



Council Meeting

AGENDA

Tuesday, February 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. January 11, 2022 Council Minutes
 - b. December 21, 2021 Planning Commission Minutes
 - c. December 28, 2021 Historic Preservation Commission Minutes
 - d. December 9, 2021 Downtown Development Authority Minutes
 - e. December 9, 2021 Conventions and Visitors Bureau Minutes

II. PUBLIC FORUM

1. Public Comments

III. BUSINESS ITEMS

1. City Administrator Update
2. Assistant City Administrator Update
3. Department Requests
 - a. **Airport:** FBO Commercial Lease Agreement

- [b.](#) **Finance:** Renewal – Property and Casualty Insurance
- [c.](#) **Fire:** Fire Truck CIP Addition Request
- [d.](#) **Public Works:** Commercial Garbage Truck
- [e.](#) **Utilities:** Emergency Purchase of Truck

IV. OLD BUSINESS

- [1.](#) **Preliminary Plat Review - River Pointe**

V. NEW BUSINESS

1. Public Hearing(s)

- [a.](#) Rezone - 120 Vine Street
- [b.](#) Zoning Ordinance Code Text Amendment #13

2. New Business

- [a.](#) Rezone - 120 Vine Street
- [b.](#) Appointments (2) - Tree Board
- [c.](#) 2nd Reading - Procedural Ordinance and Resolution Readings
- [d.](#) 1st Reading - Zoning Ordinance Code Text Amendment #13
- [e.](#) Resolution - Amendment to the Walton County Service Delivery Strategy
- [f.](#) Resolution - Support of Grant Match Application for 2022 Historic Preservation Fund CLG Survey & Planning Grant

VI. DISTRICT ITEMS

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

VII. ADJOURN

VIII. 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 and Transportation Report**
- [12.](#) **Monthly Water, Sewer, & Gas Report**

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member (via phone)
	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
	Paul Rosenthal	City Attorney

Staff Present: Chris Croy, Danny Smith, R.V. Watts, Andrew Dykes, Chris Bailey, Sadie Krawczyk, Patrick Kelley, Brad Callender

Visitors: Sharon Swanepoel, Denise Etheridge, John Brewer, Aidan Rainey, Stacy Rainey, Heather Boyce, Susan Tyre, Brandon Miller, Larry Church, Gerald Atha, Cynthia Atha, Lori Volk, Joseph Zalatan, Stephanie McDaniel, Kirklyn Dixon, Julie Sams, Shauna Mathias, Tyler Lasser, Jim Jacobi, Jimmy McDaniel

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Vice-Mayor Larry Bradley gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present. Council Member Myoshia Crawford was present via telephone. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. December 7, 2021 Council Minutes
- b. December 14, 2021 Council Minutes

To approve the consent agenda as presented.

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

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

No one signed up for public comments.

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

City Administrator Logan Propes stated there will be a Council workshop to discuss the upcoming redistricting later this month; they have been working with the Northeast Georgia Regional Commission on the maps based off of the 2020 Census Data. The Blaine Street Master Plan RFP will be issued later in the first quarter. The Milner-Aycock Building RFP will be re-released towards the end of this month, after some additional remediation is complete. The Comprehensive Plan is underway.

Ms. Sadie Krawczyk explained the online survey is available for the Comprehensive Plan. She encouraged everyone to take the survey at www.monroe-compplan.com. The first Visioning Session will be at 6:00 Thursday evening at The Factory at Walton Mill. The information collected at the public meeting will be taken back to the Steering Committee so they can help to interpret the information received from the public, which will be incorporated into the Comprehensive Plan.

Mr. Propes explained staff will be working on additional Code updates and cleanup. The City will be engaging with Hall Consulting for some additional training for the Planning & Zoning Commission and the Historic Preservation Commission to stay up to date on matters of the law. An additional Marshal position will be posted soon. Phase II of the Traffic Calming implementation which includes West Highland, Barrett, North Midland, sections of South Madison, and Felker Streets will be bid on January 30. The bids will come before Council for selection on March 8. Hopefully, construction can be finished by midsummer. The Downtown Green bid is very close to being released; it is under final engineering now for some design element changes on the sidewalks and drainage.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the exterior of the Blaine Street Building is almost complete; they are waiting for the roof caps to come in and final painting. The sidewalk area will be pressure washed on Thursday. He explained there was an Infrastructure Bill passed from the Federal Government to the States, with \$25 billion being given to Airports across the country. There will be \$17.3 million dedicated to general aviation, which will provide the City with a double income of AIP Funding for the next five years. The City of Monroe will receive an additional \$160,000 in 2022, with a five percent local match. This money can be used for terminal buildings, safety improvements, and taxiway improvements; the additional funds will help to cover increased construction prices. Final plans are almost done for the maintenance hangar. The restrooms at Mathews and Pilot Parks should be installed in March or April, depending on the weather. He discussed the lake survey and the proposal for managing the lake. They are looking at a commercial garbage truck, recycling truck, residential garbage truck, and trailers as Capital Improvement Items for Solid Waste. He discussed the yellow door hangers that will be used to remind customers of what they need to do when recycling and reviewed the holiday routes.

3. Department Requests**a. Police Department: FLOCK Camera System Purchase**

Police Chief R.V. Watts explained the 16 FLOCK cameras will be placed at entrances and exits throughout the City. The cameras will scan license plates on vehicles that pass by them and the system will run those license plates through GCIC/NCIC. There are 153 agencies in Georgia that utilize the system, and the City will be networked with them. He discussed instances where Monroe has previously utilized cameras that are located in the surrounding cities. It is an annual contract with a \$44,000 payment the first year and a \$40,000 charge for every year the City continues to use the FLOCK system. He stated the system could be reviewed at the end of the year to see how beneficial it has been to the City and whether the City wants to continue utilizing it. This is a 2022 Capital Improvement budgeted item; it will basically be a lease program on a yearly basis. Chief Watts stated the system will be used to track license plates that have been flagged and will alert the officers.

To approve the purchase from FLOCK Group, Inc.

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

b. Police Department: Approval – Scrapped Vehicles

Police Chief R.V. Watts requested approval to scrap 11 vehicles that have been decommissioned from their fleet. They are old police cars that have been involved in wrecks or are unable to be repaired. The vehicles are currently taking up space at the City Barn.

To approve scrapping the list of police vehicles.

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

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

City Administrator Logan Propes explained that Mr. Clay Kirkly requested the item to be tabled for one more month as they complete the Development Agreement negotiations.

To table until February.

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

2. Monroe Corridor Commission Appeal – 1000 East Spring Street

Mayor Howard stated that last month Council discussed and voted to overturn the Planning Commission's denial of the applicant's Certificate of Appropriateness relating to the construction of a metal building by Gerald Atha. He is unclear on the actual vote and wants to make sure everyone is on the same page. Staff has been working on this for a year, and there is some conflicting information. Mayor Howard would like some clarification, prior to entertaining a motion to overturn the veto. He wants to know if Council is comfortable saying the property is one lot or two lots, whether it is in the CDO or not, and whether it is okay to put a metal building that is not allowed in the CDO. He questioned whether there needs to be three or four different motions, what Council wants, and what is their decision.

Vice-Mayor Larry Bradley stated that he came prepared to make a motion to override his veto. He stated that he has looked at the Code that Council passed, along with the rewrite of the Corridor Overlay, which is a very voluminous complex set of rules and regulations that can sometimes be subject to interpretation. He thinks the action taken by the Planning and Zoning Commission at the guidance of staff may have been based on a very strict interpretation of those rules and regulations. He is looking at what the legislative intent of this is, because it is a complex issue. Mr. Bradley thinks at the time Council passed it, incurrantly, Monroe was a very attractive place for businesses to come into, with attractive corridors, and Council wanted to be sure that those businesses meet certain criteria from an aesthetic standpoint and overall look. The intent was not to punish existing business and property owners. The strict interpretation from staff and the Planning and Zoning Commission has gone beyond that intent. He stated the addition is in the back of the lot; it might be visible from Spring Street, but it is not noticeable for anyone driving through the community. It is more likely to be visible from Baker Street than it is from Spring Street, and he does not think it has any negative effect on the area. He knows staff has told the property owner that the only way he could build it and put it back there would be a complete overhaul of the entire property; he could start from scratch, which is not practical for someone trying to operate a business. He does not feel the decision made was within that intent, which is the reason he made the motion to uphold the appeal and to override the decision made by the Planning and Zoning Commission.

Mayor Howard questioned whether the site plan has been seen and whether the item needs to be remanded to the Planning Commission. He questioned whether Council says it is okay to have two lots, or it is okay to abide by CDO requirements of the lot and that a metal building is fine.

Vice-Mayor Bradley explained he was addressing the decision made by Planning and Zoning to deny the application, and he thinks their denial was incorrect.

Council Member David Dickinson stated he doesn't necessarily disagree with the Mayor's veto of the Council's decision. He is very concerned about this situation, because he doesn't think Council had the kind of in-depth discussion that they should have had at the previous meeting before voting. He has pulled all of the regulations and ordinances concerning the Overlay Districts and the Corridor Design Overlay, and his perspective is that Council was well intentioned when passing it. When a situation comes up, you can find that there might be some issues with the legislation or language. It may create situations that are unintended, and Council might need to show some flexibility and common sense in dealing with it. Mr. Atha's property is the old McGarity garage and all of the buildings are metal. Mr. Dickinson read from the City Ordinance, stating the City wishes to focus upon the compatibility of form, scale, and materials such that new structures will conform to the neighboring community features and standards and more closely reflect the character of the local community. He doesn't think it makes any sense to make it look different, because that area is surrounded by metal. The Ordinance also states to look at the pertinent features of other developments and structures in the corridor, but the corridors have very different structures and design elements depending on which section of the corridor is being looked at. That end of the corridor is surrounded by metal. The 643A criteria questions whether the proposed change would have an adverse effect on the corridor or any structure there in, and he did not hear any discussions about that at the previous meeting. Section 643A.1(c) states that architectural design should not be developed independent of context, buildings should be integrated with, not isolated from, their surroundings. It would be out of context for a brick building that is surrounded by metal buildings to be built. Section 643A.2 states residential, commercial, industrial, and institutional properties within each proper context, which means there can be different contexts in different sections of the corridor. He questioned whether Council intended for all of the buildings on both sides of the main corridor to

look exactly the same when they passed the Ordinance. Section 643A.2 states that in general new structures shall be designed consistent with traditional and historic features associated with the building type. Mr. Atha intends to build a garage building, and there has not been a brick garage building constructed in 50 years. It would be out of context to erect a brick building. Section 643A.2(1)(c)(vii) states this prohibition includes metal building types commonly known as “butler buildings”. Mr. Dickinson stated he does not see anything in the Ordinance that prohibits putting a metal building on this location. As a matter of common sense in this particular situation and in this context, it makes no sense. He feels it violates the whole purpose of the statute. If Council allows the building to be built, he would like to see some amenities around it, such as flowers and trees. He thinks that needs to be discussed if it is appropriate. He questioned whether the motion can be modified, or if it is just an up or down vote.

City Attorney Paul Rosenthal answered he believes this is just an up or down vote. There could be a motion to table the consideration of the Mayor’s veto to a later date to give Mr. Propes, staff, Mr. Rosenthal, and Mr. Benton time to discuss those issues to seek a resolution. If the veto before Council now is addressed, it is Council’s opportunity to override that veto with a super majority vote within 30 days or Council could table the item until the next meeting. He believes those are the only options.

Mr. Dickinson stated he thinks everyone comes out better by working together to come up with some sort of reasonable concurrence about what to do. He stated if it is going to be a straight up or down vote, his vote would be to overturn the veto, but that is not what he wants to do. There are simply some problems with the Ordinance. This is not about who the applicant is; the merits and legislation have to be looked at to do the right thing.

Vice-Mayor Bradley stated he thinks it is fine if City staff wants to reach back out to Mr. Atha before he puts the building up to try to work something out, but they have not been willing to do that in the past.

Vice-Mayor Bradley made a motion to overturn the veto and Council Member Norman Garrett seconded the motion.

Mayor Howard questioned what is being approved, whether it is one lot, whether it is ignoring CDO guidelines for landscaping and sidewalks, or whether it is allowing a metal building.

Vice-Mayor Bradley answered that the denial made by the Planning and Zoning Commission is being overturned.

Mr. Rosenthal stated for Mr. Kelley to spell out what the application is for.

Code Enforcement Officer Patrick Kelley stated the application for Mr. Atha is to build a 30 x 60, 1,800 square feet metal building as described. He stated that during the discussions by Planning and Zoning for the CDO, they requested and offered the opportunity to modify the site plan in order to get more into compliance with the Zoning Ordinance, but that was rejected. The denial was for the Certificate of Appropriateness for the building, but the appeal was of the decision of the Corridor Commission to not issue a permit, which they had no purview on.

Mr. Rosenthal explained the Corridor Commission denied the Certificate of Appropriateness and without the COA the Code Office could not issue a permit. The technical issue that Council overturned was their decision to deny the COA to build a metal butler building on the corner of the parcel. The Mayor then vetoed that, and now there is a motion of the floor to overturn that

veto, which would reinstate Council's overturning of the Corridor Overlay Design Commission, which would then allow Mr. Atha to build a metal butler building on the corner of the property. It does not mean that he still would not have to file a permit and have to follow all Codes, but it will allow him to build the metal butler building by the COA issued by Council via the overturning of their denial of the COA. He stated there has been a lot of discussion about the concept of compromise or middle ground to include appropriate landscaping, removals of moonscapes, buffering, and green space but there was never any real consensus or offer to address those issues.

Council Member Tyler Gregory questioned whether or not Council overturning the veto would set events in motion causing Mr. Atha to have to apply for a permit and submit plans.

Mr. Rosenthal answered that the requirements mandated under the Corridor Design Overlay would not apply, because the COA has essentially been issued based on the plans he submitted.

Council Member Lee Malcom questioned whether Council could put any conditions on this.

Mr. Rosenthal answered no; it is past that point already.

Mayor Howard questioned whether there are any landscape requirements for a lot when a building comes in for approval.

Mr. Rosenthal stated the landscape plan was supposed to have been provided as part of the application for the COA to build a building subject to the Corridor Overlay Design Standards. He does not believe there was a landscape plan submitted, which was part of the basis for the denial. Council overturned that denial for the COA. Now, there is a motion to overturn the Mayor's veto. It would not be appropriate to place conditions at this point; overturning of the Mayor's veto is what is before Council. He stated if the veto is overturned, Mr. Atha will be able to proceed further with getting his permit to build this building, but he would be subject to any other Code Regulations that are not contained within the Corridor Design Overlay Standards. There are not any landscaping metrics in the B3 Zoning. Therefore, overturning of the Corridor Design Overlay's appeal waves the requirement for landscape metrics.

Ms. Sadie Krawczyk stated since the question is really an interpretation of the Zoning Ordinance, she would refer to other staff.

Mr. Brad Callender stated that he has nothing further to offer, unless there are specific questions for him. There are issues that need to be addressed within the Corridor Ordinance, because they are always dynamic and fluid. They need to be amended through time to adjust to conditions in the real world and environment. Prohibiting the metal building makes it very easy for staff to look at the Ordinance and see the need for a change. The prohibition of metal buildings would be the prohibition of allowing new metal buildings. He stated Councilman Dickinson read the Ordinance earlier referencing the context of neighboring properties, and there are only two metal buildings on the properties immediately surrounding this site. The Monroe Motor Inn has a metal accessory building across the street, and there is a mini-storage facility further down the street. Those are the only ones in the vicinity that are within several hundred feet of the property itself. He understands the intent of prohibiting metal buildings is to prohibit further new buildings on any of the properties. He stated surrounding this site there is brick, stone, and stucco on the immediate and adjacent buildings, none are metal except the ones he already mentioned. If there is a need for the City to change the corridor, the prohibition would stand for any new metal buildings issued regardless of where they are located in order to enhance and

improve the corridor itself. The lack of language in the Ordinance may be that it does not have any grievance or leeway for an existing situation where there is an expansion on an existing property. As it is currently written, it leaves staff with very little room to look outside of the Ordinance, because if they are prohibited, any new ones would obviously be in violation of the prohibition. Therefore, their recommendation to the Planning Commission was ultimately to recommend denial of the request because of that prohibition. He stated the City could enhance the Ordinance by making changes, amendments, and possibly adding some lateral moves.

Mr. Kelley stated that he understands the lawyerly gymnastics and appreciates the reasoning. He believes the intent of the Code was to allow for the survival, but not for the expansion of that type of development. They were trying to keep it from increasing, due to the fact there was such a large amount of it at that time. They did not want to allow it to grow. If it is modified, it would be in the direction that the Ordinance prescribed. He stated there are strict interpretations without any leeway. He does not know of any other interpretation for prohibited, and that is the reason they made that recommendation. The Commission has the purview to take their recommendation or not, but their recommendation had to be based on the Ordinance.

Ms. Malcom stated she appreciates and respects that, because he is charged with going by the regulation put before him that were voted on by Council. She does not like to see Council pitted against the Code Office and appreciates their time and diligence in trying to do the right thing by Council's written word. In this case, this is a large parcel, that is not visible to any degree from the road. It will not be out of sorts with what is already there because of the neighboring properties. She contends that the property is two lots or two parcels.

To overturn the veto.

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

V. NEW BUSINESS

1. Public Hearings

a. Rezone – 0 Double Springs Church Road

Code Enforcement Officer Patrick Kelley presented the application of Parkland Communities, Inc., for rezone of this property from R1 to R1A. The Code Office recommends approval of the requested rezone, subject to conditions. He stated the applicants have already agreed to the conditions in the Plan Review.

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

Mr. Tyler Lasser, with Alliance Engineering and Planning, spoke representing the applicant. The developer, Mr. Jim Jacobi, with Parkland Communities handed out current site plans, proposed site plans, color renderings, and a trip generation comparison. They are requesting to rezone the 83-acre lot from R1 to R1A to construct a 141-lot single-family community, with a luxury amenities area, pocket parks, and abundant open space. The property is located at the southeast corner of Cedar Ridge Road and Double Springs Church Road and will be accessible from both roads. As proposed, the community will consist of two different sections. There will be 34 age-targeted ranch homes in the northwestern corner. The lots will be a minimum of 80 feet wide and 10,000 square feet; the homes will start at 1,800 square feet. The remaining lots will be a minimum of 90 feet wide, featuring homes that are two stories, and a minimum of 2,400 square feet. All of the homes will include a minimum two-car side-entry garage that will be constructed using a mixture of materials, including brick, stacked stone, and various fiber

cement sidings. The R1 Zoning requires a lot width of 100 feet, with the R1A Zoning the lots would only be reduced by 10 feet for about 75% of the lots and 20 feet for the ranch lots for about 25% of the lots. He stated the slightly smaller lots that are permitted in R1A would allow them to cluster lots and provide more open space. In the proposed zoning district 35% would be devoted to open space, which includes the creek and buffers. The open space includes eight acres of buildable land at the southern end that is densely wooded and includes streams, as presented it would include a mulch trail. If the proposed plan is not approved, 158 lots could fit on the site, which is 17 more than proposed and would increase the density to 1.9 units per acre. He explained in this scenario it would be necessary to build in those open spaces. The intent is to avoid any unnecessary encroachment into those environmentally sensitive areas and preserve as much open space as possible. He discussed the Trip Generation Report done by Kimley Horn. He stated they agree with all of the staff recommended conditions and are open to hearing the ones that Council wants to add. Mr. Lasser stated they would add the condition that the Development Plans will be in substantial conformance with the submitted site plan, which will cover all of the general design requirements proposed including the open space and general layout.

Mayor Howard questioned there being 35% open space.

Mr. Lasser answered 35% open space is showing on the plan currently, which they believe will be the open space. They do not want to have a specific number as a condition but are open to having that substantial conformance condition.

Council Member Lee Malcom stated she likes the side-entry garages and the greenspace reservation, but the recreational amenities are vague. She questioned the amenities.

Mr. Jim Jacobi, with Parkland Communities, stated they plan on building a cabana, pool, a tot lot, and a play field. They would also like to put in some mulch trails in the preserved area in the back. The 35% open space on the site plan includes everything outside of the lots and the right-of-ways; the detention pond and sidewalks are included in that overall area. He stated they would also like to add a condition for a maximum of 141 lots. They have agreed with the community that there will be no more than 20% rentals.

Ms. Malcom questioned the amount of greenspace to be reserved.

Mr. Jacobi stated that the Code requires 15%. They will settle for a minimum of 30% of open space per the Code that Mr. Kelley will work on, because it is a little bit subjective. He does not want to move forward with engineering and then have a problem that was not addressed.

Mr. Brad Callender stated the minimum of 30% open space can be added to the conditions.

Council Member Tyler Gregory questioned the trees for the lots.

Mr. Jacobi answered they plan on planting street trees in the community.

Ms. Malcom questioned whether Code dictates the size of the pool to be constructed based on the number of lots.

Mr. Kelley answered there are no parameters for that in the Code. He stated the exclusions in the environmental section of the Code of Ordinances would not create more than about five percent exclusion of the open space, which would include the slopes and detention pond.

City Administrator Logan Propes stated per condition number seven, the City will continue to work with the developer on the Development Agreement, which will include some developer contributions for the water, sewer, and traffic infrastructure that is needed. They will work to get an appropriate but fair dollar amount.

City Attorney Paul Rosenthal stated he wanted Council to consider that the applicant has applied for a rezone request and there is a moratorium on the acceptance of preliminary plats. Any action that Council takes on the rezone will not impact the status of the moratorium as it relates to this project.

Mr. Jimmy McDaniel spoke in favor of the rezone. He stated that he agrees with the 20% rental property and 35% open space. He wants to clarify that the conditions stay with the plat even if the developer sales his business to someone else. He wants to make sure this is incorporated into the HOA, so that it will not be changed to 50% rental property after a year. He stated that the community traffic will not impact the two roads as much as the other ones.

Ms. Malcom questioned whether the applicant plans to set up an HOA and covenants for the development to be passed on to the home owners once it is 75% built.

Mr. Jacobi answered they will have an HOA and it will be a covenant protected community, but they do it once the last house is sold not at 75%.

Mr. Rosenthal stated that any of these conditions should be made as a condition of the rezone; the rental conditions could be made as part of the HOA and the Development Agreement. The Development Agreement could require review and approval of the HOA by staff prior to plat approval.

Mr. Gregory questioned the rezone not affecting the moratorium.

Mr. Rosenthal explained this is an application for rezone; it is not an application for preliminary plat approval. It will be rezoned should Council choose to rezone it, but the applicant is not capable of applying for preliminary plat approval until the expiration of the moratorium.

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

No Action.

2. New Business

a. Election of Vice Mayor

To elect Larry Bradley as Vice-Mayor.

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

b. Appointment – Council Representative to DDA

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

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

c. Rezone – 0 Double Springs Church Road

To approve the rezone subject to the conditions as stated, which will be addressed in the Development Agreement.

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

d. Final Plat Approval – Meadows Farm Subdivision

Code Enforcement Officer Patrick Kelley presented the Final Plat for Meadows Farm Subdivision for approval. The Code Office recommends approval as submitted.

To approve the Final Plat for Meadows Farm Subdivision.

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

e. Final Plat Approval – Monroe Pavilion

Code Enforcement Officer Patrick Kelley presented the Final Plat for Monroe Pavilion for approval. He explained that he came prepared to recommend approval as submitted, but there are some safety concerns. The recommended approval will need to be contingent upon verification of some development requirements that are still lacking; there will need to be signage and signal verification by GDOT, and there are some stormwater concerns.

City Administrator Logan Propes explained the approval will be contingent upon the items mentioned by Mr. Kelley in addition to the performance bonding and maintenance bonding. They are trying to fast track the development, but in a safe manner for the public for the ingress and egress, which will be a public parkway. Mr. Propes has been talking with Mr. Argo over the past few weeks, but they are not at a hundred percent comfort level with all of the items yet. After getting through the safety elements, everything else will be deferred through the Performance Bonding Agreement.

City Attorney Paul Rosenthal stated if Council is going to consider approving the final plat, it should be approved subject to certain conditions being met before the plat is signed off on, and those conditions should be listed. He stated all of the bonding paperwork needs to be reviewed and signed off on by his office. He clarified the conditions highlighted by Mr. Kelley must be met in addition to the bonding documentation being in acceptable form and approved by his office. These conditions must be met to allow the final plat to be signed off on and approved. There may also be some Code compliance items that need to be approved and signed off on by Mr. Kelley. This is simply Council approving the final plat subject to certain delineated conditions being met, particularly concerning road safety, watershed, and stormwater management issues.

Mr. Kelley stated the Final Plat approval for Monroe Pavilion needs to be subject to the conditions as follows: street signage, traffic control signage, striping, signalization at Charlotte Rowell Boulevard and Highway 11 with verification from GDOT, fencing around the stormwater ponds, and bonding approval.

To approve the Final Plat with staff's stated conditions.

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

f. 1st Reading – Procedural Ordinance and Resolution Readings

City Attorney Paul Rosenthal explained the Charter states that all Ordinances shall be read at two meetings. This will save time, but still be fully transparent. It states the Ordinances to be read will be published on the website, made available, and there will be summaries by staff, but the literal reading will not be required, unless Council requires it.

Mr. Rosenthal presented the first reading of the Ordinance.

VI. DISTRICT ITEMS

1. District Items

Vice-Mayor Larry Bradley stated he has heard concerns about speeding more than anything. He has spoken with Chief Watts and also knows that some of the streets will be gotten to soon. He encouraged the Police Department and City staff to look at what can be done on McDaniel and Pine Crest.

City Administrator Logan Propes stated those roads are being looked at as Phase III of the Traffic Calming process. The engineers are working on the concepts, but there are two challenges. He stated one challenge is finding the type of device that will satisfy everyone and still work in the location. The other challenge is funding, because these are larger stretches of streets.

Council Member Lee Malcom stated she has had complaints about City Hall being closed again.

Mr. Propes explained the closure is temporary. As of today, there are three directors out with COVID and about 20% of the building has been affected by COVID in the last two weeks. There have been some amendments made in City Hall, with how Customer Service is being done, and Code is now down stairs. Everything is in one place, so it should be a more customer friendly environment. He stated the doors will be back open as soon as everyone can be gotten back in and healthy again.

Council Member Norman Garrett stated he has gotten calls about trash being thrown out on Magnolia Street. He questioned whether Mr. Smith had gotten any cameras out there yet.

Mr. Danny Smith stated there is a sign concerning illegal dumping scheduled to be put up, and they are looking for a spot to install a camera.

Council Member Tyler Gregory stated he has been asked when the fiber is coming, and he has explained the equipment delays. Citizens are asking about the sidewalks down Alcovy.

Mr. Propes explained sidewalks are big ticket items. The TSPLOST that failed last year would have helped to cover some of those items. Funds have already been allocated to the eastbound on-ramp and the westbound on-ramp, which have matching State funding. Once those projects are clear, other large items can be done, such as the traffic calming elements and sidewalks. He stated the sidewalks are definitely on the radar.

Mr. Gregory stated he has had some citizens that live on one end of Walker Street that are getting notices from the Marshals to clean their yards. They are confused, because they go to the other end of Walker Street and see pallet fences and such. They are curious as to why they are getting notices for pipes or something that needs to be picked up versus structures that appear to

have issues, which seems to be more pressing. He just wanted to bring it to attention, because he does not know what to tell them.

Mr. Kelley answered that Walker Drive is being addressed holistically from end-to-end. Mr. Gregory is probably talking to some of the more responsible citizens rather than the people that are failing to comply, but they are all being addressed. He stated being a responsible citizen may make them look like they are being targeted, but others are getting the same treatment. They are just not complying.

Council Member David Dickinson stated he had nothing.

Council Member Charles Boyce stated he had nothing.

Council Member Myoshia Crawford stated she has been getting comments concerning when City Hall will be opening and about the lighting being so dark in the Quality Food parking lot. She is also getting calls about when Publix is going to open.

Mayor Howard explained that the Quality Food parking lot is private property and the owner’s responsibility. Publix will let us know about their opening, but it may be a few weeks from now.

Council Member Nathan Little stated he had nothing.

Mr. Gregory stated he has had complaints about loud vehicles. He questioned what other neighboring towns have passed concerning loud vehicles.

Mr. Kelley stated Lawrenceville recently passed a noise ordinance to address similar issues. He will get a copy of theirs to modify and bring back to Council as a draft.

2. Mayoral Update

Mayor John Howard stated he has had a couple of local businesses offer to do an *I Support the Monroe Police Department* sticker for business windows or automobiles. The silver stickers would be sold for \$50 annually and the gold for \$100; all of the proceeds would be donated to the Police Department. There will be free COVID testing on Thursdays at the Police Department on Blaine Street. He discussed the accuracy of the different tests and stated there were 350 people tested last Thursday. He appreciates everyone’s input and sent congratulations to UGA.

VII. ADJOURN

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

MAYOR

CITY CLERK

**MONROE PLANNING COMMISSION
MEETING MINUTES—December 21, 2021**

Present: Mike Eckles, Randy Camp, Nate Treadaway

Absent: Chase Sisk, Rosalind Parks

Staff: Pat Kelley – Director of Code
Brad Callender – City Planner

Visitors: Tyler Lasser, Ken Mobley, Donna Hendrix, Frank Masiello, Diane Masiello, Laurie Hawks, Jim Jacobi, Jim Campbell, Stephanie McDaniel, James McDaniel, Lee Rowell, Greg Kortman, Garrett Willett, Craig Harmon, Jan Harmon

Call to Order by Chairman Eckles at 5:34 pm.

Chairman Eckles asked for any changes, corrections or additions to the November 16, 2021 minutes.

Motion to approve minutes.

Motion T. Second C.
Motion carried

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

Public Hearing Opened at 5:35pm

The First Item of Business: is Certificate of Appropriateness Case #449 at 707 S. Broad Street. The applicant/owner is requesting approval of a COA application in order to allow an addition and renovations to a single-family residence. The project has already been approved by the Historic Preservation Commission. Staff recommends approval of the COA as submitted without conditions. The applicant and owner, Greg Kortman spoke in favor of the project.

Chairman Eckles asked for clarification that the project is a rear addition to an existing structure.

Kortman: Yes

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:38 pm

Chairman Eckles entertained a motion.

Motion to approve

Motion Camp. Second Treadaway.
Motion Carried

Old Business:

First Item of New Business: is Rezone Case #265, a request to rezone ±83.072 acres at the southeast corner of the intersection of Double Springs Church Road and Cedar Ridge Road from R-1 to R-1A. The property has never been developed. The applicant is requesting a rezone to R-1A to develop the site into a residential subdivision. Staff recommends approval subject to the conditions listed in the December 10, 2021 staff report. This application was previously brought before the Planning Commission in October when it was tabled.

Pat Kelley: The applicant, Parkland Communities is here to answer any questions.

Chairman Eckles: The public hearing was at the previous meeting so we will not be hearing any opposition tonight.

Chairman Eckles: Are you familiar with the seven conditions listed?

Lasser (Parkland Communities): Yes and we agree to all seven as presented

Motion to approve with conditions

Motion Treadaway. Second Camp.

Motion Carried

Chairman Eckles: You will have to bring a preliminary plat before us after the moratorium expires which will be in July or August.

Kelley: The moratorium is set to expire in July. The preliminary plat submittal is contingent upon completing a traffic study and fully executed development agreement.

Callender: For clarification, the application will move forward to City Council in January for final approval.

Jim Jacobi: If that is approved, we will go through the preliminary plat process in July?

Kelley: Yes

New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Camp. Second Treadaway

Meeting adjourned at 5:43pm

Historic Preservation Commission
Meeting Minutes
Regular Meeting—December 28, 2021

- Present: Jane Camp, Elizabeth Jones, Susan Brown, Fay Brassie
- Absent: Mitch Alligood
- Staff: Laura Wilson, Code Admin
- Visitors: William Stone, Chris Evans, Dean Johnson, Kevin & Sommer Hill, Norman Garrett, Lidia Garrett

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

Acting Chairman Camp asked if there were any changes or corrections to the previous months’ minutes. To approve as submitted.

Motion by Brassie. Second by Jones
Motion carried.

The First Item of Business: Request for COA #531, a request a rear addition at 257 Boulevard. The applicant, Dean Johnson, owner of said property spoke on behalf of the request. In addition to renovating the interior of the house, Johnson explained he wants to “square off” by constructing a rear addition. The rear of the property would look like his neighbor’s property. He also would like to replace existing vinyl siding with wood and repair the existing wooden windows.

Brassie: What does the rest of the house look like? How does the proposed change effect the rest of the structure? Johnson provided additional images to the Commission members.

Do you have any elevations? No

Are you adding windows? No

What will the roofline look like? The rear front facing gable will be reconfigured to extend over the addition—further discussion continued about the roofline.

Acting Chairman Camp asked if there were any questions from the public: none

Wilson: Due to the nature of this property being a corner lot and the setback requirements of its zoning classification (R2) Patrick (Kelley) is working with the property owner to make sure the rear addition meets code requirements. Therefore, the approval is for appearances and materials.

To approve materials and appearance, pending a determination by the Code Officer on the setback

Motion by Brassie, Second by Jones
Motion carried

The Second Item of Business: Request for COA #532, a request construct an accessory dwelling unit at 1244 South Madison Ave. The applicant, Norman Garrett, owner of said property, spoke in favor of the project. He explained the accessory dwelling unit would be 800 square feet, fronting on Atha Street and it would be designed in a complimentary style to his house.

Brassie: Do you have a floorplan or drawings?

Garrett: I have Laura the floorplan a few weeks back. I've been working with Patrick trying to get this started.

Acting Chairman Camp: I do not believe we have enough information to vote on this tonight.

Garrett: What do you need?

Brassie: pictures, drawings showing rooflines, elevations

Garrett: How does this relate?

Wilson: The request is for an accessory dwelling to your house which is on S. Madison

Discussion continued about the location of the proposed accessory dwelling unit and how that was related to the Historic District particularly in terms of how the proposed accessory dwelling unit would look.

To table until further information (January 25, 2022)

Motion by Brassie. Second by Brown

Motion carried

The Third Item of Business: Request for COA #546, a request for exterior changes including windows and the construction of a smoke house for a proposed BBQ restaurant at 118 N Wayne St. The applicant is JEC Development LLC, owner of said property. Architect Chris Evans spoke on behalf of the project. He explained the proposal included new windows on the upper level and new wooden doors on the lower level for a store front. The new windows will mimic the surrounding buildings. Additionally, the proposal includes a detached smoke house for a future BBQ restaurant. Evans presented a revised drawing of the smoke house that allowed the building to be more secure when not in use.

Brassie: What about parking?

Evans: After the plan is approved, we will work with Pat and Brad on parking. The parking lot is privately owned.

Brassie: What about signage?

Evans: I show small signage on the plans.

Evans: During this process, can I make changes?

Acting Chairman Camp: You have to come back to us

To approve as presented with the updated rendering of the Smoke House

Motion by Brassie. Second by Jones

Motion carried

The Fourth Item of Business: Request for COA #547, a request for exterior changes including a rear addition at 143 W 5th St. The applicant is Bill Stone, owner of said property spoke on behalf of the project. He would like to add a 10x12 addition on the back to expand the current bedroom, replace the current vinyl siding with hardiplank, replace, and replace the aluminum windows. The house next door has the same addition.

Brassie: Do you have any pictures or elevations? What will the roof line look like? The floorplan looks nice.

Stone: I do not have any images to show you.

Brassie: How will the roof look?

Stone: A gable will extend off the back at the same pitch the roof is currently. It will not be noticeable from the front; discussion continued about the pitch and shape of the roof.

To table until further information is provided (January 25, 2022)

Motion by Brassie. Second by Jones
Motion carried

Old Business: Violation letter—Wilson: I will reach out to Mitch to get a copy of the letter so we can move forward on this issue.

New Business: None

Acting Chairman Camp entertained a motion to adjourn.

Motion by Jones. Second by Brassie
Motion carried.

Adjourned at 6:41 pm



Downtown Development Authority

MINUTES

Thursday, December 09, 2021

8:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting was called to order at 8:00 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Secretary Andrea Gray
- Board Member Whit Holder
- Board Member Wesley Sisk
- Board Member Charles Sanders
- City Council Representative Ross Bradley
- Board Member Chris Collin

ABSENT

- Vice Chair Meredith Malcom

CITY STAFF

- Sadie Krawczyk
- Leigh Ann Aldridge

APPROVAL OF PREVIOUS MEETING MINUTES

- . DDA November Minutes

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

APPROVAL OF FINANCIAL STATEMENTS

. DDA October Financials

Ms. Krawczyk noted that the amount listed in "other income" on the Profit and Loss statement is actually a liability that will be recoded as soon as the finance department communicates the proper account number.

Motion made to approve the financials with the stated change to the liability account - Motion made by Board Member Collin, Seconded by Secretary Gray.

Voting Yea: Chairman Anderson, Secretary Gray, Board Member Holder, Board Member Sisk, Board Member Sanders, City Council Representative Bradley, Board Member Collin

PUBLIC FORUM

John Davis shared briefly about Action Coaching and the possibility of hosting free workshop for Monroe businesses.

CITY UPDATE

The city plans to issue an RFP for Blainestation in Q2 of 2022; the downtown green will start construction with underground electric installation with a bid to go out late Q1 for construction on the rest of the project; Milner-Aycock building will be repaired with the intent of issuing another RFP in Q1 of 2022; the airport terminal construction is out for bid at this time; and the city passed a moratorium on large residential development in the city outside of the URA boundaries until June 30, 2022.

The city is also beginning the update to its Comprehensive Plan.

COUNTY UPDATE

None.

COMMUNITY WORK PLAN &REPORTS

Existing Environment -

Pocket park update is almost complete; now that the new city brand has been revealed, we can move forward with updating the pole banners downtown.

Infill Development -

Gwinnett Appliance has been told they have until April to be in their building.

Entertainment Draws -

The Bicentennial Week went very well, especially the Christmas parade; Candlelight Shopping nights have been very well attended so far.

Staff is working on the 2022 event calendar. It should be ready in January.

PROGRAMS

Farmers Market

Pop-up markets are still happening on Thursday evenings. The market looks like it will be profitable this season. Farm to Table raised \$10,000+ for the market as well.

FUNDING

SPONSORSHIP

Sponsor thank you ornaments are ready. Plans to deliver them with a sweet treat from local vendor next week.

Staff will look at Feb. 7th or 15th for the annual awards banquet.

FACADE GRANTS

None.

COMMUNITY EVENT GRANTS

None.

NEW BUSINESS

Mobilize Main Street training registration is open.

Chairman Anderson thanked Charles Sanders for his many years of service on the DDA board.

ANNOUNCEMENTS:

Next meeting scheduled, January 13, at 8:00 am at Monroe City Hall

ADJOURN

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



Convention and Visitors Bureau

MINUTES

Thursday, December 09, 2021

9:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting called to order at 8:46 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Secretary Andrea Gray
- Board Member Charles Sanders
- Board Member Wesley Sisk
- City Council Representative Ross Bradley
- Board Member Chris Collin

ABSENT

- Vice Chairman Meredith Malcom
- Board Member Whit Holder

CITY STAFF

- Sadie Krawczyk
- Leigh Ann Aldridge

APPROVAL OF EXCUSED ABSENCES

APPROVAL OF MINUTES FROM PREVIOUS MEETING

- . CVB November Minutes

Approved - Motion made by City Council Representative Bradley, Seconded by Board Member Sisk.

Voting Yea: Chairman Anderson, Secretary Gray, Board Member Sanders, Board Member Sisk, City Council Representative Bradley, Board Member Collin

APPROVAL OF CURRENT FINANCIAL STATEMENTS

. CVB October Financials

Approved - Motion made by City Council Representative Bradley, Seconded by Board Member Sisk.

Voting Yea: Chairman Anderson, Secretary Gray, Board Member Sanders, Board Member Sisk, City Council Representative Bradley, Board Member Collin

Chairman's Report

Thanks to Charles Sanders again for his dedication and service over the years.

Director's Report

Review of Hotel-Motel Tax Restrictions

OLD BUSINESS

Trip Advisor Ad Campaign running
Bicentennial Week Celebrations

TV Commercial still running as well

NEW BUSINESS

None.

ANNOUNCEMENTS

Next meeting will be January 13, 2022 at Monroe City Hall

ADJOURN

Motion made by City Council Representative Bradley, Seconded by Board Member Collin.

Voting Yea: Chairman Anderson, Secretary Gray, Board Member Sanders, Board Member Sisk, City Council Representative Bradley, Board Member Collin

ASSISTANT CITY ADMINISTRATOR UPDATE

FEBRUARY 8, 2022

Facilities & Grounds Maintenance

- Trash Collection – 3,110 lbs
- WTP office building exterior repair – construction February 9th



CDBG 2020 Stormwater

- Easements finalized
- Construction activity, material on site

Plaza Phase II

- Exterior Punchlist – February
- Development Proposal

Airport

- Maintenance Hangar site plan, grading package, terms – March
- Terminal Building bid process, approval – March
- 12-unit t-hangar site plan, grading package, terms
- MGSA Lease Renewal – March/April
- FBO Lease Renewal – February
- Infrastructure Bill - \$25 Billion (5/5/15), \$17.3 Million general aviation, double AIP funding for 5 years, \$159k in 2022 w/5% local match
runways, taxiways, safety, sustainability, terminal, transit connections

Job Postings

- 15+ vacancies

City Branding / Logo

- Gateway signage at Charlotte Rowell / GA Hwy 11 – structure and logo
- Implementation plan and schedule
- Website currently under reconstruction to reflect new logo

Parks

- Mathews signage progress, Boy Scout project, restroom drawing submittals, pavilion schedule, lake study update
- Pilot restroom drawing submittals
- Childers holiday light removal



Streets / Stormwater

- Baron Drive - scheduling
- Highland Creek Subdivision easements – in process
- Masterplan development 2022
- North Lumpkin Street Alleyway Phase II
- North Madison Avenue
- Library sinkhole repair
- Sidewalk repair

MyCivic Implementation

- Program completion, test schedule, public implementation

Solid Waste

- Commercial Garbage Truck purchase – 12-month ETA
- Automated Side Loader Garbage Truck delivery – extended ETA
- Solid Waste Transportation & Disposal RFP – February

Procurement / Inventory

- Solid Waste Transportation & Disposal RFP
- Blaine Station Development RFP
- Milner-Aycock Building insurance mitigation and sale bid
- Terminal Building bid review
- 2022 CIP purchase reviews and bids
- 100% accuracy of utility inventory (17 years)
- Plaza Phase II contract management

To: City Council
From: Chris Bailey, Assistant City Administrator
Department: Airport
Date: 1/25/22
Subject: FBO Commercial Lease Agreement



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 the approval of the attached Commercial Lease Agreement for Fair Weather Flights, LLC to continue as the Fixed Base Operator (FBO) of the Cy Nunnally Memorial Airport.

Background:

The City of Monroe originally approved the 5-year lease agreement with Fair Weather Flights, LLC. in 2016 with the option of a subsequent 5-year lease agreement option to expire at the end of 2026. This lease agreement will serve as the renewal for the second 5-year term and provide for the terms going forward.

Attachment(s):

Commercial Lease Agreement – 18 pages

COMMERCIAL LEASE AGREEMENT

This COMMERCIAL LEASE AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2022 (the “Effective Date”), by and between the City of Monroe, a municipal corporation of the State of Georgia (hereinafter referred to as the “City”); and Fair Weather Flights, LLC (hereinafter referred to as the “Fixed Base Operator,” or “FBO”).

WITNESSETH

WHEREAS, the City is the owner of an airport with improvements thereon, which is the Monroe-Walton County Airport (the “Airport”), located in the City of Monroe, Walton County, State of Georgia; and,

WHEREAS, the City seeks to lease the premises including all land and improvements within the leased property boundary (the “Leased Premises”) as described herein to the FBO; and,

WHEREAS, the FBO desires to enter into a lease with the City, for a period of five (5) years; and,

WHEREAS, this Agreement is for the mutual and economic benefits for both the City and the FBO; and,

WHEREAS, the fulfillment of the terms of this Agreement between the City and the FBO will benefit the air traffic making use of the City’s Airport; and,

NOW THERFORE for and in consideration of the premises and covenants herein contained and in further consideration of the terms and conditions herein set forth, the parties hereby agree as follows:

ARTICLE I: COMMERCIAL LEASE

1.1. Term.

A. The City hereby leases the Leased Premises to the FBO, and FBO hereby leases the same from the City, for an "Initial Term" of five (5) years beginning on or about January 1, 2022, and ending December 31, 2026. Landlord shall give Tenant possession of premises on or before January 1, 2022.

1.2. Leased Property.

The Leased Premises consists of the East Terminal Lease Area E1, including any improvements thereon, and more particularly defined as:

That hangar constructed during the calendar year 1990 along the eastern side of the airport runway and including the area adjacent to said hangar shown on the attached Exhibit "A" entitled Proposed Hangar East Side Runway 03 prepared February 1, 1994 by John Brewer and Associates.

Additionally, the leased property consists of West Terminal Lease Area W-4 identified by a survey prepared by John Brewer and Associates, dated February 1, 1994.

1.3. Use of Leased Property.

The FBO shall use the Leased Premises for a Full Fixed Base Operation for general aviation purposes, including, but not limited to, Aircraft Storage, Aircraft Maintenance and Repairs, Flight Instruction, Aircraft Rental and Sales, Aircraft Charter/Taxi Service, and the performance of other duties related thereto all in compliance with all other Monroe-Walton County Airport Rules and Regulations in providing Fuel Services.

The FBO shall have the right of ingress to and egress from the Leased Premises over airport roadways, including the use of common-use roadways, expressly subject to such rules and regulations as may be established by the City as respecting such use and subject to additional instructions as required by the Airport Manager.

1.4. Lease Payments.

FBO agrees to pay the City monthly rent as fully set forth in Article 1.4 during the term of this Agreement, due promptly on the first (1st) day of each calendar month for the current month, during the term of this Agreement, as follows:

- January 1, 2022 through December 31, 2022, rate shall be \$1,250.00 per month
- January 1, 2023 through December 31, 2023, rate shall be \$1,300.00 per month
- January 1, 2024 through December 31, 2024, rate shall be \$1,350.00 per month
- January 1, 2025 through December 31, 2025, rate shall be \$1,400.00 per month
- January 1, 2026 through December 31, 2026, rate shall be \$1,450.00 per month

1.5. Late Payment Charge.

FBO agrees to pay a penalty charge to the City in an amount equal to five percent (5%) of each monthly payment not received by the City within fifteen (15) days of the date by which payment is due.

1.6. Sublease and Assignment.

FBO shall not sublease all or any part of the Leased Premises, excepting interior hanger rental for individual planes, or assign this Agreement in whole or in part without the City's consent, such consent not to be unreasonably withheld, conditioned or delayed.

1.7. Repairs.

Except for damage caused by any act or omission of the FBO, or FBO’s employees, agents, contractors or invitees, the City shall keep the foundation, roof and walls of the Leased Premises in good order, condition and repair. However, the City shall not be obligated to maintain or repair windows, doors, plate glass or the surface of walls. FBO shall promptly report in writing to the City any defective condition known to it which the City is required to repair. The FBO shall be responsible for all other repairs and expenses, including those created as a result of damage and/or wear created through normal occupancy of the premises or the gross negligence of FBO, including, without limitation, electrical and plumbing systems, heating systems and furnaces, HVAC systems, restrooms, lighting, doors, windows, floors. FBO shall keep the Leased Premises in a clean and orderly condition and in good repair, subject to reasonable wear and tear.

1.8. Alterations and Improvements.

FBO shall *not* have the right to remodel, redecorate, and/or make additions, improvements and replacements of and to all or any part of the Leased Premises. FBO shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by FBO at FBO’s commencement of the Lease term or placed or installed on the Leased Premises by FBO, shall remain FBO’s property free and clear of any claim by the City. FBO shall have the right to remove the same at any time during the term of this Agreement provided that all damage to the Leased Premises caused by such removal shall be repaired by FBO at FBO’s expense.

1.9. Property Taxes.

The City shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to the City’s personal property, if any, on the Leased Premises. FBO shall be responsible for paying all personal property taxes with respect to FBO’s personal property at the Leased Premises, including any aircraft located thereon.

1.10. Utilities.

FBO shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities including any and all system maintenance agreements used by FBO on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by the City. In the event that any utility or service or maintenance agreement provided to the Leased Premises is not separately metered, the City shall pay the amount due and separately invoice FBO for FBO’s pro rata share of the charges. FBO shall pay such amounts within fifteen (15) days of receipt of invoice. FBO acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. FBO shall not use any

equipment or devices that utilize excessive electrical energy or which may, in the City’s reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

1.11. Signs.

The City shall have absolute discretion and control to approve all signage. However, the City agrees to not unreasonably withhold, delay or condition such approval. Following the City’s approval, FBO shall have the right to place on the Leased Premises signage according to Landlord’s approval, which is permitted by the City’s applicable zoning ordinances and regulations. The City may refuse consent to any proposed signage that is in the City’s opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of the airport facilities. The City shall assist and cooperate with FBO in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for FBO to place or construct the foregoing signs. FBO shall repair all damage to the Leased Premises resulting from the removal of signs installed by FBO.

1.12. Entry.

Upon reasonable prior notice and with FBO representative present, the City shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided the City shall not thereby unreasonably interfere with FBO’s business on the Leased Premises.

1.13. Damage and Destruction.

A. If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from gross negligence or willful misconduct of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and FBO shall be responsible for the costs of repair not covered by insurance.

B. The City shall maintain fire and extended coverage insurance on the Leased Premises in such amounts as the City shall deem appropriate. FBO shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Subject to Section 3.3, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for FBO’s purposes, then FBO shall have the right within ninety (90) days following damage to elect by notice to the City to terminate this Agreement as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for FBO’s purposes, the City shall promptly repair such damage at the cost of the City. In making the repairs called for in this paragraph, the City shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of the City. FBO shall be relieved from

paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for FBO's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to FBO.

1.14. Quiet Possession.

The City covenants and warrants that upon performance by FBO of its obligations hereunder, the City will keep and maintain FBO in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Agreement.

1.15. Condemnation.

If any legally, constituted authority condemns the Leased Premises or such part thereof which shall make the Leased Premises unsuitable for its intended purpose, this Agreement shall cease when the public authority takes possession, and the City and FBO shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation.

1.16. Subordination.

FBO accepts this Agreement subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but FBO agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Agreement on such terms and subject to such conditions as such mortgagee may deem appropriate in its reasonable discretion. The City is hereby irrevocably vested with full power and authority to subordinate this Agreement to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and FBO agrees to execute such further reasonable instruments subordinating this Agreement or attorning to the holder of any such liens as Landlord may request. FBO agrees that it will from time to time upon request by the City execute and deliver to such persons as the City shall request a reasonable statement in recordable form certifying that this Agreement is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that to FBO's knowledge, without a duty to investigate, the City is not in default hereunder (or if FBO alleges a default stating the nature of such alleged default) and further stating such other matters as the City shall reasonably require.

1.17. Notice.

All notices are to be given in writing and shall be deemed delivered when deposited in the United States mail, postage prepaid, certified, and addressed to the City with a copy to Preston & Malcom, P.C. and/or the FBO at such address as contained herein or otherwise from time to time as may be designated by either party by written notice to the other party.

As to City:

City of Monroe
Attn: City Airport Manager
215 N. Broad St.
Monroe, Georgia 30655

with a copy to:

Preston & Malcom, P.C.
c/o Paul L. Rosenthal, Esq.
110 Court Street
Monroe, Georgia 30655

As to FBO:

Fair Weather Flights, LLC
PO Box 1111
Monroe, Georgia 30655

1.18. Restrictions On Use of Leased Premises.

(a) Amusement Devices and Vending Machines. Coin operated amusement devices shall not be placed or used upon the Leased Premises without prior written permission of the City. Machines vending tobacco, candy, confections, beverages, light refreshments or convenience items may be permitted on the Premises.

(b) Rent-A-Car and Food Services. Lessee does not have the right to contract with, solicit for, or provide to the public any rent-a-car service, food service, or any service not directly related to a Fixed Base Operation, as determined by the City and as described herein, either through its own subsidiary or through contract or agreement with other agencies and sublessee’s without written consent of the City.

(c) Premises to be Used for Designated Purposes. The Premises shall not be used for any purposes except for the purposes herein designated without the written consent of the City.

1.19. FBO to hold harmless.

The FBO shall be responsible upon taking occupancy of the Leased Premises, for all injury or damage of any kind resulting from the work in or on or the occupancy of the Leased Premises, to persons or property except such damage or injury as may be caused by the City, its agents and employees. The FBO shall exonerate, indemnify and save harmless the City from any and all claims or actions, and all expenses incidental to the defense of any such claims, litigation and actions, based upon or arising out of damage or injury (including death) to persons or property, including employees and property of the City caused by or sustained in connection with the performance of this Agreement or by conditions created thereby or arising out of or any way connected with work performed under this Agreement 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 FBO or any subcontractor or anyone directly or indirectly employed by or under the supervision of any of them, or in any way arising out of the use and occupancy of the premises except such damage or injury as may be caused by the City, its agents and employees. The FBO expressly agrees to defend against any claims brought or actions filed against the City where such claims or action involves, in whole or in part, the subject of the indemnity contained herein, whether such claims or actions are rightfully or wrongfully brought or filed.

1.20. Liability.

(a) Abandonment. FBO shall not vacate or abandon the Leased Premises at any time during the term hereof; and if lessee shall abandon, vacate or surrender the Leased Premises or be dispossessed by operation of law or otherwise, any personal property belonging to the FBO and left upon the Leased Premises any or all of the FBO’s improvements and facilities thereon shall, at the option of the City, be deemed to be abandoned by the FBO and shall, at the option of the City, become property of the City.

(b) Liens. FBO shall keep the Leased Premises and all improvements thereon free from any and all liens arising out of any work performed, materials furnished or obligation incurred by FBO, FBO’s employees, agents or contractors. FBO agrees to indemnify and save the City harmless from any such liens and to pay to the City, upon demand, the cost of discharging such liens with interest at the rate of nine percent (9%) per annum from the date of such discharge, together with reasonable attorney’s fees in connection with the settlement, trial or appeal of any such lien matter.

(c) Tenant at Will. If FBO remains in possession of the Premises after expiration of the terms hereof, with the City’s acquiescence and without any express agreement of parties, the FBO shall be a tenant at will at the rental rate in effect at the end of the Agreement; and FBO shall be bound by the terms and conditions of this Agreement as far as applicable; and there shall be no renewal of this lease by operation of law.

1.21. Termination.

FBO agrees that upon termination of the Agreement, that all outstanding payments, or balances owed to the City shall be paid in full no less than thirty (30) days following termination in writing.

The City and FBO agree that in the case of failure on the part of the FBO to comply fully with settlement and payment of all accounts at regular accounting periods, or FBO's failure to diligently and faithfully perform the terms of the Agreement to the end that such operations shall be operated efficiently and properly, at the sole subjective judgment of the City, such failure shall constitute grounds for the cancellation and termination of this Agreement by the City by written notice to the FBO at a reasonable time, but not less than thirty (30) days, in which to correct the objections made and assigned as grounds for cancellation and termination of the Agreement.

FBO may cancel this lease at any time if the Monroe-Walton Airport ceases to be used for Airport purposes.

1.22. FBO's Encumbrances.

(a) Obligation. FBO shall not encumber Lessor's interest in the Leased Premises or in any improvements FBO places thereon by mortgage, deed of trust or other instrument without the prior written consent of the City.

(b) Foreclosure of Liens. If there is a foreclosure of any lien secured by any mortgage, deed of trust, or other similar instrument on the Leased Premises, for a period of thirty (30) calendar days from the date the City receives notice of such foreclosure, the City shall have the first option of assuming or discharging said lien at its actual face value, and according to the terms thereof, and thereupon terminate this Agreement and all interest in it or re-let the Leased Premises under the provisions contained.

(c) Non-Relief of Liability. The execution of any encumbrance under this Section, or the foreclosure thereof, or any sale thereunder, either by Judicial proceeding or by virtue of any power reserved in such encumbrance, or conveyance by FBO to the holder of such indebtedness or encumbrance or the exercising of any right, power or privilege reserved in any encumbrance, shall not be held as a violation of any of the terms or conditions hereof, or as an assumption by the holder of such indebtedness personally of the obligations hereof. No such encumbrance, foreclosure, conveyance or exercise of right shall relieve FBO from its liability hereunder.

(d) Rights Prior to Termination. If FBO is not in default of this Agreement, it shall have the right to remove any and all fixtures which FBO may have placed or installed upon the Leased Premises, provided, upon removal, FBO shall repair at its own expense any damage resulting from the removal and leave the Leased Premises in a clean and neat condition.

1.23. Redelivery of Leased Premises.

FBO shall, upon termination of this Agreement in any manner, quit and deliver up the Leased Premises to the City peaceably, quietly and in as good order and condition as the same now are or hereafter may be improved by the FBO or the City, reasonable use and wear excepted.

1.24. City’s Lien.

If FBO is in default under any covenant, term or provision of this Agreement, or has abandoned the Leased Premises, in addition to the rights of the City under this Agreement and Georgia law, FBO hereby grants to the City a lien upon any improvements, personal property and trade fixtures of the FBO upon the Leased Premises, which lien the City may satisfy by selling said improvements, personal property, or trade fixtures at public or private sale after due notice has been provided to the FBO and from the proceeds of the sale, satisfy first, any cost of storage, removal and sale, and any other debts due from the FBO to the City; and secondly, satisfy the total amount of unpaid rent due hereunder to the date of default as indicated by this section and hold any balance for the account of the FBO. This lien shall inure to the City’s benefit whenever the FBO is in default hereunder and when the City exercises any right, which the City may have at law, in equity or under this Agreement.

ARTICLE II: SERVICES MANAGEMENT

2.1. Hours of Operation.

The FBO shall maintain open business operations during a schedule of hours, which said schedule shall be filed with and approved by the City’s Airport Manager.

(a) Hours of operation shall not be changed without the prior written consent of the City, except during any period when the Airport is closed by any lawful authority restricting the use in such a manner as to interfere with use by the FBO for its business operation.

2.2. Concrete Pad.

The Concrete wash pad constructed on the Leased Premises shall be available to the users of the airport and T-hangars, for their use and enjoyment at no cost to them; however, the FBO shall have the ability to set the time and control the use of the concrete wash pad by the said users to allow for the most efficient use thereof. The FBO reserves the right to charge for cost of water use to users of the concrete wash pad.

The City, other tenants of the airport, and other users of the airport and T-hangars shall have the Right of Ingress and Egress from T-hangars and other areas of the airport over and through the Leased Premises described herein.

ARTICLE III: GENERAL PROVISIONS

3.1. Default by the FBO.

The FBO shall be deemed in default of this Agreement upon any one or more of the following events:

- (a) The filing of a petition under the Federal Bankruptcy Act or any amendment, including a petition for reorganization;
- (b) The commencement of a proceeding for dissolution or for the appointment of a receiver of the FBO;
- (c) The making of an assignment for the benefit of creditors by the FBO;
- (d) The abandonment of the Leased Premises by the FBO;
- (e) The continuing violation of any restrictions of this Agreement, or continuing failure to keep any of its covenants after thirty (30) days written notice to cease such violation and/or correct such violation.

3.2. Remedies By The City.

In the event of any default, nonperformance, and/or violation by the FBO of any term, covenant, or condition of this Agreement, it shall be the right of the City to rescind this Agreement if corrective action of the violation as approved by the City has not been taken within thirty (30) days following written notice to the FBO.

3.3. Insurance.

(a) The FBO agrees to provide comprehensive commercial general liability insurance and workers compensation insurance and shall procure and maintain said insurance on or before the Effective Date of this Agreement. Workman’s Compensation Insurance shall be as required by the State of Georgia.

(b) The FBO shall carry comprehensive commercial general liability insurance naming the City as an additional insured in a minimum amount of One Million Dollars (\$1,000,000) in respect to the aggregate claims arising out of a single occurrence.

(c) The FBO shall carry property damage insurance naming the City as an additional insured in a minimum amount of One Million Dollars (\$1,000,000) per occurrence.

(d) The policies of insurance shall be approved by the City and the City’s attorney as to legal form, and shall contain a provision that the same may not be cancelled before the expiration of its term except upon thirty (30) days written notice to the City.

(e) A copy of the policy or a certificate of insurance shall be delivered to the City and the City’s attorney contemporaneously with the execution of this Agreement and the FBO shall supply the City with a renewal policy or certificate prior to the expiration of each renewal or succeeding policy or certificate as requested by the City.

(f) The cancellation or other termination of any insurance policy issued in compliance with this section shall automatically terminate the Agreement, unless another policy has been presented and approved pursuant to this section and shall be in effect at the time of such cancellation or termination.

3.4. Indemnity.

(a) To the fullest extent permitted by law, for and in consideration of the City entering into this agreement with the FBO and any entity related thereto, its invitees, employees, or officers hereby for itself, its agents, assigns, invitees, employees, officers, occupants of or those making use of property subject to this Agreement, and/or representatives, specifically promise and warrant to fully release, indemnify, and hold harmless the City, its agents, assigns, and/or representatives against any and all claims, causes, actions, liens, demands, rights to causes of action, damages, and claims of damages sustained, or claimed to have been sustained, on account of any known and unknown personal injuries, deaths, and/or property damage arising out of or in any way related to the Agreement, whether or not said claims, causes of action, actions, liens, demands, rights to cause of action or damages may have resulted in whole or in part from the negligent acts or omissions of the City, its agents, assigns, and/or representatives.

(b) In the event a claim is asserted or an action is brought against the City, its agents, assigns, and/or representatives arising from this Agreement, the FBO, its agents, assigns, invitees, employees, officers, occupants of or those making use of property subject to this Agreement, and/or representatives will release, indemnify, save and hold harmless and make good any damage award that may be entered against the City, its agents, assigns and/or representatives including any and all costs of defense, attorneys’ fees, and all expenses.

3.5. Fair and Non-Discriminatory Services.

The FBO in the conduct of any aeronautical activity for furnishing fuel to the public at the Airport, shall furnish fuel on a fair, equal, and nondiscriminatory basis to all users, and shall charge fair and reasonable prices for fuel, provided that the FBO may be allowed to make reasonable nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

3.6. Title VI Civil Rights Assurances.

(a) The FBO, for itself, its personal representatives, successors in interest, and assigns agrees that no person on the grounds of race, color, or national origin shall be excluded from

participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities;

(b) The FBO, for itself, its personal representatives, successors in interest, and assigns agrees that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination;

(c) The FBO, for itself, its personal representatives, successors in interest, and assigns agrees that the FBO shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as the Regulations may be amended.

3.7. Affirmative Action.

The FBO assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E. The FBO assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. The FBO assures that it will require that its covered sub-organizations provide Assurances to the City that they similarly will undertake affirmative action programs and that they will require assurances from their sub-organizations, as required by 14 CFR Part 152, Subpart E, to the same effect.

3.8. Non-Exclusive Rights.

The FBO shall have the right and privilege of engaging in a business on the premises of the Airport under the terms and conditions as set forth herein and in its Agreement, provided, however, that this Agreement shall not be construed in any manner to grant FBO or those claiming under it the exclusive right to the use of the premises and facilities of the Airport other than those premises leased exclusively to the FBO.

3.9. FAA Entry.

FBO shall at all times conduct its business in a lawful manner and at all times conform to the rules and regulations of the Federal Aviation Administration insofar as applicable to FBO’s possession and business.

It is agreed and understood between the parties that during the term of this Agreement that the Federal Aviation Administration or any other Federal or State agency shall be permitted to enter the premises and make improvements to the Airport as required.

3.10 Derogation.

FBO shall not knowingly omit or fail to do anything or permit anything to be done on or about the Leased Premises, or bring or keep anything on the Leased Premises or in any improvement of the facility erected thereon, which will in any way conflict with any law, ordinance, rule or regulation required to be kept and observed by FBO which is now in force or which may hereinafter be enacted or promulgated by any public authority having jurisdiction over the Leased Premises, provided, however, that no such rules or regulations shall be of such nature as to interfere with or constitute any derogation of or infringement upon the rights and privileges herein in this Agreement granted to FBO.

3.11. Previous Written and Oral Statements.

All previous written or transcribed plans, documents, letters, electronic correspondence or other forms of communication between the parties concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreement between the parties. The parties agree that time shall be of the essence of this Agreement. This Agreement may be executed in counterparts and each such counterpart, and all counterparts together, shall constitute the original Agreement.

3.12. Amendment and Modification of Agreement.

This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions or deletions shall be made only in writing and signed by both the City and the FBO.

3.13. Severability and Authority to Execute.

(a) The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, all of said other provisions shall remain in full force and effect.

(b) The City and the FBO attest that each person executing this Agreement warrants and represents that they are fully authorized to do so. Each party stipulates that they have been afforded an adequate opportunity to read this Agreement and to consult with an attorney prior to executing the same, and all signatures are given knowingly, voluntarily, and with full awareness of the terms contained herein.

3.14. Security.

The City shall provide, or cause to be provided, during the term of the Agreement, all proper and appropriate public fire and police protection similar to that afforded to other tenants at the airport, and it will issue and enforce rules and regulations with respect thereto for all portions of the airport. FBO shall have the right, but shall not be obligated, to provide such additional or

supplemental public protection as it may desire, but such right, whether or not exercised by the FBO, shall not in any way be construed to limit or reduce the obligations of the City hereunder.

3.15. Public Use and Federal Grants.

(a) Grant Agreements. The Leased Premises and the airport are subject to the terms of those certain sponsor’s assurances made to guarantee the public use of the airport as incidental to grant agreements between the City and the United States of America as amended, and the City represents that none of the provisions of this Agreement violate any of the provisions of the Sponsor’s Assurances Agreement.

(b) Non-Exclusive Rights. Nothing contained in this Agreement shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958, as amended, now codified as 49 U.S.C. § 40103(e).

(c) Right to Develop Airport. The City reserves the right to further develop or improve the Airport and all roadways, parking areas, terminal facilities, landing areas, and taxiways as it may see fit, regardless of the desires or views of the FBO and without interference or hindrance.

(d) Subordination of Agreement. This Agreement shall be subordinate to the provisions of any existing or future agreement between the City and the United States of America, its Boards, Agencies or Commissions relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a conditions precedent to the expenditure of Federal funds on the development of the Airport and to the existing deeds of land upon which the Airport is situated.

(e) Right to Amend. In the event that the Federal Aviation Administration or its successors shall require any modifications or changes in this Agreement as a condition precedent to the granting of funds for the improvement of the Airport, FBO hereby consents to such amendments, modifications, revisions, supplements or deletions of any of the terms, conditions or requirements of this Agreement as may be reasonably be required to obtain such funds; provided, however, that in no event will the FBO be required, pursuant to this paragraph, to accept an increase in fees or rent provided for hereunder or accept a change in the use of, accept a reduction in the size of the Leased Premises, or to accept any change which would adversely affect the rights of any mortgagee, beneficiary, payee or trustee registered with the City.

