



Council Meeting

AGENDA

Tuesday, September 09, 2025

6:00 PM

City Hall

I. CALL TO ORDER

- 1. Invocation**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Consent Agenda**
 - [a.](#) June 17, 2025 Planning Commission Minutes
 - [b.](#) July 10, 2025 Downtown Development Authority Minutes
 - [c.](#) July 10, 2025 Convention & Visitor Bureau Minutes
 - [d.](#) July 13, 2025 City Council Retreat Minutes
 - [e.](#) July 22, 2025 Historic Preservation Minutes
 - [f.](#) August 5, 2025 Called Council Minutes
 - [g.](#) August 12, 2025 at 11 am Called Council Minutes
 - [h.](#) August 12, 2025 at 6 pm Called Council Minutes
 - [i.](#) August 12, 2025 Council Minutes
 - [j.](#) August 12, 2025 Executive Session Minutes

II. PUBLIC FORUM

- 1. Public Presentation(s)**

- a. Proclamation - Mirian Wilson turns 100
- b. Proclamation - Constitution Week
- c. Presentation- Mike Eckles
- d. Retirement of K9 Ciro

2. Public Comment(s)

III. BUSINESS ITEMS

1. City Administrator Update

2. Assistant City Administrator Update

3. Department Reports

- [a.](#) Code Report
- [b.](#) Central Services Report
- [c.](#) Finance Report
- [d.](#) Fire Report
- [e.](#) Monthly Police Report
- [f.](#) Solid Waste Monthly Report
- [g.](#) Street Monthly Report
- [h.](#) Telecom Report
- [i.](#) Water, Sewer, Gas & Electric Monthly Report

4. Department Requests

IV. OLD BUSINESS

V. NEW BUSINESS

1. Public Hearing(s)

- [a.](#) Conditional Use #3904 - 1108 E Church St - Self-Service Laundromat
- [b.](#) Adoption of Development Impact Fee Ordinance

2. New Business

- [a.](#) Conditional Use #3904 - 1108 E Church St - Self-Service Laundromat
- [b.](#) Ordinance to add Chapter 56 - Impact Fees
- [c.](#) Oak Grove Landfill – Disposal Agreement Approval

- [d.](#) Appointment - Planning Commission
- [e.](#) Alcohol Application - Beer & Wine, Distilled Spirits, and Sunday Sales - Consumption on Premise License - Applebees
- [f.](#) Ordinance- Moratorium Extension
- [g.](#) Resolution – Georgia Outdoor Stewardship Program Grant
- [h.](#) Jacks Creek Waste Water Reimbursement Resolution
- [i.](#) Ordinance to release K9 Ciro

VI. DISTRICT ITEMS

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

VIII. ADJOURN

MONROE PLANNING COMMISSION MEETING MINUTES – JUNE 17, 2025

Present: Chairman Mike Eckles, Shauna Mathias, Kim Jolly, Randy Camp, Rosalind Parks

Absent: None

Staff: Brad Callender – City Planner
Kaitlyn Stubbs – Executive Assistant

Visitors: Nan Wilcox, Blake Barton

Call to Order:

Chairman Eckles called the Planning Commission meeting to order at 6:00 pm.

Approval of Agenda:

Chairman Eckles called for a motion to approve the agenda;

Motion Mathias,
Second Parks.
Motion carried unanimously

Minutes of Previous Meeting(s):

Chairman Eckles asked if everyone has reviewed the May 20, 2025 minutes and asked if there are any changes, corrections or additions. Commission members responded there were none. Chairman Eckles called for a motion to approve the May 20, 2025, minutes;

Motion Camp,
Second Parks.
Motion carried unanimously

Report from Code Officer:

Nothing to report

Old Business:

None

New Business:

The First Item of Business: Rezone #3816 – 1521 S. Broad St. B-3

Brad Callender presented both the rezone and the next item on the agenda, a conditional use approval request, at the same time due to both requests being involved with the same property. Mr. Callender described the existing property location, zoning, and proposed use of a convenience store with fuel pumps. Mr. Callender further described the site plan details and indicated they already have GDOT approval for the entrance to the site. Mr. Callender indicated the request is for a project that previously received all necessary City approvals for CDO COA and site development but those had expired. Mr. Callender explained the purpose of the current request was due to a modification to the zoning ordinance now making the proposed use conditional in the B-3 zoning district, which is now the basis for the request to rezone to B-3 and further request for conditional use approval to allow a convenience store with fuel pumps. Mr. Callender presented the staff's recommendation of approval of the rezone and conditional use as submitted without conditions.

Chairman Eckles asked if anyone was present to speak or represent in favor of the application. Nan Wilcox with Carter Harkleroad Group was present to speak on behalf of the applicant.

Ms. Wilcox stated the covid pandemic caused delays in moving forward with the project due to construction and materials shortages but now they can recommit to the project.

Chairman Eckles asked if anyone was present to speak against the application. There was none. Chairman Eckles asked if Commission members had any questions or discussion. Commission members responded there was none.

Chairman Eckles called for a motion to approve the rezone;

Motion Mathias,
Second Parks.

Motion carried unanimously

The Second Item of Business: Conditional Use #3817 – 1521 S. Broad St. – Convenience Store with Gas Pumps

Chairman Eckles called for a motion to approve the conditional use;

Motion Mathias,
Second Parks.

Motion carried unanimously

Adjournment:

Chairman Eckles entertained a motion to adjourn;

Motion Mathias,
Second Parks,
Meeting adjourned, 6:08 pm.

CITY OF MONROE
DOWNTOWN DEVELOPMENT AUTHORITY
JULY 10, 2025 – 8:00 A.M.

The Downtown Development Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson Meredith Malcom Brittany Palazzo Clayton Mathias Lee Malcom Andrea Gray	Chairwoman Vice-Chairwoman Board Member Board Member City Council Representative Secretary
Those Absent:	Chris Collin Whit Holder	
Staff Present:	Logan Propes, Chris Bailey, Brad Callender, Kaitlyn Stubbs, Laura Beth Caudell, Sandy Daniels, Brian Wilson, Beth Thompson, Laura Powell	
Visitors:	Branden Whitfield	

I. CALL TO ORDER – 8:00am

1. Roll Call

Chairwoman Anderson noted that all Committee Members were present except for Chris Collin and Whit Holder. There was a quorum.

2. Approval of Previous Meeting Minutes

a. June 12, 2025 Minutes

To approve the minutes as presented.

*Motion by M. Malcom, seconded by Gray.
 Passed Unanimously*

3. Approval of Financial Statements

a. May Financials

To approve the May 2025 Financials.

*Motion by M. Malcom, seconded by Mathias.
 Passed Unanimously*

II. PUBLIC FORUM

There were no public comments.

III. CITY UPDATE

City Administrator Logan Propes shared that the alley project is being set up for utilities and clearing has been happening for the parking lot project. The Crepe Myrtle Festival had around 13,400 people in attendance. City staff will be having a follow-up meeting around August 11, 2025 with the responsive hotel group to discuss proformas and incentives, etc. as negotiations continue through the year.

IV. COUNTY UPDATE

There was no update from the County.

V. COMMUNITY WORK PLAN & REPORTS

1. Downtown Design

Chairwoman Anderson shared that she spoke with Melinda Dally and Ms. Dally is all for the location of the mural on the Tribune wall facing Court Street. She is interested in seeing the design for approval. Laura Gross will be providing a rendering and Ms. Dally and niece approved images such as a bike, farmers market, and a glass of wine. Ms. Anderson also stated that there was a verbal agreement with Kenneth Murray for the mural on that side of the building.

Meredith Malcom stated that Jake Lill was very much about the partnership in improving the old mule barn plaza area, but needs just a small opening to bring items in and out. However, agrees with improving the space with tables, grass, and lighting. Lee Malcom asked who owned the steps, as they are treacherous, and was told the Briscoe Properties. Logan Propes stated he would talk to the engineers to see what they could come up with, and then speak to Briscoe Properties.

2. Redevelopment Projects

Ms. Daniels commented that they were in the new office at the Welcome Center and loving it.

3. Entertainment Draws

Ms. Daniels shared that the First Friday Concert will be August 1st with the Boys in the Band. The Back to School Splash Pad Bash will take place August 2nd, from 12-2, and there will be free Kona Ice. The Farm to Table event will be at the Town Green on October 26th, beginning at 4pm. There will be 200 tickets and will sale for \$95 per person. They have asked a few individuals within the community for help. Lastly, the deadline for the Fall Festival is August 30th.

Mr. Bailey mentioned that there is a Christmas Parade theme contest for City employees. Also, the Crepe Myrtle Festival saw a total of 13,400 people and the June First Friday Concert had 4,500 attendees with 10,000 individuals downtown!

VI. PROGRAMS

1. Farmers Market

Sandy shared that there have been around 4000 shoppers, with the busiest time between 10-1, over the past few weeks. Individuals seem to stay around 68 minutes. CSA boxes are going well and Sandy reiterated that they can be purchased through the Farmers Market site. Again, the boxes are getting traction, cleared \$1000 in the first month, but the public still needs to be educated on ordering process and contents of boxes.

VII. FUNDING

1. Sponsorship

Ms. Daniels shared that she and Laura Beth are rolling out the second half of the year sponsorship campaign. The annual goal is \$100,000 and Ms. Daniels feels confident the goal will be met, especially with the Christmas events coming up. There will be more discussion at the DDA Retreat.

2. Community Event Grants

There were no community event grants.

VIII. NEW BUSINESS

1. Mr. Propes spoke about the CDBG RDF Loan Grant, a long and complicated project regarding the Old Ford Building. It is a huge win for the City and Council took action on Tuesday at their meeting. Today, DDA needs to approve the IGA, as they are simply a conduit for the funds. Ms. Gray stated that the resolution is in good order.

*Motion by Gray, seconded Anderson.
Abstained, M. Malcom
Passed*

2. Mr. Propes briefly talked about the RLF Loan to JEC Development for \$140,000 and explained, again, that the DDA is simply a conduit for the funds.

*Motion by Gray, seconded Anderson.
Passed Unanimously*

IX. ANNOUNCEMENTS

1. Ms. Daniels reminded everyone about the DDA Retreat on August 4th, beginning at 8:00am at the Welcome Center.
2. The Conyers DDA will attend the Monroe DDA meeting on August 14th. The start time has been moved to 9:00, from 8:00. The change will be advertised in the Tribune. The group will tour downtown after the meeting.
3. Ms. Daniels welcomed Brandon Whitfield, a Loganville Council Member.
4. There will be a breakfast and ribbon cutting for the Agriculture Exhibit on July 29th at 10am. This is a partnership between the Museum and the City.
5. Ms. Anderson mentioned that the Blue Rooster closed its doors, officially, on July 9th, and passed the keys to the building to owner of Catch 22.
6. The owner of the Tea Room is retiring and would like to sale the business.

X. ADJOURN- 8:38am

*Motion by Mathias, seconded Gray.
Passed Unanimously*

CITY OF MONROE CONVENTION & VISITORS BUREAU AUTHORITY JULY 10, 2025 – 9:00 A.M.

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

Those Present:	Lisa Reynolds Anderson Meredith Malcom Brittany Palazzo Clayton Mathias Andrea Gray Lee Malcom	Chairman Vice-Chairman Board Member Board Member Secretary City Council Representative
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Those Absent:	Chris Collin Whit Holder
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Staff Present:	Logan Propes, Chris Bailey, Brad Callender, Sandy Daniels, Laura Beth Caudell, Brian Wilson, Kaitlyn Stubbs, Beth Thompson, Laura Powell
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Visitors:	Branden Whitfield
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I. CALL TO ORDER- 8:38am

1. Roll Call

Chairman Anderson noted that all Committee Members were present except for Chris Collin and Whit Holder. There was a quorum.

2. Approval of Previous Meeting Minutes

a. June 12, 2025 Minutes

To approve the minutes as presented.

*Motion by M. Malcom, seconded by Mathias.
Passed Unanimously*

3. Approval of Financial Statements

a. May Financials

To approve the May 2025 Financials.

*Motion by Mathias, seconded by Gray.
Passed Unanimously*

II. CHAIRMAN UPDATE

Chairwoman Anderson reiterated how glad everyone is to see Downtown at the Welcome Center.

III. DIRECTOR UPDATE

Ms. Daniels shared that she is just so proud to be in the Welcome Center with all of the updates. She is proud to be involved in all facets and that Monroe is noticed. We should expect more traction. Ms. Daniels mentioned that Shane Short is assisting her with an antiques brochure that will be helpful. She also just received the Walton County road

map, from the Chamber of Commerce. The new Walton County publication is out. Lastly, the Beach Event is this Saturday, and she has new products going in the Welcome Center that goes along with the theme.

IV. OLD BUSINESS

Ms. Gray inquired about the QR codes. The intent is to have them installed and there will be ten in total. Sandy plans on creating a brochure to go along with the QR codes. Ms. Anderson asked if the codes were limited to commercial buildings, or if they will be open to residential. Ms. Daniels expressed that she would like to have a brochure of historical homes and Ms. Meredith Malcom suggested that the historical society would most likely have that information. Discussion ensued.

V. NEW BUSINESS

None.

VI. ANNOUNCEMENTS

- 1. Next Meeting – August 14, 2025 at 9:00 am at City Hall**

VII. ADJOURN -9:15am

*Motion by Mathias, seconded by Gray.
Passed Unanimously*

CITY COUNCIL RETREAT**July 13, 2025****9:25 A.M.**

The Mayor and Council met for their annual Council Retreat.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Julie Sams	Council Member
	Myoshia Crawford	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Chris Bailey	Assistant City Administrator
Absent:	Chaz Boyce	Council Member
Staff:	Rodney Middlebrooks and Beth Thompson	
Visitors:	None in attendance.	

I. CALL TO ORDER - JOHN HOWARD**II. BUSINESS ITEMS****A. Storm Water System Update - Chris Bailey**

Mr. Bailey provided an overview of the City's storm water system and discussed the potential establishment of a dedicated storm water department with associated fees.

Key points of discussion:

- Critical system replacements and funding options.
- Estimated timeline for self-sufficiency: approximately 10 years at \$3-\$4 per ERU.
- Council consensus: set fee at approximately \$3.50 per ERU, with implementation timing to be determined by staff.
- Councilmembers Gregory and Malcom emphasized the importance of public education and public hearings prior to adoption.

B. Solid Waste & Recycling - Chris Bailey

Mr. Bailey provided projections regarding solid waste management, including consideration of a hybrid approach (contracting + in-house hauling).

Councilmember Gregory proposed partnering with Walton Works, at Athens Tech, to create a CDL driver pipeline.

Concerns discussed:

- One-third of recyclable material is being redirected to the landfill, resulting in additional costs.
- Reinstate/revise the "Oops Tag" policy for contaminated bins.
- Possible revocation of recycling bins after repeated violations.

- Consideration of a drop-off recycling facility at a future location.
- Council agreed land acquisition would be beneficial if feasible.

C. GRID Grant & Electric System Updates – Rodney Middlebrooks

Mr. Middlebrooks provided an update on GRID Grants submitted in conjunction with MEAG:

- Grant M2122-M1822: 4.2 miles, 161 wooden poles; \$613k city match (cash + in-kind).
- Grant M2982-M2562: 1.6 miles; \$294k city match.

City Administrator Propes requested Council concurrence on reimbursing grant matches and other electric project expenses from MEAG MCT funds into Utility CIP funds.

Staff also highlighted burdensome GDOT utility relocation costs.

D. Parks, Events, and Facilities

Mr. Bailey noted current staffing limitations for events and cautioned against adding park/pavilion rentals without additional support.

Councilmember Crawford requested clarification on pavilion rental policies. Staff will add signage to clarify park hours and the “first-come, first-serve” policy.

Councilmember Malcom emphasized the need for pocket parks (Alcovy and Walton Street).

Councilmember Dickinson encouraged advancement of park trail initiatives, including integration of the Felker property plan into the broader park system.

E. 2025 Tax Digest & Finance – Logan Propes

- 2025 digest reflects only 1.94% growth before rollback.
- A rollback would net less than \$100,000 in additional revenue, insufficient to cover escalating costs.
- Council discussed the potential need for a modest millage rate increase.
- Mr. Propes reviewed inequities in property valuations, particularly disparities between large commercial/multi-family properties and small businesses/residential properties.
- Proper and equitable valuations could allow millage rate reductions to benefit homeowners and small businesses.

F. Policy & Economic Development

- Discussion of amending ordinance for administrative approval authority on alcohol issues.
- Staff requested Council commitment to avoid last-minute reversals on economic development projects.
- Councilmember Gregory suggested use of CHIP grant funds with Habitat for Humanity for new development, supported with reduced utility rates and city in-kind contributions.
- Opportunities for congressionally directed spending for Fire Department needs through Senators Warnock and Ossoff were discussed.

G. Councilmember & Staff Updates

- Greg Thompson: Requested acceleration of sidewalk projects; emphasized need to publicize tax inequity concerns.

- Julie Sams: Supported further public education on tax equity; suggested enhancement of Citizens Academy.
- Adrienne Brown: Raised concerns about Church Street at Stone Creek; suggested city participation if county completes work.
- Myoshia Crawford: Requested clarification of pavilion rental policies and enhanced signage.
- David Dickinson: Reported upcoming meeting with the Tribune on Monroe Estates; emphasized education. Encouraged park/trail expansion and pedestrian mall planning.
- John Howard: Expressed support for Councilmember Dickinson's comments.

H. Other Business

Council discussed consideration of holding a future retreat in another city to observe successful municipal practices.

III. ADJOURNMENT - 1:33 P.M.

*Motion by Sams, Seconded by Thompson
Passed unanimously*

John Howard, Mayor

Laura Powell, City Clerk

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

REGULAR MEETING—JULY 22, 2025

Present: Chairwoman Elizabeth Jones, Jane Camp, Chuck Bradley

Absent: Marc Hammes

Staff: Brad Callender – City Planner
Laura Powell – City Clerk
Kaitlyn Stubbs – Executive Assistant

Visitors: Russell Page, Robert Chancey, Clairissa Pequignot, Joy Pequignot, and Rob Goudiss

Meeting called to order at 6:00 p.m.

Roll Call

Chairwoman Jones called for a motion to approve agenda as submitted,
 Motion by Camp,
 Second by Bradley,
 Motion carried unanimously

Chairwoman Jones asked if there were any changes or corrections to the May 27, 2025 minutes. Chairwoman Jones called for a motion to approve the minutes as submitted,

Motion by Bradley,
Second by Jane,
Motion carried unanimously

Old Business:

The First Item of Old Business: There was no quorum at the June 24, 2025 commission meeting, as Elizabeth Jones and Chuck Bradley were present, Marc Hammes and Jane Camp were absent, and Laura Powell was absent because she took a position with the City, which presents a conflict of interest. Therefore, the meeting was never officially opened and there were no meeting minutes. There were two requests for COA's, both for fences, at 229 E. Marable Street #3857 and 231 E. Marable Street #3858. Both COA's were granted after 45 days, once the meeting had passed, according to the City ordinance.

New Business:

The First Item of New Business: Request for COA – 307 Davis Street #3900 – A request for a remodel and exterior renovation.

Mr. Callender presented the slides of the property, in its existing condition of the dwelling and the proposed, representative renovations, that were in the agenda packet.

Chairwoman Jones: Asked if the applicant was present. The applicant, Rob Goudiss, was present and the contractor, Robert Chancey.

Rob Goudiss, the owner of 307 Davis Street introduced himself and spoke about the renovation and his desire to make similar changes like the new developments around the property.

Chairwoman Jones read the standards from the Preservation Primer and the Secretary of Interior's standards for historic preservation. She spoke specifically about the window replacements and the scope of the work. She stated that a two over two or a one over one paned window would be appropriate for this vernacular style home. The scope of the work within the application was presented.

Chairwoman Jones asked if there were any questions from the panel. Mr. Bradley stated that he noticed the one over one and spoke about the in lays you can add to the window to give a multiple pane effect.

Mr. Goudiss stated that the windows were not original, and he and the contractor are trying to be consistent with other renovations around this project, and that one over one is what most homes in the area have. Chairwoman Jones stated that she would love to see more panes but did not disagree that the one over one would be seen in this style of home.

Mr. Bradley stated that he lives at Church Street and Milledge Avenue and that his home does not have multiple panes and knows it is not a requirement. Chairwoman Jones and Ms. Camp had further discussion regarding the in lays that can be added to a one over one pane. Chairwoman Jones stated she would be fine with the one over one, as long as all of the windows were consistent.

Mr. Callender asked that the motion be very clear regarding the window style.

Chairwoman Jones confirmed the other items on the application including installation of new Hardie Backer siding and Cornish trim, refurbishment of the two existing diamond-shaped vents on the front façade, which owner and contractor confirmed they would be brought back to the way they are, and refurbishment of the existing transom window above the front door.

Mr. Callender clarified that the existing is a three-paned transom window.

Chairwoman Jones asked if there were any questions from the public. There were none.

Chairwoman Jones called for a motion.

Motion to approve as presented,

Motion by Camp,
Second by Bradley,
Motion carried unanimously

The Second Item of New Business: Request for COA – 315 S. Madison Ave. #3901 – (the following item for 313 S. Madison Ave. was discussed concurrently with this item). These are adjacent properties owned by Clarissa and Joy Pequignot, daughter and mother. The motions were made separately.

Chairwoman Jones announced the Request for COA at 315 S. Madison Ave. as a request for an office/retail space renovation and parking lot. She asked the applicants to come to the podium and introduce themselves.

Mr. Callender presented the pictures from the application packet and asked for the applicant to go down the line of their requests.

Clairissa Pequignot introduced herself, her Mom, Joy, and their contractor, Russell Page. They explained the scope of the projects.

Chairwoman Jones shared some research regarding the homes and that they were built in 1910. She read the standards from the Preservation Primer in relation to retaining original elements, historical materials, distinctive architectural features, and the preservation axiom. Chairwoman Jones mentioned the applications suggestion of shaker shingles, and that she was not completely against them, but questioned their use since they are not part of the original.

Chairwoman Jones asked if there were any questions from the panel. Mr. Bradley stated that the shaker shingles was his biggest opposition, but he was glad to see the property being refurbished. Ms. Camp stated that the shingles take away from the historic features and value of the house. Mr. Russell stated that Arnold Properties added vinyl siding to the home and that the owner was simply trying to make it look better. Ms. Pequignot confirmed that they wanted to keep the two properties looking as similar as possible. They ultimately decided not to proceed with the shaker shingles.

Chairwoman Jones commended them on the handicap ramp and then confirmed that the ramp was not just on one of the homes, but on both. Mr. Callender clarified that they were currently discussing 315 S. Madison Ave. and then agreed that the discussion could be about both properties, as they are hinged together, but there would need to be two separate motions.

Mr. Callender spoke about the proposed parking lot, to join the two sites, and said he has been working with the applicant's engineer, and the lot would be to code. The lot meets the minimum for the form-based code. There are tight constraints, but hundred-year-old easements have been found for the property line that gives 5 feet on each side. The 315 property has a larger expanse in the back allowing for more parking. Also, the form-based codes take into consideration the parking spaces across the street at the Town Green, giving the applicant the amount of spaces needed. Mr. Callender confirmed that Ms. Pequignot meets all the minimums for the zoning ordinance. The applicants have been working with Chris Croy to get all of the drainage correct.

Mr. Bradley asked to view the elevation map for 315 S. Madison and had questions regarding a lower window (upper right image in packet) being removed and replaced with a door. Mr. Page stated it was for handicapped use. Mr. Bradley asked for confirmation regarding what would be there, and it was confirmed that it will be a door. The rendering's elevation is not accurate. Mr. Bradley then questioned the door on the lower left (rear elevation image) and stated that he thought he had seen one on the original application. Mr. Callender confirmed that it was not the same location and Mr. Bradley was speaking of the bump out. Mr. Page spoke about the positioning of the doors. Ms. Pequignot explained that on 315, the bottom door would be the handicap access, from the parking space to the building. Mr. Callender asked for clarification that the ramp would be on the rear of the 313 property, based on the new description, and Mr. Page stated no. Joy Pequignot said her ramp, for 313, would be on the side to the front entrance. Mr. Callender stated that the application said the ramp would be installed from the rear, so there was some confusion. Mr. Page stated that it would not work in the back as the HVAC unit is there and there would be no room for a handicap space. Mr. Page then began discussion regarding the issue with the ramp in the front saying there was only 15 feet from the porch to the sidewalk, and to pass code, it would have to be 21 feet, so they are 6 feet short in the front. Mr. Callender stated that the only issue with CD4 was the encroachment of the side set back. Mr. Page mentioned how the townhomes did theirs and Mr. Callender responded that they were done before the adoption of the form-based codes and that it is attached to the primary structure so it must follow the principal building setbacks. Chairwoman Jones asked if we could say allowable by code? Mr. Callender stated you could, but it would not help him. Mr. Callender looked up the code requirements. Ms. Camp asked what the two buildings were going to be used for and the response was 313 will be retail and 315 will be an office space and conference room. Mr. Callender stated that CD4 had some generous setbacks, so there may be some relief. He also stated

that the original submission proposed that the ramp would be more side and front, and that is where the tightness was. Now they are proposing the rear where the bump out is. Mr. Callender said he had measured the side proposal and there was only 4.5 feet, so the ramp would encroach the property line; there would be no variance, it would just be over property line. He went on to say that if there is a zero setback, it will probably be fine, but you do not want there to be a condition that throws it back to the Code Office and contractor gets a building permit and then is told no. Mr. Bradley mentioned moving the HVAC unit and explained his thoughts on the site plan. Mr. Page stated that they would still lose a parking space by doing that. Mr. Callender confirmed that the side setback is indeed zero, in CD4, so they should be fine (if it is done in the front). The applicants disagreed, wanting it on the side to the front. The bump out is the issue. Mr. Page stated again that the issue with the ramp in the front is that there is only 15 feet from the porch to the sidewalk, and in order to pass code, it would have to be 21 feet, so they are 6 feet short in the front. Mr. Callender asked if he could cut a landing? They discussed details of the ramp regarding rise and landings. Mr. Callender thinks there is enough room but the ramp will have to go in front of the home to make code. Mr. Page then began discussion regarding the issue with the ramp in the front saying there was only 15 feet from the porch to the sidewalk, and in order to pass code, it would have to be 21 feet, so they are 6 feet short in the front. Ms. Joy Pequignot expressed concern about it taking away from the historical value. Mr. Bradley encouraged the moving of the HVAC again. Mr. Callender mentioned that by doing what Mr. Bradley suggested, it would cause a car to be stuck.

Chairwoman Jones suggested approving the parking lot, so the applicants can get started on that and Mr. Callender approved. Mr. Callender mentioned that from a parking space requirement, they are good and could probably get rid of one of the handicap spots. He thinks it is accommodating, since the two buildings are sharing a parking lot. HPC does not need to vote on ADA issues. They will readdress the handicap ramp issue at the next meeting.

Chairwoman Jones called for a motion for 315 S. Madison Ave.

Motion to approve as presented,

Motion by Camp,
Second by Bradley,
Motion carried unanimously

The Third Item of New Business: Request for COA – 313 S. Madison Ave. #3902. See discussion above in the Second Item of New Business.

Chairwoman Jones called for a motion for 313 S. Madison Ave. parking lot and readdress the handicap ramp at the next Historic Preservation Commission meeting on August 26, 2025.

Motion by Bradley,
Second by Camp,
Motion carried unanimously

Chairwoman Jones called for a motion to adjourn,

Motion by Camp,
Second by Bradley
Motion carried unanimously

Adjourned at 7:04 p.m.

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Julie Sams	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Chris Bailey	Assistant City Administrator
	Laura Powell	City Clerk
	Donnie Wright	City Attorney

Absent:	Lee Malcom	Vice-Mayor
	Adriane Brown	Council Member
	Charles Boyce	Council Member
	Myoshia Crawford	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member

Staff Present: Beth Thompson, Les Russell

Visitors:

I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

Mayor Howard noted that two Council Members were present, Ms. Sams and Mr. Dickinson, and there does not need to be a quorum for public hearings.

II. NEW BUSINESS

1. Public Hearings

a. 2025 Millage Rate

City Administrator Logan Propes discussed the 2025 Millage Rate. Staff recommends a millage rate increase of 6.934. This is an increase of 0.400 mills over the calculated full rollback. This will not increase collections a lot and will help to maintain status quo on services without any drastic cuts. The tax digest did not grow very much over the last year given that we still face major inflation pressures that we have to keep up with in the general fund. The general fund is comprised primarily of public safety by sixty percent, and of the general fund revenue is thirty percent is property taxes. Still very diversified in our revenue streams but still rely on property taxes to maintain our quality of services. The increase translates to less than a \$40.00 increase for the year.

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

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

No Action.

III. ADJOURN

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

MAYOR

CITY CLERK

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	Logan Propes	City Administrator
	Chris Bailey	Assistant City Administrator
	Laura Powell	City Clerk
	Paul Rosenthal	City Attorney

Absent:	Julie Sams	Council Member
	David Dickinson	Council Member
	Adriane Brown	Council Member
	Charles Boyce	Council Member
	Myoshia Crawford	Council Member

Staff Present: Beth Thompson

Visitors: Donna Brown and Kelly Fortson

I. CALL TO ORDER – JOHN HOWARD

1. Roll Call

Three Council Members were present, Mrs. Malcom, Mr. Thompson, and Mr. Gregory.

II. NEW BUSINESS

1. Public Hearings

a. 2025 Millage Rate

Mayor John Howard recommended approval of millage rate and stated that due to increasing costs associated with maintaining city services, staff recommends a millage rate of 6.934. This is an increase of 0.400 mills over the calculated full rollback & only a 0.273 mills increase over the 2024 rate. This will give the City of Monroe a prospective 7.68% increase in revenues, which translates to approximately \$421,682 more than 2024 assuming 100% of collections. This is only about \$60,000 increase in the current budgeted revenues. The net maintenance and operations millage rate is 6.934 mills, and the bond millage rate is 0.00, giving a total millage rate of 6.934 mills. The five-year history of the digest with the current year's digest and levy were properly advertised in the City's legal organ (Walton Tribune) on July 27, 2025 and again on August 3, 2025 as well as the City of Monroe's website. Property taxes will be billed and collected by the Walton County Tax Commissioner's office.

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

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

No Action.

Mayor Howard asked if there were any questions or comments and guest, Kelly Fortson, asked if TSPLOST would be on this November's ballot. Mayor Howard confirmed no, as it is a county initiative, but felt certain it would be on the November 2026 ballot.

III. ADJOURN

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

MAYOR

CITY CLERK

The Mayor and Council met for a called meeting.

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Julie Sams	Council Member
	Charles Boyce	Council Member
	Myoshia Crawford	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Chris Bailey	Assistant City Administrator
	Laura Powell	City Clerk
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Staff Present: RV Watts, Andrew Dykes, Danny Smith, Jeremiah Still, Brad Callender, Beth Thompson, Rodney Middlebrooks, Chris Croy, Mike McGuire, Les Russell, Kaitlyn Stubbs

Visitors: Jean Gendall, Keith Gendall, Kim Jolly, Tara Polson, Bill Scott, Ann Hollis, Ashley Miley, Tyler Gaines, Richard Miley, Tara Tomlinson, Jadyn Tomlinson, Sarah Glick, Coleman Malcom, Kim Greenlee, Nancy Lord, Samantha Tomlinson, Horice Willis, Clayton Mathias, Shauna Mathias, Clairissa Pequignot, Joy Pequignot, Michelle Mirolli, Kelli Herrington, Joe Grizzle, David Gund, Melissa Clemons, William McDaniel, Wes Peters, Johnny Brint

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Horice Willis, from Tabernacle Baptist Church, gave the invocation.

II. NEW BUSINESS

1. Public Hearings

a. 2025 Millage Rate

Mayor John Howard recommended approval of millage rate and stated that due to increasing costs associated with maintaining city services, staff recommends a millage rate of 6.934. This is an increase of 0.400 mills over the calculated full rollback & only a 0.273 mills increase over the 2024 rate. This will give the City of Monroe a prospective 7.68% increase in revenues, which translates to approximately \$421,682 more than 2024 assuming 100% of collections. This is only about \$60,000 increase in the current budgeted revenues. The net maintenance and operations millage rate is 6.934 mills, and the bond millage rate is 0.00, giving a total millage rate of 6.934 mills. The five-year history of the digest with the current year's digest and levy were properly advertised in the City's legal organ (Walton Tribune) on July 27, 2025 and again on August 3, 2025 as well as the City of Monroe's website. Property taxes will be billed and collected by the Walton County Tax Commissioner's office.

Mr. Propes added that this is to keep the services in continuation, and no major changes are expected in the 2026 budget, as the City is just trying to fight the inflation and retain quality of services. The tax digest did not grow very much as we expected. There has been growth in the

City, but it did not show up in the tax digest as it moved a little over 1%. Therefore, that is why there is a slight bump in the millage rate.

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

Jean Gandell asked the question, what are we looking to do with the increase? Mayor Howard responded that 60% of the general fund budget goes towards public safety and the money collected would go towards employee salaries. Mr. Propes agreed with Mayor Howard and added that only 30% of the general fund revenue is comprised of property taxes, so, the City has a diverse revenue stream. Mr. Propes gave an example that on a \$300,000 home, one would be looking at an increase of \$32.76, per year.

Mayor Howard asked if there was anyone else that would like to speak against the tax increase.

Keith Gandell stated that he understood the millage rate, but there was another factor regarding the assessed value of property. There has been a lot of conversation about the assessed values not changing for a certain segment of homes and businesses, and one would just roll the millage rate. He does not want to get into a millage rate race due to properties not being assessed yearly. Mayor Howard mentioned that he and Mr. Propes met with county officials and went over various properties within the county and stated that some seemed to be vastly under allocated. The City asked for a re-evaluation and was told that would be up to the County and their agreement with the Tax Assessor. The City will stay on this and agrees that the assessments are off significantly, which will result in long-term reduction in millage rate for citizens that pay taxes. It is Mayor Howard's opinion that there is nothing nefarious going on, and thinks it may just be an improper use of the formula and may just not quite be the competence we require. Mr. Rosenthal added for clarification that City Council does not set the tax assessments. Properties are set by the Walton County Tax Assessor and the Board of Assessors.

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

No Action.

2. New Business

- a.** To approve the 2025 Millage Rate Increase to 6.934 mills.

Mr. Dickinson stated he was prepared to make a motion but commented that we believe that the digest needs to be adjusted. County wide there are corporations that are not paying their fair share, thus, the burden is being placed on home owners and small business owners. The County needs to adjust the digest and bring tax equity. The City's bump is miniscule and he hopes people understand that compared to the County increase.

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

III. ADJOURN

*Motion by Sams, seconded by Thompson.
Passed Unanimously.*

MAYOR

CITY CLERK

MAYOR AND COUNCIL MEETING

AUGUST 12, 2025

6:00 P.M.

The Mayor and Council met for their regular meeting.

Those Present:	John Howard Lee Malcom Charles Boyce Julie Sams Adriane Brown Tyler Gregory Greg Thompson David Dickinson Myoshia Crawford Logan Propes Chris Bailey Laura Powell Paul Rosenthal Russell Preston	Mayor Vice-Mayor Council Member Council Member Council Member Council Member Council Member Council Member Council Member Council Member City Administrator Assistant City Administrator City Clerk City Attorney City Attorney
Absent:	None	
Staff Present:	RV Watts, Andrew Dykes, Danny Smith, Jeremiah Still, Brad Callender, Beth Thompson, Rodney Middlebrooks, Chris Croy, Mike McGuire, Les Russell, Kaitlyn Stubbs	
Visitors:	Jean Gendall, Keith Gendall, Kim Jolly, Tara Polson, Bill Scott, Ann Hollis, Ashley Miley, Tyler Gaines, Richard Miley, Tara Tomlinson, Jadyn Tomlinson, Sarah Glick, Coleman Malcom, Kim Greenlee, Nancy Lord, Samantha Tomlinson, Horice Willis, Clayton Mathias, Shauna Mathias, Clairissa Pequignot, Joy Pequignot, Michelle Mirolli, Kelli Herrington, Joe Grizzle, David Gund, Melissa Clemons, William McDaniel, Wes Peters, Johnny Brint	

I. CALL TO ORDER – JOHN HOWARD

1. Invocation
- Horice Willis, from Tabernacle Baptist Church, gave the invocation.
2. Roll Call
- Mayor Howard noted that all Council Members were present; there was a quorum.
3. Approval of Agenda
- Amend the Agenda to remove Departmental Reports and remove, under New Business – Section E, Ordinance and Release Agreement concerning K9 Ciro .

Motion by Malcom, seconded by Crawford.
Passed Unanimously

4. Approval of Consent Agenda
- a. May 20, 2025 Planning Commission Minutes

b. May 27, 2025 Historic Preservation Commission Minutes

c. June 12, 2025 Downtown Development Authority Minutes

d. June 12, 2025 Conventions & Visitors Bureau Minutes

e. July 8, 2025 Council Minutes

To approve the consent agenda as presented.

Motion by Thompson, seconded by Malcom.
Passed Unanimously

II. PUBLIC FORUM

1. Public Presentations—No Action
- a. Proclamation – Dorothy Peterson turns 100

Mayor Howard read the Proclamation declaring August 29, 2025 Dorothy Peterson 100th Celebration Day. Proclamation will be delivered to Ms. Peterson at Great Oaks.

2. Public Comments—None**III. BUSINESS ITEMS****1. City Administrator Update**

City Administrator, Logan Propes, spoke about the survey they embarked on regarding tax inequities because they noticed, after receiving the tax digest and the lack of movement, that there may be discrepancies. The commercial/industrial and multi-family properties had really not been touched, in terms of value, for many years. Further, if they had been touched, they are not moving at the same trajectory as the single-family properties. He wants to be fair to all citizens, so that the City can continue to provide the services that they demand and deserve. The City is not trying to be political or say that something nefarious is going on, but simply want to make sure that the process is proper.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated that the new Fixed Base Operator (FBO), Fellow Ship Aviation, is in place at the airport and is currently moving in operations. The Extra Special People (ESP) Fall Festival sky diving event will be held September 21, 2025. The Town Green Splash Pad, since it opened Memorial Day weekend, has seen approximately 30,200 people (with concert numbers removed). It is open daily from 10 am to 6 pm and will close Labor Day. Construction has begun on the N. Lumpkin Street alley way project. Electric is working on moving things, telecom will be next, with the rest of the utilities following. The pre-construction meeting for the TAP Grant project should happen in early September. The Farmer's Market is currently in its short off season, but we have had great attendance this year. The Farm to Table event will be October 26, 2025, so be on the lookout for ticket sales. Lastly, on July 29, 2025, the Museum opened its eighth exhibit, The Agricultural and Industrial exhibit.

Mr. Thompson asked for a quick update on the Marable Street project. Mr. Middlebrooks stated that the cap on the trench is at Sorrells Street, but unfortunately they caught them pouring concrete without the test results. So, they are having to make some cores, to see if they will pass, and that is a seven to ten-day process. Paving will most likely happen the week of August 25th.

3. Department Reports—no discussion; no action taken

- a. Monthly Central Services Report
- b. Monthly Code Report
- c. Monthly Economic Development Report
- d. Monthly Finance Report
- e. Monthly Fire Report
- f. Monthly Police Report
- g. Monthly Solid Waste Report
- h. Monthly Streets & Transportation Report
- i. Monthly Telecom Report
- j. Monthly Water, Sewer, Gas & Electric Report

4. Department Requests**a. A request to purchase four (4) solid tires**

Mr. Danny Smith recommended the purchase of four solid tires for a John Deere tractor, at the Transfer Station, in the amount of \$29,039.79. The amount includes service fees, pressing on the tires, and freight.

To approve the purchase of four solid tires

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

b. REBC Grant Award Approval Request

Mr. Bailey stated that the Grant, for \$50,000, was brought to Council last year for a roadside enhancement beautification project. The area is the off ramp on Hwy 78 East and Hwy 11. The lowest bid came in from Great Estates at \$58,737.67, of which the City will owe the difference of the \$50,000 Grant, so a total of \$8,737.67.

To approve the request for difference in Grant money

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

IV. OLD BUSINESS**V. NEW BUSINESS****1. Public Hearing(s)****a. Ordinance to add Chapter 56 – Impact Fees – Public Hearing**

Mr. Brad Callender presented Chapter 56 to add to the code of ordinances for the adoption of impact fees. In summary, the Ordinance contains eighteen sections. Mr. Callender covered a few of the highlights that pertain to the implementation of the Ordinance, such as, Sec. 56-6 – Imposition of Development Impact Fees; Sec. 56-7 – Fee assessment and payment; Sec. 56-8 – Exemptions; Sec. 56-10 – Credits; Sec. 56-11 – Refunds; Sec. 56-14 – Appeals; Sec. 56-18 – Fee Schedule. The presentation is in the agenda packet. Mr. Callender stated he would answer any questions.

Mr. Rosenthal clarified that there is a Public Hearing on the ordinance, tonight, and there technically is not a first reading. This is an ordinance that requires two public hearings at back-to-back meetings, so one this month and one next month, and then Council will consider the adoption of the ordinance.

Mayor Howard declared this portion of the meeting open for public comment.

No public comments. Mayor Howard declared this portion of the meeting closed.

2. New Business**a. Ordinance to add Chapter 56 – Impact Fees**

Second hearing will be at the September 9, 2025 Council Meeting.

No action taken.

b. Application – Micro-Distilleries – Grizzle Beer

Mr. Rosenthal stated that the application is in order. Mayor Howard asked if there was any discussion. There was none.

To approve

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

c. Application – Restaurant Beer & Wine on Premise Consumption and Restaurant Distilled Spirits - Profirios

Mr. Rosenthal stated that the application is in order. Mayor Howard asked if there was any discussion. There was none.

To approve

*Motion by Sams, seconded by Brown.
Passed Unanimously.*

d. Withdrawal of Electric MCT Funds

Mrs. Thompson spoke about the Municipal Competitive Trust (MCT) Fund that the City has set aside as an investment through MEAG. We currently have \$23,945,403.00 in that investment fund as of the end of June, and this is a request that we draw down \$907,000.00. This would be to cover some project costs associated with electric infrastructure and assets up through June of this year. The City of Monroe does invest \$100,000.00 of our CIP Funds into that each month, so we anticipate the interest will take care of this draw down and then we will re-evaluate the electric projects from July to the end of the year.

Mr. Dickinson commented that over \$700,000.00 will be used to replace poles that are sorely needing replacing.

Mrs. Thompson read the list of projects that included the electric relocation for the Highway 11 TAP project, pole replacements, running electric to the new jail infrastructure, the electric system automation and the AMI interactive meter reading, where we can read meters remotely.

Mr. Propes commented that this is the first time the City has ever drawn down the MCT Funds.

Mr. Thompson added that MCT was created when the State of Georgia was thinking about deregulating the electric going on the market, so prices could have gone crazy. MEAG began setting aside money for each individual city, and we have not used ours but it is there to be used for electrical projects. At some point in time, when the debt service rolls off paying for Plant Vogtle 3 and 4, we may have to dip into the funds to help subsidize the electric rates for the citizens of Monroe. I think we have been very good stewards as some cities have dipped in and spent all their money on the general fund. It will be used down the road, in twenty years, to help off-set some higher utility rates when the City of Monroe takes on the full load of their part in Vogtle 3 & 4.

To approve

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

e. Renaming portion of Green Street to AJ White Street

Mr. Logan Propes explained that the City received a petition from the family of AJ White to rename a portion of Green Street. There are six parcels that are on this section of Green Street between Mayfield Drive and GW Carver Drive.

Mr. Johnny Brint spoke regarding the desire for the rename.

To approve

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

f. Appointments (2) – Historic Preservation Commission

To reappoint Jane Camp for a three-year term, to expire September 1, 2028.

To appoint Joy Pequignot for a three-year term, to expire September 1, 2028.

To approve

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

g. Appointment – Planning Commission

To reappoint Shauna Mathias for a three-year term, to expire September 1, 2030.

To approve

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

VI. DISTRICT ITEMS

1. District Items

Council Member Tyler Gregory thanked city staff again for all their hard work.

2. Mayoral Update

Mayor John Howard stated that when we had the outage a couple of weeks ago, the staff worked very hard to get everything up and running and he wanted to thank the staff for all of their work. The Freedom Bowl is Friday night where Monroe takes on Loganville. Lastly, Jeremiah Still coaches the Purple Hurricanes and wishes his team luck.

VII. ADJOURN TO EXECUTIVE SESSION

1. Personnel Issue (s)

2. Real Estate Issue (s)

3. Legal Issue (s)

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

RETURN TO REGULAR SESSION

1. Personnel Issue (s)

No action.

2. Real Estate Issue (s)

No action.

3. Real Estate Issue (s)

Mr. Dickinson made a motion to amend the Council's decision regarding denial of On Premise Consumption of Beer, Wine, and Spirituous Liquors submitted to the City on June 5, 2025 by

stating: Mr. Mayor, in regards to the Application of 136 Broad, LLC for On Premise Consumption of Beer, Wine and Spiritous Liquors submitted to the City on June 5, 2025 and first considered by this Council at our July 8, 2025 council meeting, I make the following motion: Because you as Mayor timely vetoed this council’s July 8 decision to deny the alcohol license application pursuant to our Charter section 2.06 and because based on the City Attorney’s proffer that the application is in order and complies with the terms of our Alcohol Ordinance and given some of the issues raised as potential litigation issues concerning the same in a letter dated July 16, 2025 from legal counsel for 136 Broad, LLC, I move that we approve the On-Premise Consumption Alcohol Pour License for Beer, Wine and Spiritous Liquors for 136 Broad, LLC in accordance with their application and Chapter 6 of our Code of Ordinances.

To approve

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

VIII. ADJOURN

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

MAYOR

CITY CLERK

MAYOR AND COUNCIL MEETING

AUGUST 12, 2025

6:00 P.M.

The Mayor and Council met for an Executive Session

Those Present:	John Howard	Mayor
	Lee Malcom	Vice-Mayor
	Charles Boyce	Council Member
	Julie Sams	Council Member
	Adriane Brown	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Myoshia Crawford	Council Member
	Logan Propes	City Administrator
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney

Staff Present: None

- I.

Call to Order—John Howard

1. Roll Call

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

Personnel Issue (s)

Personnel matters were discussed.
- III.

Real Estate Issue (s)

Real Estate matters were discussed.
- IV.

Legal Issue (s)

Legal Issue matters were discussed.
- IV.

Adjourn to Regular Session

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

MAYOR

CITY CLERK



CODE DEPARTMENT MONTHLY REPORT

SEPTEMBER 2025

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 of August 1, 2025, through August 31, 2025.

Planning Commission – August 2025:

- COA Request for a Parking Lot Expansion; 250 Hwy 138 at Tokyo Restaurant, to expand the parking lot behind the existing restaurant building
 - Decision: Approved
- Conditional Use Request for a Self-Service Laundromat in an existing small scale strip shopping center; 1108 E. Church St.
 - Recommendation: Approval

Historic Preservation Commission – August 2025:

- COA Request for a Dwelling Renovation and conversion to Commercial space with construction of a parking lot; 313 S. Madison Ave.
 - Decision: Approved
- COA Request for an Accessory Garage and Dwelling Unit; 111 Norris St.
 - Decision: Approved
- COA Request for Exterior Renovations and Window Replacements to an office building; 114 Court St.
 - Decision: Approved

Department Statistics:

- Code Inspections: 80[↓6]
- Total Permits Written: 92[↑19]
- Amount collected for permits: \$35,145.28
- Check postings for General Ledger: 167

Licenses:

New Alcohol Licenses Applications: 1

- Applebee's Restaurants Mid- Atlantic LLC DBA Applebee's #75065 – **(Change of Ownership)** 145 MLK Jr. Blvd.

