Gf | | 20,574 | | 10,691 | | 325,208 | | 211,165 | | 372,130 |
| Transfer To Cip | | - | | - | | - | | - | | - |
| Transfer - Insurance | | - | | - | | - | | - | | - |
| Transfer - E&R | | - | | - | | - | | - | | - |

| | | | | | | | | | | |
|--------------------------------|-----------|----------------|-----------|---------------|-----------|----------------|-----------|----------------|-----------|------------------|
| FUND TRANSFERS (ACTUAL) | \$ | 105,704 | \$ | 77,042 | \$ | 987,434 | \$ | 848,496 | \$ | 1,140,259 |
| AS BUDGET | \$ | 132,048 | \$ | 119,012 | \$ | 1,188,435 | \$ | 1,071,104 | | Not Applicable |
| % ACTUAL TO BUDGET | | 80.05% | | 64.74% | | 83.09% | | 79.22% | | Not Applicable |

| | | | | | | | | | | |
|--------------------------------|-----------|----------------|-----------|----------------|-----------|------------------|-----------|------------------|-----------|------------------|
| TOTAL EXPENSES (ACTUAL) | \$ | 465,518 | \$ | 267,952 | \$ | 4,057,680 | \$ | 3,018,988 | \$ | 5,146,757 |
| AS BUDGET | \$ | 380,337 | \$ | 209,561 | \$ | 3,423,037 | \$ | 1,886,050 | | Not Applicable |
| % ACTUAL TO BUDGET | | 122.40% | | 127.86% | | 118.54% | | 160.07% | | Not Applicable |