Any fuel dispensing equipment or underground fuel tank existing at the commencement of this Agreement that is required to be repaired, replaced or removed by federal, state or local government rules or regulations may at the option of the City be repaired, replaced or removed at the City’s expense. It is understood that FBO’s operation of fuel dispensing equipment and underground storage tank(s) existing at the commencement of this Agreement shall not result in FBO’s liability for any fines or required environmental clean-up required as a result of local government, federal or state regulations.

3.16. Consent Not to be Unreasonably Withheld.

Whenever consent or approval is required hereunder by either party, such consent is not to be unreasonably withheld, or to be delayed for any unreasonable period of time.

3.17. Prevention of Trespass.

FBO agrees to use its best efforts to prevent unauthorized persons from gaining access to the Airport restricted areas through the Leased Premises.

3.18. Relationship of the Parties.

The City is neither a joint venture with nor a partner or associate of the FBO with respect to any matter provided for in this Agreement, Nothing herein contained shall be construed to create any such relationship between the parties or to subject the City to any obligation of the FBO whatsoever.

3.19. Airport Operations.

The City shall have the exclusive right and responsibility during the term of this Agreement of managing and operating the Airport for civilian flying adjacent to the Leased Premises of the FBO, including the promulgating of such rules and regulations, including traffic rules, so that the Airport may be operated safely, efficiently and to further end that all takeoffs, landings, taxiing and flying in the immediate vicinity of the field shall be uniform for maximum safety.

3.20. Maintenance of Runways and Taxiways.

The City will maintain runways and taxiways in a usable condition, considering the type and nature of the initial construction, except those portions thereto which may be closed to air traffic during periods of repair or construction or for any purpose deemed necessary by the City.

3.21. Trash and Refuse.

(a) Storage. Trash, clippings, refuse, garbage and other debris shall be stored in closed containers pending their removal and disposal, and such storage shall not generate odors, attract rodents or insects, or become offensive in any manner. The storage area shall be kept neat and clean at all times.

(b) Waste Products. The FBO shall prevent the entrance of objectionable quantities of petroleum products and other deleterious wastes in the sewerage and storm water drainage systems serving the City and shall treat same in accordance and in full compliance with all applicable laws, regulations and procedures of Federal, State, County and City authorities having jurisdiction with respect to such matters. Any contamination of the FBO's property now existing or caused by the City or other person shall not in any manner be attributable to the FBO, and further, FBO shall be held harmless from any costs of such cleanup or fine associated therewith.

3.22. Noise Abatement.

FBO agrees to comply with noise abatement policies and procedures as adopted and published by the City.

3.23. Enforcement.

If it becomes necessary for the City to bring an action under this Agreement against the FBO, its successors, or its assignees, the FBO shall be responsible for reimbursing the City for all costs and expenses, including attorney's fees, incurred in connection with such proceedings.

3.24. Waiver.

No waiver of any default of the City or FBO hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by the City or FBO shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

3.25. Memorandum of Lease.

The parties hereto contemplate that this Agreement should not and shall not be filed for record, but in lieu thereof, at the request of either party, the City and FBO shall execute a mutually agreeable Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

3.26. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

3.27. Successors.

The provisions of this Agreement shall extend to and be binding upon the City and FBO and their respective legal representatives, successors and assigns.

3.28. Consent.

The City shall not unreasonably withhold, condition or delay its consent with respect to any matter for which the City's consent is required or desirable under this Lease.

3.29. Compliance with Law.

FBO shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to FBO’s use of the Leased Premises. The City shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

3.30. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

3.31. Governing Law.

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

3.32. Venue.

This Agreement has been executed and is to be wholly performed in the City of Monroe, Georgia. For the purpose of venue and jurisdiction, the FBO agrees and consents that any causes of action arising out of this Agreement shall be brought in and heard by the Superior Court of Walton County.

3.33. Time is of the Essence.

Time is of the essence in all provisions of this Agreement.

[The Remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, The City and the FBO have hereunto set their hands, this day and year first written above.

CITY
CITY OF MONROE, GEORGIA

Witness

John Howard, Mayor

Notary Public

Debbie Kirk, City Clerk

FBO
Fair Weather Flights, LLC

Witness

Nichole Nunnally
Title: Member

Notary Public



To: Finance Committee, City Council
From: Beth Thompson, Finance Director
Department: Finance
Date: 02/08/2022
Subject: Renewal – Property and Casualty Insurance

Budget Account/Project Name: xxx-xxxx-523101

Funding Source: Operating Budget All Departments

Budget Allocation: \$441,000

Budget Available: \$441,000

Requested Expense: \$447,264 **Company of Record:** Travelers, administered by Saville Risk Management

Description:

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

Background:

The City of Monroe has again partnered with Saville Risk Management for the renewal of the property and casualty insurance. The term of the renewal will be April 6, 2022 to April 6, 2023.

The Property and Casualty cost schedule summarizes the City of Monroe 2022 property and casualty insurance renewal. The 2022 Property and Casualty Insurance proposal is up 4.99% for the Travelers package due to a rate increase based on increased losses and market conditions.

Attachment(s):

Property and Casualty renewal cost schedule to be handed out.



To: Public Safety Committee, City Council
From: Andrew Dykes, Fire Chief
Department: Fire
Date: 1/27/22
Subject: Transfer Fire Engine Purchase from FY2023 to FY2022 CIP Budget

Budget Account/Project Name: 2022 Public Safety CIP

Funding Source: ARPA Funding

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: \$575,000 **Company of Record:** Sourcewell

Description:

This request to Council is to transfer the fire engine purchase from the FY2023 CIP Budget to the FY2022 CIP Budget in order to reduce the overall costs associated with the purchase, address extended production lead time issues, and to allow for the usage of ARPA funds.

Background:

The new fire engine purchase is currently listed in the FY2023 CIP budget for \$500,000. This estimated cost was formulated prior to the rapid increase in production costs that are continuing to rise. The original proposed cost is no longer accurate as indicated by the specifications for an E-One engine built in 2019 for \$477,854 that is now being estimated to cost approximately \$550,000 per the dealer due to manufacturing cost increases without modifications to the apparatus specifications. Furthermore, the manufacturer has approved a 7.5% increase in costs to be implemented at an undisclosed time this year. Moving the purchase prior to the increase will reduce overall costs. In addition to projected cost increases, there is currently a 14-month lead time on new apparatus and the manufacturer has informed dealers that this is projected to increase as the year progresses.

Utilizing Sourcewell’s Contract # 022818-EOI would provide a 16-17% discount off MSRP for Custom Pumpers manufactured by E-One with a Contract Maturity Date: 4/16/2022. In researching the next contract, “Firefighting Apparatus and Fire Service Vehicles” general solicitation closed November 30, 2021 and is classified as “pending”. The percentage discount offered on the next Sourcewell contract will be unknown until it is accepted and published at a later date. It is predictable that the subsequent contract will not provide a greater discount than the current contract offers.

Attachment(s):

- Awarded Contract – 2 pages
- Contract Acceptance – 1 page
- Pricing Strategy Guide – 22 pages



E-ONE

Emergency Vehicles, Fire Trucks, & Equipment

#022818-EOI

Maturity Date: 04/16/2022

Products & Services



Products & Services

Sourcewell contract 022818-EOI gives access to the following types of goods and services:

- Custom & commercial pumpers & tankers
- Aerial ladders & platforms
- Rescues of all sizes
- Quick attack units
- Industrial apparatus
- Aircraft rescue firefighting vehicles

Become a Member

Simply complete the [online application](#) or contact the Client Development team at service@sourcewell-mn.gov or 877-585-9706.

[Search Vendors & Contracts](#)

General Contracts

eZIQC Contracts

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Sourcewell for Vendors →

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[Sitemap](#)

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[Accessibility](#)

FORM E CONTRACT ACCEPTANCE AND AWARD



(Top portion of this form will be completed by NJPA if the vendor is awarded a contract. The vendor should complete the vendor authorized signatures as part of the RFP response.)

NJPA Contract #: 022818-EOI

Proposer's full legal name: E-One, Inc.

Based on NJPA's evaluation of your proposal, you have been awarded a contract. As an awarded vendor, you agree to provide the products and services contained in your proposal and to meet all of the terms and conditions set forth in this RFP, in any amendments to this RFP, and in any exceptions that are accepted by NJPA.

The effective date of the Contract will be April 16, 2018 and will expire on April 16, 2022 (no later than the later of four years from the expiration date of the currently awarded contract or four years from the date that the NJPA Chief Procurement Officer awards the Contract). This Contract may be extended for a fifth year at NJPA's discretion.

NJPA Authorized Signatures:

Jeremy Schwartz
NJPA DIRECTOR OF COOPERATIVE CONTRACTS
AND PROCUREMENT/CPO SIGNATURE

Jeremy Schwartz
(NAME PRINTED OR TYPED)

[Signature]
NJPA EXECUTIVE DIRECTOR/CEO SIGNATURE

Chad Coauette
(NAME PRINTED OR TYPED)

Awarded on April 16, 2018

NJPA Contract # 022818-EOI

Vendor Authorized Signatures:

The Vendor hereby accepts this Contract award, including all accepted exceptions and amendments.

Vendor Name E-ONE, INC.

Authorized Signatory's Title VICE-PRESIDENT

[Signature]
VENDOR AUTHORIZED SIGNATURE

JAY JOHNSON
(NAME PRINTED OR TYPED)

Executed on April 10, 2018

NJPA Contract # 022818-EOI

E-ONE Apparatus Model Pricing Strategy – Quick Reference Guide

Model/SKU	Discount off MSRP	Notes
Commercial Mini-Pumpers – VM models	\$5,000	Pre-discounted – Priced to Market – Flat fee discount
Commercial Pumpers – VM models	\$15,000	Pre-discounted – Priced to Market – Flat fee discount
Commercial Pumpers	7%	E-ONE portion only – see notes below
Custom Pumpers – Value One	15%	Only available on Typhoon Chassis
Custom Pumpers	16-17%	Depends on the selected Chassis
Custom Urban Interface	16-17%	Depends on the selected Chassis
Commercial Wetside Tankers	\$15,000	Pre-discounted – Priced to Market – Flat fee discount
Commercial Tankers	7%	E-ONE portion only – see notes below
Custom Tankers	16-17%	Depends on the selected Chassis
Commercial Light Rescues	\$5,000	Pre-discounted – Priced to Market – Flat fee discount
Commercial Heavy Rescues	5%	E-ONE portion only – see notes below
Custom Heavy Rescues	14-15%	Depends on the selected Chassis
Custom Aerial Booms	16-17%	Depends on the selected Chassis
Custom Aerial Ladder – Typhoon HP75	20%	
Custom Aerial Ladders	16-17%	Depends on the selected Chassis
Custom Aerial Platforms	16-17%	Depends on the selected Chassis
Custom Aerial Articulated Platforms	12%	E-ONE portion only – see notes below
Watermaster	\$15,000	Pre-discounted – Priced to Market – Flat fee discount
Wildlands – Initial Attack/VM model	\$5,000	Pre-discounted – Priced to Market – Flat fee discount
Wildlands – Type III	7%	E-ONE portion only – see notes below
Industrial – Commercial Pumpers	5%	E-ONE portion only – see notes below
Industrial – Custom Pumpers	12-13%	Depends on the selected Chassis
Industrial – Custom Booms	12-13%	Depends on the selected Chassis
Industrial – Custom Platforms	13%	
Industrial – Custom Articulated Platforms	8%	E-ONE portion only – see notes below
ARFF – 4 X 4	7%	
ARFF – 6 X 6	7%	
ARFF – Ecologic	0%	ARFF Foam Tester – New Product

Please note:

I have provided examples of price comparisons on many of the models. These are based on actual E-ONE, Dealer, or Customer “custom” configured apparatus. I was limited in scope as I could only use those which were configured under the current price slot.

Items designated as “Pass thru” by E-ONE are broken out separately within our quoting system. Items in this category include training, commercial chassis’, brokered items, etc.). These items are not discounted.

All prices effective 10/01/2019.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

- This section covers Industrial Pumpers which are built on a third party OEM Commercial Cab/Chassis
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple OEM Commercial Chassis manufacturers, models, and options
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Initial Attack Pumper Pricing Notes:

- Initial Attack pumper models are priced MSRP minus \$5,000 – Priced to Market – Flat fee discount
- For the OEM Commercial Chassis – There is a chassis prep fee (covers wiring, mounts, misc items in preparation to mount to our body, tank, pump module, etc. and final programming.)

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
IAVA-COMM	Initial Attack, SM Commercial OEM Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
IAVS-COMM	Initial Attack, SM Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
VMMP-COMM	Initial Attack, SM Commercial OEM Cab/Chassis Huck-Bolt Aluminum Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000

- This section covers Pumpers which are built on a third party OEM Commercial Cab/Chassis
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple OEM Commercial Chassis manufacturers, models, and options
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Commercial Pumper Pricing Notes:

- For the OEM Commercial Chassis – There is a chassis prep fee (covers wiring, mounts, misc items in preparation to mount to our body, tank, pump module, etc. and final programming.)
- Remaining Commercial Pumpers in this section are priced at MSRP minus 7% on only the E-ONE portion of the apparatus.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
PAEM-COMM	Mainline eMAX Pumper Commercial OEM Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	7% off E-ONE portion of apparatus.	MSRP minus 7%
PAEU-COMM	Mainline eMAX Urban Interface Pumper Commercial OEM Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	7% off E-ONE portion of apparatus.	MSRP minus 7%
PMPR-COMM	Mainline SM Pumper T Tank Commercial OEM Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	7% off E-ONE portion of apparatus.	MSRP minus 7%
PMRM-COMM	Mainline RM Pumper Commercial OEM Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	7% off E-ONE portion of apparatus.	MSRP minus 7%
PSEM-COMM	Mainline eMAX Pumper Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	7% off E-ONE portion of apparatus.	MSRP minus 7%
PRSS-COMM	Mainline SM Pumper R Tank Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	7% off E-ONE portion of apparatus.	MSRP minus 7%
PSTE-COMM	Mainline TM Enclosed Pumper Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	7% off E-ONE portion of apparatus.	MSRP minus 7%
PTSS-COMM	Mainline SM Pumper T Tank Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	7% off E-ONE portion of apparatus.	MSRP minus 7%
PSTT-COMM	Mainline TM Pumper T Tank Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	Removed as part of product consolidation.	See PTSS-COMM
VMSM-COMM	Entry Level SM Pumper Commercial OEM Cab/Chassis Huck Bolt Aluminum Body	As custom configured by NJPA member	\$15,000 Flat Fee	MSRP minus \$15,000
VMTM-COMM	Entry Level TM Pumper Commercial OEM Cab/Chassis Huck Bolt Aluminum Body	As custom configured by NJPA member	\$15,000 Flat Fee	MSRP minus \$15,000

- This section covers Industrial Pumpers which are built on a third party OEM Commercial Cab/Chassis
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple OEM Commercial Chassis manufacturers, models, and options
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Industrial Commercial Pumper Pricing Notes:

- For the OEM Commercial Chassis – There is a chassis prep fee (covers wiring, mounts, misc items in preparation to mount to our body, tank, pump module, etc. and final programming.)
- Commercial Industrial Pumpers in this section will be priced at MSRP minus 5% on only the E-ONE portion of the apparatus.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
ITAL-COMM	Industrial Pumper, T-Tank, SM Commercial OEM Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	5% off E-ONE portion of apparatus.	MSRP minus 5%

- This section covers Pumpers which are built on an E-ONE Custom Cab/Chassis
 - Typhoon, Cyclone II, and Quest
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple OEM Commercial Chassis manufacturers, models, and options
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Custom Pumper Pricing Notes:

- E-ONE Custom Cab/Chassis Value One Pumper models in this section are priced at MSRP minus 15%. Only available on the Typhoon Chassis.
- Remaining E-ONE Custom Cab/Chassis Pumpers in this section will be priced at MSRP minus 16% -17% depending on the selected chassis.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
XPSS-TYPH/ XPSS-TYPN	Value One LBT Pumper Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	15%	MSRP minus 15%
XRSS-TYPH/ XRSS-TYPN	Value One LBT Rescue Pumper Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	15%	MSRP minus 15%
PAEM-CHSH	Mainline eMAX Rescue Pumper Cyclone II HS Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PAEM-CYC2/ PAEM-CYCN	Mainline eMAX Rescue Pumper Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PAEM-QHSH	Mainline eMAX Rescue Pumper Quest HS Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PAEM-QST2	Mainline eMAX Rescue Pumper Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PAEM- TYPH/ PAEM-TYPN	Mainline eMAX Rescue Pumper Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
PAEU-CYC2/ PAEU-CYCN	Mainline eMAX U/I Pumper Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PAEU-QST2	Mainline eMAX U/I Pumper Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PAEU-TYPH/ PAEU-TYPN	Mainline eMAX U/I Pumper Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
PRAL-CYCN/ PRAL-CYCN	Mainline SM Pumper Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PRAL-QST2	Mainline SM Pumper Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%

PRAL-TYPH/ PRAL-TYPN	Mainline SM Pumper Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
PTAL-CYC2/ PTAL-CYCN	Mainline SM Pumper Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PTAL-QST2	Mainline SM Pumper Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PTAL-TYPH/ PTAL-TYPN	Mainline SM Pumper Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
PMRM-CYC2/ PMRM-CYCN	Mainline RM Pumper Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PMRM-QST2	Mainline RM Pumper Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PMRM-TYPH/ PMRM-TYPN	Mainline RM Pumper Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
PSEM-CYC2/ PSEM-CYCN	Mainline eMAX Pumper Cyclone II Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
PSEM-QST2	Mainline eMAX Pumper Quest Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
PSEM-TYPH/ PSEM-TYPN	Mainline eMAX Pumper Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%
PSLS-CYC2/ PTSS-CYCN	Mainline SM Pumper L Tank Cyclone II Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
PSLS-QST2/ PTSS-QST2	Mainline SM Pumper L Tank Quest Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
PSLS-TYPH/ PTSS-TYPN	Mainline SM Pumper L Tank Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%
PSRS-CYC2/ PRSS-CYCN	Mainline SM Pumper R Tank Cyclone II Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
PSRS-QST2/ PRSS-QST2	Mainline SM Pumper R Tank Quest Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
PSRS-TYPH/ PRSS-TYPN	Mainline SM Pumper R Tank Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%

E-ONE Industrial Custom Pumpers

- This section covers Industrial Pumpers which are built on an E-ONE Custom Cab/Chassis
 - Typhoon, Cyclone II, and Quest
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple OEM Commercial Chassis manufacturers, models, and options
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Industrial Custom Pumper Product Pricing Notes:

- E-ONE Custom Cab/Chassis Industrial Pumpers in this section will be priced at MSRP minus 12% to 13% depending on the selected chassis.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
IARM-CYC2/ IARM-CYCN Requires engineering approval.	Industrial Pumper, T-Tank, RM Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	13%	MSRP minus 13%
IARM-QST2 Requires engineering approval.	Industrial Pumper, T-Tank, RM Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	13%	MSRP minus 13%
IARM-TYPH/ IARM-TYPN Requires engineering approval.	Industrial Pumper, T-Tank, RM Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	12%	MSRP minus 12%
ISTS-CYC2/ ITSS-CYCN	Industrial Pumper, T-Tank, SM Cyclone II Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	13%	MSRP minus 13%
ISTS-TYPH/ ITSS-TYPN	Industrial Pumper, T-Tank, SM Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	12%	MSRP minus 12%

- This section covers Tankers which are built on a third party OEM Commercial Cab/Chassis
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple OEM Commercial Chassis manufacturers, models, and options
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Commercial Tanker Pricing Notes:

- Value One Tanker models will be priced at MSRP minus \$10,000 (Priced to Market – Flat fee discount)
- Watermasters Vacuum Tankers and Wetside Tankers in this section will be priced at MSRP minus \$15,000 (Priced to Market – Flat fee discount)
- For the OEM Commercial Chassis – There is a chassis prep fee (covers wiring, mounts, misc items in preparation to mount to our body, tank, pump module, etc. and final programming.)
- Remaining Commercial Tankers in this section will be priced at MSRP -7% on only the E-ONE portion of the apparatus.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
TSSA-COMM/ TSAL-COMM	Tanker, Single Axle, Side Mount Commercial OEM Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	7% off the E-ONE portion of the apparatus.	MSRP minus 7%
TSSS-COMM	Tanker, Single Axle, Side Mount Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	7% off the E-ONE portion of the apparatus.	MSRP minus 7%
TSTE-COMM	Tanker, Single Axle, TM Enclosed Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	7% off the E-ONE portion of the apparatus.	MSRP minus 7%
TTSA-COMM/ TTAL-COMM	Tanker, Tandem Axle, Side Mount Commercial OEM Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	7% off the E-ONE portion of the apparatus.	MSRP minus 7%
TTSS-COMM	Tanker, Tandem Axle, Side Mount Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	7% off the E-ONE portion of the apparatus.	MSRP minus 7%
WMSS-COMM	Water Master Vacuum Tanker Commercial OEM Cab/Chassis SA Stainless Steel Body	As custom configured by NJPA member	\$15,000 Flat Fee	MSRP minus \$15,000
WTSS-COMM	Tanker, Wetside, Single Axle Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	\$15,000 Flat Fee	MSRP minus \$15,000
WTTS-COMM	Tanker, Wetside, Tandem Axle Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	\$15,000 Flat Fee	MSRP minus \$15,000

- This section covers tankers which are built on an E-ONE Custom Cab/Chassis
 - Typhoon, Cyclone II, and Quest
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple OEM Commercial Chassis manufacturers, models, and options
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Custom Tanker Pricing Notes:

- E-ONE Custom Cab/Chassis Tankers in this section will be priced at MSRP minus 16% to 17% depending on the selected chassis.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
TSSA-CYC2/ TSAL-CYCN	Tanker, Single Axle, Side Mount, Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
TSSA-QST2/ TSAL-QST2	Tanker, Single Axle, Side Mount, Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
TSSA-TYPH/ TSAL-TYPN	Tanker, Single Axle, Side Mount, Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
TSSS-CYC2/ TSSS-CYCN	Tanker, Single Axle, Side Mount, Cyclone II Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
TSSS-QST2	Tanker, Single Axle, Side Mount, Quest Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
TSSS-TYPH/ TSSS-TYPN	Tanker, Single Axle, Side Mount, Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%
TTSA-CYC2/ TTAL-CYCN	Tanker, Tandem Axle, Side Mount, Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
TTSA-QST2/ TTAL-QST2	Tanker, Tandem Axle, Side Mount, Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
TTSA-TYPH/ TTAL-TYPN	Tanker, Tandem Axle, Side Mount, Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
TTSS-CYC2/ TTSS-TYPN	Tanker, Tandem Axle, Side Mount, Cyclone II Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
TTSS-QST2	Tanker, Tandem Axle, Side Mount, Quest Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
TTSS-TYPH/ TTSS-TYPN	Tanker, Tandem Axle, Side Mount, Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%

- This section covers Rescues which are built on a third party OEM Commercial Cab/Chassis
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple OEM Commercial Chassis manufacturers, models, and options
 - Multiple body designs, modifications, and options
 - Non Walk-Ins
 - Walk-Ins
 - Command
 - Combo
 - If a wet Rescue:
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Commercial Rescue Pricing Notes:

- For the OEM Commercial Chassis – There is a chassis prep fee (covers wiring, mounts, misc items in preparation to mount to our body, tank, pump module, etc. and final programming.)
- Commercial Light Rescues in this section will be priced at MSRP minus \$5,000 – Priced to Market – Flat fee discount
- Commercial Heavy Rescues in this section will be priced at MSRP minus 5% on only the E-ONE portion of the apparatus.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
REHN-COMM	Heavy Rescue, Non Walk-In OEM Commercial Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	5% off the E-ONE portion of the apparatus.	MSRP minus 5%
REHW-COMM	Heavy Rescue, Walk-In OEM Commercial Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	5% off the E-ONE portion of the apparatus.	MSRP minus 5%
RELN-COMM	Light Rescue, Non Walk-In OEM Commercial Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
RELW-COMM	Light Rescue, Walk-In OEM Commercial Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
RSHN-COMM	Heavy Rescue, Non Walk-In OEM Commercial Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	5% off the E-ONE portion of the apparatus.	MSRP minus 5%
RSHW-COMM	Heavy Rescue, Walk-In OEM Commercial Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	5% off the E-ONE portion of the apparatus.	MSRP minus 5%
RSLN-COMM Requires engineering approval.	Light Rescue, Non Walk-In OEM Commercial Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
RSLW-COMM Requires engineering approval.	Light Rescue, Walk-In OEM Commercial Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
VMLR-COMM	Light Rescue, Walk-In OEM Commercial Cab/Chassis Huck Bolt Aluminum Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000

E-ONE Custom Rescues

- This section covers Rescues which are built on an E-ONE Custom Cab/Chassis
 - Typhoon, Cyclone II, and Quest
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple body designs and lengths, modifications, and options
 - Non Walk-Ins
 - Walk-Ins
 - Command
 - Combo
 - If a wet Rescue:
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Custom Rescue Pricing Notes:

- E-ONE Custom Cab/Chassis Rescues in this section will be priced at MSRP minus 14% to 15% based on the selected chassis.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
REHN-CYC2/ REHN-CYCN	Heavy Rescue, Non Walk-In Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	15%	MSRP minus 15%
REHN-QST2	Heavy Rescue, Non Walk-In Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	15%	MSRP minus 15%
REHN-TYPH/ REHN-TYPN	Heavy Rescue, Non Walk-In Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	14%	MSRP minus 14%
REHW-CYC2/ REHW-CYCN	Heavy Rescue, Walk-In Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	15%	MSRP minus 15%
REHW-QST2	Heavy Rescue, Walk-In Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	15%	MSRP minus 15%
REHW-TYPH/ REHW-TYPN	Heavy Rescue, Walk-In Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	14%	MSRP minus 14%
RSHN-CYC2/ RSHN-CYCN	Heavy Rescue, Non Walk-In Cyclone II Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	15%	MSRP minus 15%
RSHN-QST2	Heavy Rescue, Non Walk-In Quest Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	15%	MSRP minus 15%
RSHW-TYPH/ RSHW-TYPN	Heavy Rescue, Walk-In Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	14%	MSRP minus 14%
RSHW-CYC2/ RSHW-CYCN	Heavy Rescue, Walk-In Cyclone II Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	15%	MSRP minus 15%
RSHW-QST2	Heavy Rescue, Walk-In Quest Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	15%	MSRP minus 15%
RSHN-TYPH/ RSHN/TYPN	Heavy Rescue, Non Walk-In Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	14%	MSRP minus 14%

- This section covers Aerial Booms which are built on an E-ONE Custom Cab/Chassis
 - Typhoon, Cyclone II, and Quest
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple body designs and lengths, modifications, and options
 - A pump module designed as a one man operation w multiple options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Custom Aerial Booms Pricing Notes:

- E-ONE Custom Cab/Chassis Booms in this section will be priced at MSRP minus 16% to 17% depending on the selected chassis.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
PMPR-CYC2-050B/ AEM-CYCN-050B	50' Aluminum Teleboom Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PMPR-QST2-050B/ AEM-QST2-050B	50' Aluminum Teleboom Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
PMPR-TYPH-050B/ AEM-TYPN-050B	50' Aluminum Teleboom Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
PSPR-CYC2-050B Requires engineering approval.	50' Aluminum Teleboom Cyclone II Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
PSPR-QST2-050B Requires engineering approval.	50' Aluminum Teleboom Quest Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
PSPR-TYPH-050B Requires engineering approval.	50' Aluminum Teleboom Typhoon Custom Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%

- This section covers Industrial Aerial Booms which are built on an E-ONE Custom Cab/Chassis
 - Typhoon, Cyclone II, and Quest
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple body designs and lengths, modifications, and options
 - A pump module designed as a one man operation w multiple options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Industrial Custom Aerial Boom Pricing Notes:

- E-ONE Custom Cab/Chassis Booms in this section will be priced at MSRP minus 13% depending on the selected chassis.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
AEIM-CYC2-050B/ AEIM-CYCN-050B Requires engineering approval.	50ft. Teleboom (IND) Cyclone II Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	13%	MSRP minus 13%
AEIM-QST2-050B Requires engineering approval.	50ft. Teleboom (IND) Quest Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	13%	MSRP minus 13%
AEIM-TYPH-050B/ AEIM-TYPN-050B	50ft. Teleboom (IND) Typhoon Custom Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	12%	MSRP minus 12%

- This section covers Aerial Ladders which are built on an E-ONE Custom Cab/Chassis
 - Typhoon, Cyclone II, and Quest
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple aerial ladder designs, modifications, and options
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Custom Aerial Ladder Pricing Notes:

- E-ONE Custom Cab/Chassis 75' Aerial Ladder with a Typhoon Cab/Chassis will be priced at MSRP minus 20%.
- Remaining E-ONE Custom Cab/Chassis Ladders in this section will be priced at MSRP minus 16% to 17% based on the selected chassis.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
AERM-CYC2-075L/ AERM-CYCN-075L	75ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis SA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
ASRM-CYC2-075L/ ASRM-CYCN-075L	75ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis SA Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-QST2-075L	75ft. RM Aluminum Ladder Quest Custom Cab/Chassis SA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
ASRM-QST2-075L	75ft. RM Aluminum Ladder Quest Custom Cab/Chassis SA Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-TYPH-075L/ AERM-TYPN-075L	75ft. RM Aluminum Ladder Typhoon Custom Cab/Chassis SA Extruded Aluminum Body	As custom configured by NJPA member	20%	MSRP minus 20%
ASRM-TYPH-075L/ ASRM-TYPN-075L	75ft. RM Aluminum Ladder Typhoon Custom Cab/Chassis SA Stainless Steel Body	As custom configured by NJPA member	20%	MSRP minus 20%
AERM-CYC2-078L/ AERM-CYCN-078L	78ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis SA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
ASRM-CYC2-078L/ ASRM-CYCN-078L	78ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis SA Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-QST2-078L	78ft. RM Aluminum Ladder Quest Custom Cab/Chassis SA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
ASRM-QST2-078L	78ft. RM Aluminum Ladder Quest Custom Cab/Chassis SA Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-TYPH-078L/ AERM-TYPN-078L	78ft. RM Aluminum Ladder Typhoon Custom Cab/Chassis SA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
ASRM-TYPH-078L/ ASRM-TYPN-078L	78ft. RM Aluminum Ladder Typhoon Custom Cab/Chassis SA Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%
AERM-CYC2-M100/ AERS-CYCN-100L	100ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis SA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%

AERM-QST2-M100/ AERS-QST2-100L	100ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis SA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERS-TYPN-100L	100ft. RM Aluminum Ladder Typhoon Custom Cab/Chassis SA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
AERM-CYC2-100L/ AERT-CYCN-100L	100ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 18%
ASRM-CYC2-100L/ ASRT-CYCN-100L	100ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis TA Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-QST2-100L/ AERT-QST2-100L	100ft. RM Aluminum Ladder Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
ASRM-QST2-100L/ ASRT-QST2-100L	100ft. RM Aluminum Ladder Quest Custom Cab/Chassis TA Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERT-TYPN-100L	100ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
ASRS-TYPN-100L	100ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis SA Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%
ASRT-TYPN-100L	100ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis TA Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%
AERM-CYC2-SL10/ AERM-CYCN-SL10	105ft. RM Domex Steel Ladder Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
ASRM-CYC2-SL10/ ASRM-CYCN-SL10	105ft. RM Domex Steel Ladder Cyclone II Custom Cab/Chassis TA Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-QST2-SL10	105ft. RM Domex Steel Ladder Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
ASRM-QST2-SL10	105ft. RM Domex Steel Ladder Quest Custom Cab/Chassis TA Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-TYPN-SL10	105ft. RM Domex Steel Ladder Typhoon Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
ASRM-TYPN-SL10	105ft. RM Domex Steel Ladder Typhoon Custom Cab/Chassis TA Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%
AERM-CYC2-110L/ AERT-CYCN-110L	110ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-QST2-110L/ AERT-QST2-110L	110ft. RM Aluminum Ladder Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERS-TYPN-110L	110ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis SA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
AERT-TYPN-110L	110ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%

AERM-CYC2-137L/ AERM-CYCN-137L	137ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-QST2-137L	137ft. RM Aluminum Ladder Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-TYPN-137L	137ft. RM Aluminum Ladder Typhoon Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
AETI-CYC2-100L/ AETI-CYCN-100L	100ft. RM Aluminum Ladder Cyclone II Custom Cab/Chassis TDA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AETI-QST2-100L	100ft. RM Aluminum Ladder Quest Custom Cab/Chassis TDA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AETI-TYPN-100L	100ft. RM Aluminum Ladder Typhoon Custom Cab/Chassis TDA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%

E-ONE Custom Aerial Platforms

- This section covers Aerial Platforms which are built on an E-ONE Custom Cab/Chassis
 - Typhoon, Cyclone II and Quest
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple aerial platform designs, modifications, and options
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Custom Aerial Platform Pricing Notes:

- For the Articulated Aerial Device - There is a charge for aerial prep (wiring, mounts, misc items in preparation to mount to our chassis, body, tank, pump module, etc. and final programming.)
- Custom E-ONE Cab/Chassis Industrial Aerial Articulated Platforms in this section will be priced at MSRP minus 12% on only the E-ONE portion of the apparatus.
- Remaining E-ONE Custom Cab/Chassis Aerial Platforms in this section will be priced at MSRP minus 17%.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
AERM-CYC2-092P/ AERM-CYCN-092P	92ft. RM Aluminum Platform Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-QST2-092P	92ft. RM Aluminum Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-TYPN-092P	92ft. RM Aluminum Platform Typhoon Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
AEMM-CYC2-095P/ AEMM-CYCN-095P	95ft. MM Aluminum Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AEMM-QST2-095P	95ft. MM Aluminum Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AEMM-TYPN-095P	100ft. MM Steel Platform Typhoon Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
AERM-CYC2-100P/ AERM-CYCN-100P	100ft. RM Aluminum Platform Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
ASRM-CYC2-100P/ ASRM-CYCN-100P	100ft. RM Aluminum Platform Cyclone II Custom Cab/Chassis TA Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-QST2-100P	100ft. RM Aluminum Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
ASRM-QST2-100P	100ft. RM Aluminum Platform Quest Custom Cab/Chassis TA Stainless Steel Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-TYPN-100P	100ft. RM Aluminum Platform Typhoon Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
ASRM-TYPN-100P	100ft. RM Aluminum Platform Typhoon Custom Cab/Chassis TA Stainless Steel Body	As custom configured by NJPA member	16%	MSRP minus 16%

AERM-CYC2-SP10/ AERM-CYCN-SP10	100ft. RM Domex Steel Platform Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-QST2-SP10	100ft. RM Domex Steel Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	17%	MSRP minus 17%
AERM-TYPN-SP10	100ft. RM Domex Steel Platform Typhoon Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	16%	MSRP minus 16%
AERM-CYC2-ARTP/ AERM-CYCN-ARTP	100ft. RM Articulated Platform Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	12% off the E-ONE portion of the apparatus.	MSRP minus 12%
AERM-CYC2-ARTP/ AERM-CYCN-ARTP	114ft. RM Articulated Platform Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	12% off the E-ONE portion of the apparatus.	MSRP minus 12%
AERM-CYC2-ARTP/ AERM-CYCN-ARTP	116+ft. RM Articulated Platform Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	12% off the E-ONE portion of the apparatus.	MSRP minus 12%
AERM-CYC2-ARTP/ AERM-CYCN-ARTP	134ft. RM Articulated Platform Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	12% off the E-ONE portion of the apparatus.	MSRP minus 12%
AERM-QST2-ARTP	100ft. RM Articulated Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	12% off the E-ONE portion of the apparatus.	MSRP minus 12%
AERM-QST2-ARTP	114ft. RM Articulated Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	12% off the E-ONE portion of the apparatus.	MSRP minus 12%
AERM-QST2-ARTP	116+ft. RM Articulated Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	12% off the E-ONE portion of the apparatus.	MSRP minus 12%
AERM-QST2-ARTP	134ft. RM Articulated Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	12% off the E-ONE portion of the apparatus.	MSRP minus 12%
AERM-TYPN-ARTP	100ft. RM Articulated Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	11% off the E-ONE portion of the apparatus.	MSRP minus 11%
AERM-TYPN-ARTP	114ft. RM Articulated Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	11% off the E-ONE portion of the apparatus.	MSRP minus 11%
AERM-TYPN-ARTP	116+ft. RM Articulated Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	11% off the E-ONE portion of the apparatus.	MSRP minus 11%
AERM-TYPN-ARTP	134ft. RM Articulated Platform Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	11% off the E-ONE portion of the apparatus.	MSRP minus 11%

E-ONE Industrial Custom Aerial Products

- This section covers Industrial Aerial Ladder/Platforms which are built on an E-ONE Custom Cab/Chassis
 - Typhoon, Cyclone II and Quest
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple aerial platform designs, modifications, and options
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Industrial Custom Aerial Platform Pricing Notes:

- For the Articulated Aerial Device - There is a charge for aerial prep (wiring, mounts, misc items in preparation to mount to our chassis, body, tank, pump module, etc. and final programming.)
- E-ONE Custom Cab/Chassis Industrial Aerial Articulated Platforms will be priced at MSRP minus 13% on only the E-ONE portion of the apparatus.
- Remaining E-ONE Custom Cab/Chassis Industrial Platforms in this section will be priced at MSRP minus 13%.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
AEIR-CYC2-078L/ AEIR-CYCN-078L	78ft. RM Aluminum Ladder (IND) Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	13%	MSRP minus 13%
AEIR-QST2-078L/	78ft. RM Aluminum Ladder (IND) Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	13%	MSRP minus 13%
AEIR-TYPN-078L/	78ft. RM Aluminum Ladder (IND) Typhoon Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	13%	MSRP minus 13%
AEIR-CYC2-100P/ AEIR-CYCN-100P	100ft. RM Aluminum Platform (IND) Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	13%	MSRP minus 13%
AEIR-QST2-100P	100ft. RM Aluminum Platform (IND) Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	13%	MSRP minus 13%
AEIR-TYPN-100P	100ft. RM Aluminum Platform (IND) Typhoon Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	13%	MSRP minus 13%
AEIR-CYC2-ARTP/ AEIR-CYCN-ARTP	RM Articulated Platform (IND) Cyclone II Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	8% off the E-ONE portion of the apparatus.	MSRP minus 8%
AEIR-QST2-ARTP	RM Articulated Platform (IND) Quest Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	8% off the E-ONE portion of the apparatus.	MSRP minus 8%
AEIR-TYPN-ARTP	RM Articulated Platform (IND) Typhoon Custom Cab/Chassis TA Extruded Aluminum Body	As custom configured by NJPA member	8% off the E-ONE portion of the apparatus.	MSRP minus 8%

- This section covers Initial Attack/Type III Products which are built on a Commercial OEM Cab/Chassis
 - Multiple OEM Commercial Chassis options
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

Initial Attack/Type III Product Pricing Notes:

- For the OEM Commercial Chassis - There is a chassis prep fee (covers wiring, mounts, misc items in preparation to mount to our body, tank, pump module, etc. and final programming.)
- Initial Attack/Type III products in this section will be priced at MSRP minus \$5,000 - Priced to Market – Flat fee discount
- Commercial Type III Pumpers in this section will be priced at MSRP minus 7% on only the E-ONE portion of the apparatus.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
IAVA-COMM	Initial Attack, SM Commercial OEM Cab/Chassis Extruded Aluminum Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
IAVS-COMM	Initial Attack, SM Commercial OEM Cab/Chassis Stainless Steel Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
VMMP-COMM	Initial Attack, SM Commercial OEM Cab/Chassis Huck-Bolt Aluminum Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
WLBT-COMM	Wildlands, Brush Truck, Commercial	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
WLMP-COMM	Wildlands, Mini Pumper, Commercial OEM Chassis Extruded Aluminum Body	As custom configured by NJPA member	\$5,000 Flat Fee	MSRP minus \$5,000
WLSP-COMM	Wildlands, Type III, SM Commercial OEM Chassis Stainless Steel Body	As custom configured by NJPA member	7% off the E-ONE portion of the apparatus.	MSRP minus 7%

- This section covers ARFF Products which are built on a E-ONE Custom Cab/Chassis
 - Multiple Custom Cab/Chassis options
- The NJPA member will be able to custom design a unit to meet his needs and mission requirements
 - Multiple body designs, modifications, and options
 - Multiple pump module configurations and options
 - Multiple pump ratings and options
 - Multiple tank sizes and options

ARFF Product Pricing Notes:

- E-ONE Custom Cab/Chassis ARFF products in this section will be priced at MSRP minus 7%.

E-ONE reserves the right to provide a higher discount based on the product mix and/or overall deal strategy.

Apparatus Model (SKU)	Apparatus Descriptions	Base Price MSRP	Discount off MSRP	NJPA Adjusted Price
ARFF-4XTF	4x4 P801 Titan	As custom configured by NJPA member	7%	MSRP minus 7%
ARFF-4XTF-HRET	4x4 P801 Titan w/top mounted turret	As custom configured by NJPA member	7%	MSRP minus 7%
ARFF-6XTF	6x6 P811Titan Force	As custom configured by NJPA member	7%	MSRP minus 7%
ARFF-6XTF-HRET	6x6 P811Titan Force w/top mounted turret	As custom configured by NJPA member	7%	MSRP minus 7%
ARFF – ECOLOGIC	Patented ARFF Foam System Tester	New Product	0%	MSRP minus 0%



To: City Council
From: Danny P Smith
Department: Solid Waste - Collection
Date: 1/18/2022
Subject: Commercial Garbage Truck

Budget Account/Project Name: 540-4520-542500/Equipment

Funding Source: Solid Waste CIP

Budget Allocation: \$301,000.00

Budget Available: \$955,446.00

Requested Expense: \$319,835.00 **Company of Record:** Carolina Environmental Systems

Description:

Staff recommends the approval to purchase a Heil 40CY Front-Load Garbage Truck at \$319,835.00 with the increase of \$18,835. The increase is due to volatile chassis pricing and availability, because of high demand. The unit will be purchased through Sourcewell, formally NJPA, national membership contract. *(This purchase was already approved by the Public Works committee and the purchase placed to be ahead of another increase on February 1st).*

Background:

The unit will replace the 2015 Mack, 40CY Front-Load Truck as the second primary commercial truck in the solid waste fleet. The Mack will become the backup unit. The additional unit is necessary to more efficiently, service our growing business community.

Attachment(s): 4 pages

- Cover Sheet
- Requisition
- Quote



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

Quotation

Heil Half Pack 40CY Front Loader

Date: 1/11/22

Quote: 220111

To: City of Monroe, Ga.

Heil Half Pack 40CY Front Loader Standard Equipment

- Heavy-duty sliding top door
- Hinged left-side body access door with step and grab
- Cab shield with hinged rubber tip extension - steel
- Front head closure screen
- Under hopper liquid sump with 2 clean-out doors
- Access ladder to top of body
- Body service props for dump or service hoist models and service lift
- Tailgate service props
- Fully automatic Shur-Lock™ tailgate latches
- Patented clamp-on arms
- 8,000 lb. capacity arms - WASTEK WRP 06-1996 rated
- Four arm shaft bearing supports
- Fork cross shaft rubber bumpers
- Bolt-on rubber arm stops
- Heavy-duty forks - 1 1/2" thick x 51" grip length
- Front mount single vane pump
- Chrome-plated cylinder rods and telescopic sleeves
- Crossed packing cylinders
- Chassis frame-mounted oil tank with level / temperature gauge and
- Suction shut-off valve
- 3-micron return line filter with magnetic trap and in-cab filter bypass monitor.
- 140-micron suction line strainer
- Fabric guard hose protection for all high-pressure hoses
- Cortex Controller™ with Insight™ diagnostic display
- Throttle advance kit
- Joystick in-cab air controls
- Complete array of in-cab function indicator lights
- Streetwise Hydraulics
- Arm rest for operator controls
- Backup alarm
- Backup and license plate light
- LED center-mounted brake light
- LED duplicate high and low mount stop, turn, and taillights
- LED mid-body turn signals
- Strobe light, amber mounted on lower tailgate - in-cab switch, pump on, and reverse activated
- Front and rear mud flaps - anti-sail / anti-splash
- Rear underdrive guard
- Hopper flood light
- Shovel kit mounted on back of the packer
- Low oil level sensor with light, buzzer, and pump shut-off
- Severe-duty wear bar kit
- 3" sump drain on street side and curb side
- Remote packer lube
- Remote tailgate hinge lube
- Arm / Fork over height warning kit
- 20 lb. fire extinguisher
- FMVSS #108 clearance lights and reflectors
- ICC reflective tape
- Rear camera bracket and flood lights - reverse activated
- Body undercoating

- Customer's choice of one-color finish paint
- Standard 1-year warranty (2,000 Hours of Operation)
- ANSI Z 245.1-1999 compliant
- Safety triangle
- Cavity coat and joint sealer

Options Included

- Factory Mounted 40 CY Front Loader Body
- 3rd Eye Backup, Hopper Cameras, & Monitor
- Peterson Smart Lights
- Body Side Back Assist Lights
- Single LED Windscreen Mounted light
- Dual Cab Guard Mount Flood Lights
- Roof Access Ladder
- Service Hoist Kit
- Infinity Series Eject Cylinders
- Cab Protector-Extension Raise-Manual Jack
- Bolt on Fender Extensions
- White Paint

➤ **(1) Heil 40CY Front Loader Body + Peterbilt 520**

- **Unit Sales Price: \$319,835.00**
- **Pricing subject to change due to volatility in chassis pricing / availability.**
- **Sourcewell Member ID: 78902**
Price does not include FET or Sales Tax.

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



To: City Council
From: Rodney Middlebrooks
Department: Water, Sewer, & Gas Department
Date: 1/25/2022
Subject: Emergency Purchase of Truck

Budget Account/Project Name: CIP

Funding Source: CIP

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$66,199.64 **Company of Record:** Rick Hendrick Chevrolet

Description:
 Staff recommends the approval of emergency purchase of a 2021 Chevrolet 4500.

Background:
 Approval of emergency purchase for 2021 Chevrolet 4500 to replace a 2008 Ford F350 that suffered engine damage. The 2008 F350 was the pump station mechanic service body truck with 211,133 miles. Low bid for truck was from Rick Hendricks Chevrolet in the amount of \$66,199.64

Attachment(s):
 Quotes (3)



BUYER'S ORDER / INVOICE / BILL OF SALE



P.O. Box 280 • Winder, GA 30880 • 770-867-9136 • 800-282-7872 • www.akinsford.com • sales @ akinsford.net

CUSTOMER INFORMATION FOR TITLE PURPOSES						SALES REP: GREG FIELDS		PROSPECT #	
NAME(S) FIRST, MIDDLE, LAST OR BUSINESS CITY OF MONROE						STOCK NUMBER NEC96476		DATE 12/13/21	
STREET ADDRESS 215 N. BROAD ST.						CITY MONROE		COUNTY WALTON	
MAILING ADDRESS						STATE GA		ZIP CODE 30655	
HOME PHONE		CELL OR PAGER # (706) 248-5011		OFFICE OR WORK PHONE		E-MAIL ADDRESS dylan69@comcast.net			
PRIMARY PURCHASER INFORMATION						BASE PRICE		\$72,905.00	
SOCIAL SECURITY # XXXXXXXXXXXXXXX		DRIVERS LICENSE #		DATE OF BIRTH		MAD #		GA RFG CONCESSION -\$3,100.00	
VEHICLE PURCHASE						TOTAL PRICE INCLUDING DEALER OPTIONS		\$69,805.00	
TYPE NEW		YEAR 2022		MAKE FORD		#250 CREW CAB 2WD		BOX '11' SERVICE BODY	
CYLINDERS 8		TRANSMISSION AUTOMATIC		FUEL DIESEL		COLOR WHITE		TRIM XL	
KEY CODE		OTHER		VIN 1FD0W4GT8NEC96476		ODOMETER		ADJUSTED PRICE INCL DISCOUNT(S) \$69,805.00	
TRADE-IN						GROSS TRADE-IN ALLOWANCE		\$0.00	
YEAR		MAKE		VIN		TRADE ALLOWANCE \$		TRADE DIFFERENCE \$69,805.00	
MODEL		STOCK NUMBER		ODOMETER		TRADE ALLOWANCE \$		SERVICE & DOCUMENTATION FEE	
PAYOFF AMOUNT		GOOD UNTIL		ACCOUNT NUMBER		PHONE NUMBER		QUOTED BY	
PAYOFF OWED TO		PHONE NUMBER		QUOTED BY		ADDRESS		CITY	
ADDRESS		CITY		STATE		ZIP CODE		TAXABLE AMOUNT \$69,805.00	
FINANCE						SALES TAX 0%		\$0.00	
YEAR		MAKE		VIN		TAG & TITLE FEE		GA WARRANTY RIGHTS FEE (NEW ONLY)	
MODEL		STOCK NUMBER		ODOMETER		TRADE ALLOWANCE \$		PRICE INCLUDING TAX & FEES \$69,805.00	
PAYOFF AMOUNT		GOOD UNTIL		ACCOUNT NUMBER		PHONE NUMBER		BALANCE OWED ON TRADE(S) \$0.00	
PAYOFF OWED TO		PHONE NUMBER		QUOTED BY		ADDRESS		CITY	
ADDRESS		CITY		STATE		ZIP CODE		TOTAL PURCHASE PRICE W/TRADES \$69,805.00	
LIEN HOLDER						REGATE(S) ASSIGNED TO DEALER		DEPOSIT RECEIPT \$ \$0.00	
PURCHASED VEHICLE LIEN HOLDER		LIEN HOLDER CODE		ADDRESS		CITY		STATE	
ADDRESS		CITY		STATE		ZIP CODE		CASH DOWN RECEIPT \$ \$0.00	
INSURANCE						SERVICE CONTRACT		\$0.00	
COMPANY		POLICY NUMBER		AGENT		PHONE		GAP	
ADDRESS		CITY		STATE		ZIP CODE		UNPAID BALANCE	
<p>Purchaser agrees that this Order, including all the terms on BOTH THE FACE AND REVERSE SIDE HEREOF, and any retail installment sales contract reflecting the above transaction cancel and supersede any prior agreement or contract and compromise the complete and exclusive statement of the terms. Purchaser agrees that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED REPRESENTATIVE, AND FURTHERMORE IN THE EVENT OF A TIME SALE, THIS ORDER SHALL NOT BE BINDING UNTIL THE RETAIL INSTALLMENT SALES CONTRACT IS SIGNED BY PURCHASER AND HAS BEEN APPROVED BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE SAID CONTRACT ON SUCH TERMS. This agreement cannot be modified except by express agreement of the parties. Purchaser by his executing of the Agreement acknowledges that he has read the terms and conditions and has received a true copy of the agreement.</p>						NET DUE UPON DEL CASH/CHECK CONTRACT		\$69,805.00	
PURCHASER'S SIGNATURE _____		DATE _____		ACCEPTED BY _____		DEALER OR HIS AUTHORIZED REPRESENTATIVE			
CO-PURCHASER'S SIGNATURE _____		DATE _____							

BUYER	CO-BUYER	Deal #: 288784
CITY OF MONROE		Deal Type: Retail
Work #:		Deal Date: 12/13/2021
Email:		Print Time: 11:08am
		Salesperson:

VEHICLE				
New <input checked="" type="checkbox"/>	Stock #:	Description:	VIN:	Mileage:
Used <input type="checkbox"/>	CM75635	2021 CHEVROLET TRUCK SILVERADO MD	1HTKJPVH8MH675635	
Demo <input type="checkbox"/>				

TRADE	

AFTERMARKETS			
11 FT READING SERVICE BODY	\$ 12,290.00	MSRP:	\$ 58,906.64
		Discount:	\$ 4,000.00
		Sale Price:	\$ 54,906.64
		Total Financed Aftermarkets:	\$ 12,290.00
		Total Trade Allowance:	\$ 0.00
		Trade Difference:	\$ 67,196.64
		Dir Admin Charge	\$ 0.00
		State & Local Taxes:	\$ 0.00
		Total License and Fees:	\$ 3.00
		Total Cash Price:	\$ 67,199.64
		Total Trade Payoff:	\$ 0.00
Total Aftermarkets:	\$ 12,290.00	Delivered Price:	\$ 67,199.64
		Cash Down Payment + Deposit:	\$ 0.00
		Total Rebates:	\$ 1,000.00
		Sub Total:	\$ 66,199.64
		Service Agreement:	\$ 0.00
		Maintenance Agreement:	\$ 0.00
Rate:		GAP Insurance:	\$ 0.00
Amount Financed:	\$ 66,199.64	Credit Life, Accident & Health:	\$ 0.00
		Other:	\$ 0.00
		Amount Financed:	\$ 66,199.64



Date: 12/13/2021
 Salesperson: Shamica Abbott
 Manager: Steve Ostrovich

FOR INTERNAL USE ONLY

CUSTOMER MATTHEW GEORGE Home Phone: _____
 Address : _____ Work Phone : _____
 E-Mail : MGEORGE@MONROEGA.GOV Cell Phone : (770) 845-6254

VEHICLE
 Stock # : L72925 New / Used : **New** VIN : 3C7WRKFL6LG272925 Mileage: 0
 Vehicle : 2020 RAM 4500 Chassis Color : BRT WHT CC
 Type : Tradesman/SLT/Laramie/Limited 4x2 CDP4L94

Loan Payments	Estimated		
	Cash Down	2,000	4,000
48 Months	2045	1995	1945
60 Months	1705	1663	1622
72 Months	1480	1444	1408

* A.P.R. Subject to equity and credit requirements.

MSRP	63,928.00
SERVICE BODY	11,995.00
KAHU	1,995.00
Total Purchase	77,918.00
Dealer Administration Charge	799.00
Electronic Tag Fee	59.00
GATAVT	5,199.22
Title Fee	18.00
GA MV Warranty Rights Act Fee	3.00
Balance	83,996.22

This offer is based on incentives, rates and other conditions that may expire at any time without notice. All offers are subject to vehicle availability, lender's credit approval and lender's other requirements.



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 09-13-2021

Description: 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: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Staff recommends approval of this Preliminary Plat subject to 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))
4. Label all open space tracts. (7.2.4(l))

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

86

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.

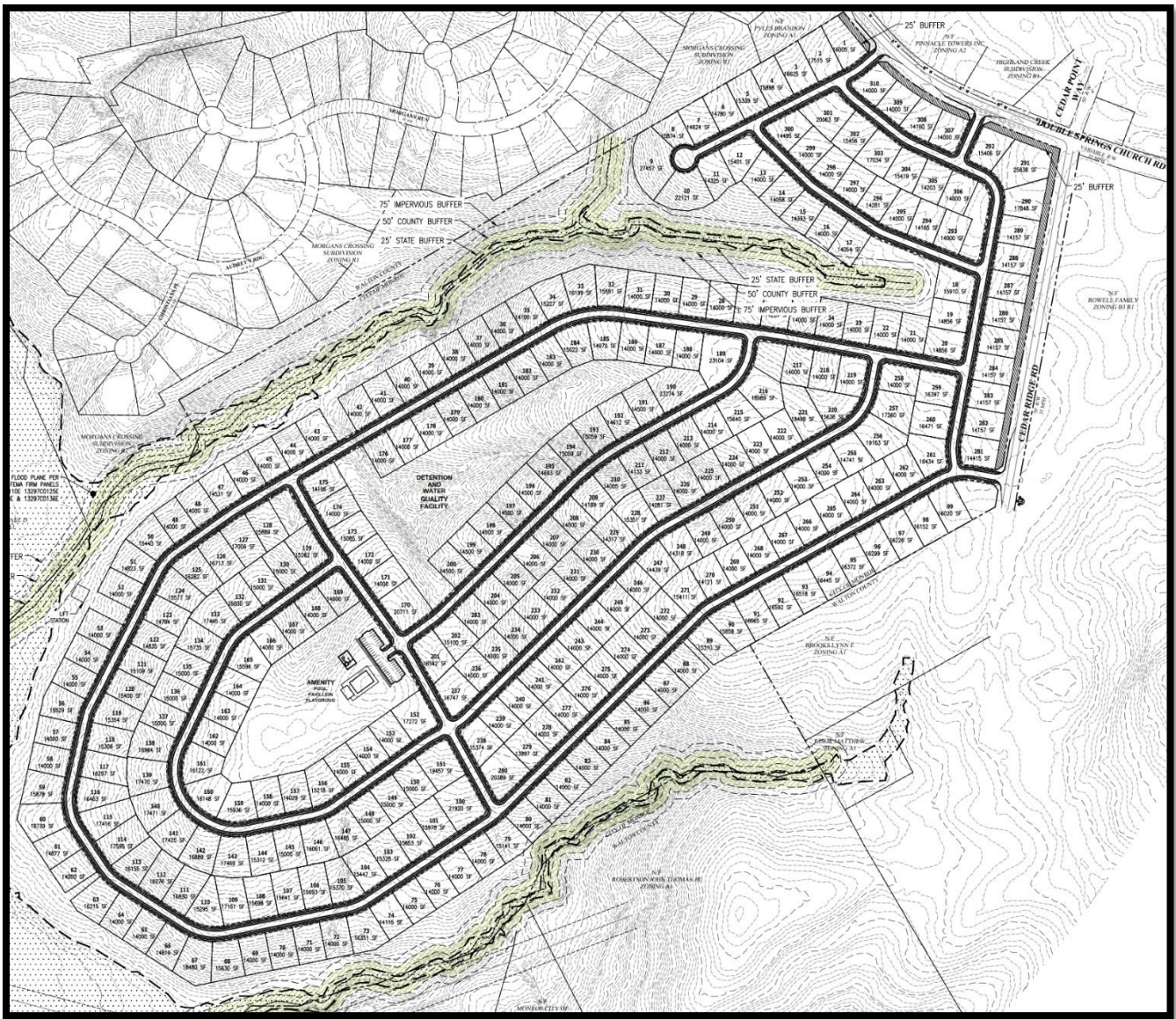


Figure 4 – Site Plan

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.

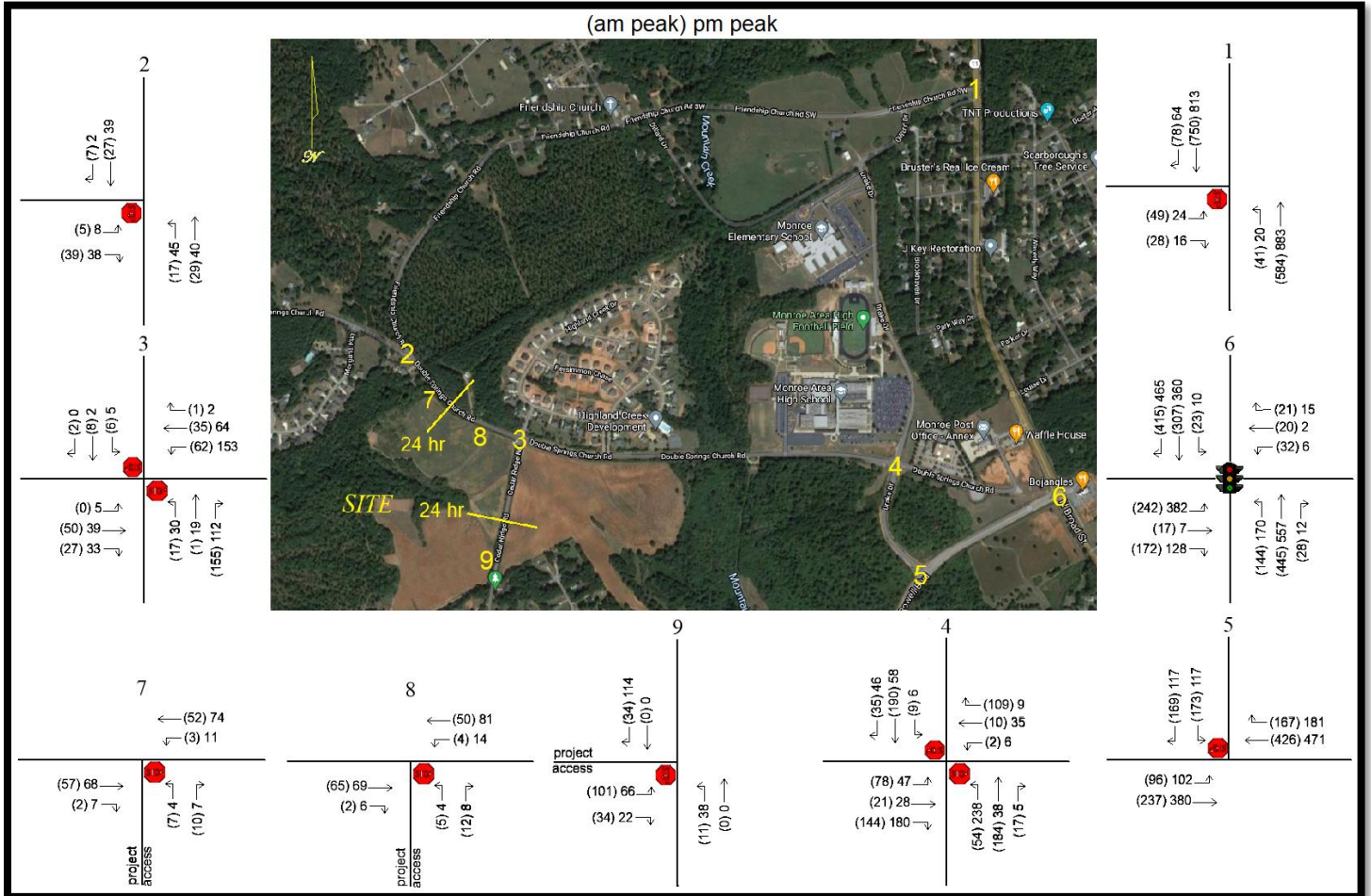


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

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

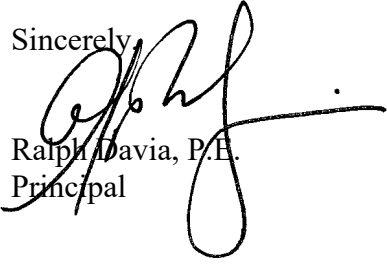
Solid Waste Disposal:

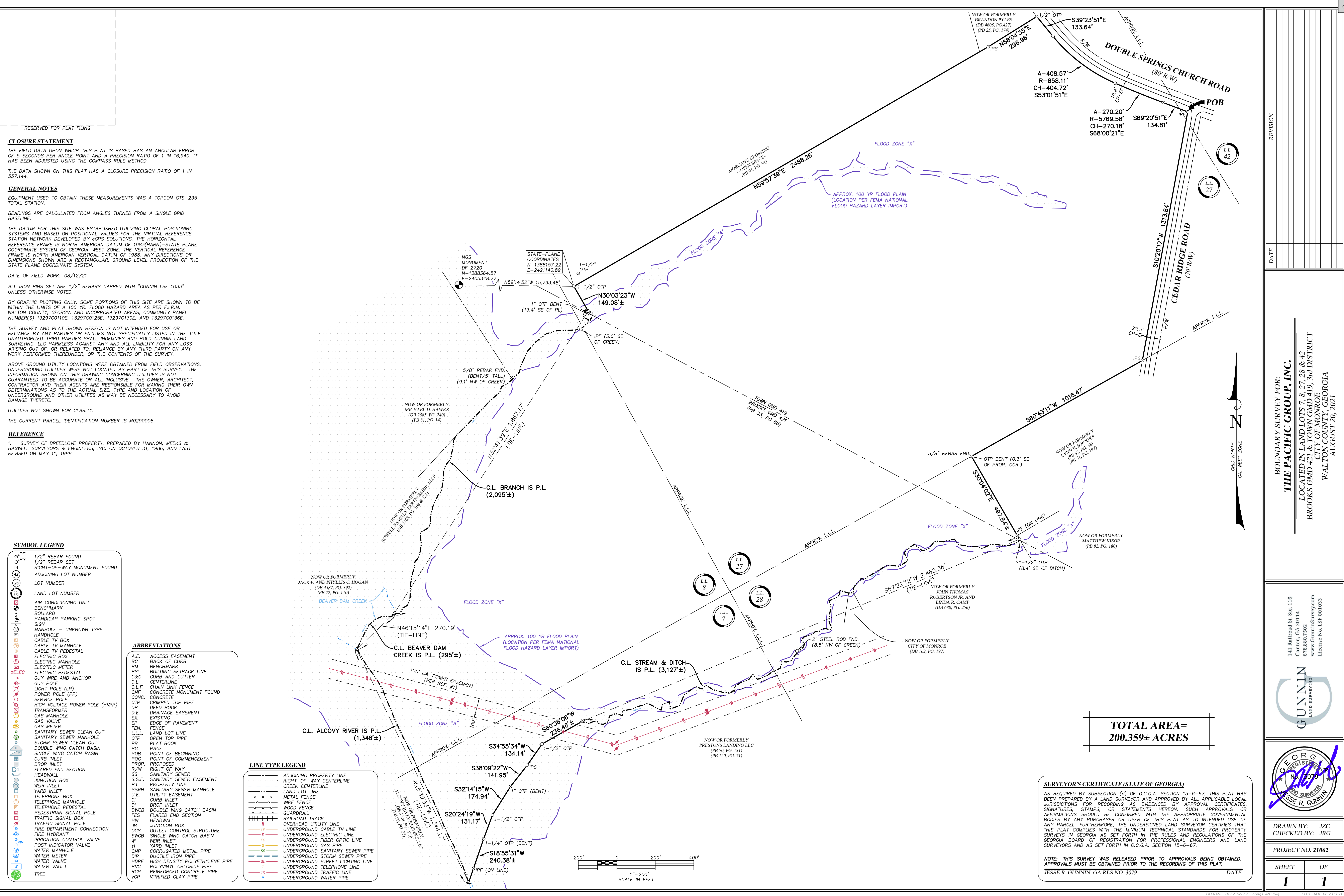
Rate: 20 lbs/unit per day (EPD Standard)
Generation: $20 \times 310 = 6,200 \text{ lbs/day}$ or 1132 ton/year

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" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, SOME PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. WALTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER(S) 13297C0110E, 13297C0129E, 13297C130E, AND 13297C0136E.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN AND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

UTILITIES NOT SHOWN FOR CLARITY.

THE CURRENT PARCEL IDENTIFICATION NUMBER IS M0290008.