Business License Additions: 10

Number of Employees: 29 (DDA: 23)

- Victoria H&L Nails LLC – 758 W Spring St **(Change of Ownership)**
- Benton Funding LLC – 218 Alcovy St
- J Italia Salon & Spa – 106 E Highland Ave **(DDA)**
- 136 Broad LLC DBA Catch22 Gastro Pub – 136 N Broad St **(DDA)**
- Porfirios Monroe LLC DBA Porfirios Mexican Restaurant – 127 N Lumpkin St **(DDA)**
- King Commercial Realty Inc – 320 S Madison Ave, Ste 306 **(DDA)**
- Class Automotive Group – 333 Alcovy St, Ste 7P
- JWS Services – 714 Hampton Dr **(Residential)**
- King Industrial Realty Inc – 320 S Madison Ave, Ste 306 **(DDA)**
- Exceptional Community Services – 603 S Broad St **(DDA)**

Business License Deletions: 6**Number of Employees: 31 (DDA: 28)**

- Victoria Nail Salon – 758 W Spring St (**Change of Ownership**)
- Blue Rooster Bake Shop – 136 N Broad St (**DDA**)
- Revive Salon and Spa – 106 E Highland Ave (**DDA**)
- Strange Taco Monroe – 127 N Lumpkin St (**DDA**)
- MHC Mortgage LLC – 210 S Broad St (**DDA**)
- Liberty Home Loans LLC – 210 S Broad St (**DDA**)

Development Projects – August 2025:**Commercial****Review Phase:**

- 114 S. Broad St. and Wayne St.; Oak & Vine, outdoor space renovation and site improvements
- The Landing of Monroe; Double Springs Church Road, independent and assisted senior living facility
- Ayefour Development, Phase II; Northwest corner of Charlotte Rowell Blvd. and N. Broad St., commercial subdivision with 6 lots

Approved Plans (Construction/Site Development Not Started):

- 121 Victory Dr.; Cell Phone Tower

Tenant Build-Outs (Existing Commercial Buildings):

- Monroe Pavilion
 - PPG Monroe Primary Care Office

New Construction/Site Development:

- 130 Bankers Blvd.; car wash, under construction
- Reliant Homes Corporate Office: under construction
- 150 Vine St.; Nucor Warehouse, under construction
- Monroe Airport T-Hangers; under construction
- Lill Lofts at 200 Barrett St.; Mixed-Use Development (Renovation & Remodel)
- 511 N. Broad St.; Pleasant Paws Dog Kennel; under construction
- 920 Birch St.; Oglethorpe Power & Mechanical (Accessory) Building

Renovations & Remodels:

- 210 Cherry Hill Rd.; Lugo Construction (Remodel)
- 208 S. Broad St.; Ford Building (Remodel), Future Grizzle Bear Brewery
- 709 Breedlove Dr.; Ridgeview Institute
- 1312 S. Broad St.; Convenience Store (former pawn shop)
- 500 Great Oaks Drive, Suite 9; Loco Mexican Snack

Misc. Projects:

- Brown Oil Remediation; E. Spring Street

Residential**Review Phase:**

- Carson Pointe; 707 S. Madison Ave., Single-Family Residential, 4 lots

New Site Development/Project Construction:

- The Overlook of Monroe; Townhomes, 7 Total Townhomes, 3 remaining undeveloped
- The Vines of Monroe; Single-Family Residential Subdivision, 220 Lots, site development under construction with 1st phase near completion
- Hambrick Station; Single-Family Residential Subdivision, 56 Lots, site development in progress
- River Pointe; Single-Family Residential Subdivision, 292 Lots, remaining 3 phases construction nearly complete

New Subdivision/Residential Development:

- Rivers Edge Phase 1; 105 Lots, no permits requested at this time
- River Pointe Phase 1; 47 Lots
 - Building permits issued for a single-family homes in Phase 1
 - Phase 2 Final Plat submitted for review
- Brookland Commons; 142 Units (98 Single-Family Detached Lots & 44 Townhome Lots)
 - Building permits have been issued for both detached houses and townhomes; construction has begun

Preliminary & Final Plats:

Preliminary Plats:

- The Jax – Multi-Family & Commercial – 2 Lots
 - Accepted for 30-day review on 7/14/25
 - Comments sent to applicant on 8/13/25

Final Plats:

- Tokyo Commercial – 3 Commercial Lots; 250 Hwy 138
 - Comments sent to applicant on 7/23/25
 - Resubmitted on 8/15/25
 - Under review
- River Pointe, Phase 2 – 53 Single-Family Residential Lots; Double Springs Church Rd. & Cedar Ridge Rd.
 - Accepted for 30-day review on 8/18/25
 - Under review
 - Comments due to applicant on 9/17/25

Conferences, Training, & Certifications:

- None

Pre-Application & Future Project Discussion Meetings:

- 140 Vine Street – Meeting and discussion with owner and attorneys regarding ongoing issues with site and possible future development options
- 2075 W. Spring Street – Meeting requested by property owners to discuss annexation and building roadways into county, master planning of site. 4th meeting with property owner over the last 4 years to discuss necessary steps to move forward with a project

City Marshal Duty Summary – August 2025:

- Patrolled city daily
- Removed 9 signs from roadway
- 808 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily
- "0" Investigations for utility tampering and theft cases
- 9 citations issued
- Represented City Marshals office in Municipal Court
- Handled 19 Directed Complaints called in or e-mailed to Code Office
- Placed or retrieved Re-zoning / Historical Zoning Signs as needed
- 4 Aug 25 Translated interview for CID
- 13 and 19 Aug 2025 SWAT training
- 22 Aug 25 DT training with GPSTC instructor Casey Baines
- 29 Aug 25 Inservice training

CITY MARSHAL CASE SUMMARY

Marshal Goga					
8/1/2025	913 Creekside Way	tall grass and weeds	RC	8/15/2025	Closed
8/1/2025	1006 Meadowalk Dr	tall grass and weeds	RC	8/15/2025	Closed
8/1/2025	802 East Marable St	tall grass and weeds	RC	8/15/2025	Closed
8/1/2025	907 Hickory Dr	vehicle parked on improper surface X3	RC	8/15/2025	Closed
8/1/2025	443 Sweetgum Dr	neighborhood standards	RC	8/15/2025	Closed
8/1/2025	443 Sweetgum Dr	vehicle parked on improper surface	RC	8/15/2025	Closed
8/1/2025	432 Sweetgum Dr	vehicle parked on improper surface X2	RC	8/15/2025	Closed
8/4/2025	129 5th St	tall grass and weeds	RC	8/18/2025	Closed
8/4/2025	132 4th St	neighborhood standards	RC	8/18/2025	Closed
8/4/2025	129 4th St	neighborhood standards	RC	8/18/2025	Closed
8/4/2025	129 4th St	tall grass and weeds	RC	8/18/2025	Closed
8/4/2025	109 4th St	vehicle parked on improper surface	RC	8/18/2025	Closed
8/4/2025	135 3rd St	tall grass and weeds	RC	8/18/2025	Closed
8/4/2025	335 Barrett St	neighborhood standards	RC	8/18/2025	Closed
8/5/2025	122 6th St	tall grass and weeds	RC	8/19/2025	Closed
8/5/2025	124 6th St	tall grass and weeds	RC	8/19/2025	Closed
8/5/2025	110 6th St	neighborhood standards	RC	8/19/2025	Closed
8/5/2025	104 6th St	neighborhood standards	RC	8/19/2025	Closed
8/5/2025	114 5th St	neighborhood standards	RC	8/19/2025	Closed
8/5/2025	114 5th St	tall grass and weeds	RC	8/19/2025	Closed
8/5/2025	301 East Marable St	court ordered re-inspection	N/A	8/19/2025	Closed
8/5/2025	904 Castle Ct	neighborhood standards	Citation	8/19/2025	Closed
8/5/2025	904 Castle Ct	vehicle parked on improper surface	Citation	8/19/2025	Closed
8/5/2025	679 Gatewood Way	RV parked in the street	RC	8/19/2025	Closed
8/6/2025	509 Bridgeport Pl	tall grass and weeds	RC	8/20/2025	Closed
8/6/2025	538 Bridgeport Pl	neighborhood standards	RC	8/20/2025	Closed
8/6/2025	508 Bridgeport Pl	junk vehicles	RC	8/20/2025	Closed
8/6/2025	508 Bridgeport Pl	tall grass and weeds	RC	8/20/2025	Closed
8/6/2025	254 Bridgeport Ln	tall grass and weeds	RC	8/20/2025	Closed
8/6/2025	242 Bridgeport Ln	neighborhood standards	RC	8/20/2025	Closed
8/6/2025	235 Bridgeport Ln	neighborhood standards	RC	8/20/2025	Closed
8/6/2025	229 Bridgeport Ln	neighborhood standards	RC	8/20/2025	Closed

8/6/2025	229 Bridgeport Ln	tall grass and weeds	RC	8/20/2025	Closed
8/7/2025	221 Douglas St	commercial vehicle parked in residential	RC	8/21/2025	Closed
8/7/2025	227 Douglas St	neighborhood standards	RC	8/21/2025	Closed
8/7/2025	227 Douglas St	tall grass and weeds	RC	8/21/2025	Closed
8/7/2025	227 Douglas St	skirting	RC	8/21/2025	Closed
8/7/2025	232.5 Douglas St	vehicle parked on improper surface	RC	8/21/2025	Closed
8/7/2025	1206 Fambrough Way	vehicle parked on improper surface	RC	8/21/2025	Closed
8/7/2025	413 Bridgeport Pl	tall grass and weeds	RC	8/21/2025	Closed
8/7/2025	902 South Broad St	tall grass and weeds	RC	8/21/2025	Closed
8/7/2025	333 Alcovy St	clothing donation box	citation		closed
8/11/2025	106 Sycamore Ct	uncultivated veg	RC	8/25/2025	Closed
8/11/2025	106 Sycamore Ct	tall grass and weeds	RC	8/25/2025	Closed
8/11/2025	408 Spruce Ln	commercial vehicle parked in residential	RC	8/25/2025	Closed
8/11/2025	408 Spruce Ln	vehicle parked on improper surface	RC	8/25/2025	Closed
8/11/2025	lot 192 Southside MHP	dead/dangerous tree	RC	8/25/2025	Closed
8/11/2025	416 Spruce Ln	damaged fence	RC	8/25/2025	Closed
8/11/2025	572 Spruce Ln	neighborhood standards	RC	8/25/2025	Closed
8/11/2025	564 Spruce Ln	neighborhood standards	RC	8/25/2025	Closed
8/11/2025	564 Spruce Ln	tall grass and weeds	RC	8/25/2025	Closed
8/12/2025	560 Breedlove Dr	land use regulations	RC	8/26/2025	Closed
8/12/2025	371 Walker Dr	neighborhood standards	RC	8/26/2025	Closed
8/12/2025	342 Walker Dr	neighborhood standards	RC	8/26/2025	Closed
8/12/2025	lot 124 Southside MHP	tree debris	RC	8/26/2025	Closed
8/12/2025	lot 127 southside MHP	neighborhood standards	RC	8/26/2025	Closed
8/12/2025	lot 138 Southside MHP	neighborhood standards	RC	8/26/2025	Closed
8/13/2025	333 Alcovy St	clothing donation box	citation		closed
8/13/2025	lot 238 Southside MHP	neighborhood standards	RC	8/27/2025	Closed
8/13/2025	lot 238 Southside MHP	tall grass and weeds	RC	8/27/2025	Closed
8/13/2025	lot 225 Southside MHP	neighborhood standards	RC	8/27/2025	Closed
8/13/2025	lot 225 Southside MHP	tall grass and weeds	RC	8/27/2025	Closed
8/13/2025	lot 227 Southside MHP	neighborhood standards	RC	8/27/2025	Closed
8/13/2025	lot 227 Southside MHP	skirting	RC	8/27/2025	Closed
8/13/2025	lot 227 Southside MHP	tall grass and weeds	RC	8/27/2025	Closed
8/13/2025	1450 South Broad St	neighborhood standards	RC	8/27/2025	Closed
8/13/2025	lot 164 Southside MHP	tall grass and weeds	RC	8/27/2025	Closed
8/14/2025	845 Overlook Pl	tall grass and weeds	RC	8/21/2025	Closed
8/14/2025	845 Overlook Pl	uncultivated veg	RC	8/21/2025	Closed
8/14/2025	828 Overlook Tr	tall grass and weeds	RC	8/28/2025	Closed
8/14/2025	828 Overlook Tr	uncultivated veg	RC	8/28/2025	Closed
8/14/2025	828 Overlook Tr	open outdoor storage	RC	8/28/2025	Closed
8/14/2025	423 North Broad St	tall grass and weeds	RC	8/28/2025	Closed
8/14/2025	lot 166 Southside MHP	skirting	RC	8/28/2025	Closed
8/14/2025	lot 166 Southside MHP	tall grass and weeds	RC	8/28/2025	Closed
8/14/2025	lot 234 Southside MHP	junk vehicles	RC	8/28/2025	Closed
8/14/2025	lot 234 Southside MHP	skirting	RC	8/28/2025	Closed
8/14/2025	lot 175 Southside MHP	neighborhood standards	RC	8/28/2025	Closed
8/15/2025	1225 Creekview Ct	junk vehicles	RC	8/29/2025	Closed
8/15/2025	800 West Spring St	feather flags	RC	8/29/2025	Closed
8/15/2025	519 Walton Rd	tall grass and weeds	citation		closed
8/15/2025	519 Walton Rd	neighborhood standards	citation		closed
8/15/2025	1333 Creekview Dr	vehicles parked on improper surface	RC	8/29/2025	Closed
8/15/2025	1408 Creekview Dr	tree debris	RC	8/29/2025	Closed

8/15/2025	730 White Oak Dr	neighborhood standards	RC	8/29/2025	Closed
8/15/2025	730 White Oak Dr	tall grass and weeds	RC	8/29/2025	Closed
8/18/2025	715 West Spring St	clothing donation box	RC	9/1/2025	Closed
8/18/2025	129 5th St	tall grass and weeds	RC	9/1/2025	Closed
8/18/2025	716 Overlook Crest	neighborhood standards	RC	9/1/2025	Closed
8/18/2025	729 Overlook Crest	neighborhood standards	RC	9/1/2025	Closed
8/18/2025	729 Overlook Crest	vehicle parked on improper surface	RC	9/1/2025	Closed
8/18/2025	229 West Fambrough St	neighborhood standards	RC	9/1/2025	Closed
8/18/2025	229 West Fambrough St	tall grass and weeds	RC	9/1/2025	Closed
8/18/2025	233 West Fambrough St	neighborhood standards	RC	9/1/2025	Closed
8/20/2025	210 West Fambrough St	neighborhood standards	RC	9/3/2025	open
8/20/2025	1203 Inheritance Park	neighborhood standards	RC	9/3/2025	open
8/20/2025	104 6th St	neighborhood standards	RC	9/3/2025	open
8/20/2025	104 6th St	tall grass and weeds	RC	9/3/2025	open
8/20/2025	104 6th St	missing/damaged mailbox	RC	9/3/2025	open
8/20/2025	104 6th St	visible house numbers	RC	9/3/2025	open
8/20/2025	1970 West Spring St	clothing donation box	RC	9/3/2025	open
8/20/2025	114 5th St	neighborhood standards	RC	9/3/2025	open
8/20/2025	114 5th St	tall grass and weeds	RC	9/3/2025	open
8/20/2025	333 Walker Dr	court ordered re-inspection	N/A		closed
8/20/2025	2060 West Spring St	court ordered re-inspection	N/A		closed
8/20/2025	130 Sorrells St	court ordered re-inspection	N/A		closed
8/21/2025	679 Gatewood Way	RV parked in the street	RC	9/4/2025	open
8/21/2025	807 Stewart Ct	junk vehicles	RC	9/4/2025	open
8/21/2025	807 Stewart Ct	tall grass and weeds	RC	9/4/2025	open
8/21/2025	807 Stewart Ct	uncultivated veg	RC	9/4/2025	open
8/21/2025	900 Lopez Ln	tall grass and weeds	RC	9/4/2025	open
8/21/2025	900 Lopez Ln	uncultivated veg	RC	9/4/2025	open
8/21/2025	931 Amber Tr	tall grass and weeds	RC	9/4/2025	open
8/21/2025	611 Michael Cir	neighborhood standards	RC	9/4/2025	open
8/21/2025	915 Tigers Way	tall grass and weeds	RC	9/4/2025	open
8/22/2025	912 Amber Trail	damaged fence	RC	9/5/2025	open
8/22/2025	912 Amber Trail	uncultivated veg	RC	9/5/2025	open
8/22/2025	605 Michael Cir	neighborhood standards	RC	9/5/2025	open
8/22/2025	605 Michael Cir	garage door	RC	9/5/2025	open
8/22/2025	911 Amber Trail	tall grass and weeds	RC	9/5/2025	open
8/22/2025	660 Michael Cir	tall grass and weeds	RC	9/5/2025	open
8/22/2025	654 Michael Cir	neighborhood standards	RC	9/5/2025	open
8/22/2025	654 Michael Cir	vehicles parked on improper surface	RC	9/5/2025	open
8/22/2025	923 Amber Trail	vehicles parked on improper surface	RC	9/5/2025	open
8/26/2025	1207 West Spring St	no long term/overnight parking	RC	9/9/2025	open
8/26/2025	408 Spruce Ln	commercial vehicle parked in residential	RC	9/15/2025	open
8/26/2025	408 Spruce Ln	vehicle parked on improper surface	RC	9/15/2025	open
8/26/2025	675 Michael Cir	neighborhood standards	RC	9/9/2025	open
8/26/2025	675 Michael Cir	vehicle parked on improper surface	RC	9/9/2025	open
8/26/2025	667 Michael Cir	neighborhood standards	RC	9/9/2025	open
8/26/2025	655 Michael Cir	neighborhood standards	RC	9/9/2025	open
8/26/2025	655 Michael Cir	tall grass and weeds	RC	9/9/2025	open
8/26/2025	651 Michael Cir	tall grass and weeds	RC	9/9/2025	open
8/26/2025	651 Michael Cir	exterior surface treatment	RC	9/9/2025	open
8/26/2025	114 Sycamore Ct	neighborhood standards	RC	9/9/2025	open
8/27/2025	533 Michael Cir	tall grass and weeds	RC	9/10/2025	open

8/27/2025	540 Michael Cir	junk vehicles	RC	9/10/2025	open
8/27/2025	547 Michael Cir	neighborhood standards	RC	9/10/2025	open
8/27/2025	547 Michael Cir	tall grass and weeds	RC	9/10/2025	open
8/27/2025	625 Michael Cir	tall grass and weeds	RC	9/10/2025	open
8/27/2025	629 Michael Cir	vehicle parked on improper surface	RC	9/10/2025	open
8/27/2025	912 Amber Trail	neighborhood standards	RC	9/10/2025	open
Marshal Gibbs					
8/1/2025	417 Ash St	Neighbor Standards	RC	8/15/2025	Closed
8/1/2025	417 Ash St	Junk & Abandoned Vehicles	RC	8/15/2025	Closed
8/1/2025	415 Ash St	Neighbor Standards	RC	8/15/2025	Closed
8/1/2025	415 Ash St	Junk & Abandoned Vehicles	RC	8/15/2025	Closed
8/1/2025	1002 New Lacy St	Tall Grass & Weeds	RC	8/15/2025	Closed
8/1/2025	1002 New Lacy St	Windows	RC	8/30/2025	Open
8/1/2025	1002 New Lacy St	Roof Structurally Sound	RC	8/30/2025	Open
8/1/2025	200 Indian Creek Dr	Tall Grass & Weeds	RC	8/15/2025	Closed
8/1/2025	933 Old Mill Point APT A & B	Exterior Surface Treatment	RC	8/30/2025	Open
8/1/2025	403 Ash St	Neighbor Standards	RC	8/15/2025	Closed
8/1/2025	403 Ash St	Junk & Abandoned Vehicles	RC	8/15/2025	Closed
8/1/2025	403 Ash St	Neighbor Standards	RC	8/15/2025	Closed
8/1/2025	419 Ash St	Neighbor Standards	RC	8/15/2025	Closed
8/1/2025	419 Ash St	Tall Grass & Weeds	RC	8/15/2025	Closed
8/4/2025	909 Church St	Land Use Regulation	RC	8/19/2025	Closed
8/4/2025	909 Church St	Unnecessary Noise	RC	8/19/2025	Closed
8/4/2025	802 E Marable St	Neighbor Standards	RC	8/19/2025	Closed
8/4/2025	802 E Marable St	Junk & Abandoned Vehicles	RC	8/19/2025	Closed
8/4/2025	802 E Marable St	Vehicle parked unproper Surface	RC	8/19/2025	Closed
8/4/2025	802 E Marable St	Unlicensed Business Running Out of residence	RC	8/19/2025	Closed
8/4/2025	802 E Marable St	Exterior Walls / Shed	RC	8/19/2025	Closed
8/4/2025	802 E Marable St	Tall Grass & Weeds	RC	8/19/2025	Closed
8/4/2025	309 Turner St	Neighbor Standards	RC	8/19/2025	Closed
8/4/2025	411 E Marable St	Neighbor Standards	RC	8/19/2025	Closed
8/4/2025	411 E Marable St	Uncultivated Vegetation	RC	8/19/2025	Closed
8/4/2025	124 South Broad St	Exterior Surface Treatment	CITATION	N/A	Closed
8/4/2025	124 South Broad St	Exterior Walls	CITATION	N/A	Closed
8/5/2025	407 Maple Ln	Neighbor Standards	RC	8/20/2025	Closed
8/5/2025	213 Tangle Wood Dr	Neighbor Standards	RC	8/20/2025	Closed
8/5/2025	213 Tangle Wood Dr	Junk & Abandoned Vehicles	RC	8/20/2025	Closed
8/5/2025	213 Tangle Wood Dr	Vehicle Parked Unproper Surface	RC	8/20/2025	Closed
8/5/2025	207 Sorrells St Apt B	Outside Storage	RC	8/20/2025	closed
8/5/2025	861 Fawnfield Dr	Neighbor Standards	RC	8/20/2025	Closed
8/5/2025	861 Fawnfield Dr	Junk & Abandoned Vehicles	RC	8/20/2025	Closed
8/5/2025	811 RoseWood Ln	Outside Storage	RC	8/20/2025	Closed
8/5/2025	811 RoseWood Ln	Vehicle Parked Unproper Surface	RC	8/20/2025	Closed
8/6/2025	675 Gatewood Way	Home occupation	RC	8/8/2025	Closed
8/6/2025	675 Gatewood Way	Home Office	RC	8/8/2025	Closed
8/6/2025	675 Gatewood Way	Residence Business	RC	8/8/2025	Closed
8/6/2025	675 Gatewood Way	Section 540	RC	8/8/2025	Closed
8/6/2025	616 Brook Wood Ln	Junk & Abandoned Vehicles X 3	RC	8/21/2025	Closed
8/6/2025	913 South Broad St	Neighbor Standards	RC	8/21/2025	Closed
8/6/2025	814 Windsor Dr	Junk & Abandoned Vehicle X 2	RC	8/21/2025	Closed
8/6/2025	909 Rose Wood Ln	Tall Grass & Weeds	RC	8/21/2025	Closed

8/6/2025	917 Rose Wood Ln	Junk & Abandoned Vehicle	RC	8/21/2025	Closed
8/6/2025	917 Rose Wood Ln	Uncultivated Vegetation	RC	8/21/2025	Closed
8/6/2025	917 Rose Wood Ln	Tall Grass & Weeds	RC	8/21/2025	Closed
8/7/2025	1337 S Madison Ave	Exterior Walls / Shed	RC	9/7/2025	Closed
8/7/2025	1337 S Madison Ave	Outside Storage	RC	8/22/2025	Closed
8/7/2025	1345 S Madison Ave	Exterior Walls / Shed	RC	9/7/2025	Closed
8/7/2025	3253 S Madison Ave	Neighbor Standards	RC	8/22/2025	Closed
8/7/2025	3253 S Madison Ave	Tall Grass & Weeds	RC	8/22/2025	Closed
8/7/2025	115 Dean St	Tall Grass & Weeds	RC	8/22/2025	Closed
8/7/2025	112 Dean St APT A	Neighbor Standards	RC	8/22/2025	Closed
8/7/2025	112 Dean St APT A	Exterior Walls / Shed	RC	8/22/2025	Closed
8/7/2025	112 Dean St APT A	Outside Storage	RC	8/22/2025	Closed
8/8/2025	518 Roberts Street	Neighbor Standards	RC	8/23/2025	Closed
8/8/2025	509 Roosevelt St	Neighbor Standards	RC	8/23/2025	Closed
8/8/2025	509 Roosevelt St	Junk & Abandoned vehicles	RC	8/23/2025	Closed
8/8/2025	526 Roosevelt St	Junk & Abandoned Vehicles	RC	8/23/2025	Closed
8/8/2025	526 Roosevelt St	Neighbor Standards	RC	8/23/2025	Closed
8/8/2025	615 Peters St	Junk & Abandoned Vehicles	RC	8/23/2025	Closed
8/8/2025	615 Peters St	Address Numbers on mailbox and house	RC	8/23/2025	Closed
8/8/2025	609 Hill St	Exterior Walls	RC	8/23/2025	Closed
8/8/2025	609 Hill St	Junk & Abandoned vehicles	RC	8/23/2005	Closed
8/8/2025	404 Knight St	Exterior Walls	RC	9/8/2025	Open
8/8/2005	404 Knight St	Exterior Surface Treatment	RC	9/8/2025	Open
8/8/2025	255 Carwood Dr	Exterior Walls	CITATION	N/A	Closed
8/8/2025	255 Carwood Dr	Neighbor Standards	CITATION	N/A	Closed
8/8/2025	255 Carwood Dr	Vehicle Parked Unproper Surface	CITATION	N/A	Closed
8/8/2025	255 Carwood Dr	Tall Grass & Weeds	CITATION	N/A	Closed
8/11/2025	513 Maple St	Neighbor Standards	RC	9/11/2025	Open
8/11/2025	513 Maple St	Junk & Abandoned Vehicles	RC	9/11/2025	Open
8/11/2025	328 Glen Iris Dr	Junk & Abandoned Vehicles	RC	8/26/2025	Open
8/11/2025	328 Glen Iris Dr	Tall Grass & Weeds	RC	8/26/2025	Closed
8/11/2025	328 Glen Iris Dr	Uncultivated Vegetation	RC	8/26/2025	Closed
8/11/2025	710 Lawrence St	Unfit to live in No Power / Water	RC	8/11/2025	Closed
8/11/2025	710 Lawrence St	Roof Structurally Sound	RC	11-Aug	Closed
8/11/2025	128 Glen Iris Dr	Outside Storage	RC	8/26/2025	Closed
8/11/2025	309 Ash St	Junk & Abandon Vehicles	RC	8/26/2025	Closed
8/11/2025	300 Turner St	Neighbor Standards	RC	8/26/2025	Closed
8/11/2025	300 Turner St	Exterior Surface Treatment	RC	8/26/2025	closed
8/12/2025	501 Gatewood Way Dr	Junk & Abandoned Vehicles X 2	RC	8/27/2025	Closed
8/12/2025	417 Knight St Apt A	Neighbor Standards	RC	8/27/2025	Closed
8/12/2025	417 Knight St Apt B	Outside Storage	RC	8/27/2025	Closed
8/12/2025	Mobley Cir	Tall Grass and Weeds	RC	8/27/2025	Closed
8/12/2025	Mobley Cir	Auxiliary Shed on empty lot	RC	8/27/2025	Closed
8/12/2025	Mobley Cir	Vehicle Parked Unproper Surface	RC	8/27/2025	Closed
8/12/2025	940 Church St	Uncultivated Vegetation	RC	8/27/2025	Closed
8/12/2025	322 Walker Dr	Outside Storage	RC	8/27/2025	Closed
8/13/2025	1042 Wheel House Ln Apt A	Neighbor Standards	RC	8/28/2025	Closed
8/13/2025	1042 Wheel House Ln Apt A	Tall Grass & Weeds	RC	8/28/2025	Closed
8/13/2025	1042 Wheel House Ln Apt A	Water Leak in front yard	RC	8/28/2025	Closed
8/13/2025	1042 Wheel House Ln Apt A	Exterior treatment Surface	RC	9/28/2025	Open
8/13/2025	1043 Wheel House Ln Apt H	Outside Storage	RC	8/28/2025	Closed
8/13/2025	614 Pine Park Apt B	Outside Storage	RC	8/28/2025	Closed

8/13/2025	501 Pine Park St Apt I	Neighbor Standards	RC	8/28/2025	Closed
8/13/2025	501 Pine Park St Apt N	Neighbor Standards	RC	8/28/2025	Closed
8/13/2025	501 Pine Park St Apt N	Junk & Abandoned Vehicles	RC	8/28/2025	Closed
8/13/2025	501 Pine Park St Apt O	Neighbor Standards	RC	8/28/2025	Closed
8/13/2025	501 Pine Park St Apt O	Tall Grass and Weeds	RC	8/28/2025	Closed
8/14/2025	1121 Classic Trl	Neighbor Standards	RC	8/29/2025	Closed
8/14/2025	1121 Classic Trl	Junk & Abandoned Vehicles	RC	8/29/2025	Closed
8/14/2025	1111 Classic Trl	Junk & Abandoned Vehicles	RC	8/29/2025	Closed
8/14/2025	1111 Classic Trl	Vehicle parked unproper Surface	RC	8/29/2025	Closed
8/14/2025	1135 E Church St	Neighbor Standards	RC	8/29/2025	Closed
8/14/2025	1135 E Church St	Junk & Abandoned Vehicles	RC	8/29/2025	Closed
8/14/2025	1135 E Church St	Tall Gras & Weed	RC	8/29/2025	Closed
8/14/2029	1135 E Church St	Lights around the windows	RC	8/29/2025	Closed
8/14/2025	810 Winsor Dr	Neighbor Standards	RC	8/29/2025	Closed
8/14/2025	810 Winsor Dr	Tall Grass & Weeds	RC	8/29/2025	Closed
8/14/2025	209 Cherry Hill Rd	Neighbor Standards	RC	8/29/2025	Closed
8/14/2025	209 Cherry Hill Rd	Junk & Abandoned Vehicles	RC	8/29/2025	Closed
8/14/2025	209 Cherry Hill Rd	Tall Grass and Weeds	RC	8/29/2025	Closed
8/14/2025	520 Kelton Rd	Neighbor Standards	RC	8/29/2025	Closed
8/14/2025	520 Kelton Rd	Uncultivated Vegetation	RC	8/29/2025	Closed
8/15/2025	231 W Fambrough	Hazardous Tree	CITATION	9/18/2025	Closed
8/15/2025	229 Tangle Wood Dr Apt A	Neighbor Standards	RC	8/30/2025	Open
8/15/2025	229 Tangle Wood Dr Apt A	Tall Grass and Weeds	RC	8/30/2025	Open
8/15/2025	244 Tangle Wood Dr Apt A	Neighbor Standards	RC	9/15/2025	Open
8/15/2025	244 Tangle Wood Dr Apt B	Neighbor Standards	RC	9/15/2025	Open
8/15/2025	244 Tangle Wood Dr Apt B	Junk & Abandoned Vehicle	RC	9/15/2025	Open
8/15/2025	335 Barrett St	Neighbor Standards	RC	8/30/2025	Closed
8/15/2025	415 Ash St	Junk & Abandoned Vehicles	RC	8/30/2025	Closed
8/15/2025	417 Ash St	Neighbor Standards	RC	8/30/2025	Closed
8/15/2025	417 Ash St	Junk & Abandoned Vehicles	RC	8/30/2025	Closed
8/18/2025	912 E Spring St	Exterior Walls	RC	9/18/2015	Open
8/18/2025	912 E Spring St	Exterior Surface Treatment	RC	9/18/2025	Open
8/18/2025	804 Radford St	Tall Grass and Weeds	RC	9/3/2025	Open
8/18/2025	804 Radford St	Uncultivated Vegetation	RC	9/3/2025	Open
8/18/2025	711 Church St	Tall Grass and Weeds	RC	9/3/2025	Open
8/18/2025	711 Church St	Uncultivated Vegetation	RC	9/3/2025	Open
8/18/2025	522 Marable Ln	Junk & Abandoned Vehicles	RC	9/18/2025	Open
8/18/2025	522 Marable Ln	Roof Structurally Sound / Shed	RC	9/18/2025	Open
8/18/2025	520 Marable Ln	Neighbor Standards	RC	9/18/2025	Open
8/18/2025	520 Marable Ln	Junk & Abandoned Vehicle	RC	9/18/2025	Open
8/19/2025	Railed Road Track	Tall Grass and Weeds	RC	9/19/2025	Open
8/19/2025	Railed Road Track	Abatement Nuisance	RC	9/19/2025	Open
8/19/2025	309 Turner St	Neighbor Standards	RC	9/4/2025	Open
8/19/2025	411 Marable St	Neighbor Standards	RC	9/4/2025	Open
8/19/2025	411 Marable St	Tall Grass and Weeds	RC	9/4/2025	Open
8/19/2025	411 Marable St	Uncultivated Vegetation	RC	9/4/2025	Open
8/19/2025	802 E Marable St	Neighbor Standards	RC	9/4/2025	Open
8/19/2025	802 E Marable St	Junk & Abandoned Vehicle	RC	9/4/2025	Open
8/19/2025	802 E Marable St	Vehicle Parked Unproper Surface	RC	9/4/2025	Open
8/19/2025	909 Church St	Junk & Abandoned vehicle	RC	9/4/2025	Closed
8/19/2025	909 Church St	Land Use Regulation chickens / Pig	RC	9/4/2025	Closed
8/19/2025	910 Davis St	Court order reinspection	N/A		Closed

8/19/2025	1325 Church St	Court order reinspection	N/A		Closed
8/19/2025	425 Magnolia St	Court order reinspection	N/A		Closed
8/19/2025	404 Knight St	Court order reinspection	N/A		Closed
8/19/2025	333 Walker Dr	Court order reinspection	N/A		Closed
8/19/2025	116 White Oak Ln	Court order reinspection	N/A		Closed
8/20/2025	1017 Wheel House Ln Apt B	Tall Grass and Weeds	RC	9/5/2025	Closed
8/20/2025	213 Tangle Wood Dr APT B	Neighbor Standards	RC	9/5/2025	Open
8/20/2025	213 Tangle Wood Dr APT B	Junk & Abandoned Vehicles	RC	9/5/2025	Open
8/20/2025	213 Tangle Wood Dr APT B	Vehicle Parked Unproper Surface	RC	9/5/2025	Open
8/20/2025	315 Tanglewood Dr	Junk & Abandoned Vehicle	RC	9/5/2025	Open
8/20/2025	1315 S Madison Ave	Neighbor Standards	RC	9/28/2025	Open
8/20/2025	1315 S Madison Ave	Junk & Abandoned Vehicles	RC	9/28/2025	Open
8/20/2025	1315 S Madison Ave	Tall Grass and Weeds	RC	9/28/2025	Open
8/20/2025	861 Fawnfield Dr	Neighbor Standards	RC	9/5/2025	Open
8/20/2025	861 Fawnfield Dr	Junk & Abandoned vehicles X 2	RC	9/5/2025	Open
8/20/2025	811 Rosewood Ln	Outside Storage	RC	9/5/2025	Open
8/20/2025	811 Rosewood Ln	Land Use Regulations	RC	9/5/2025	Open
8/20/2025	811 Rosewood Ln	Vehicle Parked Unproper Surface	RC	9/5/2025	Open
8/21/2025	739 Wheel House Apt A	Exterior Walls	RC	9/21/2025	Open
8/21/2025	739 Wheel House Apt A	Exterior Surface Treatment	RC	9/21/2025	Open
8/21/2025	401 Knight St	Tall Grass & Weeds	RC	9/6/2025	Open
8/21/2025	401 Knight St	Tree Debris	RC	9/6/2025	Open
8/21/2025	610 Brook Wood Dr	Junk & Abandoned Vehicles X 2	RC	9/6/2025	Open
8/21/2025	1019 Meadow Brook Dr	Land Use / Chickens	RC	9/6/2025	Open
8/21/2025	1309 S Broad St	Zoning (Clothing Boxes) 1001.1 (B)	RC	9/6/2025	Open
8/21/2025	107 Atha St	Neighbor Standards	RC	9/6/2025	Open
8/21/2025	107 Atha St	Dangerous Rotten Tree	RC	9/6/2025	Open
8/21/2025	107 Atha St	Tree Debris	RC	9/6/2025	Open
8/21/2025	729 Wheel House Ln Apt A	Reinspection for Darwin Homes			Open
8/21/2025	725 Wheel House Ln Apt B	Reinspection for Darwin Homes			Open
8/21/2025	736 Wheel House Ln Apt A	Reinspection for Darwin Homes			Open
8/21/2025	728 Wheel House Ln Apt B	Reinspection for Darwin Homes			Open
8/21/2025	750 Wheel House Ln Apt B	Reinspection for Darwin Homes			Open
8/22/2025	1337 S Madison Ave	Neighbor Standards	RC	9/7/2025	Open
8/22/2025	1337 S Madison Ave	Uncultivated Vegetation	RC	9/7/2025	Open
8/22/2025	1337 S Madison Ave	Outside Storage	RC	9/7/2025	Open
8/22/2025	325 S Madison Ave	Uncultivated Vegetation	RC	9/7/2025	Open
8/22/2025	325 S Madison Ave	Outside Storage	RC	9/7/2025	Open
8/22/2025	112 Dean St APT A	Outside Storage	RC	8/29/2025	Open
8/22/2025	112 Dean St APT B	Outside Storage	RC	8/29/2025	Open
8/25/2025	407 Maple Ln	Outside Storage	RC	9/6/2025	Open
8/25/2025	407 Maple Ln	Tall Grass and Weeds	RC	9/6/2025	Open
8/25/2025	130 Vine St	Nuisance Smell	RC	8/25/2025	Closed
8/25/2025	536 Roosevelt St	Neighbor Standards	RC	8/9/2025	Open
8/25/2025	536 Roosevelt St	Junk Vehicle	RC	8/9/2025	Open
8/25/2025	615 Peters St	Neighbor Standards	RC	8/9/2025	Open
8/25/2025	615 Peters St	Junk Vehicle	RC	8/9/2025	Open
8/25/2025	615 Peters St	Tall Grass and Weeds	RC	8/9/2025	Open
8/25/2025	609 Maple St	Neighbor Standards	RC	8/9/2025	Open
8/25/2025	207 Sorrells St Apt B	Outside Storage	RC	8/9/2025	Open
8/25/2025	1425 S Broad St	Junk Vehicles	RC	8/9/2025	Open
8/25/2025	1425 S Broad St	Vehicle parked unproper Surface	RC	8/9/2025	Open

8/25/2025	518 Roberts Street	Outside Storage	RC	8/9/2025	Open
8/25/2025	518 Roberts Street	Junk Vehicles	RC	8/9/2025	Open
8/26/2025	309 Ash St	Junk Vehicles x3	RC	8/10/2025	Open
8/26/2025	309 Ash St	Vehicle parked unproper Surface	RC	8/10/2025	Open
8/26/2025	309 Ash St	Tall Grass and Weeds	RC	8/10/2025	Open
8/26/2025	618 Marable St	Neighbor Standards	RC	8/10/2025	Open
8/26/2025	618 Marable St	Exterior Walls	RC	8/10/2025	Open
8/26/2025	529 Chestnut Ln	Neighbor Standards	RC	8/10/2025	Open
8/26/2025	529 Chestnut Ln	Junk Vehicle	RC	8/10/2025	Open
8/26/2025	529 Chestnut Ln	Vehicle Parked Unproper Surface	RC	8/10/2025	Open
8/26/2025	634 E Marable St	Neighbor Standards	RC	8/10/2025	Open
8/26/2025	634 E Marable St	Junk vehicle	RC	8/10/2025	Open
8/26/2025	300 Turner St	Neighbor Standards	RC	8/10/2025	Open
8/26/2025	300 Turner St	Tree Debris	RC	9/26/2025	Open
8/26/2025	300 Turner St	Exterior walls	RC	9/26/2025	Open
8/26/2025	301 Marable St	Neighbor Standards	RC	9/10/2025	Open
8/26/2025	301 Marable St	Tall Grass and Weeds	RC	9/10/2025	Open
8/26/2025	301 Marable St	Uncultivated Vegetation	RC	9/10/2025	Open
8/27/2025	913 Creek Side Way	Neighbor Standards	RC	9/11/2025	Open
8/27/2025	913 Creek Side Way	Uncultivated Vegetation	RC	9/11/2025	Open
8/27/2025	913 Creek Side Way	Tall Grass and Weeds	RC	9/11/2025	Open
8/27/2025	301 Bryant Road	Neighbor Standards	RC	9/11/2025	Open
8/27/2025	301 Bryant Road	Tall Grass and Weeds	RC	9/11/2025	Open
8/27/2025	315 Bryant Road	Junk Vehicle	RC	9/11/2025	Open
8/27/2025	315 Bryant Road	Vehicle Parked Unproper Surface	RC	9/11/2025	Open
8/27/2025	926 Creek Side Way	Tall Grass and Weeds	RC	9/11/2025	Open
8/27/2025	922 Creek Side Dr	Neighbor Standards	RC	9/11/2025	Open
8/27/2025	922 Creek Side Dr	Junk Vehicle	RC	9/11/2025	Open
8/27/2025	922 Creek Side Dr	Tall Grass and Weeds	RC	9/11/2025	Open
8/27/2025	922 Creek Side Dr	Porches and Railing	RC	9/11/2025	Open
8/27/2025	224 Tangle Wood Dr	Outside Storage	RC	9/27/2025	Open
8/28/2025	417 Knight St Apt B	Outside Storage	CITATION	10/2/2025	Closed
8/28/2025	501 Pine Park St Apt N	Junk Vehicles x3	RC	9/12/2025	Open
8/28/2025	501 Pine Park St Apt I	Neighbor Standards	RC	9/12/2025	Open
8/28/2025	501 Pine Park St Apt I	Junk Vehicle	RC	9/12/2025	Open
8/28/2025	501 Pine Park St Apt I	Adopted 18-41 (8)	RC	9/12/2025	Open
8/28/2025	501 Pine Park St Apt D	Outside Storage	RC	9/12/2025	Open
8/28/2025	1043 Wheel House Ln Apt B	Tall Grass and Weeds	RC	9/12/2025	Open
8/28/2025	1043 Wheel House Ln Apt B	Uncultivated Vegetation	RC	9/12/2025	Open
8/28/2025	1002 Mill Creek Way Apt A	Tall Grass and Weeds	RC	9/12/2025	Open
8/28/2025	1042 Wheel House Ln Apt A / Occupant	Tall Grass and Weeds	CITATION	10/2/2025	Closed
8/28/2025	1042 Wheel House Ln Apt A / Occupant	Neighbor Standards	CITATION	10/2/2025	Closed
8/28/2025	1042 Wheel House Ln Apt A / Property Management	Tall Grass and Weeds	CITATION	10/2/2025	Closed
8/28/2025	1042 Wheel House Ln Apt A / Property Management	Neighbor Standards	CITATION	2-Oct	Closed
8/29/2025	1315 S Madison Ave	Neighbor Standards	RC	9/13/2025	Open
8/29/2025	1315 S Madison Ave	Junk Vehicle	RC	9/13/2025	Open
8/29/2025	1315 S Madison Ave	Tall Grass and Weeds	RC	9/13/2025	Open
8/29/2025	1121 Classic Trl / Occupant	Junk Vehicles	CITATION	10/2/2025	Closed
8/29/2025	1121 Classic Trl / Owner	Junk Vehicle	CITATION	10/2/2025	Closed
8/29/2025	933 Old Mill Point APT A & B	Exterior Walls	RC	9/29/2025	Open

8/29/2025	1450 South Broad St Lot 192	Need Permit	RC	8/29/2025	Closed
8/29/2025	1450 South Broad St Lot 163	Need Permit	RC	8/29/2025	Closed
8/29/2025	1450 South Broad St Lot 142	Need Permit	RC	8/29/2025	Closed
8/29/2025	415 Ash St	Junk vehicle X 4	RC	9/13/2025	Open
8/29/2025	415 Ash St	Outside Storage	RC	9/13/2025	Open





**CENTRAL SERVICES, BUILDINGS
& GROUNDS, PARKS, GUTA,
AND AIRPORT
MONTHLY REPORT
SEPTEMBER
2025**

CENTRAL SERVICES

MONTHLY REPORT

SEPTEMBER 2025

	2025 January	2025 February	2025 March	2025 April	2025 May	2025 June	2025 July	2025 August	2024 August	2024 September	2024 October	2024 November	2024 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	2	8	8	9	8	9	8	8	13	2	8	0	6	6.8	89
Worksite Inspections	4	1	16	16	18	15	34	13	1	4	17	8	4	11.6	151
Employee Safety Classes	8	8	14	8	6	6	14	9	8	8	8	8	6	8.5	111
Attendance	60	71	63	36	32	28	55	52	31	42	38	33	30	43.9	571
PURCHASING															
P-Card Transactions	577	573	693	634	578	594	605	548	553	625	539	447	458	571.1	7,424
Purchase Orders	82	85	106	69	79	60	50	77	109	52	131	94	70	81.8	1,064
Total Purchases	659	658	799	703	657	654	655	625	662	677	670	541	528	652.9	8,488
Sealed Bids/Proposals	2	3	3	4	1	1	0	0	4	4	1	4	2	2.2	29
INFORMATION TECHNOLOGY															
Workorder Tickets	58	55	80	69	95	69	76	59	70	48	59	49	24	62.4	811
Phishing Fail Percentage	2.5%	1.8%	0.4%	2.2%	1.2%	1.1%	1.1%	1.0%	2.6%	0.7%	N/A	0.7%	0.4%	1.3%	
MARKETING															
Job Vacancies	6	8	8	12	10	10	13	13	12	11	10	9	9	10.1	131
Social Media Updates	41	46	56	68	58	63	51	46	38	41	33	36	37	47.2	614
GROUNDS & FACILITIES															
Contractor Acres Mowed	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	2,452.9
Trash Collection	2,800	6,140	3,100	4,180	5,580	4,020	2,920	3,120	2,940	3,450	3,440	2,520	2,260	3,574.6	46,470.0
Crew Acres Mowed	98.6	98.6	98.6	98.6	98.6	98.6	102.6	102.6	102.6	102.6	102.6	98.6	98.6	100.1	1,301.8

AIRPORT

MONTHLY REPORT

SEPTEMBER 2025

	2025 January	2025 February	2025 March	2025 April	2025 May	2025 June	2025 July	2025 August	2024 August	2024 September	2024 October	2024 November	2024 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$5.79	\$5.39	\$5.39	\$5.39	\$5.39	\$5.39	\$5.39	\$5.39	\$5.79	\$5.79	\$5.79	\$5.79	\$5.79	\$5.57	
Transactions	49	80	64	109	84	137	160	139	77	63	65	31	57	85.8	1115
Gallons Sold	992.6	1,718.6	1,472.4	2,855.8	2,243.8	2,763.5	3,417.9	3,070.1	1,887.0	1,249.8	1,561.2	749.8	1,322.5	1946.5	25,305.1
AvGas Revenue	\$5,747.42	\$9,263.25	\$7,936.38	\$15,392.91	\$12,094.25	\$14,895.21	\$18,422.67	\$16,547.86	\$10,928.89	\$7,236.47	\$9,039.08	\$4,341.31	\$7,657.17	\$10,730.99	\$139,502.87
AvGas Profit/Loss	\$995.64	\$1,565.21	\$1,338.92	\$2,610.92	\$2,351.57	\$2,899.69	\$3,589.96	\$3,177.92	\$1,258.69	\$1,257.45	\$1,574.43	\$748.39	\$1,331.43	\$1,900.02	\$24,700.22
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$65,000.00
Lease Agreements	\$4,527.57	\$4,527.57	\$4,527.57	\$4,527.57	\$4,623.37	\$4,623.37	\$4,623.37	\$6,223.37	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,660.89	\$60,591.61
Grounds Maintenance	\$535.00	\$535.00	\$535.00	\$535.00	\$3,535.00	\$535.00	\$535.00	\$535.00	\$3,535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$996.54	\$12,955.00
Buildings Maintenance	\$608.22	\$608.22	\$738.37	\$638.55	\$2,303.32	\$2,933.89	\$3,681.61	\$608.22	\$530.00	\$530.00	\$530.00	\$530.00	\$530.00	\$1,136.18	\$14,770.40
Equipment Maintenance	\$1,705.62	\$126.90	\$1,210.54	\$1,389.35	\$139.16	\$125.91	\$3,714.59	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$705.65	\$9,173.47
Airport Profit/Loss	\$4,834.85	\$7,200.27	\$5,760.19	\$6,929.70	\$3,351.57	\$6,282.37	\$2,636.24	\$10,508.78	\$3,921.97	\$6,920.73	\$7,237.71	\$6,411.67	\$6,994.71	\$6,076.21	\$78,990.76

PROJECTS

Department:	Project Name:	Status:
Buildings	Visitor Center Exterior	Complete
Budlings	Visitor Center Interior	Complete
Parks	Monument Park	Complete
Airport	Hangar Site Development	Open
Central Services	Cell Tower Agreements	Open
Buildings	City Hall Chiller Replacement	Open (Chiller 3 Replaced)
Airport	Obstruction Removal	Open
Central Services	Easement	Open
Airport	AWOS Survey	Complete
Parks	Cameras	Open
Building	City Hall Generator Replacement	Open

PROCUREMENT

Open Bid/RFQ:

Closing Date:

[Information regarding our current bids and proposals can be found on the City of Monroe website.](#)

INFORMATION TECHNOLOGY

There have many additions and changes to our cybersecurity functions throughout the City per guidelines for our insurance renewals. If you see the message, *CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders*, understand that it is part of our standard text with any emails that may or may not come from an external source to our city email server.

Summary Financials July 2025

General Fund

General Fund revenue collections are at 43% of budget, while expenses are at 59% of budget for the month.

YTD LOST collections are slightly less than budget for July

YTD 2025 SPLOST collections are less than budget

Collections for business license exceeded budget YTD by \$78k

YTD Collections for building permits are @ \$110k below budget as of July

Transfers in from the Utility Fund are at budget YTD

Utility Fund

Utility revenues are at 69% of budget, while expenses are at 77% of total bud get . Monthly utility bill collections are at 95%, while \$35,906 were uncollected & turned over to the collection agency .

11,540 utility bills were mailed out

610 utility bill extensions granted

\$10,118,333 YTD Utility CIP & bond expenditures

95% of monthly extensions paid on time

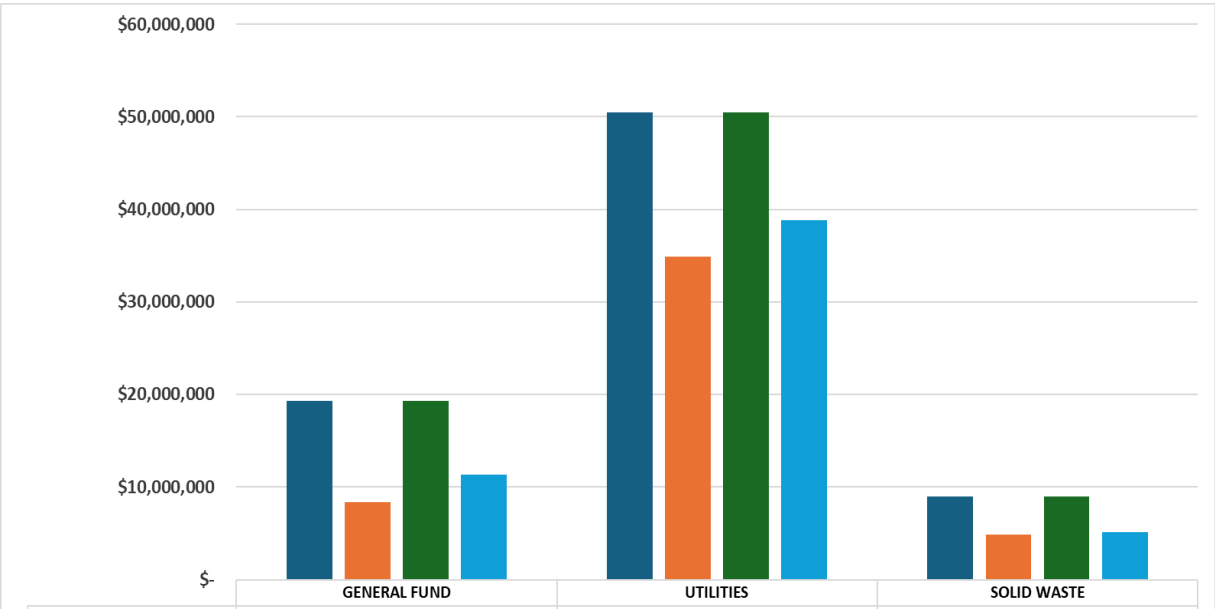
Solid Waste Fund

Solid Waste overall revenues are at 54% of total budget, while expenses are at 57% of budget for the month.