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

SYMBOL LEGEND

1/2" REBAR FOUND	1/2" REBAR SET	RIGHT-OF-WAY MONUMENT FOUND	ADJOINING LOT NUMBER	LOT NUMBER	LAND LOT NUMBER
AIR CONDITIONING UNIT	BENCHMARK	BOLLARD	HANDICAP PARKING SPOT	SIGN	MANHOLE - UNKNOWN TYPE
HANDHOLE	CABLE TV BOX	CABLE TV MANHOLE	CABLE TV PEDESTAL	ELECTRIC BOX	ELECTRIC MANHOLE
ELECTRIC METER	ELECTRIC PEDESTAL	GUY WIRE AND ANCHOR	GUY POLE	LIGHT POLE (LP)	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
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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

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

REVISION	
DATE	
141 Railroad St., Ste. 116 Canton, GA 30114 678.880.7502 www.GunninSurvey.com License No. LSF 001033	
GUNNIN LAND SURVEYING	
GEORGIA REGISTERED LAND SURVEYOR No. 3079 JESSE R. GUNNIN	
DRAWN BY: JZC CHECKED BY: JRG	
PROJECT NO. 21062	
SHEET 1 OF 1	

DEVELOPMENT SUMMARY

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

PROPOSED STREET WIDTH = 28' BOC-BOC

PROPOSED ROW WIDTH = 50'

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

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

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

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

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

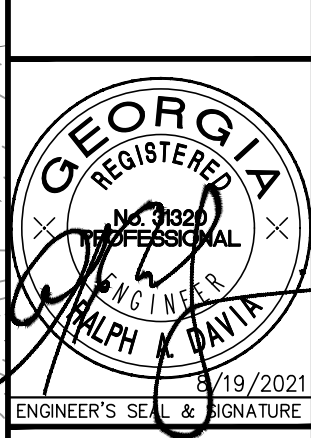
UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION.
 SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO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

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

REVISIONS	DATE	DESCRIPTION
100	8/2/2022	PRELIMINARY PLAT SUBMITAL
99	8/19/2021	PRELIMINARY PLAT SUBMITAL #2

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

CLIENT: **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: _____

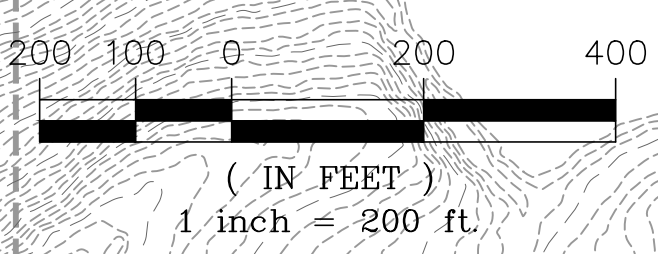
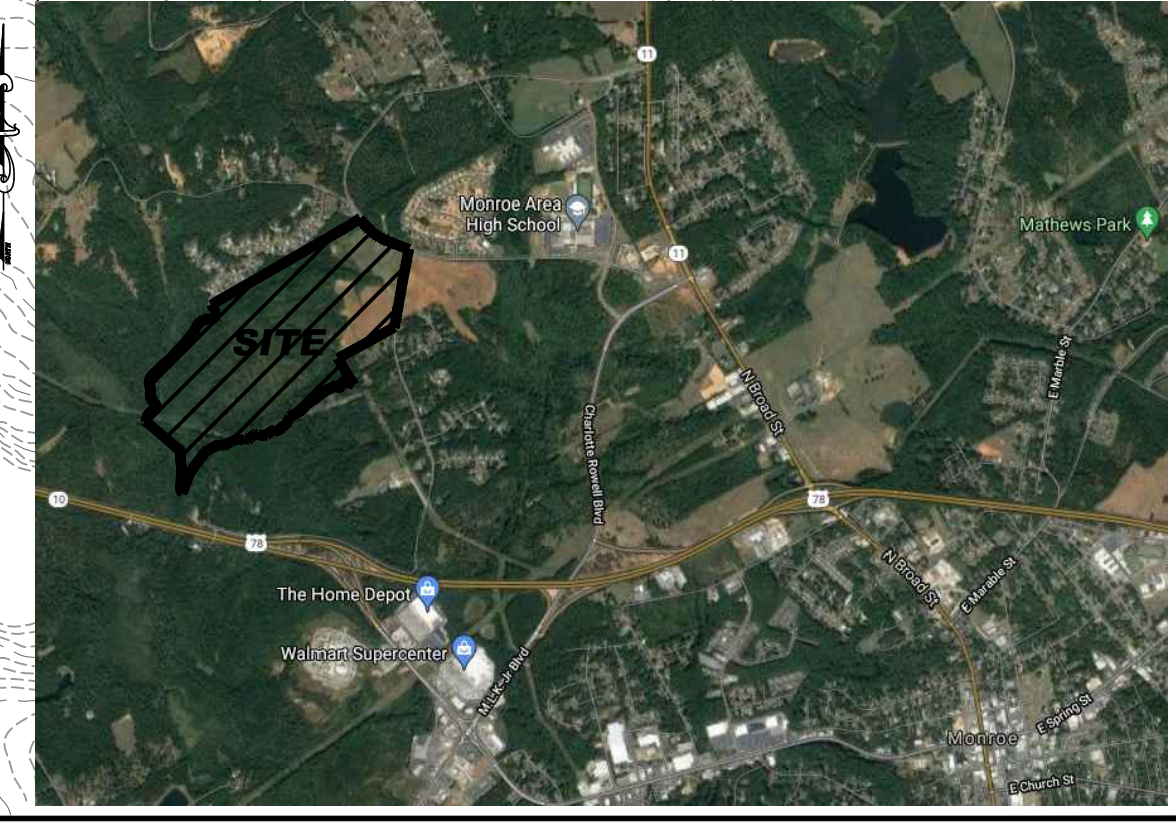
CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL
 THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT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


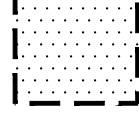



OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE, GA 30655
 TELEPHONE: (770) 3186153

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

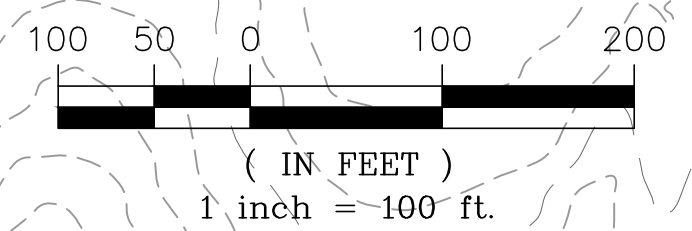
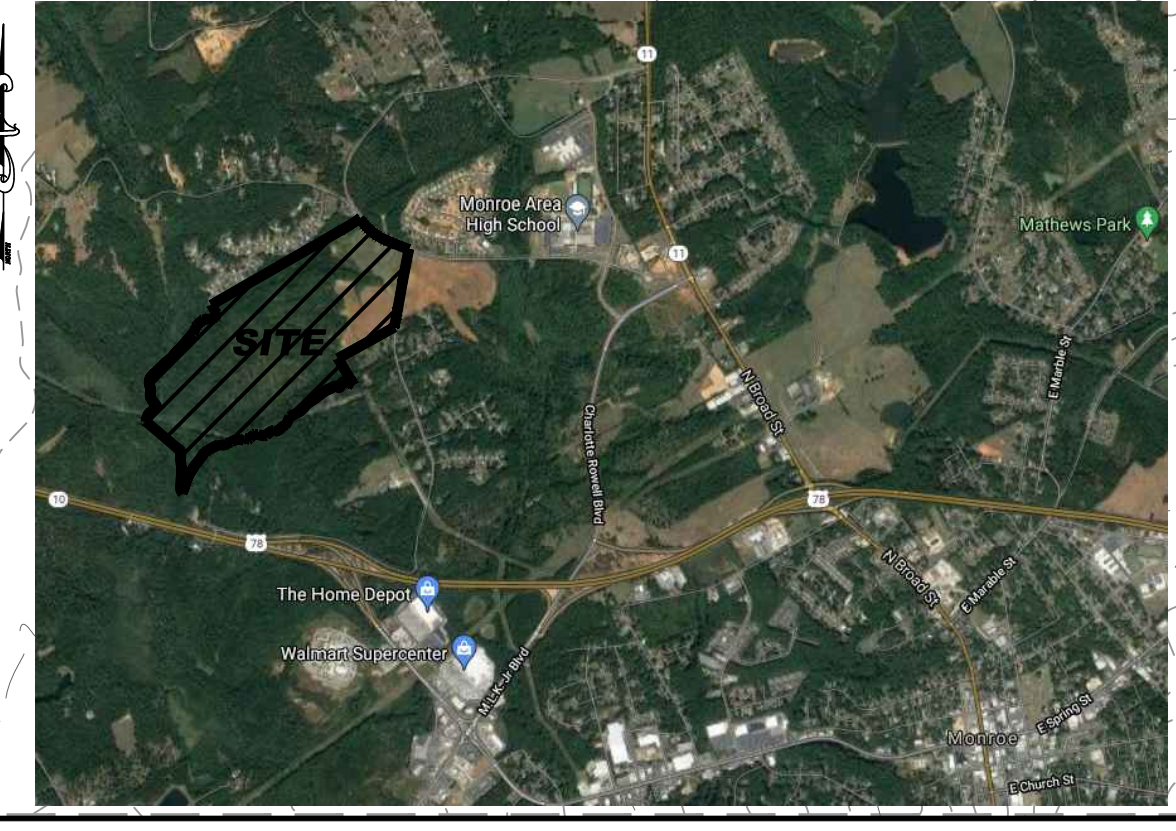
UTILITIES STATEMENT:
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SEWER:

-  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

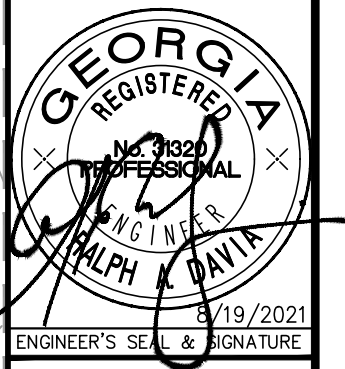
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REVISIONS	DATE	DESCRIPTION
101	8/22/2021	PRELIMINARY PLAT SUBMITTAL
100	6/19/2020	PRELIMINARY PLAT SUBMITTAL

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

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



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

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

DEVELOPMENT SUMMARY

PROPOSED NAME: RIVER POINT
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 36D
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA = 200.04 ACRES
 PROPOSED LOTS = 310
 DENSITY: 310 UNITS/200.40 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE = 15% OR 30.01 AC
 PROPOSED OPEN SPACE = 28% OR 28.50 AC
 PROPOSED STREET WIDTH = 28' BOC-BOC
 PROPOSED ROW WIDTH = 50'

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

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

LEGEND

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

N/F HAWKS MICHAEL/D ZONING A1

PP-3 MATCH LINE

PP-1 MATCH LINE

PP-1 MATCH LINE

PP-3 MATCH LINE

MORGANS CROSSING SUBDIVISION ZONING R1

PP-1 MATCH LINE

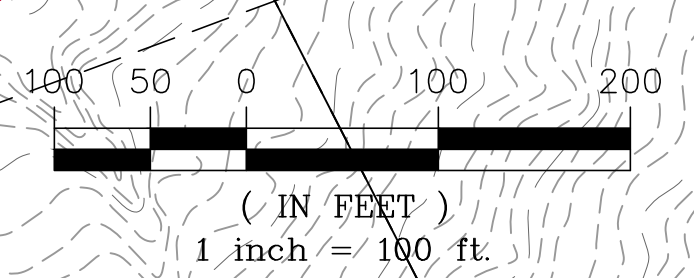
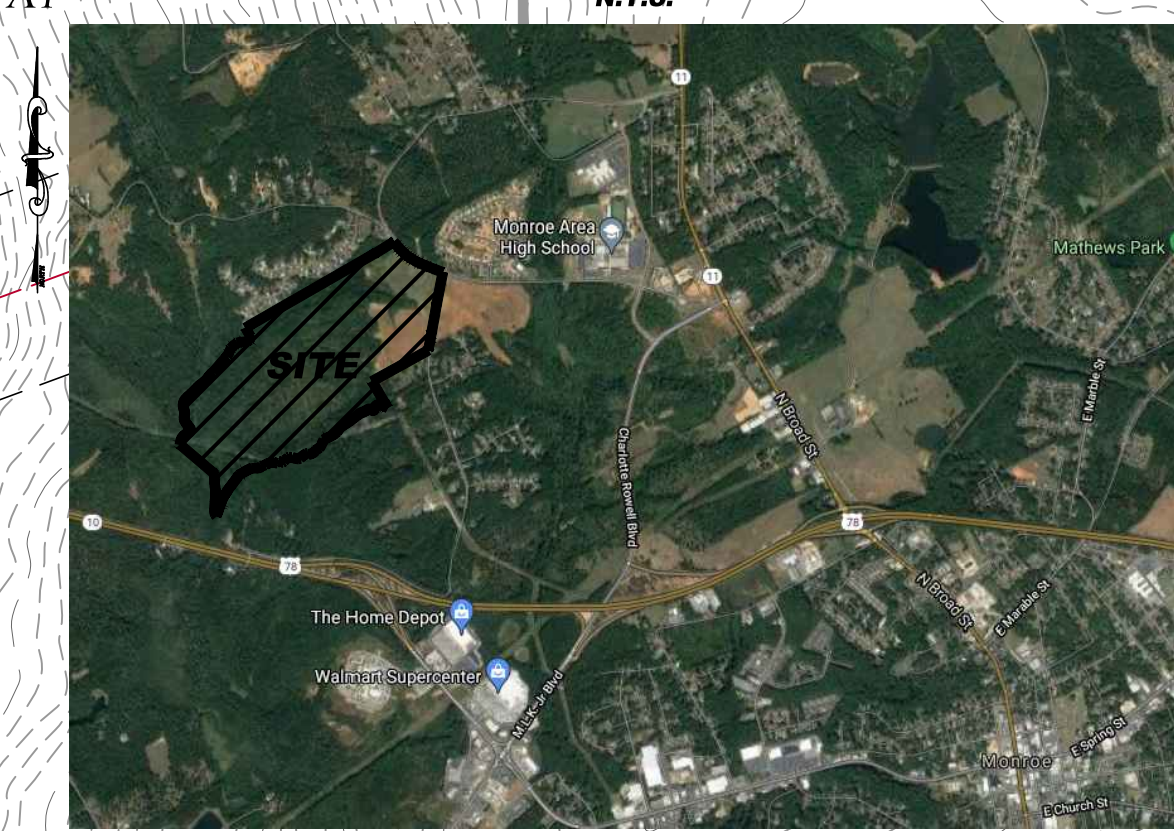
STORM WATER MANAGEMENT FACILITY

AMENITY POOL PAVILLION PLAYGROUND MAIL KIOSK LOCATION

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

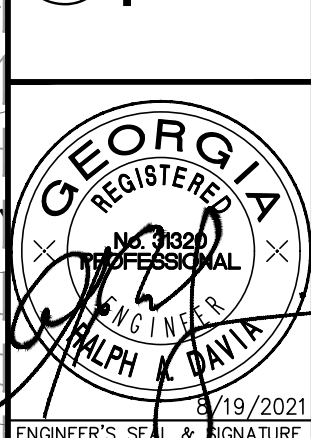
HYDROLOGY STATEMENT
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VICINITY MAP
 N.T.S.



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

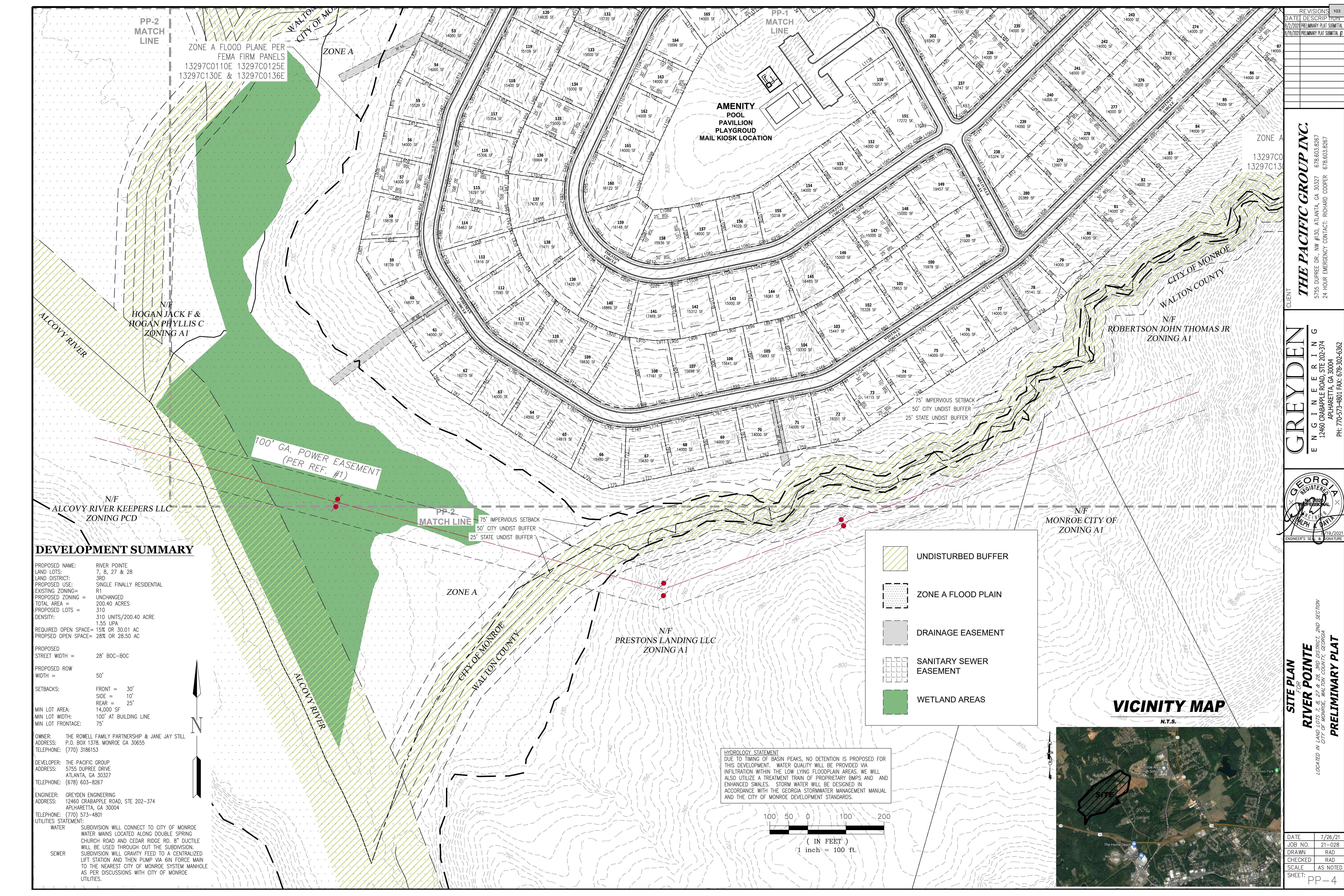
CLIENT: **THE PACIFIC GROUP INC.**
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267



ENGINEER'S SEAL & SIGNATURE

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

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

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

N/F ALCOVY RIVER KEEPERS LLC ZONING PCD

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

N/F ROBERTSON JOHN THOMAS JR ZONING A1

DEVELOPMENT SUMMARY

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

PROPOSED STREET WIDTH = 28' BOC-BOC
 PROPOSED ROW WIDTH = 50'

SETBACKS: FRONT = 30'
 SIDE = 10'
 REAR = 25'
 MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

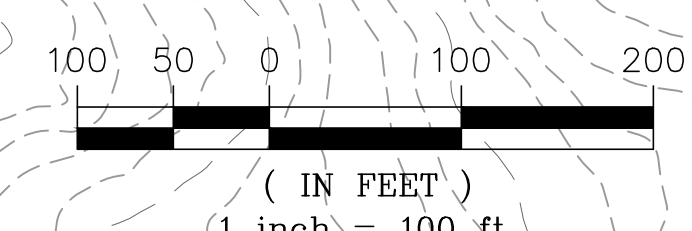
OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE GA 30655
 TELEPHONE: (770) 3186153

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

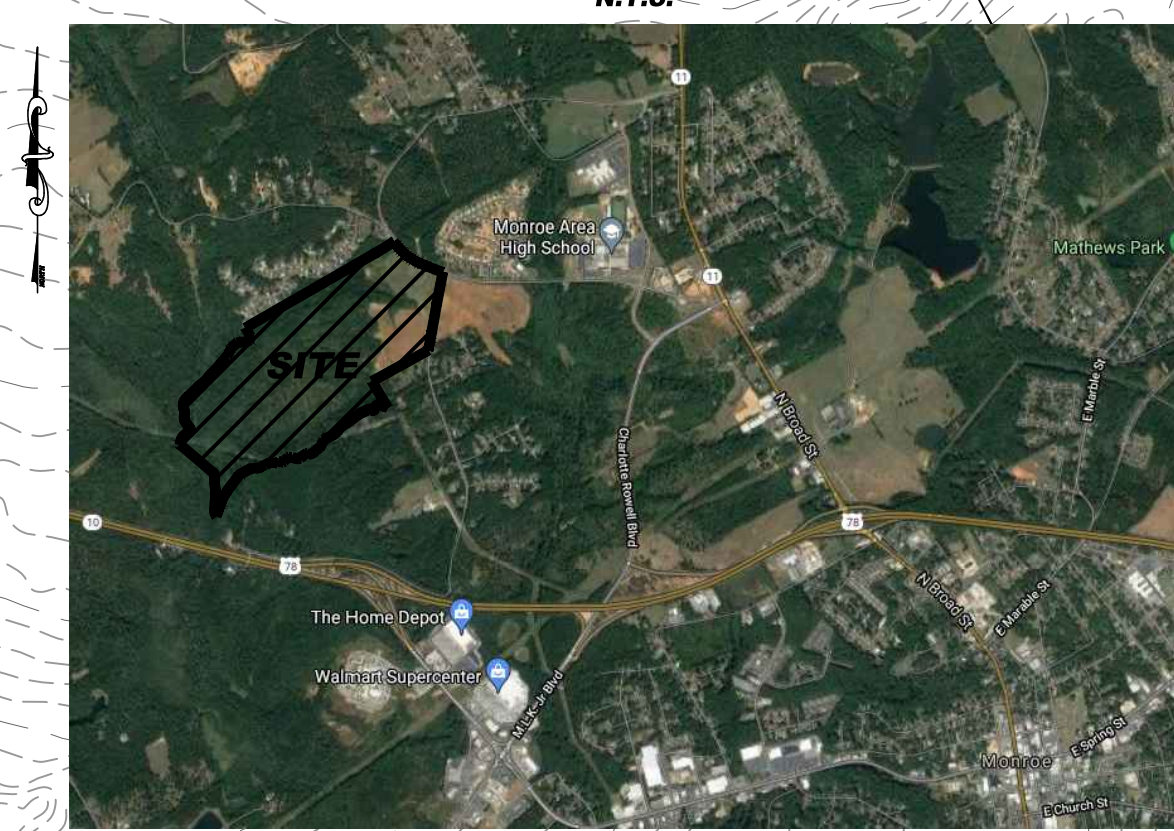
ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374 APLHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

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

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 BMP'S AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.



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



REVISIONS	DATE	DESCRIPTION
1	02/22/2021	PRELIMINARY PLAT SUBMITTAL
2	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



1/19/2021
 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-4

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

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

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

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

LINE #	LENGTH	DIRECTION
L292	140.00'	S29°58'09"E
L293	100.00'	S60°01'51"W
L294	100.00'	N60°01'51"E
L295	140.00'	S29°58'09"E
L296	100.00'	S60°01'51"W
L297	100.00'	N60°01'51"E
L298	140.00'	S29°58'09"E
L299	100.00'	S60°01'51"W
L300	100.00'	N60°01'51"E
L301	140.00'	S29°58'09"E
L302	100.00'	S60°01'51"W
L303	100.00'	N60°01'51"E
L304	140.00'	S29°58'09"E
L305	100.00'	S60°01'51"W
L306	100.00'	N60°01'51"E
L307	140.00'	S29°58'09"E
L308	100.00'	S60°01'51"W
L309	100.00'	N60°01'51"E
L310	100.00'	S60°01'51"W
L311	100.00'	N60°01'51"E
L312	0.00'	S29°58'09"E
L313	140.00'	S29°58'09"E
L314	140.00'	S10°08'47"E
L315	81.30'	S69°53'36"W
L316	140.00'	S07°41'21"W
L317	83.34'	S89°54'00"W
L319	10.59'	S82°18'39"E
L320	140.00'	S07°41'21"W
L321	100.00'	N82°18'39"W
L322	100.00'	S82°18'39"E
L323	85.44'	N82°18'39"W
L324	100.00'	S82°18'39"E
L325	140.00'	S07°41'21"W
L326	14.56'	N82°18'39"W
L327	140.00'	S07°41'21"W
L328	100.00'	N82°18'39"W
L329	100.00'	S82°18'39"E
L331	36.56'	S61°07'58"W
L332	76.77'	N28°52'02"W
L333	135.86'	S82°18'39"E
L334	14.14'	S37°18'39"E
L335	29.32'	S07°41'21"W
L336	140.00'	S10°20'00"W
L338	89.43'	N79°40'00"W
L339	140.00'	N10°20'00"E
L340	100.00'	S79°40'00"E
L341	140.00'	S10°20'00"W
L342	100.00'	N79°40'00"W
L343	100.00'	S79°40'00"E
L344	96.04'	S10°20'00"W
L346	97.30'	N79°40'00"W
L347	90.63'	S79°40'00"E
L348	14.14'	S34°40'00"E
L349	145.00'	S44°32'48"E
L350	100.00'	S45°27'12"W
L351	145.00'	N44°32'48"W
L352	100.00'	N45°27'12"E
L353	145.00'	S44°32'48"E
L354	100.00'	S45°27'12"W
L355	100.00'	N45°27'12"E
L356	145.00'	S44°32'48"E

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

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

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

LINE #	LENGTH	DIRECTION
L783	100.00'	S57°28'49"E
L784	100.00'	N57°28'49"W
L785	140.00'	N32°31'11"E
L786	100.00'	S57°28'49"E
L787	94.66'	N57°28'49"W
L788	43.24'	N33°30'21"W
L789	141.60'	N51°07'58"E
L791	17.16'	S57°28'49"E
L792	100.00'	S33°30'21"E
L793	140.00'	S56°29'39"W
L794	100.00'	N33°30'21"W
L795	140.00'	N56°29'39"W
L796	63.15'	S13°56'30"W
L797	116.27'	N33°30'21"W
L798	143.84'	N64°46'27"E
L800	100.93'	N33°30'21"W
L801	56.15'	N12°15'27"E
L802	152.90'	N87°14'35"E
L804	131.08'	N12°15'27"E
L805	140.00'	S77°44'33"E
L806	33.18'	S12°15'27"W
L807	100.00'	S12°15'27"W
L808	100.00'	N12°15'27"E
L809	140.00'	S77°44'33"E
L810	100.00'	S12°15'27"W
L811	100.00'	N12°15'27"E
L812	140.00'	S77°44'33"E
L813	22.08'	S27°08'31"W
L815	19.96'	S12°15'27"W
L816	67.41'	N12°15'27"E
L817	61.68'	N27°08'31"E
L818	140.00'	S62°51'29"E
L819	100.00'	S27°08'31"W
L820	100.00'	N27°08'31"E
L821	140.00'	S62°51'29"E
L822	100.00'	S27°08'31"W
L823	100.00'	N27°08'31"E
L824	140.00'	S62°51'29"E
L825	140.00'	S62°51'29"E
L826	100.00'	S27°08'31"W
L827	100.00'	N27°08'31"E
L828	100.00'	S27°08'31"W
L829	140.00'	N62°51'29"W
L830	100.00'	N27°08'31"E
L831	140.00'	S62°51'29"E
L833	77.79'	S27°08'31"W
L834	81.82'	N27°08'31"E
L835	34.29'	N32°46'38"E
L836	140.00'	S54°31'50"E
L837	13.63'	S54°50'19"W
L839	122.80'	N45°09'14"E
L840	13.63'	N54°50'19"E
L841	140.00'	S35°09'41"E
L842	100.00'	S54°50'19"W
L843	100.00'	N54°50'19"E
L844	140.00'	S35°09'41"E
L845	100.00'	S54°50'19"W
L846	100.00'	N54°50'19"E
L847	140.00'	S35°09'41"E
L848	140.00'	S29°58'09"E
L849	26.72'	S60°01'51"W
L851	23.05'	S54°50'19"W
L852	53.20'	N54°50'19"E
L853	56.87'	N60°01'51"E
L854	140.00'	S29°58'09"E

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

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

Parcel Table		
Parcel #	Area SF	Area AC
61	14000.00	0.32
62	16214.87	0.37
63	14000.00	0.32
64	14000.00	0.32
65	14818.53	0.34
66	18479.98	0.42
67	15629.80	0.36
68	14000.00	0.32
69	14000.00	0.32
70	14000.00	0.32
71	14000.00	0.32
72	16351.09	0.38
73	14115.20	0.32
74	14000.00	0.32
75	14000.00	0.32
76	14000.00	0.32
77	14000.00	0.32
78	15140.64	0.35
79	14000.00	0.32
80	14000.00	0.32
81	14000.00	0.32
82	14000.00	0.32
83	14000.00	0.32
84	14000.00	0.32
85	14000.00	0.32
86	14000.00	0.32
87	14000.00	0.32
88	15310.13	0.35
89	15858.46	0.36
90	16664.97	0.38
91	15591.74	0.36
92	16518.50	0.38
93	16445.26	0.38
94	16372.02	0.37
95	16298.79	0.37
96	16225.55	0.37
97	16152.31	0.37
98	16020.46	0.37
99	21920.25	0.50
100	15978.49	0.37
101	15653.33	0.36
102	15328.17	0.35
103	15447.26	0.35
104	15369.64	0.35
105	15693.48	0.36
106	15641.13	0.36
107	15697.74	0.36
108	17160.90	0.39
109	16829.80	0.39
110	16075.84	0.37
111	16154.98	0.37
112	17595.49	0.40
113	17416.06	0.40
114	16463.09	0.38
115	16297.06	0.37
116	15306.06	0.35
117	15353.99	0.35
118	15399.65	0.35
119	15108.85	0.35
120	14834.67	0.34

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

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

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

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

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	36.55'	883.51'	S40°34'07"E	36.55'
C2	40.20'	175.00'	S56°34'44"W	40.11'
C12	93.29'	55.00'	S04°52'50"E	82.50'
C19	90.79'	53.53'	N79°38'59"E	80.29'
C20	20.07'	60.24'	N22°18'21"E	19.98'
C21	22.44'	24.30'	N37°30'00"E	21.65'
C22	46.59'	225.00'	S39°56'48"E	46.51'
C27	4.67'	225.00'	S46°28'25"E	4.67'
C28	34.92'	225.00'	S51°30'50"E	34.88'
C34	4.35'	225.00'	S56°30'48"E	4.35'
C35	37.76'	175.00'	N62°34'53"W	37.69'
C36	1.34'	175.00'	N56°10'47"W	1.34'
C41	30.79'	175.00'	N50°55'09"W	30.75'
C42	29.96'	175.00'	N40°58'25"W	29.93'
C43	65.61'	225.00'	S43°02'28"E	65.38'
C46	30.94'	225.00'	S55°20'02"E	30.91'
C47	25			



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 01-14-2022
Subject: Brown Oil Distributors, LLC & Down To Earth Properties, LLC, Rezone MH to PID (Planned Industrial District) 120 Vine St.

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: Staff recommends approval of this rezone request as submitted without conditions. The Planning and Zoning Commission recommendation is for approval with the removal of NAICS code 311613.

Revised information to cover sheet for the council agenda. 02-04-2022

The applicants wish to present the City Council with a revision to their request for consideration; to simply limit the NAICS code inclusion of 311613 to permit grease rendering as the only use allowed under that category. Staff believes this would serve the same purpose of the P&Z condition should Council determine to allow it.

Description: The applicant is requesting approval of a rezone in order to construct a planned industrial development, for a clean energy biofuels facility and a bulk oil and gas distribution facility.

Background: This is the old Conestoga MHP site. The applicant wishes to redevelop this property as described above.

Attachment(s): application, site plan, pattern book and supporting documents.



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

APPLICATION SUMMARY

REZONE CASE #: 569

DATE: January 7, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Down to Earth Properties

PROPERTY OWNER: Brown Oil Distributors, LLC & Down To Earth Properties, LLC

LOCATION: North side of Vine Street

ACREAGE: ±16.442

EXISTING ZONING: MH (Manufactured Housing District)

EXISTING LAND USE: Developed with roadways for a manufactured home park, but currently does not contain any manufactured homes

ACTION REQUESTED: Rezone MH to PID (Planned Industrial District)

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

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: January 18, 2022

CITY COUNCIL: February 8, 2022

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to construct a planned industrial development. The subject property is zoned MH (Manufactured Housing District). The property is currently developed as a manufactured home park, but has not functioned as an operating manufactured home park since late 2019. The applicant is requesting a rezone to PID (Planned Industrial District) to develop the site into a planned industrial development for a clean energy biofuels facility and a bulk oil and gas distribution facility. The applicant proposed to develop the site with two parcels, with each parcel having entrances on Vine Street. The applicant has provided a rezoning pattern book with the rezone request which outlines additional development features such as allowed land use types and dimensional standards for the development. There are proposed land use types that will be unique and specific only to this development in the city, including all permitted land uses allowed in the M-1 (Light Industrial/Manufacturing District).

PROPOSED PROJECT SUMMARY:

- Planned Industrial Development
 - Development Area – ±16.442 Acres
 - Total Proposed Industrial Lots – 2
 - Pattern book allows for the subdivision of additional lots
 - Permitted Land Uses
 - All uses permitted in the M-1 zoning district
 - Above-ground and under-ground storage of petroleum, fuels, and oils
 - Private Sewage, Septic, Grease Trap, and Industrial Wastewater Pre-Treatment
 - Allow for all uses encompassed by the following NAICS Codes:
 - 562219 – Other nonhazardous waste treatment and disposal
 - 221320 – Sewage Treatment Facilities
 - 311225 – Fats & Oils Refining and Blending
 - 311613 – Rendering and Meat Byproduct processing
 - 562998 – All other miscellaneous waste management services
 - 324199 – All other petroleum and coal products manufacturing
 - 325199 – All other basic organic chemical manufacturing
 - 332999 – All other miscellaneous fabricated metal product manufacturing
 - 484230 – Specialized Freight Trucking, Long Distance
 - 484220 – Specialized Freight Trucking, Local
 - 484121 – General Freight Trucking, Long Distance, Truckload
 - 484110 – General Freight Trucking, Local
 - 325998 – All other miscellaneous chemical product and preparation manufacturing – Only including Lighter Fluid Manufacturing and Antifreeze Production/Blending
 - 424720 – Petroleum and Petroleum Products Merchant Wholesalers (except bulk stations and terminals)
 - 424710 – Petroleum bulk stations and terminals
 - 324191 – Petroleum Lubricating Oil and Grease Manufacturing
 - 493190 – Other Warehousing and Storage
 - 454310 – Fuel Dealers

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 is currently zoned MH (Manufactured Housing District). A manufactured home park operated on the site for a number of years. The site ceased operation as a manufactured home park in late 2019. The only land uses permitted by right in the MH zoning district are manufactured homes and home parks, churches, community centers, and parks. The property has very limited economic viability as currently zoned due to the limited number of permissible land uses. The applicant wishes to rezone the property to allow for development of a planned industrial site. The applicant proposes to develop the site

with uses that are appropriate for industrial developments. The requested PID (Planned Industrial District) is an appropriate zoning district for redevelopment of the site.

- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PID (Planned Industrial District) to allow for a planned industrial development. The applicant proposes to develop the site with uses permitted in the M-1 zoning district and as listed in the project information (shown above).
- (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 east, west, and south of the site are zoned M-1 (Industrial) and are prominently developed with light industrial uses. The property north of the site is zoned MH (Manufactured Housing District) and contains a manufactured home park. The proposed industrial development is not compatible with the adjacent manufactured home park. To address this issue, the applicant proposes to install a buffer on their site adjacent to the existing manufactured home park. The proposed industrial development is consistent with industrial developments on neighboring properties. The proposed industrial development should not adversely affect adjacent properties.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted development plan illustrates two proposed lots with each lot accessing Vine Street. Accessed for both lots appear to comply with the requirements of the Development Regulations. The proposed land uses should not generate traffic that would warrant any additional improvements to Vine Street. Sanitary sewer, water, natural gas and telecommunications are available to serve the development. Additional City services should be adequate to serve the proposed development.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The Future Land Use Map designates this property under the category of Residential. This rezone request could be considered a deviation from the intent of the Future Land Use Map. The basis for the Residential designation on the property would be reflective of the site's historical zoning and the manufactured home park which existed on the property for a number of years. Properties located east, west, and south of the site are all designated as Industrial on the Future Land Use Map. All surrounding properties are also developed with industrial land uses. Considering the existing pattern of industrial land uses on adjacent properties, rezoning the property from a residential category to a non-residential category will align with existing land uses in the vicinity surrounding the site.
- (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 MH zoning, the site has a very limited number of permissible uses as described above. The existing zoning and land use pattern of adjacent properties along the Vine Street corridor are compatible with the required PID zoning.

STAFF RECOMMENDATION

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



City of Monroe

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

PLANNING COMMISSION REZONE REQUEST

PERMIT #:	569	DESCRIPTION:	REZONE REQUEST MH TO PID
JOB ADDRESS:	120 VINE ST	LOT #:	
PARCEL ID:	M0200289	BLK #:	
SUBDIVISION:		ZONING:	MH
ISSUED TO:	Down to Earth Properties	CONTRACTOR:	Down to Earth Properties
ADDRESS:	941 Monroe Jersey Road SE	ADDRESS:	941 Monroe Jersey Road SE
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	1/07/2022
VALUATION:	\$ 0.00	EXPIRATION:	7/06/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

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

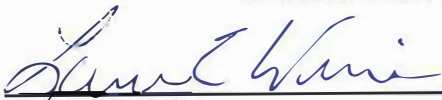
NOTES:

This request for a rezone at 120 Vine St will be heard by the Planning Commission on January 18, 2022 at 5:30pm and by The Mayor and Council on February 8, 2022 at 6:00pm 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)

1/17/22
DATE

REZONE APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 120 Vine Street
 COUNCIL DISTRICT District 6
 MAPNUMBER _____
 PARCEL NUMBER M0200289
- II. PRESENT ZONING MH REQUESTED ZONING PID
- III. ACREAGE 16.442 PROPOSED USE Planned Industrial District
- IV. OWNER OF RECORD Brown Oil Distributors / Down to Earth Properties
 ADDRESS 205 E. Spring Street, Monroe, GA / 941 Monroe Jersey Road SE, Monroe, GA

PHONE NUMBER 770-317-9452 Email hunter@cleanenergybiofuels.com / wesley@brownoilcompany.com

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

V. ANALYSIS:

- 1. A description of all existing uses and zoning of nearby property
Former contestoga mobile home park. Southside Trailer Park neighbors the rear of the parcel. Old universal rundle facility borders to the west. Several M-1 businesses border to the east of the parcel. Vine Street and additional M-1 businesses border to the south.
- 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification
Value will be increased with the new zoning based on the City of Monroe future land zoning map.
- 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification
Existing value is difficult to determine, as existing zoning is MH, yet we do not desire to put a trailer park back in this location, nor does the city desire for that to happen. Purchase price was \$660,000 plus back taxes owed.
- 4. The value of the property contained in the application for rezoning under the proposed zoning Classification
Approximately \$695,000 based on the purchase price & back taxes that we paid, and assurances that we could get the re-zoning done.
- 5. A description of the suitability of the subject property under the existing zoning classification
The property is in an industrial area and not that suitable for residential property.
- 6. A description of the suitability of the subject property under the proposed zoning classification of the property
Very suitable, as most surrounding property is zoned M-1 and the PID that we are requesting is essentially allowing for all uses outlined in the M-1 Zoning.

Rezoning Application
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property there is no existing use, as the mobile homes have been removed.

- 8. The length of time the property has been vacant or unused as currently zoned 1-2 years vacant. It has been zoned MH for 30+ years.

- 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 Property was sold from previous owner to us under the MH zoning, with the understanding that we would have the property re-zoned.

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

LEGAL DESCRIPTION OF PROPERTY

Rezoning Application
Page Three (3)

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

Owner of property (signature) Wesley S. Sisk
Address 205 E. Spring Street, Monroe GA 30655
Phone Number 770-267-504

[Signature]
941 Monroe Jersey Rd
Monroe, GA 30655
770-267-7891

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

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

Donna E Lindsey (Notary Public) 12/15/21 (Date)

My Commission Expires 08/13/22



Page five (5)

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

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

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

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

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

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

Rezoning Application

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 36 of the 3rd Land District, City of Monroe, Walton County, Georgia and being more particular described as follows:

BEGINNING at a point formed by the southwesterly right of way of Highway 11 (a.k.a. S Broad Street, 80 foot right of way) and the northwesterly right of way of Vine Street (80 foot right of way); THENCE along the right of way of Vine Street 300.80 feet to an iron pin set, said point being the POINT OF BEGINNING.

THENCE continuing along the right of way of Vine Street the following two (2) courses and distances South 60 degrees 44 minutes 15 seconds West for a distance of 278.80 feet to a point; THENCE South 60 degrees 05 minutes 52 seconds West for a distance of 228.99 feet to a ½ inch rebar found; THENCE leaving the right of way North 29 degrees 43 minutes 00 seconds West for a distance of 1245.03 feet to an angle iron; THENCE North 56 degrees 41 minutes 40 seconds East for a distance of 566.27 feet to a ½ inch open top pipe; THENCE South 31 degrees 26 minutes 40 seconds East for a distance of 328.46 feet to a ½ inch open top pipe; THENCE South 33 degrees 50 minutes 29 seconds East for a distance of 345.71 feet to an iron pin set; THENCE South 21 degrees 06 minutes 37 seconds East for a distance of 615.76 feet to an iron pin set on the right of way of Vine Street, said point being the POINT OF BEGINNING.

The above-described tract contains 16.442 acres.



CODE DEPARTMENT

December 29, 2021

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for January 18, 2022 to consider an application for rezoning +16.44 acres located at 120 Vine St Monroe, GA 30655, Parcel #M0200289. The property is currently zoned Manufacture Housing District (MH) with a request to change the zoning classification to Planned Industrial District (PID). As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on January 2, 2022.

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

- Planning Commission—January 18, 2022 at 5:30pm
- City Council—February 8, 2022 at 6:00pm

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

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

Sincerely,

Laura Wilson
Code Department Assistant

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at 120 Vine St., Parcel #M0200289, be rezoned from MH to Planned Industrial District (PID). A public hearing will be held before the Monroe Planning Commission at City Hall Auditorium at 215 N. Broad Street on January 18, 2022 at 5:30 P.M. All those having an interest should be present.

A petition has been filed with the City of Monroe requesting the property located at 120 Vine St., Parcel #M0200289, be rezoned from MH to Planned Industrial District (PID). A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on February 8, 2022 at 6:00 P.M. All those having an interest should be present.

**PLEASE RUN ON THE
FOLLOWING DATE:**

January 2, 2022

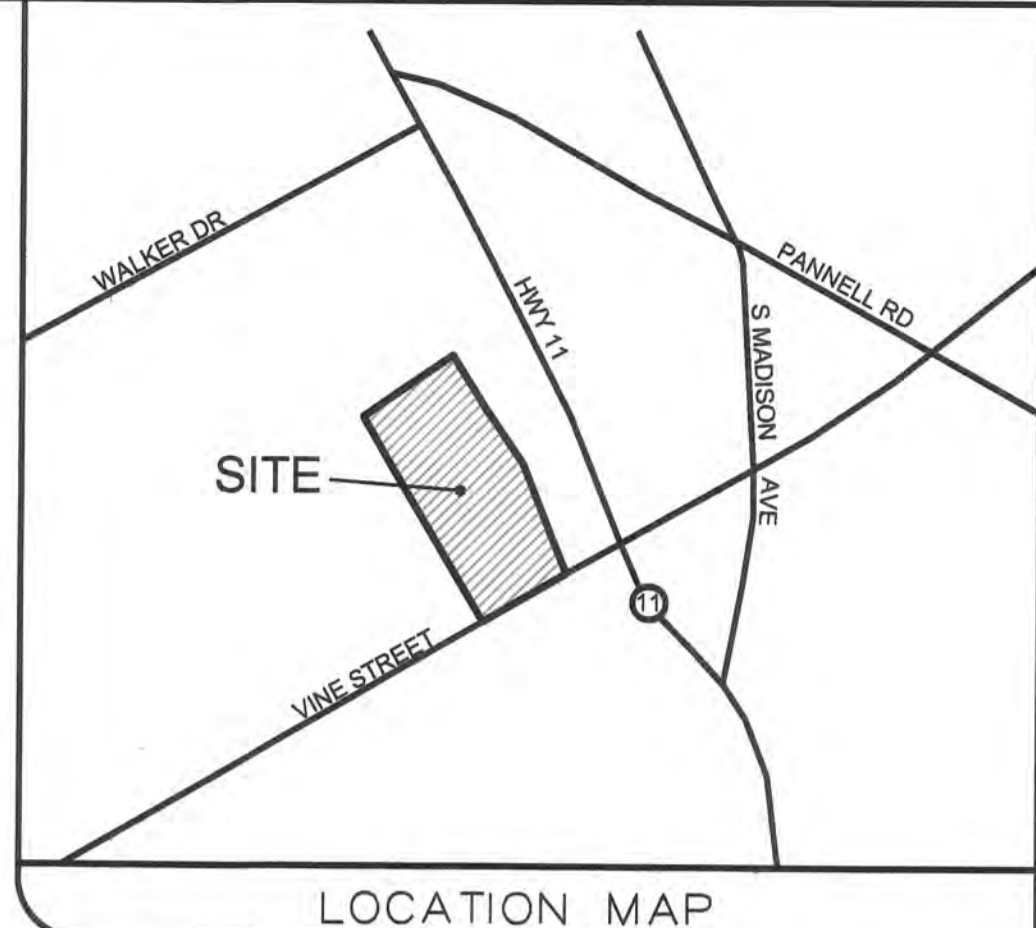
CLIENT: CLEAN ENERGY BIOFUELS
 941 MONROE JERSEY ROAD
 MONROE, GEORGIA 30655
 (770)317-9452

BROWN OIL
 205 E. Spring Street
 Monroe, GA 30655
 (770)-267-5011

PROJECT DATA:

AUTHORIZED AGENT: CIVIL SOLUTION, INC.
 CONTACT: BRIAN WOOD, PE
 750 BELMONT ROAD
 ATHENS, GA 30605
 (706)255-2443

- TOTAL PROJECT ACREAGE: TRACT 1 11.442 AC & TRACT 2 5.00 AC TOTAL 16.442 AC
 - TAX PARCEL #: M0200289
 - FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0139E, DATED DECEMBER 08, 2016.
 - WATER SUPPLY: CITY OF MONROE
 - SEWAGE DISPOSAL: CITY OF MONROE
 - EXISTING ZONING: MH
 - UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
 - MAXIMUM BUILDING HEIGHT: UNLIMITED
 - PARKING REQUIREMENTS: INDUSTRIAL
 - 1 SPACE PER 3 EMPLOYEES ON THE MAXIMUM SHIFT AND
 - 1 SPACE PER COMMERCIAL/COMPANY VEHICLE OPERATING ON THE PREMISES
- PROPOSED PARKING: CLEAN ENERGY BIO-FUELS: 32 TRUCK SPACES
 29 CAR SPACES (2 HC)
- BROWN OIL: 18 TRUCK SPACES
 13 CAR SPACES (1HC)



CIVIL SOLUTIONS, INC.
 ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30605
 OFFICE 706-255-2443

CLIENT:
CLEANENERGY/BROWN OIL
 MONROE, GEORGIA
 (770)317-9452/(770)816-5054

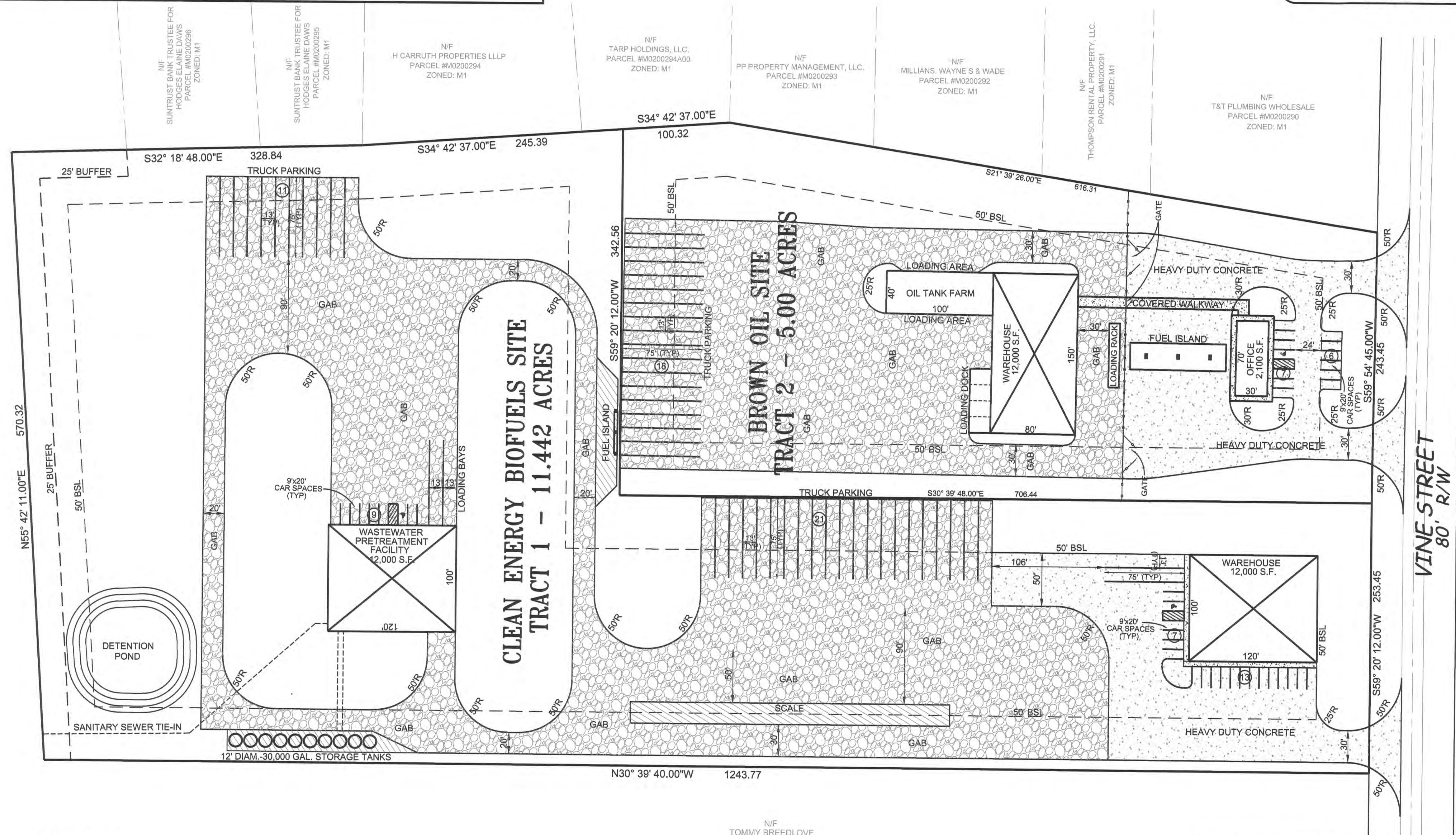
CONCEPT PLAN D FOR:
VINE STREET
 MONROE, GEORGIA

This drawing and any permitted reproductions, in whole or part, are the sole property of Civil Solutions, Inc. and shall not be reproduced or conveyed in any way without the written permission of Civil Solutions, Inc.

LL/DISTRICT	COUNTY	CITY
36/73	WALTON	MONROE

DATE
09/22/21

SHEET
1 of 1



N/F
 SOUTHSIDE GA MHP LLC
 PARCEL #M0200298
 ZONED: R3

N/F
 SUNTRUST BANK TRUSTEE FOR
 HODGES ELAINE DAWES
 PARCEL #M0200296
 ZONED: M1

N/F
 SUNTRUST BANK TRUSTEE FOR
 HODGES ELAINE DAWES
 PARCEL #M0200295
 ZONED: M1

N/F
 H CARRUTH PROPERTIES LLLP
 PARCEL #M0200294
 ZONED: M1

N/F
 TARP HOLDINGS, LLC.
 PARCEL #M0200294A00
 ZONED: M1

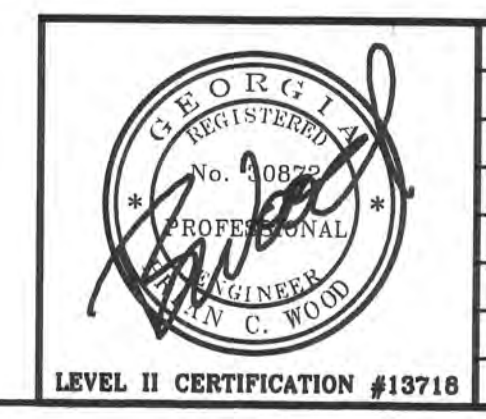
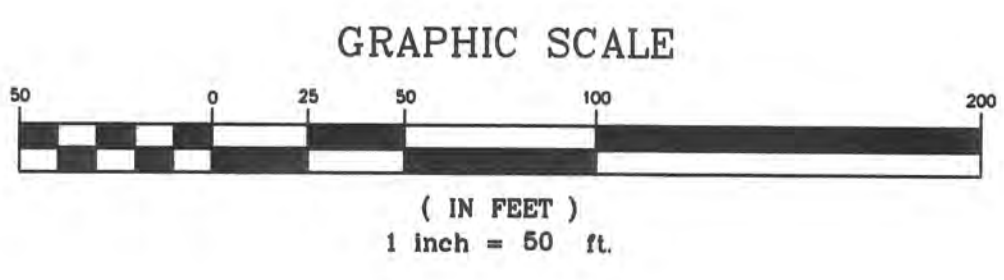
N/F
 PP PROPERTY MANAGEMENT, LLC.
 PARCEL #M0200293
 ZONED: M1

N/F
 MILLIANS, WAYNE S & WADE
 PARCEL #M0200292
 ZONED: M1

N/F
 THOMPSON RENTAL PROPERTY, LLC.
 PARCEL #M0200291
 ZONED: M1

N/F
 T&T PLUMBING WHOLESALE
 PARCEL #M0200290
 ZONED: M1

N/F
 TOMMY BREEDLOVE
 PARCEL #M0210001A00
 ZONED: M1



REVISIONS	DATE

REZONING PATTERN BOOK

FOR A PLANNED INDUSTRIAL DISTRICT (PID)

SUBMITTED: DECEMBER 2021

OWNERS:

Brown Oil Distributors, LLC
205 East Spring Street
Monroe, GA 30655

Down to Earth Properties, LLC
941 Monroe Jersey Road SE
Monroe, GA 30655

Planner, Surveyor, and Engineer:

Civil Solutions, Inc
Brian Wood, P.E.
750 Belmont Road
Athens, GA 30605

Straight Line Surveying, Inc
Shane Carson
1121 Timber Ridge Road
Watkinsville, GA 30677

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

SITE PHOTO



COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

LAND USE AND ZONING ADHERENCE

The Master Plan for the Commodity Associates Industrial Park Planned Industrial District (PID), as illustrated in Appendix A, is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended October 12, 2021. The subject 16.442 acre site is currently zoned MH Manufactured Housing. The proposed development is intended to meet PID standards with uses permitted in M-1 zoning for light industrial and manufacturing, including but not limited to tractor-trailer parking, hazardous material handling, blending treatment, and bulk storage of fuels / oils / lubricants.

Land Use and Zoning Amendment:

The subject site is currently zoned MH for Manufactured Housing and it is located within an area adjacent to other M-1 properties on the City of Monroe future land use map (Appendix B). Existing Industrial sites in close proximity to the subject parcel include Silgan Plastics and the former Universal Rundle Facility. The proposed PID proposes uses consistent with M-1 Light Industrial zoning.

Access:

Access to the property will be in accordance with the City of Monroe development regulations to insure safe access to and from the site from Vine Street. See Appendix A.

Zoning and Overlay adherence:

The proposed development is to be constructed as an industrial district with separate, independently developed tracts. To ensure a successful framework for this, the following describes the zoning adherence to which all parts of this development will conform. City of Monroe Code requirements applicable to this development but not described in this section below still apply.

Industrial Land Use Regulations:

This section describes land use regulations applicable to industrial districts. All uses permitted in the M-1 Light Industrial districts as identified in the City of Monroe Zoning Ordinance shall be permitted within Commodity Associates Industrial Park, with the following additions:

- Allow for the above-ground and under-ground product storage of petroleum, fuels, and oils.
- Allow for private sewage, septic, grease trap, and industrial wastewater pre-treatment as a land use by right.
- Allow for all uses encompassed by the following NAICS Codes:
 - 562219 – Other nonhazardous waste treatment and disposal
 - 221320 – Sewage Treatment Facilities
 - 311225 – Fats & Oils Refining and Blending
 - 311613 – Rendering and Meat byproduct processing
 - 562998 – All other miscellaneous waste management services
 - 324199 – all other petroleum and coal products manufacturing
 - 325199 – All other basic organic chemical manufacturing
 - 332999 – All other miscellaneous fabricated metal product manufacturing

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

- 484230 – Specialized Freight Trucking, Long Distance
- 484220 – Specialized Freight Trucking, Local
- 484121 – General Freight Trucking, Long Distance, Truckload
- 484110 – General Freight Trucking, Local
- 325998 – All other miscellaneous chemical product and preparation manufacturing – Only including Lighter Fluid Manufacturing and Antifreeze Production / Blending
- 424720 – Petroleum and Petroleum Products Merchant Wholesalers (except bulk stations and terminals)
- 424710 – Petroleum bulk stations and terminals
- 324191 – Petroleum Lubricating Oil and Grease Manufacturing
- 493190 – Other Warehousing and Storage
- 454310 – Fuel Dealers

Commercial Vehicles:

Commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products are permitted to be regularly parked in Commodity Associates Industrial Park. There shall be no minimum parking space requirements related to commercial vehicles. For passenger cars, parking shall be provided as illustrated on the concept plans. REFERENCE APPENDIX A CONCEPT PLANS FOR PROPOSED COMMERCIAL VEHICLE PARKING AREAS.

Lot Coverage:

Commodity Associates Industrial Park will allow for GAB as a permitted surface type for all areas in rear of development. Reference concept plans in Appendix A for projected GAB surface. The maximum lot coverage within the development shall be 80%.

Dimensional requirements:

Commodity Associates Industrial Park-Industrial Zoning District Dimensional Requirements

LOT

Lot area, min(1)	1 acre
Lot Width, min	150 ft.
Lot frontage, min	150 ft. <i>(to front on a public street OR private access drive within the development)</i>

YARD

Setback, front yard (2)	50 ft.
Setback, side yard (3)(4)	5 ft.
Setback, rear yard (3)(4)	25 ft.
Setback, <i>interior & rear lot lines within development</i>	–0 ft.

Building Height Max	75 ft
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COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

Onsite Fuel Pump:

Commodity Associates Industrial Park PID will allow for the sale of retail and wholesale fuels to be dispensed according to state and local laws.

Signage:

Signs within the development shall follow the City of Monroe ordinance for standard M-1 Zoning.

Buildings:

We intend to build standard butler buildings throughout the project. Any buildings fronting Vine Street shall have a brick, stone, wood, or other architectural feature veneer facing Vine Street. Sides and rear of buildings can be standard metal. Building locations and sizes on plans are conceptual and are subject to change based on evolving needs of each company.

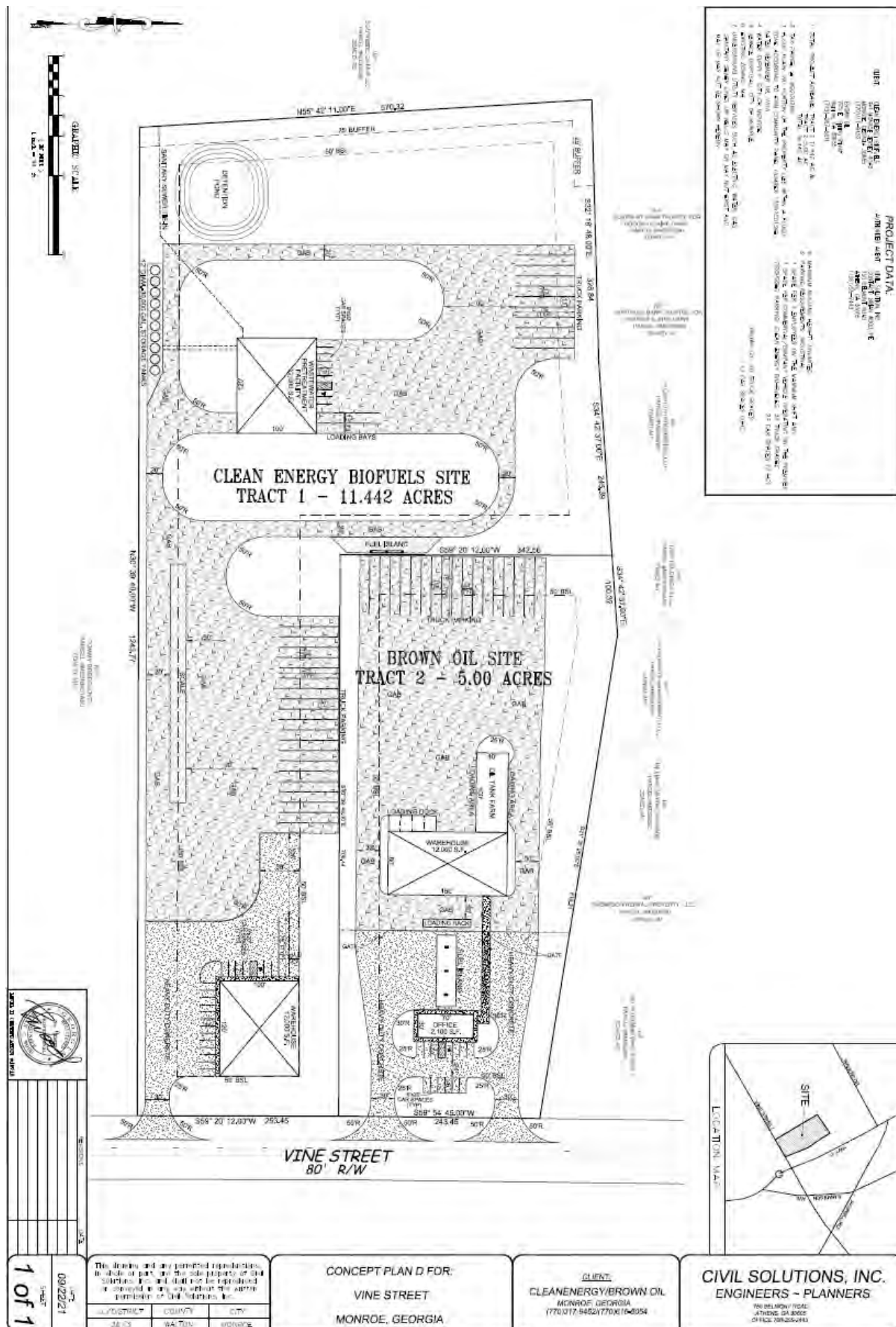
Proposed Development Timetable:

Commodity Associates Industrial Park intends to develop the project within the next 12-18 months.

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

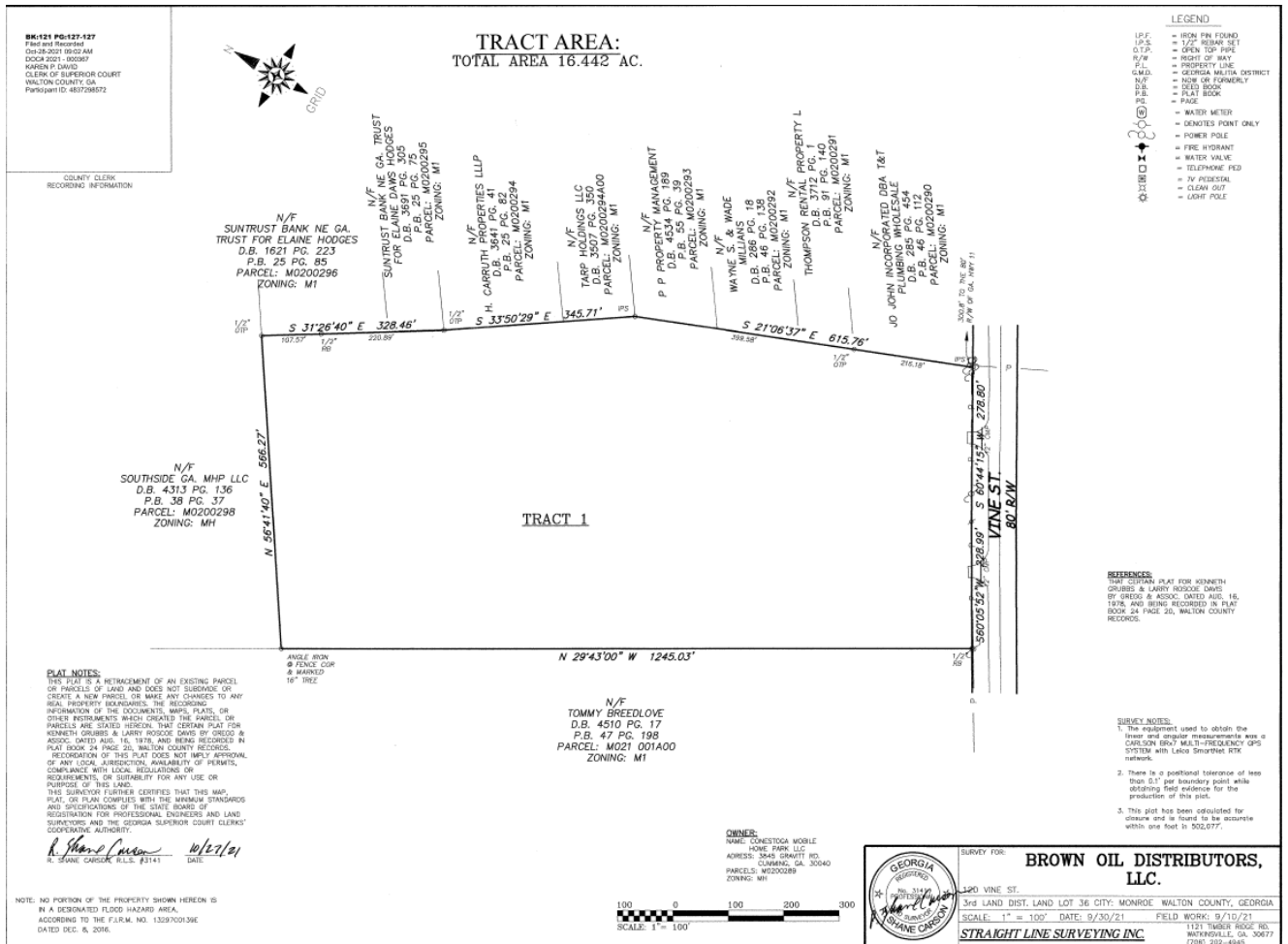
APPENDIX A – Concept Plans (see included PDF for more detail)



COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

SITE SURVEY





To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 01-14-2022
Subject: Proposed Amendments to the Zoning Ordinance #13

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: Approval as presented. Change proposed by Staff. Planning commission recommends approval.

Description: Section 644.2: Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf.

Section 643.3: Add subsection numbers to insert new subsection. Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District (CDO).

Background: Section 644.2 MHDO has been on the books for many years and has never been utilized as a development pattern. Reducing this requirement will allow it to apply to a greater number of potential parcels or aggregations of parcel and will encourage another type of infill development and redevelopment within the designated area of the City.

Section 643.3 Is being modified to remove redundancy in approvals and unachievable Corridor requirements from the Central business district. This change will make Central Business District properties subject to their own Certificate of appropriateness criteria as described in section 646, due to the nature of the downtown core. All properties within an Historic district will remain subject to HPC review and approvals.

Attachment(s): Proposed amendment, permit / request form and supporting document.



City of Monroe

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

ZONING TEXT AMENDMENT PERMIT

PERMIT #:	000571	DESCRIPTION:	Zoning Text Amendment #13
JOB ADDRESS:	215 N BROAD ST	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	CITY OF MONROE	CONTRACTOR:	CITY OF MONROE
ADDRESS:	P.O. BOX 1249	ADDRESS:	P.O. BOX 1249
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:		PHONE:	
PROP.USE:		DATE ISSUED:	1/07/2022
VALUATION:	\$ 0.00	EXPIRATION:	7/07/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
FEE TOTAL		\$ 0.00
PAYMENTS		\$ 0.00
BALANCE		\$ 0.00

NOTES:

Section 643.3 Boundaries of the Corridor—Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District.

Section 644.2 Applicability—Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf.

Planning MTG 1/18/2022 5:30pm—Council MTG 2/8/2022 6:00pm @215 N. Broad St.

NOTICE

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

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

(APPROVED BY)

DATE

Proposed Amendments to the Zoning Ordinance

January 18 – Planning Commission

February 8 – City Council 1st Reading

March 8 – City Council 2nd Reading

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

- **Section 643.3: Add subsection numbers to insert new subsection. Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District (CDO).**

643.3 Boundaries of the Corridor.

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

~~(1)~~**(a)** Highway 11/Broad Street

~~(2)~~**(b)** East and West Spring Street (Hwy 10 Bus)

~~(3)~~**(c)** Highway 138/Martin Luther King Jr Blvd/Charlotte Rowell Blvd

~~(4)~~**(d)** Highway 78

(2) Properties located within Central Business District Overlay (CBD), as defined in Section 646, shall not be subject to the procedures or requirements outlined in Section 643.

- **Section 644.2: Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf.**

644.2 Applicability. The MHDO District shall be allowed in all areas located in the Monroe and Walton Mills Historic District, as defined on the City of Monroe Official Historic District Map. All MHDO developments shall be constructed on parcels of a minimum size of ~~one-acre~~ **four-tenths (0.4) of an acre (17,424 Sf)**. All MHDO developments shall contain a minimum of four (4) and a maximum of ten (10) single family dwelling units per gross acre located in a cluster-type format to encourage a sense of community among the residents.

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe Planning Commission will be holding a public hearing for a zoning action/zoning code text amendment of Article VI, Section 643.3 and Section 644.2. on January 18, 2022 in the Council Chambers at City Hall at 215 N. Broad St. at 5:30 P.M. All those having an interest should be present.

The Mayor and City Council will be holding a public hearing for a zoning action/zoning code text amendment of Article VI, Section 643.3 and Section 644.2. on February 8, 2022 in the Council Chambers at City Hall at 215 N. Broad St. at 6:00 P.M. All those having an interest should be present.

Please run on the following date:

January 2, 2022

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

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

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and Effective July 1, 2014, as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

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

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 8th, day of February, 2022.

SECOND READING AND ADOPTED on this 8th day of March, 2022.

CITY OF MONROE, GEORGIA

**By: _____ (SEAL)
John Howard, Mayor**

**Attest: _____ (SEAL)
Debbie Kirk, City Clerk**

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment # 13

1. Section 643.3—Add subsection numbers to insert new subsection. Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District (CDO). Section 643.3 to be amended as follows:
 - a. 643.3 Boundaries of the Corridor.
 1. The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or abut the following roads within the City limits of Monroe:
 - a. Highway 11/Broad Street
 - b. East and West Spring Street (Hwy 10 Bus)
 - c. Highway 138/Martin Luther King Jr Blvd/Charlotte Rowell Blvd
 - d. Highway 78
 2. Properties located within the Central Business Overlay (CBD), as defined in Section 646, shall not be subject to the procedures or requirements outlined in Section 643.
2. Section 644.2 Applicability— Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf. Section 644.2 to be amended as follows:
 - a. 644.2 Applicability—The MHDO District shall be allowed in all areas located in the Monroe and Walton Mills Historic District, as defined on the City of Monroe Official Historic District Map. All MHDO developments shall be constructed on parcels of a minimum size of four-tenths (0.4) of an acre (17,424 Sf). All MHDO developments shall contain a minimum of four (4) and a maximum of ten (10) single family dwelling units per gross acre located in a cluster-type format to encourage a sense of community among the residents.



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 01-14-2022
Subject: Brown Oil Distributors, LLC & Down To Earth Properties, LLC, Rezone MH to PID (Planned Industrial District) 120 Vine St.

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: Staff recommends approval of this rezone request as submitted without conditions. The Planning and Zoning Commission recommendation is for approval with the removal of NAICS code 311613.

Revised information to cover sheet for the council agenda. 02-04-2022

The applicants wish to present the City Council with a revision to their request for consideration; to simply limit the NAICS code inclusion of 311613 to permit grease rendering as the only use allowed under that category. Staff believes this would serve the same purpose of the P&Z condition should Council determine to allow it.

Description: The applicant is requesting approval of a rezone in order to construct a planned industrial development, for a clean energy biofuels facility and a bulk oil and gas distribution facility.

Background: This is the old Conestoga MHP site. The applicant wishes to redevelop this property as described above.

Attachment(s): application, site plan, pattern book and supporting documents.



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

APPLICATION SUMMARY

REZONE CASE #: 569

DATE: January 7, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Down to Earth Properties

PROPERTY OWNER: Brown Oil Distributors, LLC & Down To Earth Properties, LLC

LOCATION: North side of Vine Street

ACREAGE: ±16.442

EXISTING ZONING: MH (Manufactured Housing District)

EXISTING LAND USE: Developed with roadways for a manufactured home park, but currently does not contain any manufactured homes

ACTION REQUESTED: Rezone MH to PID (Planned Industrial District)

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

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

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: January 18, 2022

CITY COUNCIL: February 8, 2022

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to construct a planned industrial development. The subject property is zoned MH (Manufactured Housing District). The property is currently developed as a manufactured home park, but has not functioned as an operating manufactured home park since late 2019. The applicant is requesting a rezone to PID (Planned Industrial District) to develop the site into a planned industrial development for a clean energy biofuels facility and a bulk oil and gas distribution facility. The applicant proposed to develop the site with two parcels, with each parcel having entrances on Vine Street. The applicant has provided a rezoning pattern book with the rezone request which outlines additional development features such as allowed land use types and dimensional standards for the development. There are proposed land use types that will be unique and specific only to this development in the city, including all permitted land uses allowed in the M-1 (Light Industrial/Manufacturing District).

PROPOSED PROJECT SUMMARY:

- Planned Industrial Development
 - Development Area – ±16.442 Acres
 - Total Proposed Industrial Lots – 2
 - Pattern book allows for the subdivision of additional lots
 - Permitted Land Uses
 - All uses permitted in the M-1 zoning district
 - Above-ground and under-ground storage of petroleum, fuels, and oils
 - Private Sewage, Septic, Grease Trap, and Industrial Wastewater Pre-Treatment
 - Allow for all uses encompassed by the following NAICS Codes:
 - 562219 – Other nonhazardous waste treatment and disposal
 - 221320 – Sewage Treatment Facilities
 - 311225 – Fats & Oils Refining and Blending
 - 311613 – Rendering and Meat Byproduct processing
 - 562998 – All other miscellaneous waste management services
 - 324199 – All other petroleum and coal products manufacturing
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 - 424710 – Petroleum bulk stations and terminals
 - 324191 – Petroleum Lubricating Oil and Grease Manufacturing
 - 493190 – Other Warehousing and Storage
 - 454310 – Fuel Dealers

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 is currently zoned MH (Manufactured Housing District). A manufactured home park operated on the site for a number of years. The site ceased operation as a manufactured home park in late 2019. The only land uses permitted by right in the MH zoning district are manufactured homes and home parks, churches, community centers, and parks. The property has very limited economic viability as currently zoned due to the limited number of permissible land uses. The applicant wishes to rezone the property to allow for development of a planned industrial site. The applicant proposes to develop the site

with uses that are appropriate for industrial developments. The requested PID (Planned Industrial District) is an appropriate zoning district for redevelopment of the site.

- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PID (Planned Industrial District) to allow for a planned industrial development. The applicant proposes to develop the site with uses permitted in the M-1 zoning district and as listed in the project information (shown above).
- (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 east, west, and south of the site are zoned M-1 (Industrial) and are prominently developed with light industrial uses. The property north of the site is zoned MH (Manufactured Housing District) and contains a manufactured home park. The proposed industrial development is not compatible with the adjacent manufactured home park. To address this issue, the applicant proposes to install a buffer on their site adjacent to the existing manufactured home park. The proposed industrial development is consistent with industrial developments on neighboring properties. The proposed industrial development should not adversely affect adjacent properties.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted development plan illustrates two proposed lots with each lot accessing Vine Street. Accessed for both lots appear to comply with the requirements of the Development Regulations. The proposed land uses should not generate traffic that would warrant any additional improvements to Vine Street. Sanitary sewer, water, natural gas and telecommunications are available to serve the development. Additional City services should be adequate to serve the proposed development.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The Future Land Use Map designates this property under the category of Residential. This rezone request could be considered a deviation from the intent of the Future Land Use Map. The basis for the Residential designation on the property would be reflective of the site's historical zoning and the manufactured home park which existed on the property for a number of years. Properties located east, west, and south of the site are all designated as Industrial on the Future Land Use Map. All surrounding properties are also developed with industrial land uses. Considering the existing pattern of industrial land uses on adjacent properties, rezoning the property from a residential category to a non-residential category will align with existing land uses in the vicinity surrounding the site.
- (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 MH zoning, the site has a very limited number of permissible uses as described above. The existing zoning and land use pattern of adjacent properties along the Vine Street corridor are compatible with the required PID zoning.

STAFF RECOMMENDATION

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



City of Monroe

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

PLANNING COMMISSION REZONE REQUEST

PERMIT #:	569	DESCRIPTION:	REZONE REQUEST MH TO PID
JOB ADDRESS:	120 VINE ST	LOT #:	
PARCEL ID:	M0200289	BLK #:	
SUBDIVISION:		ZONING:	MH
ISSUED TO:	Down to Earth Properties	CONTRACTOR:	Down to Earth Properties
ADDRESS:	941 Monroe Jersey Road SE	ADDRESS:	941 Monroe Jersey Road SE
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	1/07/2022
VALUATION:	\$ 0.00	EXPIRATION:	7/06/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

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

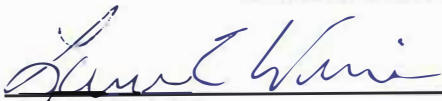
NOTES:

This request for a rezone at 120 Vine St will be heard by the Planning Commission on January 18, 2022 at 5:30pm and by The Mayor and Council on February 8, 2022 at 6:00pm 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)

1/17/22
DATE

REZONE APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 120 Vine Street
 COUNCIL DISTRICT District 6
 MAPNUMBER _____
 PARCEL NUMBER M0200289
- II. PRESENT ZONING MH REQUESTED ZONING PID
- III. ACREAGE 16.442 PROPOSED USE Planned Industrial District
- IV. OWNER OF RECORD Brown Oil Distributors / Down to Earth Properties
 ADDRESS 205 E. Spring Street, Monroe, GA / 941 Monroe Jersey Road SE, Monroe, GA

PHONE NUMBER 770-317-9452 Email hunter@cleanenergybiofuels.com / wesley@brownoilcompany.com

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

V. ANALYSIS:

- 1. A description of all existing uses and zoning of nearby property
Former contestoga mobile home park. Southside Trailer Park neighbors the rear of the parcel. Old universal rundle facility borders to the west. Several M-1 businesses border to the east of the parcel. Vine Street and additional M-1 businesses border to the south.
- 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification Value will be increased with the new zoning based on the City of Monroe future land zoning map.
- 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification Existing value is difficult to determine, as existing zoning is MH, yet we do not desire to put a trailer park back in this location, nor does the city desire for that to happen. Purchase price was \$660,000 plus back taxes owed.
- 4. The value of the property contained in the application for rezoning under the proposed zoning Classification Approximately \$695,000 based on the purchase price & back taxes that we paid, and assurances that we could get the re-zoning done.
- 5. A description of the suitability of the subject property under the existing zoning classification
The property is in an industrial area and not that suitable for residential property.
- 6. A description of the suitability of the subject property under the proposed zoning classification of the property Very suitable, as most surrounding property is zoned M-1 and the PID that we are requesting is essentially allowing for all uses outlined in the M-1 Zoning.

Rezoning Application
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property there is no existing use, as the mobile homes have been removed.

- 8. The length of time the property has been vacant or unused as currently zoned 1-2 years vacant. It has been zoned MH for 30+ years.

- 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 Property was sold from previous owner to us under the MH zoning, with the understanding that we would have the property re-zoned.

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

LEGAL DESCRIPTION OF PROPERTY

Rezoning Application
Page Three (3)

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

Owner of property (signature) Wesley S. Sisk
Address 205 E. Spring Street, Monroe GA 30655
Phone Number 770-267-504

[Signature]
941 Monroe Jersey Rd
Monroe, GA 30655
770-267-7891

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

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

Donna E Lindsey (Notary Public) 12/15/21 (Date)

My Commission Expires 08/13/22



Page five (5)

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

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

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

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

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

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

Rezoning Application

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 36 of the 3rd Land District, City of Monroe, Walton County, Georgia and being more particular described as follows:

BEGINNING at a point formed by the southwesterly right of way of Highway 11 (a.k.a. S Broad Street, 80 foot right of way) and the northwesterly right of way of Vine Street (80 foot right of way); THENCE along the right of way of Vine Street 300.80 feet to an iron pin set, said point being the POINT OF BEGINNING.

THENCE continuing along the right of way of Vine Street the following two (2) courses and distances South 60 degrees 44 minutes 15 seconds West for a distance of 278.80 feet to a point; THENCE South 60 degrees 05 minutes 52 seconds West for a distance of 228.99 feet to a ½ inch rebar found; THENCE leaving the right of way North 29 degrees 43 minutes 00 seconds West for a distance of 1245.03 feet to an angle iron; THENCE North 56 degrees 41 minutes 40 seconds East for a distance of 566.27 feet to a ½ inch open top pipe; THENCE South 31 degrees 26 minutes 40 seconds East for a distance of 328.46 feet to a ½ inch open top pipe; THENCE South 33 degrees 50 minutes 29 seconds East for a distance of 345.71 feet to an iron pin set; THENCE South 21 degrees 06 minutes 37 seconds East for a distance of 615.76 feet to an iron pin set on the right of way of Vine Street, said point being the POINT OF BEGINNING.

The above-described tract contains 16.442 acres.



CODE DEPARTMENT

December 29, 2021

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for January 18, 2022 to consider an application for rezoning +16.44 acres located at 120 Vine St Monroe, GA 30655, Parcel #M0200289. The property is currently zoned Manufacture Housing District (MH) with a request to change the zoning classification to Planned Industrial District (PID). As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on January 2, 2022.

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

- Planning Commission—January 18, 2022 at 5:30pm
- City Council—February 8, 2022 at 6:00pm

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

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

Sincerely,

Laura Wilson
Code Department Assistant

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting the
property located at 120 Vine St.,
Parcel #M0200289,
be rezoned from MH to
Planned Industrial District (PID).
A public hearing will be held before
the Monroe Planning Commission at
City Hall Auditorium at 215 N.
Broad Street on January 18, 2022
at 5:30 P.M. All those having an
interest should be present.**

**A petition has been filed with the
City of Monroe requesting the
property located at 120 Vine St.,
Parcel #M0200289,
be rezoned from MH to
Planned Industrial District (PID).
A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on February 8,
2022 at 6:00 P.M. All those having an
interest should be present.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

January 2, 2022

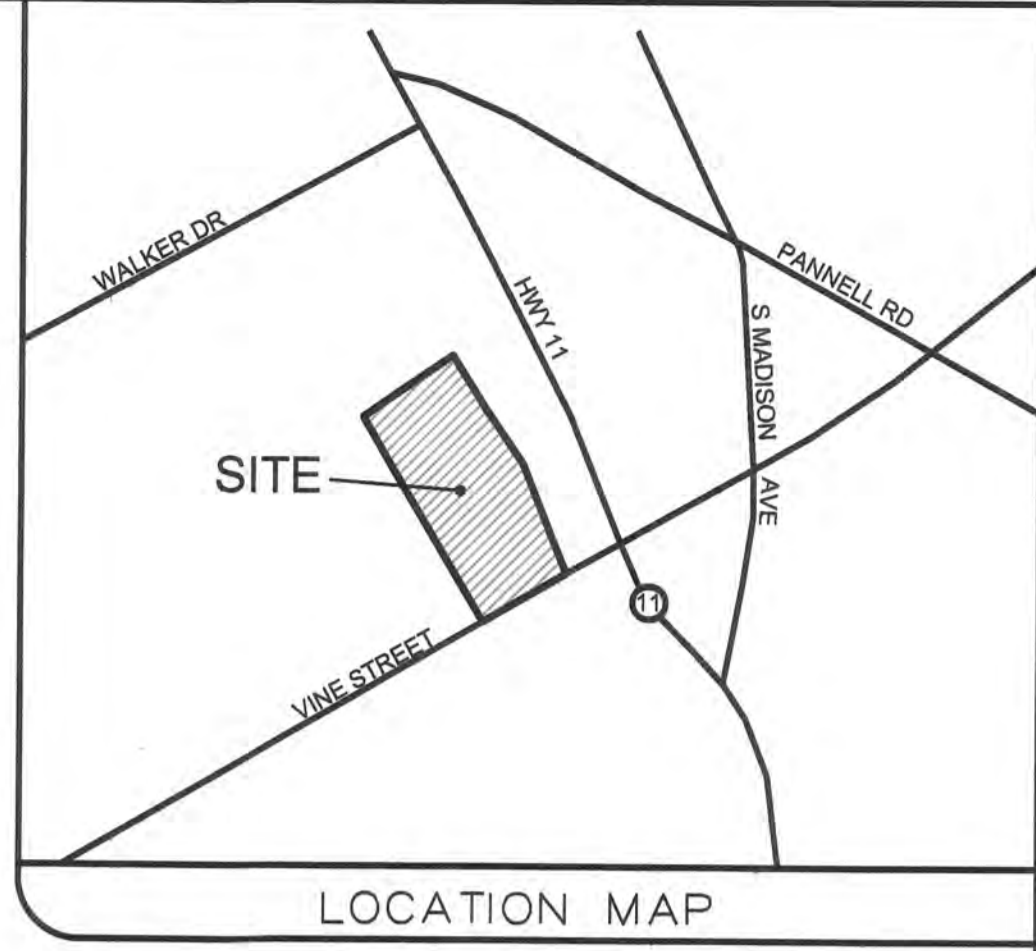
CLIENT: CLEAN ENERGY BIOFUELS
 941 MONROE JERSEY ROAD
 MONROE, GEORGIA 30655
 (770)317-9452

BROWN OIL
 205 E. Spring Street
 Monroe, GA 30655
 (770)-267-5011

PROJECT DATA:

AUTHORIZED AGENT: CIVIL SOLUTION, INC.
 CONTACT: BRIAN WOOD, PE
 750 BELMONT ROAD
 ATHENS, GA 30605
 (706)255-2443

- TOTAL PROJECT ACREAGE: TRACT 1 11.442 AC & TRACT 2 5.00 AC TOTAL 16.442 AC
 - TAX PARCEL #: M0200289
 - FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0139E, DATED DECEMBER 08, 2016.
 - WATER SUPPLY: CITY OF MONROE
 - SEWAGE DISPOSAL: CITY OF MONROE
 - EXISTING ZONING: MH
 - UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
 - MAXIMUM BUILDING HEIGHT: UNLIMITED
 - PARKING REQUIREMENTS: INDUSTRIAL
 - 1 SPACE PER 3 EMPLOYEES ON THE MAXIMUM SHIFT AND
 - 1 SPACE PER COMMERCIAL/COMPANY VEHICLE OPERATING ON THE PREMISES
- PROPOSED PARKING: CLEAN ENERGY BIO-FUELS: 32 TRUCK SPACES
 29 CAR SPACES (2 HC)
- BROWN OIL: 18 TRUCK SPACES
 13 CAR SPACES (1HC)



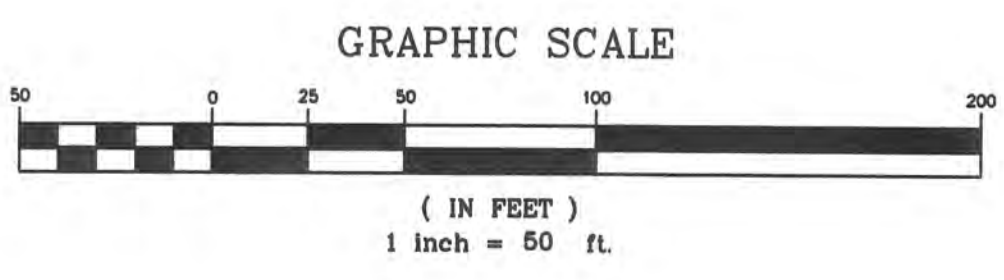
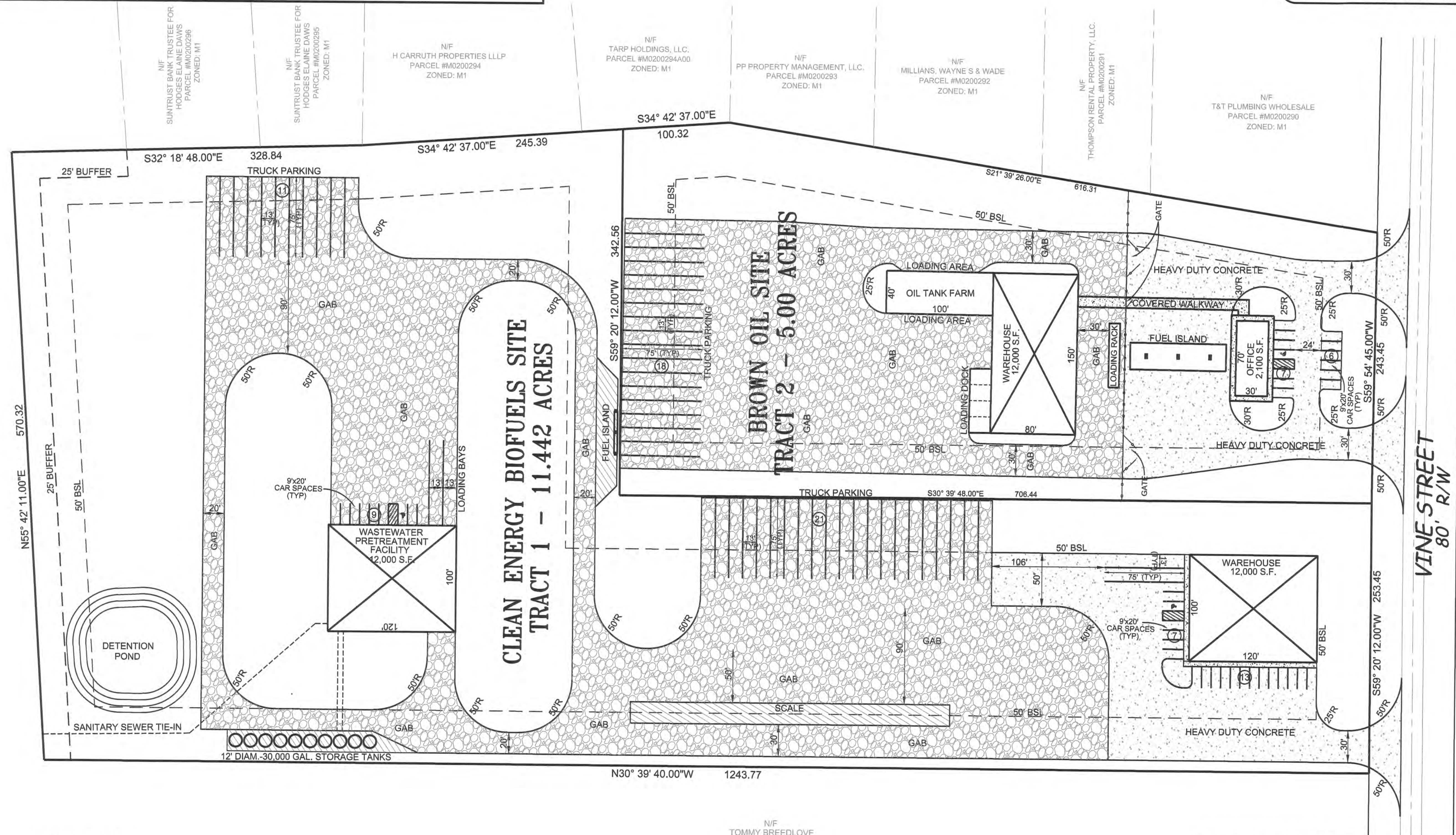
CIVIL SOLUTIONS, INC.
 ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30605
 OFFICE 706-255-2443

CLIENT:
CLEANENERGY/BROWN OIL
 MONROE, GEORGIA
 (770)317-9452/(770)816-5054

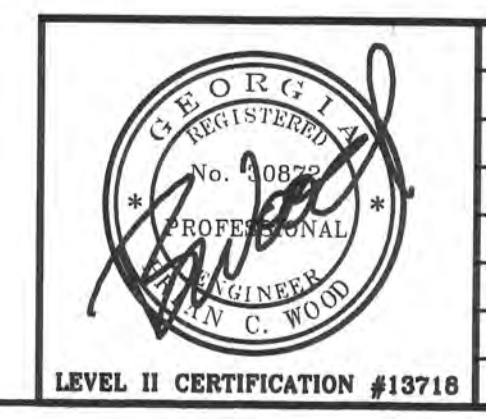
CONCEPT PLAN D FOR:
VINE STREET
 MONROE, GEORGIA

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LL/DISTRICT	COUNTY	CITY
36/73	WALTON	MONROE



N/F
 TOMMY BREEDLOVE
 PARCEL #M0210001A00
 ZONED: M1



REVISIONS	DATE

DATE
09/22/21

SHEET
1 of 1

REZONING PATTERN BOOK

FOR A PLANNED INDUSTRIAL DISTRICT (PID)

SUBMITTED: DECEMBER 2021

OWNERS:

Brown Oil Distributors, LLC
205 East Spring Street
Monroe, GA 30655

Down to Earth Properties, LLC
941 Monroe Jersey Road SE
Monroe, GA 30655

Planner, Surveyor, and Engineer:

Civil Solutions, Inc
Brian Wood, P.E.
750 Belmont Road
Athens, GA 30605

Straight Line Surveying, Inc
Shane Carson
1121 Timber Ridge Road
Watkinsville, GA 30677

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

SITE PHOTO



COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

LAND USE AND ZONING ADHERENCE

The Master Plan for the Commodity Associates Industrial Park Planned Industrial District (PID), as illustrated in Appendix A, is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended October 12, 2021. The subject 16.442 acre site is currently zoned MH Manufactured Housing. The proposed development is intended to meet PID standards with uses permitted in M-1 zoning for light industrial and manufacturing, including but not limited to tractor-trailer parking, hazardous material handling, blending treatment, and bulk storage of fuels / oils / lubricants.

Land Use and Zoning Amendment:

The subject site is currently zoned MH for Manufactured Housing and it is located within an area adjacent to other M-1 properties on the City of Monroe future land use map (Appendix B). Existing Industrial sites in close proximity to the subject parcel include Silgan Plastics and the former Universal Rundle Facility. The proposed PID proposes uses consistent with M-1 Light Industrial zoning.

Access:

Access to the property will be in accordance with the City of Monroe development regulations to insure safe access to and from the site from Vine Street. See Appendix A.

Zoning and Overlay adherence:

The proposed development is to be constructed as an industrial district with separate, independently developed tracts. To ensure a successful framework for this, the following describes the zoning adherence to which all parts of this development will conform. City of Monroe Code requirements applicable to this development but not described in this section below still apply.

Industrial Land Use Regulations:

This section describes land use regulations applicable to industrial districts. All uses permitted in the M-1 Light Industrial districts as identified in the City of Monroe Zoning Ordinance shall be permitted within Commodity Associates Industrial Park, with the following additions:

- Allow for the above-ground and under-ground product storage of petroleum, fuels, and oils.
- Allow for private sewage, septic, grease trap, and industrial wastewater pre-treatment as a land use by right.
- Allow for all uses encompassed by the following NAICS Codes:
 - 562219 – Other nonhazardous waste treatment and disposal
 - 221320 – Sewage Treatment Facilities
 - 311225 – Fats & Oils Refining and Blending
 - 311613 – Rendering and Meat byproduct processing
 - 562998 – All other miscellaneous waste management services
 - 324199 – all other petroleum and coal products manufacturing
 - 325199 – All other basic organic chemical manufacturing
 - 332999 – All other miscellaneous fabricated metal product manufacturing

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

- o 484230 – Specialized Freight Trucking, Long Distance
- o 484220 – Specialized Freight Trucking, Local
- o 484121 – General Freight Trucking, Long Distance, Truckload
- o 484110 – General Freight Trucking, Local
- o 325998 – All other miscellaneous chemical product and preparation manufacturing – Only including Lighter Fluid Manufacturing and Antifreeze Production / Blending
- o 424720 – Petroleum and Petroleum Products Merchant Wholesalers (except bulk stations and terminals)
- o 424710 – Petroleum bulk stations and terminals
- o 324191 – Petroleum Lubricating Oil and Grease Manufacturing
- o 493190 – Other Warehousing and Storage
- o 454310 – Fuel Dealers

Commercial Vehicles:

Commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products are permitted to be regularly parked in Commodity Associates Industrial Park. There shall be no minimum parking space requirements related to commercial vehicles. For passenger cars, parking shall be provided as illustrated on the concept plans. REFERENCE APPENDIX A CONCEPT PLANS FOR PROPOSED COMMERCIAL VEHICLE PARKING AREAS.

Lot Coverage:

Commodity Associates Industrial Park will allow for GAB as a permitted surface type for all areas in rear of development. Reference concept plans in Appendix A for projected GAB surface. The maximum lot coverage within the development shall be 80%.

Dimensional requirements:

Commodity Associates Industrial Park-Industrial Zoning District Dimensional Requirements

LOT

Lot area, min(1)	1 acre
Lot Width, min	150 ft.
Lot frontage, min	150 ft. <i>(to front on a public street OR private access drive within the development)</i>

YARD

Setback, front yard (2)	50 ft.
Setback, side yard (3)(4)	5 ft.
Setback, rear yard (3)(4)	25 ft.
Setback, <i>interior & rear lot lines within development</i>	–0 ft.

Building Height Max	75 ft
---------------------	-------

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

Onsite Fuel Pump:

Commodity Associates Industrial Park PID will allow for the sale of retail and wholesale fuels to be dispensed according to state and local laws.

Signage:

Signs within the development shall follow the City of Monroe ordinance for standard M-1 Zoning.

Buildings:

We intend to build standard butler buildings throughout the project. Any buildings fronting Vine Street shall have a brick, stone, wood, or other architectural feature veneer facing Vine Street. Sides and rear of buildings can be standard metal. Building locations and sizes on plans are conceptual and are subject to change based on evolving needs of each company.

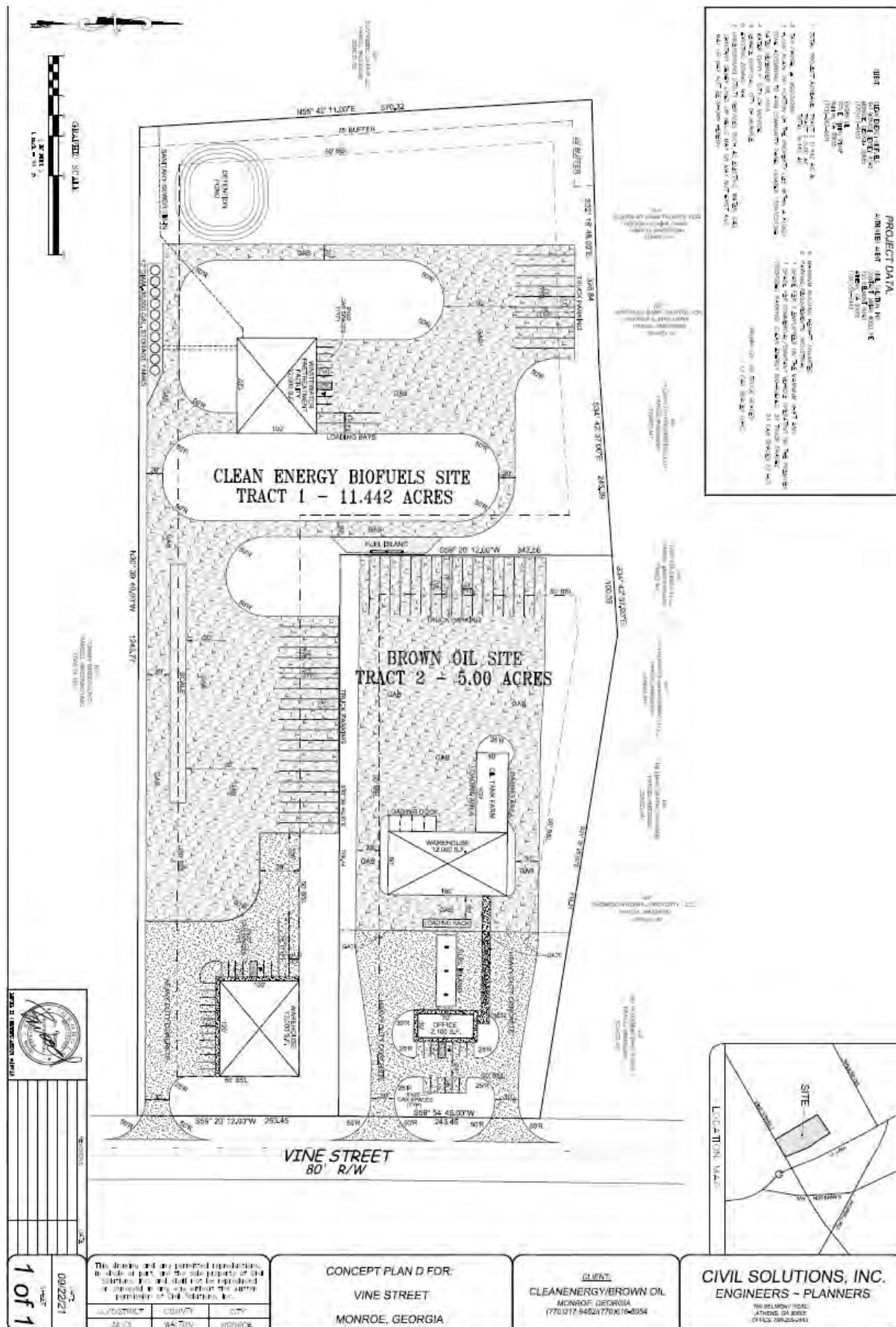
Proposed Development Timetable:

Commodity Associates Industrial Park intends to develop the project within the next 12-18 months.

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

APPENDIX A – Concept Plans (see included PDF for more detail)



This drawing and any proposed reproductions, in whole or in part, are the sole property of the author. It is to be used only for the project and site identified on the drawing. Any other use without the author's permission is strictly prohibited.

DATE: 08/22/21

1 OF 1

DATE	DESCRIPTION	BY	CHKD
08/22/21	CONCEPT PLAN D FOR VINE STREET MONROE, GEORGIA	CS	CS

CONCEPT PLAN D FOR:
 VINE STREET
 MONROE, GEORGIA

CLIENT:
 CLEANENERGY/BROWN OIL
 MONROE, GEORGIA
 (770) 377-8482 / (770) 614-8054

CIVIL SOLUTIONS, INC.
 ENGINEERS - PLANNERS
 700 BELMONT ROAD
 ATLANTA, GA 30305
 (404) 525-8800

APPOINTMENTS

Updated

January 11, 2022

Appointed

Term Expires

TREE BOARD APPOINTMENTS (Three- year terms)

Elaine Oakes	February 12, 2019	March 1, 2022
Steve Brown	February 11, 2020	March 1, 2023
Crista Carrell	February 11, 2020	March 1, 2023
Susan Pelham	February 11, 2020	March 1, 2023
Hunter Blair	April 13, 2021 (to fill unexpired term of Susan Brown)	March 1, 2024
Sadie Krawczyk	February 8, 2022	March 1, 2025
Brad Callender	February 8, 2022	March 1, 2025



Appointed Board Member Biography

Name: A. Camille Garrison

Profession / Business: Landscape Designer Position: Owner/Designer

Business Address: 314 Walton Street Monroe, GA 30655

Phone number: (813) 365-6297 Fax number: _____

Email address: audreycamille@gmail.com

Home Address: 314 Walton Street Monroe, GA 30655

Home Phone number: (813) 365-6297 Mobile Phone number: (813) 365-6297

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

Birthday: 07/07/1987 Birthplace: LaGrange, GA

Education: Bachelors from UGA, Landscape Design certificate Emory

Hobbies: gardening, running, baking

Membership in Service Clubs: none

Social Clubs: none

Membership / Offices Held / Other Agency Boards:

Chair of Downtown Monroe Farm to Table

Civic Appointments: none

Political Offices: none

Reason for wanting to serve on Tree Board

I am passionate about responsible design and education behind the importance of trees in our daily life. I also love this town and am honored to be involved and give back.



Appointed Board Member Biography

Name: Susan Sykes

Profession / Business: Realtor Position: Associate Broker

Business Address: 426 W Highland Ave, Monroe, GA 30655

Phone number: (678) 858-9253 Fax number: (678) 935-0753

Email address: SSykes3590@aol.com

Home Address: 414 Walton Street, Monroe, GA 30655

Home Phone number: (678) 858-9253 Mobile Phone number: (678) 858-9253

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

Birthday: 03/01/2073 Birthplace: Augusta, GA

Education: BS in Agriculture is a Floriculture Focus from UGA

Hobbies: camping hiking, reading

Membership in Service Clubs: Board of Director for Walton County Chamber of Commerce, Monroe Farm To Table Committee

Social Clubs: Leadership Walton Alumni Association

Membership / Offices Held / Other Agency Boards:

past Treasurer of HOPE Monroe, past member Monroe Women's Junior Service League,

past Advisor for GWA Gavel Club, Walton-Barrow Board of Realtors

Civic Appointments: _____

Political Offices: _____

Reason for wanting to serve on Tree Board

I have a vested interest in the City of Monroe and this is an opportunity for me to combine my love and knowledge of nature while serving our City.

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE, GEORGIA, TO LIMIT THE FULL AND COMPLETE ORAL READING OF CITY ORDINANCES AND RESOLUTIONS AT CITY COUNCIL MEETINGS

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, Section 2.05(c) of the City Charter permits the City Council to adopt rules and bylaws to govern the conduct of its business; and,

WHEREAS, Section 2.12 of the City Charter requires that each ordinance shall be in written form and read at a minimum of two meetings of the Mayor and Council except in emergency situations before being voted upon; and,

WHEREAS, the City desires to limit the full and complete oral reading of the entirety of City ordinances and resolutions to be considered at City Council Meetings; and,

WHEREAS, the Mayor and Council are aware that matters to be considered by them at their called and regular meetings including proposed ordinances and resolutions will be properly posted to the City’s website and other required forms of communication available to the public prior to the meetings in accordance with the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 et seq.) by City Staff and that with such public posting the citizens of Monroe and those concerned with matters to be considered by the Mayor and Council will have opportunity to review and read ahead of time any proposed items to be considered by the Mayor and Council; and,

WHEREAS, such opportunity prior to the meetings of the Mayor and Council to review proposed ordinances and resolutions obviates the need to orally read the entirety of each proposed ordinance and resolution while still affording the public an opportunity to be well informed of the proposed actions of the Mayor and Council.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and Council 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 full and complete textual oral reading of future City Ordinances and Resolutions before the Mayor and Council for their consideration shall not be required, but may be summarized by the title of the proposed ordinance or resolution and the substance of the same to be considered by the Council contained therein by City Staff upon presentation of the same to the Mayor and Council; and,

- 3. Upon motion made by the Mayor or any one City Council member, without the need of a second or vote on the same to request a full and complete textual oral reading of any ordinance or resolution under consideration by the Mayor and Council, the ordinance or resolution shall be read aloud in its entirety at the same City Council meeting; and,
- 4. This ordinance shall become effective upon its adoption.

FIRST READING. This 11th day of January, 2022.

SECOND READING AND ADOPTED. This 8th day of February, 2022.

CITY OF MONROE, GEORGIA

By: _____ (SEAL)

John S. Howard, Mayor

Attest: _____ (SEAL)

Debbie Kirk, City Clerk



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 01-14-2022
Subject: Proposed Amendments to the Zoning Ordinance #13

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: Approval as presented. Change proposed by Staff. Planning commission recommends approval.

Description: Section 644.2: Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf.

Section 643.3: Add subsection numbers to insert new subsection. Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District (CDO).

Background: Section 644.2 MHDO has been on the books for many years and has never been utilized as a development pattern. Reducing this requirement will allow it to apply to a greater number of potential parcels or aggregations of parcel and will encourage another type of infill development and redevelopment within the designated area of the City.

Section 643.3 Is being modified to remove redundancy in approvals and unachievable Corridor requirements from the Central business district. This change will make Central Business District properties subject to their own Certificate of appropriateness criteria as described in section 646, due to the nature of the downtown core. All properties within an Historic district will remain subject to HPC review and approvals.

Attachment(s): Proposed amendment, permit / request form and supporting document.



City of Monroe

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

ZONING TEXT AMENDMENT PERMIT

PERMIT #:	000571	DESCRIPTION:	Zoning Text Amendment #13
JOB ADDRESS:	215 N BROAD ST	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	CITY OF MONROE	CONTRACTOR:	CITY OF MONROE
ADDRESS:	P.O. BOX 1249	ADDRESS:	P.O. BOX 1249
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:		PHONE:	
PROP.USE		DATE ISSUED:	1/07/2022
VALUATION:	\$ 0.00	EXPIRATION:	7/07/2022
SQ FT	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
FEE TOTAL		\$ 0.00
PAYMENTS		\$ 0.00
BALANCE		\$ 0.00

NOTES:

Section 643.3 Boundaries of the Corridor—Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District.

Section 644.2 Applicability—Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf.

Planning MTG 1/18/2022 5:30pm—Council MTG 2/8/2022 6:00pm @215 N. Broad St.

NOTICE

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

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

(APPROVED BY)

_____/_____/_____
DATE

Proposed Amendments to the Zoning Ordinance

January 18 – Planning Commission
February 8 – City Council 1st Reading
March 8 – City Council 2nd Reading

Amendment Key
Blue – Language to be added
Red – Language to be removed
Green – Amendment description

- **Section 643.3: Add subsection numbers to insert new subsection. Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District (CDO).**

643.3 Boundaries of the Corridor.

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

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

(2) Properties located within Central Business District Overlay (CBD), as defined in Section 646, shall not be subject to the procedures or requirements outlined in Section 643.

- **Section 644.2: Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf.**

644.2 Applicability. The MHDO District shall be allowed in all areas located in the Monroe and Walton Mills Historic District, as defined on the City of Monroe Official Historic District Map. All MHDO developments shall be constructed on parcels of a minimum size of ~~one-acre~~ **four-tenths (0.4) of an acre (17,424 Sf)**. All MHDO developments shall contain a minimum of four (4) and a maximum of ten (10) single family dwelling units per gross acre located in a cluster-type format to encourage a sense of community among the residents.

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe Planning Commission will be holding a public hearing for a zoning action/zoning code text amendment of Article VI, Section 643.3 and Section 644.2. on January 18, 2022 in the Council Chambers at City Hall at 215 N. Broad St. at 5:30 P.M. All those having an interest should be present.

The Mayor and City Council will be holding a public hearing for a zoning action/zoning code text amendment of Article VI, Section 643.3 and Section 644.2. on February 8, 2022 in the Council Chambers at City Hall at 215 N. Broad St. at 6:00 P.M. All those having an interest should be present.

Please run on the following date:

January 2, 2022

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

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

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and Effective July 1, 2014, as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

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

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 8th, day of February, 2022.

SECOND READING AND ADOPTED on this 8th day of March, 2022.

CITY OF MONROE, GEORGIA

**By: _____ (SEAL)
John Howard, Mayor**

**Attest: _____ (SEAL)
Debbie Kirk, City Clerk**

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment # 13

1. Section 643.3—Add subsection numbers to insert new subsection. Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District (CDO). Section 643.3 to be amended as follows:
 - a. 643.3 Boundaries of the Corridor.
 1. The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or abut the following roads within the City limits of Monroe:
 - a. Highway 11/Broad Street
 - b. East and West Spring Street (Hwy 10 Bus)
 - c. Highway 138/Martin Luther King Jr Blvd/Charlotte Rowell Blvd
 - d. Highway 78
 2. Properties located within the Central Business Overlay (CBD), as defined in Section 646, shall not be subject to the procedures or requirements outlined in Section 643.
2. Section 644.2 Applicability— Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf. Section 644.2 to be amended as follows:
 - a. 644.2 Applicability—The MHDO District shall be allowed in all areas located in the Monroe and Walton Mills Historic District, as defined on the City of Monroe Official Historic District Map. All MHDO developments shall be constructed on parcels of a minimum size of four-tenths (0.4) of an acre (17,424 Sf). All MHDO developments shall contain a minimum of four (4) and a maximum of ten (10) single family dwelling units per gross acre located in a cluster-type format to encourage a sense of community among the residents.

**RESOLUTION OF
CITY OF MONROE GEORGIA**

WHEREAS, in 2001, the Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County (the "Authority") acquired an approximately 1,620-acre site located south of Interstate 20 in Morgan, Newton and Walton Counties to develop a research park referred to as Stanton Springs; and

WHEREAS, in 2021, the Authority acquired an additional 665.17 acres north of Interstate 20 in Walton County, Morgan County and the City of Social Circle to develop an extension of Stanton Springs called Stanton Springs North; and

WHEREAS, to successfully market and develop Stanton Springs and Stanton Springs North and thereby generate jobs and investment in the region, the Authority requires the discretion to designate the most appropriate service provider based on ability to serve, proximity and tenant preference; and

WHEREAS, in 2012 the Walton County Service Delivery Strategy was updated to designate the Authority as the service provider for Water Supply and Distribution and Wastewater Collection and Treatment in Stanton Springs; and

WHEREAS, in April 2021, the Authority entered into an Intergovernmental Contract with Social Circle regarding Stanton Springs North which authorizes the Authority to designate service providers within the portion of Stanton Springs within the City of Social Circle; and

WHEREAS, Walton County and its cities seek to amend Walton County's 2019 Service Delivery Strategy as updated in 2020 to include the Authority's discretionary rights to determine service providers within Stanton Springs and Stanton Springs North as they exist now and as they may be expanded in the future for the following services: Building Inspections, Code Enforcement, Economic Development Services, Emergency Medical Services, Fire Protection, Natural Gas, Planning and Zoning, Wastewater Collection and Treatment, and Water Supply and Distribution; and

WHEREAS, the City of Monroe passed a Resolution on March 2, 2021 limiting its sanitary sewer wastewater utility services of any kind to the corporate city limits of the City of Monroe, Georgia with the exception of any property that is outside the corporate city limits but is currently connected to the City's sewer system, and a 24-month allowance for property that is outside the corporate city limits and has paid a Sewer System Capacity Recovery Fee through an executed Development Agreement to connect to and be served by the Sewer System.; and

WHEREAS, Walton County and its cities seek to amend Walton County's 2019 Service Delivery Strategy as updated in 2020 to include the City of Monroe, Georgia's updated sanitary sewer service area as prescribed in its March 2, 2021 Resolution; and

WHEREAS, the City of Loganville passed a Resolution on November 8, 2021 limiting its sanitary sewer wastewater utility services of any kind to the corporate city limits of the City of Loganville, Georgia with the exception of any property that is outside the corporate city limits but is currently connected to the City's sewer system, and a 24-month allowance for property that is

outside the corporate city limits and has paid a Sewer System Capacity Recovery Fee through an executed Development Agreement to connect to and be served by the Sewer System.; and

WHEREAS, Walton County and its cities seek to amend Walton County's 2019 Service Delivery Strategy as updated in 2020 to include the City of Loganville, Georgia's updated sanitary sewer service area as prescribed in its November 8, 2021 Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Monroe, Georgia, that the City of Monroe supports the amendment to the Walton County Service Delivery Strategy which designates the Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County as the service provider within Stanton Springs and Stanton Springs North for: Building Inspections, Code Enforcement, Economic Development Services, Emergency Medical Services, Fire Protection, Natural Gas, Planning and Zoning, Wastewater Collection and Treatment, and Water Supply and Distribution. If the Authority expands Stanton Springs or Stanton Springs North by resolution incorporating additional land therein, the Authority's right to designate the service providers in the above-listed service areas shall extend therewith.

The City also supports the amendment to the Walton County Service Delivery Strategy which incorporates the updates to the City of Monroe, Georgia's sanitary sewer utility wastewater service area included in the March 2, 2021 Resolution and reflected in the updated forms and mapping to be included with the submission to the Georgia Department of Community Affairs.

The City also supports the amendment to the Walton County Service Delivery Strategy which incorporates the updates to the City of Loganville, Georgia's sanitary sewer utility wastewater service area included in the November 8, 2021 Resolution and reflected in the updated forms and mapping to be included with the submission to the Georgia Department of Community Affairs.

All other portions of the 2019 Walton County Service Delivery Strategy as amended in 2020 shall remain unchanged.

The Mayor is authorized to execute all appropriate documentation to carry out the intent of this Resolution.

This 8th day of February 2022.

CITY OF MONROE, GEORGIA

(SEAL)

By: _____
John S. Howard, Mayor

Attest:

Debbie Kirk, City Clerk

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE, GEORGIA, SUPPORTING THE CITY’S GRANT MATCH FOR APPLICATION FOR THE 2022 HISTORIC PRESERVATION FUND CLG SURVEY & PLANNING GRANT

WHEREAS, the City of Monroe, Georgia (the “City”) has been vested with substantial power to regulate the use of property within the City for the purposes of maintaining the health, morals, safety, security, peace and general welfare of the City; and,

WHEREAS, the City has the legislative power to adopt reasonable resolutions or regulations relating to property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, the City has within its city limits numerous historic properties, for which the preservation and care thereof is of great importance and concern to the Mayor and City Council, City staff and citizenry; and,

WHEREAS, City staff desires to engage in the application process for the 2022 Historic Preservation Fund CLG Survey & Planning Grant (the “Grant”) in order to further the betterment of the City’s historic properties by way of updating the City’s historic property survey, and to maintain the City’s status as a Certified Local Government under the statewide Certified Local Government (CLG) program; and,

WHEREAS, the application process for the Grant is necessary to receive the Grant and accomplish an update to the City’s historic property survey, and maintain the City’s status as a Certified Local Government; and,

WHEREAS, the Mayor and City Council support the City’s effort to engage in the application process for the Grant; and,

WHEREAS, the Mayor and City Council desire to authorize the City to contribute a forty percent (40%) match to the Grant as required by the terms of the Grant; and,

WHEREAS, the above-referenced forty percent (40%) match would not exceed the amount of Ten Thousand and 00/100 Dollars (\$10,000.00) due to the maximum available amount awarded pursuant to the Grant; and,

WHEREAS, all stated goals of this resolution are incorporated fully herein;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Monroe do hereby support the City’s application for the Grant as follows:

1. The preamble of this Resolution shall be considered to be, and is hereby incorporated by reference as if, fully set out herein;

- 2. City staff is permitted to engage in the application process for the awarding of the 2021 Historic Preservation Fund CLG Survey & Planning Grant;
- 3. The required funding match on the part of the City is forty percent (40%), and the City shall contribute a maximum amount of up to Ten Thousand and 00/100 Dollars (\$10,000.00) in available funds, with said funds to be used to represent the City's required forty percent (40%) match for the 2022 Historic Preservation Fund CLG Survey & Planning Grant as awarded.

SO RESOLVED this 8th day of February, 2022.

CITY OF MONROE, GEORGIA

Approved: _____
John S. Howard, Mayor

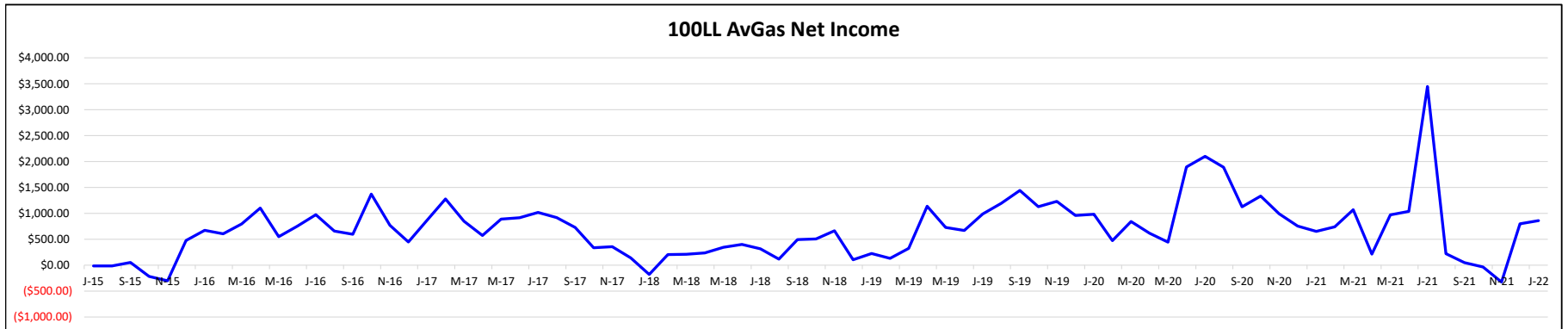
Attest: _____
Debbie Kirk, City Clerk

AIRPORT

MONTHLY REPORT

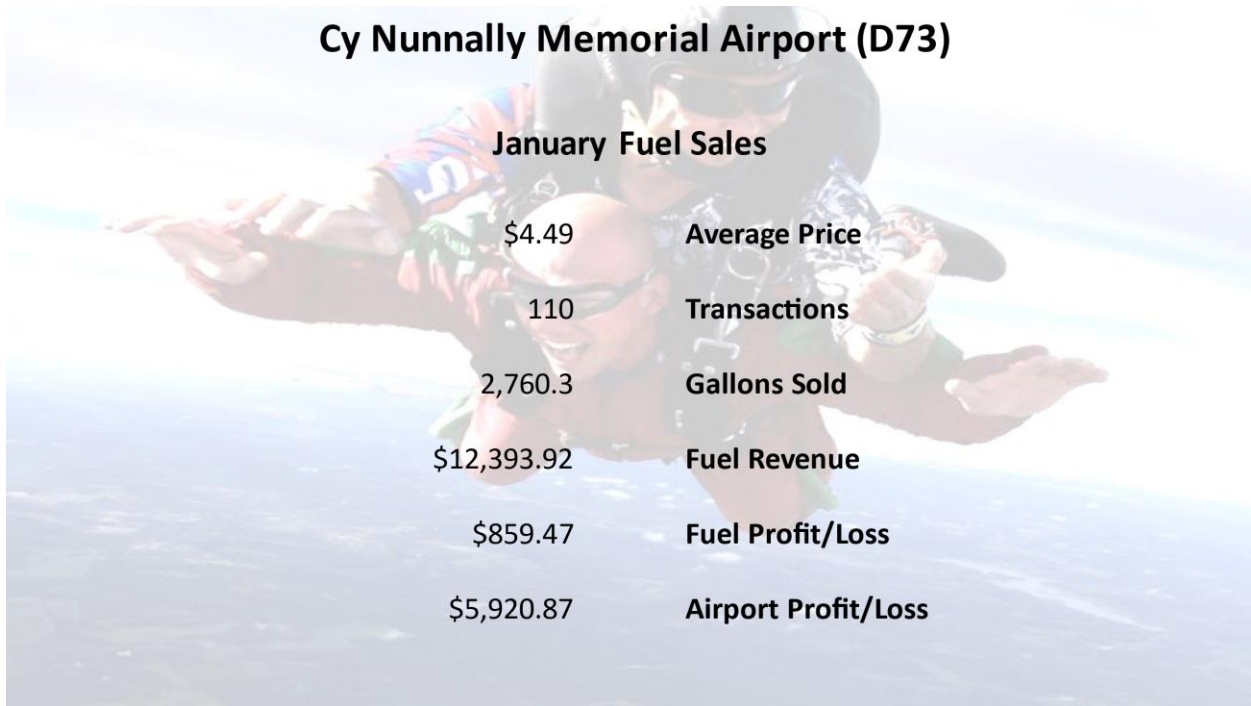
FEBRUARY 2022

	2022 January	2021 January	2021 February	2021 March	2021 April	2021 May	2021 June	2021 July	2021 August	2021 September	2021 October	2021 November	2021 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$4.49	\$3.49	\$3.49	\$3.78	\$4.29	\$4.29	\$4.29	\$4.39	\$4.39	\$4.39	\$4.39	\$4.39	\$4.48	\$4.20	
Transactions	110	91	113	117	34	138	113	151	124	188	165	205	146	130.4	1695
Gallons Sold	2,760.3	2,531.9	2,865.2	2,744.7	635.9	2,735.1	2,926.5	3,864.0	3,456.3	4,327.1	4,436.6	5,362.9	3,889.8	3272.0	42,536.5
AvGas Revenue	\$12,393.92	\$8,836.44	\$9,999.62	\$10,387.94	\$2,728.22	\$11,733.58	\$12,554.84	\$16,963.12	\$15,173.19	\$18,995.81	\$19,476.92	\$23,543.20	\$17,442.01	\$13,863.75	\$180,228.81
AvGas Profit/Loss	\$859.47	\$652.16	\$739.99	\$1,070.32	\$214.10	\$970.26	\$1,039.16	\$3,447.00	\$220.75	\$50.39	(\$35.63)	(\$325.57)	\$796.96	\$746.10	\$9,699.36
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$0.00	\$0.00	\$0.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$3,230.77	\$42,000.00
Lease Agreements	\$4,377.57	\$4,215.07	\$4,215.07	\$4,215.07	\$0.00	\$0.00	\$0.00	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$3,306.78	\$42,988.20
Grounds Maintenance	\$535.00	\$2,535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$2,535.00	\$535.00	\$4,800.00	\$535.00	\$2,535.00	\$535.00	\$535.00	\$1,324.62	\$17,220.00
Buildings Maintenance	\$430.00	\$380.00	\$1,783.00	\$488.95	\$380.00	\$430.00	\$430.00	\$840.00	\$931.64	\$430.00	\$430.00	\$430.00	\$430.00	\$601.05	\$7,813.59
Equipment Maintenance	\$109.17	\$765.17	\$119.50	\$733.52	\$6,986.13	\$109.17	\$109.17	\$109.17	\$1,388.18	\$109.17	\$109.17	\$109.17	\$109.17	\$835.84	\$10,865.86
Airport Profit/Loss	\$5,920.87	\$3,007.57	\$4,338.06	\$5,348.42	(\$10,129.03)	(\$2,545.91)	(\$4,977.01)	\$8,048.40	\$11,886.50	\$5,061.79	\$2,975.77	\$36,685.83	\$5,808.36	\$5,494.59	\$71,429.62



AIRPORT PROJECTS & UPDATES – FEBRUARY 2022

Cy Nunnally Memorial Airport (D73)



January Fuel Sales	
\$4.49	Average Price
110	Transactions
2,760.3	Gallons Sold
\$12,393.92	Fuel Revenue
\$859.47	Fuel Profit/Loss
\$5,920.87	Airport Profit/Loss

TERMINAL BUILDING SCHEDULE

The approved Terminal Building bid is scheduled to close on February 18th, then come before Council for approval request on March 8th. Should bids be favorable in cost estimates, this will then lead to construction during the summer months of 2022 with completion hopeful by early 2023.

HANGAR ADDITIONS

Meetings are scheduled to discuss future locations of more T-Hangars by L&M Aviation at the airport. They currently own and operate the new 12-unit t-hangar at the airport and are looking to lease additional property and build more t-hangars. There will also be the agreement and site plan established for the placement of a maintenance hangar near the planned terminal building, with a lease agreement proposal coming before Council in March or April for consideration. This growth would further increase our based aircraft numbers, thus increasing our eligibility for more grant funding.

Further discussions are ongoing with other developers and parties interested in building private hangars on site as well. These are hopefully situated for 2022 planning and should begin discussions later this year.

CENTRAL SERVICES

MONTHLY REPORT

FEBRUARY 2022

	2022 January	2021 January	2021 February	2021 March	2021 April	2021 May	2021 June	2021 July	2021 August	2021 September	2021 October	2021 November	2021 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	3	5	3	11	4	3	7	4	6	3	0	7	3	4.5	59
Vehicle Inspections	3	0	0	4	5	6	3	6	5	0	5	4	0	3.2	41
Equipment Inspections	0	3	0	4	3	2	0	2	5	0	0	0	0	1.5	19
Worksite Inspections	1	3	6	1	1	2	4	8	2	5	6	3	3	3.5	45
Employee Safety Classes	2	5	5	4	2	1	4	0	2	3	4	6	2	3.1	40
PURCHASING															
P-Card Transactions	288	377	397	495	431	446	591	484	455	448	408	446	373	433.8	5,639
Purchase Orders	68	120	86	110	84	113	97	81	84	89	83	87	55	89.0	1,157
Total Purchases	356	497	483	605	515	559	688	565	539	537	491	533	428	522.8	6,796
Sealed Bids/Proposals	2	1	2	5	4	1	1	5	1	2	2	1	2	2.2	29
INFORMATION TECHNOLOGY															
Workorder Tickets	82	75	125	157	94	89	119	98	114	88	96	88	64	99.2	1,289
Phishing Fail Percentage	5.0%	2.0%	2.0%	2.0%	4.0%	2.8%	3.6%	2.0%	4.0%	2.6%	2.7%	4.1%	1.8%	3.0%	
MARKETING															
Newsletters Distributed	1	0	0	1	0	0	1	0	0	0	0	0	1	0.3	4
Social Media Updates	22	12	8	11	22	19	14	11	9	15	24	19	20	15.8	206
GROUNDS & FACILITIES															
Contractor Acres Mowed	163.8	115.3	115.3	115.3	122.9	130.5	130.5	130.5	163.8	163.8	163.8	163.8	163.8	141.8	1,843.0
Trash Collection	3,110.0	3,360.0	3,060.0	5,730.0	3,220.0	5,850.0	5,790.0	3,040.0	3,560.0	6,720.0	3,470.0	3,990.0	2,800.0	4,130.8	53,700.0
Crew Acres Mowed	40.8	30.7	15.3	15.3	62.1	73.4	87.4	87.4	87.4	87.4	87.4	57.4	40.8	59.4	772.5

CENTRAL SERVICES PROJECTS & UPDATES – FEBRUARY 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 January, the grounds and parks crews collected 3,110 pounds of trash and debris while also maintaining approximately 40.8 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 163.8 acres of rights-of-way and grounds at facilities and parks.

The replacement of brick on the old water plant will begin during the month of February, as weather allows, following a preconstruction meeting on January 13th. This was treated as an emergency project, but once the structure itself was secured properly, staff made the decision to bid the brick replacement to achieve the best possible costing associated with the complete repair.

CDBG 2020 STORMWATER TIMELINE

The pre-construction meeting for this project was held in September 2021, construction began in October 2021 with a 180-day timeline. Currently, permanent easements are being finalized and executed by staff and attorneys. Construction is in process on all streets involved in the scope of the project, with all materials being on site for installation. Staff has begun working on the 2022 CDBG application with consultants and engineers to determine the location and help with funding of the next project.



PLAZA PHASE II PROJECT UPDATE

Construction is in progress and is complete on the roof of the remaining buildings at the Plaza Shopping Center. The exterior should be completed during the month of February and will match the exterior of the new Police Department and Municipal Court building in appearance. Once this portion of the project is complete, the interior of the structures will then be examined further for repair, as will all utilities on site. There have been several delays and interruptions in the project due to materials and health.

LEAF SEASON SCHEDULE

The 2021-22 leaf collection schedule begins on November 1st and end on January 31st. Additional routes will be run during the month of February to finish up the last of the collection of debris. Leaf collection routes will mirror the residential garbage collection schedule, though it will likely not keep up but will provide a uniform effort. This year we have the full use



of both a leaf truck and leaf trailer to have in the rotation, with the street sweeper working in tandem on the streets. We will continually update the schedule and route status on social media as the collection timeline reveals itself.

PROCUREMENT

Procurement will be working on several project bids during the month of February including the evaluation of Terminal Facility proposals, the issuing of a Solid Waste Transportation and Disposal request for proposal, while helping review and work with consultants for the creation of proposals for Blaine Station development and the Milner-Aycock building sale bids. Procurement has also been heavily involved in the beginning of the year purchase of Capital items from the 2022 budget that include equipment, vehicles, and other project related items.