6,905 residential & commercial customers

Sanitation collections are @ \$204k below budget as of July

Transfer Station collections are @ \$203k below budget as of July





Financial Report

July 2025

All financial reports are available online at our website or here
<https://cleargov.com/georgia/walton/city/monroe>

GENERAL FUND SUMMARY

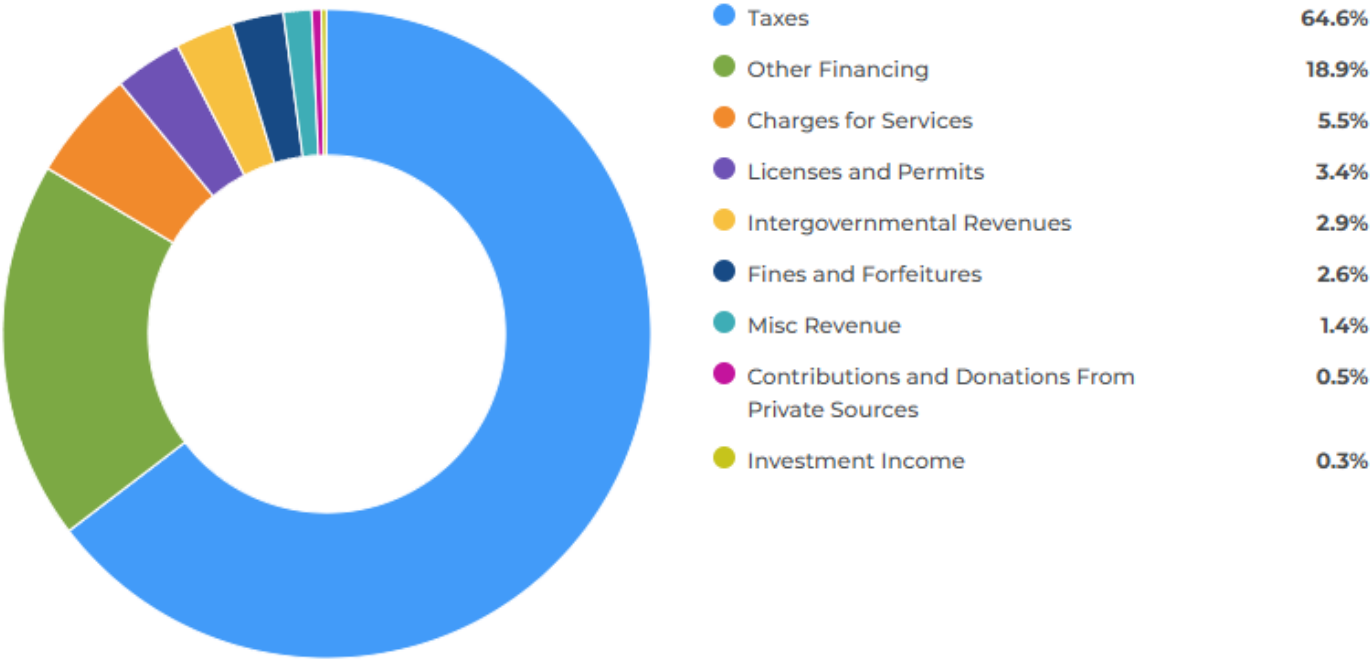
GENERAL FUND REVENUES



TOTAL BUDGETED
\$19,314,606

COLLECTED TO DATE
(43% of budgeted collected to date)
\$8,340,816

General Fund year-to-date revenues for the month totaled \$8,340,816 which is 43% of total budgeted revenues of \$19,314,606 for 2025. *Property Tax & Insurance Premium Tax collections make up @ 40% of total General Fund Revenues, which is not collected until the fourth quarter of each year.*



GENERAL FUND EXPENDITURES



TOTAL BUDGETED

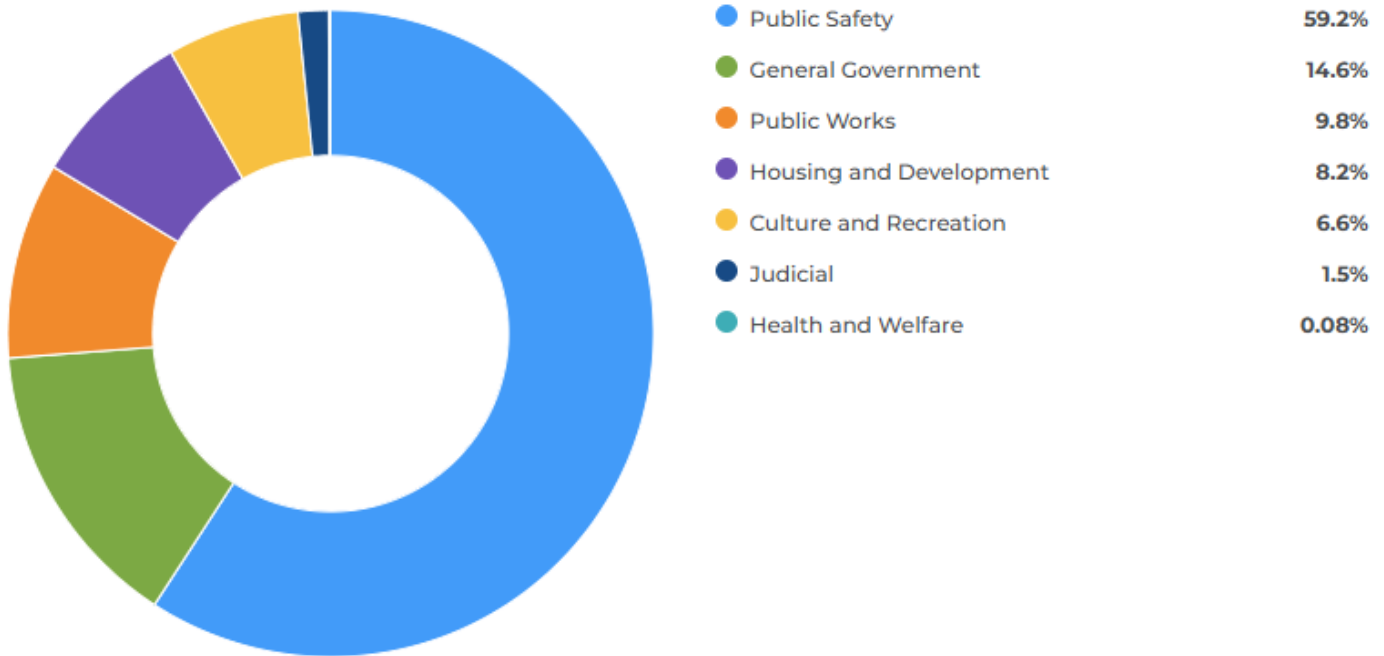
\$19,314,606

EXPENDED TO DATE

(59% of budgeted used to date)

\$11,379,590

General Fund year-to-date expenses for the month totaled \$11,379,590 which is @ 59% total budgeted expenses of \$19,314,606 for 2025.



UTILITY FUND SUMMARY

UTILITY FUND REVENUES



TOTAL BUDGETED

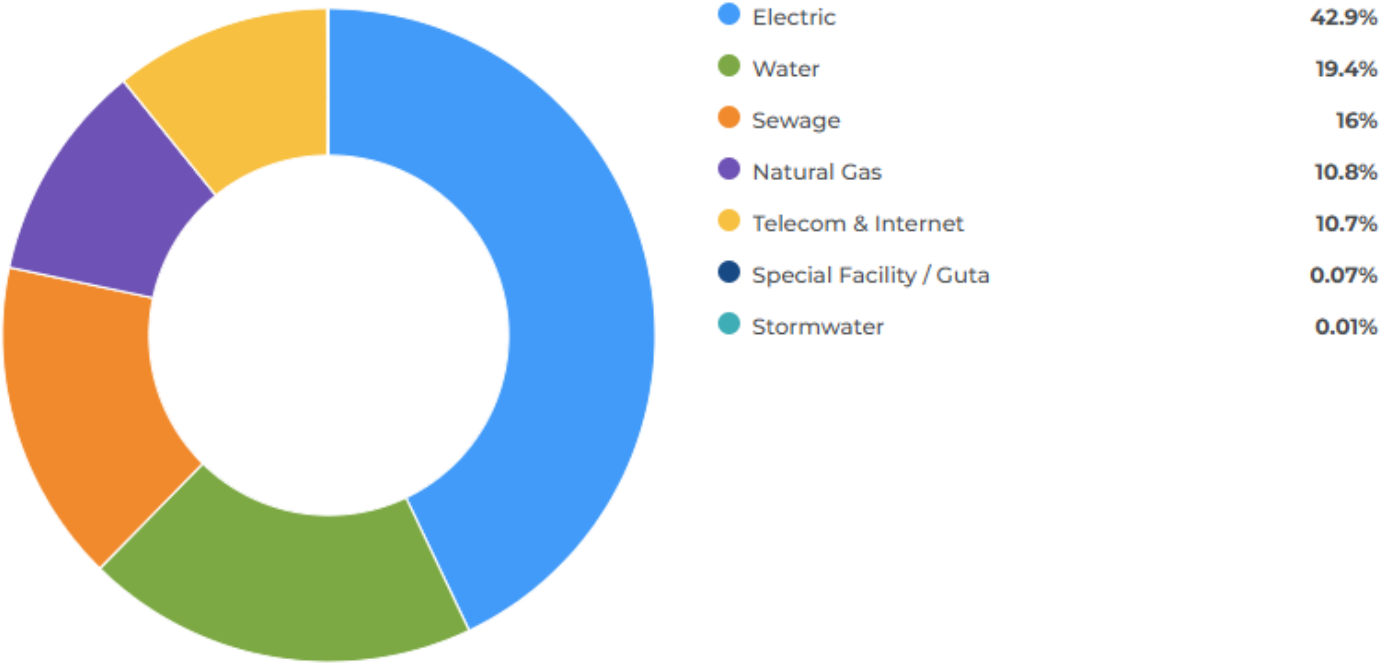
\$50,441,447

COLLECTED TO DATE

(69% of budgeted collected to date)

\$34,930,791

Utility Fund year-to-date operating revenues for the month totaled \$31,854,286 (*excluding capital revenue*). This is @ 63% of total budgeted revenues of \$50,441,447 for 2025. Capital revenues total \$3,074,162.



UTILITY FUND EXPENDITURES



TOTAL BUDGETED

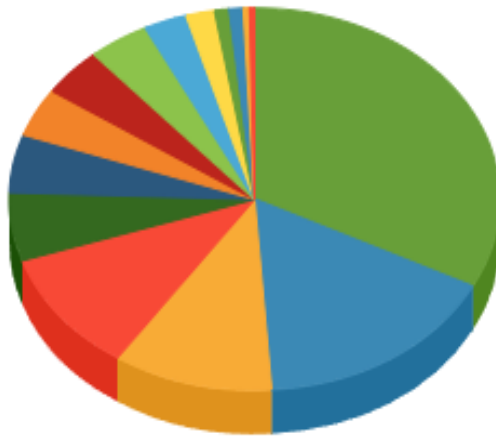
\$50,441,447

EXPENDED TO DATE

(77% of budgeted used to date)

\$38,800,934

Utility Fund year-to-date operating expenses for the month totaled \$28,682,601 (*excluding capital expense*) which is @ 57% of total budgeted expenses of \$50,441,447 for 2025. Year-to-date capital expenses totaled \$10,118,333 which includes Utility Bond expenditures.



- Electric (Actual) \$13,496,086
- Water Distribution System (Actual) \$6,779,560
- Natural Gas (Actual) \$4,375,944
- Telecom & Internet (Actual) \$4,295,473
- Water (Actual) \$2,385,432
- Sewage (Actual) \$2,042,954
- Util Customer Service (Actual) \$1,702,748
- Sewage Collection System (Actual) \$1,684,636
- Water Treatment Plant (Actual) \$1,663,212
- Sewage Treatment Plant (Actual) \$1,179,379
- Central Services - Util (Actual) \$785,498
- Utility Billing (Actual) \$393,809
- Stormwater (Actual) \$383,349
- Util Gen Admin Wsg (Actual) \$173,072
- Cable Tv (Actual) \$125,670
- Util Finance (Actual) \$-2,702,080

SOLID WASTE FUND SUMMARY

SOLID WASTE FUND REVENUES



TOTAL BUDGETED

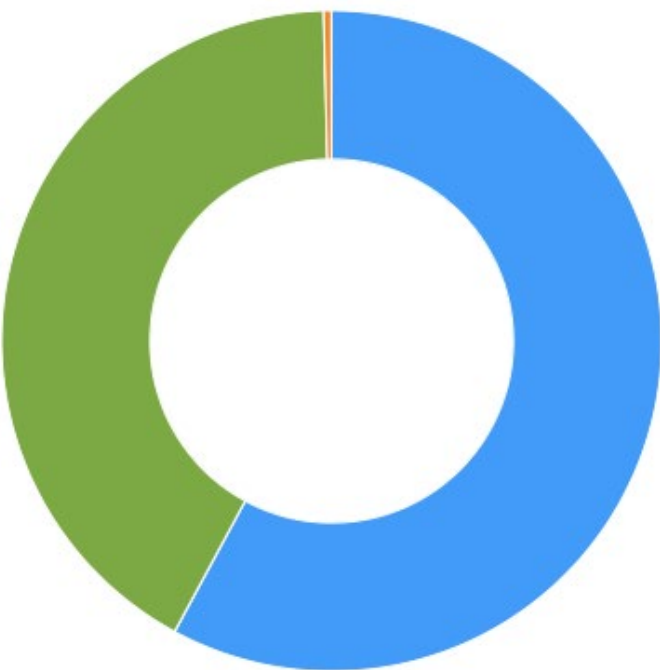
\$9,006,164

COLLECTED TO DATE

(54% of budgeted collected to date)

\$4,846,115

Solid Waste year-to-date revenues for the month totaled \$4,846,115. This is @ 54% of total budgeted revenues \$9,006,164 for 2025.



● Solid Waste Disposal	57.9%
● Solid Waste Collection	41.7%
● Recyclables Collection	0.4%

SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

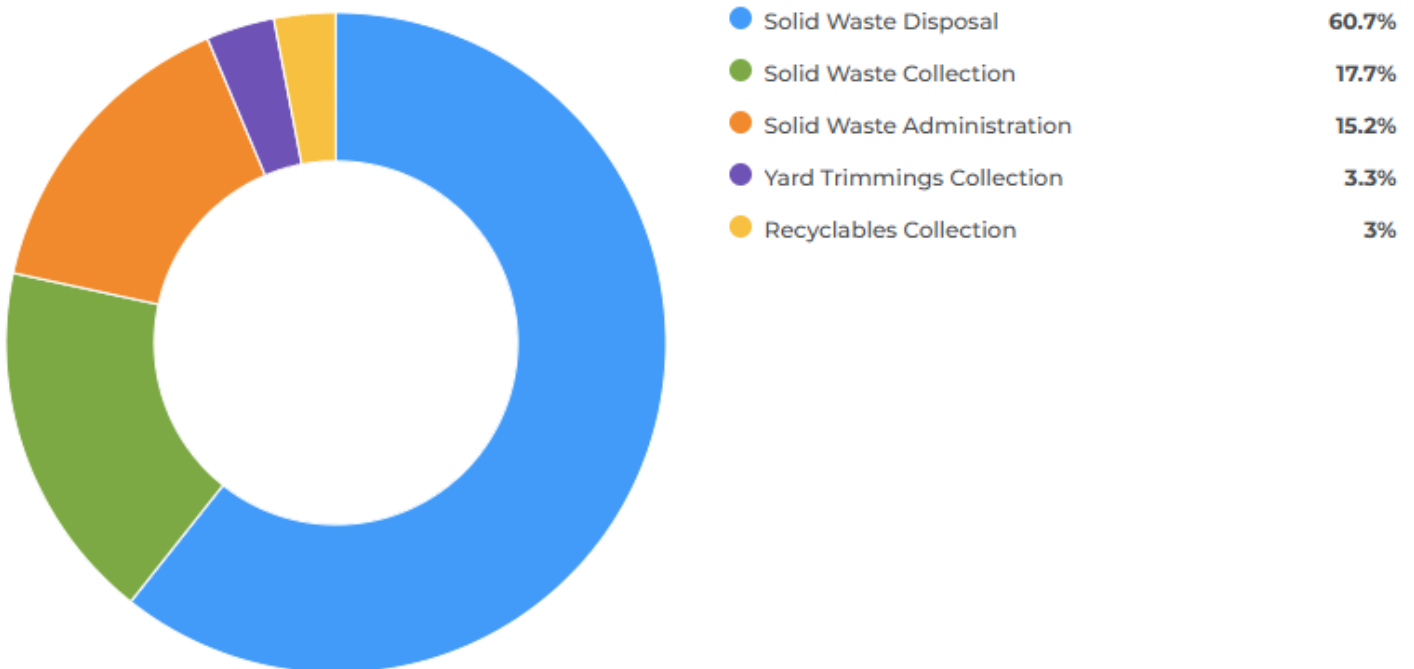
\$9,006,164

EXPENDED TO DATE

(57% of budgeted used to date)

\$5,097,977

Solid Waste year-to-date expenses for the month totaled \$4,814,956 (*excluding capital expense*) which is @ 53% total budgeted expenses of \$9,006,164. Year-to-date capital expenses totaled \$283,021.



Cash balances for the City of Monroe at month end totaled **\$50,926,774** including the utility bond funds.
The following table shows the individual account balances for the major funds

GOVERNMENTAL FUND	
General Fund Checking	1,024,022.98
Group Health Insurance Claims (Insurance Trust)	73,882.54
FSA	6,158.10
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,739.99
SPLOST 2019	5,409,258.65
SPLOST 2025	1,318,395.54
SPECIAL REVENUE FUND	
Hotel/Motel	14,338.03
DEA Confiscated Assets Fund	133,113.99
Seized Fund Checking	53,807.68
Forfeiture Fund Checking	77,746.95
ENTERPRISE FUND	
Solid Waste	1,077,589.79
Solid Waste Capital	595,386.83
Utility Revenue	1,434,196.54
Utility MEAG Short-Term Investment	9,331,816.51
Utility MEAG Intermediate Extended Investment	9,691,962.81
Utility MEAG Intermediate Portfolio Investment	5,049,471.91
Utility Tap Fees	1,285,746.85
2020 Util Bond Sinking Fund	364,634.28
2020 Bond Fund	11,712,921.82
Utility Customer Deposits (Restricted)	679,890.33
Utility Customer Deposits (Investment)	1,589,691.85

The total Utility Capital funds available at month end, \$4,181,640, as broken down in the section below:

Utility Capital Improvement Cash Balance	1,895,893
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	1,285,747
Total Current Funds Available	4,181,640

Utility Transfers

	CIP Transfer In	CIP Expensed	General Fund Transfer In
January	\$ 473,875	\$ (611,314)	\$ 250,230
February	\$ 566,301	\$ (819,043)	\$ 300,360
March	\$ 570,795	\$ (605,744)	\$ 304,236
April	\$ 501,371	\$ (1,362,456)	\$ 265,399
May	\$ 463,827	\$ (2,077,014)	\$ 246,742
June	\$ 463,398	\$ (2,161,709)	\$ 246,742
July	\$ 483,251	\$ (3,123,019)	\$ 248,658
August			
September			
October			
November			
December			
YTD Total	\$ 3,522,819	\$ (10,760,299)	\$ 1,862,367

Utility 2020 Bond Funds

	Original Budget	Updated Budget	Expenditures	Balance
Alcovy Sewer Line Extension	\$4,000,000	\$4,000,000	\$2,352,166	\$1,647,834
Loganville Water Transmission Line Extension	5,580,000	5,580,000	5,580,000	-
Broadband Fiber Extension	12,700,000	12,700,000	12,875,871	(175,871)
Blaine Station Telecom Building	478,648	633,193	633,193	-
Wastewater Treatment Plant Upgrades	7,500,000	5,500,564	5,512,888	-
Raw Water Line Upgrades	3,520,000	11,203,242	7,460,378	3,742,864
Water Tank Cherry Hill & Line Extension	3,000,000	4,065,000	1,826,267	2,238,733
East Walton Gas Line Extension	1,000,000	1,000,000	323,895	676,105
Future Water Transmission Line Extensions	1,700,000	1,601,831	1,601,831	-
Future Expansion Projects	5,771,352	-	-	-
Water Plant System Upgrades	3,000,000	4,614,282	4,616,357	-
Water Tank Northside of System	1,750,000	-	-	-
Bond Closing Fees from Bond Proceeds	-	-	435,942	(435,942)
	\$50,000,000	\$50,898,112	\$43,218,787	\$6,781,213

SPLOST Budgets

2019 SPLOST	Updated Budget	Total Revenue Received	Expenditures	Reimbursements	Balance	
Transportation	\$9,000,000	\$12,620,870	\$11,139,604	\$2,919,640	\$4,400,906	
Parks	8,000,000	5,408,944	6,547,808	2,127,361	988,497	
	\$17,000,000	\$18,029,815	\$17,687,412	\$5,047,001	\$5,389,403	
2025 SPLOST	Updated Budget	Total Revenue Received	Expenditures	Reimbursements	Balance	
Transportation	\$6,168,477	\$543,494	\$65,275	\$24,905	\$503,124	
Parks	2,004,755	176,636	0	7	176,642	
Public Safety	6,168,477	543,494	0	20	543,514	
Public Facilities	1,079,484	95,111	0	4	95,115	
	\$15,421,193	\$1,358,736	\$65,275	\$24,935	\$1,318,396	



General Fund

For Fiscal Period Ending:

July 2025

	Original Total Budget	Current Total Budget	July 2025	YTD	Assumed August-Dec	Projected Year End 2025	Year End 2024
Revenue							
1500 - GENERAL ADMIN	-	-	-	-	-	-	13,350
1510 - FINANCE ADMIN	17,126,801	17,126,801	762,708	6,736,591	10,095,209	16,831,800	15,799,211
1519 - INTERGOVERNMENTAL	273,857	273,857	103,857	196,010	68,893	264,903	264,964
1565 - WALTON PLAZA	3,473	3,473	289	2,026	1,447	3,473	3,473
2650 - MUNICIPAL COURT	425,000	425,000	57,294	203,416	178,822	382,238	423,230
3200 - POLICE	131,000	131,000	(2,985)	60,223	191,407	251,630	270,934
3500 - FIRE OPERATIONS	-	-	-	-	21,858	21,858	29,657
3510 - FIRE PREVENTION/CRR	40,000	40,000	200	30,310	1,710	32,020	45,587
4200 - STREETS & TRANSPORTATION	206,713	206,713	-	433,564	6,841	440,405	434,131
5530 - COMMUNITY CENTER	28,075	28,075	4,583	32,083	16,533	48,617	48,617
6100 - PARKS	-	-	-	-	42,580	42,580	42,580
6200 - BLDGS & GROUNDS	-	-	-	-	21,360	21,360	-
7200 - CODE & DEVELOPMENT	680,360	680,360	25,336	360,462	115,453	475,915	747,539
7520 - ECONOMIC DEVELOPMENT	-	-	-	-	-	-	350
7521 - MAINSTREET	190,500	190,500	9,793	139,567	78,950	218,517	196,551
7563 - AIRPORT	208,827	208,827	27,320	146,563	89,006	235,569	200,461
Revenue Total:	19,314,606	19,314,606	988,397	8,340,816	10,930,067	19,270,885	18,520,635
Expense							
1100 - LEGISLATIVE	301,110.00	301,110.00	41,909.09	207,509.12	78,212.06	285,721.18	275,282.06
1300 - EXECUTIVE	1,017,877	1,017,877	54,537	392,200	271,339	663,539	603,124
1400 - ELECTIONS	24,300	24,300	-	-	877	877	877
1500 - GENERAL ADMIN	91,841	91,841	6,783	55,661	39,807	95,468	97,114
1510 - FINANCE ADMIN	571,296	571,296	19,607	206,606	453,360	659,966	562,137
1530 - LAW	167,500	167,500	26,773	104,941	48,604	153,544	146,330
1560 - AUDIT	60,000	60,000	-	67,253	2,370	69,623	54,870
1565 - WALTON PLAZA	587,314	587,314	-	293,874	294,570	588,444	589,588
2650 - MUNICIPAL COURT	295,606	295,606	26,829	176,580	104,088	280,668	256,484
3200 - POLICE	8,066,464	8,066,464	679,218	5,093,337	3,370,685	8,464,021	8,179,832
3290 - CITY MARSHAL	163,775	163,775	16,243	86,910	512	87,422	512
3500 - FIRE OPERATIONS	3,086,708	3,086,708	276,004	1,893,319	1,072,868	2,966,187	2,796,789
3510 - FIRE PREVENTION/CRR	114,128	114,128	8,075	60,233	48,068	108,301	105,592
4200 - STREETS & TRANSPORTATION	1,898,867	1,898,867	160,286	1,160,028	749,781	1,909,809	1,818,521
5500 - COMMUNITY SERVICES	7,100	7,100	-	7,350	-	7,350	7,100
5530 - COMMUNITY CENTER	9,130	9,130	218	13,625	8,865	22,490	21,077
6100 - PARKS	420,390	420,390	40,664	267,053	289,545	556,598	563,102
6200 - BLDGS & GROUNDS	699,019	699,019	60,733	397,063	387,844	784,907	762,906
6500 - LIBRARIES	156,943	156,943	42	86,462	81,757	168,218	158,866
7200 - CODE & DEVELOPMENT	755,505	755,505	57,789	403,436	301,116	704,553	717,594
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,844	4,844	4,844
7520 - ECONOMIC DEVELOPMENT	136,595	136,595	5,315	63,535	77,676	141,211	198,165
7521 - MAINSTREET	410,459	410,459	34,958	235,098	190,022	425,120	385,908
7550 - DOWNTOWN DEVELOPMENT	26,408	26,408	6,365	13,253	12,988	26,241	26,148
7563 - AIRPORT	241,427	241,427	10,962	94,263	93,500	187,763	181,317
Expense Total:	19,314,606	19,314,606	1,533,311	11,379,590	7,983,297	20,633,050	18,514,079
Report Surplus (Deficit):				(3,038,773)	2,946,771	(1,362,165)	6,556



Monroe, GA

General Fund Income Statement

Group Summary

For Fiscal: 2025 Period Ending: 07/31/2025

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1510 - FINANCE ADMIN	17,126,801.04	17,126,801.00	762,708.47	6,736,591.26	10,390,209.74
1519 - INTERGOVERNMENTAL	273,857.00	273,857.00	103,857.00	196,010.30	77,846.70
1565 - WALTON PLAZA	3,473.00	3,473.00	289.41	2,025.87	1,447.13
2650 - MUNICIPAL COURT	425,000.00	425,000.00	57,294.06	203,416.05	221,583.95
3200 - POLICE	131,000.00	131,000.00	-2,984.86	60,223.20	70,776.80
3510 - FIRE PREVENTION/CRR	40,000.00	40,000.00	200.00	30,310.00	9,690.00
4200 - STREETS & TRANSPORTATION	206,713.00	206,713.00	0.00	433,563.63	-226,850.63
5530 - COMMUNITY CENTER	28,075.00	28,075.00	4,583.33	32,083.31	-4,008.31
7200 - CODE & DEVELOPMENT	680,360.00	680,360.00	25,336.22	360,462.32	319,897.68
7521 - MAINSTREET	190,500.00	190,500.00	9,793.06	139,567.49	50,932.51
7563 - AIRPORT	208,827.00	208,827.00	27,320.35	146,563.03	62,263.97
Revenue Total:	19,314,606.04	19,314,606.00	988,397.04	8,340,816.46	10,973,789.54
Expense					
1100 - LEGISLATIVE	301,110.00	301,110.00	41,909.09	207,509.12	93,600.88
1300 - EXECUTIVE	1,017,877.00	956,377.00	54,537.21	392,199.64	564,177.36
1400 - ELECTIONS	24,300.00	24,300.00	0.00	0.00	24,300.00
1500 - GENERAL ADMIN	91,841.00	91,841.00	6,782.99	55,661.38	36,179.62
1510 - FINANCE ADMIN	571,296.00	571,296.00	19,606.90	206,606.47	364,689.53
1530 - LAW	167,500.00	167,500.00	26,772.67	104,941.03	62,558.97
1560 - AUDIT	60,000.00	60,000.00	0.00	67,252.50	-7,252.50
1565 - WALTON PLAZA	587,314.00	587,314.00	0.00	293,873.73	293,440.27
2650 - MUNICIPAL COURT	295,606.00	295,606.00	26,829.01	176,580.25	119,025.75
3200 - POLICE	8,066,464.00	8,127,964.00	679,218.36	5,093,336.91	3,034,627.09
3290 - CITY MARSHAL	163,775.00	163,775.00	16,243.44	86,910.06	76,864.94
3500 - FIRE OPERATIONS	3,086,708.00	3,086,708.00	276,004.11	1,893,319.33	1,193,388.67
3510 - FIRE PREVENTION/CRR	114,128.00	114,128.00	8,074.80	60,232.87	53,895.13
4200 - STREETS & TRANSPORTATION	1,898,867.00	1,898,867.00	160,285.89	1,160,028.46	738,838.54
5500 - COMMUNITY SERVICES	7,100.00	7,100.00	0.00	7,350.00	-250.00
5530 - COMMUNITY CENTER	9,130.00	9,130.00	218.42	13,625.01	-4,495.01
6100 - PARKS	420,390.00	420,390.00	40,663.78	267,053.01	153,336.99
6200 - BLDGS & GROUNDS	699,019.00	699,019.00	60,733.02	397,062.82	301,956.18
6500 - LIBRARIES	156,943.00	156,943.00	41.94	86,461.67	70,481.33
7200 - CODE & DEVELOPMENT	755,505.00	755,505.00	57,789.24	403,436.42	352,068.58
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	136,595.00	136,595.00	5,314.74	63,534.61	73,060.39
7521 - MAINSTREET	410,459.00	410,459.00	34,958.14	235,098.40	175,360.60
7550 - DOWNTOWN DEVELOPMENT	26,408.00	26,408.00	6,365.20	13,253.30	13,154.70
7563 - AIRPORT	241,427.00	241,427.00	10,962.35	94,263.12	147,163.88
Expense Total:	19,314,606.00	19,314,606.00	1,533,311.30	11,379,590.11	7,935,015.89
Total Surplus (Deficit):	0.04	0.00	-544,914.26	-3,038,773.65	



Monroe, GA

General Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 07/31/2025

DEPT	2024 July Activity	2025 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024 YTD Activity	2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1500 - GENERAL ADMIN	0.00	0.00	0.00	0.00%	13,350.00	0.00	-13,350.00	-100.00%
1510 - FINANCE ADMIN	692,894.17	762,708.47	69,814.30	10.08%	5,704,002.62	6,736,591.26	1,032,588.64	18.10%
1519 - INTERGOVERNMENTAL	103,857.00	103,857.00	0.00	0.00%	196,070.99	196,010.30	-60.69	-0.03%
1565 - WALTON PLAZA	289.41	289.41	0.00	0.00%	2,025.87	2,025.87	0.00	0.00%
2650 - MUNICIPAL COURT	42,624.32	57,294.06	14,669.74	34.42%	244,408.24	203,416.05	-40,992.19	-16.77%
3200 - POLICE	11,292.80	-2,984.86	-14,277.66	-126.43%	79,527.22	60,223.20	-19,304.02	-24.27%
3500 - FIRE OPERATIONS	0.00	0.00	0.00	0.00%	7,799.00	0.00	-7,799.00	-100.00%
3510 - FIRE PREVENTION/CRR	600.00	200.00	-400.00	-66.67%	43,876.95	30,310.00	-13,566.95	-30.92%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	427,290.02	433,563.63	6,273.61	1.47%
5530 - COMMUNITY CENTER	4,583.33	4,583.33	0.00	0.00%	32,083.31	32,083.31	0.00	0.00%
7200 - CODE & DEVELOPMENT	24,055.95	25,336.22	1,280.27	5.32%	610,726.42	360,462.32	-250,264.10	-40.98%
7520 - ECONOMIC DEVELOPMENT & PLANNING	0.00	0.00	0.00	0.00%	350.00	0.00	-350.00	-100.00%
7521 - MAINSTREET	7,267.73	9,793.06	2,525.33	34.75%	117,600.85	139,567.49	21,966.64	18.68%
7563 - AIRPORT	18,122.24	27,320.35	9,198.11	50.76%	111,454.99	146,563.03	35,108.04	31.50%
Revenue Total:	905,586.95	988,397.04	82,810.09	9.14%	7,590,566.48	8,340,816.46	750,249.98	9.88%
Expense								
1100 - LEGISLATIVE	32,529.87	41,909.09	-9,379.22	-28.83%	197,013.89	207,509.12	-10,495.23	-5.33%
1300 - EXECUTIVE	40,810.16	54,537.21	-13,727.05	-33.64%	331,784.63	392,199.64	-60,415.01	-18.21%
1500 - GENERAL ADMIN	6,324.85	6,782.99	-458.14	-7.24%	57,306.74	55,661.38	1,645.36	2.87%
1510 - FINANCE ADMIN	40,038.18	19,606.90	20,431.28	51.03%	108,777.56	206,606.47	-97,828.91	-89.93%
1530 - LAW	24,691.23	26,772.67	-2,081.44	-8.43%	97,726.17	104,941.03	-7,214.86	-7.38%
1560 - AUDIT	0.00	0.00	0.00	0.00%	52,500.00	67,252.50	-14,752.50	-28.10%
1565 - WALTON PLAZA	0.00	0.00	0.00	0.00%	295,017.77	293,873.73	1,144.04	0.39%
2650 - MUNICIPAL COURT	21,304.78	26,829.01	-5,524.23	-25.93%	152,395.34	176,580.25	-24,184.91	-15.87%
3200 - POLICE	639,803.81	679,218.36	-39,414.55	-6.16%	4,809,598.33	5,093,336.91	-283,738.58	-5.90%
3290 - CITY MARSHAL	0.00	16,243.44	-16,243.44	0.00%	0.00	86,910.06	-86,910.06	0.00%
3500 - FIRE OPERATIONS	235,309.52	276,004.11	-40,694.59	-17.29%	1,723,921.06	1,893,319.33	-169,398.27	-9.83%
3510 - FIRE PREVENTION/CRR	7,715.21	8,074.80	-359.59	-4.66%	57,523.81	60,232.87	-2,709.06	-4.71%
4200 - STREETS & TRANSPORTATION	133,878.21	160,285.89	-26,407.68	-19.73%	1,068,740.41	1,160,028.46	-91,288.05	-8.54%
5500 - COMMUNITY SERVICES	0.00	0.00	0.00	0.00%	7,100.00	7,350.00	-250.00	-3.52%
5530 - COMMUNITY CENTER	451.88	218.42	233.46	51.66%	12,211.72	13,625.01	-1,413.29	-11.57%
6100 - PARKS	47,808.98	40,663.78	7,145.20	14.95%	273,557.64	267,053.01	6,504.63	2.38%
6200 - BLDGS & GROUNDS	51,530.36	60,733.02	-9,202.66	-17.86%	375,061.48	397,062.82	-22,001.34	-5.87%
6500 - LIBRARIES	41.94	41.94	0.00	0.00%	77,110.08	86,461.67	-9,351.59	-12.13%
7200 - CODE & DEVELOPMENT	57,645.00	57,789.24	-144.24	-0.25%	416,477.90	403,436.42	13,041.48	3.13%

General Fund Prior-Year Comparative Income Statement

For the Period Ending 07/31/2025

DEPT	2024	2025	July Variance		2024	2025	YTD Variance	
	July Activity	July Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
7520 - ECONOMIC DEVELOPMENT & PLANNG	20,936.46	5,314.74	15,621.72	74.61%	120,572.50	63,534.61	57,037.89	47.31%
7521 - MAINSTREET	31,111.53	34,958.14	-3,846.61	-12.36%	195,885.56	235,098.40	-39,212.84	-20.02%
7550 - DOWNTOWN DEVELOPMENT	6,347.50	6,365.20	-17.70	-0.28%	13,160.72	13,253.30	-92.58	-0.70%
7563 - AIRPORT	11,192.40	10,962.35	230.05	2.06%	87,817.62	94,263.12	-6,445.50	-7.34%
Expense Total:	1,409,471.87	1,533,311.30	-123,839.43	-8.79%	10,531,260.93	11,379,590.11	-848,329.18	-8.06%
Total Surplus (Deficit):	-503,884.92	-544,914.26	-41,029.34	-8.14%	-2,940,694.45	-3,038,773.65	-98,079.20	-3.34%



Monroe, GA

62

General Fund Budget Report

Group Summary

For Fiscal: 2025 Period Ending: 07/31/2025

DEPT	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1510 - FINANCE ADMIN	17,126,801.04	17,126,801.00	762,708.47	6,736,591.26	-10,390,209.74	60.67%
1519 - INTERGOVERNMENTAL	273,857.00	273,857.00	103,857.00	196,010.30	-77,846.70	28.43%
1565 - WALTON PLAZA	3,473.00	3,473.00	289.41	2,025.87	-1,447.13	41.67%
2650 - MUNICIPAL COURT	425,000.00	425,000.00	57,294.06	203,416.05	-221,583.95	52.14%
3200 - POLICE	131,000.00	131,000.00	-2,984.86	60,223.20	-70,776.80	54.03%
3510 - FIRE PREVENTION/CRR	40,000.00	40,000.00	200.00	30,310.00	-9,690.00	24.23%
4200 - STREETS & TRANSPORTATION	206,713.00	206,713.00	0.00	433,563.63	226,850.63	109.74%
5530 - COMMUNITY CENTER	28,075.00	28,075.00	4,583.33	32,083.31	4,008.31	14.28%
7200 - CODE & DEVELOPMENT	680,360.00	680,360.00	25,336.22	360,462.32	-319,897.68	47.02%
7521 - MAINSTREET	190,500.00	190,500.00	9,793.06	139,567.49	-50,932.51	26.74%
7563 - AIRPORT	208,827.00	208,827.00	27,320.35	146,563.03	-62,263.97	29.82%
Revenue Total:	19,314,606.04	19,314,606.00	988,397.04	8,340,816.46	-10,973,789.54	56.82%
Expense						
1100 - LEGISLATIVE	301,110.00	301,110.00	41,909.09	207,509.12	93,600.88	31.09%
1300 - EXECUTIVE	1,017,877.00	956,377.00	54,537.21	392,199.64	564,177.36	58.99%
1400 - ELECTIONS	24,300.00	24,300.00	0.00	0.00	24,300.00	100.00%
1500 - GENERAL ADMIN	91,841.00	91,841.00	6,782.99	55,661.38	36,179.62	39.39%
1510 - FINANCE ADMIN	571,296.00	571,296.00	19,606.90	206,606.47	364,689.53	63.84%
1530 - LAW	167,500.00	167,500.00	26,772.67	104,941.03	62,558.97	37.35%
1560 - AUDIT	60,000.00	60,000.00	0.00	67,252.50	-7,252.50	-12.09%
1565 - WALTON PLAZA	587,314.00	587,314.00	0.00	293,873.73	293,440.27	49.96%
2650 - MUNICIPAL COURT	295,606.00	295,606.00	26,829.01	176,580.25	119,025.75	40.26%
3200 - POLICE	8,066,464.00	8,127,964.00	679,218.36	5,093,336.91	3,034,627.09	37.34%
3290 - CITY MARSHAL	163,775.00	163,775.00	16,243.44	86,910.06	76,864.94	46.93%
3500 - FIRE OPERATIONS	3,086,708.00	3,086,708.00	276,004.11	1,893,319.33	1,193,388.67	38.66%
3510 - FIRE PREVENTION/CRR	114,128.00	114,128.00	8,074.80	60,232.87	53,895.13	47.22%
4200 - STREETS & TRANSPORTATION	1,898,867.00	1,898,867.00	160,285.89	1,160,028.46	738,838.54	38.91%
5500 - COMMUNITY SERVICES	7,100.00	7,100.00	0.00	7,350.00	-250.00	-3.52%
5530 - COMMUNITY CENTER	9,130.00	9,130.00	218.42	13,625.01	-4,495.01	-49.23%
6100 - PARKS	420,390.00	420,390.00	40,663.78	267,053.01	153,336.99	36.47%
6200 - BLDGS & GROUNDS	699,019.00	699,019.00	60,733.02	397,062.82	301,956.18	43.20%
6500 - LIBRARIES	156,943.00	156,943.00	41.94	86,461.67	70,481.33	44.91%
7200 - CODE & DEVELOPMENT	755,505.00	755,505.00	57,789.24	403,436.42	352,068.58	46.60%
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	136,595.00	136,595.00	5,314.74	63,534.61	73,060.39	53.49%
7521 - MAINSTREET	410,459.00	410,459.00	34,958.14	235,098.40	175,360.60	42.72%
7550 - DOWNTOWN DEVELOPMENT	26,408.00	26,408.00	6,365.20	13,253.30	13,154.70	49.81%
7563 - AIRPORT	241,427.00	241,427.00	10,962.35	94,263.12	147,163.88	60.96%
Expense Total:	19,314,606.00	19,314,606.00	1,533,311.30	11,379,590.11	7,935,015.89	41.08%
Report Surplus (Deficit):	0.04	0.00	-544,914.26	-3,038,773.65	-3,038,773.65	0.00%



Utilities Fund

For Fiscal Period Ending: July 2025

	Original Total Budget	Current Total Budget	July 2025	YTD	Assumed August-Dec	Projected Year End 2025	Final Year End 2024
Revenue							
4002 - WATER	9,802,135	9,802,135	1,016,568	5,672,896	3,909,790	9,582,686	8,286,849
4003 - SEWER	8,053,180	8,053,180	659,634	4,082,335	3,137,475	7,219,810	6,367,591
4004 - STORMWATER	5,000	5,000	-	1,800	1,550	3,350	4,277
4005 - GAS	5,472,132	5,472,132	331,697	4,541,757	1,239,559	5,781,316	4,624,236
4006 - GUTA	35,000	35,000	8,855	56,645	20,210	76,855	61,764
4008 - ELECTRIC	21,660,000	21,660,000	2,059,720	14,257,084	10,035,442	24,292,525	22,787,076
4009 - TELECOM & INTERNET	5,414,000	5,414,000	467,662	3,238,527	2,265,135	5,503,662	4,958,920
4010 - CABLE TV	-	-	3	3	176,952	176,955	1,538,099
4012 - UTIL FINANCE	-	-	(41,260)	3,238	456,657	459,895	969,207
4015- CENTRAL SERVICES	-	-	-	-	12,120	12,120	12,120
Revenue Total:	50,441,447	50,441,447	4,502,879	31,854,286	21,254,889	53,109,176	49,610,139
Expense							
4002 - WATER	8,802,514	8,802,514	670,930	4,540,463	2,985,394	7,525,857	7,048,942
4003 - SEWER	6,636,791	6,636,791	487,689	3,521,938	2,279,021	5,800,959	5,357,336
4004 - STORMWATER	553,793	553,793	54,552	364,941	226,583	591,525	541,851
4005 - GAS	5,970,124	5,970,124	384,928	3,751,414	1,729,293	5,480,708	4,717,613
4006 - GUTA	51,750	51,750	6,705	33,668	20,729	54,397	45,376
4007 - GEN ADMIN WSG	296,434	296,434	24,286	173,072	108,853	281,925	229,710
4008 - ELECTRIC	21,263,226	21,263,226	1,839,609	12,591,388	8,319,618	20,911,006	19,469,377
4009 - TELECOM & INTERNET	5,680,933	5,680,933	542,056	3,426,053	1,962,874	5,388,928	4,376,283
4010 - CABLE TV	-	-	15,907	125,670	930,413	1,056,083	3,253,784
4011 - GEN ADMIN ELEC/TELECOM	-	-	-	2,526	(27,284)	(24,759)	81,184
4012 - UTIL FINANCE	(2,064,551)	(2,064,551)	(435,382)	(2,708,146)	(1,319,346)	(4,027,492)	(3,697,396)
4013 - UTIL CUST SVC	1,654,354	1,654,354	299,585	1,702,748	1,065,694	2,768,442	2,089,942
4014 - UTIL BILLING	581,974	581,974	47,411	393,809	299,571	693,379	670,505
4015 - CENTRAL SERVICES	1,014,106	1,014,106	110,155	763,058	599,088	1,362,146	1,296,707
CAPITAL	-	-	-	-	-	-	-
Expense Total:	50,441,447	50,441,447	4,048,431	28,682,601	19,180,502	47,863,103	45,481,213
Report Surplus (Deficit):				3,171,685		5,246,073	4,128,926



Monroe, GA

Utility Fund Income Statement

Group Summary

For Fiscal: 2025 Period Ending: 07/31/2025

64

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	9,802,135.33	9,802,135.33	1,016,568.49	6,613,952.41	3,188,182.92
4003 - SEWER	8,053,180.00	8,053,180.00	659,633.87	4,715,441.65	3,337,738.35
4004 - STORMWATER	5,000.00	5,000.00	0.00	1,800.00	3,200.00
4005 - GAS	5,472,131.67	5,472,131.67	331,697.18	6,041,757.27	-569,625.60
4006 - GUTA	35,000.00	35,000.00	8,855.00	56,645.00	-21,645.00
4008 - ELECTRIC	21,660,000.00	21,660,000.00	2,059,720.18	14,257,083.60	7,402,916.40
4009 - TELECOM & INTERNET	5,414,000.00	5,414,000.00	467,661.51	3,238,527.45	2,175,472.55
4010 - CABLE TV	0.00	0.00	3.28	3.28	-3.28
4012 - UTIL FINANCE	0.00	0.00	-41,260.06	3,237.63	-3,237.63
4013 - UTIL CUST SVC	0.00	0.00	0.00	2,342.37	-2,342.37
Revenue Total:	50,441,447.00	50,441,447.00	4,502,879.45	34,930,790.66	15,510,656.34
Expense					
4002 - WATER	8,802,514.14	8,802,514.14	2,775,546.40	10,828,203.32	-2,025,689.18
4003 - SEWER	6,636,790.66	6,636,790.66	1,199,863.56	4,906,968.14	1,729,822.52
4004 - STORMWATER	553,793.00	553,793.00	54,551.53	383,348.69	170,444.31
4005 - GAS	5,970,124.37	5,970,124.37	409,864.26	4,375,944.16	1,594,180.21
4006 - GUTA	51,750.00	51,750.00	6,705.43	33,667.68	18,082.32
4007 - GEN ADMIN WSG	296,434.00	296,434.00	24,285.71	173,072.21	123,361.79
4008 - ELECTRIC	21,263,225.60	21,263,225.23	1,977,782.58	13,496,086.43	7,767,138.80
4009 - TELECOM & INTERNET	5,680,932.60	5,680,932.60	684,734.23	4,295,472.75	1,385,459.85
4010 - CABLE TV	0.00	0.00	15,906.63	125,669.87	-125,669.87
4011 - GEN ADMIN ELEC/TELECOM	0.00	0.00	0.00	2,525.51	-2,525.51
4012 - UTIL FINANCE	-2,064,551.00	-2,064,551.00	-435,381.95	-2,702,079.98	637,528.98
4013 - UTIL CUST SVC	1,654,354.00	1,654,354.00	299,585.39	1,702,748.23	-48,394.23
4014 - UTIL BILLING	581,974.00	581,974.00	47,410.60	393,808.90	188,165.10
4015 - CENTRAL SERVICES	1,014,106.00	1,014,106.00	110,595.63	785,498.02	228,607.98
Expense Total:	50,441,447.37	50,441,447.00	7,171,450.00	38,800,933.93	11,640,513.07
Total Surplus (Deficit):	-0.37	0.00	-2,668,570.55	-3,870,143.27	



Monroe, GA

Utility Fund-Prior Year Comparative Income Statement

Group Summary

For the Period Ending 07/31/2025

65

ACTIVITY	2024 July Activity	2025 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024 YTD Activity	2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	686,634.08	1,016,568.49	329,934.41	48.05%	4,528,884.31	6,613,952.41	2,085,068.10	46.04%
4003 - SEWER	441,554.69	659,633.87	218,079.18	49.39%	3,311,537.62	4,715,441.65	1,403,904.03	42.39%
4004 - STORMWATER	650.00	0.00	-650.00	-100.00%	2,727.05	1,800.00	-927.05	-33.99%
4005 - GAS	208,935.79	331,697.18	122,761.39	58.76%	3,384,677.33	6,041,757.27	2,657,079.94	78.50%
4006 - GUTA	405.00	8,855.00	8,450.00	2,086.42%	41,554.48	56,645.00	15,090.52	36.32%
4008 - ELECTRIC	2,449,859.16	2,059,720.18	-390,138.98	-15.92%	12,751,862.05	14,257,083.60	1,505,221.55	11.80%
4009 - TELECOM & INTERNET	386,888.21	467,661.51	80,773.30	20.88%	2,693,784.69	3,238,527.45	544,742.76	20.22%
4010 - CABLE TV	186,756.75	3.28	-186,753.47	-100.00%	1,361,146.85	3.28	-1,361,143.57	-100.00%
4012 - UTIL FINANCE	251,341.52	-41,260.06	-292,601.58	-116.42%	512,549.18	3,237.63	-509,311.55	-99.37%
4013 - UTIL CUST SVC	0.00	0.00	0.00	0.00%	0.00	2,342.37	2,342.37	0.00%
Revenue Total:	4,613,025.20	4,502,879.45	-110,145.75	-2.39%	28,588,723.56	34,930,790.66	6,342,067.10	22.18%
Expense								
4002 - WATER	776,884.55	2,775,546.40	-1,998,661.85	-257.27%	4,871,925.14	10,828,203.32	-5,956,278.18	-122.26%
4003 - SEWER	727,780.13	1,199,863.56	-472,083.43	-64.87%	3,861,385.13	4,906,968.14	-1,045,583.01	-27.08%
4004 - STORMWATER	42,031.95	54,551.53	-12,519.58	-29.79%	503,666.32	383,348.69	120,317.63	23.89%
4005 - GAS	347,270.09	409,864.26	-62,594.17	-18.02%	3,387,631.91	4,375,944.16	-988,312.25	-29.17%
4006 - GUTA	3,293.05	6,705.43	-3,412.38	-103.62%	24,646.93	33,667.68	-9,020.75	-36.60%
4007 - GEN ADMIN WSG	16,160.73	24,285.71	-8,124.98	-50.28%	120,857.08	173,072.21	-52,215.13	-43.20%
4008 - ELECTRIC	1,718,455.58	1,977,782.58	-259,327.00	-15.09%	11,569,526.00	13,496,086.43	-1,926,560.43	-16.65%
4009 - TELECOM & INTERNET	665,096.86	684,734.23	-19,637.37	-2.95%	4,752,268.83	4,295,472.75	456,796.08	9.61%
4010 - CABLE TV	323,189.23	15,906.63	307,282.60	95.08%	2,329,463.97	125,669.87	2,203,794.10	94.61%
4011 - GEN ADMIN ELEC/TELECOM	6,357.55	0.00	6,357.55	100.00%	108,467.96	2,525.51	105,942.45	97.67%
4012 - UTIL FINANCE	-341,520.96	-435,381.95	93,860.99	27.48%	-2,378,050.09	-2,702,079.98	324,029.89	13.63%
4013 - UTIL CUST SVC	175,259.01	299,585.39	-124,326.38	-70.94%	1,058,482.79	1,702,748.23	-644,265.44	-60.87%
4014 - UTIL BILLING	38,350.79	47,410.60	-9,059.81	-23.62%	370,874.19	393,808.90	-22,934.71	-6.18%
4015 - CENTRAL SERVICES	98,865.49	110,595.63	-11,730.14	-11.86%	716,390.05	785,498.02	-69,107.97	-9.65%
Expense Total:	4,597,474.05	7,171,450.00	-2,573,975.95	-55.99%	31,297,536.21	38,800,933.93	-7,503,397.72	-23.97%
Total Surplus (Deficit):	15,551.15	-2,668,570.55	-2,684,121.70	-17,259.96%	-2,708,812.65	-3,870,143.27	-1,161,330.62	-42.87%



Monroe, GA

66

Utility Fund Budget Report

Group Summary

For Fiscal: 2025 Period Ending: 07/31/2025

Without Capital

ACTIVITY	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Revenue							
4002 - WATER	9,802,135.33	9,802,135.33	1,016,568.49	5,672,896.46	0.00	-4,129,238.87	42.13%
4003 - SEWER	8,053,180.00	8,053,180.00	659,633.87	4,082,335.49	0.00	-3,970,844.51	49.31%
4004 - STORMWATER	5,000.00	5,000.00	0.00	1,800.00	0.00	-3,200.00	64.00%
4005 - GAS	5,472,131.67	5,472,131.67	331,697.18	4,541,757.27	0.00	-930,374.40	17.00%
4006 - GUTA	35,000.00	35,000.00	8,855.00	56,645.00	0.00	21,645.00	61.84%
4008 - ELECTRIC	21,660,000.00	21,660,000.00	2,059,720.18	14,257,083.60	0.00	-7,402,916.40	34.18%
4009 - TELECOM & INTERNET	5,414,000.00	5,414,000.00	467,661.51	3,238,527.45	0.00	-2,175,472.55	40.18%
4010 - CABLE TV	0.00	0.00	3.28	3.28	0.00	3.28	0.00%
4012 - UTIL FINANCE	0.00	0.00	-41,260.06	3,237.63	0.00	3,237.63	0.00%
Revenue Total:	50,441,447.00	50,441,447.00	4,502,879.45	31,854,286.18	0.00	-18,587,160.82	36.85%
Expense							
4002 - WATER	8,802,514.14	8,802,514.14	670,929.87	4,540,462.97	78,771.27	4,183,279.90	47.52%
4003 - SEWER	6,636,790.66	6,636,790.66	487,688.63	3,521,937.73	1,039.02	3,113,813.91	46.92%
4004 - STORMWATER	553,793.00	553,793.00	54,551.53	364,941.19	774.70	188,077.11	33.96%
4005 - GAS	5,970,124.37	5,970,124.37	384,928.26	3,751,414.43	19,021.15	2,199,688.79	36.84%
4006 - GUTA	51,750.00	51,750.00	6,705.43	33,667.68	1,848.11	16,234.21	31.37%
4007 - GEN ADMIN WSG	296,434.00	296,434.00	24,285.71	173,072.21	0.00	123,361.79	41.62%
4008 - ELECTRIC	21,263,225.60	21,263,225.23	1,839,609.31	12,591,387.81	29,407.14	8,642,430.28	40.64%
4009 - TELECOM & INTERNET	5,680,932.60	5,680,932.60	542,056.33	3,426,053.42	25,620.62	2,229,258.56	39.24%
4010 - CABLE TV	0.00	0.00	15,906.63	125,669.87	0.00	-125,669.87	0.00%
4011 - GEN ADMIN ELEC/TELECOM	0.00	0.00	0.00	2,525.51	0.00	-2,525.51	0.00%
4012 - UTIL FINANCE	-2,064,551.00	-2,064,551.00	-435,381.95	-2,708,146.23	19,251.30	624,343.93	-30.24%
4013 - UTIL CUST SVC	1,654,354.00	1,654,354.00	299,585.39	1,702,748.23	0.00	-48,394.23	-2.93%
4014 - UTIL BILLING	581,974.00	581,974.00	47,410.60	393,808.90	0.00	188,165.10	32.33%
4015 - CENTRAL SERVICES	1,014,106.00	1,014,106.00	110,155.28	763,057.67	91.94	250,956.39	24.75%
Expense Total:	50,441,447.37	50,441,447.00	4,048,431.02	28,682,601.39	175,825.25	21,583,020.36	42.79%
Report Surplus (Deficit):	-0.37	0.00	454,448.43	3,171,684.79	-175,825.25	2,995,859.54	0.00%



Monroe, GA

67

Utility Fund Budget Report

Group Summary

For Fiscal: 2025 Period Ending: 07/31/2025

Capital

ACTIVITY	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	0.00	0.00	0.00	941,055.95	941,055.95	0.00%
4003 - SEWER	0.00	0.00	0.00	633,106.16	633,106.16	0.00%
4005 - GAS	0.00	0.00	0.00	1,500,000.00	1,500,000.00	0.00%
Revenue Total:	0.00	0.00	0.00	3,074,162.11	3,074,162.11	0.00%
Expense						
4002 - WATER	0.00	0.00	2,104,616.53	6,287,740.35	-6,287,740.35	0.00%
4003 - SEWER	0.00	0.00	712,174.93	1,385,030.41	-1,385,030.41	0.00%
4004 - STORMWATER	0.00	0.00	0.00	18,407.50	-18,407.50	0.00%
4005 - GAS	0.00	0.00	24,936.00	624,529.73	-624,529.73	0.00%
4008 - ELECTRIC	0.00	0.00	138,173.27	904,698.62	-904,698.62	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	142,677.90	869,419.33	-869,419.33	0.00%
4012 - UTIL FINANCE	0.00	0.00	0.00	6,066.25	-6,066.25	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	440.35	22,440.35	-22,440.35	0.00%
Expense Total:	0.00	0.00	3,123,018.98	10,118,332.54	-10,118,332.54	0.00%
Report Surplus (Deficit):	0.00	0.00	-3,123,018.98	-7,044,170.43	-7,044,170.43	0.00%



Solid Waste Fund

For Fiscal Period Ending: July 2025

		Original Total Budget	Current Total Budget	July 2025	YTD	Assumed August-Dec	Projected Year End 2025	Year End 2024
Revenue								
	4520 - SOLID WASTE COLLECTION	2,782,802	2,782,802	292,143	1,988,591	1,475,000	3,463,591	2,917,355
	4530 - SOLID WASTE DISPOSAL	5,062,506	5,062,506	411,037	2,838,472	2,128,349	4,966,821	4,613,061
	4540 - RECYCLABLES COLLECTION	32,000	32,000	3,095	19,052	13,566	32,618	30,677
	4585- YARD TRIMMINGS COLLECTION	-	-	-	-	-	-	-
Revenue Total:		7,877,308	7,877,308	706,275	4,846,115	3,616,914	8,463,030	7,561,094
Expense								
	4510 - SOLID WASTE ADMINISTRATION	575,698	575,698	36,898	258,798	215,618	474,416	463,805
	4520 - SOLID WASTE COLLECTION	1,356,552	1,356,552	137,515	1,036,705	685,715	1,722,420	1,609,027
	4530 - SOLID WASTE DISPOSAL	4,572,620	4,572,620	478,633	3,252,893	2,348,627	5,601,521	5,320,941
	4540 - RECYCLABLES COLLECTION	255,585	255,585	8,252	131,209	110,864	242,074	242,035
	4585 - YARD TRIMMINGS COLLECTION	253,869	253,869	22,828	168,252	124,842	293,094	275,909
	9003 - SW - OTHER FINANCING USES	862,984	862,984	45,908	314,917	161,227	476,144	372,655
Expense Total:		7,877,308	7,877,308	730,034	5,162,776	3,646,893	8,809,669	8,284,372
Report Surplus (Deficit):				(23,758)	(316,660)		(346,639)	(723,278)



Monroe, GA

Solid Waste Income Statement

Group Summary

For Fiscal: 2025 Period Ending: 07/31/2025

69

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	3,756,783.00	3,756,783.00	292,143.42	1,988,591.33	1,768,191.67
4530 - SOLID WASTE DISPOSAL	5,214,381.00	5,214,381.00	411,036.75	2,838,471.78	2,375,909.22
4540 - RECYCLABLES COLLECTION	35,000.00	35,000.00	3,095.32	19,052.34	15,947.66
Revenue Total:	9,006,164.00	9,006,164.00	706,275.49	4,846,115.45	4,160,048.55
Expense					
4510 - SOLID WASTE ADMINISTRATION	1,202,007.00	1,202,007.00	58,506.79	280,406.85	921,600.15
4520 - SOLID WASTE COLLECTION	1,397,356.00	1,397,356.00	137,514.79	1,278,917.24	118,438.76
4530 - SOLID WASTE DISPOSAL	4,784,470.00	4,784,470.00	479,832.71	2,924,273.41	1,860,196.59
4540 - RECYCLABLES COLLECTION	237,352.00	236,952.00	8,251.95	131,209.38	105,742.62
4585 - YARD TRIMMINGS COLLECTION	263,583.00	263,583.00	22,828.36	168,252.38	95,330.62
9003 - SW - OTHER FINANCING USES	1,121,395.50	1,121,396.00	45,907.91	314,917.49	806,478.51
Expense Total:	9,006,163.50	9,005,764.00	752,842.51	5,097,976.75	3,907,787.25
Total Surplus (Deficit):	0.50	400.00	-46,567.02	-251,861.30	



Monroe, GA

Solid Waste Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 07/31/2025

70

DEPT	2024 July Activity	2025 July Activity	July Variance Favorable / (Unfavorable)	Variance %	2024 YTD Activity	2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	242,303.60	292,143.42	49,839.82	20.57%	1,668,764.95	1,988,591.33	319,826.38	19.17%
4530 - SOLID WASTE DISPOSAL	336,857.51	411,036.75	74,179.24	22.02%	2,542,678.21	2,838,471.78	295,793.57	11.63%
4540 - RECYCLABLES COLLECTION	2,444.49	3,095.32	650.83	26.62%	17,111.43	19,052.34	1,940.91	11.34%
Revenue Total:	581,605.60	706,275.49	124,669.89	21.44%	4,228,554.59	4,846,115.45	617,560.86	14.60%
Expense								
4510 - SOLID WASTE ADMINISTRATION	32,451.33	58,506.79	-26,055.46	-80.29%	264,464.76	280,406.85	-15,942.09	-6.03%
4520 - SOLID WASTE COLLECTION	209,527.98	137,514.79	72,013.19	34.37%	1,313,138.79	1,278,917.24	34,221.55	2.61%
4530 - SOLID WASTE DISPOSAL	375,401.83	479,832.71	-104,430.88	-27.82%	2,627,654.71	2,924,273.41	-296,618.70	-11.29%
4540 - RECYCLABLES COLLECTION	11,236.74	8,251.95	2,984.79	26.56%	131,170.79	131,209.38	-38.59	-0.03%
4585 - YARD TRIMMINGS COLLECTION	19,817.74	22,828.36	-3,010.62	-15.19%	151,773.18	168,252.38	-16,479.20	-10.86%
9003 - SW - OTHER FINANCING USES	29,080.28	45,907.91	-16,827.63	-57.87%	211,427.73	314,917.49	-103,489.76	-48.95%
Expense Total:	677,515.90	752,842.51	-75,326.61	-11.12%	4,699,629.96	5,097,976.75	-398,346.79	-8.48%
Total Surplus (Deficit):	-95,910.30	-46,567.02	49,343.28	51.45%	-471,075.37	-251,861.30	219,214.07	46.53%



Monroe, GA

71

Solid Waste Fund Budget Report

Group Summary

For Fiscal: 2025 Period Ending: 07/31/2025

Without Capital

DEPT	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4520 - SOLID WASTE COLLECTION	3,756,783.00	3,756,783.00	292,143.42	1,988,591.33	-1,768,191.67	47.07%
4530 - SOLID WASTE DISPOSAL	5,214,381.00	5,214,381.00	411,036.75	2,838,471.78	-2,375,909.22	45.56%
4540 - RECYCLABLES COLLECTION	35,000.00	35,000.00	3,095.32	19,052.34	-15,947.66	45.56%
Revenue Total:	9,006,164.00	9,006,164.00	706,275.49	4,846,115.45	-4,160,048.55	46.19%
Expense						
4510 - SOLID WASTE ADMINISTRATION	1,202,007.00	1,202,007.00	36,897.79	258,797.85	943,209.15	78.47%
4520 - SOLID WASTE COLLECTION	1,397,356.00	1,397,356.00	137,514.79	1,036,705.24	360,650.76	25.81%
4530 - SOLID WASTE DISPOSAL	4,784,470.00	4,784,470.00	478,632.71	2,905,073.41	1,879,396.59	39.28%
4540 - RECYCLABLES COLLECTION	237,352.00	236,952.00	8,251.95	131,209.38	105,742.62	44.63%
4585 - YARD TRIMMINGS COLLECTION	263,583.00	263,583.00	22,828.36	168,252.38	95,330.62	36.17%
9003 - SW - OTHER FINANCING USES	1,121,395.50	1,121,396.00	45,907.91	314,917.49	806,478.51	71.92%
Expense Total:	9,006,163.50	9,005,764.00	730,033.51	4,814,955.75	4,190,808.25	46.53%
Report Surplus (Deficit):	0.50	400.00	-23,758.02	31,159.70	30,759.70	-7,689.93%



Monroe, GA

72

Solid Waste Fund Budget Report

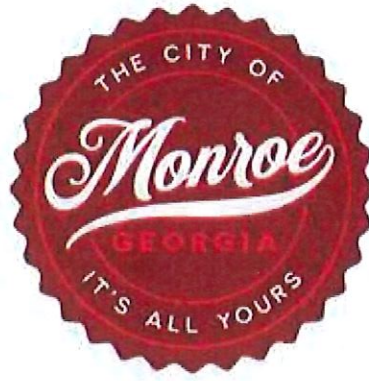
Group Summary

For Fiscal: 2025 Period Ending: 07/31/2025

Capital

DEPT	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	21,609.00	21,609.00	-21,609.00	0.00%
4520 - SOLID WASTE COLLECTION	0.00	0.00	0.00	242,212.00	-242,212.00	0.00%
4530 - SOLID WASTE DISPOSAL	0.00	0.00	1,200.00	19,200.00	-19,200.00	0.00%
Expense Total:	0.00	0.00	22,809.00	283,021.00	-283,021.00	0.00%
Report Total:	0.00	0.00	22,809.00	283,021.00	-283,021.00	0.00%

Performance Indicators	Data												
	JULY - 25	JUN - 25	May - 25	APR - 25	Mar-25	FEB-25	Jan-25	Dec-24	Nov-24	Oct-24	Sep-24	Aug-24	Jul-24
Utilities													
Electric Customers	7,054	7,041	7,032	7,028	7,025	6,993	7,005	7,051	7,000	7,000	7,006	7,015	7,000
Natural Gas Customers	4,477	4,477	4,476	4,484	4,494	4,488	4,489	4,524	4,479	4,474	4,483	4,476	4,478
Water Customers	11,046	11,035	11,006	10,996	11,001	10,976	10,998	11,044	10,985	10,993	10,989	10,950	10,955
Wastewater Customers	7,965	7,954	7,935	7,932	7,929	7,900	7,919	7,955	7,897	7,899	7,914	7,922	7,907
Cable TV Customers									-	-	525	1,350	1,427
Digital Cable Customers									-	-	24	95	1,047
Internet Customers	3,034	3,070	3,129	3,171	3,217	3,227	3,309	3,415	3,484	3,511	3,484	3,419	3,366
Residential Phone Customers	577	579	578	589	599	603	609	641	629	627	636	642	642
Commercial Phone Customers	250	256	250	246	248	248	246	249	247	247	254	259	258
Fiber Customers	3,952	3,814	3,625	3,487	3,348	3,268	3,191	3,145	2,980	2,830	2,735	2,590	2,485
WIFI Router Customers													
Streaming Customers	471	486	485	493	504	501	508	553	511	456	368	167	66
Work Orders Generated													
Utilities													
Connects	360	297	347	292	308	201	220	242	227	232	196	190	248
Cutoff for Non-Payment	112	113	117	132	97	75	74	57	61	85	43	62	68
Electric Work Orders	142	95	80	188	301	88	91	34	104	114	55	119	145
Water Work Orders	138	123	163	145	152	147	130	82	70	155	100	103	81
Natural Gas Work Orders	35	21	18	48	56	37	40	23	13	42	17	22	8
Disconnects	206	175	203	164	189	138	163	174	177	161	152	160	201
Sewer Work Orders	9	8	7	15	15	25	6	8	9	20	5	3	4
Telecomm Work Orders	340	278	366	284	294	240	237	303	282	477	374	1,021	1,217
Stormwater Work Orders	1	1	-	-	1	-	-	1	-	-	-	-	-
Billing/Collections													
Utilities													
Utility Revenue Billed	\$ 4,434,315	\$ 4,164,793	\$ 4,107,917	\$ 4,429,006	\$ 4,907,349	\$ 4,952,706	\$ 4,256,578	\$ 3,454,398	\$ 3,653,135	\$ 3,930,410	\$ 5,230,278	\$ 4,234,331	\$ 3,882,849
Utility Revenue Collected	\$ 4,150,229	\$ 3,632,643	\$ 3,834,499	\$ 4,819,537	\$ 4,623,415	\$ 4,670,607	\$ 3,917,560	\$ 3,501,050	\$ 3,653,135	\$ 3,682,220	\$ 4,963,527	\$ 3,998,513	\$ 3,627,351
Amount Written Off for Bad Debt	\$ 35,906	\$ 23,402	\$ 26,052	\$ 13,151	\$ 16,600	\$ 22,624	\$ 28,748	\$ 30,557	\$ 16,615	\$ 19,105	\$ 16,707	\$ 25,776	\$ 24,590
Extensions													
Utilities													
Extensions Requested	610	584	594	645	576	563	585	581	506	621	585	552	545
Extensions Pending	43	5	33	40	83	48	54	53	61	45	82	46	37
Extensions Defaulted	29	24	43	32	30	24	29	18	18	32	22	29	25
Extensions Paid per Agreement	543	587	554	654	507	543	549	570	457	624	527	506	510
Percentage of Extensions Paid	95%	96%	93%	95%	95%	96%	95%	97%	96%	95%	96%	95%	95%
Taxes													
Admin Support													
Property Tax Collected	\$ 5,894	\$ 7,397	\$ 16,933	\$ 81,547	\$ 35,948	\$ 168,228	\$ 110,007	\$ 3,843,886	\$ 829,113	\$ 262,764	\$ 50,759	\$ 3,309	\$ 8,380
Accounting													
Payroll & Benefits													
Payroll Checks issued	-	-	-	9	-	-	7	-	-	1	-	-	-
Direct Deposit Advices	661	664	669	663	671	672	999	668	753	674	675	984	654
General Ledger													
Accounts Payable Checks Issued	321	264	219	305	248	219	259	218	213	333	247	296	327
Accounts Payable Invoices Entered	445	371	340	423	369	382	387	333	327	496	335	427	441
Journal Entries Processed	59	49	47	103	51	50	64	133	81	101	93	113	89
Miscellaneous Receipts	242	313	331	376	526	580	672	478	393	318	315	312	331
Utility Deposit Refunds Processed	26	23	14	26	19	14	27	32	22	33	29	203	36
Local Option Sales Tax		\$ 267,868	\$ 255,221	\$ 262,658	\$ 245,163	\$ 247,605	\$ 302,579	\$ 264,798	\$ 276,795	\$ 253,073	\$ 270,065	\$ 276,632	\$ 276,460
Special Local Option Sales Tax - 2025				224,974	233,145	211,774	214,894						
Payroll & Benefits													
Budgeted Positions	276	276	276	276	276	276	276	276	276	276	276	276	276
Filled Positions	254	250	251	251	249	251	249	252	254	254	252	254	258
Vacancies	22	26	25	25	27	25	21	24	22	22	24	22	18
Airport													
Airport													
Airport Fuel Sales - Gallons	3,468	2,872	2,469	2,388	1,585	1,711	1,016	1,270	920	1,614	1,166	1,570	1,578
Fuel Sales - Revenue	1,869	15,477	13,319	12,861	8,511	9,267	5,883	7,352	5,325	9,348	6,751	10,825	9,137



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING**

Sept. 2025

City of Monroe Fire Dept

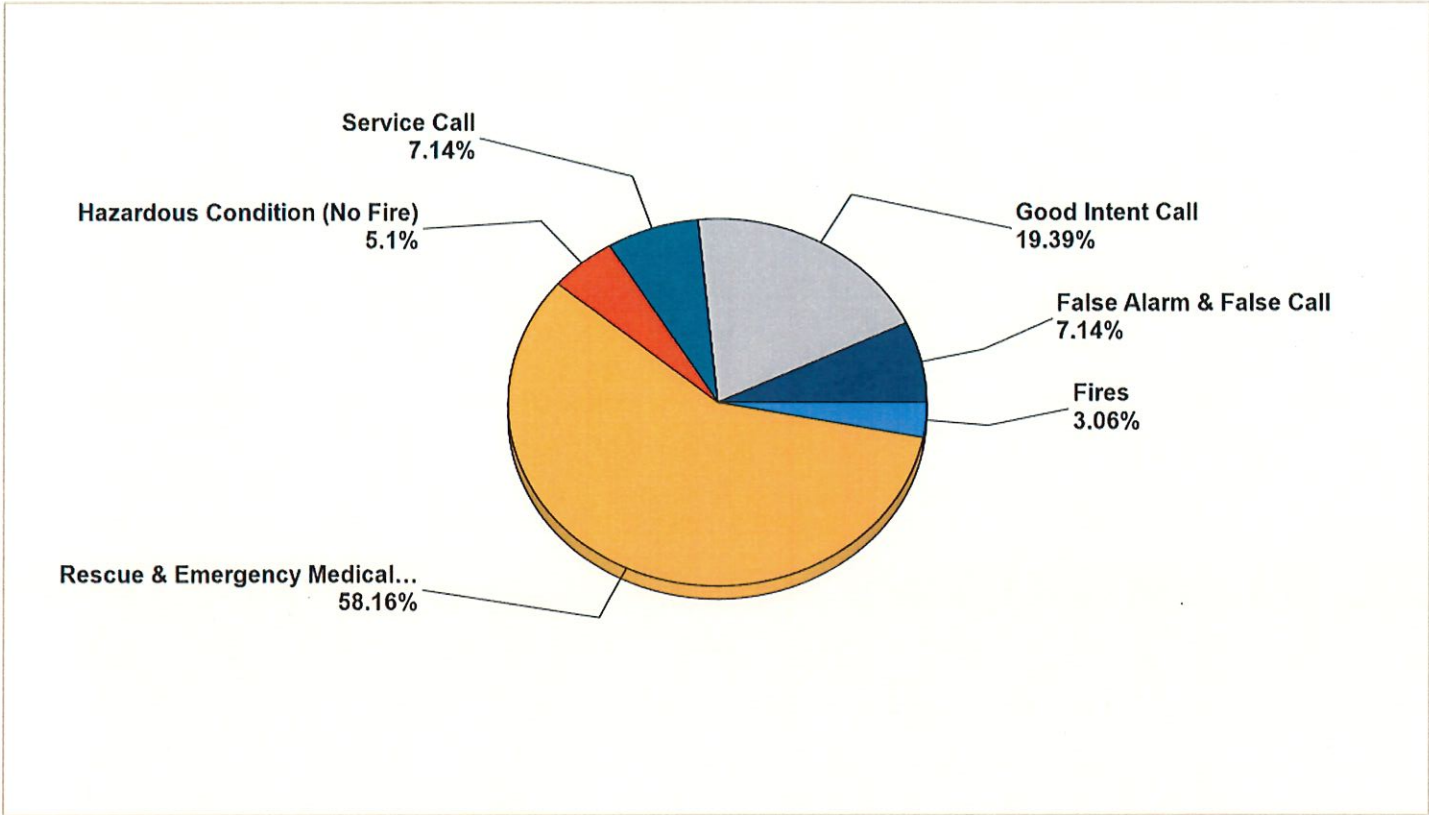
Monroe, GA

This report was generated on 8/28/2025 11:06:30 AM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 07/01/2025 | End Date: 07/31/2025



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	6	3.06%
Rescue & Emergency Medical Service	114	58.16%
Hazardous Condition (No Fire)	10	5.1%
Service Call	14	7.14%
Good Intent Call	38	19.39%
False Alarm & False Call	14	7.14%
TOTAL	196	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

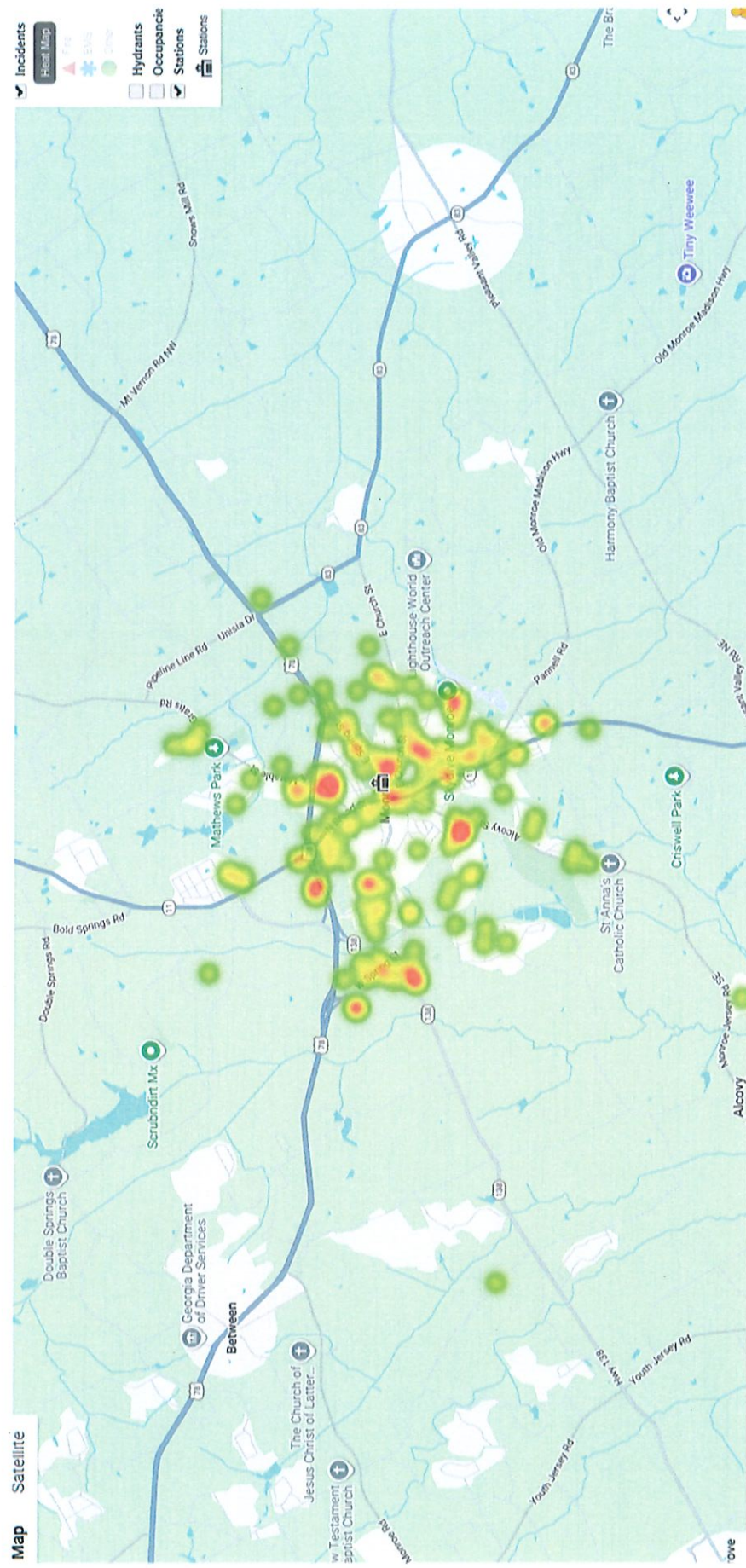
76

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	3	1.53%
113 - Cooking fire, confined to container	1	0.51%
118 - Trash or rubbish fire, contained	1	0.51%
142 - Brush or brush-and-grass mixture fire	1	0.51%
311 - Medical assist, assist EMS crew	60	30.61%
321 - EMS call, excluding vehicle accident with injury	45	22.96%
322 - Motor vehicle accident with injuries	5	2.55%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.51%
324 - Motor vehicle accident with no injuries.	2	1.02%
352 - Extrication of victim(s) from vehicle	1	0.51%
400 - Hazardous condition, other	5	2.55%
412 - Gas leak (natural gas or LPG)	2	1.02%
444 - Power line down	3	1.53%
500 - Service Call, other	1	0.51%
511 - Lock-out	1	0.51%
522 - Water or steam leak	2	1.02%
553 - Public service	1	0.51%
554 - Assist invalid	8	4.08%
561 - Unauthorized burning	1	0.51%
611 - Dispatched & cancelled en route	29	14.8%
622 - No incident found on arrival at dispatch address	3	1.53%
651 - Smoke scare, odor of smoke	2	1.02%
671 - HazMat release investigation w/no HazMat	4	2.04%
733 - Smoke detector activation due to malfunction	4	2.04%
735 - Alarm system sounded due to malfunction	4	2.04%
743 - Smoke detector activation, no fire - unintentional	1	0.51%
744 - Detector activation, no fire - unintentional	1	0.51%
745 - Alarm system activation, no fire - unintentional	4	2.04%
TOTAL INCIDENTS:	196	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.



Monroe, GA



July 2025 Incident Distribution Map

City of Monroe Fire Dept

Monroe, GA



Incident Comparison 2021-2025

July	2021	2022	2023	2024	2025
100 - Fire	5	6	4	0	6
200 - Overpressure Rupture, Explosion, Overheat	0	0	0	0	0
300 - Rescue & EMS	118	114	116	137	114
400 - Hazardous Condition	8	20	14	9	10
500 - Service Call	9	14	17	12	14
600 - Good Intent & Canceled Call	62	51	30	38	38
700 - False Alarm & False Call	12	27	21	15	14
800 - Severe Weather & Natural Disaster	0	0	0	0	0
900 - Special Incident Type	0	0	0	0	0
	214	232	202	211	196

City of Monroe Fire Dept

Monroe, GA

This report was generated on 8/28/2025 11:20:04 AM



Average Response Time for Agency for Response Mode for Date Range

Response Mode: Lights and Sirens | Start Date: 07/01/2025 | End Date: 07/31/2025

RESPONSE MODE	INCIDENT COUNT	AVERAGE RESPONSE TIME (Dispatch to Arrived)
AGENCY: City of Monroe Fire Dept		
Lights and Sirens	202	0:05:37

Only REVIEWED incidents included. Times shown are in HH:MM:SS (Hour:Minute:Second) format.



City of Monroe Fire Dept

Monroe, GA

This report was generated on 8/28/2025 12:03:23 PM



80

Count of Overlapping Incidents for Date Range

Start Date: 07/01/2025 | End Date: 07/31/2025

# OVERLAPPING	% OVERLAPPING	TOTAL
24	12.24	196

OVERLAPPING INCIDENT DETAILS					
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
7/1/2025					
7/1/2025 1:37:15 PM	7/1/2025 1:40:22 PM	2025-1252	611	Monroe (City of) Headquarters	
7/1/2025 1:40:20 PM	7/1/2025 1:57:09 PM	2025-1253	622	Monroe (City of) Headquarters	
7/3/2025					
7/3/2025 10:24:14 AM	7/3/2025 10:46:24 AM	2025-1262	311	Monroe (City of) Headquarters	
7/3/2025 10:39:40 AM	7/3/2025 10:52:34 AM	2025-1263	321	Monroe (City of) Headquarters	
7/10/2025					
7/10/2025 6:43:53 PM	7/10/2025 7:21:26 PM	2025-1302	311	Monroe (City of) Headquarters	
7/10/2025 6:51:03 PM	7/10/2025 7:18:57 PM	2025-1303	321	Monroe (City of) Headquarters	
7/12/2025					
7/12/2025 5:21:55 AM	7/12/2025 5:38:17 AM	2025-1313	522	Monroe (City of) Headquarters	
7/12/2025 5:25:22 AM	7/12/2025 5:35:55 AM	2025-1314	311	Monroe (City of) Headquarters	
7/12/2025 6:03:04 PM	7/12/2025 6:13:30 PM	2025-1317	324	Monroe (City of) Headquarters	
7/12/2025 6:09:20 PM	7/12/2025 8:32:36 PM	2025-1318	111	Monroe (City of) Headquarters	
7/12/2025 7:20:36 PM	7/12/2025 8:09:21 PM	2025-1319	311	Monroe (City of) Headquarters	
7/13/2025					
7/13/2025 2:15:44 PM	7/13/2025 3:19:49 PM	2025-1321	111	Monroe (City of) Headquarters	
7/13/2025 3:04:17 PM	7/13/2025 3:38:32 PM	2025-1322	321	Monroe (City of) Headquarters	
7/15/2025					
7/15/2025 12:57:22 PM	7/15/2025 1:18:00 PM	2025-1335	321	Monroe (City of) Headquarters	
7/15/2025 1:00:03 PM	7/15/2025 1:28:41 PM	2025-1336	321	Monroe (City of) Headquarters	
7/15/2025 1:04:54 PM	7/15/2025 1:18:21 PM	2025-1337	745	Monroe (City of) Headquarters	
7/15/2025 4:49:23 PM	7/15/2025 5:24:09 PM	2025-1338	400	Monroe (City of) Headquarters	
7/15/2025 5:00:46 PM	7/15/2025 5:20:14 PM	2025-1339	400	Monroe (City of) Headquarters	

Percentage of incidents overlapping from total incidents in month,year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



emergencyreporting.com
Doc Id: 1120
Page # 1 of 2

OVERLAPPING INCIDENT DETAILS

81

ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
7/24/2025					
7/24/2025 3:08:30 PM	7/24/2025 3:24:56 PM	2025-1399	321	Monroe (City of) Headquarters	
7/24/2025 3:08:47 PM	7/24/2025 3:29:41 PM	2025-1400	321	Monroe (City of) Headquarters	
7/29/2025					
7/29/2025 2:25:58 PM	7/29/2025 2:54:39 PM	2025-1429	671	Monroe (City of) Headquarters	
7/29/2025 2:54:29 PM	7/29/2025 3:01:15 PM	2025-1430	321	Monroe (City of) Headquarters	
7/30/2025					
7/30/2025 4:24:41 PM	7/30/2025 4:42:22 PM	2025-1436	321	Monroe (City of) Headquarters	
7/30/2025 4:42:18 PM	7/30/2025 5:07:24 PM	2025-1437	321	Monroe (City of) Headquarters	

Percentage of incidents overlapping from total incidents in month,year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



City of Monroe Fire Dept

Monroe, GA

This report was generated on 8/28/2025 12:09:32 PM



82

Incident Detail for Aid Given and Received for Incident Type Range for Date Range

Incident Type Range: 100 - 911 | StartDate: 07/01/2025 | EndDate: 07/31/2025

INCIDENT DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT
AID TYPE: Automatic aid given				
07/02/2025	2025-1258	3301 Bold Springs Rosd	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
07/04/2025	2025-1272	1798 Monroe Jersey RD	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
07/10/2025	2025-1301	Good Hope Rd	412 - Gas leak (natural gas or LPG)	MFD - Monroe (City of) Headquarters
07/12/2025	2025-1318	760 Highway 11	111 - Building fire	MFD - Monroe (City of) Headquarters
07/13/2025	2025-1321	5850 Highway 186	111 - Building fire	MFD - Monroe (City of) Headquarters
07/21/2025	2025-1377	41 Somerset WAY	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 3.06%

AID TYPE: Automatic aid received				
07/04/2025	2025-1266	110 Atha ST	111 - Building fire	MFD - Monroe (City of) Headquarters
07/09/2025	2025-1297	200 Cherry Hill RD	118 - Trash or rubbish fire, contained	MFD - Monroe (City of) Headquarters
07/14/2025	2025-1328	1026 Wheel House LN	113 - Cooking fire, confined to container	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 1.53%

AID TYPE: Mutual aid received				
07/17/2025	2025-1345	2050 W Spring ST	352 - Extrication of victim(s) from vehicle	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 0.51%

Displays all incidents with aid given or received, and excludes incidents with neither. Percentages calculated from total number of incidents for parameters provided. Only REVIEWED incidents included.



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Doc Id: 952

Page # 1 of 1

City of Monroe Fire Dept

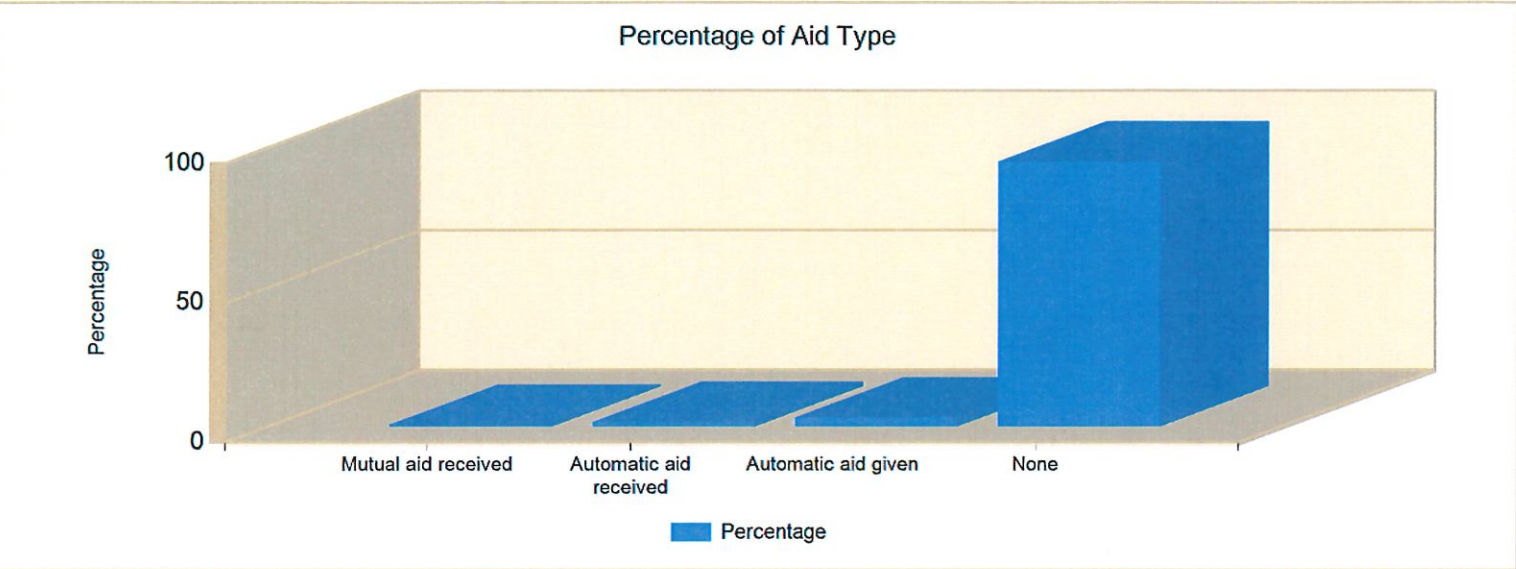
Monroe, GA

This report was generated on 8/28/2025 12:10:43 PM



Count of Aid Given and Received for Incidents for Date Range

Start Date: 07/01/2025 | End Date: 07/31/2025



AID TYPE	TOTAL	% of TOTAL
Mutual aid received	1	0.5%
Automatic aid received	3	1.5%
Automatic aid given	6	3.1%
None	186	94.9%

Only REVIEWED incidents included

City of Monroe Fire Dept

Monroe, GA

This report was generated on 8/28/2025 12:11:24 PM



Detailed Losses For Date Range

Start Date: 07/01/2025 | End Date: 07/31/2025

# 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
2	\$284,680.00	\$82,490.00	\$367,170.00	\$183,585.00	\$43,494.00	\$9,249.00	\$52,743.00	\$26,371.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2025-1266	07/04/2025	111 - Building fire	110 Atha ST Monroe	\$144,980.00	\$72,490.00	\$217,470.00	\$43,494.00	\$7,249.00	\$50,743.00
2025-1328	07/14/2025	113 - Cooking fire, confined to container	1026 Wheel House LN Monroe	\$139,700.00	\$10,000.00	\$149,700.00	\$0.00	\$2,000.00	\$2,000.00

Only Reviewed Incidents included.





POLICE
DEPARTMENT
MONTHLY REPORT
September
2025

Comparison of July 2024 to July 2025 Activity Reports

2024

2025

Calls for Service	2,602			2,294	
Area Checks	12,254			9,483	
Training Hours	537			971	
Part A Crimes	74			74	
Part B Crimes	23			33	
Arrest-Adult	49			37	
Juvenile	2			4	

AGENCY	2025 JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
LE CALLS													
WALTON SO	4,275	3,503	4,643	4,041	4,086	4,159	4,265						28,972
WCSO AREA CHECKS	12,436	11,207	12,300	12,075	12,462	10,959	10,559						81,998
MONROE PD	2,310	2,079	2,540	2,304	2,263	1,980	2,294						15,770
MPD AREA CHECKS	11,208	10,237	11,893	9,318	9,494	9,389	9,483						71,022
LOGANVILLE PD	859	791	972	1,069	1,087	967	966						6,711
LPD AREA CHECKS	2,720	3,687	3,676	3,059	2,846	1,957	1,757						19,702
SOCIAL CIRCLE PD	507	730	753	554	634	1,980	506						5,664
SPD AREA CHECKS	1,021	767	634	495	630	1,233	1,267						6,047
TOTALS	35,336	33,001	37,411	32,915	33,502	32,624	31,097						235,886
WALTON EMS	1,939	1,530	1,677	1,574	1,544	1,492	1,619						11,375
WALTON FIRE	623	527	606	519	502	518	506						3,801
MONROE FIRE	252	206	208	205	201	232	198						1,502
LOGANVILLE FIRE	245	208	220	204	193	202	216						1,488
SOC CIRCLE FIRE	88	56	68	57	60	58	65						452
TOTALS	1,208	997	1,102	985	956	1,010	985						7,243
PHONE CALLS													
ABANDONED	197	272	237	234	276	219	1,285						2,720
ADMIN IN	5,903	4,672	5,397	5,514	5,849	5,923	6,103						39,361
ADMIN OUT	3,518	3,066	3,313	3,485	3,797	3,497	3,757						24,433
911	4,403	3,731	4,132	4,009	4,358	4,331	4,389						29,353
TOTAL	14,021	11,741	13,079	13,242	14,280	13,970	15,534						95,867

July 2025 Training Hours for Monroe Police Department

GPSTC online training: 93

Conference training: 0

In-service Training: 608

Off Site Training: 270

Total Training Hours: 971



Offense and Arrest Summary Report

Printed On: 08/29/2025

Beginning Date: 07/01/2025

Ending Date: 07/31/2025

Page 1 of 1

Agency: MONROE POLICE DEPARTMENT

Total Offenses 74 Clearance Rate 33.78%
 % change from last year 0% Last years rate 41.89%
 Total Arrests 41 Hate Crime Offenses 0
 % change from last year -19.61% Law Officers Assaulted 0
 Group A Crime Rate per 100,000 Population : 455.64 Summary based reporting Crime Rate per 100,000 Population : 221.66
 Arrest Rate per 100,000 Population : 252.45

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	0
Negligent Manslaughter	1	1	0
Justifiable Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Aggravated Assault	3	2	3
Burglary	2	0	3
Larceny	31	7	13
Motor Vehicle Theft	0	0	0
Arson	0	0	0
Simple Assault	9	7	11
Intimidation	4	0	11
Bribery	0	0	0
Counterfeiting/Forgery	9	0	4
Vandalism	1	0	11
Drug/Narcotic Violations	6	6	10
Drug Equipment Violations	1	1	0
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	4	0	6
Gambling	0	0	0
Kidnapping	0	0	0
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	0	0	0
Sexual Assault w/Object	0	0	0
Fondling	0	0	0
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	2	0	0
Weapons Law Violations	1	1	2
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
Total Group "A"	74	25	74

Crime Against Person

17 - This year
 25 - Last year
 -32% - Percent Change

Crime Against Property

49 - This year
 37 - Last year
 32.43% - Percent Change

Crime Against Society

8 - This year
 12 - Last year
 -33.33% - Percent Change

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	0
Negligent Manslaughter	1	0	0	1	0
Justifiable Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	0
Aggravated Assault	1	0	0	1	1
Burglary	0	0	0	0	0
Larceny	5	2	0	7	1
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	6	2	0	8	8
Intimidation	0	0	0	0	3
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0
Vandalism	0	0	0	0	4
Drug/Narcotic Violations	6	0	0	6	11
Drug Equipment Violations	1	0	0	1	0
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	0	0	0	0	1
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	0	0	0	0	0
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	0
Weapons Law Violations	1	0	0	1	2
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	0
Total Group A Arrests	21	4	0	25	31
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	0	0	0	0	0
Disorderly Conduct	2	0	0	2	4
DUI	1	0	0	1	7
Drunkenness	0	0	0	0	1
Family Offenses-nonviolent	1	0	0	1	0
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	0	0	0	0	0
All Other Offenses	12	0	0	12	8
Total Group B Arrests	16	0	0	16	20
Total Arrests	37	4	0	41	51

Population : 16241

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	2
INJURED ANIMAL	3
PROWLER	6
BURGLARY REPORT	2
DOMESTIC NON-VIOLENT	24
DOMESTIC VIOLENT	1
WARRANT SERVICE	22
SUBJECT WITH WEAPON	3
SUSPICIOUS PERSON	52
SUSPICIOUS VEHICLE	109
TRAFFIC STOP	1
SUICIDE ATTEMPT	3
SUICIDE THREAT	4
KEYS LOCKED IN VEHICLE	68
ACCIDENT NO INJURIES	44
INJURY BY COMPLAINT	2
ACCIDENT WITH A DEER	3
10-50 WITH ENTRAPMENTS	1
ACCIDENT WITH INJURIES	3
PERSON STRUCK WITH AUTO	1
ACCIDENT UNKNOWN INJURIES	8
ROAD HAZARD	4
DRUNK DRIVER	2
INTOXICATED PERSON	4
HIT AND RUN	4
DIRECT TRAFFIC	1
TRANSPORT FOR BUSINESS	18
FUNERAL ESCORT	9
TRANSPORT	4
DISABLED VEHICLE	27
AREA/BLDG CHECK	27
LITTERING/ILLEGAL DUMPING	2
CHASE	2
BANK ALARM	1
BUSINESS ALARM	60
CHURCH ALARM	5
RESIDENTIAL ALARM	30
SCHOOL ALARM	8
DRAG RACING	1
SUBJECT IN CUSTODY	2
TRANSPORT TO COURT	1
DEMENTED PERSON NON-VIOLENT	12
STOLEN VEHICLE	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
911 HANGUP	65
CONTROL SUBSTANCE PROBLEM	4
AGENCY ASSISTANCE	4
ASSAULT	1
ASSAULT LAW ENFORCEMENT ONLY	2
INSUFFICIENT FUNDS	1
CHILD CUSTODY DISPUTE	5
CIVIL ISSUE/DISPUTE	17
CRASH DETECTION DEVICE	2
DAMAGE TO PROPERTY	32
DISPUTE NON VIOLENT IN NATURE	37
DISPUTE VIOLENT IN NATURE	3
DISTURBING THE PEACE	4
EMERGENCY MESSAGE	1
LE ASSIST FOR EMS	14
ENTERING AN AUTO	6
EXTRA PATROL REQUEST	2
ASSIST FIRE DEPARTMENT	3
FIREARMS DISCHARGED	10
FIREWORKS	5
FOLLOW UP TO PREVIOUS CALL	2
FOUND PROPERTY	4
FRAUD	13
GUNSHOT WOUND PRIORITY 1	1
HARRASSMENT	2
IDENTITY THEFT	1
ILLEGAL PARKING	16
JUVENILE RUNAWAY	3
JUVENILE COMPLAINT	7
JUVENILE PROBLEM -NO COMPLAINT	4
LOITERING	2
LOST ITEM REPORT	4
LOUD MUSIC COMPLAINT	13
MENTAL PSYCHOLOGICAL EMOTIONAL	1
MISCELLANEOUS CAD REPORT	1
MISSING PERSON	7
MISCELLANEOUS LAW INCIDENT	38
POWER LINES DOWN	1
ROAD RAGE	2
PHONE CALLS/MAIL SCAMS	4
SHOPLIFTING	11
SHOTS FIRED	2
THEFT REPORT	23
THREATS	7
TRAFFIC LIGHT OUT	1
TRAFFIC VIOLATION	1252
TRAILER INSPECTION	3
TREE DOWN	1
TRESPASSING	2
UNDERAGE CONSUMPTION ALCOHOL	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
UNKNOWN LAW PROBLEM	12
UNSECURE PREMISES	2
VEHICLE INSPECTION	9
WANTED PERSON	11
WEAPONS OFFENSE	1
WELFARE CHECK	21

Total reported: 2294

Report Includes:

All dates between '00:00:00 07/01/25' and '23:59:59 07/31/25', 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>
314	LAW ENFORCEMENT UNIT	18
316	LAW ENFORCEMENT UNIT	8
321	LAW ENFORCEMENT UNIT	312
325	LAW ENFORCEMENT UNIT	669
333	LAW ENFORCEMENT UNIT	138
336	LAW ENFORCEMENT UNIT	411
337	LAW ENFORCEMENT UNIT	71
340	LAW ENFORCEMENT UNIT	274
341	LAW ENFORCEMENT UNIT	6
344	LAW ENFORCEMENT UNIT	358
347	LAW ENFORCEMENT UNIT	444
348	LAW ENFORCEMENT UNIT	5
349	LAW ENFORCEMENT UNIT	724
351	LAW ENFORCEMENT UNIT	203
352	LAW ENFORCEMENT UNIT	14
354	LAW ENFORCEMENT UNIT	274
355	LAW ENFORCEMENT UNIT	62
356	LAW ENFORCEMENT UNIT	628
357	LAW ENFORCEMENT UNIT	4
358	LAW ENFORCEMENT UNIT	472
359	LAW ENFORCEMENT UNIT	916
360	LAW ENFORCEMENT UNIT	388
361	LAW ENFORCEMENT UNIT	224
364	LAW ENFORCEMENT UNIT	603
365	LAW ENFORCEMENT UNIT	213
366	LAW ENFORCEMENT UNIT	54
368	LAW ENFORCEMENT UNIT	455
369	LAW ENFORCEMENT UNIT	625
370	LAW ENFORCEMENT UNIT	62
371	LAW ENFORCEMENT UNIT	848
Total Radio Logs:		9483

Report Includes:

All dates between `00:00:00 07/01/25` and `23:59:59 07/31/25`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



**SOLID WASTE
DEPARTMENT
MONTHLY REPORT
SEPTEMBER
2025**

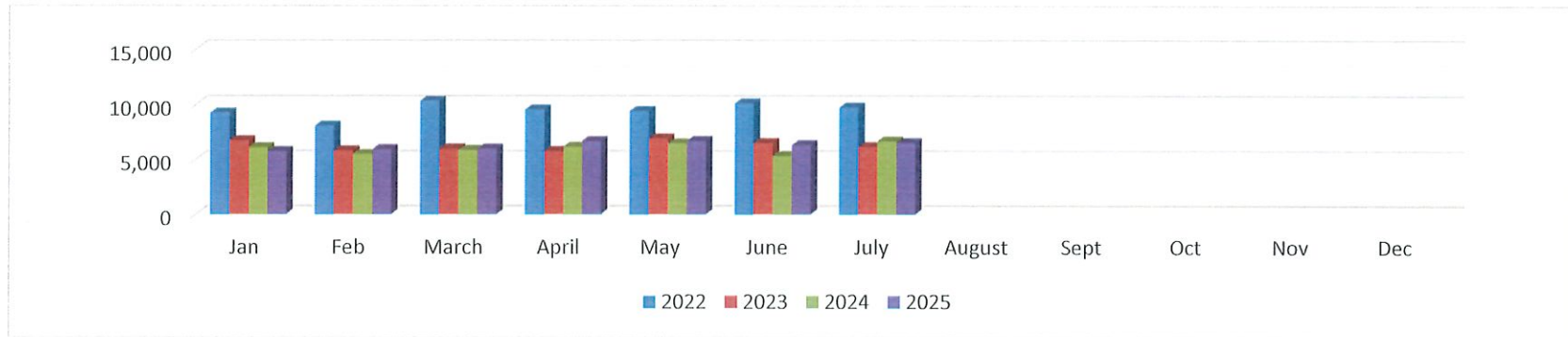
ITEMS OF INTEREST

- I. Mattress Update: **170 mattresses picked up at curbside in July 2025.**
Billed for 146 at \$2,847.00 86%
- II. Tonnage Reports: **See attached!**
- III. Curbside Recycling Update: A 37% increase in customer participation, using the 65 gallon "Blue" cart, since the program started in **March of 2021.**
The "Oops" tags are being implemented, to help educate citizens and reduce the amount of contamination in the cart.
 - Customers who would like to participate, should call our office at: 770-267-6933 to request a cart. **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 426 customers participating.
(1.12 tons collected in July 2025).
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.

Dps

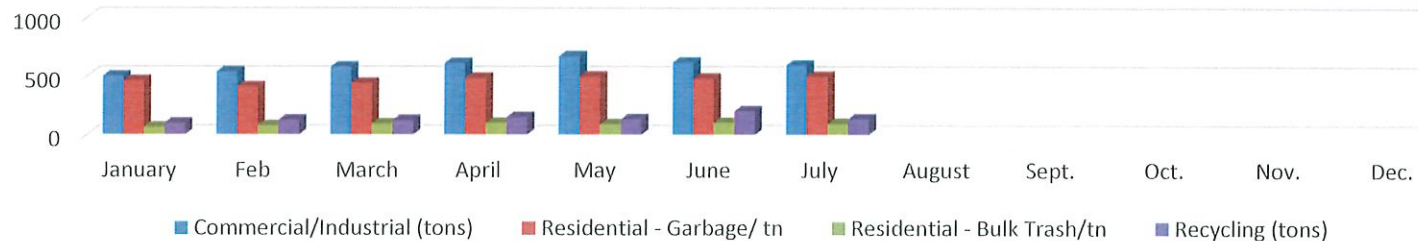
City of Monroe Transfer Station
Customer Inbound Garbage/Trash Tonnage

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total:
2022	9,230	8,037	10,290	9,526	9,395	10,082	9,722						
2023	6,724	5,801	5,966	5,745	6,894	6,491	6,131						
2024	6,080	5,486	5,847	6,129	6,455	5,302	6,643						
2025	5,727	5,903	5,971	6,668	6,674	6,305	6,508						



Note: A 33% decrease in tonnage since July 2022, due to rate increases in 2023, 2024, and 2025.