PROJECT TIMELINE UPDATE

Over the course of the past year, 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
		\$ 38,040,898.96	\$ 36,062,310.81	\$ 16,158,271.38									
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
Park Sunshades	21-002	\$ 25,000.00	\$ 25,000.00	\$ 17,607.00	PlaySouth Playground Creators	Complete		01/04/21	6 weeks	No	04/22/21	2 days	Material Order 1/4, Delivery 3/1, Installation 4/22
Fire Department Memorial Garden Repair	N/A	N/A	\$ 12,675.28	\$ 5,000.00	Garland / SignBros	Complete		03/03/21	4 weeks	No	03/22/21	3 weeks	Involves Traffic Damage, Insurance, Garden Repair (\$10,481), Letter Replacement (\$2194.28)
Hangar Site Projects	18-005	\$ 350,000.00	\$ 350,000.00	\$ 331,404.81	GMC / Conner / JRM / NRC / APCC	T-Hangar Site Complete, Single Hangar Site In Progress		N/A	N/A	N/A	04/01/20	52 weeks	Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping
Fire Department BadgePass Installation	N/A	\$ 17,500.00	\$ 14,657.00	\$ 14,657.00	BadgePass / SAMS	Complete		03/29/21	N/A	No	N/A	2-3 weeks	Order, Installation, Testing, Live
CDBG 2020 - Stormwater	19-036	\$ 1,506,579.00	\$ 1,506,579.00	\$ 91,699.00	Allen Smith / Carter & Sloope / Dickerson Group	Construction		N/A	N/A	Yes	N/A	N/A	Engineering Phase, Bidding, Construction planned for late summer/early fall
Sidewalk Repair Project	20-005	\$ 45,000.00	\$ 45,000.00	\$ 25,126.50	Black Oak / J&R	Phased Project	1,136'	N/A	N/A	No	06/07/21	N/A	East Washington, East Highland, East Marable, Glen Iris
Murray Lot Improvement	N/A	\$ 58,500.00	\$ 73,500.00	\$ 83,000.00	J&S Consolidated Holdings	Complete		N/A	N/A	No	03/17/21	3-4 weeks	Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN!
Utility / Broad Street Gate	N/A	\$ 10,000.00	\$ 9,980.40	\$ 9,480.40	Larry's Fence & Access Control	Complete		03/08/21	3-4 weeks	No	04/12/21	4-6 weeks	Gate Building, Installation, Software Training
Mathews Park Phase I	20-044	\$ 175,000.00	\$ 175,000.00	\$ 165,510.00	PlaySouth Playground Creators / CXT Concrete	Complete		N/A	N/A	Yes			Playgournd Equipment, Building Placement, Paving (County), Pavillion
Mathews Park Phase II	21-035	\$ 300,000.00	\$ 300,000.00	\$ 47,111.00	PlaySouth Playground Creators, Great Southern Recreation	Bidding, Ordering		08/04/21	30 weeks	Yes	TBD	TBD	Tables, Pavilions, Concrete, Asphalt, Demo, Shade Structures, Signage, Fencing (322-6200-541303)
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)
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
Stormwater Retention Pond Rehabilitation	21-028	\$ 275,000.00	\$ 4,500.00	\$ 4,500.00	Conner Grading / City of Monroe	Phased Project		N/A	N/A	No	07/28/21	2 weeks	Breedlove/McDaniel DONE
Parks Master Plan	21-044	\$ 10,000.00	\$ 10,000.00	\$ 2,001.00	Keck & Wood	Ongoing		N/A	N/A	No	08/14/21	N/A	Overall Remastering of the Parks Plan (322-6200-541303)
Stormwater Infrastructure	21-029	\$ 145,510.00	\$ 38,617.00	\$ 48,117.00	Conner Grading / City of Monroe	Scheduling	320'	N/A	N/A	No	N/A	N/A	Highland Creek, Baron Drive
Sidewalk Additions	20-003	\$ 50,000.00	\$ 50,000.00			Planning							
South Madison Avenue Paving Project	N/A	\$ 356,372.49	\$ 356,372.49	\$ 349,869.74	Blount Construction Company	Complete		N/A	N/A	Yes	05/03/21	3 weeks	Milling, Patching, Paving, Striping
Terminal Building	21-042	\$ 550,000.00	\$ -	\$ -	TBD	Design, Planning		N/A	N/A	Yes	11/01/21	7 months	Award, Acceptance/Rejection, Planning, Design, Bidding, Contracting, Construction (322-7563-541303)
Gateway Entrance Signage	21-014	\$ 100,000.00	\$ 35,000.00	\$ 38,000.00	Black Oak, SignBros	Reimbursement		N/A	N/A	Yes	N/A	N/A	REBC grant award (31k), Design, Landscaping, Signage
Cemetery Rehabilitation	N/A	\$ 200,000.00	\$ 50,000.00	\$ -	TBD	Planning		N/A	N/A				Paving Portions, Design and Fencing, Shrub/Tree Removal
Green Street Court	N/A	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	PlaySouth Playground Creators	Planning		N/A	N/A				
Stormwater Marketing	N/A	\$ 3,500.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Solid Waste Marketing & Recycling Education	N/A	\$ 30,000.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Library Parking Lot Rehabilitation	N/A	\$ -	\$ -	\$ -		Bidding		N/A	N/A				Planning, Project Bidding during the Spring
GPS Replacement	N/A	N/A	\$ 20,570.00	\$ 20,570.00	AT&T Fleet Complete	Complete		03/10/21	1 week	No	04/29/21	2 weeks	Material Delivery, Installation Dates/Scheduling
Solid Waste Transfer Station Improvements	19-011	\$ 350,000.00	\$ 350,000.00	\$ 320,056.20	Osborn / Garland / Peters / CupriDyne / ProCare	In Progress		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	\$ -	Fairbanks	Scheduling							
East Washington Street	LMIG	\$ 71,045.40	\$ -	\$ -		Complete	3,200'	N/A	N/A	Yes			Bidding, Milling, Paving
Pinecrest Drive	LMIG	\$ 46,550.00	\$ -	\$ -		Complete	2,700'	N/A	N/A	Yes			Bidding, Milling, Paving
Plaza Drive	LMIG	\$ 102,564.07	\$ -	\$ -		Awaiting Schedule	3,400'	N/A	N/A	Yes			Bidding, Milling, Paving
Bryant Road	LMIG	\$ 29,050.00	\$ -	\$ -		Complete	2,800'	N/A	N/A	Yes			Bidding, Milling, Paving
South Madison Avenue	LMIG	\$ 77,770.00	\$ -	\$ -		Complete	4,500'	N/A	N/A	Yes			Bidding, Milling, Paving
Maintenance Hangar Building	21-033	\$ 50,000.00	\$ 35,500.00	\$ -	Owner / Lessee	Design In Progress		N/A	N/A	No	N/A	12 months	Planning, Council Approval, Engineering, 7460, DOT Approval, Lease Agreement, (322-7563-541303)
Police / Municipal Court Renovation Project	19-007	\$ 3,560,523.00	\$ 3,560,523.00	\$ 3,372,576.32	Garland / Place Services	Complete		N/A	N/A	Yes	06/01/19	24 months	Exterior, Bidding Architectural, Design, Bidding, Interior Renovation, Final
Plaza Renovation Phase II	21-021	\$ 971,288.00	\$ 971,288.00	\$ 742,680.03	Garland Company	In Progress		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	\$ 365,797.63	Garland Company	In Progress		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (520-4750-541303)
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)
GIS Development		\$ 250,000.00	\$ 250,000.00	\$ 227,229.00	Carter & Sloope	Sewer Test Deployment, Awaiting Water, Gas, and Stormwater		N/A	N/A	Yes	01/01/20	24 months	Captured Data, Test Phases, Deployment, Edit/Corrections, Live Application
Park Restrooms	21-034	\$ 130,000.00	\$ 135,932.24	\$ -	CXT Concrete Buildings	Review Complete		08/12/21	N/A	No	TBD	5 months	Mathews Park, Pilot Park, (322-6200-541303)
Garbage Truck Purchase (ASL)	N/A	\$ 270,000.00	\$ 278,673.00	\$ -	Carolina Environmental Systems	Ordered		08/16/21	280 days	No	N/A	N/A	National Purchasing Alliance Purchase
Alcovy River Park	21-026	\$ -	\$ -	\$ 5,954.00		Planning							
Parks Buildings Demo	21-030	\$ 20,000.00	\$ 20,000.00	\$ 38,314.84	City of Monroe	Complete		N/A	N/A	No	02/01/21	Sporadic	EC Kidd DONE, Towler Street DONE, Hammond DONE, Mathews DONE, Coker DONE, Athens Tech DONE

MyCivic Implemetation	N/A	\$ -	\$ -	\$ -	Tyler / MyCivic	In Progress		N/A	N/A	No	05/17/21	6 weeks	Development, Implementation			
North Midland Traffic Calming		\$ -	\$ -	\$ -	Keck & Wood	Planning		N/A	N/A	No	N/A	4 weeks	Design, Planning, Pricing, Construction			
Old WTP Exterior/Brick Rehabilitation	21-032	\$ 100,000.00	\$ 100,000.00	\$ 80,501.25	Garland Company	In Progress		N/A	N/A	No	05/17/21	6 weeks	Emergency Restoration, Brick Removal, Shoring, Brick Replacement, (520-4400-541303)			
Lumpkin Alleyway Phase II		\$ -	\$ -	\$ -	City of Monroe / TBD	Easement Acquisition		N/A	N/A	No	N/A	2 weeks	Demo of Existing, Utility Replacement, Drainage, Concrete			
North Madison Sidewalk/Drainage	21-027	\$ -	\$ -	\$ 8,980.42	Keck & Wood	Engineering	1,200'	N/A	N/A	Yes	N/A	N/A	Planning, Design, Drainage, Sidewalk, Piping, Easement, Permit, Construction			
Highway 186 Gas Extension	21-001	\$ 1,000,000.00	\$ 1,000,000.00	\$ 173,160.00	City of Monroe	In Progress	36,000'	N/A	N/A	No	01/01/21	12 months	6" Plastic			
Highway 83 Gas Extension					City of Monroe	Material Ordered	114,502'		No	06/01/21	6 months	4" Plastic, Hwy 83, Chandler, Old Monroe Madison, Simmons, Lipscomb, Whitney, Mt. Paran, Brown Hill Church, Hestertown, Adcock				
Popluar Street Gas Renewal / Installation	21-004	\$ 316,494.00	\$ 316,494.00	\$ 3,060.00	City of Monroe	All completed and services tied over	3,000'			No	01/01/21	4 weeks	2" Plastic			
Southview Drive, Bolton Street, Reece Street, Pierce Street and Olympian Way Renewal																
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			
Unisia Drive Gas Extension					City of Monroe	Complete	3,100'	N/A	N/A		01/01/21	1 week	4" Plastic			
Highway 11 South Renewal					Contractor	Complete	20,064'	N/A	N/A		01/01/21	6-8 weeks	4" Plastic			
The Fields / Alcovy Mountain Gas Extension	21-005	\$ 250,000.00	\$ 227,886.14	\$ 3,690.36	City of Monroe	Complete	4,000'	N/A	N/A		03/01/21	1 week	2" Plastic			
South Madison Sewer Replacment					City of Monroe	Complete	550'	N/A	N/A		02/01/21	4-6 weeks	6" Clay			
Church Street Sewer Replacment					City of Monroe	Complete	400'	N/A	N/A		03/01/21	4-6 weeks	6" Clay			
Gratis Road / Birch Street / Highway 78 Sewer Repairs					City of Monroe	Complete					03/01/21	4-6 weeks	12 Manholes Raised in Jacks Creek area			
2018 CDBG					IPR / Dickerson Group / Blount	Complete		N/A	N/A	Yes	09/18/21	20 months	Water / Sewer Rehabilitation, Paving			
Alcovy River / Highway 138 Sewer Extension	18-002	\$ 4,000,000.00	\$ 4,000,000.00	\$ 209,625.18	Contractor	Main Complete, Pump Station Contracted		N/A	N/A	Yes	01/01/21	12 months	Bid, Preconstruction, Construction			
Water Model Development					Weideman & Singleton	Complete		N/A	N/A	Yes	11/01/20	6-8 weeks				
WWTP Rehabilitation	19-012	\$ 7,500,000.00	\$ 7,500,000.00	\$ 550,163.75	Hofstadter & Associates	In Progress		N/A	N/A	Yes	01/01/00	forever	Design, Planning, Design, Bid, Design, Planning, Bid, Construction			
Raw Water Main Replacement	20-030	\$ 3,520,000.00	\$ 3,520,000.00	\$ 53,256.80	Weideman & Singleton	Approved by EPD	TBD	N/A	N/A	Yes	01/01/21	12 months	30" / 20" Water Main Replacement / Expansion			
South Broad Street Water Extension					City of Monroe	Myers to Walker Complete	1,500'	N/A	N/A		05/01/21	6-8 weeks	10" Water Main / Pressure Improvements			
Highway 78 East Water Extension					City of Monroe	Planning	1,500'	N/A	N/A		03/01/21	4 months	8" Water Main			
Cedar Ridge Road Water Extension					Contractor	Complete	3,500'	N/A	N/A	Yes	02/01/21	6-8 weeks	20" Water Main			
Loganville Water Extension	18-028	\$ 5,580,000.00	\$ 5,580,000.00	\$ 7,377,162.04	Contractor	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		Unisia Drive, Jacks Creek, Southview Drive, Birch Street, East Marable			
Piedmont Industrial Park Water Tank	20-039	\$ 2,000,000.00	\$ 2,000,000.00	\$ 15,788.75	TBD	Planning		N/A	N/A	Yes	TBD	TBD				
Jim Daws Road Water Extension					City of Monroe	Complete	1,000'	N/A	N/A	No	01/01/21	4 weeks				
Poplar Street Pressure Improvements					City of Monroe	Complete	2,800'	N/A	N/A	No	01/01/21	6-8 weeks				
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					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			



CODE

DEPARTMENT

MONTHLY REPORT

February

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 December 1, 2021 thru December 31, 2021.

Statistics:

- Total Calls: 831
- Total Minutes: 31:06:58
- Total Minutes/Call: 2:15
- Code Inspections: 141
- Total Permits Written: 82
- Amount collected for permits: \$22,302.94
- Check postings for General Ledger: 86

Business/Alcohol Licenses new & renewals: 2

- Publix Super Markets Inc. #1736—900 Pavilion Pkwy
- MAM1 USA LLC dba Food Mart Monroe—238 N Madison Ave

New Businesses: 2

- Total Office Solutions – out of state contractor doing job in city
- Richards Exquisite Auto Sales – 333 Alcovy St. Ste 7P – Auto Broker – office only

Closed Businesses: 10

- Noble Finance – 125 N. Midland Ave
- Covington Credit – 238 MLK Jr. Blvd
- Brad Brownlow – 924 Cherokee Ave
- Trinity EMS – 700 Breedlove Dr – Ste D
- Sheila Stocker Realty – 745 Thompson Ridge – residential – office only
- Drayer Physical Therapy – 1221 W. Spring St
- Jersey Mike’s Subs – 2120 W. Spring St – Ste 1400 – change of ownership
- J. Case Barbers – 1133 W. Spring St
- Cecil N Cecil Express Delivery – 648 Michael Circle – residential – office only
- Heavenly Hands – 4071 Maple Lane – residential – office only

Major Projects:

- Major Projects Permitted: None
- Major Projects Ongoing: Monroe Pavilion

Code Department:

- Receiving business license payments, affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork
- Processing business licenses for 2022
- Processing paperwork for alcohol licenses and special event permits
- Checking turn on list from utilities and contacting businesses that have not purchased business licenses
- Checking all businesses for delinquent city and county personal property taxes prior to accepting payments for licenses

- Researching state license requirements for businesses
- Updating spread sheets regarding business licenses, number of employees, E-Verify #'s etc.
- Applications for PTVR registrations and renewals
- Following up on golf cart permits that have not been renewed
- Working with Tyler on numerous issues regarding renewals and the payment process
- Verifying status for non-citizens thru the SAVE program
- Receipting miscellaneous money
- Issuing permits for Building, Electrical, Plumbing and HVAC
- Receiving and preparing Rezones, variances, Conditional Uses, COA's, etc. for Meetings.
- Preparing and mailing letters to adjoining properties for Zoning Changes.
- Scheduling inspections for contractors.
- Preparing agenda items for Planning Commission and Historic Preservation Meetings.
- Scheduling Planning Commission and Historic Preservation meetings and attending
- Taking minutes for Planning & Zoning and Historic Preservation meetings and preparing them
- Taking and recording complaints.
- Researching Zoning Inquiries.
- Responding online inquiries.
- Cleaning up expired permits.
- Preparing all permit reports and copies of permit for County Tax Dept.
- Entering data for inspections being done into Incode software.
- Processing Open Records Requests

City Marshal:

- Patrolled city daily.
- Removed 64 signs from road way.
- 164 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 1 utility tampering and theft cases. 6 citations
- Represented city in Municipal Court.
- 15 Hours POST training.

Historic Preservation Commission:

- Request for COA for Rear Addition—257 Boulevard—Approved with conditions
- Request for COA for construction of an Accessory Dwelling Unit—1244 S. Madison Ave—Tabled to January meeting
- Request for COA for exterior changes—118 N. Wayne St—Approved
- Request for COA for exterior changes—143 W. 5th St—Tabled to January meeting

Planning Commission:

- Request for COA—Renovation of a Single-family house—707 S. Broad St.—Approved
- Request for Rezone—SE Corner of Double Springs Ch Rd and Cedar Ridge Rd R-1 to R-1A—Recommended Approval

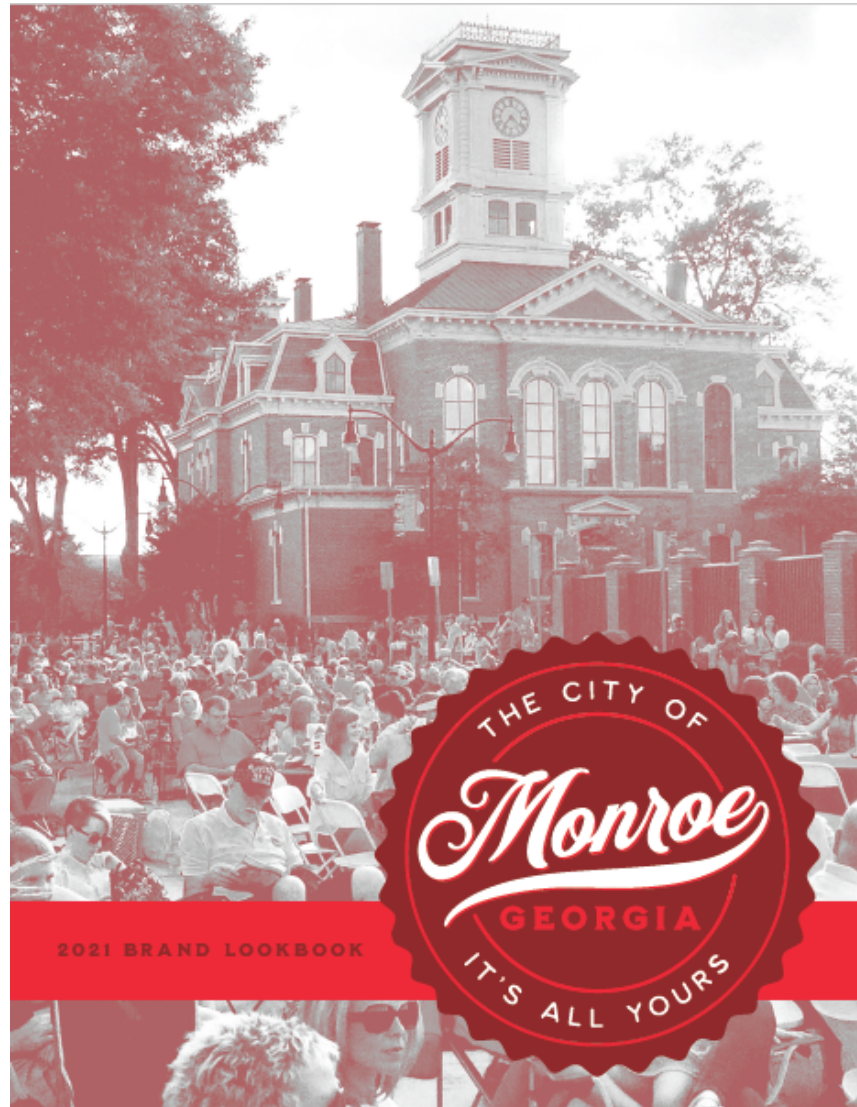
1-Dec-21	602 Kelton Rd	Trash, furniture in yard	RC	15-Dec-21	closed
1-Dec-21	617 East Marabel St	Trash, furniture in yard	RC	15-Dec-21	closed
1-Dec-21	419 Maple Ln	Trash, furniture in yard	RC	15-Dec-21	closed
1-Dec-21	411 Maple Ln	Trash, furniture in yard	RC	15-Dec-21	closed
2-Dec-21	522 Marable Ln	Vehicle parked on improper surface	RC	16-Dec-21	closed
2-Dec-21	603 East Marable St	furniture in yard	RC	16-Dec-21	closed
2-Dec-21	604 East Marable St	roof	RC	16-Dec-21	closed
2-Dec-21	604 East Marable St	uncultivated veg	RC	16-Dec-21	closed
3-Dec-21	634 East Marabel St	open outdoor storage	RC	17-Dec-21	closed
3-Dec-21	634 East Marabel St	Vehicle parked on improper surface	RC	17-Dec-21	closed
3-Dec-21	634 East Marabel St	Junk vehicles	RC	17-Dec-21	closed
		4-19 Dec 21 Holiday leave time			
20-Dec-21	429 Plaza Dr	trash, furniture in yard	RC	3-Jan-21	closed
20-Dec-21	610 Plaza Dr	trash, furniture in yard	RC	3-Jan-21	closed
21-Dec-21	1050 North Broad St	tall grass and weeds	citation		closed
21-Dec-21	1050 North Broad St	neighbrohood standards	citation		closed
21-Dec-21	1050 North Broad St	doors	citation		closed
21-Dec-21	1050 North Broad St	windows	citation		closed
22-Dec-21	634 East Marable St	open outdoor storage	RC	5-Jan-21	open
22-Dec-21	634 East Marable St	junk vehicles	RC	5-Jan-21	open
22-Dec-21	634 East Marable St	vehicles parked on improper surface	RC	5-Jan-21	open
		23 Dec 21 to 2 Jan 22 Holiday leave time			

12/1/2021	608 HARRIS ST.	JUNK IN YARD BESIDE RESIDENCE	R/C	12/15/2021	CLEANED
12/1/2021	610 ASH LN.	JUNK VEHICLE IN YARD	R/C	12/15/2021	MOVED
12/1/2021	516 CHESTNUT LN.	TRASH/JUNK IN YARD	R/C	12/15/2021	CLEANED
12/1/2021	325 STOKES ST.	JUNK IN YARD	R/C	12/15/2021	WORKING WITH OWNER
12/2/2021	501 L PINEPARK ST.	JUNK VEHICLE IN YARD	R/C	12/16/2021	MOVED
12/2/2021	721 W.CREEK CIR.	JUNK VEHICLE IN YARD	R/C	12/16/2021	MOVED
12/2/2021	711 W. CREEK CIR.	JUNK IN YARD	R/C	12/16/2021	CLEANED
12/2/2021	712 W. CREEK CIR.	JUNK IN YARD	R/C	12/16/2021	CLEANED
12/6/2021	122 6TH ST.	JUNK IN YARD.	R/C	12/20/2021	CLEANED
12/6/2021	109 6TH ST.	JUNK VEHICLE IN YARD	R/C	12/20/2021	MOVED
12/6/2021	134 5TH ST.	TRASH/JUNK IN YARD	R/C	12/20/2021	CLEANED
12/7/2021	129 6TH ST.	JUNK VEHICLE IN YARD	R/C	12/21/2021	MOVED
12/7/2021	144 5TH ST.	TIRES/TRASH IN YARD	R/C	12/21/2021	CLEANED
12/7/2021	919 AMBER TR.	CAMPER IN STREET	R/C	12/21/2021	MOVED
12/7/2021	6TH ST.	JUNK ITEMS IN YARD	R/C	12/21/2021	CLEANED
12/8/2021	710 LAWRENCE ST.	JUNK VEHICLE IN YARD	R/C	12/22/2021	MOVED
12/8/2021	1205 S. BROAAD ST.	TALL GRASS/WEEDS	R/C	12/22/2021	
12/8/2021	1211 S. BROAD ST	BROKEN FENCE	R/C	12/22/2021	FIXED
12/8/2021	120 MATHIS ST.	JUNK IN YARD	R/C	12/22/2021	CLEANED
12/9/2021	1217 S. MADISON AVE.	JUNK IN YARD	R/C	12/22/2021	CLEANED
12/9/2021	405 SHAROCK DR.	OPEN OUTDOOR STORAGE	R/C	12/23/2021	WORKING WITH OWNER
12/9/2021	421 ALCOVY ST.	JUNK IN FRONT OF RESIDENCE	R/C	12/23/2021	CLEANED
12/9/2021	918 ACOVY ST.	TRASH/JUNK IN YARD	R/C	12/23/2021	CLEANED
12/10/2021	736 COUNTRY CLUB DR.	TRASH IN YARD	R/C	12/23/2021	CLEANED
12/10/2021	521 BRIDGE PORT	JUNK VEHICLE	R/C	12/23/2021	MOVED
12/10/2021	437 BRIDGE PORT	TRASH, TIRES	R/C	12/23/2021	MOVED
12/10/2021	210 FAMBROUGH ST.	JUNK VEHICLE FLAT TIRES	R/C	12/23/2021	MOVED
12/13/2021	429 GLENWOOD DR.	JUNK VEHICLE IN YARD	R/C	12/23/2021	MOVED
12/13/2021	716 HERITAGE CT.	TRAILER IN ROADWAY	R/C	12/23/2021	MOVED
12/13/2021	1010 ALCOVY ST.	JUNK IN YARD, TIRES	R/C	12/23/2021	WORKING WITH OWNER
12/13/2021	709 ALCOVY ST.	JUNK ITEMS IN YARD, WOOD, TIRES	R/C	12/23/2021	CLEANED
12/14/2021	403 ETTEN DR.	JUNK VEHICLE ,BACK YARD	R/C	12/23/2021	REMOVED
12/14/2021	403 ETTEN DR.	VEHICLE PARKED ON GRASS	R/C	12/23/2021	MOVED
12/14/2021	303 WALKER DR.	WOOD,JUNK IN YARD	R/C	12/23/2021	MOVED

12/14/2021	404 WALKER DR.	MISC JUNK IN YARD	R/C	12/30/2021	WORKING WITH OWNER
12/15/2021	506 ASH ST.	JUNK IN YARD	R/C	1/3/2022	CLEANED
12/15/2021	512 ASH ST.	TALL GRASS/WEEDS	R/C	1/3/2022	CUT
12/15/2021	712 LACY ST.	TRASH ON LOT	R/C	1/3/2022	TRYING TO LOCATE OWNER
12/16/2021	408 PANNELL RD.	TALL GRASS/WEEDS	R/C	1/3/2022	CUT
12/16/2021	408 PANNELL RD.	OLD FRIG IN YARD	R/C	1/3/2022	FIXED
12/16/2021	243-B BAKER ST.	TRASH IN YARD	R/C	1/3/2022	CLEANED
12/16/2021	409 PINE PARK ST.	JUNK/TRASH IN YARD	R/C	1/3/2022	CLEANED
12/17/2021	320 WALKER DR.	SNACK MACHINE IN YARD	R/C	1/4/2022	MOVED
12/17/2021	415 WALKER DR.	JUNK IN YARD/TALL GRASS/WEEDS	R/C	1/4/2022	MOVED/CUT
12/17/2021	521 MICHAEL CIR.	OLD POOL IN YARD	R/C	1/4/2022	CLEANED
12/17/2021	404 WALKER DR.	WOOD,JUNK ITEMS IN YARD	R/C	1/4/2022	MOVED
12/20/2021	326 WALKER DR.	CAMPER BEING LIVED IN. PARKED BESID	R/C	1/4/2022	REMOVED
12/20/2021	909 DAVIS ST.	TIRES, JUNK IN YARD	R/C	1/4/2022	CITATION
12/20/2021	620 DAVIS ST.	WOOD/JUNK IN YARD	R/C	1/4/2022	MOVED
12/21/2021	608 ASH ST	JUNK VEHICLE	R/C	1/5/2022	MOVED
12/21/2021	505 HARRIS ST,	TRASH ON LOT	R/C	1/5/2022	WORKING WITH OWNER
12/21/2021	455 BARRON DR.	JUNK VEHICLE, VEHICLE PARTS	R/C	1/5/2022	MOVED
12/21/2021	1235 CLAYWILL CIR.	TIRES,TRASH, METAL IN YARD	R/C	1/5/2022	CLEANED
12/27/2021	306 WALKER DR.	OLD TIRES, JUNK, METAL	R/C	1/11/2022	WORKING WITH OWNER
12/27/2021	935 LOPEZ LN.	TRASH IN YARD	R/C	1/11/2022	REMOVED
12/27/2021	214 GLEN IRIS DR.	TRASH/JUNK ITEMS IN YARD	R/C	1/11/2022	MOVED
12/28/2021	705 A LACY ST.	TRASH IN YARD, BEER CANS	R/C	1/11/2022	CLEANED
12/28/2021	501 HARRIS ST.	OLD WOOD IN YARD	R/C	1/11/2022	CLEANED
12/28/2021	425 MAGNOLIA ST.	OLD WOOD, VEHICLE PARTS	R/C	1/12/2022	CLEANED
12/29/2021	909 DAVIS ST.	JUNK,TRASH IN YARD	R/C	1/12/2022	CITATION
12/29/2021	122 C NOWELL ST.	TASH/JUNK IN YARD	R/C	1/13/2021	CLEANED

Economic Development January Report:

- Comprehensive Plan Process - Next Public Engagement Meeting on February 21st
- Comp Plan Public Survey & Website: monroe-compplan.com
- City Rebrand Lookbook available online and in print:
https://issuu.com/rsvpstudio/docs/monroe_lookbook_web_version



Upcoming Events:

- DDA/CVB Board Meetings - Thursday, February 10th, 8:00 at City Hall
- Farmers Market Pop-Ups - Saturday, February 12th & April 16th, 10 am to 2 pm
- Car Show - Saturday, March 12th

Ongoing Tasks:

- Historic Resources Survey underway - monroega.com/historicsurvey
- DCA Main Street compliance
- Milner-Aycock Building Sale
- Retail Recruitment & Retention
- Visitors Center - open to the public



ELECTRIC & TELECOM
DEPARTMENT
MONTHLY REPORT

FEBUARY
2022

Items of Interest

Started construction for power to Publix construction trailer.

Etten Dr project 80% complete.

1st WiFi outdoor unit deployed.

1st PO issued for fiber project issued.

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 12/2021 | FY 2021



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POWER SUPPLY	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 1.447M	\$ 1.621M	\$ 1.802M	\$ 1.485M	\$ 1.432M	\$ 1.359M	\$ 1.606M	\$ 1.952M	\$ 1.759M	\$ 1.673M	\$ 1.462M	\$ 1.488M	\$ 19.087M	\$ 19.965M	\$ 18.461M
PERSONNEL COSTS	\$ 0.103M	\$ 0.106M	\$ 0.103M	\$ 0.159M	\$ 0.106M	\$ 0.105M	\$ 0.108M	\$ 0.113M	\$ 0.103M	\$ 0.145M	\$ (0.113M)	\$ 0.042M	\$ 1.079M	\$ 1.353M	\$ 1.408M
CONTRACTED SVC	\$ 0.047M	\$ 0.048M	\$ 0.045M	\$ 0.054M	\$ 0.078M	\$ 0.064M	\$ 0.037M	\$ 0.038M	\$ 0.045M	\$ 0.068M	\$ 0.059M	\$ 0.076M	\$ 0.660M	\$ 0.640M	\$ 0.570M
SUPPLIES	\$ 1.104M	\$ 1.104M	\$ 1.211M	\$ 1.023M	\$ 1.005M	\$ 1.035M	\$ 1.140M	\$ 1.231M	\$ 1.250M	\$ 1.149M	\$ 1.007M	\$ 0.978M	\$ 13.237M	\$ 11.837M	\$ 13.197M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEPRECIATION	\$ 0.029M	\$ 0.038M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ -	\$ 0.366M	\$ 0.366M	\$ 0.349M
EXPENSES	\$ 1.283M	\$ 1.295M	\$ 1.393M	\$ 1.269M	\$ 1.224M	\$ 1.238M	\$ 1.318M	\$ 1.415M	\$ 1.431M	\$ 1.395M	\$ 0.986M	\$ 1.096M	\$ 15.343M	\$ 14.195M	\$ 15.524M
FUND TRANSFERS	\$ 0.137M	\$ 0.148M	\$ 0.196M	\$ 0.181M	\$ 0.151M	\$ 0.155M	\$ 0.154M	\$ 0.165M	\$ 0.177M	\$ 0.204M	\$ 0.120M	\$ 0.104M	\$ 1.893M	\$ 3.330M	\$ 2.059M
MARGIN W/O TRANSFERS	\$ 0.164M	\$ 0.326M	\$ 0.409M	\$ 0.216M	\$ 0.208M	\$ 0.121M	\$ 0.288M	\$ 0.537M	\$ 0.328M	\$ 0.278M	\$ 0.476M	\$ 0.392M	\$ 3.744M	\$ 5.770M	\$ 2.937M
MARGIN W/ TRANSFER	\$ 0.027M	\$ 0.178M	\$ 0.214M	\$ 0.036M	\$ 0.057M	\$ (0.034M)	\$ 0.134M	\$ 0.371M	\$ 0.152M	\$ 0.073M	\$ 0.356M	\$ 0.288M	\$ 1.851M	\$ 2.440M	\$ 0.878M
PART CONTR/MEAG YES	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.556M	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 1.656M	\$ 0.200M	\$ 1.333M

* Participant Contribution & Year End Settlement excluded

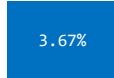
12-MO PURCHASED KWH's



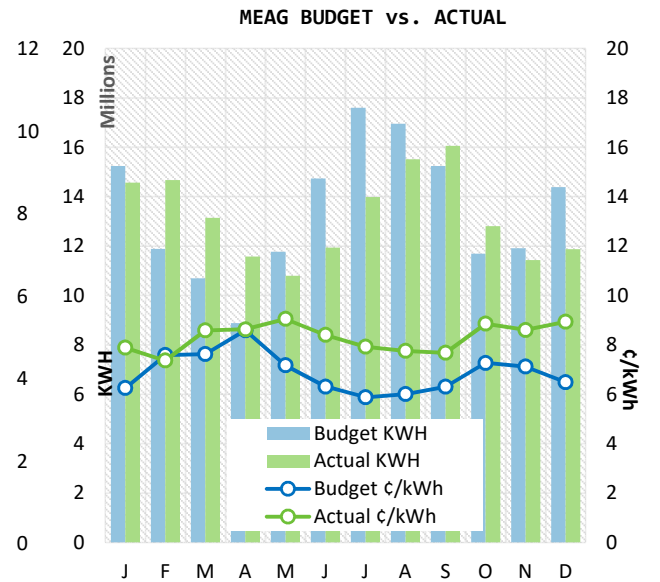
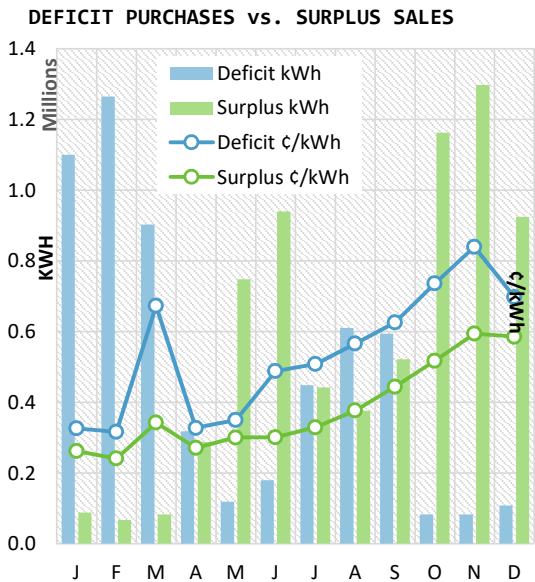
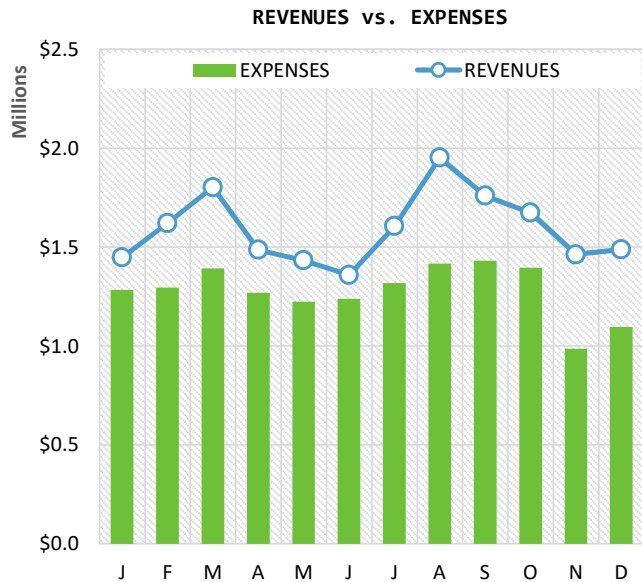
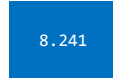
12-MO RETAIL KWH's



12-MO LINE LOSS



12-MO WHOLESALE \$/kWh



RETAIL SALES REPORT

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

CUSTOMER COUNT

Residential	5,741	5,781	5,801	5,782	5,799	5,800	5,796	5,809	5,806	5,810	5,814	5,818
Commercial	855	873	861	863	870	868	875	877	882	884	896	902
Industrial	1	1	1	1	1	1	1	1	1	1	1	1
City	48	48	49	47	48	48	48	48	48	47	47	47
Total	6,645	6,703	6,712	6,693	6,718	6,717	6,720	6,735	6,737	6,742	6,758	6,768

Year-Over-Year Δ	3.02%	3.68%	3.44%	2.72%	3.27%	2.88%	3.02%	3.19%	2.76%	2.15%	1.43%	4.98%
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KWH

Residential	6.283M	7.942M	7.451M	5.948M	4.654M	4.342M	5.479M	6.629M	7.290M	6.616M	5.171M	5.099M
Commercial	4.374M	5.039M	4.847M	4.424M	4.764M	4.842M	5.608M	5.988M	6.706M	6.456M	5.871M	4.904M
Industrial	0.531M	0.666M	0.630M	0.620M	0.664M	0.651M	0.728M	0.710M	0.697M	0.655M	0.676M	0.338M
Other	-	-	-	-	-	-	-	-	-	-	-	-
City	0.451M	0.530M	0.472M	0.454M	0.411M	0.459M	0.463M	0.480M	0.514M	0.533M	0.508M	0.436M
Total	11.639M	14.178M	13.399M	11.446M	10.493M	10.293M	12.277M	13.806M	15.208M	14.261M	12.226M	10.775M

Year-Over-Year Δ	-0.98%	15.73%	7.63%	-1.04%	15.68%	8.92%	0.87%	-2.71%	0.72%	3.16%	13.71%	-2.44%
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REVENUE

Residential	\$ 0.689M	\$ 0.846M	\$ 0.800M	\$ 0.657M	\$ 0.604M	\$ 0.562M	\$ 0.717M	\$ 0.875M	\$ 0.967M	\$ 0.873M	\$ 0.584M	\$ 0.577M
Commercial	\$ 0.597M	\$ 0.653M	\$ 0.624M	\$ 0.590M	\$ 0.624M	\$ 0.633M	\$ 0.710M	\$ 0.749M	\$ 0.815M	\$ 0.789M	\$ 0.712M	\$ 0.630M
Industrial	\$ 0.043M	\$ 0.058M	\$ 0.056M	\$ 0.055M	\$ 0.058M	\$ 0.057M	\$ 0.062M	\$ 0.061M	\$ 0.060M	\$ 0.057M	\$ 0.059M	\$ 0.036M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
City	\$ 0.043M	\$ 0.051M	\$ 0.045M	\$ 0.043M	\$ 0.039M	\$ 0.044M	\$ 0.044M	\$ 0.046M	\$ 0.049M	\$ 0.051M	\$ 0.049M	\$ 0.042M
Total	\$ 1.372M	\$ 1.609M	\$ 1.525M	\$ 1.346M	\$ 1.325M	\$ 1.296M	\$ 1.533M	\$ 1.731M	\$ 1.892M	\$ 1.770M	\$ 1.404M	\$ 1.285M

Year-Over-Year Δ	-2.45%	15.42%	4.84%	-0.04%	10.59%	-1.00%	-6.43%	-9.17%	-3.68%	3.28%	9.50%	-1.55%
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SALES STATISTICS

[Jan 2021](#)
[Feb 2021](#)
[Mar 2021](#)
[Apr 2021](#)
[May 2021](#)
[Jun 2021](#)
[Jul 2021](#)
[Aug 2021](#)
[Sep 2021](#)
[Oct 2021](#)
[Nov 2021](#)
[Dec 2021](#)

YTD 195

AVERAGE KWH/CUSTOMER

Residential	1,094	1,374	1,284	1,029	803	749	945	1,141	1,256	1,139	889	876	1,048
Commercial	5,116	5,772	5,630	5,126	5,475	5,578	6,409	6,827	7,603	7,304	6,553	5,436	6,069
Industrial	531,448	665,501	629,574	620,075	663,822	650,528	727,869	710,237	697,390	654,510	675,875	337,501	630,361
City	9,402	11,051	9,632	9,656	8,562	9,565	9,636	9,990	10,713	11,349	10,815	9,270	9,970

AVERAGE \$/CUSTOMER

Residential	\$120	\$146	\$138	\$114	\$104	\$97	\$124	\$151	\$167	\$150	\$100	\$99	\$126
Commercial	\$698	\$748	\$725	\$684	\$717	\$729	\$812	\$854	\$925	\$892	\$795	\$699	\$773
Industrial	\$43,203	\$58,232	\$56,021	\$55,474	\$58,007	\$57,237	\$61,719	\$60,698	\$59,956	\$57,469	\$58,722	\$35,802	\$55,212
City	\$900	\$1,058	\$922	\$924	\$819	\$916	\$923	\$957	\$1,026	\$1,086	\$1,036	\$887	\$955

AVERAGE \$/KWH

Residential	\$0.1097	\$0.1066	\$0.1073	\$0.1105	\$0.1297	\$0.1295	\$0.1309	\$0.1320	\$0.1327	\$0.1320	\$0.1130	\$0.1132	\$0.1206
Commercial	\$0.1364	\$0.1297	\$0.1288	\$0.1333	\$0.1309	\$0.1307	\$0.1267	\$0.1251	\$0.1216	\$0.1222	\$0.1213	\$0.1286	\$0.1279
Industrial	\$0.0813	\$0.0875	\$0.0890	\$0.0895	\$0.0874	\$0.0880	\$0.0848	\$0.0855	\$0.0860	\$0.0878	\$0.0869	\$0.1061	\$0.0883
City	\$0.0957	\$0.0958	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0958	\$0.0958	\$0.0957	\$0.0958	\$0.0957	\$0.0957
Average	\$0.1058	\$0.1049	\$0.1052	\$0.1073	\$0.1109	\$0.1110	\$0.1095	\$0.1096	\$0.1090	\$0.1094	\$0.1042	\$0.1109	\$0.1081

MOST RECENT
12-MONTH

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	
POWER SUPPLY COSTS					
MEAG Project Power	\$ 884,217	\$ 796,958	\$ 10,382,401	\$ 9,787,068	\$ 10,382,401
Transmission	124,485	98,340	1,511,498	1,243,634	1,511,498
Supplemental	(1,427)	39,165	496,446	685,824	496,446
SEPA	51,416	57,801	642,300	666,015	642,300
Other Adjustments	954	988	11,484	11,562	11,484
TOTAL POWER SUPPLY COSTS	\$ 1,059,645	\$ 993,253	\$ 13,044,129	\$ 12,394,103	\$ 13,044,129
AS BUDGET	932,440	928,025	10,840,266	11,658,747	10,840,266
% ACTUAL TO BUDGET	113.64%	107.03%	120.33%	106.31%	120.33%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	24,736	19,188	34,414	33,613	34,414
Non-Coincident Peak (NCP)	25,241	23,673	34,414	33,833	34,414
CP (BUDGET)	27,109	27,971	31,645	34,512	31,645
NCP (BUDGET)	27,941	28,726	32,723	35,076	32,723

Energy (KWH)

MEAG Energy	11,624,329	9,358,327	141,324,260	125,386,674	141,324,260
Supplemental Purchases (or sales)	(800,972)	(36,596)	1,046,293	7,515,257	1,046,293
SEPA Energy	1,048,957	1,718,865	15,922,237	17,355,138	15,922,237
Total Energy (KWH)	11,872,314	11,040,596	158,292,790	150,257,069	158,292,790
AS BUDGET	14,376,000	13,853,000	160,936,000	165,596,000	160,936,000
% ACTUAL TO BUDGET	82.58%	79.70%	98.36%	90.74%	98.36%

CP Load Factor	66.66%	79.92%	52.51%	51.03%	52.51%
NCP Load Factor	65.33%	64.77%	52.51%	50.70%	52.51%
% Supplemental	6.32%	0.33%	0.66%	5.00%	0.66%

UNIT COSTS (¢/kWh)

Bulk Power	8.7564	10.0507	8.3944	8.5736	8.3944
Supplemental	0.1781	107.0187	47.4481	9.1258	47.4481
SEPA Energy	4.9016	3.3628	4.0340	3.8376	4.0340
MEAG Total	8.9253	8.9964	8.2405	8.2486	8.2405

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

MOST RECENT
12-MONTH

Dec 2021

Dec 2020

FY2021 YTD

FY2020 YTD

SALES REVENUES

ELECTRIC SALES	\$	1,307,028	\$	1,241,845	\$	18,112,792	\$	17,474,426	\$	18,112,792
SALES REVENUES (ACTUAL)	\$	1,307,028	\$	1,241,845	\$	18,112,792	\$	17,474,426	\$	18,112,792
AS BUDGET	\$	1,583,333	\$	1,583,333	\$	1,583,333	\$	1,583,333		Not Applicable
% ACTUAL TO BUDGET		82.55%		78.43%		1143.97%		1103.65%		Not Applicable

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

OTHER REVENUES

OP REVENUE		34,842		34,790		413,779		408,652		413,779
FEDERAL GRANT		-		-		-		-		-
MISC REVENUE		92,840		80,537		486,959		100,486		486,959
CONTRIBUTED CAPITAL		-		-		-		-		-
SALE OF FIXED ASSETS		-		-		-		-		-
GAIN UTILITIES ASSETS		-		-		-		-		-
REIMB DAMAGED PROPERTY		-		-		3,000		-		3,000
CUST ACCT FEES		-		-		-		-		-
OTHER REV		-		-		-		-		-
ADMIN ALLOC		11,571		33,070		132,249		159,497		132,249
INTEREST REVENUES - UTILITY		41,293		21,198		(62,221)		295,345		(62,221)
STATE GRANTS		-		-		-		-		-
SALE OF RECYCLED MATERIALS		-		-		-		22,837		-
OTHER REVENUES (ACTUAL)	\$	180,546	\$	169,595	\$	973,765	\$	986,817	\$	973,765
AS BUDGET	\$	80,431	\$	87,500	\$	965,167	\$	1,050,000		Not Applicable
% ACTUAL TO BUDGET		224.47%		193.82%		100.89%		93.98%		Not Applicable

TRANSFER

Transfer From CIP		-		-		-		-		-
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TOTAL REVENUES (ACTUAL)	\$	1,487,574	\$	1,411,440	\$	19,086,557	\$	18,461,243	\$	19,086,557
AS BUDGET	\$	1,663,764	\$	1,670,833	\$	19,965,167	\$	20,050,000		Not Applicable
% ACTUAL TO BUDGET		89.41%		84.48%		95.60%		92.08%		Not Applicable

MCT CREDIT	\$	-	\$	-	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-	\$	-	\$	-
	\$	100,000	\$	100,000	\$	1,200,000	\$	900,000	\$	1,200,000
MEAG REBATE		-		-		456,339		432,748		456,339

MEAG YES/PART CONTR/MCT CF	\$	100,000	\$	100,000	\$	1,656,339	\$	1,332,748	\$	1,656,339
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Note on MEAG Credit/YES/Participant Contribution: excluded from revenues

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	
PERSONNEL					
Compensation	\$ 24,378	\$ 84,601	\$ 710,575	\$ 1,001,157	\$ 710,575
Benefits	17,216	43,029	368,721	406,884	368,721
PERSONNEL (ACTUAL)	\$ 41,593	\$ 127,629	\$ 1,079,296	\$ 1,408,040	\$ 1,079,296
AS BUDGET	\$ 112,623	\$ 109,087	\$ 1,351,481	\$ 1,309,041	Not Applicable
% ACTUAL TO BUDGET	36.93%	117.00%	79.86%	107.56%	Not Applicable
CONTRACTED SERVICES					
Consulting	\$ -	\$ -	\$ 624	\$ 591	\$ 624
Landfill Fees	-	-	-	-	-
Holiday Event	639	-	639	-	639
Maintenance Contracts	315	301	8,968	4,865	8,968
Rents/Leases	7,453	20,902	12,025	23,818	12,025
Repairs & Maintenance (Outside)	4,670	3,814	53,041	39,377	53,041
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	2,480	2,206	20,696	21,205	20,696
Postage	-	-	71	138	71
Public Relations	-	-	800	-	800
Mkt Expense	-	800	-	20,496	-
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	172	-	7,154	576	7,154
Vehicle Tag & Title Fee	21	-	21	74	21
Ga Dept Rev Fee	1,000	-	1,900	900	1,900
Fees	46	-	346	319	346
Training & Ed	-	-	361	1,050	361
Contract Labor	59,121	30,317	553,576	455,858	553,576
Shipping/Freight	-	-	-	368	-
CONTRACTED SERVICES (ACTUAL)	\$ 75,916	\$ 58,341	\$ 660,221	\$ 569,841	\$ 660,221
AS BUDGET	\$ 53,296	\$ 50,357	\$ 639,550	\$ 604,280	Not Applicable
% ACTUAL TO BUDGET	142.44%	115.86%	103.23%	94.30%	Not Applicable

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	
SUPPLIES					
Office Supplies	112	-	1,883	2,014	1,883
Furniture <5001	-	-	-	650	-
Postage	-	-	-	-	-
Auto Parts	1,040	192	4,637	3,476	4,637
Construction Materials	-	4,471	6,528	31,131	6,528
Damage Claims	-	-	1,439	2,299	1,439
Expendable Fluids	-	-	412	96	412
Safety/Medical Supplies	-	-	-	5,780	-
Tires	489	2,020	2,985	8,292	2,985
Uniform Expense	-	-	11,799	17,593	11,799
Janitorial	576	413	3,482	3,470	3,482
Computer Equipment	-	-	5,766	700	5,766
R & M Buildings - Inside	-	2,640	-	2,640	-
Util Costs - Util Fund	2,594	1,224	16,368	10,292	16,368
Covid-19 Expenses	-	-	957	2,529	957
Streetlights	-	-	6,536	-	6,536
Auto & Truck Fuel	4,756	3,107	31,722	26,155	31,722
Food	226	788	2,038	2,371	2,038
Sm Tool & Min Equip	1,385	4,341	23,940	50,249	23,940
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	3,815	1,893	51,202	25,720	51,202
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	931,424	1,194,525	12,861,330	12,537,876	12,861,330
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
Misc	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 978,233	\$ 1,346,309	\$ 13,237,407	\$ 13,206,502	\$ 13,237,407
AS BUDGET	\$ 986,383	\$ 1,055,868	\$ 11,836,595	\$ 12,670,420	Not Applicable
% ACTUAL TO BUDGET	99.17%	127.51%	111.83%	104.23%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Depr Exp	\$ -	\$ -	\$ 366,055	\$ 349,050	\$ 366,055
CAPITAL OUTLAY (ACTUAL)	\$ -	\$ -	\$ 366,055	\$ 349,050	\$ 366,055
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 14,135	\$ 26,293	\$ 743,234	\$ 947,003	\$ 743,234
Transfer To Gf	89,818	83,594	1,149,520	1,111,910	1,149,520
Transfer To Cip	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 103,953	\$ 109,887	\$ 1,892,754	\$ 2,058,913	\$ 1,892,754
AS BUDGET	\$ 277,505	\$ 270,566	\$ 3,330,056	\$ 3,246,787	Not Applicable
% ACTUAL TO BUDGET	37.46%	40.61%	56.84%	63.41%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,199,695	\$ 1,642,166	\$ 17,235,733	\$ 17,592,347	\$ 17,235,733
AS BUDGET	\$ 1,429,807	\$ 1,485,877	\$ 17,157,682	\$ 17,830,528	Not Applicable
% ACTUAL TO BUDGET	83.91%	110.52%	100.45%	98.66%	Not Applicable

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 12/2021 | FY 2021



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RETAIL SALES & REVENUE	11-13
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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was 3.73%

RECOMMENDATIONS

- *
- *
- *
- *

MOST RECENT
12-MONTH

Dec 2021

Dec 2020

FY2021 YTD

FY2020 YTD

FINANCIALS

Revenues

RETAIL SALES	\$	566,390	\$	513,899	\$	6,961,514	\$	6,159,943	\$	6,961,514
OTHER REVENUES		27,793		66,719		377,889		499,474		377,889
ADJUSTMENTS		(32,308)		57,111		(53,174)		(81,285)		(53,174)
Total Revenues	\$	561,874	\$	637,729	\$	7,286,228	\$	6,578,133	\$	7,286,228

Expenses

PERSONNEL	\$	(5,248)	\$	75,749	\$	814,876	\$	866,281	\$	814,876
PURCHASED & CONTRACTED SVC		20,522		25,750		229,244		190,431		229,244
PURCHASED PROPERTY SERVICES		4,784		9,004		52,127		60,333		52,127
SUPPLIES		22,789		52,678		310,856		315,964		310,856
COST OF GOODS SOLD		287,211		398,348		3,105,056		3,584,849		3,105,056
DEPR, DEBT SVC & OTHER COSTS		48,501		69,383		1,316,954		1,181,822		1,316,954
FUND TRANSFERS		53,099		35,834		1,185,552		395,956		1,185,552
Total Combined Expenses	\$	431,658	\$	666,744	\$	7,014,665	\$	6,595,637	\$	7,014,665

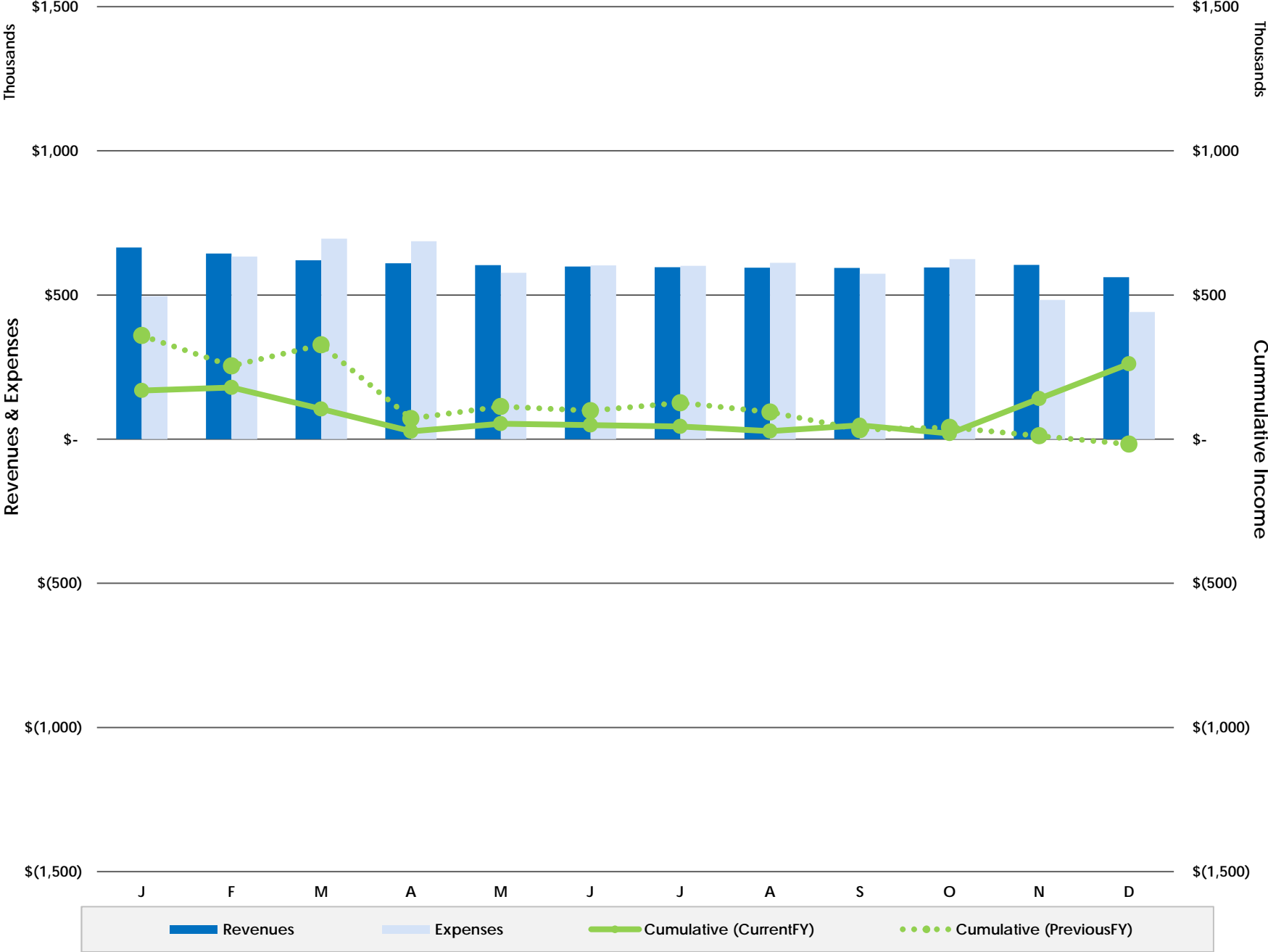
Income

Before Transfer	\$	183,315	\$	6,819	\$	1,457,115	\$	378,453	\$	1,457,115
After Transfer	\$	130,216	\$	(29,015)	\$	271,563	\$	(17,504)	\$	271,563

Margin

Before Transfer		32.63%		1.07%		20.00%		5.75%		20.00%
After Transfer		23.18%		-4.55%		3.73%		-0.27%		3.73%

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



MOST RECENT
12-MONTH

Dec 2021

Dec 2020

FY2021 YTD

FY2020 YTD

RETAIL SALES

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

CABLE TELEVISION	\$	227,731	\$	206,792	\$	3,034,395	\$	2,643,924	\$	3,034,395
DVR SERVICE		21,035		18,182		260,705		228,338		260,705
FIBER OPTICS		54,947		47,581		615,327		558,117		615,327
INTERNET		227,902		208,952		2,650,612		2,334,497		2,650,612
TELEPHONE		33,235		30,293		379,160		366,505		379,160
SET TOP BOX		1,540		2,099		21,314		28,562		21,314
Total RETAIL SALES (ACTUAL)	\$	566,390	\$	513,899	\$	6,961,514	\$	6,159,943	\$	6,961,514

OTHER REVENUES

CATV INSTALL/UPGRADE	\$	280	\$	550	\$	5,145	\$	24,060	\$	5,145
MARKETPLACE ADS		-		-		-		-		-
PHONE FEES		875		797		8,750		7,862		8,750
EQUIPMENT SALES		-		7,632		-		92,622		-
MODEM RENTAL		8,022		1,895		96,312		23,091		96,312
VIDEO PRODUCTION REVENUE		-		-		-		-		-
MISCELLANEOUS		7,045		14,833		124,385		99,723		124,385
ADMIN ALLOCATION		11,571		33,070		143,296		159,497		143,296
CONTRIBUTED CAPITAL		-		-		-		-		-
Transfer from CIP		-		-		-		-		-
MISCELLANEOUS		-		7,942		-		92,619		-
Total OTHER REVENUES ACTUAL	\$	27,793	\$	66,719	\$	377,889	\$	499,474	\$	377,889

Adjustment

Note: Adjustment added to match Financials

TOTAL REVENUES (ACTUAL)	\$	561,874	\$	637,729	\$	7,286,228	\$	6,578,133	\$	7,286,228
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SUMMARY

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	
Personnel	\$ (5,248)	\$ 75,749	\$ 814,876	\$ 866,281	\$ 814,876
Purchased & Contracted Svc	20,522	25,750	229,244	190,431	229,244
Purchased Property Services	4,784	9,004	52,127	60,333	52,127
Supplies	22,789	52,678	310,856	315,964	310,856
Cost of Goods Sold	287,211	398,348	3,105,056	3,584,849	3,105,056
Depr, Debt Svc & Other Costs	48,501	69,383	1,316,954	1,181,822	1,316,954
Fund Transfers	53,099	35,834	1,185,552	395,956	1,185,552
TOTAL SUMMARY (ACTUAL)	\$ 431,658	\$ 666,744	\$ 7,014,665	\$ 6,595,637	\$ 7,014,665

TELECOM

Personnel

Salaries	\$ (15,078)	\$ 50,265	\$ 515,397	\$ 600,536	\$ 515,397
Benefits	9,830	25,484	299,479	265,745	299,479
Total Personnel (ACTUAL)	\$ (5,248)	\$ 75,749	\$ 814,876	\$ 866,281	\$ 814,876

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	761	891	761
Web Design	-	-	-	41	-
Consulting - Technical	-	-	171	15,750	171
HOLIDAY EVENTS	-	-	-	650	-
Lawn Care & Maintenance	-	-	-	89	-
Security Systems	-	-	2,617	1,270	2,617
Pest Control	-	-	-	-	-
Maintenance	1,016	483	26,527	13,641	26,527
Equipment Rents/Leases	188	188	2,441	2,638	2,441
Pole Equip. Rents/Leases	466	-	2,466	2,000	2,466
Equipment Rental	59	14	192	159	192
CONSULTING - TECHNICAL	-	-	-	-	-
LAWN CARE & MAINTENANCE	-	-	-	59	-
Outside Maintenance	2,394	3,513	21,372	12,566	21,372
EQUIPMENT RENTS / LEASES	-	-	-	-	-
POLE EQUIPMENT RENTS / LEASES	466	-	3,144	2,726	3,144
MAINTENANCE CONTRACTS	324	3,133	23,907	9,821	23,907
EQUIPMENT RENTAL	39	10	128	106	128
COMMUNICATION SERVICES	2,211	1,365	23,041	19,126	23,041
INTERNET COSTS	530	1,060	5,830	5,532	5,830
POSTAGE	-	-	110	-	110
TRAVEL EXPENSE	-	-	6,005	-	6,005
DUES/FEES	-	-	9,967	2,475	9,967
VEHICLE TAG & TITLE FEE	-	-	-	-	-
FCC FEES	8,994	8,384	57,004	45,161	57,004
GA DEPT OF REV FEES	-	-	-	-	-
TRAINING & EDUCATION -EMPLOYEE	-	15	126	8,625	126
CONTRACT LABOR	3,637	7,586	43,157	47,049	43,157
SOFTWARE EXPENSE	-	-	80	-	80
SHIPPING / FREIGHT	199	-	199	56	199
Total Purchased & Contracted Svc (ACTUAL)	\$ 20,522	\$ 25,750	\$ 229,244	\$ 190,431	\$ 229,244

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 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	948	1,418	8,800	15,428	8,800
Postage	-	-	10	-	10
INTERNET COSTS	-	-	2,000	2,000	2,000
Public Relations	-	-	-	260	-
Marketing Expense	-	-	-	-	-
Utility Bill Printing Services	-	-	-	-	-
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	1,166	78	1,166
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	182	-
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	200	-	400	200	400
Uniform Rental	-	-	-	-	-
Contract Labor	3,637	7,586	39,752	41,591	39,752
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	594	-
Total Purchased Property Services (ACTUAL)	\$ 4,784	\$ 9,004	\$ 52,127	\$ 60,333	\$ 52,127

TELECOM (Continued)

Supplies

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	12-MONTH
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	48	-	48	619	48
Postage	-	-	-	-	-
Auto Parts	267	(90)	3,395	4,298	3,395
CONSTRUCTION MATERIALS	-	2,967	3,745	42,730	3,745
Damage Claims	-	-	-	-	-
EXPENDABLE FLUIDS	-	-	302	22	302
Tires	-	804	976	2,581	976
Uniform Expense	-	-	4,063	-	4,063
Janitorial Supplies	576	363	3,551	2,673	3,551
Equipment Parts	323	384	9,234	4,427	9,234
R&M Building - Inside	-	-	202	-	202
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	2,259	15,111	34,253	51,651	34,253
Sys R&M - Inside/Shipping	-	-	27	-	27
COVID-19 EXPENSES	-	-	957	716	957
Utility Costs	4,894	4,765	36,351	33,676	36,351
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	1,691	1,391	12,402	11,884	12,402
Food	101	78	1,010	1,019	1,010
Small Tools & Minor Equipment	2,704	184	4,384	5,635	4,384
Small Operating Supplies	462	1,258	13,879	20,117	13,879
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	85	65	1,684	1,021	1,684
AUTO PARTS	-	-	-	-	-
CONSTRUCTION MATERIALS	-	9,870	11,992	19,009	11,992
EXPENDABLE FLUIDS	-	-	2	-	2
UNIFORM EXPENSE	-	-	-	683	-
JANITORIAL SUPPLIES	-	63	256	213	256
COMPUTER EQUIP NON-CAP	1,217	494	9,147	3,653	9,147
EQUIPMENT PARTS	15	134	693	1,811	693
REPAIRS & MAINTENANCE	(719)	4,768	60,722	18,700	60,722
COVID-19 EXPENSES	-	-	957	273	957
UTILITY COSTS	3,638	3,595	21,839	21,881	21,839
AUTO & TRUCK FUEL	1,691	1,321	12,402	11,888	12,402
SMALL TOOLS & MINOR EQUIPMENT	637	1,841	4,279	11,275	4,279
SMALL OPERATING SUPPLIES	2,836	3,151	34,396	24,236	34,396
DEPRECIATION EXPENSE	-	-	23,646	18,983	23,646
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 22,789	\$ 52,678	\$ 310,856	\$ 315,964	\$ 310,856

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	16,435	15,863	193,767	196,698	193,767
Cost of Sales CATV	239,606	342,259	2,596,391	3,034,042	2,596,391
Cost of Sales Internet	22,770	24,310	219,769	231,953	219,769
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	8,400	15,916	95,128	122,157	95,128
Cost of Programming CATV	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	\$ 287,211	\$ 398,348	\$ 3,105,056	\$ 3,584,849	\$ 3,105,056

Depr, Debt Svc & Other Costs					
Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	-	-	161,331	161,568	161,331
INTEREST EXP - 2020 REV BONDS	43,089	43,089	517,070	73,252	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	14,135	26,293	743,234	947,003	743,234
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)	\$ 48,501	\$ 69,383	\$ 1,316,954	\$ 1,181,822	\$ 1,316,954

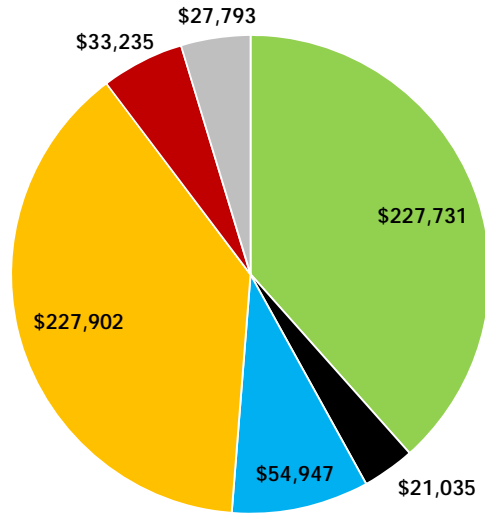
Fund Transfers					
Transfer 5% to General Fund	16,674	14,158	206,762	185,759	206,762
TRANS OUT UTIL 5% TO GEN FUND	22,290	21,676	235,556	210,198	235,556
ADMIN ALLOC - ADMIN EXPENSES	14,135	-	743,234	-	743,234
Total Fund Transfers (ACTUAL)	\$ 53,099	\$ 35,834	\$ 1,185,552	\$ 395,956	\$ 1,185,552

TOTAL TELECOM EXPENSES (ACTUAL)	\$ 431,658	\$ 666,744	\$ 7,014,665	\$ 6,595,637	\$ 7,014,665
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CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES

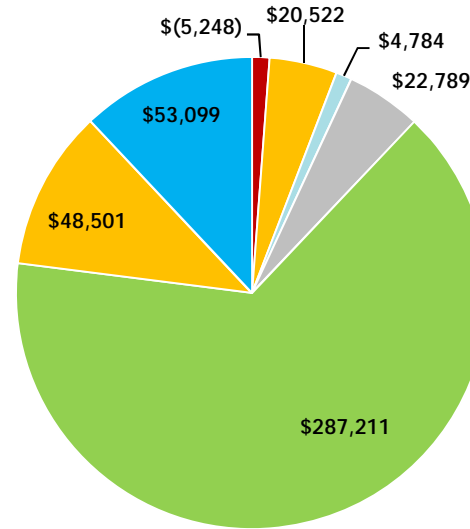
REVENUES [Dec 2021]

- CABLE TELEVISION
- DVR SERVICE
- FIBER OPTICS
- INTERNET
- TELEPHONE
- OTHER REVENUES



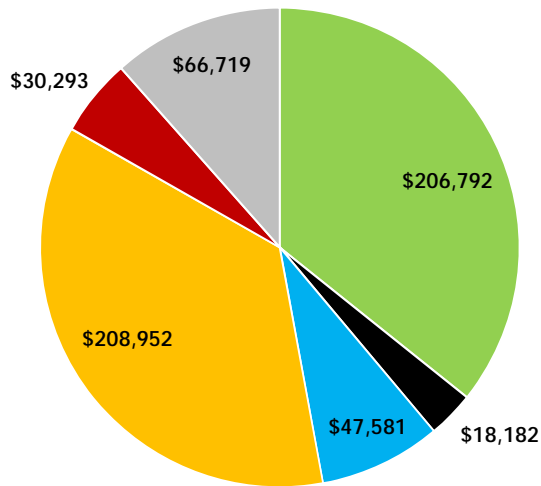
EXPENSES [Dec 2021]

- PERSONNEL
- PURCHASED & CONTRACTED SVC
- PURCHASED PROPERTY SERVICES
- SUPPLIES
- COST OF GOODS SOLD
- DEPR, DEBT SVC & OTHER COSTS
- FUND TRANSFERS



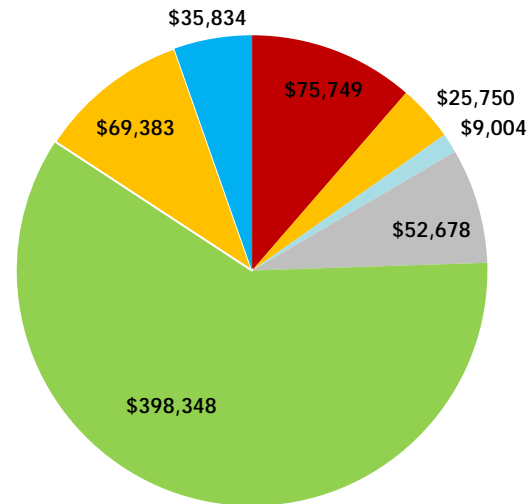
REVENUES [Dec 2020]

- CABLE TELEVISION
- DVR SERVICE
- FIBER OPTICS
- INTERNET
- TELEPHONE
- OTHER REVENUES



EXPENSES [Dec 2020]

- PERSONNEL
- PURCHASED & CONTRACTED SVC
- PURCHASED PROPERTY SERVICES
- SUPPLIES
- COST OF GOODS SOLD
- DEPR, DEBT SVC & OTHER COSTS
- FUND TRANSFERS



MOST RECENT
12-MONTH

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	1,879	2,629	25,439	33,497	25,439
Revenue (\$)	\$ 213,382	\$ 197,039	\$ 2,876,526	\$ 2,525,801	\$ 2,876,526
Revenue Per Bill (\$)	\$ 114	\$ 75	\$ 113	\$ 75	\$ 113
MINI BASIC					
Number of Bills	298	178	3,212	1,995	3,212
Revenue (\$)	\$ 10,979	\$ 6,323	\$ 115,111	\$ 74,589	\$ 115,111
Revenue Per Bill (\$)	\$ 37	\$ 36	\$ 36	\$ 37	\$ 36
BOSTWICK					
Number of Bills	11	13	134	171	134
Revenue (\$)	\$ 1,265	\$ 993	\$ 15,425	\$ 12,907	\$ 15,425
Revenue Per Bill (\$)	\$ 115	\$ 76	\$ 115	\$ 75	\$ 115
BULK CATV/MOTEL					
Number of Bills	4	5	56	60	56
Revenue (\$)	\$ 1,310	\$ 1,550	\$ 17,513	\$ 18,600	\$ 17,513
Revenue Per Bill (\$)	\$ 328	\$ 310	\$ 313	\$ 310	\$ 313
SHOWTIME					
Number of Bills	3	4	38	86	38
Revenue (\$)	\$ 44	\$ 59	\$ 516	\$ 1,205	\$ 516
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 14	\$ 14	\$ 14
SHOW/HBO					
Number of Bills	6	9	78	104	78
Revenue (\$)	\$ 75	\$ 91	\$ 972	\$ 1,270	\$ 972
Revenue Per Bill (\$)	\$ 13	\$ 10	\$ 12	\$ 12	\$ 12
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
CINEMAX					
Number of Bills	2	2	24	28	24
Revenue (\$)	\$ 29	\$ 29	\$ 352	\$ 405	\$ 352
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 14	\$ 15

MOST RECENT
12-MONTH

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
HBO					
Number of Bills	21	26	269	306	269
Revenue (\$)	\$ 308	\$ 352	\$ 3,896	\$ 4,361	\$ 3,896
Revenue Per Bill (\$)	\$ 15	\$ 14	\$ 14	\$ 14	\$ 14
MAX/HBO					
Number of Bills	6	7	71	76	71
Revenue (\$)	\$ 75	\$ 66	\$ 880	\$ 906	\$ 880
Revenue Per Bill (\$)	\$ 13	\$ 9	\$ 12	\$ 12	\$ 12
PLAYBOY					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
STARZ					
Number of Bills	18	22	223	263	223
Revenue (\$)	\$ 264	\$ 289	\$ 3,204	\$ 3,882	\$ 3,204
Revenue Per Bill (\$)	\$ 15	\$ 13	\$ 14	\$ 15	\$ 14
DVR					
Number of Bills	130	150	1,652	1,781	1,652
Revenue (\$)	\$ 15,376	\$ 13,882	\$ 192,998	\$ 167,951	\$ 192,998
Revenue Per Bill (\$)	\$ 118	\$ 93	\$ 117	\$ 94	\$ 117
NON DVR					
Number of Bills	40	36	465	503	465
Revenue (\$)	\$ 4,680	\$ 3,248	\$ 55,517	\$ 48,116	\$ 55,517
Revenue Per Bill (\$)	\$ 117	\$ 90	\$ 119	\$ 96	\$ 119
SET TOP BOX					
Number of Bills	124	175	1,721	2,309	1,721
Revenue (\$)	\$ 1,540	\$ 2,099	\$ 21,314	\$ 28,562	\$ 21,314
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12

MOST RECENT
12-MONTH

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	51	61	658	682	658
Revenue (\$)	\$ 756	\$ 885	\$ 9,969	\$ 9,812	\$ 9,969
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 14	\$ 15
ADD'L NON DVR BOX					
Number of Bills	20	14	199	228	199
Revenue (\$)	\$ 222	\$ 167	\$ 2,222	\$ 2,459	\$ 2,222
Revenue Per Bill (\$)	\$ 11	\$ 12	\$ 11	\$ 11	\$ 11
FIBER					
Number of Bills	240	124	2,280	1,357	2,280
Revenue (\$)	\$ 54,947	\$ 47,581	\$ 615,327	\$ 558,117	\$ 615,327
Revenue Per Bill (\$)	\$ 229	\$ 384	\$ 270	\$ 411	\$ 270
INTERNET					
Number of Bills	4,100	4,068	49,153	47,127	49,153
Revenue (\$)	\$ 225,629	\$ 206,222	\$ 2,619,313	\$ 2,300,891	\$ 2,619,313
Revenue Per Bill (\$)	\$ 55	\$ 51	\$ 53	\$ 49	\$ 53
WIRELESS INTERNET					
Number of Bills	33	39	449	500	449
Revenue (\$)	\$ 2,273	\$ 2,730	\$ 31,299	\$ 33,606	\$ 31,299
Revenue Per Bill (\$)	\$ 69	\$ 70	\$ 70	\$ 67	\$ 70
RESIDENTIAL PHONE					
Number of Bills	756	838	9,464	10,142	9,464
Revenue (\$)	\$ 6,028	\$ 10,437	\$ 65,447	\$ 131,386	\$ 65,447
Revenue Per Bill (\$)	\$ 8	\$ 12	\$ 7	\$ 13	\$ 7
COMMERCIAL PHONE					
Number of Bills	286	283	3,393	3,397	3,393
Revenue (\$)	\$ 18,282	\$ 19,856	\$ 222,362	\$ 235,119	\$ 222,362
Revenue Per Bill (\$)	\$ 64	\$ 70	\$ 66	\$ 69	\$ 66
TOTAL REVENUES	\$ 557,465	\$ 513,899	\$ 6,870,162	\$ 6,159,943	\$ 6,870,162

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

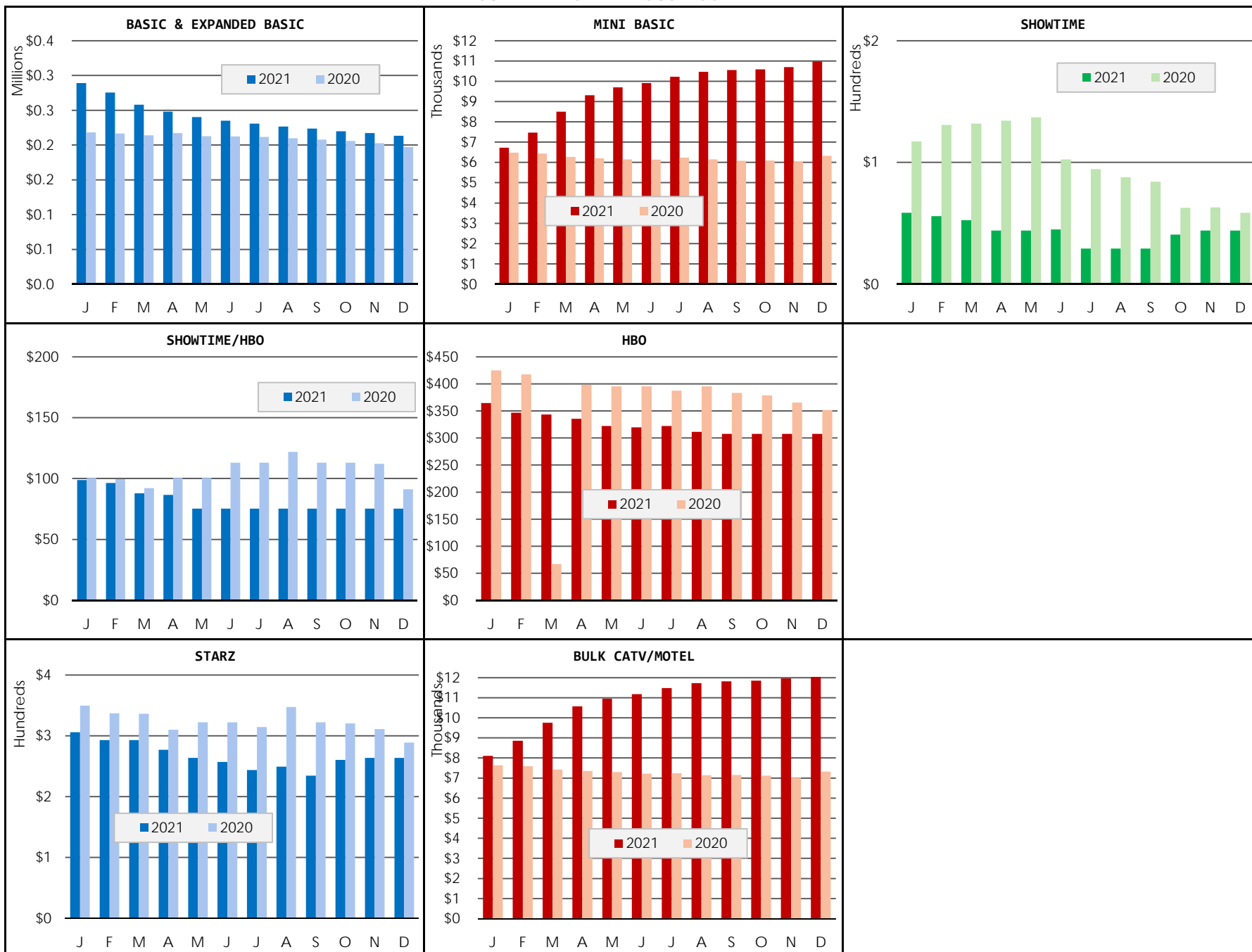
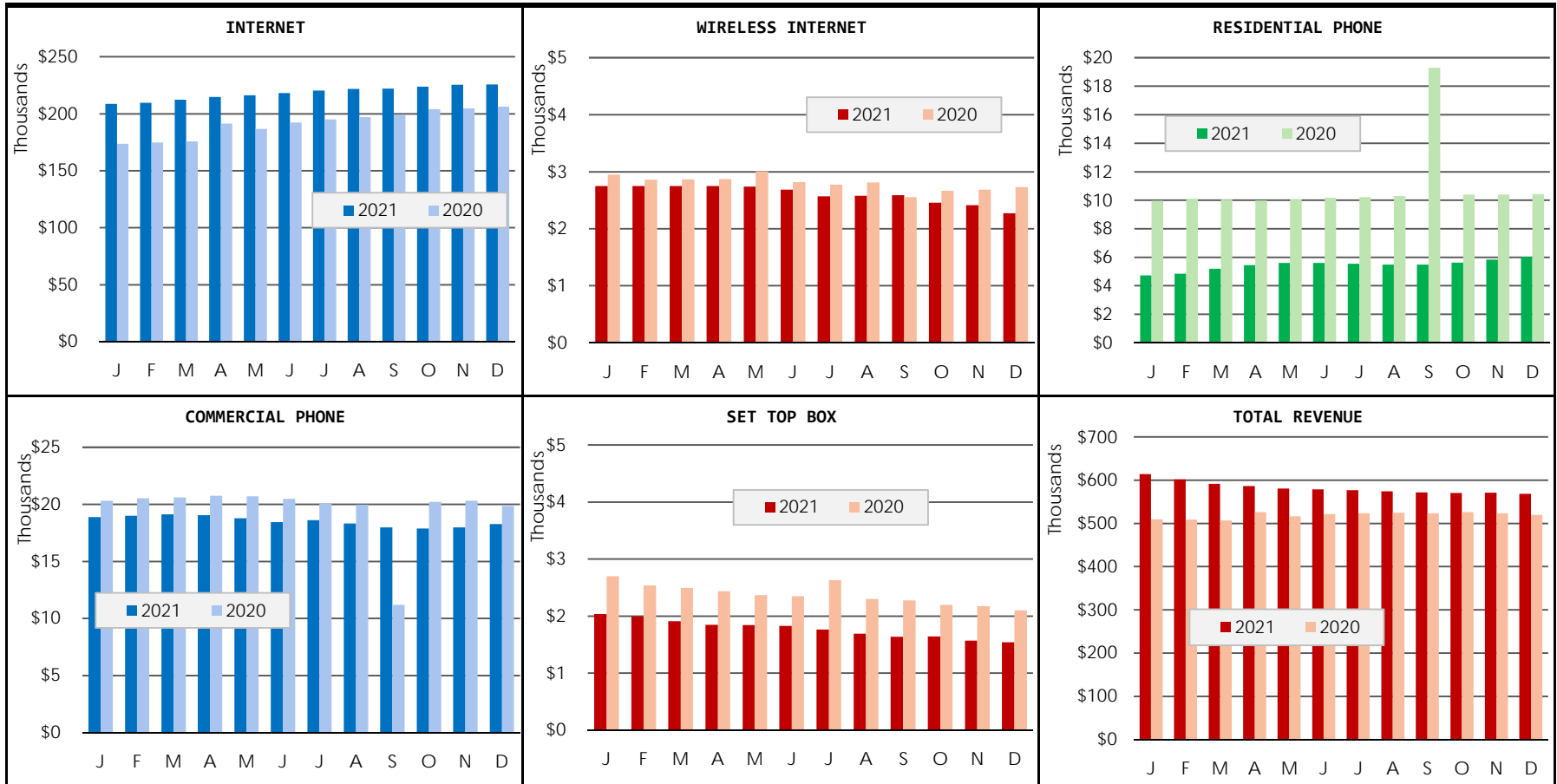


CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR



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





Preliminary/unaudited Financial Report as of December 2021

Online financial reports are available here
<https://cleargov.com/georgia/walton/city/monroe>

GENERAL FUND SUMMARY

GENERAL FUND REVENUES



TOTAL BUDGETED

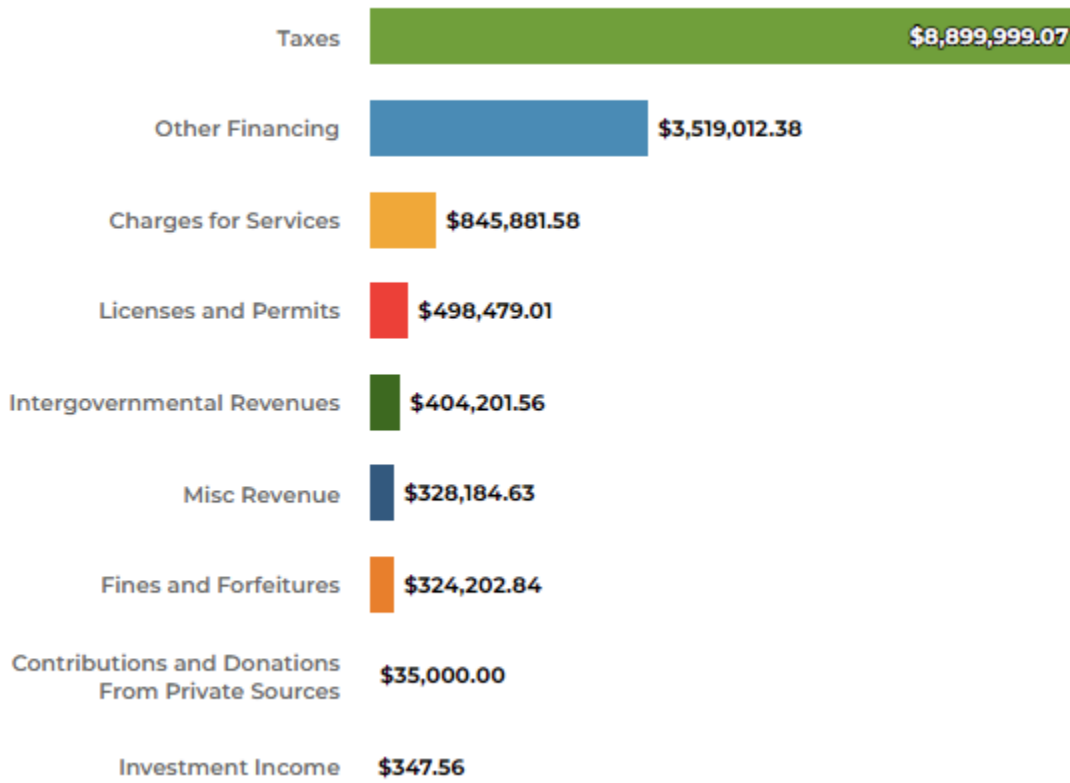
\$13,795,077

COLLECTED TO DATE

(108% of budgeted collected to date)

\$14,855,309

General Fund unaudited preliminary year-to-date revenues for the month totaled \$14,855,309 which is more than total budgeted revenues of \$13,795,077 for 2021. Property Tax & Insurance Premium Tax collections make up @ 37% of total General Fund Revenues, which is not collected until the fourth quarter of each year, both have been collected for 2021.



GENERAL FUND EXPENDITURES



TOTAL BUDGETED

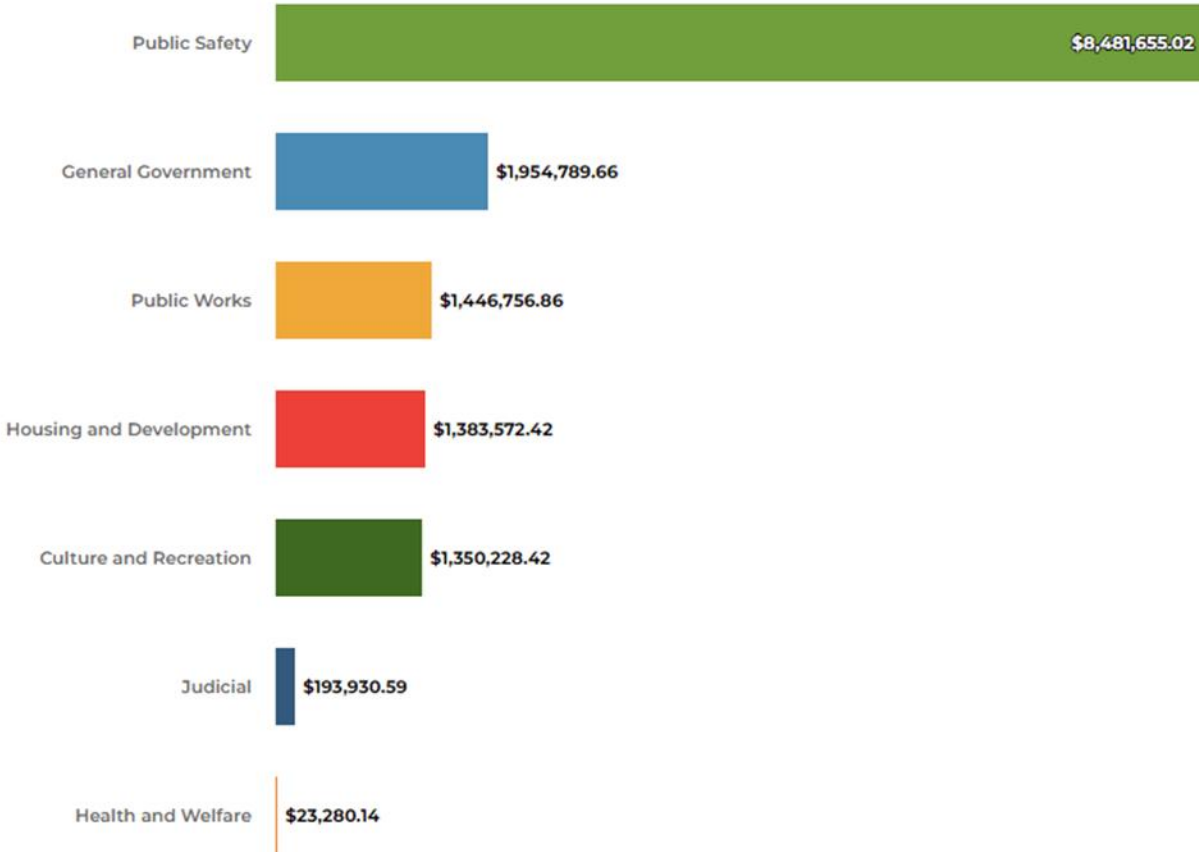
\$13,795,077

EXPENDED TO DATE

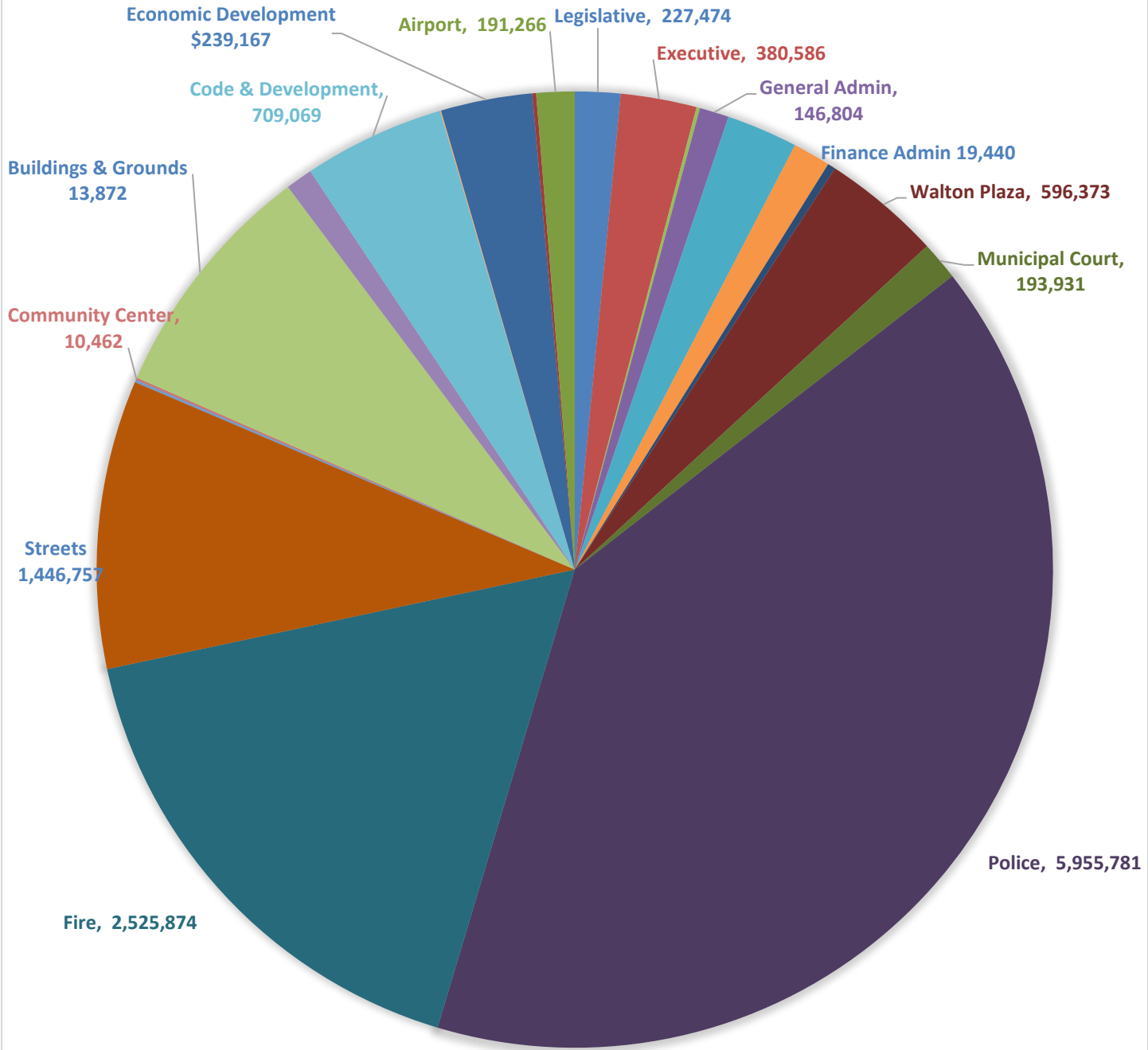
(108% of budgeted used to date)

\$14,834,213

General Fund unaudited preliminary year-to-date expenses for the month totaled \$14,834,213 which is higher than total budgeted expenses of \$13,795,077 for 2021, this is offset by an increase in revenues.



GENERAL FUND EXPENSES YTD



UTILITY FUND SUMMARY

UTILITY FUND REVENUES



TOTAL BUDGETED

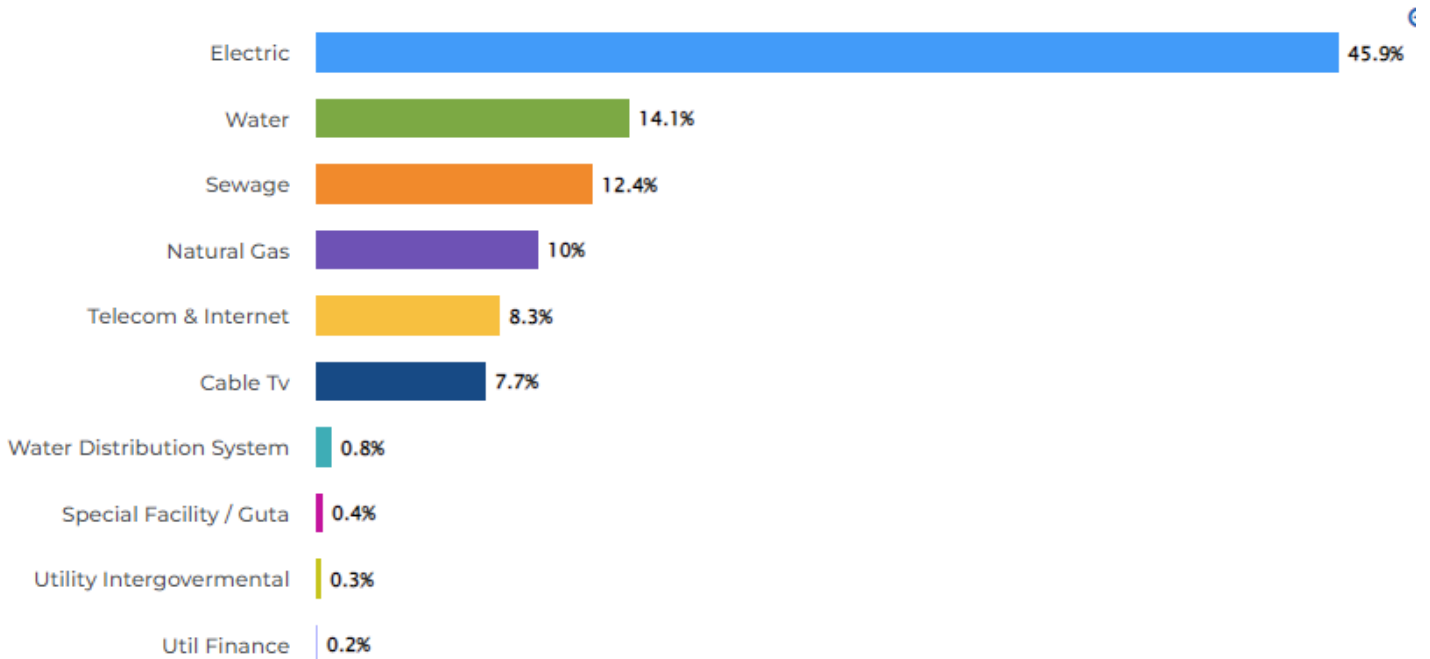
\$43,375,851

COLLECTED TO DATE

(105% of budgeted collected to date)

\$45,597,014

Utility Fund unaudited preliminary year-to-date operating revenues for the month totaled \$45,067,347, with \$529,668 in contributed capital revenue received. This is higher than total budgeted revenues of \$43,375,851 for 2021.



UTILITY FUND EXPENDITURES



TOTAL BUDGETED

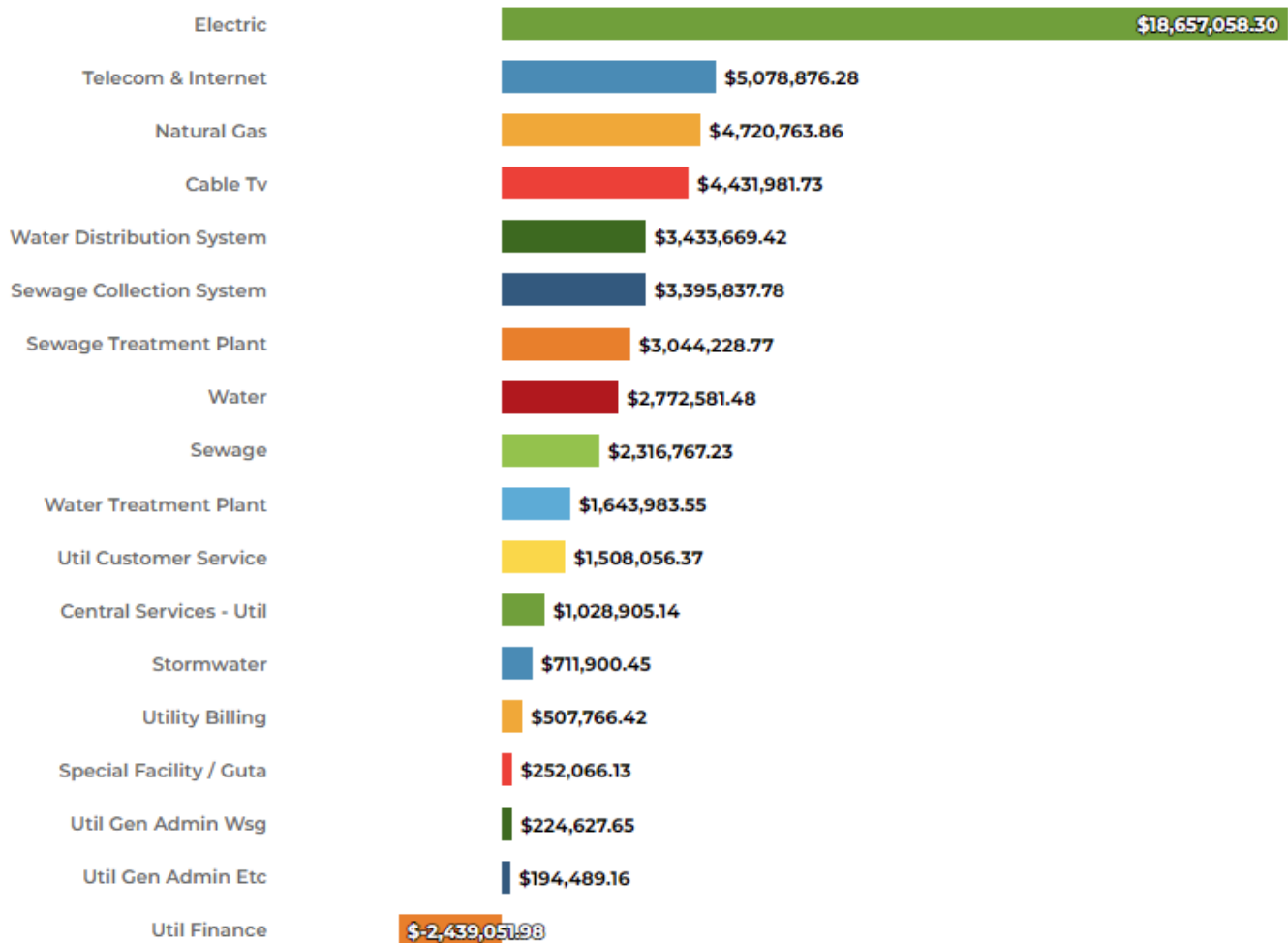
\$43,375,851

EXPENDED TO DATE

(119% of budgeted used to date)

\$51,484,508

Utility Fund unaudited preliminary year-to-date operating expenses for the month totaled \$39,551,711 (*excluding capital expense*) which is 91% of total budgeted expenses of \$43,375,851 for 2021. Year-to-date capital expense totaled \$11,932,797.



SOLID WASTE FUND SUMMARY

SOLID WASTE FUND REVENUES



TOTAL BUDGETED

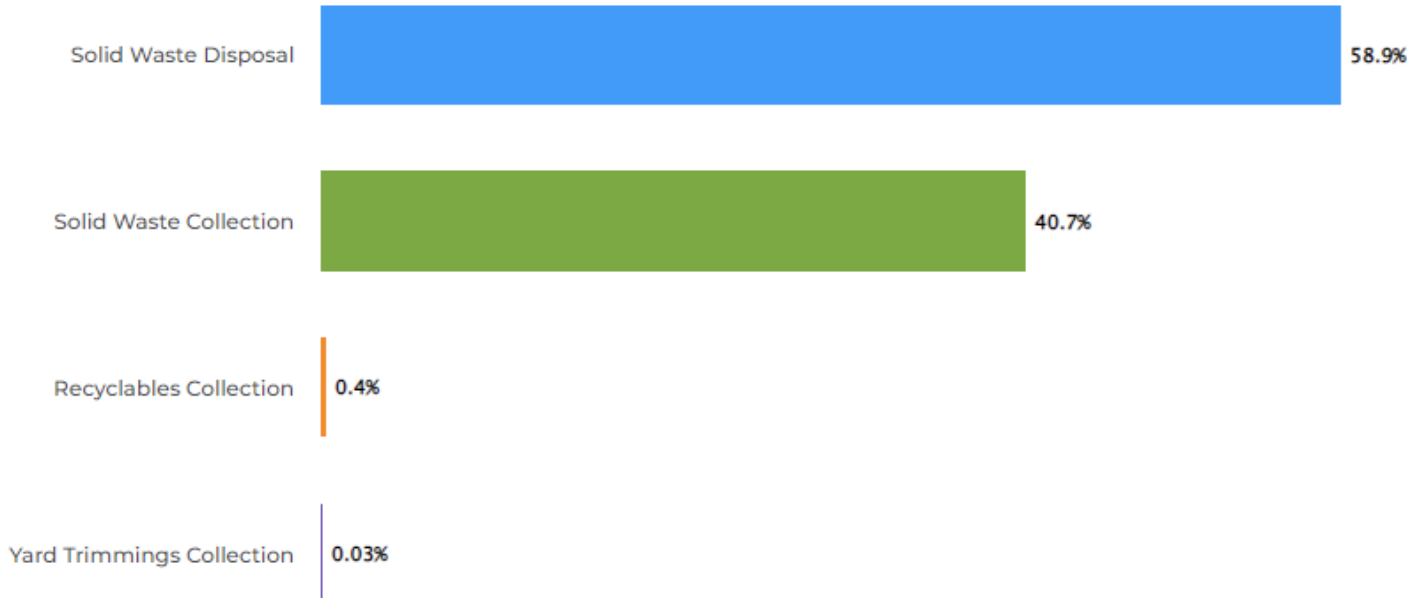
\$5,511,318

COLLECTED TO DATE

(120% of budgeted collected to date)

\$6,637,208

Solid Waste unaudited preliminary year-to-date revenues for the month totaled \$6,637,208. This is more than total budgeted revenues of \$5,511,318 for the year.



SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

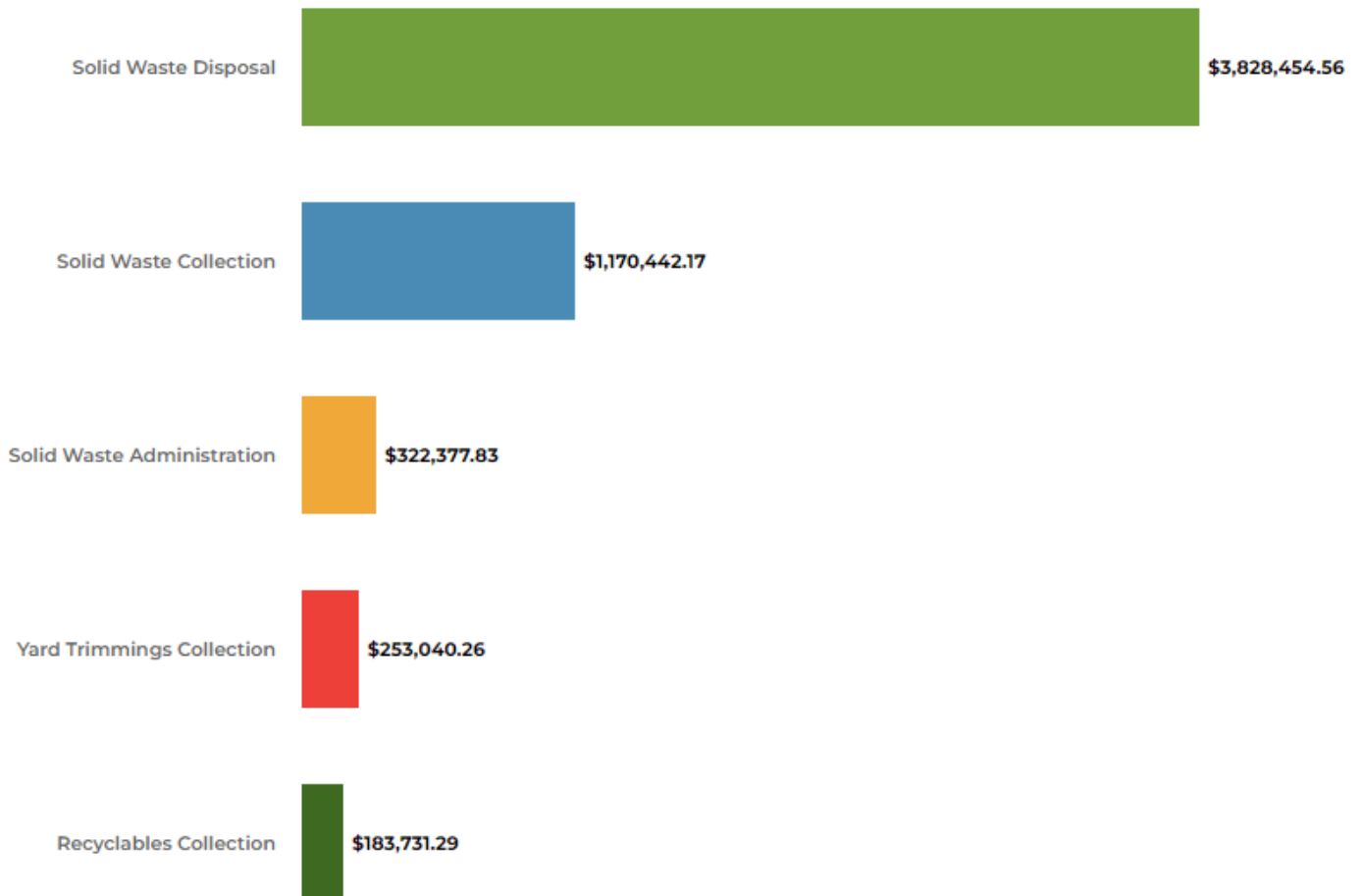
\$5,511,318

EXPENDED TO DATE

(111% of budgeted used to date)

\$6,136,240

Solid Waste unaudited preliminary year-to-date expenses for the month totaled \$5,814,178 (*excluding capital expense*) which is more than total budgeted expenses \$5,511,318 for 2021. Year-to-date capital expenses total \$322,062.



Cash balances for the City of Monroe at month end totaled **\$89,343,791** including the utility bond funds.
 The following table shows the individual account balances for the major funds

GOVERNMENTAL FUND	
General Fund Checking	4,553,371.10
Stabilization Fund	1,250,000.00
Group Health Insurance Claims (Insurance Trust)	1,242.28
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,739.99
Old SPLOST 2007	1,380,834.46
SPLOST 2013	573,169.44
SPLOST 2019	3,239,585.96
SPECIAL REVENUE FUND	
Hotel/Motel	17,153.45
DEA Confiscated Assets Fund	55,615.58
Confiscated Assets Fund	143,755.18
American Rescue Plan	2,313,452.42
ENTERPRISE FUND	
Solid Waste	691,463.86
Solid Waste Capital	981,512.76
Utility Revenue	230,112.15
Utility Revenue Reserve	1,000,000.10
Utility MEAG Payment Acct	33.15
Utility MGAG Payment Acct	4.19
Utility Gov't Loan Payment Acct	0.16
CDBG 2020	500.00
Utility MEAG Short-Term Investment	6,611,500.39
Utility MEAG Intermediate Extended Investment	8,504,685.31
Utility MEAG Intermediate Portfolio Investment	3,283,667.58
Utility Capital Improvement	6,873,734.48
Utility Tap Fees	5,824,848.99
Utility GEFA	1,000.00
Utility Bond Sinking Fund	297,673.65
2020 Util Bond Sinking Fund	148,647.11
2020 Bond Fund (Restricted Cking)	38,599,459.76
Utility Customer Deposits (Restricted)	679,890.33
Utility Customer Deposits (Investment)	1,583,211.87

The total Utility Capital funds available at month end are \$13,698,583 as broken down in the section below:

Utility Capital Improvement Cash Balance	6,873,734
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	5,824,849
Total Current Funds Available	13,698,583

	<u>Remaining</u> <u>Budget</u>	<u>2021 Budgeted</u> <u>Expense</u>	<u>2021 Actual</u> <u>Expense</u>	<u>Remaining</u> <u>Budget</u>	<u>2022 Budgeted</u> <u>Expense</u>	<u>2023 Budgeted</u> <u>Expense</u>
Totals	7,091,407	4,943,062	3,558,571	9,329,199	2,470,000	2,406,500
Remaining estimated annual Tap Fees		1,200,000		-	1,200,000	1,200,000
Remaining estimated annual CIP transfers-in		3,000,000		-	3,000,000	3,000,000
Estimated Utility Capital Cash Balance EOY	6,607,176	5,864,114	13,698,583	4,369,384	6,099,384	7,892,884

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

Utility Transfers Out

	Capital	
	Improvement	General Fund
January	\$ 236,667	\$ 178,808
February	\$ 271,499	\$ 203,661
March	\$ 300,779	\$ 226,135
April	\$ 290,940	\$ 218,932
May	\$ 259,469	\$ 194,751
June	\$ 247,444	\$ 187,203
July	\$ 242,619	\$ 182,468
August	\$ 263,923	\$ 201,382
September	\$ 277,383	\$ 213,356
October	\$ 285,279	\$ 223,310
November	\$ 279,607	\$ 216,579
December	\$ 256,328	\$ 193,815
YTD Total	\$ 3,211,937	\$ 2,440,400

Utility Capital Funding

Approved Projects/Assets

Dept	Project Description	Remaining	2021 Budgeted	2021 Actual	Remaining	2022 Budgeted	2023 Budgeted
		Budget	Expense	Expense	Budget	Expense	Expense
Sewer	Pump Station SCADA	50,874			50,874		
Sewer	Sewer Main Rehab	451,474	100,000		551,474	100,000	100,000
Sewer	Sewer CDBG 2018-Initial Application	3,430		5,750			
Sewer	CDBG 2018 Construction & Design			402,428			
Sewer	CDBG 2018 Revenue (DCA draws)	77,850			77,850		
Sewer	GIS Program Development	-			-		
Sewer	motors, pumps, controls, etc	133,367	150,000	338,571	(55,205)	150,000	150,000
Sewer	Trickling Filter Pump	1,161	40,000		41,161		
Sewer	Truck Replacement			66,200	(66,200)	50,000	
Sewer	Application/Design CDBG 2022 submittal			1,620	(1,620)	75,000	
Sewer	CDBG 2022 Construction				-		500,000
Sewer	Final Clarifier Clean Out		20,000		20,000		20,000
Sewer	equipment trailer		8,190		8,190		
Sewer	Sewer Extensions		100,000		100,000	100,000	100,000
Sewer	major repair JD excavator			6,187	(6,187)		
Water	Water Main Rehab	500,000	125,000	29,852	595,148	125,000	125,000
Water	Fire Hydrant Replacement	72,273	55,000		127,273	55,000	55,000
Water	Infrastructure Repair/Replacement	511,179	250,000		761,179	150,000	150,000
Water/Telecom	Loganville Water Line-Fiber	245,000			245,000		
Water	Replacement of Controls	40,000			40,000		
Water	Warehouse Improvements	22,384			22,384		
Water	Membrane Filters	66,365	25,000		91,365	25,000	25,000
Water	Water Meters	56,500	56,500		113,000	56,500	56,500
Water	GIS Program Development	-			-		
Water	Alcovy River Screen	350,000			350,000		
Water	Fire Hydrant Security	25,000	50,000		75,000	50,000	50,000
Water	High Service Pumps	12,034			12,034		
Water	Service Renewals	100,000	200,000		300,000	200,000	200,000
Water	Water Master Plan	81,805		49,499	32,306		
Water	Waterline extensions & pressure improvements	84,238	150,000		234,238	125,000	100,000
Water	New Construction Water Meters	20,560			20,560		
Water	Control Vlv Replacement Reservoir & Alcovy River		-		-		33,500
Water	equipment trailer		8,190		8,190		
Water	truck		-	60,385			
Water	replace engine in F350 truck		-	20,675			
Water	REMOVE BRICK FACING OLD WATER PLANT		-	76,776	(76,776)		
Central Svcs	Vehicle						
Central Svcs	Exchange server	47,100	64,000	62,062	49,038		
Central Svcs	Forklift at Warehouse		36,100		36,100		
Central Svcs	Control System for Broad St Gate		-	9,480			
Central Svcs	Plaza renovations phase #2 (bldgs B thru E)		971,288		971,288		
Admin	Trucks	-	48,000		48,000		
Admin	My Civic Citizen citywide app		-	8,300			
Admin	ltron Equip Upgrades	75,800		77,301	(1,501)		
Electric	Reconductor Distribution System	153,271		4,823	148,448		
Electric	3 Phase Feeder (Hwy138 - Hospital)	95,000			95,000		
Electric	Cover Gear	25,000			25,000		
Electric	mini excavator	-			-		
Electric	fault finder	-			-		
Electric	2018 LED Streetlights	36,454		48,104	-		
Electric	meter load tester	-			-		
Electric	Pole Crane	80,000			80,000		
Electric	Warehouse Project	30,186		5,266	-		
Electric	System Automation 2019-2020	103,978			103,978	75,000	75,000
Electric	Underground for Town Green	151,489		13,360	138,129		
Electric	AMI meters/system	340,215	140,000	133,602	346,613		
Electric	Rebuild Highland & S Madison Ave (poles, transformers, wire, etc)	726,700		170,493	556,207		
Electric	GIS Program Development	11,386		5,569	5,817		
Electric	commercial demand meters	70,000			70,000		
Electric	Monroe Pavilion Electric	-		334,593	-		
Electric	Pole Replacement		400,000		400,000	400,000	
Electric	Pole / Wire trailer		20,230	22,330	(2,100)		
Electric	Downtown Lighting Replacement		109,632	87,630	22,002		
Electric	Hwy11/78 Lighting		76,500	90,155	(13,655)		
Electric	Meadows Farm Subdivision			108,780	(108,780)		
Electric	Etten Drive Commercial Bldg			22,095	(22,095)		
Electric	Belle Meade replace primary elec line		-	59,500	(59,500)		
Electric	Stone Creek II streetlights			22,016	(22,016)		
Electric	City Hall lighting			40,935	(40,935)		
Electric	golf cart charging stations			5,372	(5,372)		
Telecom	IP Conversion	107,729			107,729		
Telecom	IPTV	100,585			100,585		
Telecom	Community WiFi / Wireless Deployment	50,459			50,459		
Telecom	Fusion Splicer	38,079			38,079		
Telecom	Halon Fire Suppression	44,000			44,000		
Telecom	GIS Program Development				-		
Telecom	Fiber to the X services	177,806		332,164	(154,357)		
Telecom	Telecom Expansion to PD bldg			8,929	(8,929)		
Telecom	Core switch replacement	22,198			22,198		
Telecom	18 cable replace	24,323		6,882	17,441		
Telecom	replacement receiver - CATV	-		9,127	(9,127)		
Telecom	X2 battery backups for internet systems			13,653	(13,653)		
Gas	Gas GIS	72,249			72,249		

Gas	Good Hope	-	-	-	-	-
Gas	James Huff/Gratis	-	-	-	-	-
Gas	Old Mill Replacement	-	-	-	-	-
Gas	Unisia Dr Extension	-	-	-	-	-
Gas	Lacy, Davis, Harris & Ash Streets	140,000	-	-	140,000	-
Gas	Various Projects	100,000	-	-	100,000	-
Gas	Walton Co Gas Extension	-	7,320	-	(7,320)	-
Gas	Stone Creek Gas Extension	-	-	-	-	-
Gas	GIS Program Development	11,386	-	5,569	5,817	-
Gas	natural gas master plan	150,000	-	-	150,000	-
Gas	Gas Main Renewal	-	316,494	155,402	161,092	300,000
Gas	equipment trailer	-	16,380	-	16,380	-
Gas	Main Extension (Monroe Pavilion, etc)	-	250,000	132,274	117,726	250,000
Gas	Truck	-	62,979	62,979	-	-
Stormwater	Lateral Repair	8,183	-	-	8,183	-
Stormwater	Storm/Drain Retention Pond Rehab	175,000	100,000	4,500	270,500	100,000
Stormwater	GIS Program Development	0	-	-	-	-
Stormwater	Improvements	100,000	-	-	100,000	-
Stormwater	pickup truck	33,232	60,000	-	93,232	-
Stormwater	Infrastructure / Pipes / Inlets / etc.	95,510	50,000	17,180	128,330	50,000
Stormwater	Skid Steer / track loader	-	85,000	62,725	-	-
Stormwater	CDBG2020 Application & Design	52,998	-	93,880	-	-
Stormwater	CDBG 2020 Construction	500,000	706,579	15,275	1,191,304	-
Stormwater	N Madison Stormwater	-	-	18,636	-	-
Stormwater	FAE mulching head	-	32,000	22,700	-	-

Utility 2020 Bond Projects

	Original Budget	Expenditures	Balance
Wastewater Treatment Plant Upgrades	7,500,000	699,821	6,800,179
Alcovy Sewer Line Extension	4,000,000	1,923,863	2,076,137
Loganville Water Transmission Line Extension	5,580,000	5,580,000	-
Future Water Transmission Line Extensions	1,700,000	994,521	705,479
Raw Water Line Upgrades	3,520,000	115,778	3,404,222
Water Tank Industrial Park & Line Extension	3,000,000	90,322	2,909,678
Water Tank Northside of System	1,750,000		1,750,000
Water Plant System Upgrades	3,000,000	89,130	2,910,870
East Walton Gas Line Extension	1,000,000	208,717	791,283
Broadband Fiber Extension	12,700,000	1,870,083	10,829,917
Future Expansion Projects	6,250,000	365,798	5,884,202
	\$50,000,000	\$11,938,033	\$38,061,967

Solid Waste Capital Funding

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>2021 Budgeted Expense</u>	<u>2021 Actual Expense</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2023 Budgeted Expense</u>
Solid Waste	Recycling Carts (purchased via OPEX # 531108)	70,000	54,798	15,203		
Solid Waste	Replace Scales @ Transfer Station	100,000	107,299			
Solid Waste	Transfer Station Improvements	350,000	325,933	24,067	25,000	25,000
Solid Waste	Downtown Dumpster Corrals	150,000		150,000		
Solid Waste	Commercial Garbage Truck	270,000		270,000		
Solid Waste	JD Loader boom	-	19,014			
Solid Waste	Pickup Truck			-	35,000	
Solid Waste	Heavy duty forks for garbage truck asset# 20000066		69,240			
Solid Waste	major repair JD 644K loader (orig asset# 00001448)		18,606			
Totals		940,000	594,890	459,270	60,000	25,000
Remaining estimated annual CIP transfers-in		300,000		-	300,000	300,000
Estimated Solid Waste Capital Cash Balance				522,244	762,244	1,037,244

Solid Waste Capital Improvement Cash Balance 981,513 as of Dec

SPLOST Budgets

2013 SPLOST	Original Budget	Total Revenue Received Amended Budget	Expenditures	Reimbursements	Balance
Transportation	\$5,785,964	\$5,953,753	\$9,334,990	\$3,839,812	\$458,576
Public Safety	1,200,000	1,210,933	1,115,604	19,264	114,593
Solid Waste	2,513,544	2,119,133	2,119,132		0
	\$9,499,508	\$9,283,819	\$12,569,726	\$3,859,076	\$573,168

2019 SPLOST	Original Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	\$6,139,675	\$4,563,381	\$3,462,106	\$1,168,462	\$2,269,737
Parks	2,631,289	1,955,735	1,149,375	244	806,603
	\$8,770,964	\$6,519,116	\$4,611,481	\$1,168,706	\$3,076,341

General Fund

For Fiscal: 2021 Period Ending: 12/2021



	Original Total Budget	Current Total Budget	Period Activity	YTD Dec	Projected Year End 2021	Year End 2020
Revenue						
1510 - FINANCE ADMIN	11,981,521	11,981,521	2,958,821	12,704,115	12,704,115	12,475,661
1519 - INTERGOVERNMENTAL	109,600	109,600	6,624	126,616	126,616	189,879
1565 - WALTON PLAZA	3,308	3,308	276	3,309	3,309	3,308
2650 - MUNICIPAL COURT	475,000	475,000	26,889	293,141	293,141	269,919
3200 - POLICE	360,000	360,000	286,293	641,326	641,326	842,386
3500 - FIRE OPERATIONS	-	-	30,142	64,005	64,005	114,805
3510 - FIRE PREVENTION/CRR	-	-	500	1,000	1,000	500
4200 - STREETS & TRANSPORTATION	152,099	152,099	-	152,099	152,099	209,010
5530 - COMMUNITY CENTER	25,000	25,000	5,833	24,166	24,166	13,142
7200 - CODE & DEVELOPMENT	390,000	428,200	27,994	505,436	505,436	414,450
7520 - ECONOMIC DEVELOPMENT	20,000	20,000	1,300	26,027	26,027	14,006
7521 - MAINSTREET	35,000	35,000	8,750	35,000	35,000	35,000
7563 - AIRPORT	205,350	205,350	57,020	279,070	279,070	237,164
Revenue Total:	13,756,878	13,795,078	3,410,442	14,855,308	14,855,308	14,819,230
Expense						
1100 - LEGISLATIVE	250,791	250,791	10,598	227,747	227,747	250,658
1300 - EXECUTIVE	403,555	403,555	61,727	380,312	380,312	299,910
1400 - ELECTIONS	15,300	15,300	17,700	17,700	17,700	-
1500 - GENERAL ADMIN	145,244	145,244	11,926	146,805	146,805	151,761
1510 - FINANCE ADMIN	355,918	355,918	44,360	357,551	357,551	399,895
1530 - LAW	105,000	105,000	19,101	188,802	188,802	185,781
1560 - AUDIT	40,000	40,000	-	39,500	39,500	39,500
1565 - WALTON PLAZA	596,372	596,372	28,094	596,373	596,373	302,574
2650 - MUNICIPAL COURT	105,625	105,625	19,581	193,931	193,931	115,994
3200 - POLICE	5,571,928	5,571,928	834,077	5,955,780	5,955,780	5,922,577
3500 - FIRE OPERATIONS	2,467,333	2,467,333	274,102	2,438,615	2,438,615	2,389,971
3510 - FIRE PREVENTION/CRR	97,948	97,948	4,589	87,259	87,259	114,952
4200 - STREETS & TRANSPORTATION	1,548,926	1,548,926	124,266	1,446,758	1,446,758	1,451,600
5500 - COMMUNITY SERVICES	12,600	12,600	-	12,818	12,818	11,375
5530 - COMMUNITY CENTER	5,000	5,000	1,836	10,462	10,462	11,829
6200 - BLDGS & GROUNDS	607,135	607,135	490,810	1,215,105	1,215,105	457,378
6500 - LIBRARIES	124,075	124,075	31,556	135,123	135,123	127,491
7200 - CODE & DEVELOPMENT	649,658	687,858	34,095	709,068	709,068	869,538
7400 - PLANNING AND ZONING	4,844	4,844	-	4,844	4,844	4,360
7520 - ECONOMIC DEVELOPMENT	463,476	463,476	69,500	459,031	459,031	232,920
7550 - DOWNTOWN DEVELOPMENT	25,000	25,000	29	19,363	19,363	25,000
7563 - AIRPORT	161,150	161,150	31,935	191,265	191,265	118,106
9001 - GEN - OTHER FINANCING USES	-	-	-	-	-	92,000
Expense Total:	13,756,878	13,795,078	2,109,882	14,834,210	14,834,210	13,575,170
Report Surplus (Deficit):				21,098	21,098	1,244,060

Monthly Budget Report

Group Summary

For Fiscal: 2021 Period Ending: 12/31/2021



Monroe, GA

General Fund

DEP...	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	696,864.70	2,707,897.43	2,011,032.73	288.58 %	8,325,740.46	8,899,999.07	574,258.61	6.90 %	8,325,740.46
Total R1: 31 - TAXES:	696,864.70	2,707,897.43	2,011,032.73	288.58 %	8,325,740.46	8,899,999.07	574,258.61	6.90 %	8,325,740.46
R1: 32 - LICENSES & PERMITS									
7200 - CODE & DEVELOPMENT	35,407.87	25,529.23	-9,878.64	-27.90 %	423,200.00	498,479.01	75,279.01	17.79 %	423,200.00
Total R1: 32 - LICENSES & PERMITS:	35,407.87	25,529.23	-9,878.64	-27.90 %	423,200.00	498,479.01	75,279.01	17.79 %	423,200.00
R1: 33 - INTERGOVERNMENTAL									
1519 - INTERGOVERNMENTAL	9,173.52	6,624.00	-2,549.52	-27.79 %	109,600.00	126,615.18	17,015.18	15.52 %	109,600.00
3200 - POLICE	2,176.20	-396.83	-2,573.03	-118.23 %	26,000.00	24,158.17	-1,841.83	-7.08 %	26,000.00
3500 - FIRE OPERATIONS	0.00	30,142.00	30,142.00	0.00 %	0.00	56,329.62	56,329.62	0.00 %	0.00
4200 - STREETS & TRANSPORTATION	12,730.68	0.00	-12,730.68	-100.00 %	152,098.59	152,098.59	0.00	0.00 %	152,098.59
7563 - AIRPORT	0.00	32,000.00	32,000.00	0.00 %	0.00	45,000.00	45,000.00	0.00 %	0.00
Total R1: 33 - INTERGOVERNMENTAL:	24,080.40	68,369.17	44,288.77	183.92 %	287,698.59	404,201.56	116,502.97	40.49 %	287,698.59
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	59,385.15	57,817.33	-1,567.82	-2.64 %	709,500.00	810,625.50	101,125.50	14.25 %	709,500.00
3200 - POLICE	1,674.00	337.58	-1,336.42	-79.83 %	20,000.00	4,106.48	-15,893.52	-79.47 %	20,000.00
3510 - FIRE PREVENTION/CRR	0.00	500.00	500.00	0.00 %	0.00	1,000.00	1,000.00	0.00 %	0.00
7200 - CODE & DEVELOPMENT	418.50	1,908.00	1,489.50	355.91 %	5,000.00	6,351.95	1,351.95	27.04 %	5,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	1,674.00	1,300.00	-374.00	-22.34 %	20,000.00	23,032.65	3,032.65	15.16 %	20,000.00
7563 - AIRPORT	92.07	85.00	-7.07	-7.68 %	1,100.00	765.00	-335.00	-30.45 %	1,100.00
Total R1: 34 - CHARGES FOR SERVICES:	63,243.72	61,947.91	-1,295.81	-2.05 %	755,600.00	845,881.58	90,281.58	11.95 %	755,600.00
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	39,757.50	26,889.45	-12,868.05	-32.37 %	475,000.00	293,141.48	-181,858.52	-38.29 %	475,000.00
3200 - POLICE	0.00	3,000.27	3,000.27	0.00 %	0.00	31,061.36	31,061.36	0.00 %	0.00
Total R1: 35 - FINES & FORFEITURES:	39,757.50	29,889.72	-9,867.78	-24.82 %	475,000.00	324,202.84	-150,797.16	-31.75 %	475,000.00
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	0.00	0.00	0.00	0.00 %	0.00	347.56	347.56	0.00 %	0.00
Total R1: 36 - INVESTMENT INCOME:	0.00	0.00	0.00	0.00 %	0.00	347.56	347.56	0.00 %	0.00
R1: 37 - CONTRIBUTIONS & DONATIONS									
3200 - POLICE	334.80	0.00	-334.80	-100.00 %	4,000.00	0.00	-4,000.00	-100.00 %	4,000.00
7521 - MAINSTREET	2,929.50	8,750.00	5,820.50	198.69 %	35,000.00	35,000.00	0.00	0.00 %	35,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	3,264.30	8,750.00	5,485.70	168.05 %	39,000.00	35,000.00	-4,000.00	-10.26 %	39,000.00