2025	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	499.08	535.49	578.9	609	669.11	617.47	593.94					
Residential - Garbage/ tn	461.17	410.06	439.06	482.62	496.58	480.04	496.93					
Residential - Bulk Trash/tn	63.58	77.92	92.98	100.1	89.23	101.87	95.97					
Recycling (tons)	98.53	124.60	123.49	148.3	131.68	202.73	135.2					
Transfer Station (tons)	5,727.12	5,903.09	5,970.73	6,667.56	6,673.99	6,304.73	6,508.28					
Customers (TS)	20	21	21	20	19	20	19					
Sweeper debris (tons)	45.93	52.39	36.21	32.95	29.94	31.86	46.97					
Storm drain debris (tons)	0.12	0.19	0.65	0.52	2.01							
2025	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Waste (tons)	42.68	69.26	61.85	78.79	71.43	150.66	63.52					
Recycling - Leaves (tons)					4.74	0.87						
Recycling - Curbside (tons)	38.14	31.39	36.13	41.03	35.84	32.02	50.78					
Recycling - Cardboard (tons)	7.25	7.85	11.62	15.26	4.39	14.43	13.23					
Recycling - Scrap Metal (tons)	4.72	8.83	6.88	3.57	9.35	1.33	6.1					
Recycling - Scrap tires (tons)	22 (0.45)	94 (1.94)	98 (2.02)	203 (4.19)	20 (0.41)	57 (1.17)	22 (0.45)					
Recycling - Glass (tons)	1.47	1.53	1.63	0.89	2.7	0.8	1.12					
Recycling - C & D (tons)												
Recycling - Mattresses	139 (3.82)	138 (3.80)	122 (3.36)	166 (4.57)	103 (2.83)	101 (2.78)	170 (4.68)					
95G Garbage carts (each)	25	29	84	60	31	58	71					
65G Recycling Carts (each)	13	5	17	38	9	23	21					
18G Recycling bins (each)	1	2	1		2	2	8					
Dumpsters (each)	1	4		6	3	2	3					
Cemetery Permits	4	2	4	3	5	4	5					



Note: 1,233.81 tons of trash /garbage collected and disposed.

135.20 tons of recycled materials collected, including scrap tires & mattresses.



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
SEPTEMBER
2025**

Public Works Administration

August 2025

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	611	454	713	544	509	707	485						4023
Work orders received	157	160	187	180	142	164	194						1184
Work orders completed	97	78	4	2	2		0						183
Permits received/approved -													
Road closure					1	6	4						11
Parade													0
Procession													0
Public demonstration													0
Assembly			1	4	5		2						12
Picket													0
Road race			1	1									2

Fleet Maintenance Division

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

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
Code													0
Electric/Cable	3	1	1	6	7	6	1						25
Fire	6	5	2	5	2	5	5						30
Gas/Water/Sewer	3	8	7	8	11	6	4						47
Meter Readers	2		2	2	1	5	1						13
Police	37	25	21	20	20	21	27						171
Public Works	32	25	23	24	25	34	53						216
													0
TOTAL	83	64	56	65	66	77	91	0	0	0	0	0	502

Street Division

- Right of way mowing
- Sweeping
- Tree prune – city wide
- Downtown cleanup
- Fireworks prep and cleanup
- Working on LMIG projects – Breedlove Drive – 345.16 tons of asphalt

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Pot holes/utility cuts	10	18	10	25	22	15	0						100
Total tons	10.5	36.67	10.62	18.3	55	25.31	0						156.3

Stormwater

- Ditch Maintenance
-W. Creek Cir
- * Catch basin maintenance/structure repair
-None
- Storm pipe install new/Catch basin new
-None
- Pipe repair or replace
-None
- * Inspections
-City wide
- Pond Maint.
-Public Works
- Helped out street department with LMIG work

Storm grate cleaning (City wide)

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Grates	7	10	30	31	56	21	67						222
Total Tons	0.2	0.19	1.5	0.31	3.4	0.27	1.24						7.11

Sign & Marking Division

• General maintenance:

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Signs repaired	9	5	4	10	4	3	7						42
Signs replaced	13	12	9	21	7	16	25						103
Sign post replaced/installed	13	13	14	27	7	11	23						108
New signs	19	17	27	24	25	12	25						149
Signs cleaned	11	5	4	6	7	6	8						47
Signs installed (new)	2		4	7		1	9						23
City emblems installed			2	2	2								6
In-lane pedestrian signs	1												1
Banners													0
Compaction Test													0
Traffic Studies	4				1								5
Parking Lot Striped					1	2	1						4
Speed hump installed/repair	1				1	3	2						7
Crosswalk installed			1										1
Stop bars installed													0
Airport Maint.	10	7	7	9	4	7	11						55
Handicap Marking													0
Gate repairs	2	2	2	3		5	3						17
Traffic Lights-flashing lights	2	2	3	1	1	2							11
Locates	10	3	12	8	1	2	8						44
Curb striped						1							1
TOTAL	97	66	89	118	61	71	122	0	0	0	0	0	624

TELECOM:

MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 07/2025 | FY 2025



COVER	1
EXECUTIVE SUMMARY	2
OVERVIEW	3
CHART 1: REVENUES, EXPENSES & INCOME SUMMARY	4
REVENUES	5
EXPENSES	6-9
CHART 2: REVENUES & EXPENSE	10
RETAIL SALES & REVENUE	11-13
CHART 3: RETAIL REVENUES	14-15

COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was -9.67%

RECOMMENDATIONS

- *
- *
- *
- *

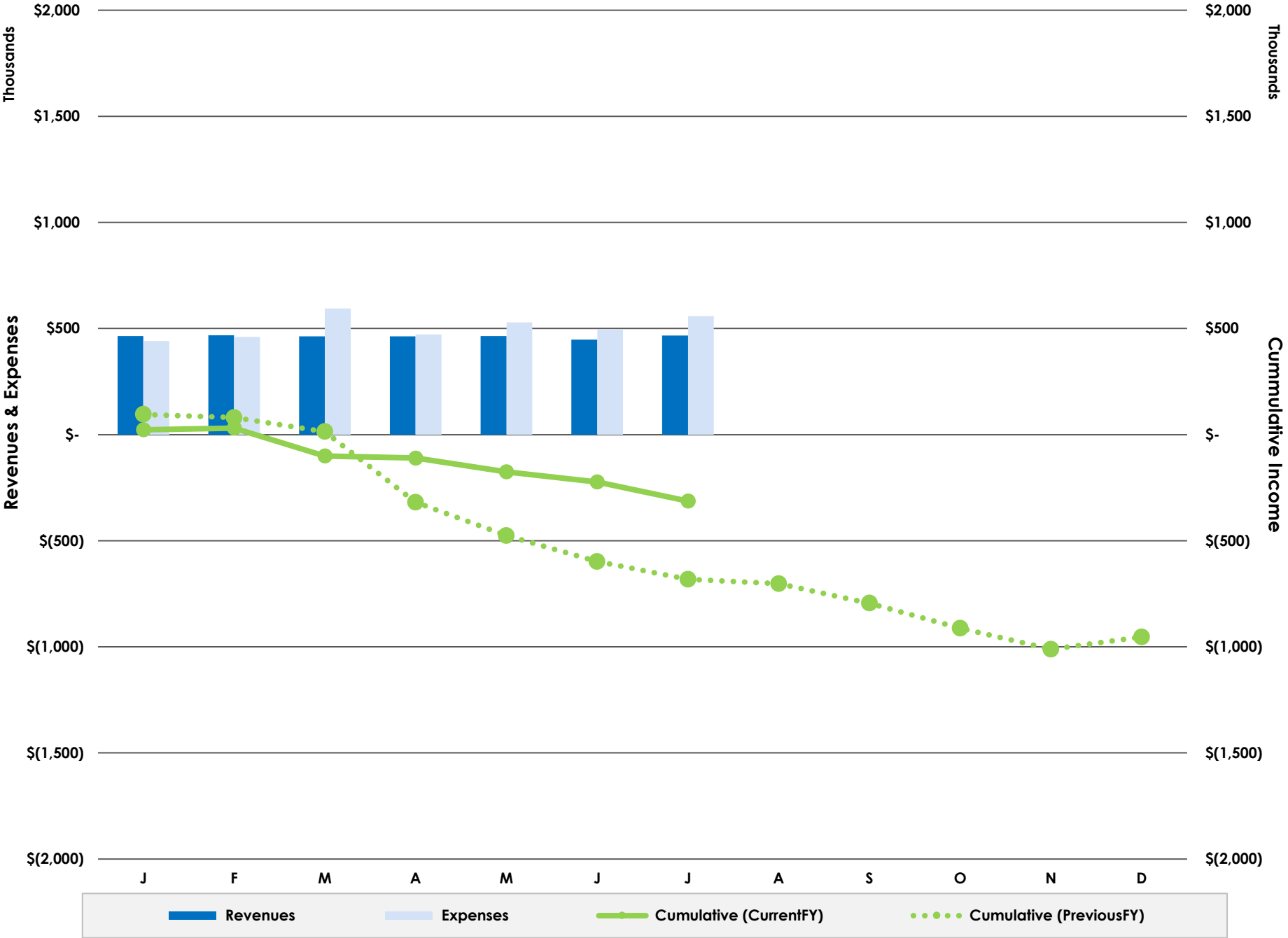
TELECOM: OVERVIEW

REPORTING PERIOD: 07/2025

MONROE

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
FINANCIALS					
Revenues					
RETAIL SALES	\$ 449,896	\$ 537,195	\$ 3,134,134	\$ 3,765,308	\$ 5,446,021
OTHER REVENUES	3,696	27,419	30,361	205,273	164,494
ADJUSTMENTS	14,073	9,031	74,033	84,350	67,997
Total Revenues	\$ 467,665	\$ 573,646	\$ 3,238,527	\$ 4,054,931	\$ 5,678,512
Expenses					
PERSONNEL	\$ 108,753	\$ 95,401	\$ 791,123	\$ 695,619	\$ 1,241,528
PURCHASED & CONTRACTED SVC	73,948	101,062	323,087	281,397	510,000
PURCHASED PROPERTY SERVICES	-	2,182	-	25,047	24,553
SUPPLIES	48,609	31,063	298,384	299,220	630,356
COST OF GOODS SOLD	103,953	216,981	669,449	1,545,193	1,224,599
DEPR, DEBT SVC & OTHER COSTS	52,595	146,108	368,168	1,010,668	1,010,062
FUND TRANSFERS	170,104	64,918	1,101,513	879,586	1,621,935
Total Combined Expenses	\$ 557,963	\$ 657,714	\$ 3,551,723	\$ 4,736,731	\$ 6,263,032
Income					
Before Transfer	\$ 79,806	\$ (19,150)	\$ 788,318	\$ 197,787	\$ 1,037,415
After Transfer	\$ (90,298)	\$ (84,068)	\$ (313,196)	\$ (681,800)	\$ (584,520)
Margin					
Before Transfer	17.06%	-3.34%	24.34%	4.88%	18.27%
After Transfer	-19.31%	-14.66%	-9.67%	-16.81%	-10.29%

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2025



TELECOM: REVENUES

REPORTING PERIOD: 07/2025

MONROE

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
RETAIL SALES					
<u>Note on Telecom Sales:</u> Detail break-down for individual rate class is shown in <i>TELECOM: RETAIL SALES</i> section.					
CABLE TELEVISION	\$ -	\$ 148,124	\$ -	\$ 1,080,414	\$ 175,754
DVR SERVICE	-	13,078	-	98,915	13,493
FIBER OPTICS	250,047	174,474	1,596,414	1,125,120	2,552,268
STREAMING	49,861	2,891	361,928	3,442	526,855
INTERNET	113,805	163,834	914,034	1,209,733	1,702,673
TELEPHONE	36,183	34,030	261,758	241,802	474,062
SET TOP BOX	-	764	-	5,882	916
Total RETAIL SALES (ACTUAL)	\$ 449,896	\$ 537,195	\$ 3,134,134	\$ 3,765,308	\$ 5,446,021
OTHER REVENUES					
CATV INSTALL/UPGRADE	\$ -	\$ 25	\$ -	\$ 18	\$ (95)
MARKETPLACE ADS	-	-	-	-	-
PHONE FEES	495	692	3,626	4,734	6,535
EQUIPMENT SALES	-	-	-	-	-
MODEM RENTAL	3,191	5,057	26,378	37,438	50,132
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	-	936	(0)	4,395	13,436
ADMIN ALLOCATION	-	20,710	-	158,688	94,128
OPERATING TRANSFERS IN	-	-	-	-	-
Transfer from CIP	-	-	-	-	-
MISCELLANEOUS	9	-	358	-	358
Total OTHER REVENUES ACTUAL	\$ 3,696	\$ 27,419	\$ 30,361	\$ 205,273	\$ 164,494
Adjustment	\$ 14,073	\$ 9,031	\$ 74,033	\$ 84,350	\$ 67,997
<u>Note: Adjustment added to match Financials</u>					
TOTAL REVENUES (ACTUAL)	\$ 467,665	\$ 573,646	\$ 3,238,527	\$ 4,054,931	\$ 5,678,512

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	12-MONTH
SUMMARY					
Personnel	\$ 108,753	\$ 95,401	\$ 791,123	\$ 695,619	\$ 1,241,528
Purchased & Contracted Svc	73,948	101,062	323,087	281,397	510,000
Purchased Property Services	-	2,182	-	25,047	24,553
Supplies	48,609	31,063	298,384	299,220	630,356
Cost of Goods Sold	103,953	216,981	669,449	1,545,193	1,224,599
Depr, Debt Svc & Other Costs	52,595	146,108	368,168	1,010,668	1,010,062
Fund Transfers	170,104	64,918	1,101,513	879,586	1,621,935
TOTAL SUMMARY (ACTUAL)	\$ 557,963	\$ 657,714	\$ 3,551,723	\$ 4,736,731	\$ 6,263,032

TELECOM**Personnel**

Salaries	\$ 69,525	\$ 64,606	\$ 510,035	\$ 451,436	\$ 808,364
Benefits	39,228	30,795	281,088	244,183	433,164
Total Personnel (ACTUAL)	\$ 108,753	\$ 95,401	\$ 791,123	\$ 695,619	\$ 1,241,528

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	-	-	399
Web Design	-	-	-	-	-
Consulting - Technical	-	-	-	-	-
HOLIDAY EVENTS	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Security Systems	-	-	-	258	1,032
Pest Control	-	-	-	-	-
Maintenance	-	1,928	-	15,711	3,931
Equipment Rents/Leases	-	188	-	1,502	939
Pole Equip. Rents/Leases	-	-	-	-	-
Equipment Rental	-	83	-	166	167
CONSULTING - TECHNICAL	-	-	-	-	-
HOLIDAY EVENTS	-	-	-	-	-
SECURITY SYSTEMS	-	-	258	-	1,530
Outside Maintenance	65,107	17,271	240,290	89,545	375,360
EQUIPMENT RENTS / LEASES	561	-	2,248	-	2,248
POLE EQUIPMENT RENTS / LEASES	-	-	6,419	12,736	6,419
MAINTENANCE CONTRACTS	897	53	36,774	28,704	46,798
EQUIPMENT RENTAL	-	138	74	276	343
COMMUNICATION SERVICES	6,092	2,253	22,556	14,898	38,481
INTERNET COSTS	-	-	30	-	30
POSTAGE	-	-	-	-	-
MARKETING EXPENSES	-	-	-	345	393
PRINTING	-	-	-	-	77
TRAVEL EXPENSE	-	-	432	255	2,111
DUES/FEES	560	12,773	4,890	16,074	10,084
VEHICLE TAG & TITLE FEE	-	-	-	54	-
FCC FEES	-	4,064	1,577	29,061	3,548
GA DEPT OF REV FEES	-	61,622	300	61,622	1,724
TRAINING & EDUCATION -EMPLOYEE	646	577	6,089	1,615	12,596
CONTRACT LABOR	84	112	1,150	8,577	1,791
SOFTWARE EXPENSE	-	-	-	-	-
SHIPPING / FREIGHT	-	-	-	-	-
Total Purchased & Contracted Svc (ACTUAL)	\$ 73,948	\$ 101,062	\$ 323,087	\$ 281,397	\$ 510,000

TELECOM: EXPENSES

REPORTING PERIOD: 07/2025

MONROE

MOST RECENT**12-MONTH**

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	12-MONTH
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
R & M CATV Studio - Outside	-	-	-	-	-
Equipment Rep & Maint - Inside	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	-	320	-	2,481	1,803
Postage	-	-	-	58	-
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	-
Marketing Expense	-	-	-	-	-
Printing	-	1,750	-	1,750	-
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	-	434	-
FCC Fees	-	-	-	-	-
Contract Labor	-	112	-	20,323	20,750
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	-	-
Total Purchased Property Services (ACTUAL)	\$ -	\$ 2,182	\$ -	\$ 25,047	\$ 24,553

TELECOM (Continued)**Supplies**

Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	-
Office Supplies & Expense	-	-	-	-	1,824
Postage	-	-	-	-	-
Auto Parts	-	-	0	270	610
CONSTRUCTION MATERIALS	-	-	-	-	-
Damage Claims - CableTV	-	-	-	-	-
EXPENDABLE FLUIDS	-	-	-	22	-
Tires	-	-	-	-	412
Uniform Expense	-	-	-	-	-
Janitorial Supplies	-	90	-	1,188	802
Computer Equipment	-	-	-	-	-
Equipment Parts	-	-	-	379	391
R&M Building - Inside	-	-	-	-	-
Equipment R&M - Inside	-	-	-	-	-

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	12-MONTH
System R&M - Inside	-	1,900	-	12,216	119,162
Sys R&M - Inside/Shipping	-	-	-	650	-
COVID-19 EXPENSES	-	-	-	-	-
Utility Costs	-	3,205	-	20,996	15,105
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	-	1,330	-	8,568	5,848
Food	-	144	-	1,040	518
Small Tools & Minor Equipment	-	132	-	1,334	709
Small Operating Supplies	-	434	-	14,411	1,629
OFFICE SUPPLIES & EXPENSES	556	145	4,206	4,135	10,482
AUTO PARTS	-	317	964	2,535	1,231
CONSTRUCTION MATERIALS	-	-	279	-	8,776
EXPENDABLE FLUIDS	-	-	267	-	267
SAFETY/MEDICAL SUPPLIES	-	-	-	-	-
UNIFORM EXPENSE	-	-	6,097	4,331	6,477
TIRES	-	-	6,793	3,731	7,903
JANITORIAL SUPPLIES	189	-	1,149	23	1,265
COMPUTER EQUIP NON-CAP	35	503	5,743	6,186	8,281
EQUIPMENT PARTS	305	-	9,817	350	13,673
SYS R & M - INSIDE/SHIPPING	-	-	153	-	186
REPAIRS & MAINTENANCE	23,247	4,714	118,520	96,122	219,642
COVID-19 EXPENSES	-	-	-	-	-
UTILITY COSTS	5,420	1,971	33,655	12,201	46,945
AUTO & TRUCK FUEL	2,171	1,330	14,856	8,610	20,961
FOOD	397	32	802	118	1,041
SMALL TOOLS & MINOR EQUIPMENT	7,354	3,368	30,699	27,267	51,294
SMALL OPERATING SUPPLIES	2,616	1,742	20,294	21,296	25,556
DEPRECIATION EXPENSE	6,320	9,708	44,242	51,244	59,552
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 48,609	\$ 31,063	\$ 298,384	\$ 299,220	\$ 630,356
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	16,938	18,664	120,576	128,566	198,630
Cost of Sales CATV	-	150,329	-	1,075,005	110,058
Cost of Sales Internet	46,128	32,073	262,798	242,504	434,865
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	6,628	7,629	43,281	48,314	79,963
Cost of Sales Streaming	34,260	8,285	242,795	50,804	401,083
Cost of Programming CATV	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	\$ 103,953	\$ 216,981	\$ 669,449	\$ 1,545,193	\$ 1,224,599

TELECOM: EXPENSES

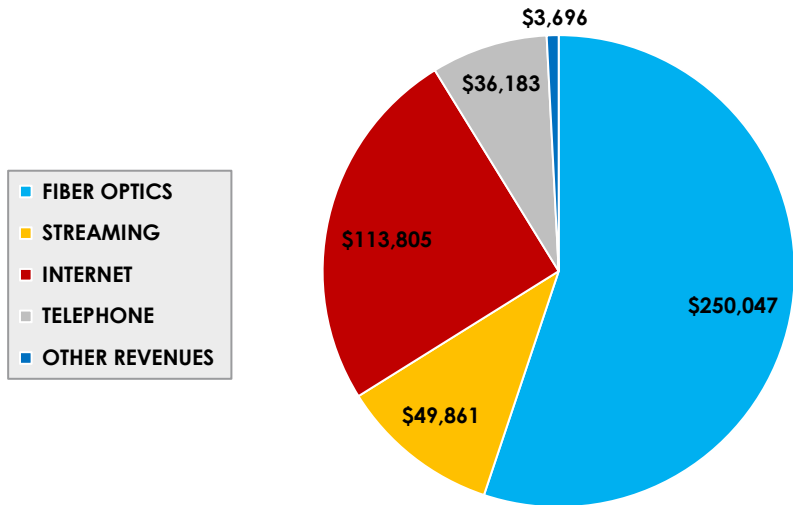
REPORTING PERIOD: 07/2025

MONROE
MOST RECENT

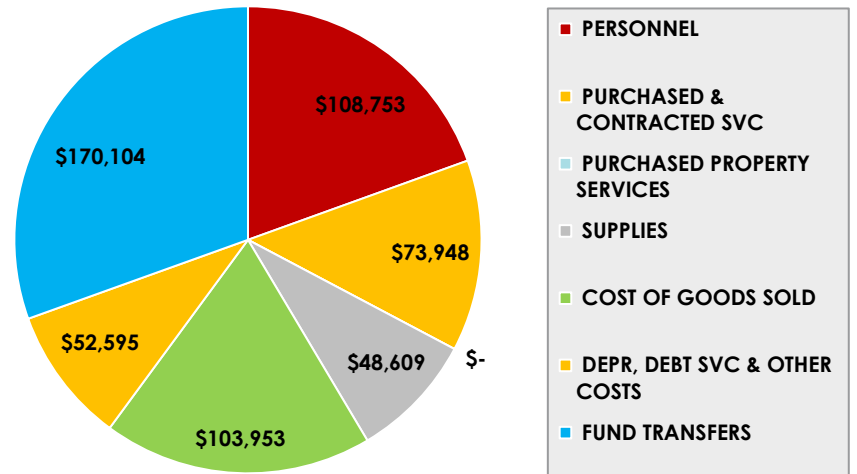
	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	12-MONTH
Depr, Debt Svc & Other Costs					
Damage Claims - CableTV	\$ -	\$ -	\$ -	\$ -	\$ -
Damage Claims - Telecom	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	15,907	15,572	111,346	108,799	173,633
INTEREST EXP - 2020 REV BONDS	43,089	43,089	301,624	301,624	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	-	95,652	-	658,467	389,006
Utility Bad Debt Expense	-	-	-	-	-
AMORT 2020 BOND PREMIUM	(8,723)	(8,723)	(61,064)	(61,064)	(104,681)
AMORT RIGHT TO USE ASSET	1,805	-	12,632	-	28,812
Debt Service Interest	-	-	-	-	-
Other Interest Expense	-	-	-	-	-
Construction in Progress	-	-	-	-	-
CAPITAL LEASE	-	-	-	-	-
CAPITAL LEASE INTEREST	-	-	-	-	-
LEASE LIABILITY INTEREST	518	518	3,629	2,842	6,221
Capital Exp - Capital Lease	518	518	3,629	2,842	6,221
Capital Exp - Equipment	-	-	-	-	-
Total Depr, Debt Svc & Other Costs (ACTUAL)	\$ 52,595	\$ 146,108	\$ 368,168	\$ 1,010,668	\$ 1,010,062
Fund Transfers					
Trans Out 5% to Gen Fund - CABLE TV	-	9,740	-	71,433	10,264
Trans Out 5% to Gen Fund - TELECOM	31,098	21,652	206,574	149,686	327,725
Intergovernmental-Walton County	-	(62,125)	-	-	-
ADMIN ALLOC - ADMIN EXPENSES	139,006	95,652	894,939	658,467	1,283,945
Total Fund Transfers (ACTUAL)	\$ 170,104	\$ 64,918	\$ 1,101,513	\$ 879,586	\$ 1,621,935
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 557,963	\$ 657,714	\$ 3,551,723	\$ 4,736,731	\$ 6,263,032

CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES

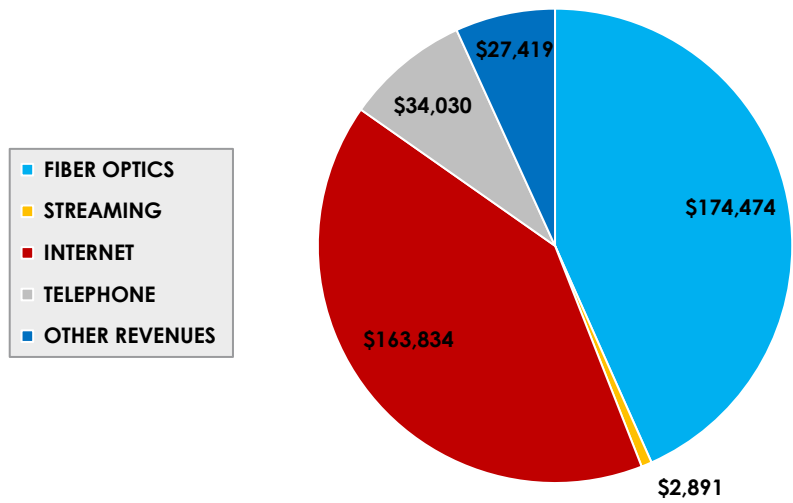
REVENUES [Jul 2025]



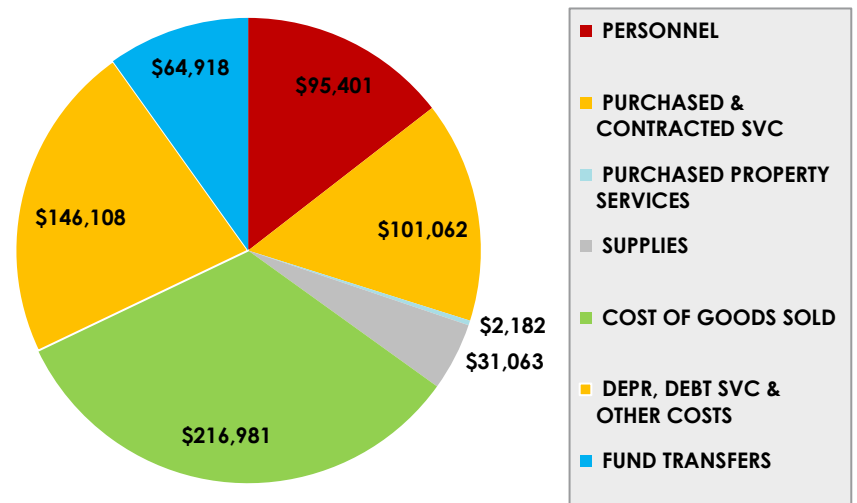
EXPENSES [Jul 2025]



REVENUES [Jul 2024]



EXPENSES [Jul 2024]



TELECOM: RETAIL SALES

REPORTING PERIOD: 07/2025

MONROE

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	-	1,206	-	8,756	1,577
Revenue (\$)	\$ -	\$ 137,780	\$ -	\$ 1,003,789	\$ 163,832
Revenue Per Bill (\$)	\$ -	\$ 114	\$ -	\$ 115	\$ 104
MINI BASIC					
Number of Bills	-	217	-	1,607	294
Revenue (\$)	\$ -	\$ 8,267	\$ -	\$ 61,249	\$ 10,143
Revenue Per Bill (\$)	\$ -	\$ 38	\$ -	\$ 38	\$ 35
BOSTWICK					
Number of Bills	-	4	-	31	4
Revenue (\$)	\$ -	\$ 460	\$ -	\$ 3,573	\$ 460
Revenue Per Bill (\$)	\$ -	\$ 115	\$ -	\$ 115	\$ 115
BULK CATV/MOTEL					
Number of Bills	-	4	-	28	4
Revenue (\$)	\$ -	\$ 1,310	\$ -	\$ 9,170	\$ 974
Revenue Per Bill (\$)	\$ -	\$ 328	\$ -	\$ 328	\$ 244
SHOWTIME					
Number of Bills	-	1	-	10	1
Revenue (\$)	\$ -	\$ 15	\$ -	\$ 164	\$ 10
Revenue Per Bill (\$)	\$ -	\$ 15	\$ -	\$ 16	\$ 10
SHOW/HBO					
Number of Bills	-	-	-	5	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ 63	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ 13	\$ -
CINEMAX					
Number of Bills	-	1	-	8	1
Revenue (\$)	\$ -	\$ 15	\$ -	\$ 115	\$ 14
Revenue Per Bill (\$)	\$ -	\$ 15	\$ -	\$ 14	\$ 14

	Jul 2025		Jul 2024		FY2025 YTD		FY2024 YTD		MOST RECENT 12-MONTH
HBO									
Number of Bills		-		11		-		83	15
Revenue (\$)	\$	-	\$	161	\$	-	\$	1,213	\$ 189
Revenue Per Bill (\$)	\$	-	\$	15	\$	-	\$	15	\$ 13
STARZ									
Number of Bills		-		8		-		75	11
Revenue (\$)	\$	-	\$	117	\$	-	\$	1,079	\$ 132
Revenue Per Bill (\$)	\$	-	\$	15	\$	-	\$	14	\$ 12
DVR									
Number of Bills		-		82		-		618	89
Revenue (\$)	\$	-	\$	9,799	\$	-	\$	73,663	\$ 9,887
Revenue Per Bill (\$)	\$	-	\$	119	\$	-	\$	119	\$ 111
NON DVR									
Number of Bills		-		22		-		170	30
Revenue (\$)	\$	-	\$	2,640	\$	-	\$	20,352	\$ 2,968
Revenue Per Bill (\$)	\$	-	\$	120	\$	-	\$	120	\$ 99
SET TOP BOX									
Number of Bills		-		61		-		475	83
Revenue (\$)	\$	-	\$	764	\$	-	\$	5,882	\$ 916
Revenue Per Bill (\$)	\$	-	\$	13	\$	-	\$	12	\$ 11
ADD'L DVR BOX									
Number of Bills		-		39		-		295	43
Revenue (\$)	\$	-	\$	535	\$	-	\$	4,120	\$ 517
Revenue Per Bill (\$)	\$	-	\$	14	\$	-	\$	14	\$ 12
ADD'L NON DVR BOX									
Number of Bills		-		10		-		77	14
Revenue (\$)	\$	-	\$	104	\$	-	\$	781	\$ 121
Revenue Per Bill (\$)	\$	-	\$	10	\$	-	\$	10	\$ 9
FIBER									
Number of Bills		3,952		2,485		24,685		15,800	38,965
Revenue (\$)	\$	250,047	\$	174,474	\$	1,596,414	\$	1,125,120	\$ 2,552,268
Revenue Per Bill (\$)	\$	63	\$	70	\$	65	\$	71	\$ 66

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
INTERNET					
Number of Bills	1,784	2,689	14,433	19,824	27,435
Revenue (\$)	\$ 97,685	\$ 154,951	\$ 811,122	\$ 1,153,715	\$ 1,543,123
Revenue Per Bill (\$)	\$ 55	\$ 58	\$ 56	\$ 58	\$ 56
BASIC STREAM					
Number of Bills	86	7	609	9	953
Revenue (\$)	\$ 5,884	\$ 128	\$ 40,711	\$ 158	\$ 57,226
Revenue Per Bill (\$)	\$ 68	\$ 18	\$ 67	\$ 18	\$ 60
EXPAND STREAM					
Number of Bills	120	10	907	13	1,448
Revenue (\$)	\$ 12,923	\$ 1,277	\$ 95,341	\$ 1,461	\$ 136,827
Revenue Per Bill (\$)	\$ 108	\$ 128	\$ 105	\$ 112	\$ 94
Premium Stream					
Number of Bills	236	46	1,705	56	2,774
Revenue (\$)	\$ 27,135	\$ 1,207	\$ 195,480	\$ 1,413	\$ 288,973
Revenue Per Bill (\$)	\$ 115	\$ 26	\$ 115	\$ 25	\$ 104
Everything Stream					
Number of Bills	29	3	227	6	362
Revenue (\$)	\$ 3,920	\$ 280	\$ 30,397	\$ 410	\$ 43,828
Revenue Per Bill (\$)	\$ 135	\$ 93	\$ 134	\$ 68	\$ 121
WIRELESS INTERNET					
Number of Bills	1,250	677	7,724	4,078	12,035
Revenue (\$)	\$ 16,120	\$ 8,883	\$ 102,912	\$ 56,018	\$ 159,549
Revenue Per Bill (\$)	\$ 13	\$ 13	\$ 13	\$ 14	\$ 13
RESIDENTIAL PHONE					
Number of Bills	577	642	4,134	4,632	7,299
Revenue (\$)	\$ 13,732	\$ 9,710	\$ 103,741	\$ 67,856	\$ 195,881
Revenue Per Bill (\$)	\$ 24	\$ 15	\$ 25	\$ 15	\$ 27
COMMERCIAL PHONE					
Number of Bills	250	258	1,744	1,846	3,000
Revenue (\$)	\$ 15,423	\$ 16,692	\$ 108,725	\$ 118,596	\$ 192,002
Revenue Per Bill (\$)	\$ 62	\$ 65	\$ 62	\$ 64	\$ 64
TOTAL REVENUES	\$ 442,869	\$ 529,567	\$ 3,084,842	\$ 3,709,958	\$ 5,359,842