DEP...	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
R1: 38 - MISCELLANEOUS REVENUE									
1510 - FINANCE ADMIN	2,929.50	-47,392.67	-50,322.17	-1,717.77 %	35,000.00	47,335.06	12,335.06	35.24 %	35,000.00
1565 - WALTON PLAZA	276.95	275.63	-1.32	-0.48 %	3,308.00	3,307.56	-0.44	-0.01 %	3,308.00
3200 - POLICE	0.00	0.00	0.00	0.00 %	0.00	8,796.00	8,796.00	0.00 %	0.00
3500 - FIRE OPERATIONS	0.00	0.00	0.00	0.00 %	0.00	7,675.28	7,675.28	0.00 %	0.00
5530 - COMMUNITY CENTER	2,092.50	5,833.34	3,740.84	178.77 %	25,000.00	24,166.70	-833.30	-3.33 %	25,000.00
7200 - CODE & DEVELOPMENT	0.00	557.00	557.00	0.00 %	0.00	605.00	605.00	0.00 %	0.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	0.00 %	0.00	2,993.99	2,993.99	0.00 %	0.00
7563 - AIRPORT	17,095.78	24,934.79	7,839.01	45.85 %	204,250.00	233,305.04	29,055.04	14.23 %	204,250.00
Total R1: 38 - MISCELLANEOUS REVENUE:	22,394.73	-15,791.91	-38,186.64	-170.52 %	267,558.00	328,184.63	60,626.63	22.66 %	267,558.00
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	243,674.26	240,498.93	-3,175.33	-1.30 %	2,911,280.08	2,945,808.06	34,527.98	1.19 %	2,911,280.08
3200 - POLICE	25,947.00	283,352.16	257,405.16	992.04 %	310,000.00	573,204.32	263,204.32	84.90 %	310,000.00
Total R1: 39 - OTHER FINANCING SOURCES:	269,621.26	523,851.09	254,229.83	94.29 %	3,221,280.08	3,519,012.38	297,732.30	9.24 %	3,221,280.08
Total Revenue:	1,154,634.48	3,410,442.64	2,255,808.16	195.37 %	13,795,077.13	14,855,308.63	1,060,231.50	7.69 %	13,795,077.13
Expense									
1100 - LEGISLATIVE	20,991.43	10,598.41	10,393.02	49.51 %	250,791.00	227,473.82	23,317.18	9.30 %	250,791.00
1300 - EXECUTIVE	33,778.12	61,726.91	-27,948.79	-82.74 %	403,555.00	380,586.07	22,968.93	5.69 %	403,555.00
1400 - ELECTIONS	1,280.61	17,700.47	-16,419.86	-1,282.19 %	15,300.00	17,700.47	-2,400.47	-15.69 %	15,300.00
1500 - GENERAL ADMIN	12,157.20	11,925.65	231.55	1.90 %	145,244.00	146,804.40	-1,560.40	-1.07 %	145,244.00
1510 - FINANCE ADMIN	29,790.88	44,359.92	-14,569.04	-48.90 %	355,918.00	357,551.01	-1,633.01	-0.46 %	355,918.00
1530 - LAW	8,788.50	19,100.75	-10,312.25	-117.34 %	105,000.00	188,801.13	-83,801.13	-79.81 %	105,000.00
1560 - AUDIT	3,348.00	0.00	3,348.00	100.00 %	40,000.00	39,500.00	500.00	1.25 %	40,000.00
1565 - WALTON PLAZA	49,916.42	28,093.75	21,822.67	43.72 %	596,372.00	596,372.76	-0.76	0.00 %	596,372.00
2650 - MUNICIPAL COURT	8,834.03	19,581.13	-10,747.10	-121.66 %	105,625.00	193,930.59	-88,305.59	-83.60 %	105,625.00
3200 - POLICE	466,370.95	834,077.48	-367,706.53	-78.84 %	5,571,927.56	5,955,780.60	-383,853.04	-6.89 %	5,571,927.56
3500 - FIRE OPERATIONS	206,516.09	274,102.19	-67,586.10	-32.73 %	2,467,333.00	2,438,615.33	28,717.67	1.16 %	2,467,333.00
3510 - FIRE PREVENTION/CRR	8,198.56	4,588.53	3,610.03	44.03 %	97,948.00	87,259.09	10,688.91	10.91 %	97,948.00
4200 - STREETS & TRANSPORTATION	129,645.50	124,265.64	5,379.86	4.15 %	1,548,926.00	1,446,756.86	102,169.14	6.60 %	1,548,926.00
5500 - COMMUNITY SERVICES	1,054.62	0.00	1,054.62	100.00 %	12,600.00	12,818.40	-218.40	-1.73 %	12,600.00
5530 - COMMUNITY CENTER	418.50	1,835.92	-1,417.42	-338.69 %	5,000.00	10,461.74	-5,461.74	-109.23 %	5,000.00
6200 - BLDGS & GROUNDS	50,818.11	490,809.62	-439,991.51	-865.82 %	607,134.57	1,215,105.23	-607,970.66	-100.14 %	607,134.57
6500 - LIBRARIES	10,385.16	31,556.25	-21,171.09	-203.86 %	124,075.00	135,123.19	-11,048.19	-8.90 %	124,075.00
7200 - CODE & DEVELOPMENT	57,560.09	34,095.39	23,464.70	40.77 %	687,858.00	709,068.51	-21,210.51	-3.08 %	687,858.00
7400 - PLANNING AND ZONING	405.50	0.00	405.50	100.00 %	4,844.00	4,844.25	-0.25	-0.01 %	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	38,793.39	69,500.35	-30,706.96	-79.16 %	463,476.00	459,031.70	4,444.30	0.96 %	463,476.00
7550 - DOWNTOWN DEVELOPMENT	2,092.50	29.00	2,063.50	98.61 %	25,000.00	19,362.36	5,637.64	22.55 %	25,000.00
7563 - AIRPORT	13,488.64	31,935.01	-18,446.37	-136.75 %	161,150.00	191,265.60	-30,115.60	-18.69 %	161,150.00
Total Expense:	1,154,632.80	2,109,882.37	-955,249.57	-82.73 %	13,795,077.13	14,834,213.11	-1,039,135.98	-7.53 %	13,795,077.13
Report Total:	1.68	1,300,560.27	1,300,558.59		0.00	21,095.52	21,095.52		0.00

General Fund

Income Statement

Group Summary

For Fiscal: 2021 Period Ending: 12/31/2021



Monroe, GA

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1510 - FINANCE ADMIN	11,981,520.54	11,981,520.54	2,958,821.02	12,704,115.25	-722,594.71
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	6,624.00	126,615.18	-17,015.18
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	3,307.56	0.44
2650 - MUNICIPAL COURT	475,000.00	475,000.00	26,889.45	293,141.48	181,858.52
3200 - POLICE	360,000.00	360,000.00	286,293.18	641,326.33	-281,326.33
3500 - FIRE OPERATIONS	0.00	0.00	30,142.00	64,004.90	-64,004.90
3510 - FIRE PREVENTION/CRR	0.00	0.00	500.00	1,000.00	-1,000.00
4200 - STREETS & TRANSPORTATION	152,098.59	152,098.59	0.00	152,098.59	0.00
5530 - COMMUNITY CENTER	25,000.00	25,000.00	5,833.34	24,166.70	833.30
7200 - CODE & DEVELOPMENT	390,000.00	428,200.00	27,994.23	505,435.96	-77,235.96
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	1,300.00	26,026.64	-6,026.64
7521 - MAINSTREET	35,000.00	35,000.00	8,750.00	35,000.00	0.00
7563 - AIRPORT	205,350.00	205,350.00	57,019.79	279,070.04	-73,720.04
Revenue Total:	13,756,877.13	13,795,077.13	3,410,442.64	14,855,308.63	-1,060,231.50
Expense					
1100 - LEGISLATIVE	250,791.00	250,791.00	10,598.41	227,473.82	23,317.18
1300 - EXECUTIVE	403,555.00	403,555.00	61,726.91	380,586.07	22,968.93
1400 - ELECTIONS	15,300.00	15,300.00	17,700.47	17,700.47	-2,400.47
1500 - GENERAL ADMIN	145,244.00	145,244.00	11,925.65	146,804.40	-1,560.40
1510 - FINANCE ADMIN	355,918.00	355,918.00	44,359.92	357,551.01	-1,633.01
1530 - LAW	105,000.00	105,000.00	19,100.75	188,801.13	-83,801.13
1560 - AUDIT	40,000.00	40,000.00	0.00	39,500.00	500.00
1565 - WALTON PLAZA	596,372.00	596,372.00	28,093.75	596,372.76	-0.76
2650 - MUNICIPAL COURT	105,625.00	105,625.00	19,581.13	193,930.59	-88,305.59
3200 - POLICE	5,571,927.56	5,571,927.56	834,077.48	5,955,780.60	-383,853.04
3500 - FIRE OPERATIONS	2,467,333.00	2,467,333.00	274,102.19	2,438,615.33	28,717.67
3510 - FIRE PREVENTION/CRR	97,948.00	97,948.00	4,588.53	87,259.09	10,688.91
4200 - STREETS & TRANSPORTATION	1,548,926.00	1,548,926.00	124,265.64	1,446,756.86	102,169.14
5500 - COMMUNITY SERVICES	12,600.00	12,600.00	0.00	12,818.40	-218.40
5530 - COMMUNITY CENTER	5,000.00	5,000.00	1,835.92	10,461.74	-5,461.74
6200 - BLDGS & GROUNDS	607,134.53	607,134.57	490,809.62	1,215,105.23	-607,970.66
6500 - LIBRARIES	124,075.00	124,075.00	31,556.25	135,123.19	-11,048.19
7200 - CODE & DEVELOPMENT	649,658.00	687,858.00	34,095.39	709,068.51	-21,210.51
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	4,844.25	-0.25
7520 - ECONOMIC DEVELOPMENT & PLANNNG	463,476.00	463,476.00	69,500.35	459,031.70	4,444.30
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	29.00	19,362.36	5,637.64
7563 - AIRPORT	161,150.00	161,150.00	31,935.01	191,265.60	-30,115.60
Expense Total:	13,756,877.09	13,795,077.13	2,109,882.37	14,834,213.11	-1,039,135.98
Total Surplus (Deficit):	0.04	0.00	1,300,560.27	21,095.52	

General Fund

Prior-Year Comparative Income Statement



Monroe, GA

Group Summary

For the Period Ending 12/31/2021

DEP...	2020 Dec. Activity	2021 Dec. Activity	Dec. Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1510 - FINANCE ADMIN	3,073,566.24	2,958,821.02	-114,745.22	-3.73%	12,687,644.83	12,704,115.25	16,470.42	0.13%
1519 - INTERGOVERNMENTAL	5,704.35	6,624.00	919.65	16.12%	189,879.10	126,615.18	-63,263.92	-33.32%
1565 - WALTON PLAZA	275.63	275.63	0.00	0.00%	3,307.56	3,307.56	0.00	0.00%
2650 - MUNICIPAL COURT	24,404.73	26,889.45	2,484.72	10.18%	269,919.37	293,141.48	23,222.11	8.60%
3200 - POLICE	4,330.73	286,293.18	281,962.45	6,510.74%	842,976.90	641,326.33	-201,650.57	-23.92%
3500 - FIRE OPERATIONS	47,524.05	30,142.00	-17,382.05	-36.58%	114,804.70	64,004.90	-50,799.80	-44.25%
3510 - FIRE PREVENTION/CRR	0.00	500.00	500.00	0.00%	500.00	1,000.00	500.00	100.00%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	209,009.88	152,098.59	-56,911.29	-27.23%
5530 - COMMUNITY CENTER	0.00	5,833.34	5,833.34	0.00%	13,141.69	24,166.70	11,025.01	83.89%
7200 - CODE & DEVELOPMENT	14,693.77	27,994.23	13,300.46	90.52%	414,449.84	505,435.96	90,986.12	21.95%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	1,161.00	1,300.00	139.00	11.97%	14,005.71	26,026.64	12,020.93	85.83%
7521 - MAINSTREET	8,750.00	8,750.00	0.00	0.00%	35,000.00	35,000.00	0.00	0.00%
7563 - AIRPORT	17,521.27	57,019.79	39,498.52	225.43%	237,164.27	279,070.04	41,905.77	17.67%
Revenue Total:	3,197,931.77	3,410,442.64	212,510.87	6.65%	15,031,803.85	14,855,308.63	-176,495.22	-1.17%
Expense								
1100 - LEGISLATIVE	51,582.27	10,598.41	40,983.86	79.45%	176,145.84	227,473.82	-51,327.98	-29.14%
1300 - EXECUTIVE	30,579.14	61,726.91	-31,147.77	-101.86%	303,168.07	380,586.07	-77,418.00	-25.54%
1400 - ELECTIONS	0.00	17,700.47	-17,700.47	0.00%	0.00	17,700.47	-17,700.47	0.00%
1500 - GENERAL ADMIN	13,242.49	11,925.65	1,316.84	9.94%	149,761.02	146,804.40	2,956.62	1.97%
1510 - FINANCE ADMIN	-8,497.85	44,359.92	-52,857.77	-622.01%	371,393.00	357,551.01	13,841.99	3.73%
1530 - LAW	49,596.46	19,100.75	30,495.71	61.49%	185,780.65	188,801.13	-3,020.48	-1.63%
1560 - AUDIT	0.00	0.00	0.00	0.00%	39,500.00	39,500.00	0.00	0.00%
1565 - WALTON PLAZA	28,668.75	28,093.75	575.00	2.01%	302,574.06	596,372.76	-293,798.70	-97.10%
2650 - MUNICIPAL COURT	12,235.05	19,581.13	-7,346.08	-60.04%	101,492.93	193,930.59	-92,437.66	-91.08%
3200 - POLICE	262,882.73	834,077.48	-571,194.75	-217.28%	5,817,571.51	5,955,780.60	-138,209.09	-2.38%
3500 - FIRE OPERATIONS	220,733.41	274,102.19	-53,368.78	-24.18%	2,376,645.62	2,438,615.33	-61,969.71	-2.61%
3510 - FIRE PREVENTION/CRR	30,411.96	4,588.53	25,823.43	84.91%	90,776.10	87,259.09	3,517.01	3.87%
4200 - STREETS & TRANSPORTATION	145,945.79	124,265.64	21,680.15	14.85%	1,355,845.19	1,446,756.86	-90,911.67	-6.71%
5500 - COMMUNITY SERVICES	0.00	0.00	0.00	0.00%	11,374.80	12,818.40	-1,443.60	-12.69%
5530 - COMMUNITY CENTER	603.34	1,835.92	-1,232.58	-204.29%	11,828.52	10,461.74	1,366.78	11.55%
6200 - BLDGS & GROUNDS	51,474.12	490,809.62	-439,335.50	-853.51%	451,877.40	1,215,105.23	-763,227.83	-168.90%
6500 - LIBRARIES	30,900.00	31,556.25	-656.25	-2.12%	127,491.27	135,123.19	-7,631.92	-5.99%
7200 - CODE & DEVELOPMENT	103,485.43	34,095.39	69,390.04	67.05%	843,286.14	709,068.51	134,217.63	15.92%
7400 - PLANNING AND ZONING	0.00	0.00	0.00	0.00%	4,359.83	4,844.25	-484.42	-11.11%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	29,339.84	69,500.35	-40,160.51	-136.88%	229,170.24	459,031.70	-229,861.46	-100.30%

Prior-Year Comparative Income Statement

For the Period Ending 12/31/

DEP...	2020		2021		Dec. Variance		YTD Variance	
	Dec. Activity	Dec. Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
7550 - DOWNTOWN DEVELOPMENT	6,250.00	29.00	6,221.00	99.54%	25,000.00	19,362.36	5,637.64	22.55%
7563 - AIRPORT	21,570.30	31,935.01	-10,364.71	-48.05%	118,106.22	191,265.60	-73,159.38	-61.94%
9001 - GEN - OTHER FINANCING USES	0.00	0.00	0.00	0.00%	92,000.00	0.00	92,000.00	100.00%
Expense Total:	1,081,003.23	2,109,882.37	-1,028,879.14	-95.18%	13,185,148.41	14,834,213.11	-1,649,064.70	-12.51%
Total Surplus (Deficit):	2,116,928.54	1,300,560.27	-816,368.27	-38.56%	1,846,655.44	21,095.52	-1,825,559.92	-98.86%

General Fund

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 12/31/2021



Monroe, GA

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1510 - FINANCE ADMIN	11,981,520.54	11,981,520.54	2,958,821.02	12,704,115.25	722,594.71	6.03 %
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	6,624.00	126,615.18	17,015.18	15.52 %
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	3,307.56	-0.44	0.01 %
2650 - MUNICIPAL COURT	475,000.00	475,000.00	26,889.45	293,141.48	-181,858.52	38.29 %
3200 - POLICE	360,000.00	360,000.00	286,293.18	641,326.33	281,326.33	78.15 %
3500 - FIRE OPERATIONS	0.00	0.00	30,142.00	64,004.90	64,004.90	0.00 %
3510 - FIRE PREVENTION/CRR	0.00	0.00	500.00	1,000.00	1,000.00	0.00 %
4200 - STREETS & TRANSPORTATION	152,098.59	152,098.59	0.00	152,098.59	0.00	0.00 %
5530 - COMMUNITY CENTER	25,000.00	25,000.00	5,833.34	24,166.70	-833.30	3.33 %
7200 - CODE & DEVELOPMENT	390,000.00	428,200.00	27,994.23	505,435.96	77,235.96	18.04 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	1,300.00	26,026.64	6,026.64	30.13 %
7521 - MAINSTREET	35,000.00	35,000.00	8,750.00	35,000.00	0.00	0.00 %
7563 - AIRPORT	205,350.00	205,350.00	57,019.79	279,070.04	73,720.04	35.90 %
Revenue Total:	13,756,877.13	13,795,077.13	3,410,442.64	14,855,308.63	1,060,231.50	7.69 %
Expense						
1100 - LEGISLATIVE	250,791.00	250,791.00	10,598.41	227,473.82	23,317.18	9.30 %
1300 - EXECUTIVE	403,555.00	403,555.00	61,726.91	380,586.07	22,968.93	5.69 %
1400 - ELECTIONS	15,300.00	15,300.00	17,700.47	17,700.47	-2,400.47	-15.69 %
1500 - GENERAL ADMIN	145,244.00	145,244.00	11,925.65	146,804.40	-1,560.40	-1.07 %
1510 - FINANCE ADMIN	355,918.00	355,918.00	44,359.92	357,551.01	-1,633.01	-0.46 %
1530 - LAW	105,000.00	105,000.00	19,100.75	188,801.13	-83,801.13	-79.81 %
1560 - AUDIT	40,000.00	40,000.00	0.00	39,500.00	500.00	1.25 %
1565 - WALTON PLAZA	596,372.00	596,372.00	28,093.75	596,372.76	-0.76	0.00 %
2650 - MUNICIPAL COURT	105,625.00	105,625.00	19,581.13	193,930.59	-88,305.59	-83.60 %
3200 - POLICE	5,571,927.56	5,571,927.56	834,077.48	5,955,780.60	-383,853.04	-6.89 %
3500 - FIRE OPERATIONS	2,467,333.00	2,467,333.00	274,102.19	2,438,615.33	28,717.67	1.16 %
3510 - FIRE PREVENTION/CRR	97,948.00	97,948.00	4,588.53	87,259.09	10,688.91	10.91 %
4200 - STREETS & TRANSPORTATION	1,548,926.00	1,548,926.00	124,265.64	1,446,756.86	102,169.14	6.60 %
5500 - COMMUNITY SERVICES	12,600.00	12,600.00	0.00	12,818.40	-218.40	-1.73 %
5530 - COMMUNITY CENTER	5,000.00	5,000.00	1,835.92	10,461.74	-5,461.74	-109.23 %
6200 - BLDGS & GROUNDS	607,134.53	607,134.57	490,809.62	1,215,105.23	-607,970.66	-100.14 %
6500 - LIBRARIES	124,075.00	124,075.00	31,556.25	135,123.19	-11,048.19	-8.90 %
7200 - CODE & DEVELOPMENT	649,658.00	687,858.00	34,095.39	709,068.51	-21,210.51	-3.08 %
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	4,844.25	-0.25	-0.01 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	463,476.00	463,476.00	69,500.35	459,031.70	4,444.30	0.96 %
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	29.00	19,362.36	5,637.64	22.55 %
7563 - AIRPORT	161,150.00	161,150.00	31,935.01	191,265.60	-30,115.60	-18.69 %
Expense Total:	13,756,877.09	13,795,077.13	2,109,882.37	14,834,213.11	-1,039,135.98	-7.53 %
Report Surplus (Deficit):	0.04	0.00	1,300,560.27	21,095.52	21,095.52	0.00 %

Utilities Fund

For Fiscal: 2021 Period Ending: 12/2021



	Original Total Budget	Current Total Budget	Period Activity	YTD Dec	Projected Year End 2021	Year End 2020
Revenue						
4002 - WATER	6,125,577	6,125,577	605,683	6,425,791	6,425,791	5,732,224
4003 - SEWER	5,524,167	5,524,167	414,150	5,667,273	5,667,273	5,399,910
4005 - GAS	4,072,608	4,072,608	542,536	4,556,512	4,556,512	3,672,382
4006 - GUTA	130,000	130,000	2,295	165,953	165,953	150,854
4008 - ELECTRIC	20,165,167	20,165,167	1,587,574	20,742,897	20,742,897	19,793,670
4009 - TELECOM & INTERNET	3,424,167	3,424,167	347,295	3,775,123	3,775,123	3,349,923
4010 - CABLE TV	3,934,167	3,934,167	214,579	3,511,105	3,511,105	3,202,263
4012 - UTIL FINANCE			104,696	222,692	222,692	747,844
Revenue Total:	43,375,851	43,375,851	3,818,808	45,067,346	45,067,346	42,049,070
Expense						
4002 - WATER	6,185,269	6,185,269	323,197	5,478,767	5,478,767	5,087,160
4003 - SEWER	5,354,230	5,354,230	306,064	4,381,743	4,381,743	4,621,536
4004 - STORMWATER	381,765	381,765	8,055	279,491	279,491	478,837
4005 - GAS	4,262,732	4,262,732	476,350	4,108,066	4,108,066	3,315,782
4006 - GUTA	250,914	250,914	29,436	252,066	252,066	254,954
4007 - GEN ADMIN WSG	234,745	234,745	1,318	224,628	224,628	262,683
4008 - ELECTRIC	17,165,182	17,165,182	1,199,695	17,235,733	17,235,733	17,434,007
4009 - TELECOM & INTERNET	3,092,616	3,092,616	151,704	2,622,317	2,622,317	1,463,544
4010 - CABLE TV	5,457,472	5,457,472	289,154	4,402,427	4,402,427	5,134,676
4011 - GEN ADMIN ELEC/TELECOM	208,412	208,412	(5,135)	194,489	194,489	234,656
4012 - UTIL FINANCE	(1,952,223)	(1,952,223)	(56,735)	(2,523,901)	(2,523,901)	(2,936,261)
4013 - UTIL CUST SVC	1,530,403	1,530,403	47,290	1,508,056	1,508,056	1,636,811
4014 - UTIL BILLING	477,506	477,506	4,234	430,465	430,465	480,739
4015 - CENTRAL SERVICES	726,830	726,830	5,210	957,363	957,363	1,024,534
Expense Total:	43,375,851	43,375,851	2,779,837	39,551,710	39,551,710	38,493,658
Report Surplus (Deficit):				5,515,637	5,515,637	3,555,412



Monroe, GA

Utility Fund
without Capital

Monthly Budget Report
Group Summary
For Fiscal: 2021 Period Ending: 12/31/2021

ACTIVIT...	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4002 - WATER	517,710.84	605,683.06	92,972.22	18.13 %	6,125,576.67	6,425,790.88	300,214.21	4.90 %	6,125,576.67
4003 - SEWER	462,372.79	414,150.10	-48,222.69	-10.43 %	5,524,166.67	5,667,273.39	143,106.72	2.59 %	5,524,166.67
4005 - GAS	340,877.36	542,536.18	201,658.82	59.16 %	4,072,607.67	4,556,512.04	483,904.37	11.88 %	4,072,607.67
4006 - GUTA	10,881.00	2,295.00	-8,586.00	-78.91 %	130,000.00	165,953.32	35,953.32	27.66 %	130,000.00
4008 - ELECTRIC	1,687,824.49	1,587,573.76	-100,250.73	-5.94 %	20,165,166.67	20,742,896.54	577,729.87	2.86 %	20,165,166.67
4009 - TELECOM & INTERNET	286,602.79	347,295.25	60,692.46	21.18 %	3,424,166.67	3,775,123.73	350,957.06	10.25 %	3,424,166.67
4010 - CABLE TV	329,289.79	214,578.67	-114,711.12	-34.84 %	3,934,166.67	3,511,104.53	-423,062.14	-10.75 %	3,934,166.67
4012 - UTIL FINANCE	0.00	104,695.62	104,695.62	0.00 %	0.00	222,692.33	222,692.33	0.00 %	0.00
Total Revenue:	3,630,559.06	3,818,807.64	188,248.58	5.19 %	43,375,851.02	45,067,346.76	1,691,495.74	3.90 %	43,375,851.02
Expense									
4002 - WATER	517,708.04	323,196.94	194,511.10	37.57 %	6,185,268.51	5,478,766.68	706,501.83	11.42 %	6,185,268.51
4003 - SEWER	448,150.56	306,064.03	142,086.53	31.71 %	5,354,229.98	4,381,743.58	972,486.40	18.16 %	5,354,229.98
4004 - STORMWATER	31,954.33	8,054.88	23,899.45	74.79 %	381,765.00	279,491.29	102,273.71	26.79 %	381,765.00
4005 - GAS	356,791.60	476,349.82	-119,558.22	-33.51 %	4,262,732.21	4,108,065.44	154,666.77	3.63 %	4,262,732.21
4006 - GUTA	21,002.01	29,436.09	-8,434.08	-40.16 %	250,914.00	252,066.13	-1,152.13	-0.46 %	250,914.00
4007 - GEN ADMIN WSG	19,648.58	1,317.68	18,330.90	93.29 %	234,745.00	224,627.65	10,117.35	4.31 %	234,745.00
4008 - ELECTRIC	1,436,726.45	1,199,695.23	237,031.22	16.50 %	17,165,181.50	17,235,733.51	-70,552.01	-0.41 %	17,165,181.50
4009 - TELECOM & INTERNET	258,852.48	151,703.64	107,148.84	41.39 %	3,092,615.50	2,622,316.75	470,298.75	15.21 %	3,092,615.50
4010 - CABLE TV	456,791.09	289,154.39	167,636.70	36.70 %	5,457,471.50	4,402,427.87	1,055,043.63	19.33 %	5,457,471.50
4011 - GEN ADMIN ELEC/TELECOM	17,444.41	-5,134.87	22,579.28	129.44 %	208,412.00	194,489.16	13,922.84	6.68 %	208,412.00
4012 - UTIL FINANCE	-163,400.47	-56,734.68	-106,665.79	65.28 %	-1,952,223.00	-2,523,902.18	571,679.18	-29.28 %	-1,952,223.00
4013 - UTIL CUST SVC	128,095.32	47,290.04	80,805.28	63.08 %	1,530,402.82	1,508,056.37	22,346.45	1.46 %	1,530,402.82
4014 - UTIL BILLING	39,967.47	4,234.25	35,733.22	89.41 %	477,506.00	430,465.42	47,040.58	9.85 %	477,506.00
4015 - CENTRAL SERVICES	60,835.99	5,210.39	55,625.60	91.44 %	726,830.00	957,362.93	-230,532.93	-31.72 %	726,830.00
Total Expense:	3,630,567.86	2,779,837.83	850,730.03	23.43 %	43,375,851.02	39,551,710.60	3,824,140.42	8.82 %	43,375,851.02
Report Total:	-8.80	1,038,969.81	1,038,978.61		0.00	5,515,636.16	5,515,636.16		0.00



Monroe, GA

Utility Fund with Capital

Income Statement Group Summary

For Fiscal: 2021 Period Ending: 12/31/2021

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	6,125,576.67	6,125,576.67	605,683.06	6,787,559.38	-661,982.71
4003 - SEWER	5,524,166.67	5,524,166.67	414,150.10	5,667,273.39	-143,106.72
4005 - GAS	4,072,607.67	4,072,607.67	542,536.18	4,556,512.04	-483,904.37
4006 - GUTA	130,000.00	130,000.00	2,295.00	165,953.32	-35,953.32
4008 - ELECTRIC	20,165,166.67	20,165,166.67	1,587,573.76	20,910,795.64	-745,628.97
4009 - TELECOM & INTERNET	3,424,166.67	3,424,166.67	347,295.25	3,775,123.73	-350,957.06
4010 - CABLE TV	3,934,166.67	3,934,166.67	214,578.67	3,511,104.53	423,062.14
4012 - UTIL FINANCE	0.00	0.00	104,695.62	222,692.33	-222,692.33
Revenue Total:	43,375,851.02	43,375,851.02	3,818,807.64	45,597,014.36	-2,221,163.34
Expense					
4002 - WATER	6,185,268.51	6,185,268.51	692,292.21	7,850,234.45	-1,664,965.94
4003 - SEWER	5,354,229.98	5,354,229.98	1,169,860.37	8,756,833.78	-3,402,603.80
4004 - STORMWATER	381,765.00	381,765.00	162,778.33	711,900.45	-330,135.45
4005 - GAS	4,262,732.21	4,262,732.21	521,505.62	4,720,763.86	-458,031.65
4006 - GUTA	250,914.00	250,914.00	29,436.09	252,066.13	-1,152.13
4007 - GEN ADMIN WSG	234,745.00	234,745.00	1,317.68	224,627.65	10,117.35
4008 - ELECTRIC	17,165,181.50	17,165,181.50	1,241,750.08	18,657,058.30	-1,491,876.80
4009 - TELECOM & INTERNET	3,092,615.50	3,092,615.50	630,931.40	5,078,876.28	-1,986,260.78
4010 - CABLE TV	5,457,471.50	5,457,471.50	304,904.79	4,431,981.73	1,025,489.77
4011 - GEN ADMIN ELEC/TELECOM	208,412.00	208,412.00	-5,134.87	194,489.16	13,922.84
4012 - UTIL FINANCE	-1,952,223.00	-1,952,223.00	-56,734.68	-2,439,051.98	486,828.98
4013 - UTIL CUST SVC	1,530,402.93	1,530,402.82	47,290.04	1,508,056.37	22,346.45
4014 - UTIL BILLING	477,506.00	477,506.00	21,234.25	507,766.42	-30,260.42
4015 - CENTRAL SERVICES	726,830.00	726,830.00	5,210.39	1,028,905.14	-302,075.14
Expense Total:	43,375,851.13	43,375,851.02	4,766,641.70	51,484,507.74	-8,108,656.72
Total Surplus (Deficit):	-0.11	0.00	-947,834.06	-5,887,493.38	



Monroe, GA

Utility Fund
with Capital

Prior-Year Comparative Income Statement
Group Summary
For the Period Ending 12/31/2021

ACTIVIT...	2020 Dec. Activity	2021 Dec. Activity	Dec. Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	1,110,627.64	605,683.06	-504,944.58	-45.46%	9,128,634.36	6,787,559.38	-2,341,074.98	-25.65%
4003 - SEWER	449,595.01	414,150.10	-35,444.91	-7.88%	5,388,887.74	5,667,273.39	278,385.65	5.17%
4005 - GAS	318,252.66	542,536.18	224,283.52	70.47%	3,672,382.38	4,556,512.04	884,129.66	24.08%
4006 - GUTA	28,703.85	2,295.00	-26,408.85	-92.00%	150,853.85	165,953.32	15,099.47	10.01%
4008 - ELECTRIC	1,503,904.97	1,587,573.76	83,668.79	5.56%	19,786,455.80	20,910,795.64	1,124,339.84	5.68%
4009 - TELECOM & INTERNET	312,810.56	347,295.25	34,484.69	11.02%	3,375,548.31	3,775,123.73	399,575.42	11.84%
4010 - CABLE TV	313,574.84	214,578.67	-98,996.17	-31.57%	3,191,240.71	3,511,104.53	319,863.82	10.02%
4012 - UTIL FINANCE	-15,351.00	104,695.62	120,046.62	782.01%	747,844.00	222,692.33	-525,151.67	-70.22%
Revenue Total:	4,022,118.53	3,818,807.64	-203,310.89	-5.05%	45,441,847.15	45,597,014.36	155,167.21	0.34%
Expense								
4002 - WATER	-5,062,664.05	692,292.21	-5,754,956.26	-113.67%	5,363,339.99	7,850,234.45	-2,486,894.46	-46.37%
4003 - SEWER	-1,336,379.60	1,169,860.37	-2,506,239.97	-187.54%	4,778,346.88	8,756,833.78	-3,978,486.90	-83.26%
4004 - STORMWATER	-61,898.91	162,778.33	-224,677.24	-362.97%	491,482.34	711,900.45	-220,418.11	-44.85%
4005 - GAS	-765,705.10	521,505.62	-1,287,210.72	-168.11%	3,307,812.90	4,720,763.86	-1,412,950.96	-42.72%
4006 - GUTA	49,060.47	29,436.09	19,624.38	40.00%	259,192.89	252,066.13	7,126.76	2.75%
4007 - GEN ADMIN WSG	37,372.13	1,317.68	36,054.45	96.47%	266,168.02	224,627.65	41,540.37	15.61%
4008 - ELECTRIC	87,025.70	1,241,750.08	-1,154,724.38	-1,326.88%	17,420,698.69	18,657,058.30	-1,236,359.61	-7.10%
4009 - TELECOM & INTERNET	-156,934.97	630,931.40	-787,866.37	-502.03%	1,806,044.78	5,078,876.28	-3,272,831.50	-181.22%
4010 - CABLE TV	485,005.50	304,904.79	180,100.71	37.13%	5,159,741.34	4,431,981.73	727,759.61	14.10%
4011 - GEN ADMIN ELEC/TELECOM	36,603.90	-5,134.87	41,738.77	114.03%	238,141.06	194,489.16	43,651.90	18.33%
4012 - UTIL FINANCE	-388,830.28	-56,734.68	-332,095.60	-85.41%	-2,920,310.45	-2,439,051.98	-481,258.47	-16.48%
4013 - UTIL CUST SVC	226,468.43	47,290.04	179,178.39	79.12%	1,675,419.21	1,508,056.37	167,362.84	9.99%
4014 - UTIL BILLING	64,001.89	21,234.25	42,767.64	66.82%	491,461.37	507,766.42	-16,305.05	-3.32%
4015 - CENTRAL SERVICES	102,636.56	5,210.39	97,426.17	94.92%	1,069,526.70	1,028,905.14	40,621.56	3.80%
Expense Total:	-6,684,238.33	4,766,641.70	-11,450,880.03	-171.31%	39,407,065.72	51,484,507.74	-12,077,442.02	-30.65%
Total Surplus (Deficit):	10,706,356.86	-947,834.06	-11,654,190.92	-108.85%	6,034,781.43	-5,887,493.38	-11,922,274.81	-197.56%



Monroe, GA

Utility Fund
without Capital

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 12/31/2021

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	6,125,576.67	6,125,576.67	605,683.06	6,425,790.88	300,214.21	4.90 %
4003 - SEWER	5,524,166.67	5,524,166.67	414,150.10	5,667,273.39	143,106.72	2.59 %
4005 - GAS	4,072,607.67	4,072,607.67	542,536.18	4,556,512.04	483,904.37	11.88 %
4006 - GUTA	130,000.00	130,000.00	2,295.00	165,953.32	35,953.32	27.66 %
4008 - ELECTRIC	20,165,166.67	20,165,166.67	1,587,573.76	20,742,896.54	577,729.87	2.86 %
4009 - TELECOM & INTERNET	3,424,166.67	3,424,166.67	347,295.25	3,775,123.73	350,957.06	10.25 %
4010 - CABLE TV	3,934,166.67	3,934,166.67	214,578.67	3,511,104.53	-423,062.14	10.75 %
4012 - UTIL FINANCE	0.00	0.00	104,695.62	222,692.33	222,692.33	0.00 %
Revenue Total:	43,375,851.02	43,375,851.02	3,818,807.64	45,067,346.76	1,691,495.74	3.90 %
Expense						
4002 - WATER	6,185,268.51	6,185,268.51	323,196.94	5,478,766.68	706,501.83	11.42 %
4003 - SEWER	5,354,229.98	5,354,229.98	306,064.03	4,381,743.58	972,486.40	18.16 %
4004 - STORMWATER	381,765.00	381,765.00	8,054.88	279,491.29	102,273.71	26.79 %
4005 - GAS	4,262,732.21	4,262,732.21	476,349.82	4,108,065.44	154,666.77	3.63 %
4006 - GUTA	250,914.00	250,914.00	29,436.09	252,066.13	-1,152.13	-0.46 %
4007 - GEN ADMIN WSG	234,745.00	234,745.00	1,317.68	224,627.65	10,117.35	4.31 %
4008 - ELECTRIC	17,165,181.50	17,165,181.50	1,199,695.23	17,235,733.51	-70,552.01	-0.41 %
4009 - TELECOM & INTERNET	3,092,615.50	3,092,615.50	151,703.64	2,622,316.75	470,298.75	15.21 %
4010 - CABLE TV	5,457,471.50	5,457,471.50	289,154.39	4,402,427.87	1,055,043.63	19.33 %
4011 - GEN ADMIN ELEC/TELECOM	208,412.00	208,412.00	-5,134.87	194,489.16	13,922.84	6.68 %
4012 - UTIL FINANCE	-1,952,223.00	-1,952,223.00	-56,734.68	-2,523,902.18	571,679.18	-29.28 %
4013 - UTIL CUST SVC	1,530,402.93	1,530,402.82	47,290.04	1,508,056.37	22,346.45	1.46 %
4014 - UTIL BILLING	477,506.00	477,506.00	4,234.25	430,465.42	47,040.58	9.85 %
4015 - CENTRAL SERVICES	726,830.00	726,830.00	5,210.39	957,362.93	-230,532.93	-31.72 %
Expense Total:	43,375,851.13	43,375,851.02	2,779,837.83	39,551,710.60	3,824,140.42	8.82 %
Report Surplus (Deficit):	-0.11	0.00	1,038,969.81	5,515,636.16	5,515,636.16	0.00 %



Monroe, GA

Utility Fund Capital

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 12/31/2021

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	0.00	0.00	0.00	361,768.50	361,768.50	0.00 %
4003 - SEWER	0.00	0.00	0.00	0.00	0.00	0.00 %
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	0.00	167,899.10	167,899.10	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	529,667.60	529,667.60	0.00 %
Expense						
4002 - WATER	0.00	0.00	369,095.27	2,371,467.77	-2,371,467.77	0.00 %
4003 - SEWER	0.00	0.00	863,796.34	4,375,090.20	-4,375,090.20	0.00 %
4004 - STORMWATER	0.00	0.00	154,723.45	432,409.16	-432,409.16	0.00 %
4005 - GAS	0.00	0.00	45,155.80	612,698.42	-612,698.42	0.00 %
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	42,054.85	1,421,324.79	-1,421,324.79	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	479,227.76	2,456,559.53	-2,456,559.53	0.00 %
4010 - CABLE TV	0.00	0.00	15,750.40	29,553.86	-29,553.86	0.00 %
4012 - UTIL FINANCE	0.00	0.00	0.00	84,850.20	-84,850.20	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	17,000.00	77,301.00	-77,301.00	0.00 %
4015 - CENTRAL SERVICES	0.00	0.00	0.00	71,542.21	-71,542.21	0.00 %
Expense Total:	0.00	0.00	1,986,803.87	11,932,797.14	-11,932,797.14	0.00 %
Report Surplus (Deficit):	0.00	0.00	-1,986,803.87	-11,403,129.54	-11,403,129.54	0.00 %



Solid Waste Fund

For Fiscal: 2021 Period Ending: 12/2021

	Original Total Budget	Current Total Budget	Period Activity	YTD Dec	Projected Year End 2021	Year End 2020
Revenue						
4520 - SOLID WASTE COLLECTION	2,163,000	2,163,000	221,223	2,699,768	2,699,768	2,725,136
4530 - SOLID WASTE DISPOSAL	3,316,318	3,316,318	333,396	3,906,726	3,906,726	3,783,831
4540 - RECYCLABLES COLLECTION	32,000	32,000	3,534	28,939	28,939	51,212
4585- YARD TRIMMINGS COLLECTION	-	-	-	1,775	1,775	-
Revenue Total:	5,511,318	5,511,318	558,153	6,637,208	6,637,208	6,560,179
Expense						
4500 - SOLID WASTE & RECYCLING	-	-	-	-	-	-
4510 - SOLID WASTE ADMINISTRATION	390,397	390,397	12,971	322,357	322,357	339,504
4520 - SOLID WASTE COLLECTION	1,099,070	1,099,070	51,851	1,164,202	1,164,202	1,285,294
4530 - SOLID WASTE DISPOSAL	2,953,379	2,953,379	294,843	3,512,634	3,512,634	3,715,227
4540 - RECYCLABLES COLLECTION	167,414	167,414	17,652	183,732	183,732	125,091
4585 - YARD TRIMMINGS COLLECTION	294,813	294,813	7,056	253,041	253,041	298,127
9003 - SW - OTHER FINANCING USES	606,245	606,245	31,280	378,195	378,195	365,216
Expense Total:	5,511,318	5,511,318	415,653	5,814,160	5,814,160	6,128,459
Report Surplus (Deficit):				823,047	823,047	431,720



Monroe, GA

Solid Waste Fund
without Capital

Monthly Budget Report
Group Summary
For Fiscal: 2021 Period Ending: 12/31/2021

DEP...	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4520 - SOLID WASTE COLLECTION	181,043.10	221,223.10	40,180.00	22.19 %	2,163,000.00	2,699,767.43	536,767.43	24.82 %	2,163,000.00
4530 - SOLID WASTE DISPOSAL	277,575.92	333,395.91	55,819.99	20.11 %	3,316,318.00	3,906,726.72	590,408.72	17.80 %	3,316,318.00
4540 - RECYCLABLES COLLECTION	2,678.40	3,534.00	855.60	31.94 %	32,000.00	28,939.05	-3,060.95	-9.57 %	32,000.00
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00 %	0.00	1,774.80	1,774.80	0.00 %	0.00
Total Revenue:	461,297.42	558,153.01	96,855.59	21.00 %	5,511,318.00	6,637,208.00	1,125,890.00	20.43 %	5,511,318.00
Expense									
4510 - SOLID WASTE ADMINISTRATION	32,676.67	12,970.54	19,706.13	60.31 %	390,397.00	322,377.83	68,019.17	17.42 %	390,397.00
4520 - SOLID WASTE COLLECTION	91,992.46	51,850.78	40,141.68	43.64 %	1,099,070.02	1,164,201.72	-65,131.70	-5.93 %	1,099,070.02
4530 - SOLID WASTE DISPOSAL	247,198.27	294,842.74	-47,644.47	-19.27 %	2,953,379.00	3,512,632.64	-559,253.64	-18.94 %	2,953,379.00
4540 - RECYCLABLES COLLECTION	14,013.17	17,652.22	-3,639.05	-25.97 %	167,414.00	183,731.29	-16,317.29	-9.75 %	167,414.00
4585 - YARD TRIMMINGS COLLECTION	24,676.21	7,056.45	17,619.76	71.40 %	294,813.00	253,040.26	41,772.74	14.17 %	294,813.00
9003 - SW - OTHER FINANCING USES	50,742.89	31,280.47	19,462.42	38.35 %	606,244.98	378,194.19	228,050.79	37.62 %	606,244.98
Total Expense:	461,299.67	415,653.20	45,646.47	9.90 %	5,511,318.00	5,814,177.93	-302,859.93	-5.50 %	5,511,318.00
Report Total:	-2.25	142,499.81	142,502.06		0.00	823,030.07	823,030.07		0.00



Monroe, GA

Solid Waste Fund with Capital

Income Statement Group Summary

For Fiscal: 2021 Period Ending: 12/31/2021

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	2,163,000.00	2,163,000.00	221,223.10	2,699,767.43	-536,767.43
4530 - SOLID WASTE DISPOSAL	3,316,318.00	3,316,318.00	333,395.91	3,906,726.72	-590,408.72
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	3,534.00	28,939.05	3,060.95
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	1,774.80	-1,774.80
Revenue Total:	5,511,318.00	5,511,318.00	558,153.01	6,637,208.00	-1,125,890.00
Expense					
4510 - SOLID WASTE ADMINISTRATION	390,397.00	390,397.00	12,970.54	322,377.83	68,019.17
4520 - SOLID WASTE COLLECTION	1,099,070.18	1,099,070.02	51,850.78	1,170,442.17	-71,372.15
4530 - SOLID WASTE DISPOSAL	2,953,379.00	2,953,379.00	408,416.17	3,828,454.56	-875,075.56
4540 - RECYCLABLES COLLECTION	167,414.00	167,414.00	17,652.22	183,731.29	-16,317.29
4585 - YARD TRIMMINGS COLLECTION	294,813.00	294,813.00	7,056.45	253,040.26	41,772.74
9003 - SW - OTHER FINANCING USES	606,244.98	606,244.98	31,280.47	378,194.19	228,050.79
Expense Total:	5,511,318.16	5,511,318.00	529,226.63	6,136,240.30	-624,922.30
Total Surplus (Deficit):	-0.16	0.00	28,926.38	500,967.70	



Monroe, GA

Solid Waste Fund
with Capital

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 12/31/2021

DEP...	2020 Dec. Activity	2021 Dec. Activity	Dec. Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	686,418.57	221,223.10	-465,195.47	-67.77%	2,725,136.39	2,699,767.43	-25,368.96	-0.93%
4530 - SOLID WASTE DISPOSAL	346,563.67	333,395.91	-13,167.76	-3.80%	3,783,831.35	3,906,726.72	122,895.37	3.25%
4540 - RECYCLABLES COLLECTION	2,148.71	3,534.00	1,385.29	64.47%	51,211.71	28,939.05	-22,272.66	-43.49%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00%	0.00	1,774.80	1,774.80	0.00%
Revenue Total:	1,035,130.95	558,153.01	-476,977.94	-46.08%	6,560,179.45	6,637,208.00	77,028.55	1.17%
Expense								
4510 - SOLID WASTE ADMINISTRATION	29,938.09	12,970.54	16,967.55	56.68%	342,432.78	322,377.83	20,054.95	5.86%
4520 - SOLID WASTE COLLECTION	190,015.85	51,850.78	138,165.07	72.71%	1,340,649.85	1,170,442.17	170,207.68	12.70%
4530 - SOLID WASTE DISPOSAL	503,431.26	408,416.17	95,015.09	18.87%	3,718,604.57	3,828,454.56	-109,849.99	-2.95%
4540 - RECYCLABLES COLLECTION	34,434.50	17,652.22	16,782.28	48.74%	125,487.76	183,731.29	-58,243.53	-46.41%
4585 - YARD TRIMMINGS COLLECTION	49,493.73	7,056.45	42,437.28	85.74%	305,583.99	253,040.26	52,543.73	17.19%
9003 - SW - OTHER FINANCING USES	29,984.78	31,280.47	-1,295.69	-4.32%	365,215.76	378,194.19	-12,978.43	-3.55%
Expense Total:	837,298.21	529,226.63	308,071.58	36.79%	6,197,974.71	6,136,240.30	61,734.41	1.00%
Total Surplus (Deficit):	197,832.74	28,926.38	-168,906.36	-85.38%	362,204.74	500,967.70	138,762.96	38.31%



Monroe, GA

Solid Waste Fund
without Capital

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 12/31/2021

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4520 - SOLID WASTE COLLECTION	2,163,000.00	2,163,000.00	221,223.10	2,699,767.43	536,767.43	24.82 %
4530 - SOLID WASTE DISPOSAL	3,316,318.00	3,316,318.00	333,395.91	3,906,726.72	590,408.72	17.80 %
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	3,534.00	28,939.05	-3,060.95	9.57 %
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	1,774.80	1,774.80	0.00 %
Revenue Total:	5,511,318.00	5,511,318.00	558,153.01	6,637,208.00	1,125,890.00	20.43 %
Expense						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00 %
4510 - SOLID WASTE ADMINISTRATION	390,397.00	390,397.00	12,970.54	322,377.83	68,019.17	17.42 %
4520 - SOLID WASTE COLLECTION	1,099,070.18	1,099,070.02	51,850.78	1,164,201.72	-65,131.70	-5.93 %
4530 - SOLID WASTE DISPOSAL	2,953,379.00	2,953,379.00	294,842.74	3,512,632.64	-559,253.64	-18.94 %
4540 - RECYCLABLES COLLECTION	167,414.00	167,414.00	17,652.22	183,731.29	-16,317.29	-9.75 %
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4585 - YARD TRIMMINGS COLLECTION	294,813.00	294,813.00	7,056.45	253,040.26	41,772.74	14.17 %
9003 - SW - OTHER FINANCING USES	606,244.98	606,244.98	31,280.47	378,194.19	228,050.79	37.62 %
Expense Total:	5,511,318.16	5,511,318.00	415,653.20	5,814,177.93	-302,859.93	-5.50 %
Report Surplus (Deficit):	-0.16	0.00	142,499.81	823,030.07	823,030.07	0.00 %



Monroe, GA

Solid Waste Capital

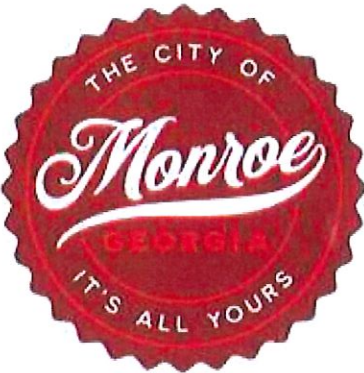
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Budget Report Group Summary

For Fiscal: 2021 Period Ending: 12/31/2021

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
4520 - SOLID WASTE COLLECTION	0.00	0.00	0.00	6,240.45	-6,240.45	0.00 %
4530 - SOLID WASTE DISPOSAL	0.00	0.00	113,573.43	315,821.92	-315,821.92	0.00 %
Expense Total:	0.00	0.00	113,573.43	322,062.37	-322,062.37	0.00 %
Report Total:	0.00	0.00	113,573.43	322,062.37	-322,062.37	0.00 %

Performance Indicators	Dec-21	Nov-21	Oct-21	Sep-21	Aug-21	Jul-21	Jun-21	May-21	Apr-21	Mar-21	Feb-21	Jan-21	Dec-20
Vacancies	15	13	9	15	13	9	11	11	5	6	10	13	16
Unfunded Positions	38	38	38	38	38	38	38	38	38	38	38	38	38
Airport													
Airport													
Airport Fuel Sales - Gallons	4,288	5,207	4,476	4,231	3,695	3,676	3,287	2,175	593	3,035	2,772	2,661	2,875
Fuel Sales - Revenue	19,252	22,859	19,650	18,575	16,223	16,136	14,102	9,330	2,543	11,391	9,675	9,285	10,032



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING**

February 2022

City of Monroe Fire Dept

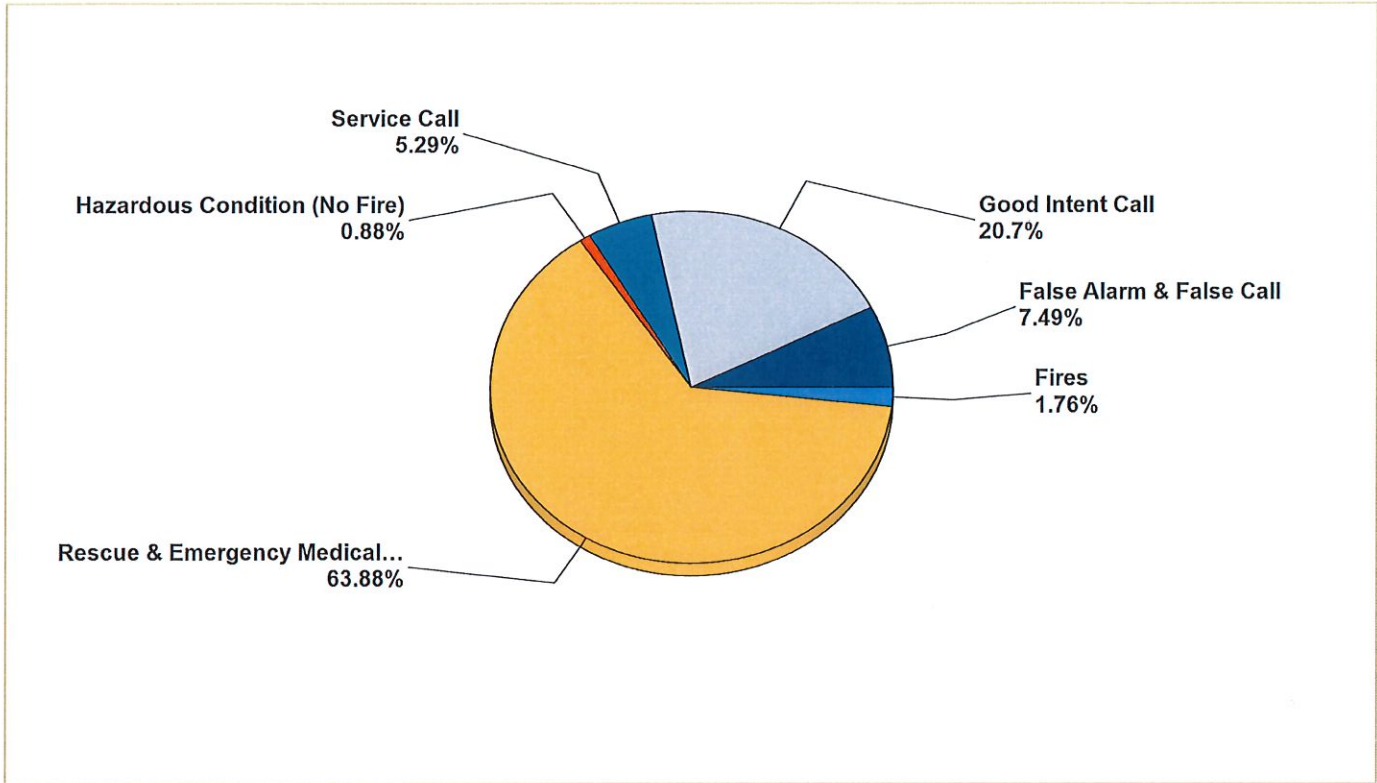
Monroe, GA

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 12/01/2021 | End Date: 12/31/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	4	1.76%
Rescue & Emergency Medical Service	145	63.88%
Hazardous Condition (No Fire)	2	0.88%
Service Call	12	5.29%
Good Intent Call	47	20.7%
False Alarm & False Call	17	7.49%
TOTAL	227	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
118 - Trash or rubbish fire, contained	1	0.44%
131 - Passenger vehicle fire	3	1.32%
311 - Medical assist, assist EMS crew	79	34.8%
321 - EMS call, excluding vehicle accident with injury	50	22.03%
322 - Motor vehicle accident with injuries	4	1.76%
324 - Motor vehicle accident with no injuries.	8	3.52%
352 - Extrication of victim(s) from vehicle	4	1.76%
412 - Gas leak (natural gas or LPG)	1	0.44%
441 - Heat from short circuit (wiring), defective/worn	1	0.44%
522 - Water or steam leak	4	1.76%
550 - Public service assistance, other	1	0.44%
551 - Assist police or other governmental agency	1	0.44%
552 - Police matter	1	0.44%
553 - Public service	1	0.44%
554 - Assist invalid	3	1.32%
561 - Unauthorized burning	1	0.44%
611 - Dispatched & cancelled en route	41	18.06%
622 - No incident found on arrival at dispatch address	3	1.32%
631 - Authorized controlled burning	1	0.44%
651 - Smoke scare, odor of smoke	1	0.44%
652 - Steam, vapor, fog or dust thought to be smoke	1	0.44%
733 - Smoke detector activation due to malfunction	2	0.88%
735 - Alarm system sounded due to malfunction	7	3.08%
743 - Smoke detector activation, no fire - unintentional	1	0.44%
745 - Alarm system activation, no fire - unintentional	6	2.64%
746 - Carbon monoxide detector activation, no CO	1	0.44%
TOTAL INCIDENTS:	227	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.



Incident Comparison 2018-2021

December	2021	2020	2019	2018
100 - Fire	4	4	12	3
200 - Overpressure Rupture, Explosion, Overheat	0	0	0	0
300 - Rescue & EMS	145	122	94	138
400 - Hazardous Condition	2	5	6	5
500 - Service Call	12	10	13	7
600 - Good Intent & Canceled Call	47	94	54	48
700 - False Alarm & False Call	17	19	8	10
800 - Severe Weather & Natural Disaster	0	0	0	0
900 - Special Incident Type	0	0	0	0
	227	254	187	211

COVID-19

2021	Confirmed or Suspected COVID-19	Incident Total	Percentage of Incidents
December	8	227	3.52%
January - December	112	2525	4.44%

City of Monroe Fire Dept

Monroe, GA

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Detailed Losses For Date Range

Start Date: 12/01/2021 | End Date: 12/31/2021

# INCIDENTS	TOTAL PRE-INCIDENT PROP. VAL.	TOTAL PRE-INCIDENT CONT. VAL.	TOTAL PRE-INCIDENT VAL.	AVG. VAL.	TOTAL PROP. LOSS	TOTAL CONT. LOSS	TOTAL LOSSES	AVERAGE LOSS
1	\$41,995.00	\$500.00	\$42,495.00	\$42,495.00	\$4,000.00	\$500.00	\$4,500.00	\$4,500.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2021-2383	12/13/2021	131 - Passenger vehicle fire	533 S Madison AVE Monroe	\$41,995.00	\$500.00	\$42,495.00	\$4,000.00	\$500.00	\$4,500.00

Only Reviewed Incidents included.



City of Monroe Fire Dept

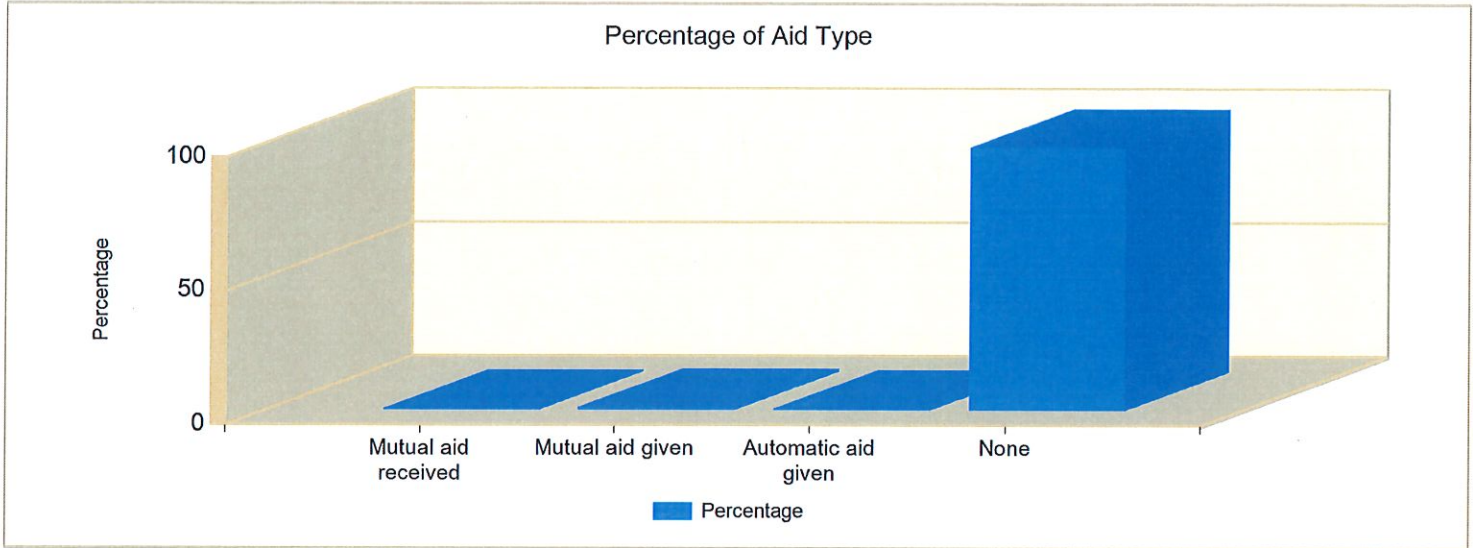
Monroe, GA

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Count of Aid Given and Received for Incidents for Date Range

Start Date: 12/01/2021 | End Date: 12/31/2021



AID TYPE	TOTAL	% of TOTAL
Mutual aid received	1	0.4%
Mutual aid given	2	0.9%
Automatic aid given	1	0.4%
None	223	98.2%

Only REVIEWED incidents included



PARKS PROJECTS & UPDATES – FEBRUARY 2022

PILOT PARK

Pilot Park will see the addition of a restroom later in early 2022, depending on delivery dates. The lower area drainage improvements and adjustments to alleviate standing water and drainage



issues is complete. New mulch was installed for a catalogue photoshoot by PlaySouth/Burke 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 \$336,467. Monthly cleaning is also continuing to keep the equipment sanitized and clean for all patrons.

CHILDERS PARK

Bridge repairs were completed in the park ahead of the Parade of Lights for Christmas, which is now open. New mulch was put in place during the early weeks of November. The lights will start being taken down during January.

MATHEWS PARK

The second phase of renovations/additions for the rehabilitation work of paving/parking, shade structures, pavilions, additional signage, disc golf renovations, fencing, and other amenities is in process. Additional equipment, seating, shade structures, trash receptacles, restroom, and signage have all been delivered and are awaiting the placement of pavilion prior to installation. on order and/or in production. The replacement of a pavilion and addition of another pavilion was approved by Council in September. Construction is currently situated for early spring with a



delay in materials. Paving will take place in the spring of 2022 based on pavilion builds and restroom installation so as not to damage any new

asphalt. A study of the pond wildlife and dam was completed on October 20th by Aquatic Environmental Services, with a follow up management plan to be provided by the same company. The total cost of the Phase I improvements made to Mathews Park are approximately \$165,510. Phase II was approved at an additional cost of \$300,000, with current costs being at \$48,600 for improvements and additions.