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

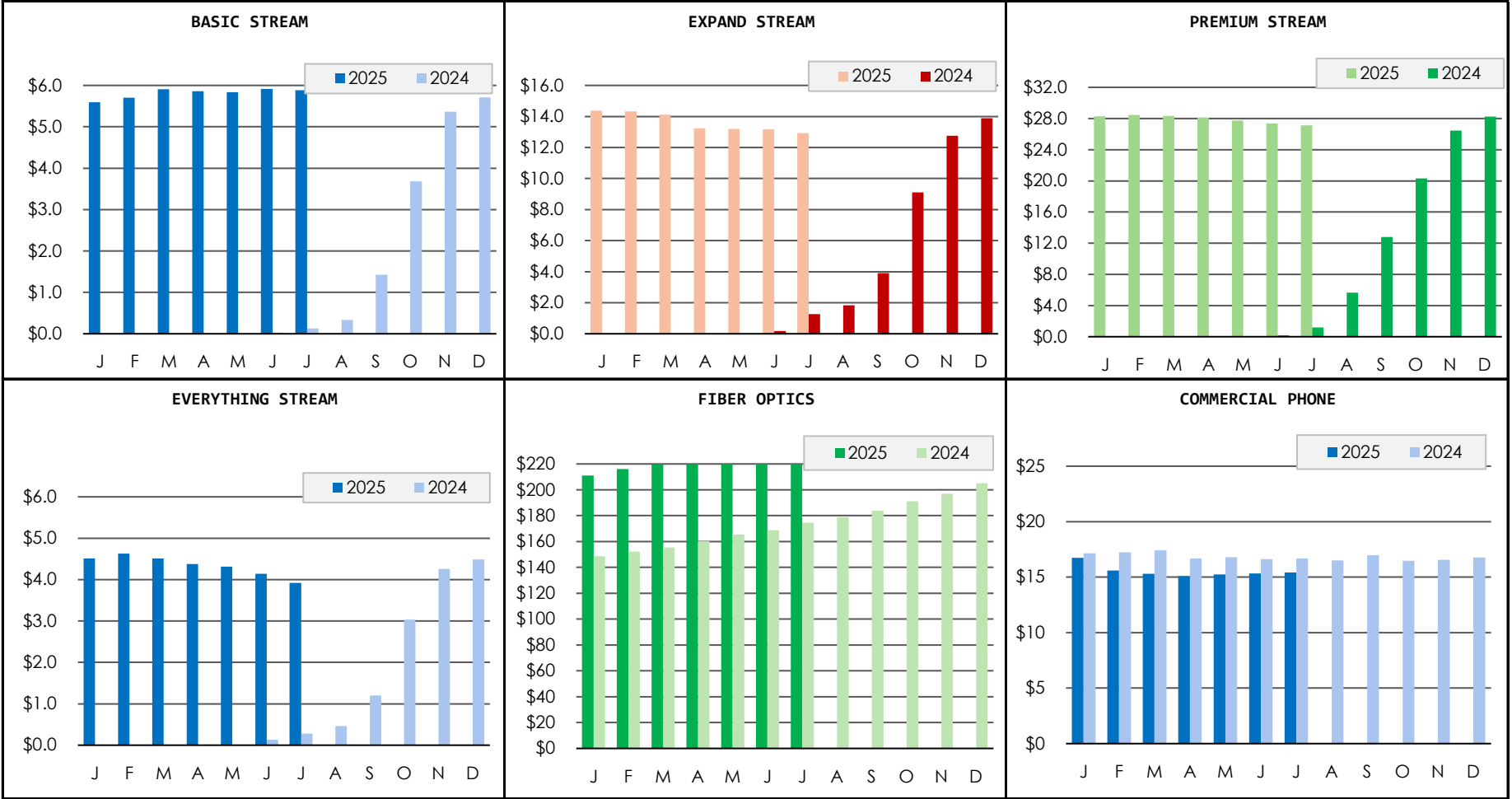
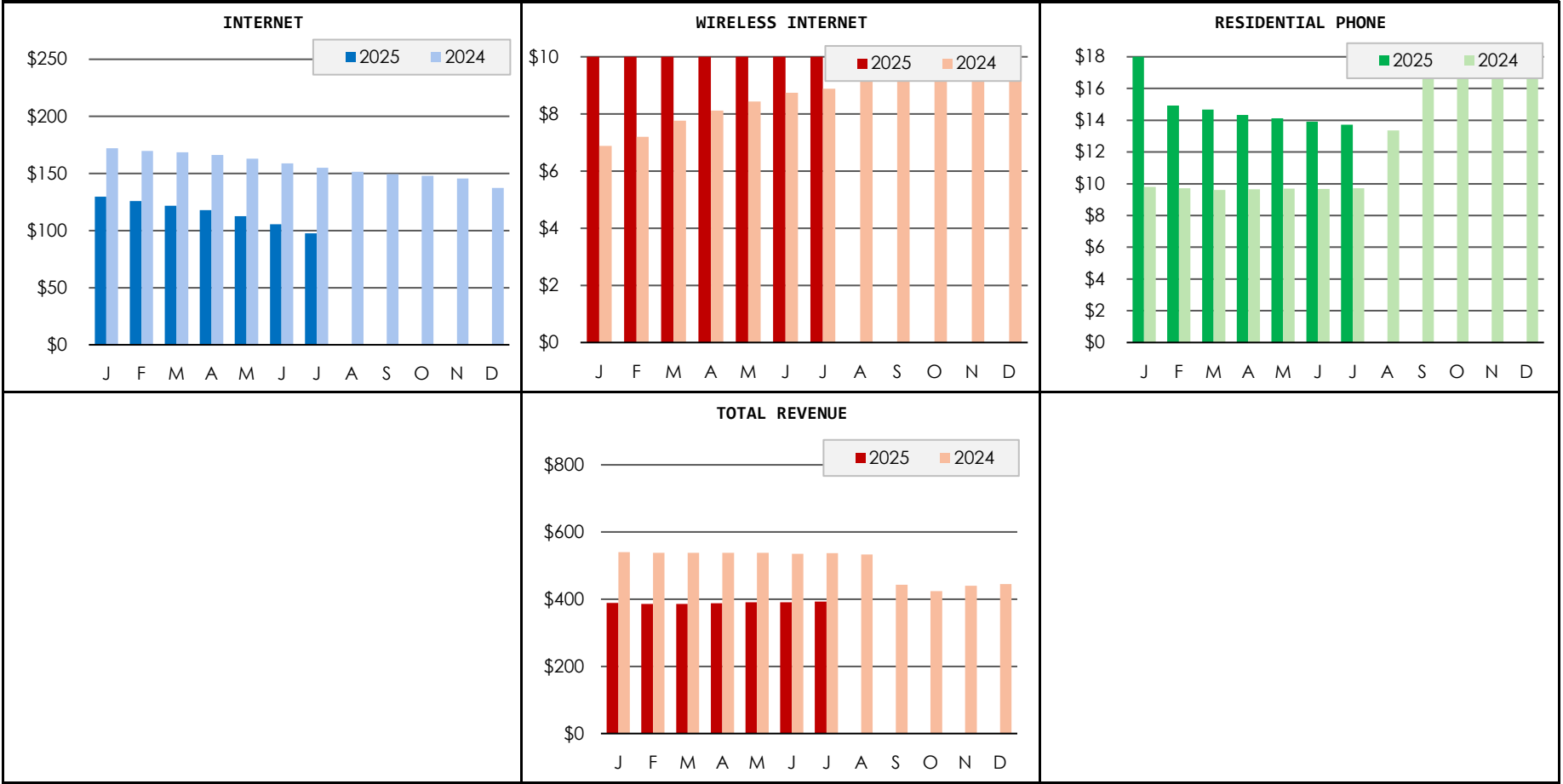
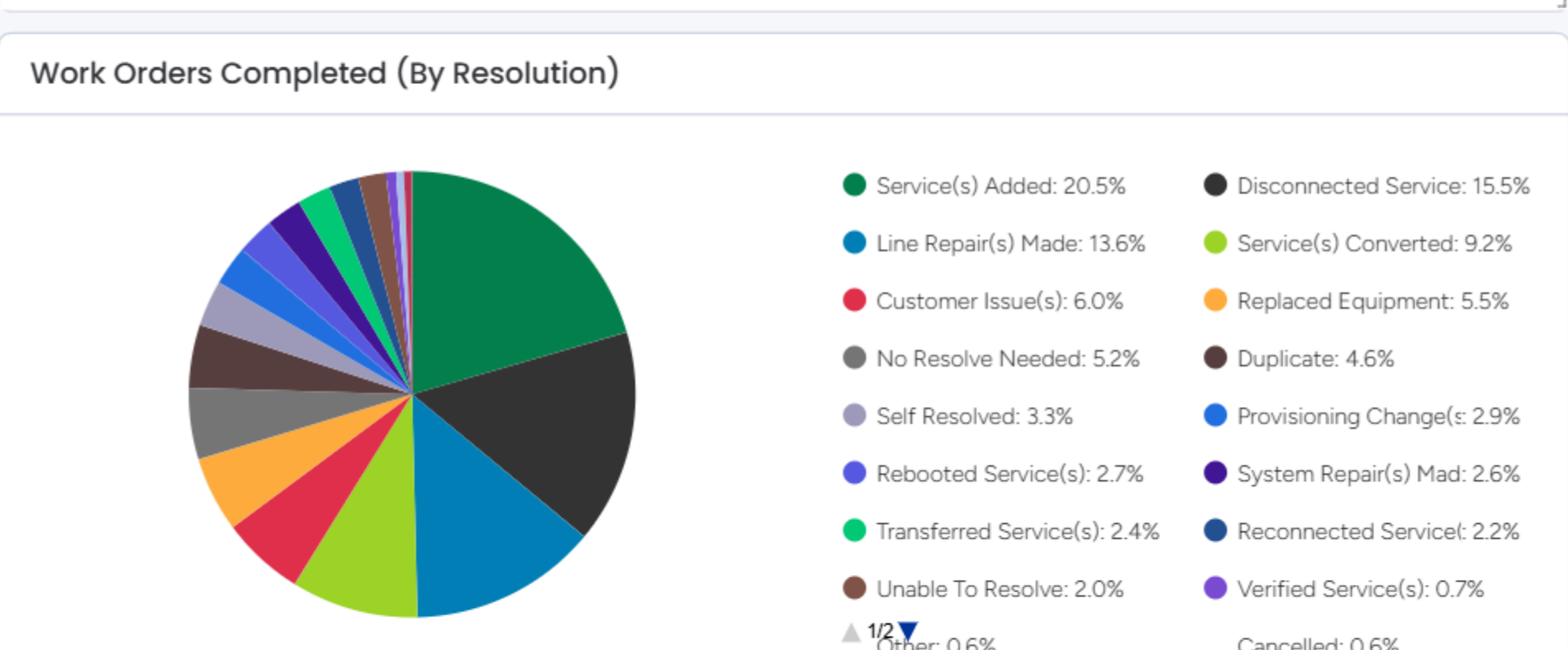
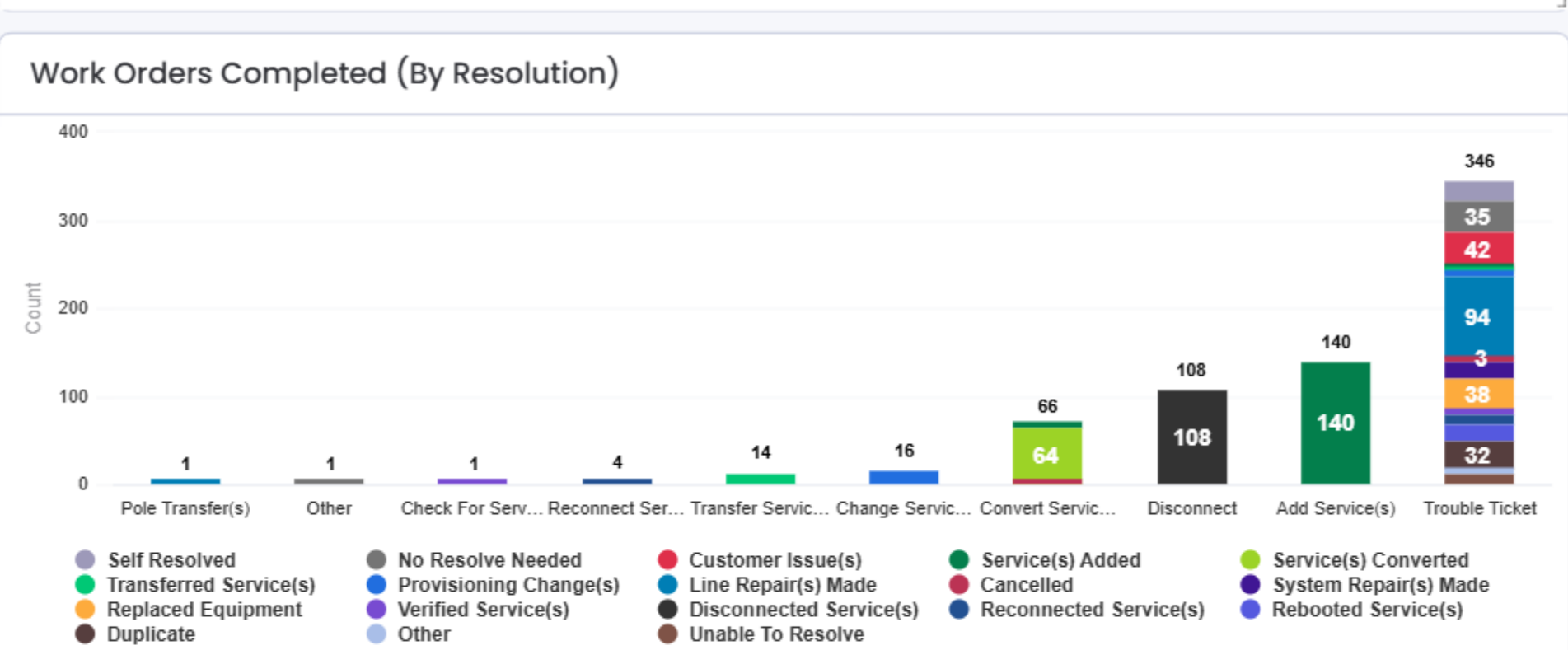
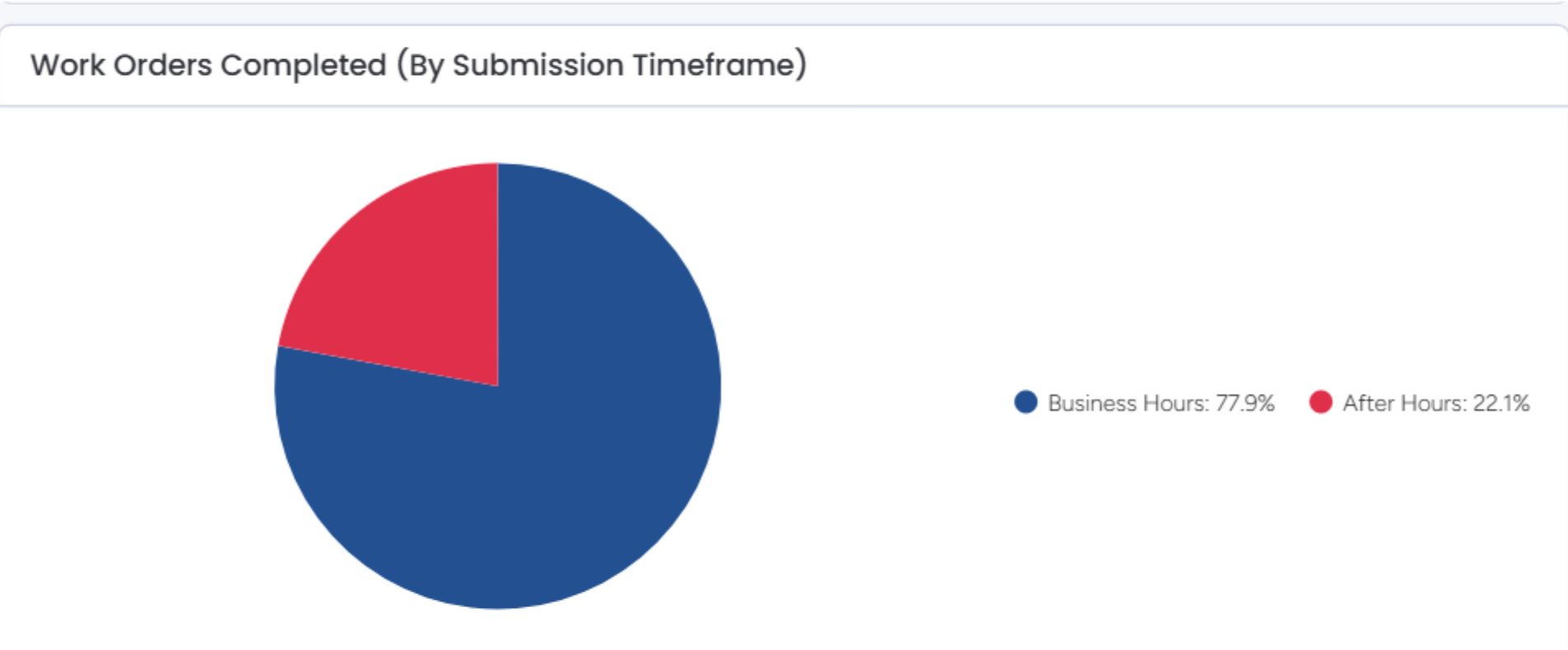
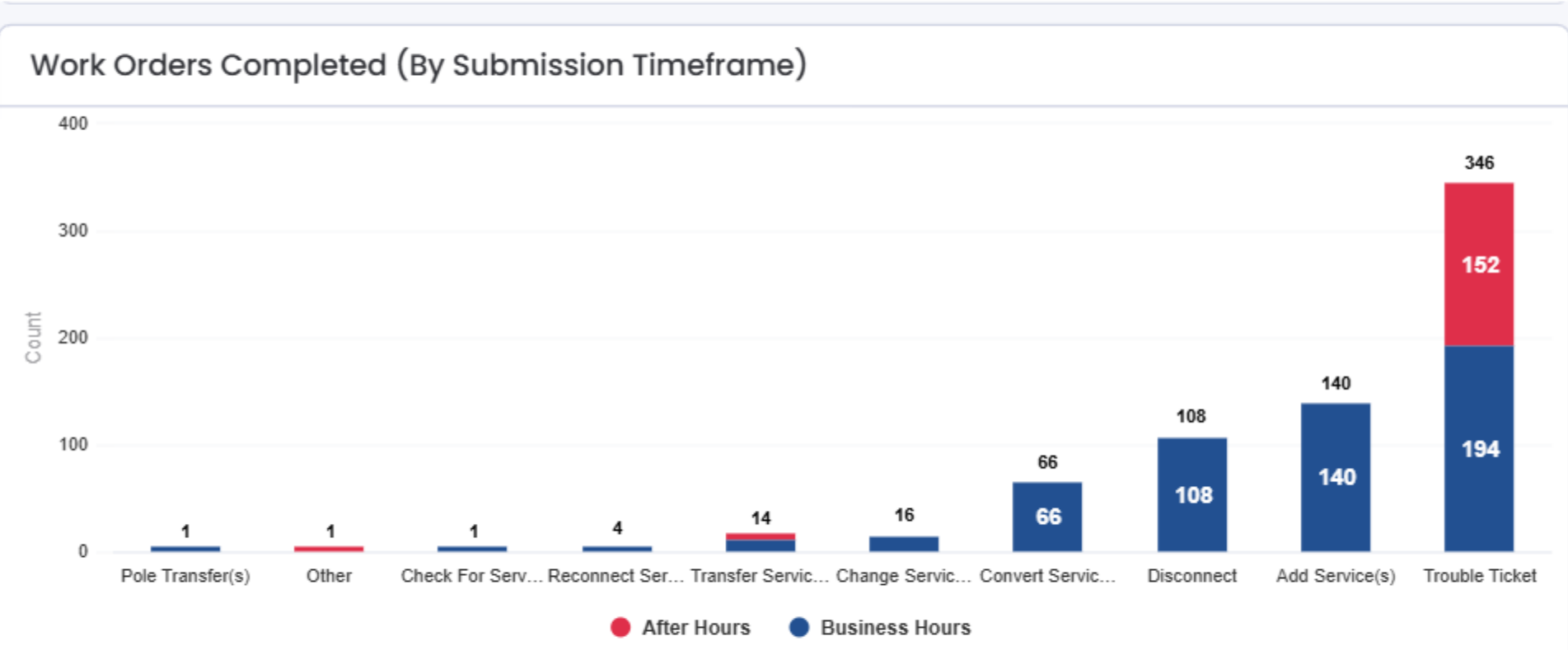
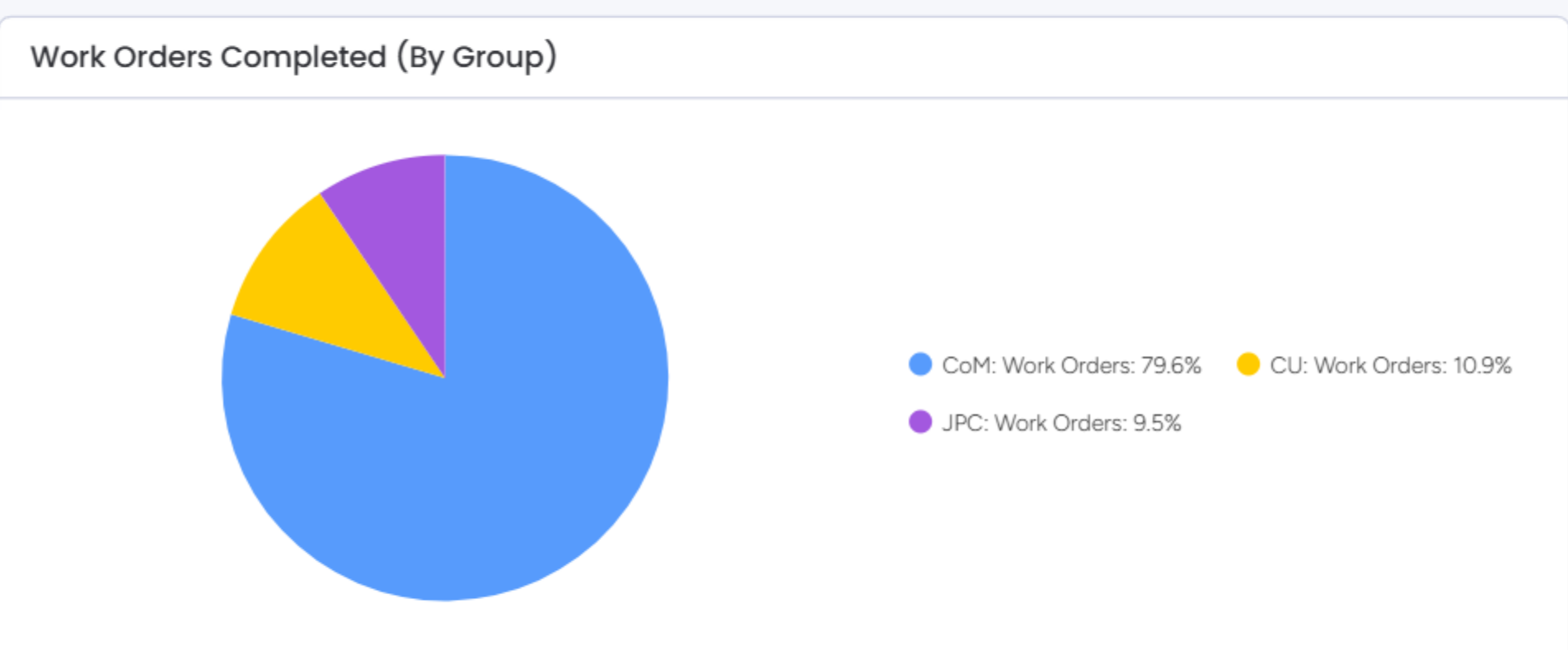
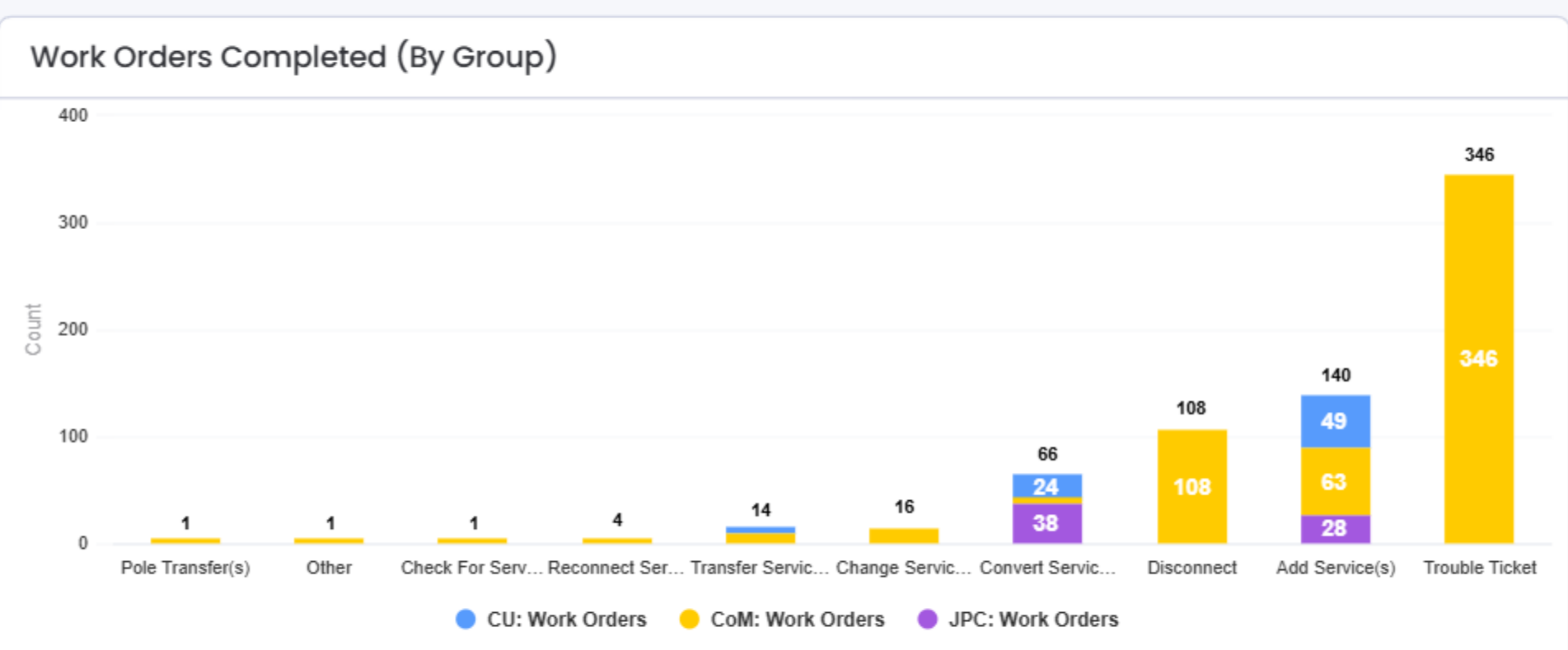
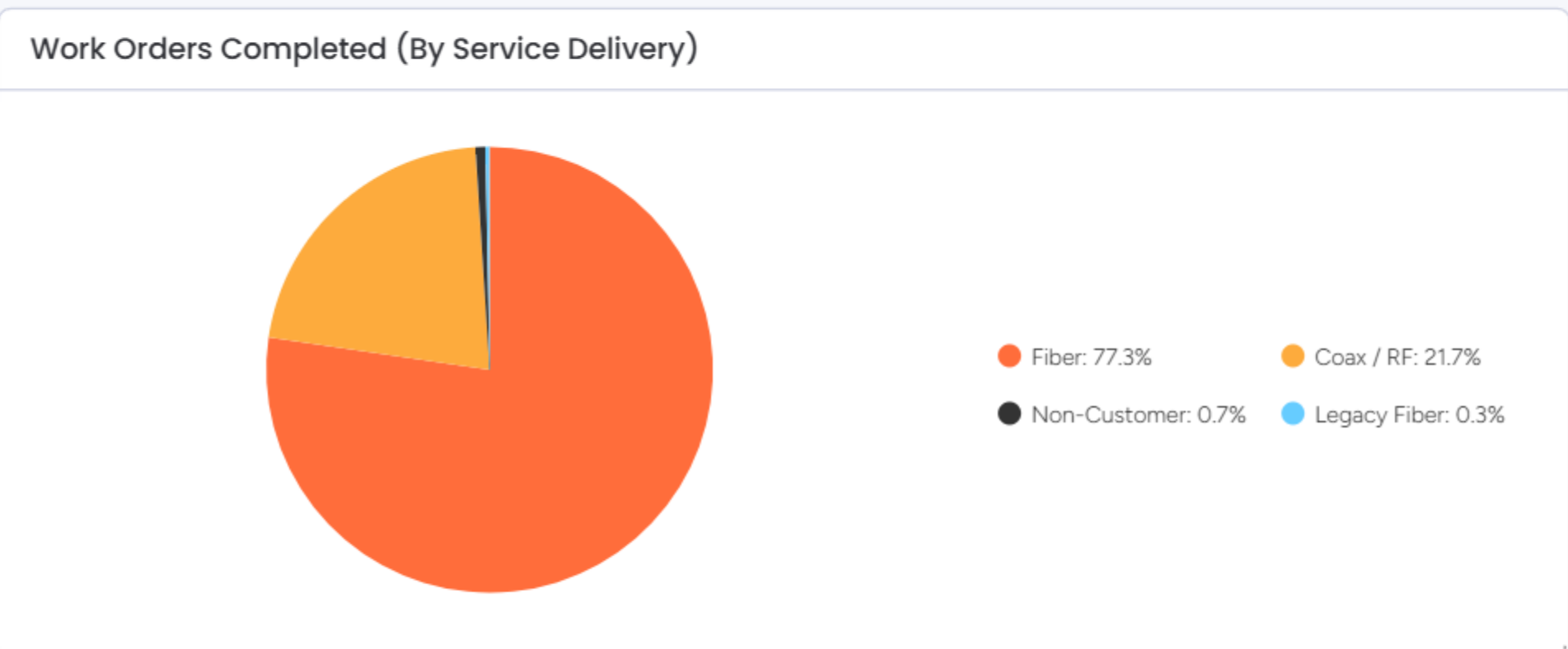
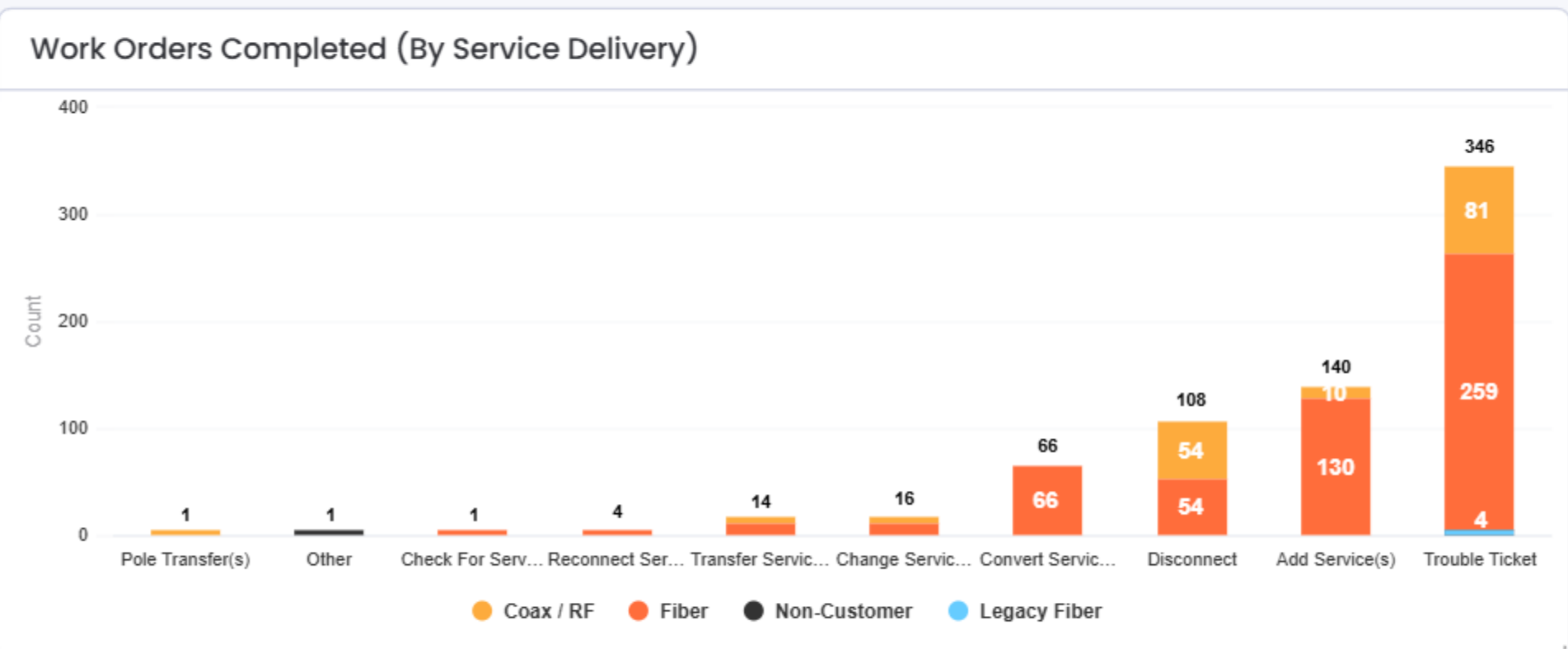
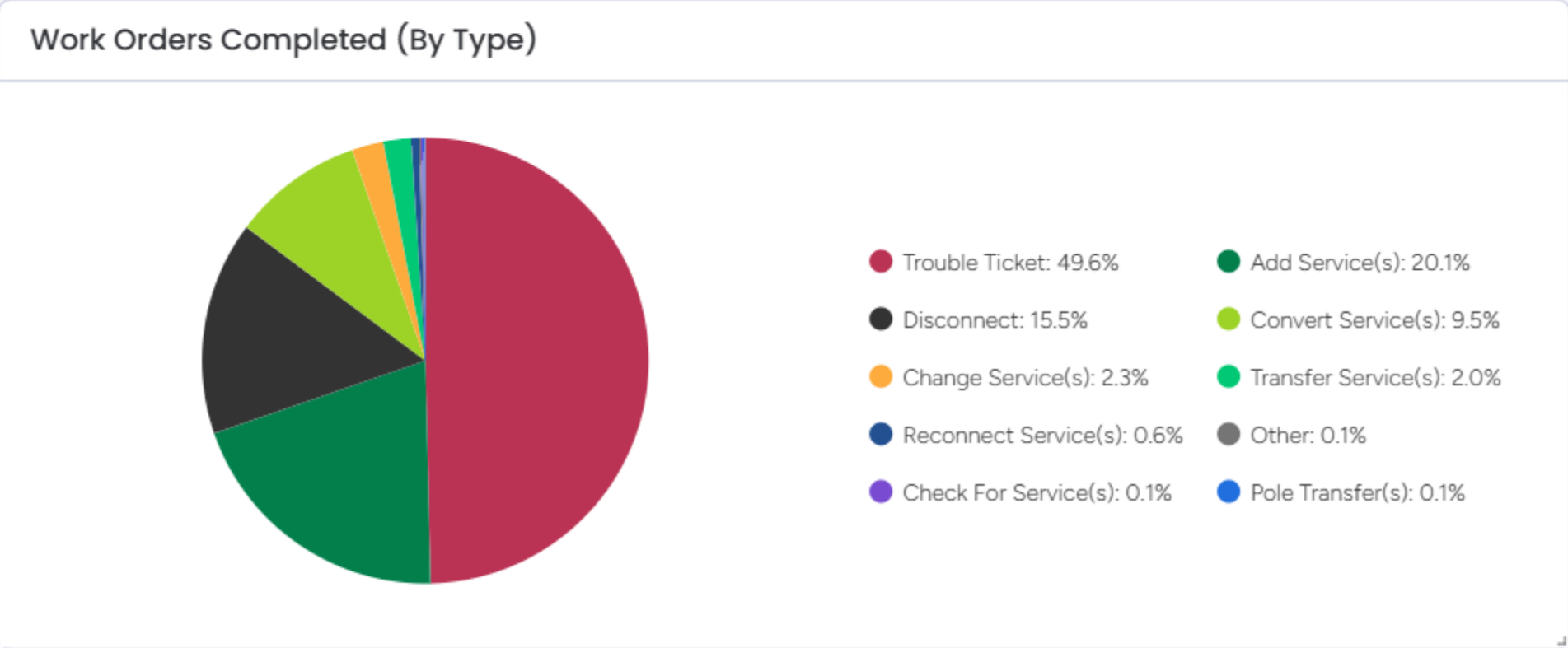
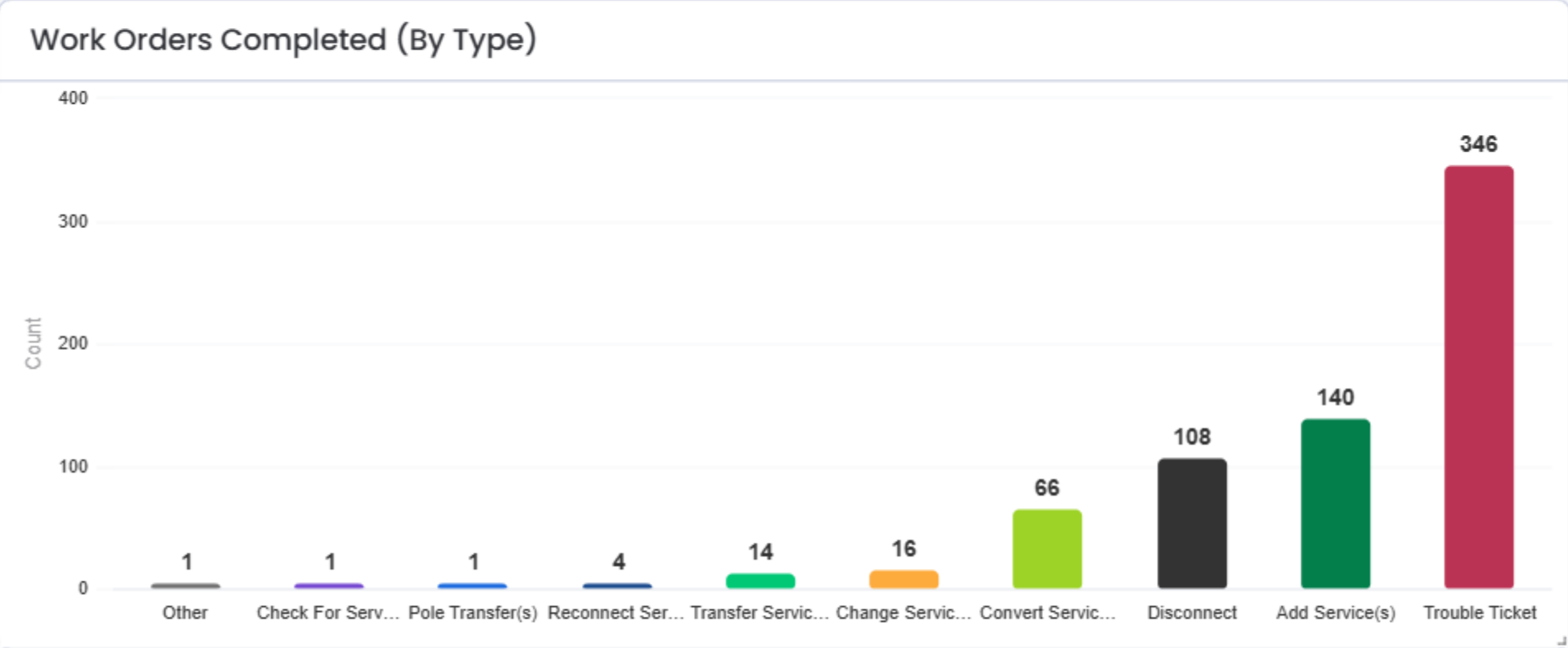
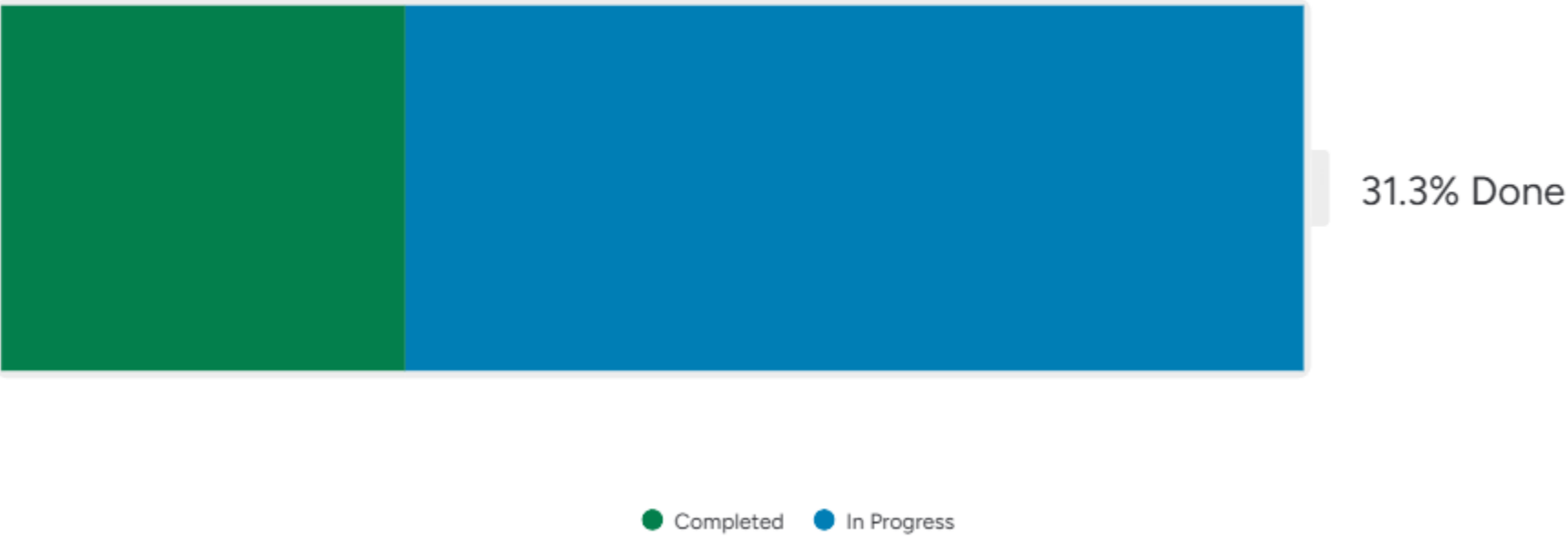


CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR





Overall RF Plant Decommission Status:



Total # Left:

1,071

Fiber Ready:

750

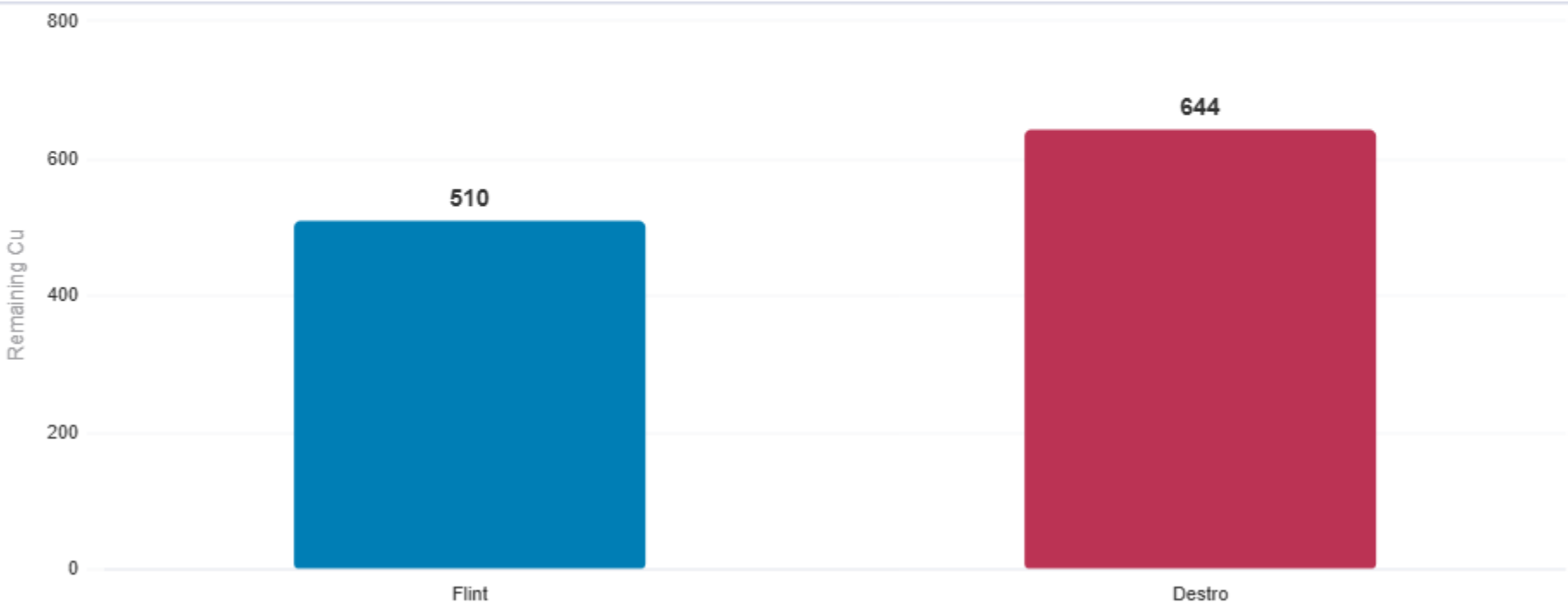
Not Active:

164

'Not Allowed':

240

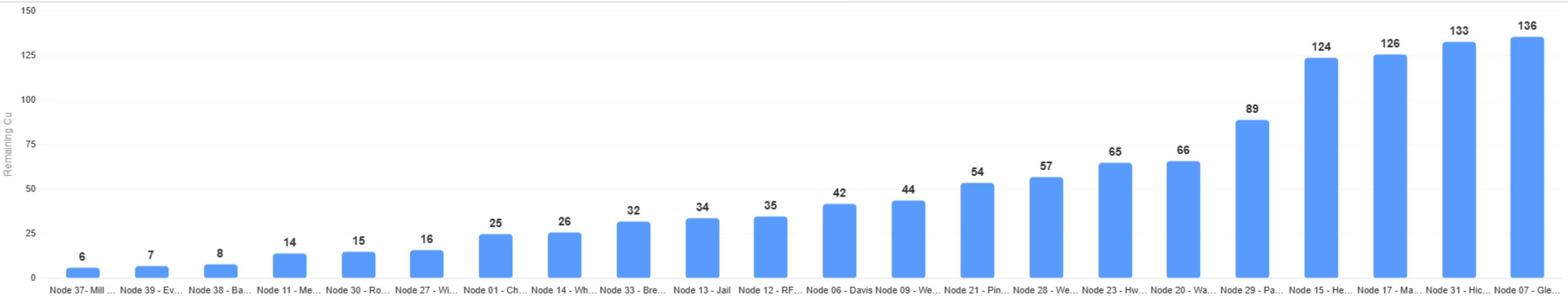
Customers Remaining (Per CMTS)



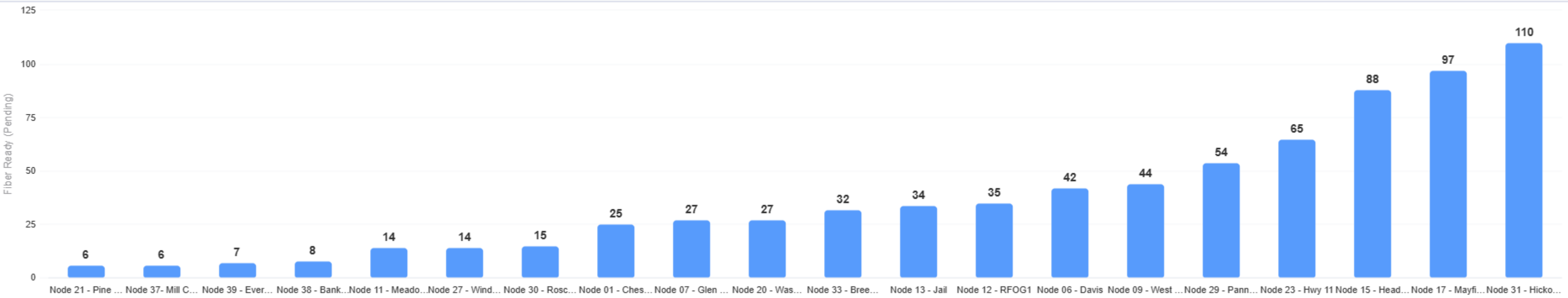
Customers Remaining (Per CMTS)



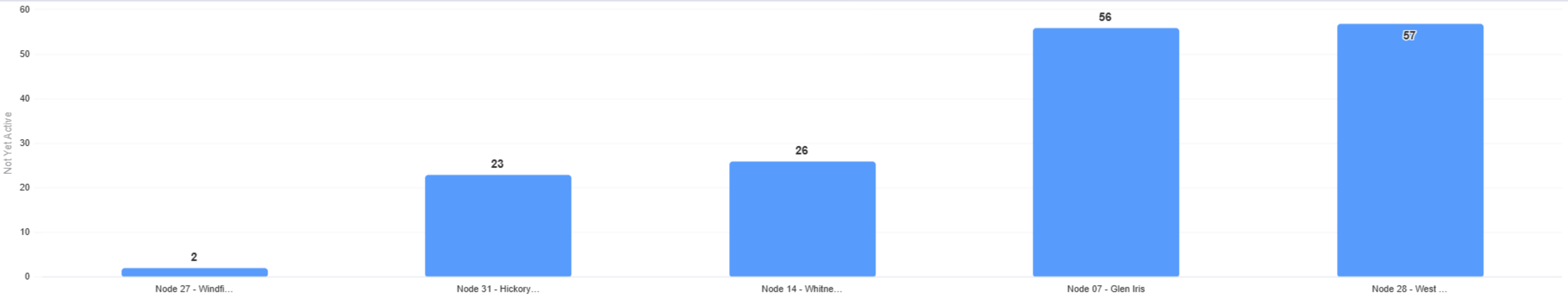
Total Remaining Customers (By Node):



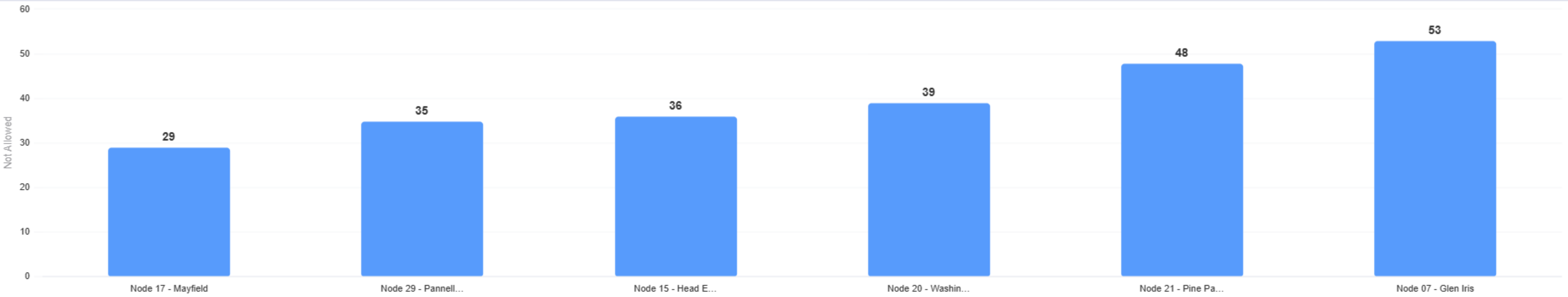
Total Remaining Customers Ready For Fiber Conversion: (By Node)



Total Remaining Customers Waiting For Fiber Availability: (By Node)



Total Number of 'Non-Allowed' Customers: (By Node)





**TELECOMMUNICATIONS
DEPARTMENT
MONTHLY REPORT
AUGUST
2025**

Subscriber Report: (As of 09/02/2025)

Subscriber Type	Month of July	Month of August	Change
Registered Online Fiber ONTs:	4,267	4,367	+100
Registered Online Cable Modems:	1,384	1,244	-140
Registered WiFi Devices:	1,460	1,483	+23
Registered Streaming TV Accounts:	512	*	*

- Registered fiber ONTs currently account for 78% (+2%) of all active online devices.
- Registered cable modems currently account for 22% (-2%) of all active online devices.
- At present, managed Wi-Fi (Calix) devices account for 26% (no change) of Wi-Fi service(s) across all fiber ONT and cable modem customers.

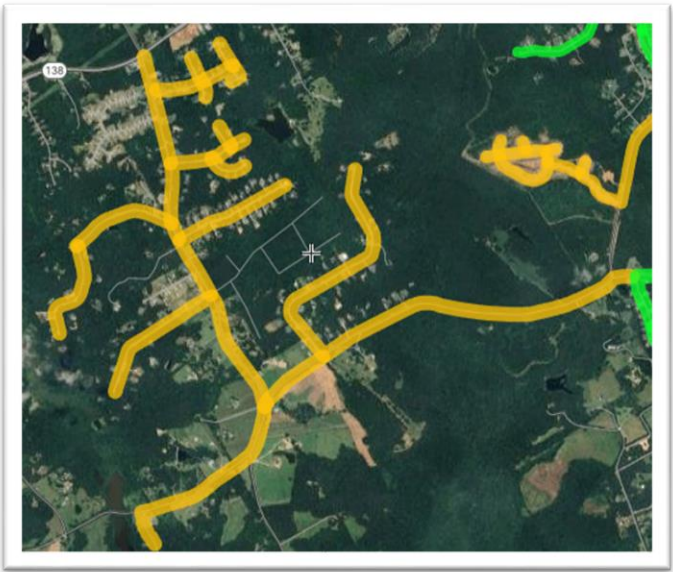
** Note: Our streaming TV provider did not provide us with updated registered account information by the time this report was generated.*

Projects List:

Fiber BOND Project

Status: *In Progress*

The Gratis Road / Walton Road area should be completed now. Our next target area will be the West Walton area:



The West Walton area is one of two remaining areas left to activate.

Arista Core Replacement (CIP)

Status: *In Progress*

Work continues on our Arista Core Replacement project. Several late night / maintenance sessions have been scheduled for the upcoming weeks, preparing the groundwork to move more critical connections and infrastructure over to our equipment.

Brookhaven Conversion

Status: *In Progress*

We have been able to convert the existing customers off our old legacy fiber system on to our standard GPON deployment infrastructure, offering the customer more bandwidth options and giving us better support and diagnostic capabilities. Work continues to reach the remaining legacy customers and convert them over.

Network Diversity Expansion

Status: *In Progress*

We are still in the process of waiting on GTC to deliver their connection to us to turn up this circuit. According to their last contact with us, they should have some more news on the connection sometime this month.

RF Plant Decommission

Status: *In Progress*

Work continues with decommissioning part of the existing cable plant where service(s) are no longer being offered. At present, we currently have nearly 31% (+3%) of our existing legacy coax plant completely shutdown and terminated.

The following legacy coax nodes currently have LESS than 20 active cable modems customers waiting to be converted:

- Banker's Boulevard
- Evergreen (Targeted Shutdown: Oct 1st)
- Mill Creek (Targeted Shutdown: Oct 1st)
- Windfield

- Roscoe Davis
- Meadow Walk (Targeted Shutdown: Oct 1st)

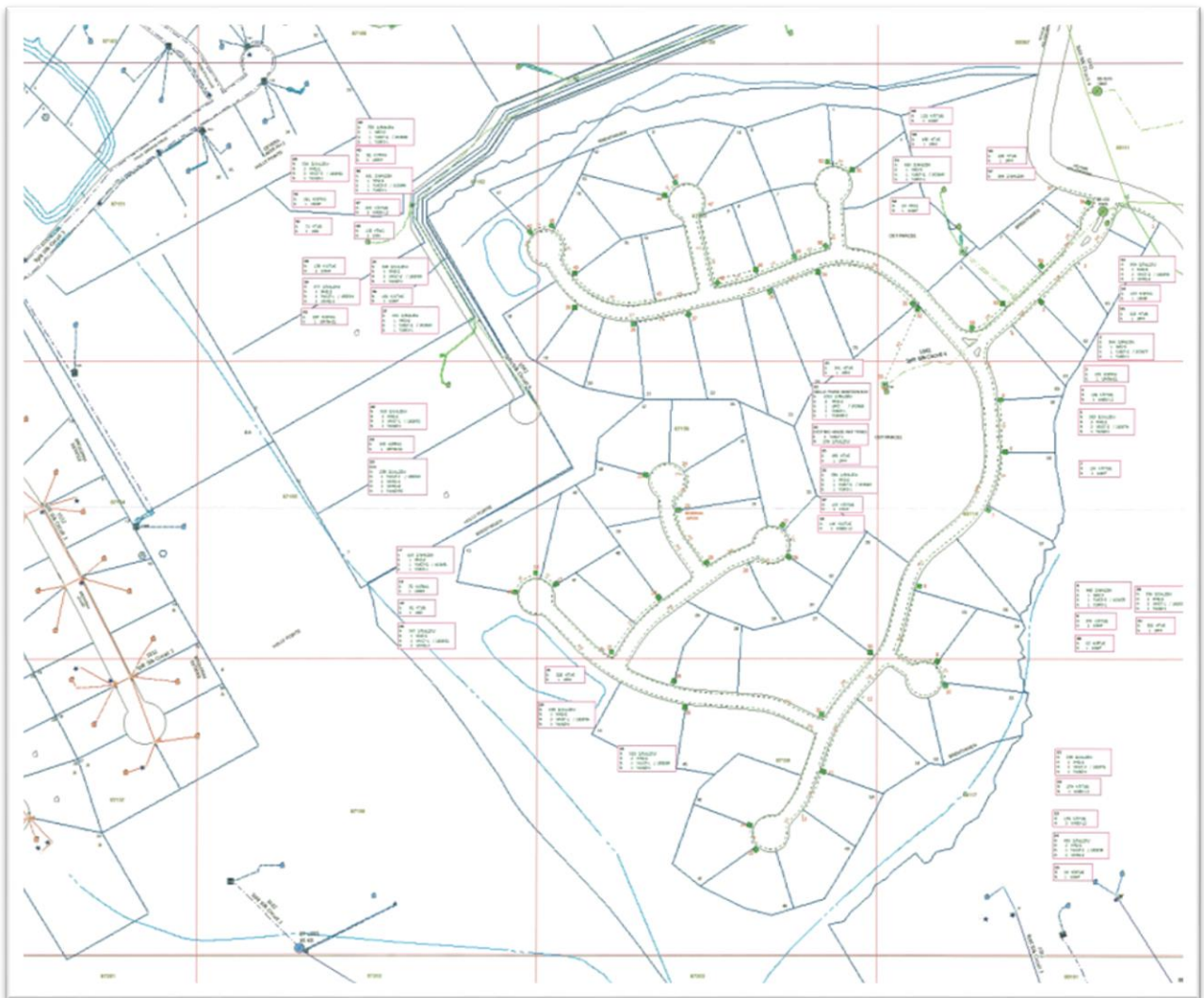
More in depth information on our decommission status can be found in the “Legacy Coax / RF Plant Decommission Progress’ section of this report.

Upcoming Subdivisions / Areas of Deployments:

Brenthaven (Ho Hum Hollow Road)

Status: *Planning*

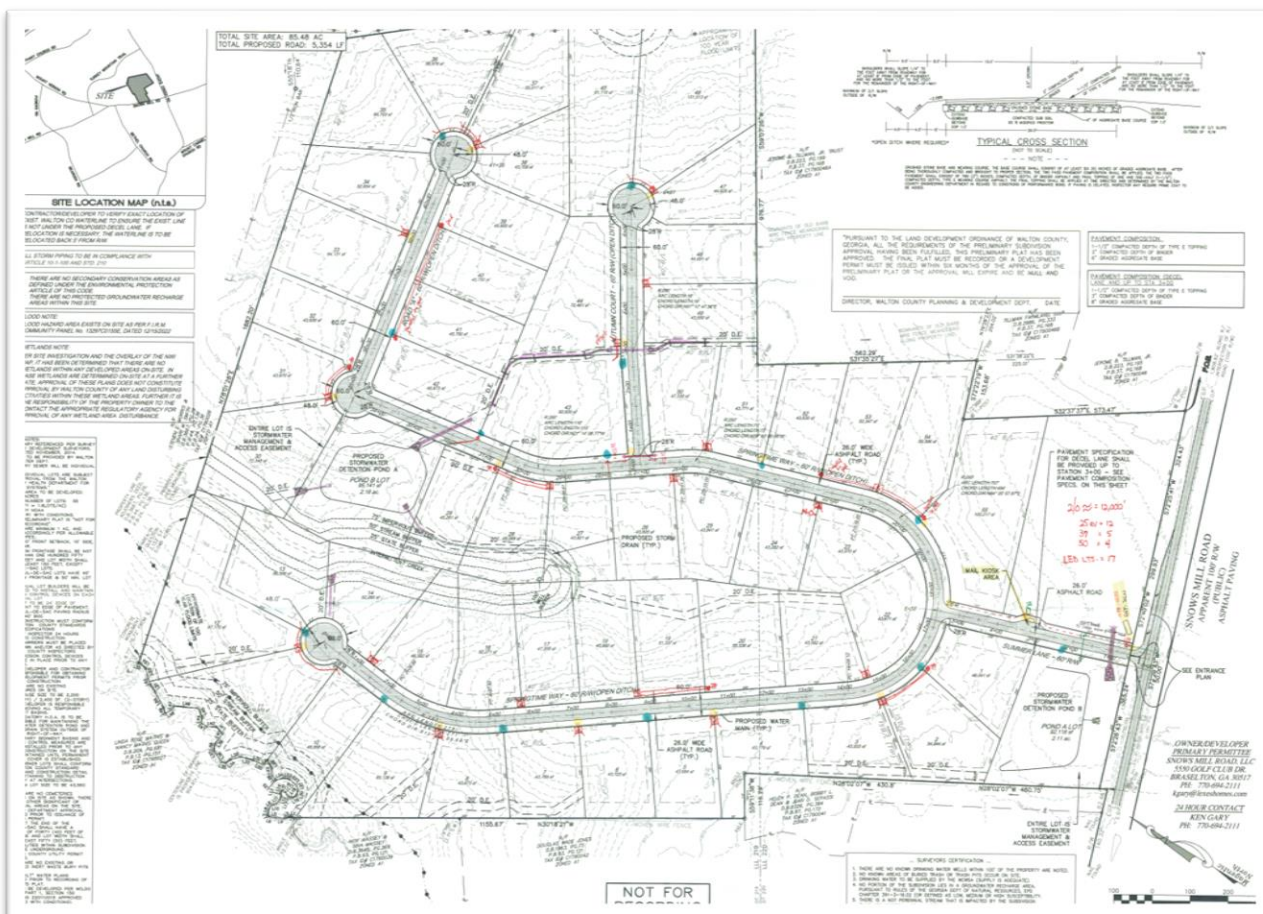
We are in the process of planning for deployment into this subdivision. Pre-construction meeting(s) have taken place and we will begin the process of installing our conduit and infrastructure once we are given the green light to move ahead.



Estates at Snows Mill (Snows Mill Road)

Status: *In Progress*

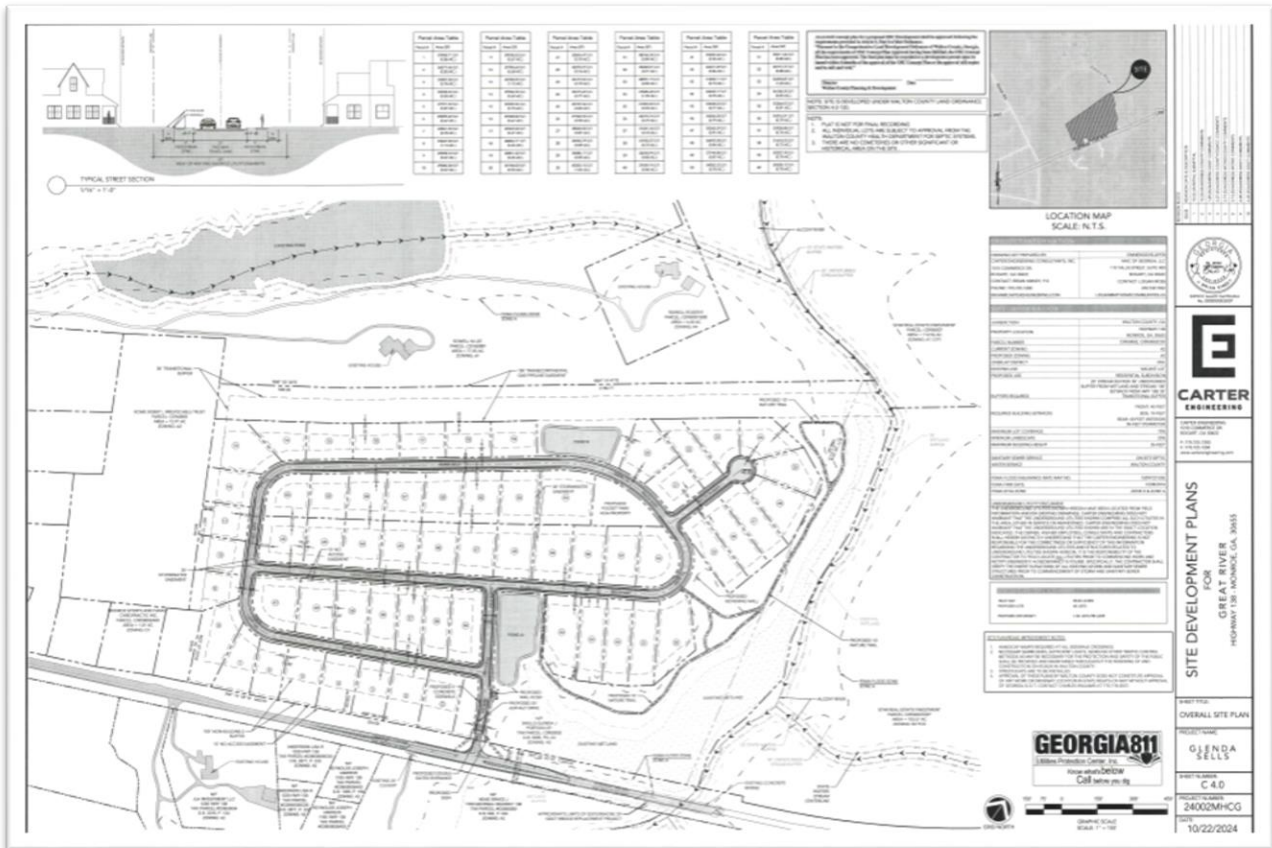
We are currently in the process of deploying our infrastructure into this area.



Great River (Hwy 138)

Status: *Planning*

We are in the process of planning for deployment into this subdivision. Pre-construction meeting(s) have taken place and we will begin the process of installing our conduit and infrastructure once we are given the green light to move ahead.



Hambrick Station (Criswell Road)

Status: *Planning*

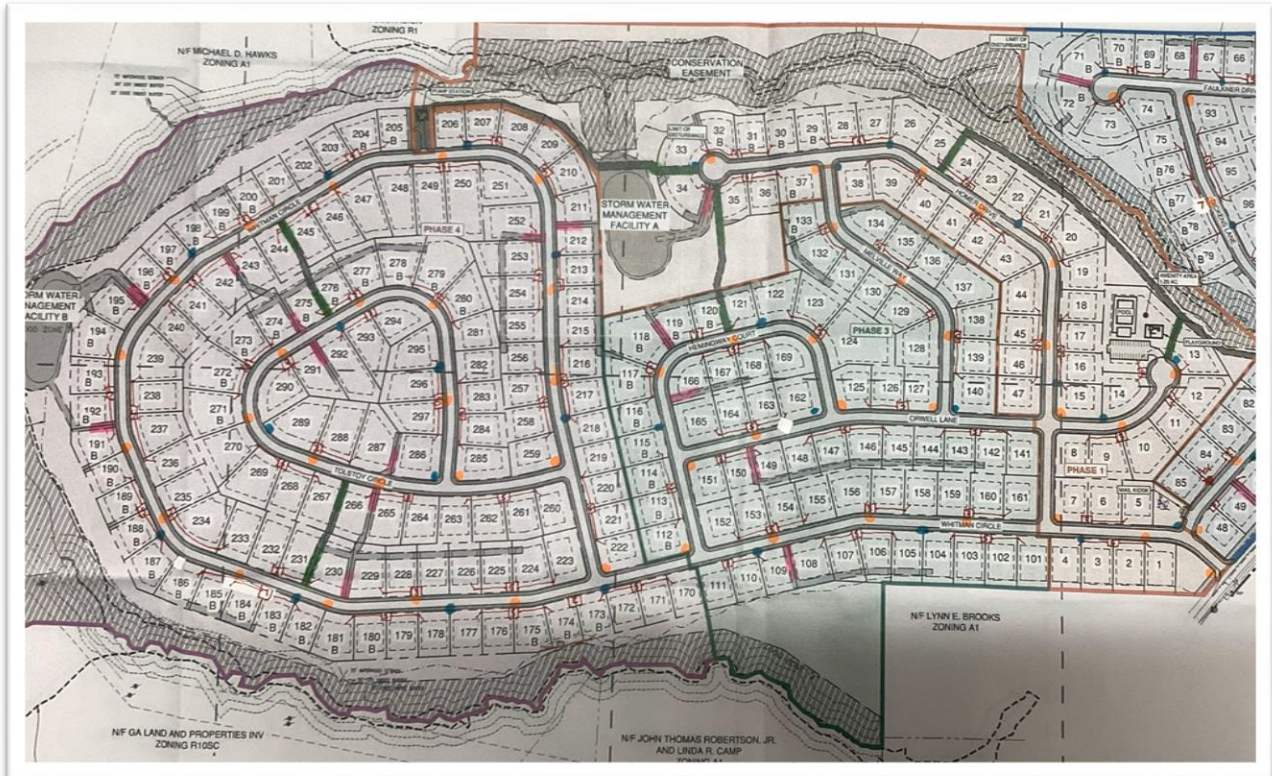
We are in the process of planning for deployment into this subdivision. At present, our plan is to start infrastructure deployment by joint trenching with the Gas department when they begin.



River Pointe (Cedar Ridge)

Status: *In Progress*

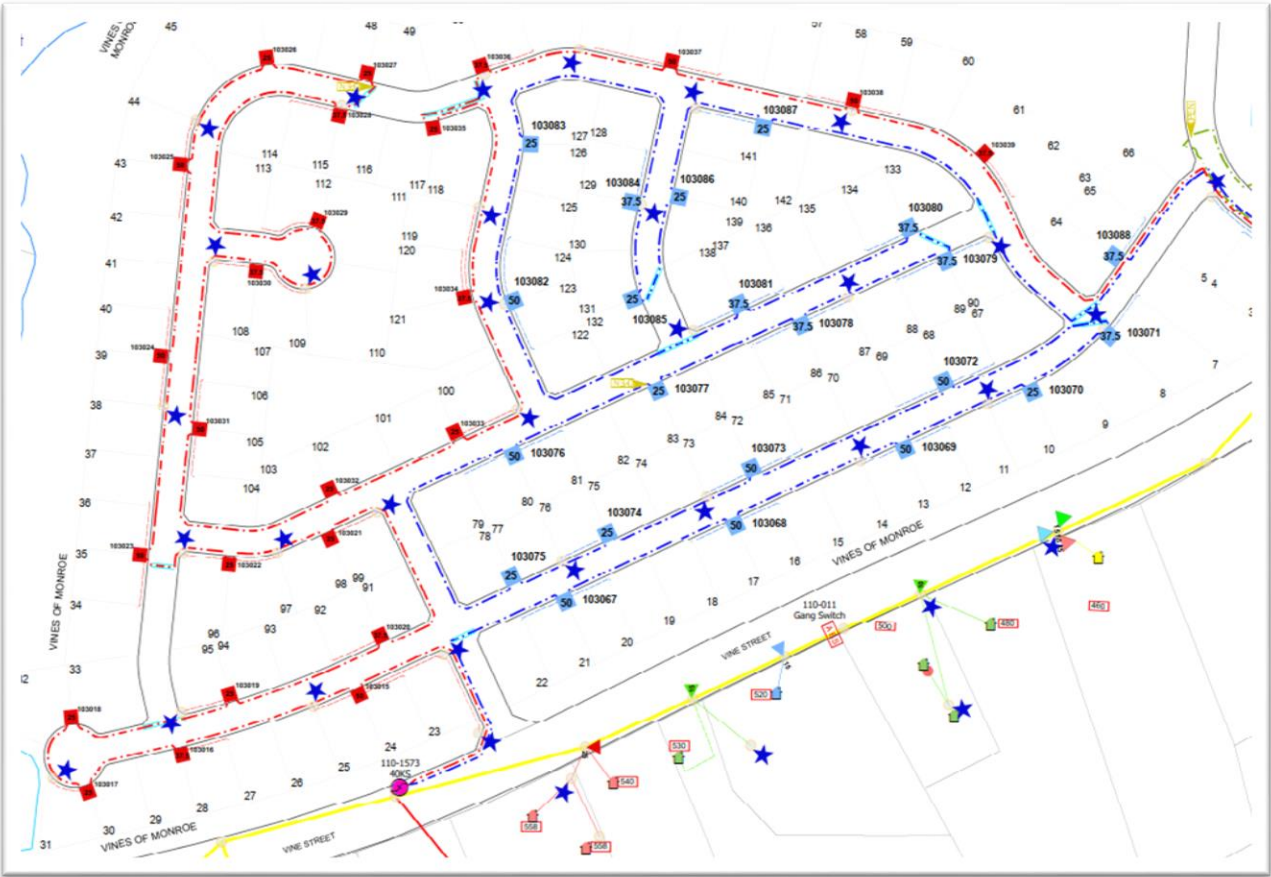
We are currently in the process of deploying our infrastructure into this area.



Vines of Monroe (Vine Street)

Status: *In Progress*

We are currently in the process of deploying our infrastructure into this area.





WATER, SEWER, GAS & ELECTRIC MONTHLY REPORT

SEPTEMBER 2025

2025 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					
2025 NGDISM Grant Application	Aug-25	Dec-26	Reapplying for the 2 remaining unfunded applications from 2024 Replace aging steel gas mains along Midland, Edwards, Bold Springs Ave, Baker St, E Spring St, Glen	In Progress	Engineer/City
2024 NGDISM Grant Application Replace 4.36 miles	Jul-25	Jul-26	Iris, N Madison Ave, Williams, Ford, Hubbard, and Blaine Streets. \$1.9 million	Awarded	Engineer Contractor
Gas/Fiber install for River Pointe Subdivision	Jan-25	Feb-25	Installing 2" plastic main to 297 lot subdivision @ Cedar Ridge & Double Springs Church	Completed	City
Gas/Fiber install for The Vines of Monroe	Feb-25	Apr-25	Installing 2" plastic main to 220 lot subdivision @ Vine Street	Material Ordered	City
Gas/Fiber install for new subdivision on Snows Mill Rd	Apr-25	May-25	Installing 2" plastic main to 54 lot subdivision @ Snows Mill Rd	Material Ordered	City
Design & build of 4" high pressure steel main to feed new jail	Jan-24	Jan-25	Gas main to feed jail and provide additional gas for Piedmont Industrial Park	Completed	Contractor
Gas Relocation/GDOT Bypass project	Jan-24	Jan-25	Relocation in various areas of our 2" & 4" gas mains to accommodate new bypass	Completed	City/Contractor
Steel main replacement along Rowe Rd	Feb-25	Mar-25	Replace 1.6 miles of 4" steel gas main due to leaks	Completed	Contractor
Sewer Collection					
Brentwood Subdivision Pump Station Replacement/Rehab	Feb-25	Jun-25	Replace pumps & controls / upgrade 2" force main to 4"	Planning Stage	City
Sewer main rehab along Vine St near creek	Mar-25	Apr-25	Crew pipe bursting existing 6" main, upsizing to a 10"	Completed	City
					James Warren &
2022 CDBG	Dec-21	Feb-25	Glen Iris & Edwards, have been re-milled & paved, crews are adjusting manholes rings & covers Rehab of sewer & water along Green St, King St, Perry St, Launius Ave, & Carver Place / Crew surveying	In final stages	Associates Carter &
2025 CDBG	Jan-24	Jan-26	residents in area (will be a 2025 CDBG application)	Awarded	Sloope/Hofstadter
Sewer Treatment Plant					
Jacks Creek Plant future expansion	Sep-21	Jan-25	Received comments from EPD for Environmental Information Documents (EID), nearing completion of the Design review (DDR) - design started 6/2025	Engineering	Wiedeman & Singleton
Water Distribution					
Construction of 500,000 gallon elevated water tower	Sep-24	Mar-26	Site staked, drill expected 5/12 for pier drilling, tank construction slated for late 2025 - foundation installed in 5/2025, awaiting steel delivery for tank - Estimated completion Dec 17th Crews have completed several hundred feet along E. Marable - crews have installed main along both	In Progress	Carter & Sloope
16" water transmission main from water plant to tank site	Sep-24	Aug-25	Marable & Union Streets - Estimated completion Oct 1st	In Progress	Carter & Sloope
Implementation of EPA's new Lead & Copper Rule	Jul-22	Continuing	Inventory of all water services to determine presence of lead / both sides of meters	Submitted	City/120Water
Water Main relocation for Hwy 11 By-pass	Jan-24	Mar-25	Relocate approx. 4,000 of 8" main & 2,500 of 10" main in various areas along bypass	Completed	City
Water extension to serve YMCA	Mar-24	Mar-24	Installing 10" water main to serve YMCA site	Completed	City
Water Treatment Plant					
24" Raw Water Main / 20" Finished Water Main	Sep-24	Mar-26	All 3 bores installed, all grading & grubbing completed, pipe delivery has begun - crews have installed main along Cedar Ridge Rd, Sorrells & Cook Streets - Estimated completion Oct 1st	In progress	Wiedeman & Singleton
Electric					
Install underground power to new County jail	Aug-24	Mar-25	Installing street lights in the area	Completed	City
Starting underground replacement in various areas of the City	Sep-24	Dec-25	Replacing old underground power in Camptown Gardens, Tanglewood & Southside Park	In Progress	City
Pole Change-Outs	Jan-25	Dec-25	Hwy 11, John Deere Rd, Tanglewood, Pierce St, Reese St, Bolton St, Southview Dr. 125 poles TD	Ongoing	City/Contractor
Automated Switching	Mar-23	Mar-25	21 switches installed to date, the remaining switches will be in DOE/GEFA grant award	Ongoing	City
DOE/GEFA GRIP Grant award	Nov-24	Dec-25	Submitted our 5 year plan, received intent to award notice for years 1-3,\$2.7 with a 49% match	In Progress	City/Contractor
Tantalus electric meter install	Jan-24	Ongoing	375 meters installed to date, order for 1,400 meters placed in March	Ongoing	City
Jeff Cook Safety Award			Department received the Diamond Award from ECG - 2nd yr in a row		
Rebuild overhead lines in Radford Street area	Aug-25	Sep-25	Reconductoring overhead power lines in the Radford Street area	In progress	City

ELECTRIC:

MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 07/2025 | FY 2025



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

CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	FY 2025	AS BUDGET	FY 2024
REVENUES	\$ 1.554M	\$ 1.910M	\$ 1.961M	\$ 1.632M	\$ 1.617M	\$ 1.640M	\$ 1.930M						\$ 12.244M	\$ 12.052M	\$ 11.090M
PERSONNEL COSTS	\$ 0.169M	\$ 0.124M	\$ 0.132M	\$ 0.116M	\$ 0.131M	\$ 0.131M	\$ 0.124M						\$ 0.927M	\$ 0.834M	\$ 0.763M
CONTRACTED SVC	\$ 0.067M	\$ 0.068M	\$ 0.078M	\$ 0.071M	\$ 0.061M	\$ 0.080M	\$ 0.062M						\$ 0.487M	\$ 0.518M	\$ 0.459M
SUPPLIES	\$ 1.170M	\$ 1.562M	\$ 1.396M	\$ 1.304M	\$ 1.183M	\$ 1.229M	\$ 1.359M						\$ 9.204M	\$ 8.314M	\$ 8.350M
CAPITAL OUTLAY	\$ 0.000M	\$ 0.000M	\$ 0.003M	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.001M						\$ 0.008M	\$ -	\$ 0.002M
DEPRECIATION	\$ -	\$ -	\$ 0.136M	\$ 0.045M	\$ 0.045M	\$ 0.045M	\$ 0.044M						\$ 0.313M	\$ 0.183M	\$ 0.319M
EXPENSES	\$ 1.406M	\$ 1.754M	\$ 1.745M	\$ 1.537M	\$ 1.422M	\$ 1.486M	\$ 1.590M						\$ 10.940M	\$ 9.848M	\$ 9.894M
FUND TRANSFERS	\$ 0.187M	\$ 0.207M	\$ 0.271M	\$ 0.266M	\$ 0.261M	\$ 0.210M	\$ 0.249M						\$ 1.651M	\$ 2.734M	\$ 1.256M
MARGIN W/O TRANSFERS	\$ 0.148M	\$ 0.156M	\$ 0.217M	\$ 0.096M	\$ 0.195M	\$ 0.154M	\$ 0.339M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.304M	\$ 2.203M	\$ 1.196M
MARGIN W/ TRANSFER	\$ (0.039M)	\$ (0.052M)	\$ (0.054M)	\$ (0.170M)	\$ (0.066M)	\$ (0.056M)	\$ 0.090M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0.347M)	\$ (0.530M)	\$ (0.060M)
PART CONTR/YES/INTEREST	\$ 0.201M	\$ 0.177M	\$ 0.351M	\$ 0.799M	\$ 0.089M	\$ 0.266M	\$ 0.130M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.013M	\$ 1.000M	\$ 1.662M

* Participant Contribution, Year End Settlement and Interest excluded from Revenues

12-MO
PURCHASED
KWH'S



12-MO
RETAIL
KWH'S



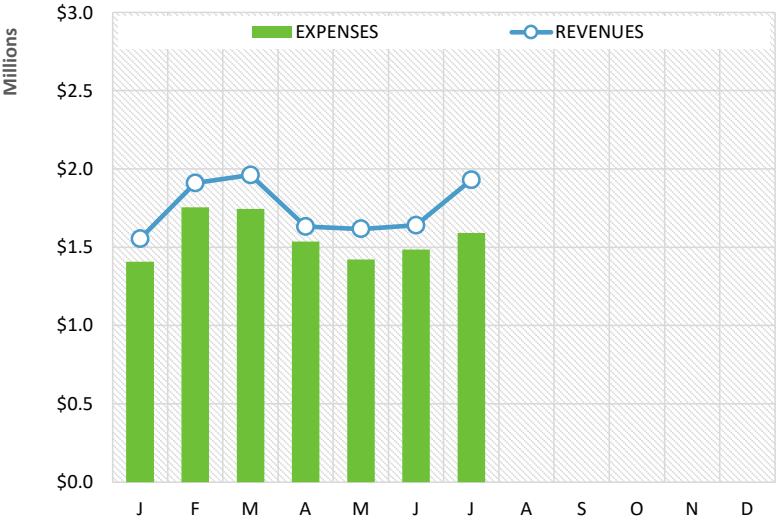
12-MO LINE
LOSS

3.08%

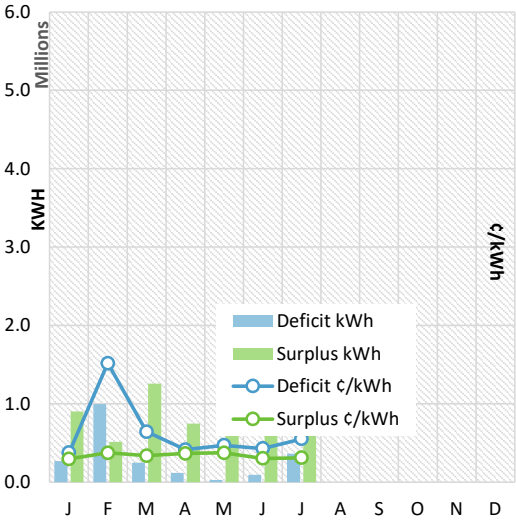
12-MO
WHOLESALE
¢/kwh

8.529

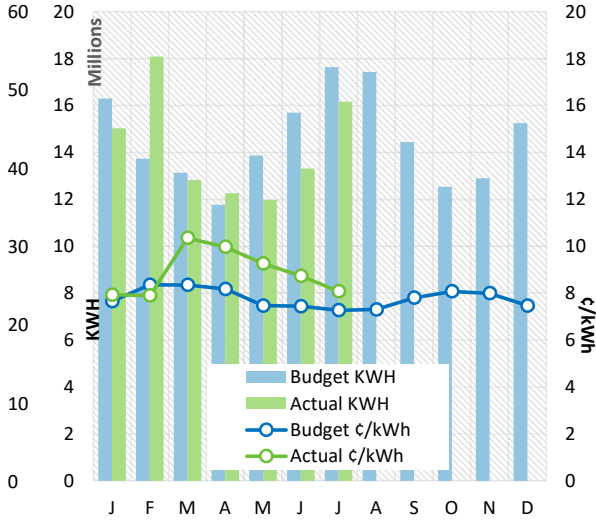
REVENUES vs. EXPENSES



DEFICIT PURCHASES vs. SURPLUS SALES



MEAG BUDGET vs. ACTUAL



RETAIL SALES REPORT

133

Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025 YTD

CUSTOMER COUNT								
Residential	5,991	5,977	6,006	6,011	6,017	6,023	6,035	6,009
Commercial	960	962	965	963	961	964	965	963
Industrial	1	1	1	1	1	1	1	1
City	53	53	53	53	53	53	53	53
Total	7,005	6,993	7,025	7,028	7,032	7,041	7,054	7,025
Year-Over-Year Δ	0.47%	0.30%	0.47%	0.36%	0.11%	0.70%	0.77%	

KWH								
Residential	6.188M	8.374M	8.724M	6.181M	4.835M	4.791M	5.650M	44.742M
Commercial	5.137M	5.730M	5.966M	5.151M	5.686M	6.036M	7.677M	41.383M
Industrial	0.363M	0.355M	0.419M	0.358M	0.394M	0.429M	0.529M	2.846M
Other	-	-	-	-	-	-	-	-
City	0.526M	0.624M	0.594M	0.540M	0.532M	0.498M	0.570M	3.884M
Total	12.214M	15.083M	15.702M	12.230M	11.447M	11.754M	14.425M	92.855M
Year-Over-Year Δ	-1.06%	0.50%	9.47%	3.68%	5.66%	3.22%	4.55%	

REVENUE								
Residential	\$ 0.725M	\$ 0.967M	\$ 0.999M	\$ 0.758M	\$ 0.702M	\$ 0.697M	\$ 0.814M	\$ 5.663M
Commercial	\$ 0.683M	\$ 0.763M	\$ 0.785M	\$ 0.703M	\$ 0.747M	\$ 0.781M	\$ 0.911M	\$ 5.373M
Industrial	\$ 0.036M	\$ 0.035M	\$ 0.039M	\$ 0.036M	\$ 0.038M	\$ 0.040M	\$ 0.047M	\$ 0.271M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.001M	\$ 0.000M	\$ 0.001M	\$ 0.002M
City	\$ 0.050M	\$ 0.060M	\$ 0.057M	\$ 0.052M	\$ 0.051M	\$ 0.048M	\$ 0.055M	\$ 0.372M
Total	\$ 1.495M	\$ 1.825M	\$ 1.880M	\$ 1.548M	\$ 1.538M	\$ 1.567M	\$ 1.828M	\$ 11.680M
Year-Over-Year Δ	1.71%	5.55%	12.72%	9.07%	8.92%	7.13%	3.75%	

SALES STATISTICS

Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025 YTD

AVERAGE KWH/CUSTOMER								
Residential	1,033	1,401	1,452	1,028	803	795	936	1,064
Commercial	5,351	5,956	6,182	5,349	5,917	6,261	7,955	6,139
Industrial	362,771	354,571	418,888	358,408	393,853	428,723	529,102	406,617
City	9,929	11,776	11,202	10,191	10,040	9,404	10,747	10,470

AVERAGE \$/CUSTOMER								
Residential	\$121	\$162	\$166	\$126	\$117	\$116	\$135	\$135
Commercial	\$711	\$793	\$813	\$730	\$777	\$811	\$944	\$797
Industrial	\$35,769	\$35,270	\$39,295	\$35,505	\$37,778	\$40,271	\$46,847	\$38,677
City	\$951	\$1,128	\$1,073	\$976	\$961	\$900	\$1,029	\$1,002

AVERAGE \$/KWH								
Residential	\$0.1172	\$0.1155	\$0.1145	\$0.1226	\$0.1451	\$0.1455	\$0.1442	\$0.1292
Commercial	\$0.1330	\$0.1331	\$0.1316	\$0.1364	\$0.1314	\$0.1295	\$0.1187	\$0.1305
Industrial	\$0.0986	\$0.0995	\$0.0938	\$0.0991	\$0.0959	\$0.0939	\$0.0885	\$0.0956
City	\$0.0957	\$0.0958	\$0.0958	\$0.0957	\$0.0957	\$0.0957	\$0.0958	\$0.0957
Average	\$0.1111	\$0.1110	\$0.1089	\$0.1134	\$0.1170	\$0.1162	\$0.1118	\$0.1128

MOST RECENT
12-MONTH

POWER SUPPLY COSTS

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	12-MONTH
MEAG Project Power	\$ 1,075,914	\$ 1,068,577	\$ 7,368,720	\$ 6,751,317	\$ 12,330,660
Transmission	130,116	113,510	859,945	778,367	1,411,050
Supplemental	72,851	34,070	310,686	239,671	493,716
SEPA	54,983	52,201	387,729	397,666	666,653
Other Adjustments	(29,556)	(26,656)	(184,266)	(191,164)	(296,156)
TOTAL POWER SUPPLY COSTS	\$ 1,304,307	\$ 1,241,704	\$ 8,742,815	\$ 7,975,858	\$ 14,605,924
AS BUDGET	1,281,070	1,150,884	7,934,185	7,178,347	13,125,030
% ACTUAL TO BUDGET	101.81%	107.89%	110.19%	111.11%	111.28%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	37,433	36,509	37,433	36,509	37,433
Non-Coincident Peak (NCP)	37,433	36,509	37,433	40,654	37,433
CP (BUDGET)	36,345	33,253	36,345	33,253	36,345
NCP (BUDGET)	36,693	34,143	36,693	34,143	36,693

Energy (KWH)

MEAG Energy	14,548,669	15,133,932	93,994,280	90,529,358	161,969,914
Supplemental Purchases (or sales)	316,440	(168,895)	(2,829,098)	(3,724,249)	(4,072,238)
SEPA Energy	1,293,497	856,845	8,453,447	8,620,735	13,357,821
Total Energy (KWH)	16,158,606	15,821,882	99,618,630	95,425,844	171,255,496
AS BUDGET	17,630,000	16,174,000	102,103,000	94,371,000	169,172,000
% ACTUAL TO BUDGET	91.65%	97.82%	97.57%	101.12%	101.23%

CP Load Factor	59.95%	60.19%	30.38%	29.84%	52.23%
NCP Load Factor	59.95%	60.19%	30.38%	26.80%	52.23%
% Supplemental	1.96%	1.06%	2.76%	3.76%	2.32%

UNIT COSTS (¢/kWh)

Bulk Power	8.4145	7.9421	9.1783	8.6990	8.8189
Supplemental	23.0220	20.1724	10.9818	6.4354	12.1240
SEPA Energy	4.2507	6.0923	4.5866	4.6129	4.9907
MEAG Total	8.0719	7.8480	8.7763	8.3582	8.5287

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

Jul 2025

Jul 2024

FY2025 YTD

FY2024 YTD

SALES REVENUES

ELECTRIC SALES	\$	1,826,760	\$	1,725,265	\$	11,673,073	\$	10,673,467	\$	20,349,754
SALES REVENUES (ACTUAL)	\$	1,826,760	\$	1,725,265	\$	11,673,073	\$	10,673,467	\$	20,349,754
AS BUDGET	\$	1,625,000	\$	1,541,667	\$	11,375,000	\$	10,791,667		Not Applicable
% ACTUAL TO BUDGET		112.42%		111.91%		102.62%		98.90%		Not Applicable

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

OTHER REVENUES

OP REVENUE		57,423		34,841		385,138		243,032		561,258
FEDERAL GRANT		-		-		-		-		-
MISC REVENUE		1,050		425		16,836		6,723		257,886
CONTRIBUTED CAPITAL		-		-		-		228		11,084
SALE OF FIXED ASSETS		-		-		-		-		-
GAIN UTILITIES ASSETS		-		-		-		-		-
REIMB DAMAGED PROPERTY		-		-		-		-		-
CUST ACCT FEES		-		-		-		-		-
OTHER REV		-		-		-		-		-
ADMIN ALLOC		27,634		20,710		143,424		158,688		237,552
STATE GRANTS		-		-		-		-		-
SALE OF RECYCLED MATERIALS		17,015		737		25,579		7,367		29,604
OTHER REVENUES (ACTUAL)	\$	103,122	\$	56,713	\$	570,976	\$	416,038	\$	1,097,384
AS BUDGET	\$	96,667	\$	67,097	\$	676,667	\$	469,681		Not Applicable
% ACTUAL TO BUDGET		106.68%		84.52%		84.38%		88.58%		Not Applicable

TRANSFER

OPERATING TRANSFERS IN		-		-		-		-		-
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TOTAL REVENUES (ACTUAL)	\$	1,929,882	\$	1,781,978	\$	12,244,049	\$	11,089,505	\$	21,447,138
AS BUDGET	\$	1,721,667	\$	1,608,764	\$	12,051,667	\$	11,261,347		Not Applicable
% ACTUAL TO BUDGET		112.09%		110.77%		101.60%		98.47%		Not Applicable

TOTAL EXCLUDED	\$	129,838	\$	667,881	\$	2,013,034	\$	1,662,357	\$	2,838,616
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Note on Interest/YES/Participant Contribution: excluded from revenues

Jul 2025

Jul 2024

FY2025 YTD

FY2024 YTD

12-MONTH

PERSONNEL

Compensation	\$	83,687	\$	72,027	\$	643,614	\$	515,689	\$	1,065,012
Benefits		40,206		29,673		283,421		247,318		431,665
PERSONNEL (ACTUAL)	\$	123,892	\$	101,700	\$	927,035	\$	763,007	\$	1,496,677
AS BUDGET	\$	118,987	\$	119,493	\$	832,908	\$	836,451		Not Applicable
% ACTUAL TO BUDGET		104.12%		85.11%		111.30%		91.22%		Not Applicable

CONTRACTED SERVICES

Consulting	\$	-	\$	-	\$	128	\$	-	\$	523
Landfill Fees		-		-		-		-		-
Holiday Event		-		-		-		-		8,168
Maintenance Contracts		582		445		26,161		23,291		27,733
Rents/Leases		561		419		3,728		2,205		5,372
Repairs & Maintenance (Outside)		3,317		3,727		41,150		46,250		96,676
Landfill Fees		-		-		-		-		-
Other Contract Svcs		-		-		-		-		-
Comm Svcs		3,337		1,727		12,990		10,963		23,933
Postage		-		-		-		-		-
Public Relations		-		-		-		-		-
Mkt Expense		-		-		-		-		-
Printing		-		-		-		-		-
Dues & Sub		-		-		-		-		-
Travel		415		-		1,226		3,726		1,953
Vehicle Tag & Title Fee		81		-		81		22		81
Ga Dept Rev Fee		-		-		900		-		900
Fees		-		-		-		-		-
Training & Ed		3,202		2,790		11,784		5,781		13,831
Contract Labor		50,921		83,046		385,905		366,674		662,479
Shipping/Freight		-		-		-		-		-
CONTRACTED SERVICES (ACTUAL)	\$	62,416	\$	92,154	\$	487,281	\$	458,911	\$	849,754
AS BUDGET	\$	74,029	\$	72,113	\$	518,204	\$	504,788		Not Applicable
% ACTUAL TO BUDGET		84.31%		127.79%		94.03%		90.91%		Not Applicable

SUPPLIES

Office Supplies	-	50	(320)	214	1,076
Furniture <5001	-	-	-	-	-
Postage	-	-	-	-	-
Auto Parts	481	-	2,143	1,347	2,879
Construction Materials	-	-	-	-	-
Damage Claims	-	-	-	2,108	3,631
Sponsorships/Donations	-	-	-	-	-
Expendable Fluids	-	-	460	22	460
Safety/Medical Supplies	-	-	-	-	-
Tires	-	-	2,057	2,717	5,604

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	12-MONTH
Uniform Expense	-	504	25,329	17,811	25,329
Janitorial	189	90	1,091	1,272	1,954
Computer Equipment	900	-	900	49	1,023
R & M Buildings - Inside	-	-	-	-	-
Util Costs - Util Fund	898	683	14,026	12,627	18,399
Covid-19 Expenses	-	-	-	-	-
Streetlights	-	-	-	-	-
Auto & Truck Fuel	3,257	2,663	18,156	16,356	34,564
Food	338	144	3,314	1,374	8,688
Sm Tool & Min Equip	1,289	8,406	10,665	22,284	32,433
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	1,273	2,777	9,755	23,964	16,859
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,304,307	1,241,704	8,684,946	7,923,656	14,682,847
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,359,296	\$ 1,300,113	\$ 9,204,231	\$ 8,350,326	\$ 15,291,865
AS BUDGET	\$ 1,187,667	\$ 1,070,142	\$ 8,313,667	\$ 7,490,997	Not Applicable
% ACTUAL TO BUDGET	114.45%	121.49%	110.71%	111.47%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Lease	\$ 259	\$ 259	\$ 1,812	\$ 1,824	\$ 3,106
Amort Right To Use Asset	\$ 915	\$ -	\$ 6,408	\$ -	\$ 16,478
Depr Exp	\$ 43,670	\$ 45,353	\$ 313,219	\$ 319,474	\$ 485,556
CAPITAL OUTLAY (ACTUAL)	\$ 44,844	\$ 45,612	\$ 321,439	\$ 321,298	\$ 505,139
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 139,006	\$ 95,652	\$ 894,939	\$ 658,467	\$ 1,283,945
TRANSFER TO GF	110,154	83,225	756,462	597,749	1,288,631
TRANSFER TO CIP	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 249,161	\$ 178,877	\$ 1,651,401	\$ 1,256,216	\$ 2,572,577
AS BUDGET	\$ 390,503	\$ 268,993	\$ 2,733,519	\$ 1,882,951	Not Applicable
% ACTUAL TO BUDGET	63.81%	66.50%	60.41%	66.72%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,839,609	\$ 1,718,456	\$ 12,591,387	\$ 11,149,759	\$ 20,716,012
AS BUDGET	\$ 1,771,185	\$ 1,530,741	\$ 12,398,298	\$ 10,715,186	Not Applicable
% ACTUAL TO BUDGET	103.86%	112.26%	101.56%	104.06%	Not Applicable

WATER / WASTEWATER: MONTHLY DIRECTOR'S REPORT

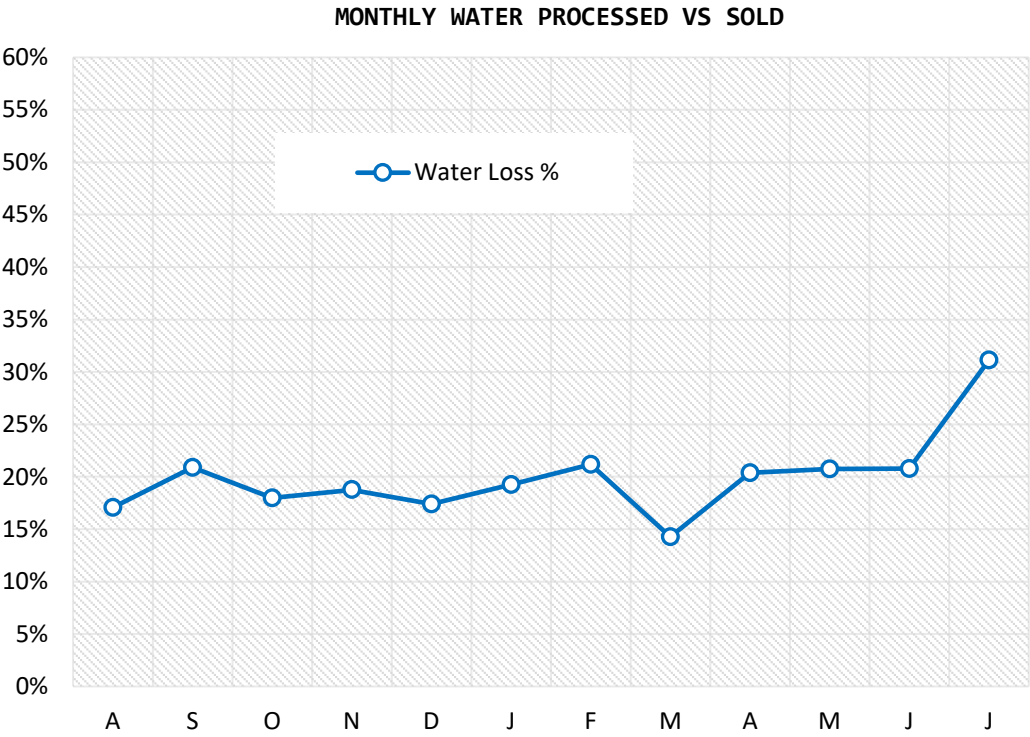
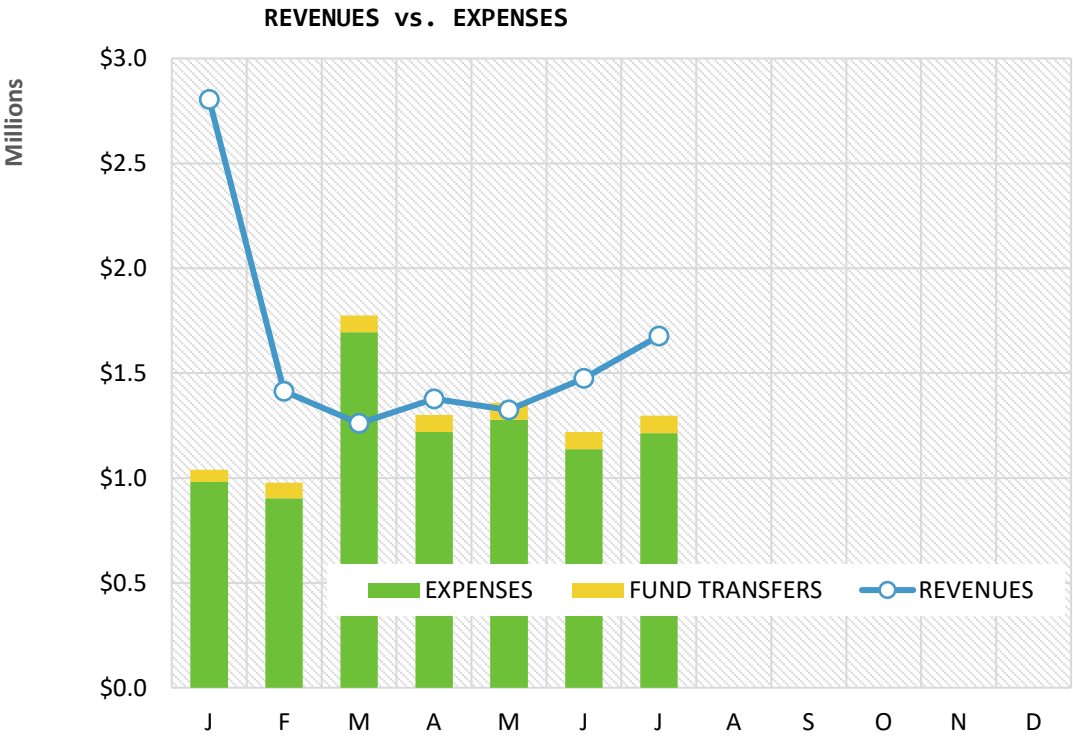
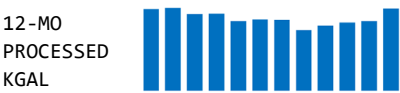
REPORTING PERIOD: 07/2025 | FY 2025



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

CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	FY 2025	AS BUDGET	FY 140
REVENUES	\$ 2.804M	\$ 1.414M	\$ 1.260M	\$ 1.377M	\$ 1.324M	\$ 1.476M	\$ 1.676M						\$ 11.331M	\$ 17.860M	\$ 7.843M
PERSONNEL COSTS	\$ 0.350M	\$ 0.278M	\$ 0.311M	\$ 0.264M	\$ 0.300M	\$ 0.273M	\$ 0.272M						\$ 2.047M	\$ 2.802M	\$ 1.908M
CONTRACTED SVC	\$ 0.049M	\$ 0.053M	\$ 0.070M	\$ 0.090M	\$ 0.078M	\$ 0.070M	\$ 0.036M						\$ 0.445M	\$ 1.437M	\$ 0.450M
SUPPLIES	\$ 0.208M	\$ 0.202M	\$ 0.205M	\$ 0.206M	\$ 0.207M	\$ 0.200M	\$ 0.228M						\$ 1.456M	\$ 2.731M	\$ 1.416M
CAPITAL OUTLAY	\$ 0.318M	\$ 0.298M	\$ 0.377M	\$ 0.365M	\$ 0.393M	\$ 0.296M	\$ 0.371M						\$ 2.418M	\$ 4.600M	\$ 1.964M
FUND TRANSFERS	\$ 0.057M	\$ 0.073M	\$ 0.081M	\$ 0.080M	\$ 0.082M	\$ 0.081M	\$ 0.084M						\$ 0.539M	\$ 3.068M	\$ 0.375M
DEPRECIATION	\$ -	\$ -	\$ 0.650M	\$ 0.214M	\$ 0.217M	\$ 0.219M	\$ 0.223M						\$ 1.523M	\$ -	\$ 1.345M
EXPENSES	\$ 0.982M	\$ 0.904M	\$ 1.694M	\$ 1.220M	\$ 1.276M	\$ 1.138M	\$ 1.213M						\$ 8.427M	\$ 14.637M	\$ 7.457M
MARGIN	\$ 1.822M	\$ 0.510M	\$ (0.434M)	\$ 0.158M	\$ 0.048M	\$ 0.338M	\$ 0.463M						\$ 2.904M	\$ 3.223M	\$ 0.386M



RETAIL SALES REPORT

Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025 YTD

CUSTOMER COUNT - WATER

Residential	9,309	9,290	9,314	9,327	9,330	9,354	9,362	9,327
Commercial	926	1,024	1,027	1,026	1,027	1,031	1,031	1,013
Industrial	1	1	1	1	1	1	1	1
Water Authority	1	1	1	1	1	1	1	1
Residential Sprinkler	568	563	561	544	548	547	550	554
Commercial Sprinkler	96	96	96	96	97	99	99	97
Loganville	1	1	1	1	1	1	1	1
Total	10,902	10,976	11,001	10,996	11,005	11,034	11,045	10,994

YOY Δ -5.67% -4.99% -4.92% -5.04% -5.48% -4.99% -4.90%

KGALLONS - WATER

Residential	38,201	37,684	36,482	34,101	37,327	38,882	39,758	262,435
Commercial	13,745	13,644	16,496	16,511	14,072	15,958	18,147	108,572
Industrial	2,381	2,112	1,775	847	3,270	2,612	1,776	14,773
Water Authority	7	-	3	3	286	5	4	308
Loganville	39,512	37,851	29,951	32,973	33,436	32,782	32,290	238,794
Total	93,846	91,290	84,706	84,435	88,391	90,239	91,975	624,882

YOY Δ 12.11% 8.42% 0.40% -1.26% 5.85% -1.04% -7.12%

REVENUE - WATER

Residential	\$ 0.402M	\$ 0.455M	\$ 0.441M	\$ 0.424M	\$ 0.447M	\$ 0.462M	\$ 0.469M	\$ 3.100M
Commercial	\$ 0.103M	\$ 0.116M	\$ 0.131M	\$ 0.138M	\$ 0.121M	\$ 0.131M	\$ 0.143M	\$ 0.884M
Industrial	\$ 0.010M	\$ 0.009M	\$ 0.007M	\$ 0.004M	\$ 0.013M	\$ 0.011M	\$ 0.007M	\$ 0.061M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.001M	\$ 0.000M	\$ 0.000M	\$ 0.002M
Loganville	\$ 0.144M	\$ 0.138M	\$ 0.112M	\$ 0.122M	\$ 0.123M	\$ 0.121M	\$ 0.119M	\$ 0.878M
Total	\$ 0.659M	\$ 0.718M	\$ 0.692M	\$ 0.688M	\$ 0.706M	\$ 0.725M	\$ 0.739M	\$ 4.926M

YOY Δ 21.16% 32.16% 25.62% 25.74% 27.17% 22.54% 13.01%

RETAIL SALES REPORT

Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025 YTD

CUSTOMER COUNT - SEWER

Residential	7,064	7,044	7,071	7,076	7,080	7,093	7,103	7,076
Commercial	854	855	857	855	854	860	861	857
Water Authority	1	1	1	1	1	1	1	1
Total	7,919	7,900	7,929	7,932	7,935	7,954	7,965	7,933

YOY Δ 0.78% 0.77% 0.63% 0.51% 0.19% 0.56% 0.73%

KGALLONS - SEWER

Residential	38,201	37,684	36,482	34,101	37,327	38,882	39,758	262,435
Commercial	13,745	13,644	16,496	16,511	14,072	15,958	18,147	108,572
Water Authority	7	-	3	3	286	5	4	308
Total	51,953	51,328	52,981	50,615	51,685	54,845	57,909	371,315

YOY Δ 6.23% 4.84% 4.58% 3.19% 7.25% -0.45% -9.64%

REVENUE - SEWER

Residential	\$ 0.271M	\$ 0.307M	\$ 0.305M	\$ 0.298M	\$ 0.301M	\$ 0.305M	\$ 0.309M	\$ 2.096M
Commercial	\$ 0.138M	\$ 0.156M	\$ 0.169M	\$ 0.188M	\$ 0.172M	\$ 0.184M	\$ 0.205M	\$ 1.212M
Water Authority	\$ 0.002M	\$ 0.002M	\$ 0.001M	\$ 0.001M	\$ 0.002M	\$ 0.002M	\$ 0.001M	\$ 0.011M
Total	\$ 0.410M	\$ 0.465M	\$ 0.475M	\$ 0.488M	\$ 0.475M	\$ 0.491M	\$ 0.515M	\$ 3.319M

YOY Δ 17.51% 32.33% 31.39% 35.92% 34.84% 31.03% 32.92%

SALES STATISTICS

Jan 2025

Feb 2025

Mar 2025

Apr 2025

May 2025

Jun 2025

Jul 2025

Aug 2025

Sep 2025

Oct 2025

Nov 2025

Dec 2025

YTD

AVERAGE KGALLONS/CUSTOMER (WATER)								
Residential	4	4	4	4	4	4	4	4
Commercial	15	13	16	16	14	15	18	15
Industrial	2,381	2,112	1,775	847	3,270	2,612	1,776	2,110
Water Authority	7	-	3	3	286	5	4	44
Loganville	39,512	37,851	29,951	32,973	33,436	32,782	32,290	34,113

AVERAGE \$/CUSTOMER (WATER)								
Residential	\$43	\$49	\$47	\$45	\$48	\$49	\$50	\$47
Commercial	\$111	\$113	\$128	\$135	\$118	\$127	\$139	\$124
Industrial	\$9,788	\$8,714	\$7,352	\$3,603	\$13,392	\$10,734	\$7,356	\$8,706
Water Authority	\$197	\$169	\$180	\$181	\$1,324	\$189	\$185	\$346
Loganville	\$143,657	\$138,057	\$111,600	\$121,619	\$123,178	\$120,975	\$119,317	\$125,486

AVERAGE \$/KGALLON (WATER)								
Residential	\$10.54	\$12.07	\$12.10	\$12.44	\$11.97	\$11.88	\$11.79	\$11.83
Commercial	\$7.49	\$8.51	\$7.96	\$8.38	\$8.60	\$8.20	\$7.88	\$8.15
Industrial	\$4.11	\$4.13	\$4.14	\$4.25	\$4.10	\$4.11	\$4.14	\$4.14
Water Authority	\$28.15	\$0.00	\$60.00	\$60.29	\$4.63	\$37.79	\$46.23	\$33.87
Loganville	\$3.64	\$3.65	\$3.73	\$3.69	\$3.68	\$3.69	\$3.70	\$3.68
Average	\$12.5713	\$6.1751	\$21.0498	\$21.3415	\$7.3240	\$15.4969	\$17.5091	\$14.50

AVERAGE KGALLONS/CUSTOMER (SEWER)								
Residential	5	5	5	5	5	5	6	5
Commercial	16	16	19	19	16	19	21	18
Water Authority	7	-	3	3	286	5	4	44

AVERAGE \$/CUSTOMER (SEWER)								
Residential	\$38	\$44	\$43	\$42	\$43	\$43	\$43	\$42
Commercial	\$161	\$183	\$198	\$220	\$202	\$214	\$238	\$202
Water Authority	\$1,562	\$1,940	\$1,375	\$1,343	\$1,775	\$1,567	\$1,492	\$1,579

AVERAGE \$/KGALLON (SEWER)								
Residential	\$7.09	\$8.14	\$8.35	\$8.75	\$8.07	\$7.85	\$7.77	\$8.00
Commercial	\$10.02	\$11.45	\$10.27	\$11.39	\$12.26	\$11.52	\$11.27	\$11.17
Water Authority	\$223.10	\$0.00	\$458.38	\$447.72	\$6.21	\$313.40	\$373.10	\$260.27
Average	\$80.07	\$6.53	\$159.00	\$155.95	\$8.84	\$110.92	\$130.71	\$93.1477

**MOST RECENT
12-MONTH**

Jul 2025

Jul 2024

FY2025 YTD

FY2024 YTD

SALES REVENUES

WATER SALES	\$ 738,900	\$ 651,471	\$ 4,911,113	\$ 3,968,014	\$ 8,269,427
STORMWATER PLAN REVIEW FEES	\$ -	\$ 650	\$ 1,800	\$ 2,727	\$ 3,350
SEWER SALES	\$ 510,090	\$ 384,420	\$ 3,269,456	\$ 2,515,981	\$ 5,248,327
SALES REVENUES (ACTUAL)	\$ 1,248,990	\$ 1,036,540	\$ 8,182,368	\$ 6,486,723	\$ 13,521,104
AS BUDGET	\$ 1,208,333	\$ 975,000	\$ 8,458,333	\$ 6,825,000	Not Applicable
% ACTUAL TO BUDGET	103.36%	106.31%	96.74%	95.04%	Not Applicable

OTHER REVENUES

WATER

GEFA PRINCIPAL FORGIVENESS	\$ 181,849	\$ -	\$ 231,147	\$ 26,409	\$ -
OP REVENUE	\$ 349	\$ 252	\$ 2,406	\$ 2,298	\$ 252
MISC REVENUE	\$ 5,652	\$ 5,702	\$ 46,368	\$ 45,950	\$ 5,652
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 62,185	\$ 8,500	\$ 338,439	\$ 175,700	\$ 2,490
REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
TMOBILE-LEASE INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -
TMOBILE-AMORT RENT REV	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTED CAP - OTHER UTILIT	\$ -	\$ -	\$ 941,056	\$ 151,825	\$ -
ADMIN ALLOC WATER	\$ 27,634	\$ 20,710	\$ 143,424	\$ 158,688	\$ 9,253
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 277,669	\$ 35,164	\$ 1,702,840	\$ 560,870	\$ 17,647

SEWER

OP REVENUE	\$ 14,740	\$ 21,925	\$ 224,385	\$ 195,948	\$ 8,550
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 107,170	\$ 14,500	\$ 445,071	\$ 359,500	\$ 5,000
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 27,634	\$ 20,710	\$ 143,424	\$ 158,688	\$ 9,253
OTHER - UTILITY	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTED CAPITAL - SEWAGE	\$ -	\$ -	\$ 633,106	\$ 81,421	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATNG TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (SEWER)	\$ 149,544	\$ 57,135	\$ 1,445,986	\$ 795,556	\$ 22,803

OTHER REVENUES (TOTAL)	\$ 427,212	\$ 92,298	\$ 3,148,826	\$ 1,356,426	\$ 40,450
AS BUDGET	\$ 279,610	\$ 201,692	\$ 1,957,267	\$ 1,411,845	Not Applicable
% ACTUAL TO BUDGET	152.79%	45.76%	160.88%	96.07%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 1,676,202	\$ 1,128,839	\$ 11,331,194	\$ 7,843,149	\$ 13,561,554
AS BUDGET	\$ 1,487,943	\$ 1,176,692	\$ 10,415,601	\$ 8,236,845	Not Applicable
% ACTUAL TO BUDGET	112.65%	95.93%	108.79%	95.22%	Not Applicable

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	12-MONTH
PERSONNEL	\$ 271,552	\$ 250,485	\$ 2,046,656	\$ 1,907,559	\$ 3,206,355
CONTRACTED SERVICES	\$ 36,003	\$ 70,883	\$ 444,701	\$ 449,689	\$ 929,529
SUPPLIES	\$ 227,763	\$ 209,856	\$ 1,455,629	\$ 1,415,836	\$ 2,440,841
CAPITAL OUTLAY	\$ 370,661	\$ 286,611	\$ 2,418,410	\$ 1,963,770	\$ 3,644,788
FUND TRANSFERS	\$ 84,466	\$ 56,605	\$ 539,082	\$ 375,361	\$ 856,748
DEPRECIATION	\$ 222,724	\$ 192,834	\$ 1,522,862	\$ 1,344,915	\$ 2,294,863
TOTAL	\$ 1,213,170	\$ 1,067,274	\$ 8,427,341	\$ 7,457,130	\$ 13,373,124

WATER

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 42,021	\$ 49,696	\$ 379,827	\$ 365,279	\$ 593,083
PERSONNEL (ACTUAL)	\$ 69,418	\$ 70,700	\$ 576,334	\$ 549,099	\$ 886,540
AS BUDGET	\$ 25,134	\$ 73,544	\$ 175,939	\$ 514,806	Not Applicable
% ACTUAL TO BUDGET	276.19%	96.13%	327.58%	106.66%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 19,940	\$ 18,968	\$ 99,893	\$ 120,672	\$ 271,988
AS BUDGET	\$ 32,588	\$ 31,588	\$ 228,113	\$ 221,113	Not Applicable
% ACTUAL TO BUDGET	61.19%	60.05%	43.79%	54.57%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 97,513	\$ 98,873	\$ 626,740	\$ 607,381	\$ 1,111,444
AS BUDGET	\$ 102,254	\$ 88,733	\$ 715,779	\$ 621,133	Not Applicable
% ACTUAL TO BUDGET	95.36%	111.43%	87.56%	97.79%	Not Applicable
CAPITAL OUTLAY					
Amortization	\$ (9,408)	\$ (9,408)	\$ (79,240)	\$ (79,240)	\$ (139,665)
Admin Allocation - Water Treatment	\$ 139,006	\$ 95,652	\$ 894,939	\$ 658,467	\$ 1,283,945
Interest Expense	\$ 104,560	\$ 105,882	\$ 735,331	\$ 744,352	\$ 1,264,030
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 234,159	\$ 192,126	\$ 1,551,029	\$ 1,323,579	\$ 2,408,310
AS BUDGET	\$ 114,535	\$ 93,352	\$ 801,742	\$ 653,461	Not Applicable
% ACTUAL TO BUDGET	204.44%	205.81%	193.46%	202.55%	Not Applicable
DEPRECIATION					
DEPRECIATION (ACTUAL)	\$ 114,085	\$ 101,356	\$ 786,195	\$ 706,847	\$ 1,193,461
AS BUDGET	\$ 114,085	\$ 101,356	\$ 786,195	\$ 706,847	\$ 1,193,461
FUND TRANSFERS					
Transfer To Gf	\$ 50,048	\$ 34,376	\$ 321,748	\$ 226,616	\$ 520,080
Transfer To Cip	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer - E&R	\$ -	\$ -	\$ -	\$ -	\$ -
FUND TRANSFERS (ACTUAL)	\$ 50,048	\$ 34,376	\$ 321,748	\$ 226,616	\$ 520,080
AS BUDGET	\$ 154,254	\$ 90,400	\$ 1,079,780	\$ 632,798	Not Applicable
% ACTUAL TO BUDGET	32.44%	38.03%	29.80%	35.81%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
PERSONNEL (ACTUAL)	\$ 68,984	\$ 66,791	\$ 495,522	\$ 481,702	\$ 811,961
AS BUDGET	\$ 76,080	\$ 71,164	\$ 532,557	\$ 498,145	Not Applicable
% ACTUAL TO BUDGET	90.67%	93.86%	93.05%	96.70%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 3,744	\$ 9,982	\$ 66,356	\$ 58,186	\$ 114,921
AS BUDGET	\$ 17,458	\$ 17,083	\$ 122,208	\$ 119,583	Not Applicable
% ACTUAL TO BUDGET	21.45%	58.43%	54.30%	48.66%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 52,117	\$ 25,963	\$ 290,186	\$ 263,010	\$ 383,781
AS BUDGET	\$ 34,463	\$ 34,129	\$ 241,238	\$ 238,904	Not Applicable
% ACTUAL TO BUDGET	151.23%	76.07%	120.29%	110.09%	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)	\$ 710,007	\$ 619,135	\$ 4,814,004	\$ 4,337,090	\$ 7,702,487
AS BUDGET	\$ 556,765	\$ 499,992	\$ 3,897,355	\$ 3,499,942	Not Applicable
% ACTUAL TO BUDGET	127.52%	123.83%	123.52%	123.92%	Not Applicable