POLICE

DEPARTMENT

MONTHLY REPORT

February

2022

Comparison of December 2020 to December 2021 Activity Reports

	2021			2020		
Calls for Service	1,777			1,506		
Area Checks	9,832			9,141		
Calls to MPD	n/a			n/a		
Court Cases	223			208		
Training Hours	203			138		
Part A Crimes	38			59		
Part B Crimes	45			54		
Arrest-Adult	58			59		
Juvenile	5			1		
C/S Trash Pick Up						
Tires						

2021 Arrest Reporting:

2021 Total Arrests:	847
Adults:	765
Juvenile:	82

2021 Total Guns Taken Off The Streets Of Monroe:

Handguns:	88
Long guns:	12

AGENCY	2021 JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
LE CALLS													
WALTON SO	3,503	3,095	3,853	3,409	3,845	3,953	3,761	3,414	3,541	3,568	3,173	3,222	42,337
WCSSO AREA CHECKS	10,628	9,800	10,417	10,299	10,943	9,258	10,121	9,798	10,265	10,367	10,034	10,276	122,206
MONROE PD	1,518	1,428	1,734	1,938	2,098	1,842	1,961	1,671	1,657	1,598	1,621	1,777	20,843
MPD AREA CHECKS	8,877	8,722	10,707	8,758	8,087	7,395	8,258	9,495	8,622	9,063	9,803	9,832	107,619
LOGANVILLE PD	870	892	1,024	99	907	907	1,037	961	1,137	989	826	792	10,441
LPD AREA CHECKS	1,713	1,394	1,458	1,267	1,145	1,364	1,471	971	1,540	22	7	12	12,364
SOCIAL CIRCLE PD	364	356	375	364	283	322	325	342	277	360	387	300	4,055
SPD AREA CHECKS	2,212	1,745	1,673	1,812	1,646	1,570	1,589	1,424	1,006	1,394	1,492	1,678	19,241
Totals	29,685	27,432	31,241	27,946	28,954	26,611	28,523	28,076	28,045	27,361	27,343	27,889	339,106
WALTON EMS	1,870	1,355	1,473	1,434	1,839	1,545	1,492	1,905	1,796	1,513	1,410	1,810	19,442
FIRE DEPTS													0
WALTON FIRE	519	360	444	431	455	422	417	568	474	455	416	470	5,431
MONROE FIRE	238	182	205	185	254	233	219	247	200	228	168	234	2,593
LOGANVILLE FIRE	214	172	207	220	244	212	237	231	238	217	219	232	2,643
SOC CIRCLE FIRE	60	83	76	65	85	66	68	71	80	56	52	57	819
Fire fept totals	1,031	797	932	901	1,038	933	941	1,117	992	956	855	993	11,486
TOTAL	63,302	57,813	64,887	59,128	61,823	56,633	60,420	60,291	59,870	58,147	57,806	59,574	719,694
PHONE CALLS													
ABANDONED	275	240	302	287	296	229	288	247	269	273	250		2,956
ADMIN IN	5,147	4,645	5,070	5,318	5,788	5,097	5,515	5,532	4,799	4,884	4,761		56,556
ADMIN OUT	3,235	2,980	3,402	3,528	3,966	3,312	3,461	3,640	3,545	3,541	3,370		37,980
911	4,539	3,969	5,069	4,816	5,428	4,852	5,115	5,119	5,162	5,135	4,466		53,670
TOTAL	13,196	11,834	13,843	13,949	15,478	13,490	14,379	14,538	13,775	13,833	12,847		151,162

Municipal Court Report – December

	December 2020	December 2021
Citations issued:	195	246
Adjudicated/Closed cases:	208	223
Fines collected per month:	\$31,367.00	\$31,244.00
Year to date collected:	\$396,726.22	\$455,764.95

December 2021 Training Hours for Monroe Police Department

GPSTC online training: 2

Conference training: 0

In-service Training: 61

Off Site Training: 140

Total Training Hours: 203



Offense and Arrest Summary Report

Beginning Date: 12/01/2021

Ending Date: 12/31/2021

Agency: MONROE POLICE DEPARTMENT

Total Offenses	83	Clearance Rate	51.81%
% change from last year	-26.55%	Last years rate	51.33%
Total Arrests	63	Hate Crime Offenses	0
% change from last year	5%	Law Officers Assaulted	0
Group A Crime Rate per 100,000 Population :	603.15	Summary based reporting Crime Rate per 100,000 Population :	225.27
Arrest Rate per 100,000 Population :	457.82		

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	1
Aggravated Assault	2	1	0	3	8
Burglary	0	0	0	0	0
Larceny	14	3	0	17	7
Motor Vehicle Theft	0	0	0	0	1
Arson	0	0	0	0	1
Simple Assault	4	0	0	4	2
Intimidation	0	0	0	0	1
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0
Vandalism	2	0	0	2	1
Drug/Narcotic Violations	11	0	0	11	25
Drug Equipment Violations	0	0	0	0	0
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	0	0	0	0	0
Gambling	0	0	0	0	0
Kidnapping	1	0	0	1	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	1	0	0	1	0
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	1	0	0	1	0
Weapons Law Violations	1	1	0	2	0
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	0
Total Group A Arrests	37	5	0	42	47
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	1	0	0	1	0
Disorderly Conduct	3	0	0	3	1
DUI	5	0	0	5	5
Drunkenness	1	0	0	1	0
Family Offenses-nonviolent	0	0	0	0	1
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	3	0	0	3	0
All Other Offenses	8	0	0	8	6
Total Group B Arrests	21	0	0	21	13
Total Arrests	58	5	0	63	60

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	1
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	2
Aggravated Assault	2	2	13
Burglary	2	0	3
Larceny	27	13	24
Motor Vehicle Theft	0	0	2
Arson	0	0	1
Simple Assault	7	5	13
Intimidation	8	1	1
Bribery	0	0	0
Counterfeiting/Forgery	1	0	0
Vandalism	11	3	14
Drug/Narcotic Violations	11	10	19
Drug Equipment Violations	2	2	7
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	4	0	7
Gambling	0	0	0
Kidnapping	1	1	0
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	0	0	0
Sexual Assault w/Object	0	0	0
Fondling	2	1	1
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	1	1	0
Weapons Law Violations	4	4	5
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
Total Group "A"	83	43	113

Crime Against Person
 20 - This year
 29 - Last year
 -31.03% - Percent Change

Crime Against Property
 46 - This year
 53 - Last year
 -13.21% - Percent Change

Crime Against Society
 17 - This year
 31 - Last year
 -45.16% - Percent Change

Population : 13761

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



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	4
ANIMAL COMPLAINT	5
PROWLER	7
ATTEMPTED BURGLARY	2
BURGLARY IN PROGRESS	3
BURGLARY REPORT	4
DOMESTIC NON-VIOLENT	25
WARRANT SERVICE	20
SUBJECT WITH WEAPON	1
SUSPICIOUS PERSON	63
SUSPICIOUS VEHICLE	95
TRAFFIC STOP	2
SUICIDE	1
SUICIDE ATTEMPT	1
SUICIDE THREAT	4
KEYS LOCKED IN VEHICLE	110
SPEEDING AUTO	4
ACCIDENT NO INJURIES	66
INJURY BY COMPLAINT	1
ACCIDENT WITH A DEER	2
10-50 WITH ENTRAPMENTS	1
ACCIDENT WITH INJURIES	5
OFFICER INVOLVED ACCIDENT	2
ACCIDENT UNKNOWN INJURIES	12
ROAD HAZARD	10
LIVESTOCK IN ROADWAY	2
DRUNK DRIVER	3
INTOXICATED PERSON	1
HIT AND RUN	9
DIRECT TRAFFIC	3
FUNERAL ESCORT	12
TRANSPORT	3
DISABLED VEHICLE	26
AREA/BLDG CHECK	28
CHILD ABUSE	1
SEXUAL ASSAULT	3
CHASE	3
WORK SCHOOL TRAFFIC	1
BANK ALARM	7
BUSINESS ALARM	40
CHURCH ALARM	1
RESIDENTIAL ALARM	23
SCHOOL ALARM	1
SUBJECT IN CUSTODY	3

<u>Nature of Incident</u>	<u>Total Incidents</u>
TRANSPORT TO COURT	1
TRANSPORT TO JAIL	2
DEMENTED PERSON NON-VIOLENT	16
STOLEN VEHICLE	2
911 HANGUP	163
CONTROL SUBSTANCE PROBLEM	12
AGENCY ASSISTANCE	9
ASSAULT	1
ASSAULT LAW ENFORCEMENT ONLY	3
CHILD CUSTODY DISPUTE	3
CIVIL ISSUE/DISPUTE	14
COUNTERFEIT MONEY	3
CIVIL PAPER SERVICE	1
DAMAGE TO PROPERTY	26
DISPUTE NON VIOLENT IN NATURE	66
DISPUTE VIOLENT IN NATURE	1
DISTRUBING THE PEACE	2
Dead Body	3
LE ASSIST FOR EMS	16
ENTERING AN AUTO	3
EXTRA PATROL REQUEST	4
ASSIST FIRE DEPARTMENT	5
FIREARMS DISCHARGED	5
FIREWORKS	1
FOLLOW UP TO PREVIOUS CALL	3
FORGERY	1
FOUND PROPERTY	3
FRAUD	6
GUNSHOT WOUND PRIORITY 1	1
HARRASSING PHONE CALLS	5
HARRASSMENT	7
ILLEGAL PARKING	8
JUVENILE RUNAWAY	1
JUVENILE COMPLAINT	6
JUVENILE PROBLEM -NO COMPLAINT	3
KIDNAPPING	1
LOST ITEM REPOR	4
LOUD MUSIC COMPLAINT	12
MENTAL PSYCHOLOGICAL EMOTIONAL	2
MISSING PERSON	4
MISCELLANEOUS LAW INCIDENT	40
POWER LINES DOWN	2
PHONE CALLS/MAIL SCAMS	1
SHOPLIFTING	15
SHOTS FIRED	3
THEFT REPORT	15
THREATS	9
TRAFFIC LIGHT OUT	2
TRAFFIC VIOLATION	587
TRAILER INSPECTION	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
TRESPASSING	4
UNCONSCIOUS PRIORTY 1	1
UNKNOWN PRIORTY 1	1
UNKNOWN LAW PROBLEM	5
UNSECURE PREMISES	3
VEHICLE INSPECTION	8
VIOLATION TPO	2
WANTED PERSON	2
WELFARE CHECK	27

Total reported: 1777

Report Includes:

All dates between `00:00:00 12/01/21` and `23:59:59 12/31/21`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
306	LAW ENFORCEMENT UNIT	1
311	LAW ENFORCEMENT UNIT	15
313	LAW ENFORCEMENT UNIT	1
316	LAW ENFORCEMENT UNIT	101
322	LAW ENFORCEMENT UNIT	1
323	LAW ENFORCEMENT UNIT	166
324	LAW ENFORCEMENT UNIT	20
325	LAW ENFORCEMENT UNIT	718
327	LAW ENFORCEMENT UNIT	330
333	LAW ENFORCEMENT UNIT	587
335	LAW ENFORCEMENT UNIT	201
336	LAW ENFORCEMENT UNIT	1
337	LAW ENFORCEMENT UNIT	391
338	LAW ENFORCEMENT UNIT	317
340	LAW ENFORCEMENT UNIT	357
343	LAW ENFORCEMENT UNIT	247
344	LAW ENFORCEMENT UNIT	1
345	LAW ENFORCEMENT UNIT	611
346	LAW ENFORCEMENT UNIT	73
347	LAW ENFORCEMENT UNIT	238
348	LAW ENFORCEMENT UNIT	327
349	LAW ENFORCEMENT UNIT	819
350	LAW ENFORCEMENT UNIT	568
351	LAW ENFORCEMENT UNIT	852
352	LAW ENFORCEMENT UNIT	445
353	LAW ENFORCEMENT UNIT	2
355	LAW ENFORCEMENT UNIT	501
356	LAW ENFORCEMENT UNIT	472
359	LAW ENFORCEMENT UNIT	171
366	LAW ENFORCEMENT UNIT	464
367	LAW ENFORCEMENT UNIT	834
Total Radio Logs:		9832

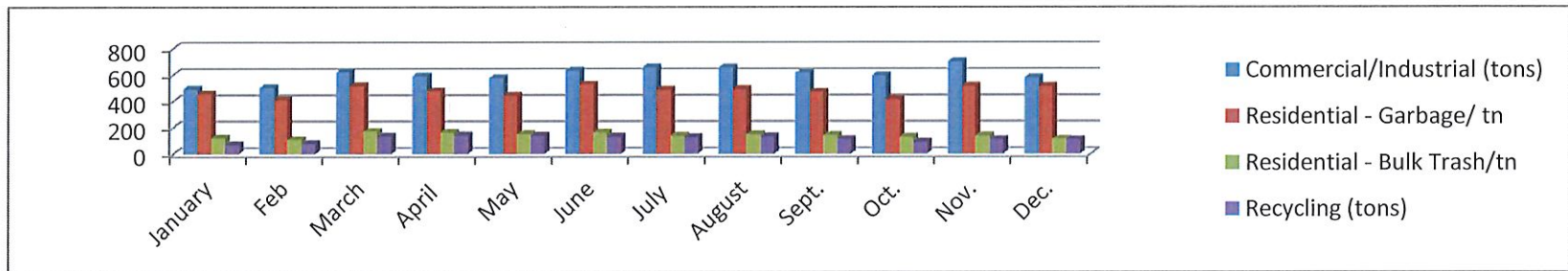
Report Includes:

All dates between `00:00:00 12/01/21` and `23:59:59 12/31/21`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



**SOLID WASTE
DEPARTMENT
MONTHLY REPORT
FEBRUARY
2022**

2021	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	494.37	504.62	623.1	590.52	577.74	635.34	657.65	656.65	615.77	593.33	704.32	579.76
Residential - Garbage/ tn	457.76	414.33	516.5	478.61	443.53	530.64	490.57	494.45	472.23	418.34	515.37	514.5
Residential - Bulk Trash/tn	123.33	109.11	172.87	164.02	151.81	165.25	139.61	148.69	144.18	131.36	139.95	114.24
Recycling (tons)	71.30	79.42	135.83	144.55	141.75	134.03	130.04	134.77	114.01	92.73	112.17	111.36
Transfer Station (tons)	7,831.74	8,113.39	9,373.15	7,832.17	7,720.88	8,321.84	7,452.33	9,031.98	7,906.03	8,046.59	7,996.17	8,698.81
Customers (TS)	16	17	18	17	18	18	18	19	18	18	17	18
Sweeper debris (tons)	25.55	21.16	33.26	30.65	20.41	13.03	14.37	32.46		28.73	43.53	38.17
Storm drain debris (tons)	0.33	0.13	0.21	0.31	1.52	0.16	0.32	3.15	0.32	0.39		0.93
	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Waste (tons)	34.42	42.17	88.52	108.73	99.47	93.6	77.83	84.43	80.68	61.95	54.38	54.84
Recycling - Curbside (tons)	25.52	19.23	27.07	24.3	25.33	22.4	28	28.16	13.48	21.58	28.42	26.95
Recycling - Cardboard (tons)	8.95	11.15	10.71	5.29	14.27	12.21	12.27	12.96	16.08	7.97	12.58	6.01
Recycling - Scrap Metal (tons)		3.28	5.31				9.3	6.08	0.6		11.85	21.03
Recycling - Scrap tires (tons)	44 (.91)	102(2.10)	133 (2.74)	204 (4.21)	62 (1.28)	282(5.82)	33 (.68)	152 (3.14)	33 (.68)		121(2.50)	63 (1.30)
Recycling - Glass (tons)	1.5	1.49	1.48	2.02	1.4	2.36	1.96	1.9	3.03	1.23	2.49	1.23
Recycling - C & D (tons)												
95G Garbage carts (each)	51	47	68	44	51	59	57	57	53	35	47	14
65G Recycling Carts (each)			296	344	213	248	171	48	15	25	24	13
18G Recycling bins (each)	32	19	36	28	26	37	17	7	17	4	9	10
Dumpsters (each)	5	3	3		4		3	1	1		2	4
Lids & Rods (each)				3								
Cemetery Permits	13	7	6	9	11	13	8	9	4	9	6	9



Note:
1,208.50 tons of trash /garbage collected and disposed.
111.36 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.
Project delayed due to vendor staffing shortage.

II. Transfer Station tonnage report: Deposited 8,698.81 tons in December.
An increase of 304.16 tons compared to December 2020.

III. Curbside Recycling – Transitioning to the 65-gallon carts - Update:

The “Oops” tags have been published and will be implemented, starting February 7, 2022 due to overflow of the holiday collection. The tags are designed to help educate citizens and reduce the number of unacceptable items set out in the curbside program.

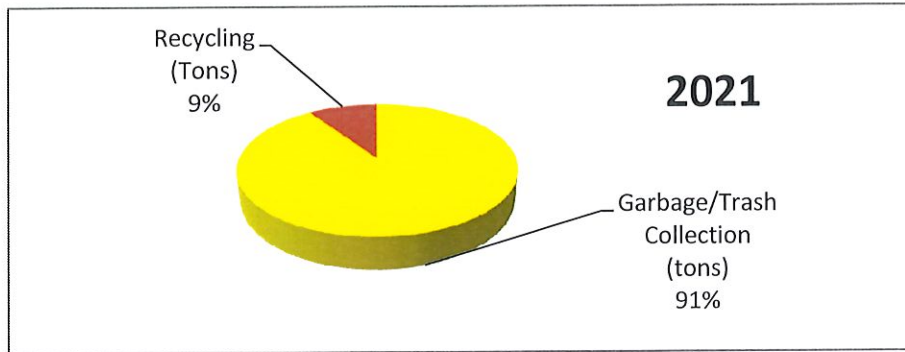
- Customers who did not receive a cart or would like to participate, should call our office at: 770-267-6933 to make their request. **Service reminder: All acceptable items should be loose inside the cart and not in plastic bags! Oversized cardboard broken down, bundled and set out next to the cart, for separate collection!**

IV. Curbside Glass Collection Update: Currently have 338 customers participating.
(1.23 tons collected in December).

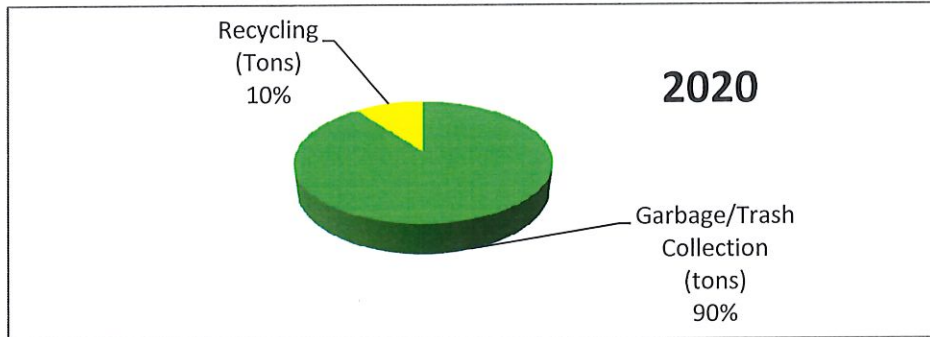
Reminder: Please rinse the glass containers and remove all caps or lids. Also, Items cannot be mixed with other recycling materials! A separate vehicle will collect the glass.

V. 2021 Annual Tonnage Report! See attached.

CITY OF MONROE	2021
Garbage/Trash Collection (tons)	14,684
Recycling (Tons)	1,541
CITY OF MONROE	2021
Recycling - Limbs (tons)	881
Recycling - Curbside /tn	426
Recycling - Cardboard /tn	130
Recycling - Scrap Metal/tn	57
Recycling - Scrap Tires / tn	25
Recycling - Glass / tn	22
Total:	1,541



CITY OF MONROE	2020
Garbage/Trash Collection (tons)	14,184
Recycling (Tons)	1,606
CITY OF MONROE	2020
Recycling - Limbs (tons)	1,084
Recycling - Curbside /tn	312
Recycling - Cardboard /tn	100
Recycling - Scrap Metal/tn	62
Recycling - Scrap Tires / tn	41
Recycling - Glass / tn	7
Total:	1,606





**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
FEBRUARY
2022**

Public Works Administration

December 2021

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	452	N/A	519	810	683	709	725	739	N/A	578	717	675	6607
Work orders received	91	84	130	187	161	196	165	153	108	115	115	100	1605
Work orders completed	80	82	126	186	153	178	154	147	103	102	107	87	1505
Permits received/approved -													
Road closure									1		2		3
Parade								1	2			1	4
Procession													0
Public demonstration													0
Assembly	1	1	2	4	3	2	2	7	7	9	6	4	48
Picket													0
Road race			1	1		1				2			5

Fleet Maintenance Division

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

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
City Hall													0
Code	1		2	1	1			1					6
Electric/Cable	5	4		7	4	1	2	3	5	7	7	2	47
Finance													0
Fire			2	2	1	1	1			4		2	13
Gas/Water/Sewer		5	8	5	5	2	2	3	2	6	3	4	45
GUTA		1								1			2
Meter Readers		2	2	4	1	1	3	4	3			2	22
Motor Pool													0
Police	17	16	21	15	17	16	18	19	18	9	16	12	194
Public Works	11	19	13	24	16	28	11	8	24	34	27	27	242
TOTAL	34	47	48	58	45	49	37	38	52	61	53	49	571

Street Division

- Removed litter from the right of way
- Right of way mowing
- Sidewalk repair
- Plaza Court Fence
- Inert Gridding
- Christmas Parade

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Utility Cuts				18.19	42.84	89.39	206.02	76.07	264.43	514.18	0	18.2	1229.3
Pot Holes													
Total Tons	0	0	0	18.19	42.84	89.39	206.02	76.07	264.43	514.18	0	18.2	1229.3

Stormwater

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Grates	74	31	47	45	28	46	78	180	134	168	0	152	983
Total Tons	0.23	0.13	0.12	0.14	0.16	0.15	0.16	0.44	0.4	0.39		0.38	2.7

- *Catch basin maintenance/Structure Repair
Hammond Drive
- *Ditch maintenance
Magnolia Street
- *CDBG 2020
- *Storm pipe repair
- *Storm grate cleaning (City wide)
- *Mapping of Magnolia System
- *Leaf pickup

Sign & Marking Division

- General maintenance:

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Signs repaired	8	6	14	7	11	6	7	11	2	9	2	10	93
Signs replaced	16	2	6	11	11	33	5	6	11	16	3	11	131
Sign post replaced/installed	14	1	14	24	19	9		3	9	14	14	7	128
New signs	32	24	34	35	27	38	41	43	24	23	20	29	370
Signs cleaned	4	6	5	8	6	4		6	4	6	3	6	58
Signs installed (new)	7		10	2	8	7	3	6	2	2	4		51
City emblems installed	1		4		2		2						9
In-lane pedestrian signs	2					2						1	5
Banners			6	8	7		3	6	5	5	1	3	44
Compaction Test													0
Traffic Studies	5	3	3	7	4	4	2		2			1	31
Parking Lot Striped					1	1		1	1		2		6
Speed hump installed				1	1	2			1	1			6
Crosswalk installed													0
Stop bars installed								1					1
Airport Maint.	12	7	10	8	8	9	6	9	7	8	4	9	97
Handicap Marking					2								2
Curb Striped					3								3
TOTAL	101	49	106	111	110	115	69	92	68	84	53	77	1035



**WATER, SEWER & GAS
MONTHLY REPORT**

**FEBRUARY
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					
Hwy 186 Gas main extension	Jan-21	Dec-21	Pressure testing week of Jan 24th, ER Snell connection completed	Started	City
Belle Meade gas main replacement	Mar-22	Apr-22	Replace 2" steel gas main with 2" plastic	Bid process	Contractor
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	Jun-22	Dec-22	Install 15,000' of 4" plastic gas main/will serve 5 chicken houses	Planning Stage	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	Material delivered	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					
Lumpkin Street sewer replacement	Dec-22	Jan-22	Replace aging sewer main along Lumpkin Street	Completed	City
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Gravity sewer installed and completed/waiting on pump station contractor to complete stati	Awarded	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	Design Phase	Carter & Sloope
Jacks Creek Plant Rehab	Sep-21	Sep-22	Work begun/Demo of influent building nearing completion	Awarded	Hofstadter
Water Distribution					
24" Raw Water Main / 20" Finished Water Main	Jan-21	Jan-22	EPD approval 7/26/21 / GDOT, Georgia Power, Transco permits submitted	Design Near Completion	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 Wiedeman & Singleton
1,000,000 gallon clearwell @ WTP location	Jun-21	Oct-22	Construction of a new 1,000,000 gallon clearwell / crews test drill area 7/13/21	Design Phase	Singleton

WATER / WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 12/2021 | FY 2021



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DETAIL EXPENSES	7-8

CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 0.835M	\$ 0.981M	\$ 1.286M	\$ 0.815M	\$ 0.930M	\$ 0.906M	\$ 1.052M	\$ 1.074M	\$ 1.146M	\$ 1.065M	\$ 0.984M	\$ 1.020M	\$ 12.093M	\$ 11.650M	\$ 11.133M
PERSONNEL COSTS	\$ 0.196M	\$ 0.195M	\$ 0.190M	\$ 0.334M	\$ 0.208M	\$ 0.195M	\$ 0.219M	\$ 0.214M	\$ 0.202M	\$ 0.263M	\$ 0.201M	\$ 0.106M	\$ 2.525M	\$ 2.531M	\$ 2.294M
CONTRACTED SVC	\$ 0.011M	\$ 0.032M	\$ 0.025M	\$ 0.060M	\$ 0.037M	\$ 0.093M	\$ 0.064M	\$ 0.032M	\$ 0.044M	\$ 0.045M	\$ 0.041M	\$ 0.116M	\$ 0.600M	\$ 1.395M	\$ 0.845M
SUPPLIES	\$ 0.079M	\$ 0.138M	\$ 0.158M	\$ 0.123M	\$ 0.135M	\$ 0.185M	\$ 0.164M	\$ 0.199M	\$ 0.175M	\$ 0.171M	\$ 0.139M	\$ 0.239M	\$ 1.903M	\$ 1.916M	\$ 1.719M
CAPITAL OUTLAY	\$ 0.288M	\$ 0.294M	\$ 0.360M	\$ 0.345M	\$ 0.303M	\$ 0.312M	\$ 0.325M	\$ 0.308M	\$ 0.306M	\$ 0.271M	\$ 0.265M	\$ 0.123M	\$ 3.501M	\$ 2.607M	\$ 2.134M
FUND TRANSFERS	\$ 0.048M	\$ 0.045M	\$ 0.045M	\$ 0.044M	\$ 0.044M	\$ 0.048M	\$ 0.050M	\$ 0.057M	\$ 0.056M	\$ 0.056M	\$ 0.056M	\$ 0.056M	\$ 0.606M	\$ 1.559M	\$ 0.567M
DEPRECIATION	\$ 0.166M	\$ 0.166M	\$ 0.165M	\$ 0.162M	\$ 0.166M	\$ 0.165M	\$ 0.170M	\$ 0.168M	\$ 0.169M	\$ 0.092M	\$ 0.245M	\$ -	\$ 1.832M	\$ -	\$ 1.714M
EXPENSES	\$ 0.787M	\$ 0.870M	\$ 0.944M	\$ 1.068M	\$ 0.893M	\$ 0.999M	\$ 0.992M	\$ 0.978M	\$ 0.951M	\$ 0.897M	\$ 0.947M	\$ 0.641M	\$ 10.967M	\$ 10.009M	\$ 9.273M
MARGIN	\$ 0.048M	\$ 0.111M	\$ 0.342M	\$ (0.254M)	\$ 0.037M	\$ (0.093M)	\$ 0.060M	\$ 0.096M	\$ 0.195M	\$ 0.169M	\$ 0.036M	\$ 0.379M	\$ 1.126M	\$ 1.641M	\$ 1.859M

280

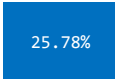
12-MO PROCESSED KGAL



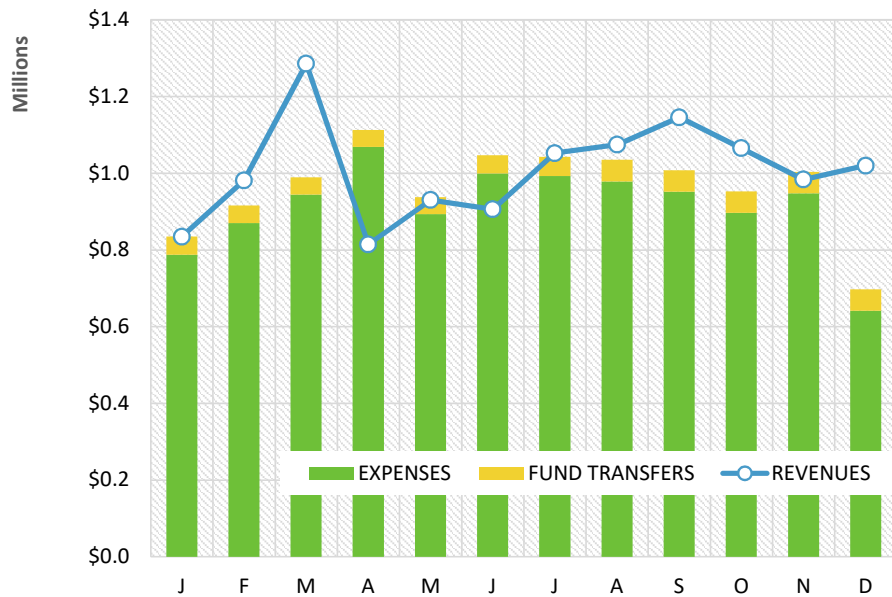
12-MO RETAIL KGAL



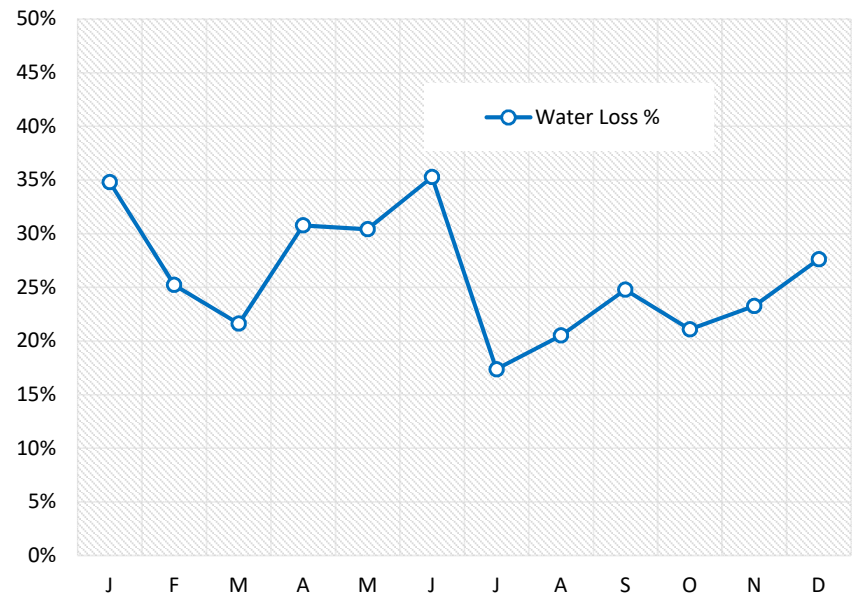
ROLLING 12-MO LINE LOSS



REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

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CUSTOMER COUNT - WATER

Residential	8,653	8,684	8,740	8,745	8,763	8,802	8,801	8,827	8,832	8,891	8,923	8,940
Commercial	939	947	939	943	948	958	965	965	964	970	969	973
Industrial	1	1	1	1	1	1	1	1	1	1	1	1
Water Authority	1	1	1	1	1	1	1	1	1	1	1	1
Residential Sprinkler	461	474	482	496	516	527	532	536	534	534	514	523
Commercial Sprinkler	83	85	87	84	85	85	85	85	85	85	85	90
Total	10,138	10,192	10,250	10,270	10,314	10,374	10,385	10,415	10,417	10,482	10,493	10,528

YOY Δ	0.40%	0.49%	0.32%	0.05%	0.18%	0.13%	-1.25%	-0.12%	-0.57%	-0.79%	-1.70%	-1.28%
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KGALLONS - WATER

Residential	34,525	35,039	32,670	32,123	34,850	36,901	41,724	41,795	41,839	42,099	40,009	36,734
Commercial	9,962	10,087	9,595	10,119	12,524	13,408	14,425	16,791	18,205	18,061	15,576	13,143
Industrial	1,295	2,502	1,584	1,395	1,094	1,659	1,090	1,117	1,193	1,523	2,568	2,085
Water Authority	-	22	-	15	92	5,257	20,674	12,024	7,095	7,409	2,765	17
Total	45,782	47,650	43,849	43,652	48,560	57,225	77,913	71,727	68,332	69,092	60,918	51,979

YOY Δ	1.58%	6.64%	-1.00%	0.69%	6.40%	10.47%	44.08%	15.45%	14.63%	21.20%	16.86%	4.84%
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REVENUE - WATER

Residential	\$ 0.297M	\$ 0.303M	\$ 0.285M	\$ 0.281M	\$ 0.300M	\$ 0.318M	\$ 0.354M	\$ 0.355M	\$ 0.356M	\$ 0.362M	\$ 0.343M	\$ 0.318M
Commercial	\$ 0.078M	\$ 0.075M	\$ 0.077M	\$ 0.080M	\$ 0.094M	\$ 0.099M	\$ 0.106M	\$ 0.118M	\$ 0.126M	\$ 0.122M	\$ 0.111M	\$ 0.096M
Industrial	\$ 0.005M	\$ 0.010M	\$ 0.007M	\$ 0.006M	\$ 0.005M	\$ 0.007M	\$ 0.005M	\$ 0.005M	\$ 0.005M	\$ 0.006M	\$ 0.011M	\$ 0.009M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.001M	\$ 0.021M	\$ 0.084M	\$ 0.049M	\$ 0.029M	\$ 0.030M	\$ 0.011M	\$ 0.000M
Total	\$ 0.380M	\$ 0.388M	\$ 0.369M	\$ 0.367M	\$ 0.399M	\$ 0.445M	\$ 0.548M	\$ 0.527M	\$ 0.515M	\$ 0.521M	\$ 0.477M	\$ 0.423M

YOY Δ	2.13%	6.08%	1.94%	2.60%	6.29%	7.64%	25.86%	9.91%	8.05%	16.41%	13.22%	4.88%
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RETAIL SALES REPORT

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

CUSTOMER COUNT - SEWER

Residential	6,635	6,660	6,707	6,702	6,710	6,737	6,753	6,776	6,779	6,813	6,830	6,849
Commercial	782	793	783	786	791	793	799	799	805	813	814	817
Water Authority	1	1	1	1	1	1	1	1	1	1	1	1
Total	7,418	7,454	7,491	7,489	7,502	7,531	7,553	7,576	7,585	7,627	7,645	7,667
YOY Δ	3.33%	3.40%	3.32%	2.96%	3.13%	3.05%	4.38%	3.45%	3.13%	3.37%	2.96%	3.23%

KGALLONS - SEWER

Residential	34,525	35,039	32,670	32,123	34,850	36,901	41,724	41,795	41,839	42,099	40,009	36,734
Commercial	9,962	10,087	9,595	10,119	12,524	13,408	14,425	16,791	18,205	18,061	15,576	13,143
Water Authority	-	22	-	15	92	5,257	20,674	12,024	7,095	7,409	2,765	17
Total	44,487	45,148	42,265	42,257	47,466	55,566	76,823	70,610	67,139	67,569	58,350	49,894
YOY Δ	2.32%	5.02%	-0.23%	1.04%	7.67%	10.38%	46.12%	16.36%	15.00%	20.31%	14.78%	2.83%

REVENUE - SEWER

Residential	\$ 0.211M	\$ 0.210M	\$ 0.205M	\$ 0.204M	\$ 0.210M	\$ 0.212M	\$ 0.138M	\$ 0.223M	\$ 0.224M	\$ 0.229M	\$ 0.225M	\$ 0.219M
Commercial	\$ 0.117M	\$ 0.120M	\$ 0.118M	\$ 0.122M	\$ 0.142M	\$ 0.141M	\$ 0.138M	\$ 0.163M	\$ 0.142M	\$ 0.144M	\$ 0.148M	\$ 0.140M
Water Authority	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.000M
Total	\$ 0.328M	\$ 0.331M	\$ 0.324M	\$ 0.327M	\$ 0.353M	\$ 0.354M	\$ 0.278M	\$ 0.388M	\$ 0.369M	\$ 0.376M	\$ 0.375M	\$ 0.359M
YOY Δ	0.37%	1.68%	-1.21%	1.91%	14.47%	12.01%	-17.80%	9.34%	2.92%	4.31%	9.04%	2.66%

SALES STATISTICS

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[Dec 2021](#)
[YTD](#)

AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4	4	5	5	5	5	4	4	4
Commercial	11	11	10	11	13	14	15	17	19	19	16	14	14
Industrial	1,295	2,502	1,584	1,395	1,094	1,659	1,090	1,117	1,193	1,523	2,568	2,085	1,592
Water Authority	-	22	-	15	92	5,257	20,674	12,024	7,095	7,409	2,765	17	4,614

AVERAGE \$/CUSTOMER (WATER)

Residential	\$34	\$35	\$33	\$32	\$34	\$36	\$40	\$40	\$40	\$41	\$38	\$36	\$37
Commercial	\$83	\$79	\$82	\$84	\$99	\$103	\$109	\$122	\$130	\$126	\$115	\$99	\$103
Industrial	\$5,401	\$10,277	\$6,568	\$5,805	\$4,589	\$6,871	\$4,572	\$4,681	\$4,988	\$6,322	\$10,543	\$8,592	\$6,601
Water Authority	\$169	\$258	\$169	\$229	\$540	\$21,407	\$83,692	\$48,746	\$28,833	\$30,101	\$11,339	\$237	\$18,810

AVERAGE \$/KGALLON (WATER)

Residential	\$8.5939	\$8.6461	\$8.7351	\$8.7626	\$8.6174	\$8.6127	\$8.4797	\$8.5017	\$8.5082	\$8.5998	\$8.5834	\$8.6509	\$8.6076
Commercial	\$7.8103	\$7.3874	\$8.0235	\$7.8586	\$7.4857	\$7.3756	\$7.3201	\$7.0326	\$6.8962	\$6.7684	\$7.1474	\$7.3193	\$7.3688
Industrial	\$4.1703	\$4.1074	\$4.1465	\$4.1610	\$4.1943	\$4.1417	\$4.1948	\$4.1911	\$4.1815	\$4.1508	\$4.1057	\$4.1209	\$4.1555
Water Authority		\$11.7105		\$15.2900	\$5.8742	\$4.0721		\$4.0540	\$4.0638	\$4.0628	\$4.1010		\$6.6536
Average	\$6.8582	\$7.9628	\$6.9684	\$9.0180	\$6.5429	\$6.0505	\$6.6649	\$5.9448	\$5.9124	\$5.8954	\$5.9844	\$6.6971	\$6.7083

AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5	5	5	5	6	6	6	6	6	5	6
Commercial	13	13	12	13	16	17	18	21	23	22	19	16	17
Water Authority	-	22	-	15	92	5,257	20,674	12,024	7,095	7,409	2,765	17	4,614

AVERAGE \$/CUSTOMER (SEWER)

Residential	\$32	\$32	\$31	\$30	\$31	\$31	\$20	\$33	\$33	\$34	\$33	\$32	\$31
Commercial	\$149	\$151	\$150	\$155	\$180	\$178	\$173	\$204	\$177	\$177	\$181	\$171	\$171
Water Authority	\$1,247	\$1,380	\$1,333	\$1,237	\$1,210	\$1,604	\$1,626	\$1,706	\$2,159	\$1,913	\$1,951	\$235	\$1,467

AVERAGE \$/KGALLON (SEWER)

Residential	\$6.0971	\$5.9879	\$6.2885	\$6.3392	\$6.0164	\$5.7406	\$3.3098	\$5.3381	\$5.3571	\$5.4511	\$5.6321	\$5.9645	\$5.6269
Commercial	\$11.7091	\$11.8748	\$12.2610	\$12.0612	\$11.3684	\$10.5134	\$9.5737	\$9.7094	\$7.8237	\$7.9827	\$9.4844	\$10.6500	\$10.4176
Water Authority		\$62.7486		\$82.4373		\$0.3052		\$0.1418	\$0.3042	\$0.2583	\$0.7055		\$20.9859
Average	\$8.9031	\$26.8705	\$9.2747	\$33.6126	\$8.6924	\$5.5197	\$6.4417	\$5.0631	\$4.4950	\$4.5640	\$5.2740	\$8.3072	\$10.5848

MOST RECENT
12-MONTH

Dec 2021 Dec 2020 FY2021 YTD FY2020 YTD

SALES REVENUES

WATER SALES	\$ 548,528	\$ 410,974	\$ 5,417,366	\$ 4,866,517	\$ 5,417,366
SEWER SALES	\$ 365,429	\$ 343,269	\$ 4,195,578	\$ 3,975,129	\$ 4,195,578
SALES REVENUES (ACTUAL)	\$ 913,957	\$ 754,243	\$ 9,612,944	\$ 8,841,646	\$ 9,612,944
AS BUDGET	\$ 811,667	\$ 758,333	\$ 9,740,000	\$ 9,100,000	Not Applicable
% ACTUAL TO BUDGET	112.60%	99.46%	98.70%	97.16%	Not Applicable

OTHER REVENUES

WATER

OP REVENUE	\$ 374	\$ 112	\$ 2,468	\$ 1,685	\$ 309
MISC REVENUE	\$ 860	\$ 7,843	\$ 73,555	\$ 70,855	\$ 6,353
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 44,350	\$ 61,800	\$ 798,620	\$ 633,992	\$ 44,650
REIMB DAMAGE PROP	\$ -	\$ -	\$ 1,533	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC WATER	\$ 11,571	\$ 33,070	\$ 132,249	\$ 159,497	\$ 10,287
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_WATER	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 57,155	\$ 102,825	\$ 1,008,424	\$ 866,029	\$ 61,599

SEWER

OP REVENUE	\$ 26,150	\$ 33,600	\$ 315,123	\$ 240,798	\$ 36,875
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ 74	\$ 17,125	\$ -
TAP FEES	\$ 11,000	\$ 51,000	\$ 1,024,250	\$ 1,002,464	\$ 34,000
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEW COLLECT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER - UTILITY	\$ -	\$ -	\$ -	\$ 5,220	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_SEWER	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 11,571	\$ 33,070	\$ 132,249	\$ 159,497	\$ 10,287
OTHER REVENUES (SEWER)	\$ 48,721	\$ 117,670	\$ 1,471,695	\$ 1,425,103	\$ 81,162

OTHER REVENUES (TOTAL)	\$ 105,876	\$ 220,496	\$ 2,480,120	\$ 2,291,131	\$ 142,761
AS BUDGET	\$ 148,798	\$ 126,768	\$ 1,785,577	\$ 1,521,210	Not Applicable
% ACTUAL TO BUDGET	71.15%	173.94%	138.90%	150.61%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 1,019,833	\$ 974,739	\$ 12,093,064	\$ 11,132,777	\$ 9,755,706
AS BUDGET	\$ 960,465	\$ 885,101	\$ 11,525,577	\$ 10,621,210	Not Applicable
% ACTUAL TO BUDGET	106.18%	110.13%	104.92%	104.82%	Not Applicable

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	12-MONTH
PERSONNEL	\$ 106,021	\$ 156,769	\$ 2,524,626	\$ 2,294,083	\$ 2,524,626
CONTRACTED SERVICES	\$ 115,854	\$ 100,610	\$ 600,249	\$ 845,078	\$ 600,249
SUPPLIES	\$ 238,895	\$ 219,089	\$ 1,903,405	\$ 1,720,128	\$ 1,903,405
CAPITAL OUTLAY	\$ 123,340	\$ 549,596	\$ 2,674,103	\$ 2,986,267	\$ 2,674,103
FUND TRANSFERS	\$ 56,320	\$ 53,968	\$ 605,878	\$ 566,842	\$ 605,878
DEPRECIATION	\$ -	\$ -	\$ 2,658,823	\$ 2,457,127	\$ 2,658,823
TOTAL	\$ 640,431	\$ 1,080,032	\$ 10,967,084	\$ 10,869,525	\$ 10,967,084

WATER

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 25,071	\$ 34,965	\$ 429,739	\$ 317,774	\$ 429,739
PERSONNEL (ACTUAL)	\$ 36,920	\$ 52,868	\$ 642,899	\$ 504,192	\$ 642,899
AS BUDGET	\$ 53,887	\$ 48,774	\$ 646,649	\$ 585,282	Not Applicable
% ACTUAL TO BUDGET	68.51%	108.39%	99.42%	86.15%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 49,634	\$ 38,876	\$ 167,300	\$ 192,084	\$ 167,300
AS BUDGET	\$ 23,763	\$ 24,693	\$ 285,150	\$ 296,320	Not Applicable
% ACTUAL TO BUDGET	208.88%	157.43%	58.67%	64.82%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 98,015	\$ 71,626	\$ 730,046	\$ 602,336	\$ 730,046
AS BUDGET	\$ 57,921	\$ 52,138	\$ 695,050	\$ 625,650	Not Applicable
% ACTUAL TO BUDGET	169.22%	137.38%	105.04%	96.27%	Not Applicable
CAPITAL OUTLAY					
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 110,512	\$ 515,462	\$ 1,923,248	\$ 1,922,074	\$ 1,923,248
AS BUDGET	\$ 85,194	\$ 78,614	\$ 1,022,329	\$ 943,365	Not Applicable
% ACTUAL TO BUDGET	129.72%	655.69%	188.12%	203.75%	Not Applicable
DEPRECIATION					
DEPRECIATION (ACTUAL)	\$ -	\$ -	\$ 982,327	\$ 954,776	\$ 982,327
AS BUDGET	\$ -	\$ -	\$ 982,327	\$ 954,776	Not Applicable
% ACTUAL TO BUDGET	-	-	100.00%	100.00%	Not Applicable
FUND TRANSFERS					
FUND TRANSFERS (ACTUAL)	\$ 31,419	\$ 29,497	\$ 335,935	\$ 309,366	\$ 335,935
AS BUDGET	\$ 70,832	\$ 66,360	\$ 849,983	\$ 796,325	Not Applicable
% ACTUAL TO BUDGET	44.36%	44.45%	39.52%	38.85%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
PERSONNEL (ACTUAL)	\$ 30,330	\$ (16,850)	\$ 746,538	\$ 532,006	\$ 746,538
AS BUDGET	\$ 63,678	\$ 50,449	\$ 764,134	\$ 605,390	Not Applicable
% ACTUAL TO BUDGET	47.63%	-33.40%	97.70%	87.88%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ (13,852)	\$ 5,314	\$ 64,449	\$ 77,279	\$ 64,449
AS BUDGET	\$ 15,629	\$ 14,879	\$ 187,550	\$ 178,550	Not Applicable
% ACTUAL TO BUDGET	-88.63%	35.72%	34.36%	43.28%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 19,725	\$ 56,135	\$ 354,951	\$ 337,081	\$ 354,951
AS BUDGET	\$ 24,604	\$ 23,342	\$ 295,250	\$ 280,100	Not Applicable
% ACTUAL TO BUDGET	80.17%	240.49%	120.22%	120.34%	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)	\$ 362,704	\$ 752,927	\$ 5,947,695	\$ 5,431,193	\$ 5,947,695
AS BUDGET	\$ 395,508	\$ 359,248	\$ 4,746,095	\$ 4,310,982	Not Applicable
% ACTUAL TO BUDGET	91.71%	209.58%	125.32%	125.99%	Not Applicable

Dec 2021 Dec 2020 FY2021 YTD FY2020 YTD 12-MONTH

WASTEWATER

STORMWATER

PERSONNEL

PERSONNEL (ACTUAL)	\$	289	\$	39,175	\$	203,818	\$	337,476	\$	203,818
AS BUDGET	\$	15,550	\$	30,591	\$	186,605	\$	367,095	Not Applicable	
% ACTUAL TO BUDGET		1.86%		128.06%		109.22%		91.93%	Not Applicable	

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	5,088	\$	5,193	\$	15,524	\$	46,291	\$	15,524
AS BUDGET	\$	8,001	\$	8,446	\$	96,010	\$	101,350	Not Applicable	
% ACTUAL TO BUDGET		63.59%		61.49%		16.17%		45.67%	Not Applicable	

SUPPLIES

SUPPLIES (ACTUAL)	\$	3,238	\$	6,773	\$	37,777	\$	41,055	\$	37,777
AS BUDGET	\$	57,921	\$	52,138	\$	695,050	\$	625,650	Not Applicable	
% ACTUAL TO BUDGET		5.59%		12.99%		5.44%		6.56%	Not Applicable	

CAPITAL OUTLAY

Capital Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-
CAPITAL OUTLAY (ACTUAL)	\$	12,828	\$	34,134	\$	750,855	\$	1,064,193	\$	750,855
AS BUDGET	\$	132,086	\$	124,431	\$	1,585,034	\$	1,493,171	Not Applicable	
% ACTUAL TO BUDGET		9.71%		27.43%		47.37%		71.27%	Not Applicable	

Depreciation Expense [Stormwater]	\$	-	\$	-	\$	22,416	\$	16,943	\$	22,416
Depreciation Expense [Sewage]	\$	-	\$	-	\$	827,040	\$	742,704	\$	827,040

DEPRECIATION

DEPRECIATION (ACTUAL)	\$	-	\$	-	\$	849,455	\$	759,647	\$	849,455
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SEWAGE

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$	24,901	\$	24,471	\$	269,943	\$	257,476	\$	269,943
AS BUDGET	\$	59,125	\$	52,800	\$	709,500	\$	633,600	Not Applicable	
% ACTUAL TO BUDGET		42.12%		46.35%		38.05%		40.64%	Not Applicable	

DEPRECIATION	\$	-	\$	-	\$	827,040	\$	742,704	\$	827,040
DEPRECIATION (ACTUAL)	\$	-	\$	-	\$	827,040	\$	742,704	\$	827,040

SEWAGE COLLECTION

PERSONNEL

PERSONNEL (ACTUAL)	\$	25,929	\$	38,317	\$	458,257	\$	436,936	\$	458,257
AS BUDGET	\$	39,237	\$	42,418	\$	470,849	\$	509,013	Not Applicable	
% ACTUAL TO BUDGET		66.08%		90.33%		97.33%		85.84%	Not Applicable	

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	7,798	\$	11,716	\$	71,811	\$	77,669	\$	71,811
AS BUDGET	\$	8,313	\$	8,040	\$	99,750	\$	96,475	Not Applicable	
% ACTUAL TO BUDGET		93.81%		145.73%		71.99%		80.51%	Not Applicable	

SUPPLIES

SUPPLIES (ACTUAL)	\$	15,537	\$	12,285	\$	113,359	\$	105,657	\$	113,359
AS BUDGET	\$	10,179	\$	9,904	\$	122,150	\$	118,850	Not Applicable	
% ACTUAL TO BUDGET		152.64%		124.04%		92.80%		88.90%	Not Applicable	

SEWAGE TREATMENT

PERSONNEL

PERSONNEL (ACTUAL)	\$	12,554	\$	43,260	\$	473,114	\$	483,474	\$	473,114
AS BUDGET	\$	38,559	\$	37,113	\$	462,704	\$	445,361	Not Applicable	
% ACTUAL TO BUDGET		32.56%		116.56%		102.25%		108.56%	Not Applicable	

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	67,186	\$	39,512	\$	281,164	\$	451,756	\$	281,164
AS BUDGET	\$	60,517	\$	55,138	\$	726,200	\$	661,650	Not Applicable	
% ACTUAL TO BUDGET		111.02%		71.66%		38.72%		68.28%	Not Applicable	

SUPPLIES

SUPPLIES (ACTUAL)	\$	102,379	\$	72,271	\$	667,272	\$	633,999	\$	667,272
AS BUDGET	\$	58,604	\$	54,530	\$	703,250	\$	654,364	Not Applicable	
% ACTUAL TO BUDGET		174.70%		132.53%		94.88%		96.89%	Not Applicable	

TOTAL EXPENSES (ACTUAL)	\$	277,727	\$	327,105	\$	5,019,388	\$	5,438,332	\$	5,019,388
AS BUDGET	\$	488,092	\$	475,548	\$	5,857,102	\$	5,706,579	Not Applicable	
% ACTUAL TO BUDGET		56.90%		68.78%		85.70%		95.30%	Not Applicable	

NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 12/2021 | FY 2021



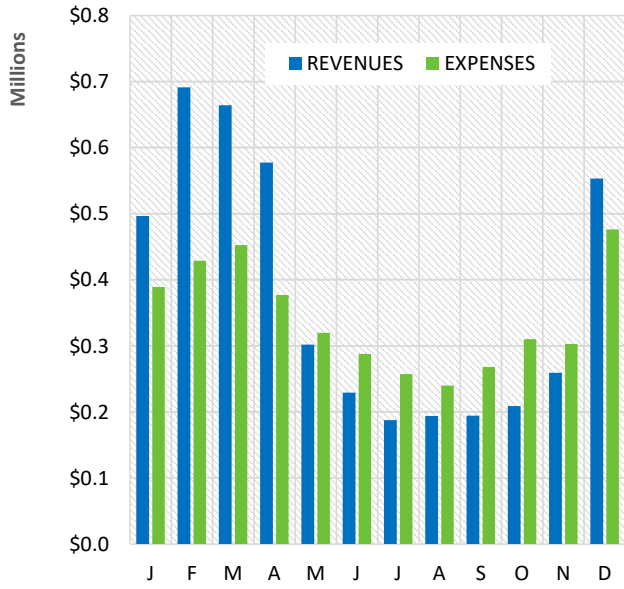
COVER	1
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CITY OF MONROE: NATURAL GAS FUND OVERVIEW

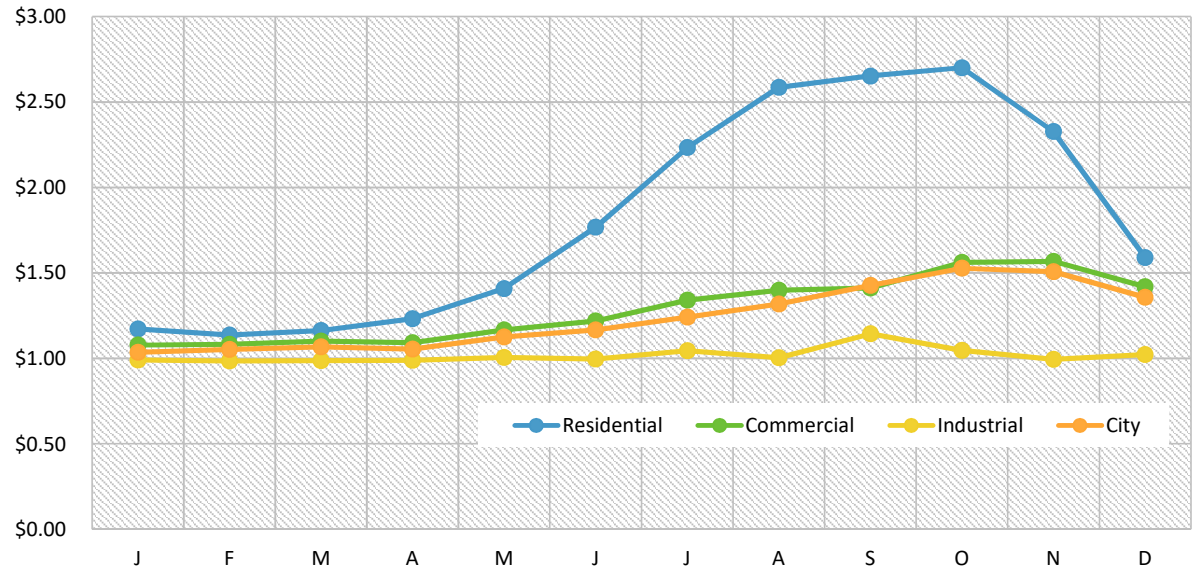
	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 0.496M	\$ 0.691M	\$ 0.664M	\$ 0.578M	\$ 0.302M	\$ 0.229M	\$ 0.188M	\$ 0.194M	\$ 0.194M	\$ 0.209M	\$ 0.259M	\$ 0.553M	\$ 4.557M	\$ 4.073M	\$ 3.673M
PERSONNEL COSTS	\$ 0.048M	\$ 0.046M	\$ 0.047M	\$ 0.066M	\$ 0.057M	\$ 0.044M	\$ 0.059M	\$ 0.048M	\$ 0.055M	\$ 0.074M	\$ 0.065M	\$ 0.009M	\$ 0.618M	\$ 0.663M	\$ 0.305M
CONTRACTED SVC	\$ 0.007M	\$ 0.015M	\$ 0.025M	\$ 0.012M	\$ 0.020M	\$ 0.030M	\$ (0.000M)	\$ 0.004M	\$ 0.008M	\$ 0.015M	\$ 0.029M	\$ 0.040M	\$ 0.205M	\$ 0.235M	\$ 0.151M
SUPPLIES	\$ 0.238M	\$ 0.257M	\$ 0.224M	\$ 0.150M	\$ 0.128M	\$ 0.103M	\$ 0.091M	\$ 0.088M	\$ 0.107M	\$ 0.104M	\$ 0.168M	\$ 0.384M	\$ 2.041M	\$ 1.638M	\$ 1.467M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.096M	\$ 0.111M	\$ 0.157M	\$ 0.149M	\$ 0.115M	\$ 0.110M	\$ 0.108M	\$ 0.100M	\$ 0.098M	\$ 0.117M	\$ 0.040M	\$ 0.043M	\$ 1.244M	\$ 1.462M	\$ 1.340M
EXPENSES	\$ 0.389M	\$ 0.429M	\$ 0.452M	\$ 0.377M	\$ 0.320M	\$ 0.288M	\$ 0.257M	\$ 0.240M	\$ 0.268M	\$ 0.310M	\$ 0.303M	\$ 0.476M	\$ 4.108M	\$ 3.998M	\$ 3.263M
MARGIN	\$ 0.108M	\$ 0.262M	\$ 0.212M	\$ 0.201M	\$ (0.018M)	\$ (0.059M)	\$ (0.070M)	\$ (0.046M)	\$ (0.074M)	\$ (0.101M)	\$ (0.044M)	\$ 0.077M	\$ 0.448M	\$ 0.075M	\$ 0.409M



REVENUES vs. EXPENSES



AVERAGE \$/CCF



RETAIL SALES REPORT

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

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CUSTOMER COUNT

Residential	3,437	3,451	3,472	3,478	3,489	3,493	3,503	3,523	3,535	3,544	3,551	3,566
Commercial	555	556	554	559	563	565	568	570	572	575	582	578
Industrial	6	7	7	7	7	7	7	8	7	7	7	7
City	21	21	21	21	21	20	20	20	20	20	20	20
Total	4,021	4,037	4,056	4,067	4,082	4,087	4,100	4,123	4,136	4,148	4,162	4,173
Year-Over-Year Δ	3.39%	3.51%	3.36%	3.59%	4.37%	4.13%	4.19%	4.59%	4.60%	4.40%	4.49%	4.40%

CCF

Residential	0.248M	0.337M	0.321M	0.199M	0.108M	0.058M	0.036M	0.029M	0.029M	0.030M	0.044M	0.155M
Commercial	0.140M	0.215M	0.189M	0.139M	0.093M	0.069M	0.052M	0.051M	0.054M	0.055M	0.065M	0.107M
Industrial	0.012M	0.024M	0.022M	0.017M	0.005M	0.009M	0.002M	0.006M	0.001M	0.002M	0.010M	0.003M
City	0.012M	0.018M	0.016M	0.009M	0.005M	0.004M	0.003M	0.003M	0.002M	0.002M	0.003M	0.008M
Total	0.430M	0.606M	0.565M	0.383M	0.229M	0.154M	0.108M	0.101M	0.101M	0.101M	0.136M	0.289M
Year-Over-Year Δ	1.98%	36.37%	19.41%	18.81%	39.43%	11.71%	0.96%	13.10%	14.36%	-5.40%	8.60%	26.56%

REVENUE

Residential	\$ 0.291M	\$ 0.383M	\$ 0.373M	\$ 0.245M	\$ 0.152M	\$ 0.102M	\$ 0.081M	\$ 0.075M	\$ 0.076M	\$ 0.080M	\$ 0.103M	\$ 0.247M
Commercial	\$ 0.151M	\$ 0.233M	\$ 0.208M	\$ 0.152M	\$ 0.109M	\$ 0.083M	\$ 0.070M	\$ 0.071M	\$ 0.076M	\$ 0.085M	\$ 0.101M	\$ 0.152M
Industrial	\$ 0.012M	\$ 0.023M	\$ 0.021M	\$ 0.017M	\$ 0.005M	\$ 0.009M	\$ 0.002M	\$ 0.006M	\$ 0.001M	\$ 0.002M	\$ 0.010M	\$ 0.003M
Other	\$ 0.016M	\$ 0.012M	\$ 0.016M	\$ 0.016M	\$ 0.016M	\$ 0.015M	\$ 0.015M	\$ 0.014M	\$ 0.017M	\$ 0.016M	\$ 0.018M	\$ 0.018M
City	\$ 0.012M	\$ 0.019M	\$ 0.017M	\$ 0.010M	\$ 0.006M	\$ 0.004M	\$ 0.004M	\$ 0.004M	\$ 0.003M	\$ 0.004M	\$ 0.005M	\$ 0.011M
Total	\$ 0.482M	\$ 0.670M	\$ 0.635M	\$ 0.441M	\$ 0.289M	\$ 0.213M	\$ 0.172M	\$ 0.169M	\$ 0.172M	\$ 0.187M	\$ 0.237M	\$ 0.431M
Year-Over-Year Δ	6.11%	44.53%	31.29%	29.07%	42.69%	19.97%	17.49%	26.55%	24.92%	21.80%	38.97%	51.64%

SALES STATISTICS

[Jan 2021](#)
[Feb 2021](#)
[Mar 2021](#)
[Apr 2021](#)
[May 2021](#)
[Jun 2021](#)
[Jul 2021](#)
[Aug 2021](#)
[Sep 2021](#)
[Oct 2021](#)
[Nov 2021](#)
[Dec 2021](#)

YTD 290

AVERAGE CCF/CUSTOMER

Residential	72	98	92	57	31	16	10	8	8	8	12	44	38
Commercial	253	387	341	249	166	121	92	89	94	95	111	186	182
Industrial	1,948	3,362	3,094	2,499	766	1,284	296	750	118	292	1,474	466	1,362
City	557	843	755	448	256	180	171	138	91	115	170	410	344

AVERAGE \$/CUSTOMER

Residential	\$85	\$111	\$107	\$71	\$44	\$29	\$23	\$21	\$21	\$23	\$29	\$69	\$53
Commercial	\$272	\$419	\$375	\$272	\$194	\$148	\$123	\$124	\$133	\$148	\$174	\$264	\$221
Industrial	\$1,928	\$3,311	\$3,052	\$2,468	\$770	\$1,278	\$309	\$751	\$135	\$306	\$1,464	\$476	\$1,354
City	\$576	\$887	\$806	\$473	\$288	\$209	\$212	\$181	\$130	\$176	\$257	\$556	\$396

AVERAGE \$/CCF

Residential	\$1.1711	\$1.1364	\$1.1619	\$1.2314	\$1.4075	\$1.7667	\$2.2339	\$2.5854	\$2.6518	\$2.7003	\$2.3277	\$1.5888	\$1.8302
Commercial	\$1.0772	\$1.0810	\$1.0999	\$1.0906	\$1.1663	\$1.2182	\$1.3405	\$1.3980	\$1.4111	\$1.5603	\$1.5674	\$1.4180	\$1.2857
Industrial	\$0.9898	\$0.9849	\$0.9862	\$0.9877	\$1.0052	\$0.9950	\$1.0452	\$1.0025	\$1.1432	\$1.0460	\$0.9931	\$1.0214	\$1.0167
City	\$1.0356	\$1.0524	\$1.0672	\$1.0546	\$1.1243	\$1.1656	\$1.2402	\$1.3183	\$1.4260	\$1.5266	\$1.5067	\$1.3574	\$1.2396
Average	\$1.0684	\$1.0637	\$1.0788	\$1.0911	\$1.1758	\$1.2864	\$1.4650	\$1.5760	\$1.6580	\$1.7083	\$1.5987	\$1.3464	\$1.3431

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 48,985	\$ 49,055	\$ 514,682	\$ 601,759	\$ 514,682
Demand Storage/Peaking Services	\$ 2,143	\$ 2,143	\$ 26,075	\$ 22,034	\$ 26,075
Supply Charges	\$ 263,962	\$ 88,595	\$ 1,238,137	\$ 627,614	\$ 1,238,137
Gas Authority Supply Charges	\$ 4,780	\$ 5,418	\$ 54,539	\$ 53,850	\$ 54,539
Gas Authority Charges	\$ (19,116)	\$ (23,464)	\$ (87,017)	\$ (116,381)	\$ (87,017)
P.A.C.E	300	300	3,600	3,600	3,600
APGA Annual Dues	-	-	3,368	3,297	3,368
Other	4,193	2,460	33,048	29,824	33,048
TOTAL MGAG BILL	\$ 305,247	\$ 124,507	\$ 1,786,432	\$ 1,225,597	\$ 1,786,432

DELIVERED SUPPLY

Volume CCF	416,980	295,030	3,559,390	2,917,650	3,559,390
Volume Dth (MGAG)	405,860	286,890	3,463,860	2,836,380	3,463,860

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

UNIT COSTS					
\$/Dth	0.7521	0.4340	0.5157	0.4321	0.5157
\$/CCF	0.7320	0.4220	0.5019	0.4201	0.5019

MOST RECENT
12-MONTH

Dec 2021 Dec 2020 FY2021 YTD FY2020 YTD

SALES REVENUES

NATURAL GAS SALES	\$	522,662	\$	276,304	\$	4,189,969	\$	3,145,053	\$	4,189,969
SALES REVENUES (ACTUAL)	\$	522,662	\$	276,304	\$	4,189,969	\$	3,145,053	\$	4,189,969
AS BUDGET	\$	315,287	\$	296,941	\$	3,783,441	\$	296,941		Not Applicable
% ACTUAL TO BUDGET		165.77%		93.05%		110.74%		1059.15%		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	-	800	2,200	3,991	2,200					
CONTRIBUTED CAPITAL	-	-	-	-	-					
SALE FIXED ASSETS	-	-	-	-	-					
TAP FEES	8,303	8,400	101,007	69,856	101,007					
REIMB DAMAGED PROP - GAS	10,666	-	10,666	2,015	10,666					
ADMIN ALLOC	11,571	33,070	132,249	159,497	132,249					
INT/INVEST INCOME	-	-	-	-	-					
STATE GRANTS	-	-	-	-	-					
MGAG REBATE	-	-	120,420	292,293	120,420					
TRANSFER FROM CIP	-	-	-	-	-					
OTHER REVENUES (ACTUAL)	\$	30,540	\$	42,270	\$	366,542	\$	527,651	\$	366,542
AS BUDGET	\$	24,097	\$	32,320	\$	289,167	\$	387,840		Not Applicable
% ACTUAL TO BUDGET		126.74%		130.79%		126.76%		136.05%		Not Applicable

TOTAL REVENUES (ACTUAL)	\$	553,202	\$	318,574	\$	4,556,511	\$	3,672,704	\$	4,556,511
AS BUDGET	\$	339,384	\$	329,261	\$	4,072,608	\$	3,951,129		Not Applicable
% ACTUAL TO BUDGET		163.00%		96.75%		111.88%		92.95%		Not Applicable

MOST RECENT
12-MONTH

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	
PERSONNEL					
Compensation	\$ (3,918)	\$ 34,344	\$ 380,132	\$ 97,931	\$ 380,132
Benefits	12,861	18,917	235,667	206,642	235,667
PERSONNEL (ACTUAL)	\$ 9,023	\$ 53,261	\$ 616,626	\$ 304,890	\$ 616,626
AS BUDGET	\$ 55,273	\$ 53,644	\$ 663,277	\$ 643,732	Not Applicable
% ACTUAL TO BUDGET	16.32%	99.28%	92.97%	47.36%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ -	\$ 325	\$ 6,026	\$ 13,608	\$ 6,026
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	-	-	-	148	-
Holiday Events	-	-	-	-	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	4,972	209	9,049	8,023	9,049
Vehicle Rep & Maint Outside	593	591	4,729	688	4,729
R&M System - Outside	1,287	5,283	23,674	28,547	23,674
R & M Buildings - Outside	155	-	2,099	479	2,099
Maintenance Contracts	4,139	244	12,974	12,979	12,974
Equip Rent/Lease	2,053	1,361	10,454	11,224	10,454
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	1,495	24	1,716	265	1,716
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,192	636	7,101	7,024	7,101
Postage	-	841	459	841	459
Adverstising	332	-	894	1,737	894
Mkt Expense	64	-	7,364	1,697	7,364
Printing	-	-	(32)	1,715	(32)
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	6,649	778	6,649
Fees	-	-	810	1,003	810
Vehicle Tag & Title Fee	-	-	(18)	32	(18)
Ga Dept Rev Fee	50	-	150	50	150
Training & Ed	-	-	10,174	8,552	10,174
Gen Liab Ins	-	-	-	-	-
Uniform Rent	-	-	-	-	-
Contract Labor	23,854	2,721	102,450	50,093	102,450
Shipping/Freight	-	-	-	1,575	-
CONTRACTED SERVICES (ACTUAL)	\$ 40,186	\$ 12,233	\$ 206,721	\$ 151,056	\$ 206,721
AS BUDGET	\$ 19,571	\$ 19,338	\$ 234,850	\$ 232,050	Not Applicable
% ACTUAL TO BUDGET	205.34%	63.26%	88.02%	65.10%	Not Applicable

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	12-MONTH
SUPPLIES					
Gas Cost	358,174	178,078	1,803,560	1,245,207	1,803,560
Office Supplies	136	124	793	1,929	793
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	903	338	2,759	1,814	2,759
Construction Materials	-	225	-	8,884	-
Damage Claims	-	-	2,424	-	2,424
Expendable Fluids	-	-	285	14	285
Tires	-	779	3,599	3,300	3,599
Uniform Expense	-	-	4,891	3,612	4,891
Janitorial	388	148	2,486	1,193	2,486
Computer Equipment	-	-	250	2,685	250
Equipment Parts	4,625	1,881	16,190	6,809	16,190
Repair & Maintenance	11,025	8,727	117,209	115,859	117,209
Util Costs - Util Fund	389	366	4,339	4,289	4,339
Covid-19 Expenses	-	-	957	11,438	957
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	4,503	1,894	25,184	18,868	25,184
Food	628	592	2,323	5,013	2,323
Sm Tool & Min Equip	2,170	1,523	19,060	29,718	19,060
Meters	-	-	2,179	-	2,179
Sm Oper Supplies	1,097	3,145	32,641	18,074	32,641
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 384,039	\$ 197,820	\$ 2,041,130	\$ 1,478,707	\$ 2,041,130
AS BUDGET	\$ 136,497	\$ 12,800	\$ 1,637,963	\$ 153,600	Not Applicable
% ACTUAL TO BUDGET	281.35%	1545.47%	124.61%	962.70%	Not Applicable

CAPITAL OUTLAY

Amortization Def Chg 2016 Bond	\$ -	\$ -	\$ 4,320	\$ 4,320	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ -	\$ (8,302)	\$ -	\$ (8,302)
Depr Exp	\$ -	\$ -	\$ 176,540	\$ 155,814	\$ 176,540
Int Exp 2016 Rev Bond	2,127	2,524	28,700	33,412	28,700
Interest Exp - 2020 Rev Bonds	3,417	3,417	41,009	5,810	41,009
Issuance Costs	-	12,680	-	22,707	-
CAPITAL OUTLAY (ACTUAL)	\$ 4,852	\$ 18,622	\$ 242,266	\$ 222,062	\$ 242,266
AS BUDGET	\$ 2,785	\$ 3,177	\$ 33,417	\$ 38,121	Not Applicable
% ACTUAL TO BUDGET	174.24%	586.18%	724.97%	582.51%	Not Applicable

	Dec 2021	Dec 2020	FY2021 YTD	FY2020 YTD	
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 14,135	\$ 26,293	\$ 743,234	\$ 947,003	\$ 743,234
Transfer To Gf	24,116	7,384	258,087	199,520	258,087
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 38,250	\$ 33,677	\$ 1,001,321	\$ 1,146,522	\$ 1,001,321
AS BUDGET	\$ 119,012	\$ 108,198	\$ 1,428,139	\$ 1,298,372	Not Applicable
% ACTUAL TO BUDGET	32.14%	31.13%	70.11%	88.30%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 476,350	\$ 315,613	\$ 4,108,065	\$ 3,303,237	\$ 4,108,065
AS BUDGET	\$ 333,137	\$ 197,156	\$ 3,997,646	\$ 2,365,876	Not Applicable
% ACTUAL TO BUDGET	142.99%	160.08%	102.76%	139.62%	Not Applicable