Jul 2025

Jul 2024

FY2025 YTD

FY2024 YTD

12-MONTH

WASTEWATER

STORMWATER

PERSONNEL

PERSONNEL (ACTUAL)	\$	38,300	\$	27,057	\$	274,889	\$	214,673	\$	416,900
AS BUDGET	\$	34,587	\$	30,504	\$	242,108	\$	213,530	Not Applicable	
% ACTUAL TO BUDGET		110.74%		88.70%		113.54%		100.54%	Not Applicable	

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	619	\$	2,000	\$	9,553	\$	14,463	\$	14,816
AS BUDGET	\$	5,288	\$	5,288	\$	37,013	\$	37,013	Not Applicable	
% ACTUAL TO BUDGET		11.70%		37.82%		25.81%		39.08%	Not Applicable	

SUPPLIES

SUPPLIES (ACTUAL)	\$	8,209	\$	1,950	\$	28,528	\$	37,230	\$	49,441
AS BUDGET	\$	102,254	\$	88,733	\$	715,779	\$	621,133	Not Applicable	
% ACTUAL TO BUDGET		8.03%		2.20%		3.99%		5.99%	Not Applicable	

CAPITAL OUTLAY

Amortization	\$	(4,557)	\$	(4,557)	\$	(45,316)	\$	(45,316)	\$	(81,518)
Admin Alloc - Adm Exp	\$	139,006	\$	95,652	\$	894,939	\$	658,467	\$	1,283,945
Interest Expense	\$	2,053	\$	3,391	\$	17,757	\$	27,041	\$	34,051
Capital Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-
CAPITAL OUTLAY (ACTUAL)	\$	136,503	\$	94,486	\$	867,380	\$	640,192	\$	1,236,478
AS BUDGET	\$	166,624	\$	144,187	\$	1,166,367	\$	1,009,306	Not Applicable	
% ACTUAL TO BUDGET		81.92%		65.53%		74.37%		63.43%	Not Applicable	

DEPRECIATION

DEPRECIATION (ACTUAL)	\$	7,424	\$	7,424	\$	51,970	\$	48,901	\$	81,667
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SEWAGE

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$	34,418	\$	22,230	\$	217,334	\$	148,745	\$	336,668
AS BUDGET	\$	101,374	\$	58,993	\$	709,619	\$	412,953	Not Applicable	
% ACTUAL TO BUDGET		33.95%		37.68%		30.63%		36.02%	Not Applicable	

DEPRECIATION

DEPRECIATION (ACTUAL)	\$	101,215	\$	84,054	\$	684,697	\$	589,167	\$	1,019,734
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SEWAGE COLLECTION

PERSONNEL

PERSONNEL (ACTUAL)	\$	50,069	\$	40,889	\$	357,362	\$	321,057	\$	544,508
AS BUDGET	\$	46,977	\$	45,694	\$	328,837	\$	319,860	Not Applicable	
% ACTUAL TO BUDGET		106.58%		89.48%		108.67%		100.37%	Not Applicable	

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	3,260	\$	10,191	\$	58,890	\$	41,496	\$	87,242
AS BUDGET	\$	12,131	\$	11,965	\$	84,919	\$	83,752	Not Applicable	
% ACTUAL TO BUDGET		26.87%		85.18%		69.35%		49.55%	Not Applicable	

SUPPLIES

SUPPLIES (ACTUAL)	\$	7,194	\$	9,885	\$	54,597	\$	57,776	\$	132,509
AS BUDGET	\$	10,888	\$	10,679	\$	76,213	\$	74,754	Not Applicable	
% ACTUAL TO BUDGET		66.08%		92.57%		71.64%		77.29%	Not Applicable	

SEWAGE TREATMENT

PERSONNEL

PERSONNEL (ACTUAL)	\$	44,781	\$	45,047	\$	342,549	\$	341,028	\$	546,446
AS BUDGET	\$	50,302	\$	46,937	\$	352,112	\$	328,560	Not Applicable	
% ACTUAL TO BUDGET		89.02%		95.97%		97.28%		103.79%	Not Applicable	

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	8,441	\$	29,741	\$	210,009	\$	214,872	\$	440,562
AS BUDGET	\$	51,454	\$	51,454	\$	360,179	\$	360,179	Not Applicable	
% ACTUAL TO BUDGET		16.40%		57.80%		58.31%		59.66%	Not Applicable	

SUPPLIES

SUPPLIES (ACTUAL)	\$	62,731	\$	73,185	\$	455,578	\$	450,440	\$	763,666
AS BUDGET	\$	73,146	\$	69,521	\$	512,021	\$	486,646	Not Applicable	
% ACTUAL TO BUDGET		85.76%		105.27%		88.98%		92.56%	Not Applicable	

TOTAL EXPENSES (ACTUAL)	\$	503,163	\$	448,139	\$	3,613,336	\$	3,120,040	\$	5,670,637
AS BUDGET	\$	655,024	\$	563,955	\$	4,585,166	\$	3,947,687	Not Applicable	
% ACTUAL TO BUDGET		76.82%		79.46%		78.80%		79.03%	Not Applicable	

NATURAL GAS MONTHLY DIRECTOR'S REPORT

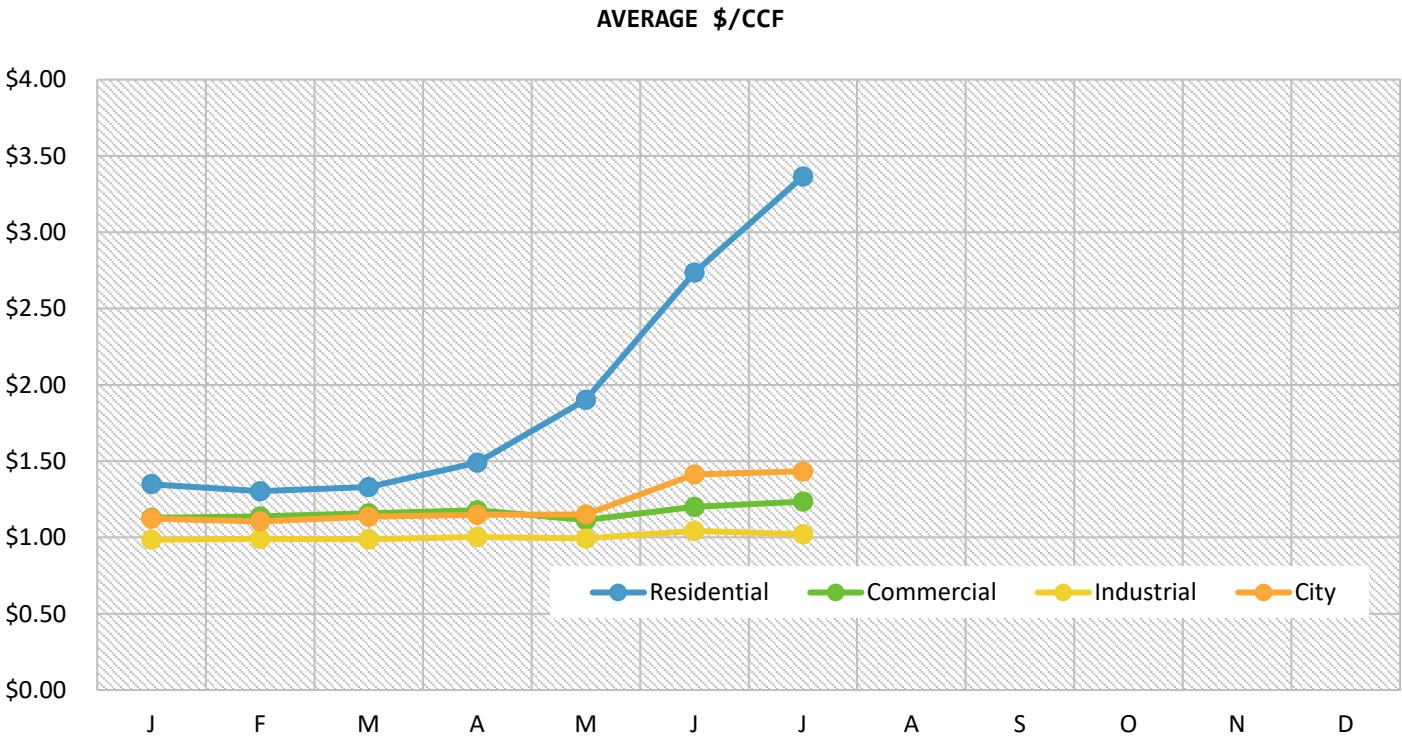
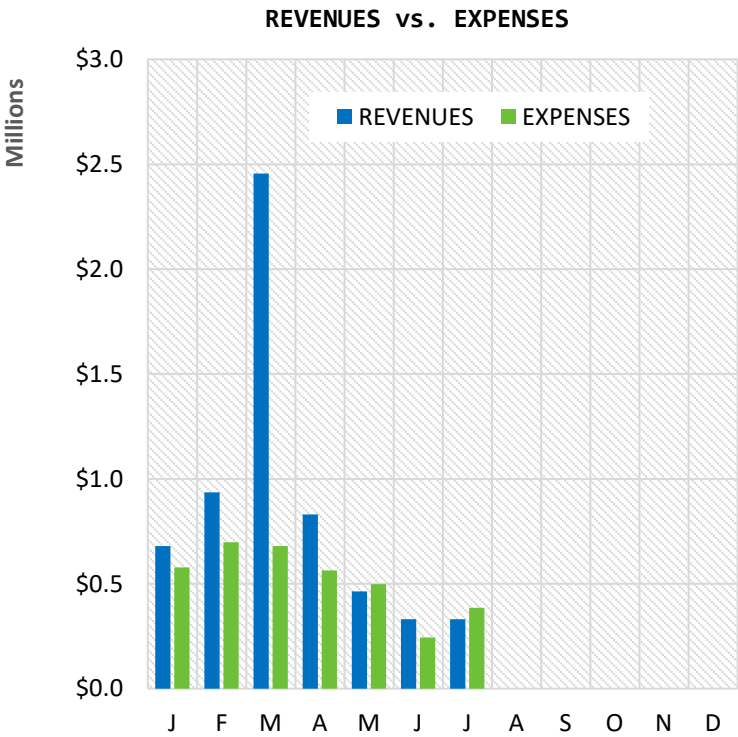
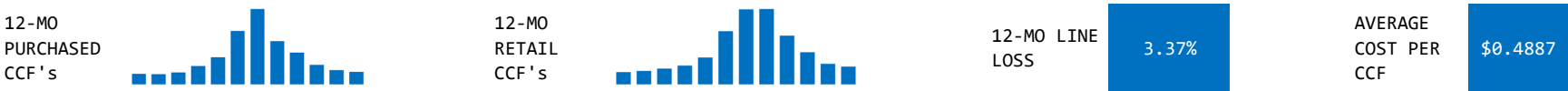
REPORTING PERIOD: 07/2025 | FY 2025



COVER	1
OVERVIEW	2
SALES REPORT	3
SALES STATISTICS	4
POWER SUPPLY	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-9

CITY OF MONROE: NATURAL GAS FUND OVERVIEW

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	#####	FY 2025	AS BUDGET	FY 2024
REVENUES	\$ 0.681M	\$ 0.936M	\$ 2.455M	\$ 0.831M	\$ 0.464M	\$ 0.331M	\$ 0.332M						\$ 6.029M	\$ 3.192M	\$ 3.385M
PERSONNEL COSTS	\$ 0.094M	\$ 0.074M	\$ 0.083M	\$ 0.072M	\$ 0.079M	\$ 0.072M	\$ 0.078M						\$ 0.551M	\$ 0.525M	\$ 0.495M
CONTRACTED SVC	\$ 0.008M	\$ 0.016M	\$ 0.022M	\$ 0.014M	\$ 0.013M	\$ 0.014M	\$ 0.021M						\$ 0.107M	\$ 0.156M	\$ 0.105M
SUPPLIES	\$ 0.340M	\$ 0.455M	\$ 0.290M	\$ 0.249M	\$ 0.180M	\$ 0.100M	\$ 0.096M						\$ 1.709M	\$ 1.271M	\$ 1.370M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.137M	\$ 0.154M	\$ 0.285M	\$ 0.229M	\$ 0.226M	\$ 0.058M	\$ 0.191M						\$ 1.279M	\$ 1.391M	\$ 1.019M
EXPENSES	\$ 0.578M	\$ 0.699M	\$ 0.680M	\$ 0.563M	\$ 0.498M	\$ 0.244M	\$ 0.385M						\$ 3.646M	\$ 3.342M	\$ 2.988M
MARGIN	\$ 0.103M	\$ 0.238M	\$ 1.774M	\$ 0.267M	\$ (0.034M)	\$ 0.087M	\$ (0.053M)						\$ 2.383M	\$ (0.150M)	\$ 0.396M



RETAIL SALES REPORT

Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025

149

CUSTOMER COUNT

Residential	3,867	3,861	3,867	3,857	3,848	3,848	3,851
Commercial	594	599	599	599	599	600	598
Industrial	7	7	7	7	7	7	7
City	19	19	19	19	20	20	19
Total	4,489	4,488	4,494	4,484	4,476	4,477	4,477

3,857
598
7
19
4,484

Year-Over-Year Δ	0.56%	0.47%	0.33%	0.25%	0.07%	0.22%	-0.02%
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CCF

Residential	0.260M	0.404M	0.383M	0.235M	0.110M	0.055M	0.041M
Commercial	0.216M	0.296M	0.311M	0.216M	0.173M	0.129M	0.114M
Industrial	0.029M	0.023M	0.026M	0.010M	0.017M	0.004M	0.006M
Other	0.015M	0.013M	0.020M	0.018M	0.018M	0.018M	0.017M
City	0.012M	0.018M	0.016M	0.010M	0.004M	0.002M	0.002M
Total	0.533M	0.754M	0.756M	0.490M	0.322M	0.207M	0.179M

1.487M
1.454M
0.114M
0.120M
0.064M
3.240M

Year-Over-Year Δ	2.56%	5.16%	23.09%	16.95%	19.03%	19.97%	11.51%
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REVENUE

Residential	\$ 0.350M	\$ 0.527M	\$ 0.509M	\$ 0.350M	\$ 0.209M	\$ 0.150M	\$ 0.137M
Commercial	\$ 0.244M	\$ 0.336M	\$ 0.360M	\$ 0.255M	\$ 0.193M	\$ 0.154M	\$ 0.140M
Industrial	\$ 0.029M	\$ 0.023M	\$ 0.026M	\$ 0.010M	\$ 0.016M	\$ 0.004M	\$ 0.006M
Other	\$ 0.015M	\$ 0.013M	\$ 0.020M	\$ 0.018M	\$ 0.016M	\$ 0.017M	\$ 0.017M
City	\$ 0.014M	\$ 0.020M	\$ 0.018M	\$ 0.012M	\$ 0.005M	\$ 0.003M	\$ 0.002M
Total	\$ 0.652M	\$ 0.918M	\$ 0.933M	\$ 0.645M	\$ 0.440M	\$ 0.328M	\$ 0.302M

\$ 2.232M
\$ 1.682M
\$ 0.114M
\$ 0.116M
\$ 0.073M
\$ 4.217M

Year-Over-Year Δ	9.55%	18.06%	44.70%	61.39%	69.84%	59.16%	60.52%
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SALES STATISTICS

Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025

YTD 150

AVERAGE CCF/CUSTOMER

Residential	67	105	99	61	29	14	11	55
Commercial	364	493	519	361	289	214	190	347
Industrial	4,168	3,298	3,764	1,412	2,371	518	817	2,336
City	637	959	824	538	219	92	90	480

AVERAGE \$/CUSTOMER

Residential	\$91	\$136	\$132	\$91	\$54	\$39	\$35	\$83
Commercial	\$411	\$561	\$601	\$425	\$322	\$257	\$234	\$402
Industrial	\$4,105	\$3,265	\$3,721	\$1,416	\$2,356	\$540	\$833	\$2,320
City	\$716	\$1,060	\$936	\$618	\$252	\$130	\$130	\$549

AVERAGE \$/CCF

Residential	\$1.3489	\$1.3034	\$1.3299	\$1.4906	\$1.9029	\$2.7348	\$3.3652	\$1.9251
Commercial	\$1.1282	\$1.1369	\$1.1586	\$1.1779	\$1.1141	\$1.1999	\$1.2346	\$1.1643
Industrial	\$0.9848	\$0.9899	\$0.9886	\$1.0030	\$0.9937	\$1.0427	\$1.0198	\$1.0032
City	\$1.1238	\$1.1049	\$1.1359	\$1.1484	\$1.1494	\$1.4123	\$1.4334	\$1.2154
Average	\$1.1465	\$1.1337	\$1.1533	\$1.2050	\$1.2900	\$1.5974	\$1.7632	\$1.3270

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 45,939	\$ 31,677	\$ 397,525	\$ 325,613	\$ 591,253
Demand Storage/Peaking Services	\$ 3,409	\$ 2,242	\$ 20,659	\$ 15,922	\$ 32,221
Supply Charges	\$ 61,116	\$ 50,369	\$ 1,286,951	\$ 785,572	\$ 1,558,118
Gas Authority Supply Charges	\$ 1,629	\$ 1,599	\$ 40,557	\$ 39,735	\$ 53,880
Gas Authority Charges	\$ (31,870)	\$ (12,558)	\$ (160,584)	\$ (100,291)	\$ (225,750)
P.A.C.E	300	300	2,100	2,100	3,600
APGA Annual Dues	-	-	5,075	3,755	5,075
Other	1,319	1,147	31,876	27,830	45,790
TOTAL MGAG BILL	\$ 81,841	\$ 74,776	\$ 1,624,159	\$ 1,100,236	\$ 2,064,187

DELIVERED SUPPLY

Volume CCF	165,000	139,090	3,324,840	2,982,020	4,372,510
Volume Dth (MGAG)	160,940	135,000	3,242,220	2,896,600	4,258,440

*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	0.5085	0.5539	0.5009	0.3798	0.4847
\$/CCF	0.4960	0.5376	0.4885	0.3690	0.4721

MOST RECENT
12-MONTH

Jul 2025

Jul 2024

FY2025 YTD

FY2024 YTD

SALES REVENUES

NATURAL GAS SALES	\$	301,867	\$	187,426	\$	4,219,152	\$	3,069,711	\$	5,344,428
SALES REVENUES (ACTUAL)	\$	301,867	\$	187,426	\$	4,219,152	\$	3,069,711	\$	5,344,428
AS BUDGET	\$	421,105	\$	346,464	\$	2,947,738	\$	346,464		Not Applicable
% ACTUAL TO BUDGET		71.68%		54.10%		143.13%		886.01%		Not Applicable

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

OTHER REVENUES

OP REVENUE		-		-		-		-		-
MISC REVENUE		-		-		400		900		5,225
CONTRIBUTED CAPITAL		-		-		1,500,000		-		1,500,000
SALE FIXED ASSETS		-		-		-		-		-
TAP FEES		2,197		800		20,301		21,547		35,631
REIMB DAMAGED PROP - GAS		-		-		-		-		-
ADMIN ALLOC		27,634		20,710		130,408		158,688		224,536
CAPITAL LEASES		-		-		-		-		-
INT/INVEST INCOME		-		-		-		-		-
STATE GRANTS		-		-		-		-		-
MGAG REBATE		-		-		158,480		133,831		158,480
OPERATING TRANSFERS IN		-		-		-		-		-
SALE OF ASSETS - GAS		-		-		-		-		-
OTHER REVENUES (ACTUAL)	\$	29,831	\$	21,510	\$	1,809,589	\$	314,966	\$	1,923,873
AS BUDGET	\$	34,906	\$	38,297	\$	244,339	\$	268,081		Not Applicable
% ACTUAL TO BUDGET		85.46%		56.17%		740.61%		117.49%		Not Applicable

TOTAL REVENUES (ACTUAL)	\$	331,697	\$	208,936	\$	6,028,741	\$	3,384,677	\$	7,268,300
AS BUDGET	\$	456,011	\$	384,761	\$	3,192,077	\$	2,693,327		Not Applicable
% ACTUAL TO BUDGET		72.74%		54.30%		188.87%		125.67%		Not Applicable

MOST RECENT
12-MONTH

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	
PERSONNEL					
Compensation	\$ 47,448	\$ 44,227	\$ 340,950	\$ 308,501	\$ 558,658
Benefits	30,019	22,117	209,177	185,595	312,317
PERSONNEL (ACTUAL)	\$ 77,651	\$ 66,524	\$ 550,930	\$ 495,042	\$ 872,305
AS BUDGET	\$ 74,941	\$ 72,339	\$ 524,586	\$ 506,373	Not Applicable
% ACTUAL TO BUDGET	103.62%	91.96%	105.02%	97.76%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ 7,090	\$ -	\$ 7,385	\$ -	\$ 41,580
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	-	-	-	-	-
Holiday Events	-	211	-	211	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	300	1,370	300	10,248	6,988
Vehicle Rep & Maint Outside	23	40	854	2,809	1,793
R&M System - Outside	8,600	-	31,527	14,513	49,882
R & M Buildings - Outside	-	480	1,885	480	3,822
Maintenance Contracts	560	315	5,215	3,409	10,748
Equip Rent/Lease	561	2,610	4,269	11,233	13,949
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	-	166	51	332	385
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,651	672	6,901	4,414	10,547
Postage	24	-	24	-	24
Adverstising	-	-	435	-	555
Mkt Expense	-	-	600	400	1,331
Printing	-	-	910	-	910
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	104	578	1,141	1,133
Fees	-	500	1,810	1,400	2,208
Vehicle Tag & Title Fee	-	-	-	-	-
Ga Dept Rev Fee	-	-	100	-	100
Training & Ed	105	-	5,202	3,038	7,610
Gen Liab Ins	-	-	-	-	-
Uniform Rental	-	-	-	-	-
Contract Labor	1,592	1,448	39,368	50,876	55,259
Shipping/Freight	-	-	-	-	-

MOST RECENT

12-MONTH

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	
CONTRACTED SERVICES (ACTUAL)	\$ 20,505	\$ 7,915	\$ 107,415	\$ 104,504	\$ 208,823
AS BUDGET	\$ 22,292	\$ 22,292	\$ 156,042	\$ 156,042	Not Applicable
% ACTUAL TO BUDGET	91.99%	35.51%	68.84%	66.97%	Not Applicable
SUPPLIES					
Gas Cost	80,222	73,329	1,594,356	1,186,758	2,098,616
Office Supplies	-	50	914	202	1,353
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	87	-	1,129	1,225	2,241
Construction Materials	-	-	-	-	-
Damage Claims	-	-	475	-	475
Expendable Fluids	-	-	133	22	133
Tires	156	-	935	784	3,051
Uniform Expense	-	504	6,260	5,709	6,470
Janitorial	109	50	684	766	1,163
Computer Equipment	-	-	-	-	123
Equipment Parts	147	-	9,393	3,510	13,739
System R&M - Inside	7,520	17,441	55,244	107,693	139,800
Sys R & M - Inside/Shipping	-	-	65	40	69
Repair & Maintenance	7,520	17,441	55,244	109,464	139,800
Util Costs - Util Fund	406	353	2,664	2,480	4,445
Covid-19 Expenses	-	-	-	-	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	2,083	1,726	13,492	14,019	27,922
Food	182	252	1,535	1,899	2,880
Sm Tool & Min Equip	940	852	2,551	9,792	9,260
Meters	3,014	5,135	11,607	13,193	16,175
Sm Oper Supplies	953	1,362	7,947	20,367	12,437
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 95,820	\$ 101,055	\$ 1,709,383	\$ 1,370,230	\$ 2,340,352
AS BUDGET	\$ 181,368	\$ 25,733	\$ 1,269,573	\$ 180,133	Not Applicable
% ACTUAL TO BUDGET	52.83%	392.70%	134.64%	760.68%	Not Applicable

CAPITAL OUTLAY

MOST RECENT

	Jul 2025	Jul 2024	FY2025 YTD	FY2024 YTD	12-MONTH
Amortization Def Chg 2016 Bond	\$ 1,080	\$ 1,080	\$ 3,240	\$ 3,240	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ (692)	\$ (4,843)	\$ (4,843)	\$ (8,302)
Amort Right To Use Asset	\$ 1,287	\$ -	\$ 9,007	\$ -	\$ 23,162
Depr Exp	\$ 22,901	\$ 19,353	\$ 161,277	\$ 135,383	\$ 228,452
Capital Lease	\$ -	\$ -	\$ -	\$ -	\$ -
Int Exp 2016 Rev Bond	661	1,092	5,717	8,706	10,963
Interest Exp - 2020 Rev Bonds	3,417	3,417	23,922	23,922	41,009
Capital Lease Interest	-	-	-	-	-
Lease Liability Interest	352	352	2,461	2,461	4,219
Issuance Costs	-	-	-	-	-
CAPITAL OUTLAY (ACTUAL)	\$ 29,006	\$ 24,602	\$ 200,781	\$ 168,869	\$ 303,823
AS BUDGET	\$ 4,547	\$ 4,976	\$ 31,832	\$ 34,829	Not Applicable
% ACTUAL TO BUDGET	637.85%	494.45%	630.75%	484.85%	Not Applicable

FUND TRANSFERS

Admin Alloc - Adm Exp	\$ 139,006	\$ 95,652	\$ 789,753	\$ 658,467	\$ 1,178,759
Transfer To Gf	22,940	12,120	287,967	191,207	340,040
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 161,946	\$ 107,772	\$ 1,077,720	\$ 849,674	\$ 1,518,799
AS BUDGET	\$ 194,109	\$ 134,401	\$ 1,358,765	\$ 940,805	Not Applicable
% ACTUAL TO BUDGET	83.43%	80.19%	79.32%	90.31%	Not Applicable

TOTAL EXPENSES (ACTUAL)	\$ 384,928	\$ 307,867	\$ 3,646,229	\$ 2,988,319	\$ 5,244,101
AS BUDGET	\$ 477,257	\$ 259,740	\$ 3,340,798	\$ 1,818,182	Not Applicable
% ACTUAL TO BUDGET	80.65%	118.53%	109.14%	164.36%	Not Applicable

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 9/3/2025

Subject: CONDITIONAL USE #3904 – 1108 E. Church Street – Conditional Use, Self-Service Laundromat



Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

The property owner of 1108 E. Church Street is petitioning for Conditional Use approval to allow a self-service laundromat in an existing small-scale shopping center.

Background:

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

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use as submitted without conditions.

Attachment(s):

Staff Report
Application Documents



CITY OF MONROE

PLANNING & ZONING

CONDITIONAL USE STAFF REPORT

APPLICATION SUMMARY

CONDITIONAL USE CASE: 3904

DATE: August 14, 2025

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Jonathan Freeland

PROPERTY OWNER: East Church Street Center, LLC

LOCATION: South side of E. Church Street – 1108 E. Church Street

COUNCIL DISTRICTS: 5 & 8

ACREAGE: ±0.99

EXISTING ZONING: B-1 (Neighborhood Commercial District)

EXISTING LAND USE: Small-scale strip shopping center

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property to allow for a self-service laundromat.

STAFF RECOMMENDATION: Staff recommendation is approval of this Conditional Use request as submitted without conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: August 19, 2025

CITY COUNCIL: September 9, 2025

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting Conditional Use approval to allow a self-service laundromat in the existing small-scale strip shopping center on the property. The property is currently zoned B-1 (Neighborhood Commercial District). Self-service laundromats are permitted as conditional uses in the B-1 zoning district. The strip shopping center tenant space for the self-service laundromat was previously occupied for that use but has been vacant for quite some time. With more than 6 months having transpired since the last active business license was issued to that location, Conditional Use approval is necessary to allow a new self-service laundromat to commence operations in that location.

PROPOSED PROJECT SUMMARY:

- Conditional Use – Self-service laundromat
 - Tenant space – 2,875 Sf.
 - Open 24 hours
 - Fluff and fold services will be provided

STAFF ANALYSIS

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

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The proposed self-service laundromat should not be detrimental to surrounding uses. The tenant space was formerly used and set up for a self-service laundromat but has been vacant for quite some time.
- (2) **The applicable standards in Article XI have been met:** There are no standards applicable to self-service laundromats in Article XI of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is in the East Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the East Sub-Area is predominantly residential with light commercial uses along this portion of E. Church Street. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Self-service laundromats are permitted only as Conditional Uses in the underlying B-1 zoning district. Self-service laundromats are permitted uses by right in the B-2 (General Commercial District) and B-3 (Highway Business District). Rezoning the entire property of the small-scale shopping center to accommodate one tenant space is completely unnecessary when the alternative can be granting Conditional Use approval instead.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** The property is fully developed as a small-scale strip shopping center. Granting conditional use approval for a self-service laundromat in the shopping center should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site is currently accessed from a driveway off E. Church St. to a parking lot in front of the strip center. Parking and access will remain adequate to accommodate the requested conditional use.

- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are adequate to serve the proposed development. The tenant space was formerly used and set up for a self-service laundromat.
- (8) **The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** As previously stated, the requested Conditional Use will be located inside an existing small-scale strip shopping center in a tenant space formerly used for that purpose. This standard will not be affected by granting this conditional use.
- (9) **The use would not significantly increase congestion, noise, or traffic hazards:** With the site already being developed, no changes to traffic or congestion should result from granting the conditional use. As previously stated, the tenant space for the self-service laundromat was formerly used for that purpose.
- (10) **Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** No domino effect will result along E. Church Street in the granting of this Conditional Use for a self-service laundromat in a former location previously used as a self-service laundromat.

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 recommendation is approval of the requested Conditional Use for a self-service laundromat as submitted without conditions.



CITY OF MONROE #3909

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 1108 E Church St.

Parcel #: M0250134

Council Districts: (1 - 6) 5 & (7 or 8) 8

Zoning: B-1

Parcel Acreage/Square Feet: 42,907

Type of Conditional Use Requested: Self-service laundry

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: East Church Street Center, LLC

Phone #: _____

Address: 1255 Lakes Pkwy, Suite 180 City: Lawrenceville State: Ga Zip: 30043

Applicant (if not Property Owner): Jonathan Freeland Phone #: 678-773-9299

Address: 596 Richmond Place City: Loganville State: GA Zip: 30052

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1525.1.a.2):

We propose to re-open a previously established self-service laundry

The location will offer self-service laundry, as well as wash dry fold.

We intend to offer 24/7 access with attendants available 9AM-6PM.

We expect water and sewer usage levels to compare to historical levels.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1525.1.a.3):

The facility is located on a commercially zoned parcel along E Church Street,

Adjacent properties include a convenience store, a barber shop, and a ministry

The laundry will fill a vacant space and improve foot traffic to other businesses

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1525.1.a.4): _____

The existing interior space is approximately 2,875 Sq. Ft. and will remain unchanged.

The interior will be modernized with new commercial washing machines and dyers.

No proposed changes to exterior areas, landscaping, setbacks, or parking lot area.

Select all existing utilities available and/or describe proposed utilities (1525.1.a.5):

Water ☒ Sewer ☒ Electric ☒ Gas ☒ Telecom ☒ Private Well ☐ Septic Tank ☐

REQUIRED SUBMITTAL ITEMS

- | | |
|---|--|
| <input checked="" type="checkbox"/> Completed Application | <input type="checkbox"/> Site Plan; Drawn to scale, if applicable |
| <input checked="" type="checkbox"/> Fee (see Fee Schedule) | <input checked="" type="checkbox"/> Deed |
| <input checked="" type="checkbox"/> Survey Plat | <input checked="" type="checkbox"/> Proof of all property taxes paid in full |
| <input checked="" type="checkbox"/> Typed Detailed Description of the Request | <input type="checkbox"/> Other information as required by Code Officer |

APPLICANT SIGNATURE & AFFIDAVIT

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

SIGNATURE: Jonathan Scott Ireland **DATE:** 7/2/25

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

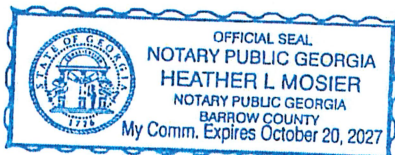
PROPERTY OWNER'S AUTHORIZATION SIGNATURE, IF NOT THE APPLICANT

SIGNATURE: Heather L Mosier **DATE:** 7/1/25

NOTARY PUBLIC: Heather L Mosier SWORN TO AND SUBSCRIBED BEFORE THIS

1st DAY OF July, 2025 NOTARY SIGNATURE: Heather L Mosier

DATE: 7/1/2025 SEAL:



Note: It is the responsibility of the applicant and not the staff to ensure a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1550 of the Zoning Ordinance.

Conditional Use for Laundromat at 1114 E Church Street, Monroe, GA

Submitted by Jonathan Freeland, 678-773-9299

Proposal Summary

We are a local, family-owned business based in Loganville, GA, seeking to reopen and modernize a long-vacant laundromat located at 1114 E Church Street in Monroe. Our vision is to revitalize this well-positioned space with a welcoming, clean, air-conditioned, and professionally managed laundry facility offering both self-service and attended wash-dry-fold drop-off services to the local Monroe community.

As faith-based business owners, our purpose is rooted in living out our faith daily through honest business practices, active community service, and daily interactions with our customers. We believe this facility will not only meet a practical need—providing access to laundry services for many residents who lack in-home appliances—but also become a positive community anchor in the neighborhood.

Our proposed investment in this location is guided by a commitment to sustainability, operational excellence, and good partnership with the local business community. We are entering into a long-term lease to ensure ongoing stability and responsible stewardship of the site. We are also outfitting the facility with the newest generation of energy-efficient, water-saving commercial laundry equipment, ensuring that both environmental impact and customer utility costs are minimized. In addition to the new equipment, we will be renovating the interior space to make it light, bright, safe, and comfortable. We will have upgraded security cameras and 24-hour monitoring to ensure the safety of the location and customers.

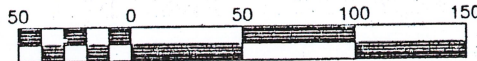
The laundromat will operate 24 hours a day, seven days a week, with 1–2 employees onsite during peak hours. Once operations are fully established, we plan to expand to include pickup and delivery options in Monroe and the surrounding areas, creating additional convenience and employment opportunities.

We think it's helpful to point out, while increased competition is usually beneficial to consumers, our market analysis indicates a total market demand for self-service laundry services sufficient to support this re-opening without detrimental impact to the existing two self-service laundry locations on Spring St. We are committed to revitalizing this site in a way that enhances the surrounding commercial corridor and serves the people of Monroe with excellence, dignity, and care.

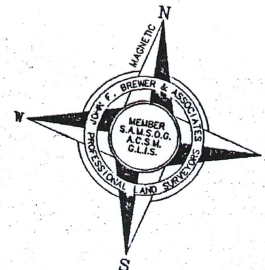
Thank you for your review and consideration, and please feel free to contact me directly with any questions, feedback, or if you need any additional information.

Jonathan Freeland

- LEGEND:
- P.E. - PERMANENT EASEMENT
 - C.E. - CONSTRUCTION EASEMENT
 - S.E. - SANITARY SEWER EASEMENT
 - H.W. - HEAD WALL
 - C.B. - CATCH BASIN
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - R. - RADIUS
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - C. - CENTER LINE
 - M.H. - MANHOLE
 - F. - FIRE HYDRANT
 - W. - WATER VALVE
 - E.C.D. - EROSION CONTROL DEVICE
 - LeB3 - SOIL TYPE

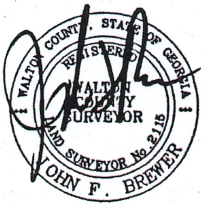
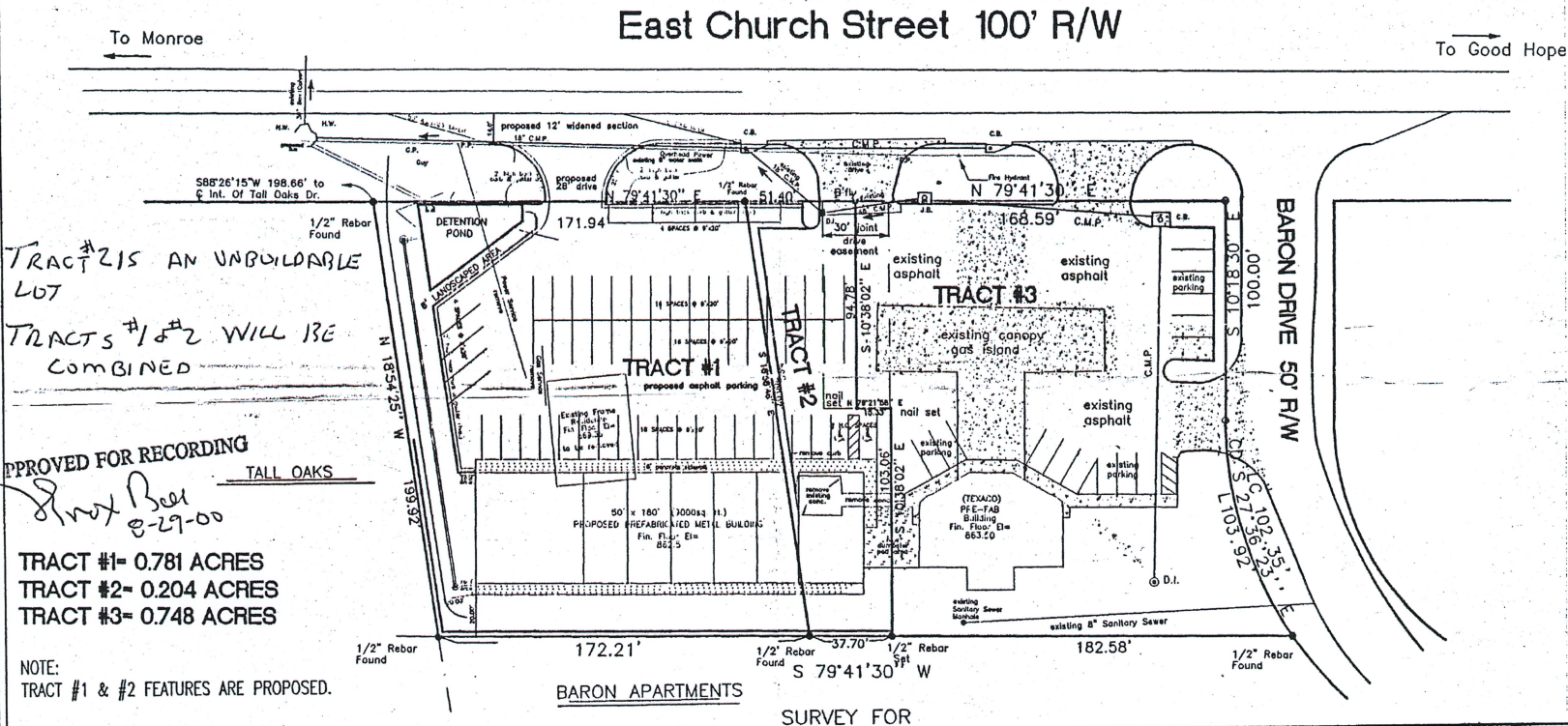


Scale 1" = 50'



I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297C0112 B EFFECTIVE DATE: FEB. 1990

FILED AND RECORDED 9-11-00
AT 11:05 A.M.
PLAT BOOK 84 PAGE 131
KATHY K. THROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA



SURVEYORS CERTIFICATION

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,789 FEET AN AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN FEET AND WAS ADJUSTED BY THE COMPASS RULE.
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY TOPCON GTS 201

D.A. Smith Properties, Inc.

STATE	COUNTY	CITY	C.M.D.
GEORGIA	WALTON	MONROE	TOWN
3RD	71	1"=50'	1/14/2000
DISTRICT	LAND LOT	SCALE	DATE

JOHN F. BREWER AND ASSOCIATES

LAND SURVEYORS, LAND PLANNERS
DEVELOPMENT SUPERVISION

107 DAVIS STREET
MONROE, GA. 30655
(770) 267-4703

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 9/3/2025

Subject: Impact Fee Ordinance – 2nd Reading & Adoption



Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

The final step in the consideration of the adoption of Development Impact Fees requires the City Council to adopt an Impact Fee Ordinance. Two public hearings are required to adopt Development Impact Fees with the 1st public hearing held last month on August 12th and the second public hearing for this Council meeting on September 9th. Upon adoption of the Impact Fee Ordinance, the Impact Fees will go into effect on the following day, September 10, 2025, for applicable permits.

Background:

City Council adopted the Capital Improvements Element and Impact Fee Study on July 8th, 2025. At last month's Council meeting, the City Council held the 1st public hearing and reading of the Impact Fee Ordinance. The final step in the process of implementing impact fees is to adopt the impact fee ordinance to implement the ability to charge impact fees on new building permits and development in the City of Monroe. The City has provided ample and duly noticed public advertisements for a period of 2 months prior to the final reading and public hearing for adoption of the Impact Fee Ordinance. The Impact Fees will go into effect on the following day from adoption, September 10, 2025, for applicable permits.

Recommendation:

Adopt the Impact Fee Ordinance as presented with the recommended fees.

Attachment(s):

AN ORDINANCE TO ADD CHAPTER 56 – IMPACT FEES TO THE CODE OF ORDINANCES

AN ORDINANCE TO ADD CHAPTER 56 – IMPACT FEES TO THE CODE OF ORDINANCES OF THE CITY OF MONROE, GEORGIA

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

ARTICLE I.

The Code of Ordinances of the City of Monroe is hereby amended by adding Chapter 56 – Impact Fees to the Code of Ordinances of the City of Monroe, Georgia, as follows:

SEE “**EXHIBIT A**” ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR THE COMPLETE TEXT AMENDMENT.

Note: Text that is stricken shall be deleted, and text that is underlined shall be added to the Code of Ordinances.

ARTICLE II.

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

ARTICLE III.

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

READ AND ADOPTED this ____ day of _____, 2025.

CITY OF MONROE, GEORGIA

By: _____(SEAL)

John S. Howard, Mayor

Attest: _____(SEAL)

Laura Powell, City Clerk

EXHIBIT "A"

Chapter 56 – Impact Fees

Sec. 56-1. - Short title, authority and applicability.

(a) This Chapter shall be known and may be cited as the "City of Monroe Impact Fees Ordinance."

(b) The Georgia Legislature, through the enactment of the Georgia Development Impact Fee Act, O.C.G.A. §§ 36-71-1 through 36-71-13, has authorized the City of Monroe (the "City") to enact Development Impact Fees for the purpose of planning and financing Public Facilities of the City.

(c) This Chapter shall apply to all property and development located within the incorporated limits of the City of Monroe.

Sec. 56-2. Intents and purposes.

(a) This Chapter is intended to assist in the implementation of the City of Monroe Comprehensive Plan pursuant to the Georgia Planning Act of 1989.

(b) The purpose of this Chapter is to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide for City roads, parks, libraries, and public safety improvements in the City.

(c) This Chapter is intended to comply fully with each and every relevant provision of the Georgia Development Impact Fee Act, O.C.G.A. §§ 36-71-1 through 36-71-13, and shall be interpreted and implemented to so comply.

Sec. 57-3. Legislative findings.

The City Council has considered the feasibility of imposing Development Impact Fees and finds, determines, and declares that:

(a) The Georgia Legislature, through the enactment of the Georgia Development Impact Fee Act, Georgia Code Titles 36-71-1 through 36-71-13, has authorized the City to enact Development Impact Fees;

(b) The City established a Development Impact Fee advisory committee pursuant to the Georgia Development Impact Fee Act, O.C.G.A. § 36-71-5, and that committee has served in an advisory capacity and assisted and advised the City with regard to the development and adoption of this Chapter;

(c) The City comprehensive plan contains within it land use assumptions, a Capital Improvement element for police, roads, fire protection, library, and parks Impact Fees hereinafter referred to as "Development Impact Fees", and the establishment of a level of service standard for Public Facilities for the planning horizon to the year 2043; and the City comprehensive plan, including the amendment to include a Capital Improvement element for Public Facilities Impact Fees, has been submitted to the Northeast Georgia Regional Commission and determined by the Georgia Department of Community Affairs to be in compliance with the rules of the Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee compliance requirements;

(d) The City must expand its Public Facilities in order to maintain the current level of service established in the City comprehensive plan if new development is to be accommodated

without decreasing its adopted level of service standards. This must be done in order to promote and protect the health, safety, morals, convenience, order, prosperity, and the general welfare of the City;

(e) The imposition of Development Impact Fees is a preferred method of ensuring the availability of capital facilities necessary to accommodate new development located within the City;

(f) Each of the types of land development described in this Article will create a need for the construction, equipping, or expansion of the City's Public Facilities;

(g) The fees established by this Article are derived from, are based upon, and do not exceed a proportionate share of the costs of providing public parks, fire protection and rescue services, police services, roads, streets, and bridges, and public libraries necessitated by the new land developments for which the fees are levied;

(h) The report entitled "CAPITAL IMPROVEMENTS ELEMENT & IMPACT FEE STUDY CITY OF MONROE, GEORGIA, AN ELEMENT OF THE COMPREHENSIVE PLAN " dated July 24, 2024, and adopted by the City Council on July 8, 2025, sets forth a reasonable methodology and analysis for the determination of the development impact of new development on the need for and costs for additional police, roads, fire protection, library, and parks improvements in the City.

Sec. 56-4. Rules of construction.

(a) The provisions of this Chapter shall be liberally construed so as to effectively carry out its purpose to promote and protect the

health, safety, morals, convenience, order, prosperity, and the general welfare of the City.

(b) For the purposes of administration and enforcement of this Chapter, unless otherwise stated in this Chapter, the following rules of construction shall apply to the text of this Chapter:

(1) In case of any difference of meaning or implication between the text of this Chapter and any caption, illustration, summary table, or illustrative table, the text shall control.

(2) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

(3) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

(4) The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

(5) The word "person" includes an individual, a corporation, a partnership, an incorporated association, a limited liability company, or any other similar entity.

(6) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and", "or" or "either ... or", the conjunction shall be interpreted as follows:

A. "And" indicates that all the connected terms, conditions, provisions or events shall apply.

B. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.

C. "Either ... or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(7) The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character

Sec. 56-5. Definitions.

Affordable Housing means housing that costs a household no more than thirty percent (30%) of its gross income for housing costs, including utilities.

Administrator means the City Administrator of the City of Monroe, Georgia, or the Administrator's designee.

Applicant means a person applying for the issuance of a building permit.

Building Permit is the permit required for new construction, completion of construction, or an interior finish pursuant to the applicable building code. As used herein, the term shall not include permits required for remodeling, rehabilitation, or other improvements to an existing structure provided there is no increase in the demand placed on those Public Facilities as defined herein.

Capital Improvement means an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility but excludes maintenance and operation.

Capital Improvements Element means that portion of the City of Monroe comprehensive

plan that sets out projected needs for system improvements during the planning horizon established therein, which provides a schedule that will meet the anticipated need for system improvements, and which provides a description of anticipated funding sources for each required improvement, as most recently adopted or amended by the City Council.

City means the City of Monroe, Georgia, and all components and officials thereof.

Commencement of Construction, for private development, means initiation of physical construction activities as authorized by a development or building permit and leading to completion of a foundation inspection or other initial inspection and approval by a public official charged with such duties; and for public projects, means expenditure or encumbrance of any funds, whether they be Development Impact Fee funds or not, for a Public Facilities project, or advertising of bids to undertake a Public Facilities project.

Comprehensive plan means the duly adopted City of Monroe Comprehensive Plan.

Developer means any person or legal entity undertaking development.

Development means any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand for Public Facilities.

Development Approval means written authorization, such as issuance of a building permit, land disturbance permit or other approval for grading or site development, or other forms of official action required by local law or regulation prior to commencement of construction.

Development Impact Fee means the payment of money imposed upon and paid by new development as a condition of development approval as its proportionate share of the cost of system improvements needed to serve it.

Encumber means to legally obligate by contract or otherwise commit to use by appropriation or other official act of the City.

Engineer means professional engineer (P.E.) as defined by the State of Georgia or firm that employs a P.E.

Feepayer means that person or entity who pays a Development Impact Fee, or his or her legal successor in interest when the right or entitlement to any refund of previously paid Development Impact Fees which is required by this Chapter has been expressly transferred or assigned to the successor in interest.

Impact Fee Administrator means the official designated by the mayor and City Council to carry out the administration of this Chapter.

Impact Fee Study means the Impact Fee Study for the City of Monroe, Georgia, prepared by Hall Consulting in 2023, and approved by the City Council on January 9, 2024, or a subsequent similar study that calculates the maximum Impact Fees that may be imposed by the City, consistent with the Georgia Development Impact Fee Act.

Planner means a professional consultant that maintains the American Institute of Certified Planner (AICP) credentials or firm that employs an AICP.

Present Value means the current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money.

Project means a single improvement or set of interrelated improvements undertaken together within a finite time period at a specific location. With regard to land development, a project may be identified as those construction activities authorized collectively by a building permit or other development approval, or for an interrelated collection of buildings and common Public Facilities such as a residential subdivision or an office park.

Project Improvements means site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for Public Facilities approved by the governing body of the City shall be considered a project improvement.

Proportionate Share means that portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Property Owner means that person or entity that holds legal title to property.

Public Facilities means: Roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any local components of state or federal highways; Parks, open space, and recreation areas and related facilities; Public safety facilities, including police, fire, emergency medical, and rescue facilities; and libraries and related facilities.

Service Area means a geographic area defined by the City in which a defined set of Public Facilities provide service to development within the area.

System Improvement Costs means Capital Improvement costs incurred to provide additional Public Facilities capacity needed to serve growth and development for planning, design and construction, land acquisition, land improvement, design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions, including, but not limited to, the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the Capital Improvement element, and administrative costs, provided that such administrative costs shall not exceed three percent of the total amount of Development Impact Fee receipts. Projected interest charges and other finance costs may be included if the Development Impact Fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the municipality to finance the Capital Improvements Element but such costs do not include routine and periodic maintenance

expenditures, personnel training, and other operating costs.

System Improvements means Capital Improvements that are Public Facilities and are designed to provide service to the community at large, in contrast to "project improvements."

Unit of Development means the standard incremental measure of land development activity for a specific type of land use upon which the rate of demand for public service and facilities is based, such as a dwelling unit, square foot of floor area, motel room, etc.

Sec. 56-6. Imposition of Development Impact Fees.

Any person who after the effective date of this Chapter engages in development shall pay a Development Impact Fee in the manner and amount set forth in this Chapter. The currently existing development Impact Fee schedule can be found in Sec. 56-18 of this Chapter.

(a) Construction not subject to Impact Fees. The following projects and construction activities do not constitute "development" as defined in this Chapter, and are therefore not subject to the imposition of Impact Fees:

(1) Rebuilding no more than the same number of units of development as defined in this Chapter that were removed by demolition, or destroyed by fire or other catastrophe, on the same lot or property.

(2) Remodeling or repairing a structure that does not result in an increase in the number of units of development.

(3) Replacing a residential housing unit with another housing unit on the same lot or property.

(4) Placing or replacing a manufactured home in a manufactured home park on a prepared manufactured home pad in existence and operation prior to the effective date of this Chapter.

(5) Placing a temporary construction or sales office on a lot during the period of construction or build-out of a development project.

(6) Constructing an addition to or expansion of a residential housing unit that does not increase the number of housing units.

(7) Adding uses that are typically accessory to residential uses and intended for the personal use of the residents, such as a deck or patio, satellite antenna, pet enclosure, or private recreational facilities such as a swimming pool.

(b) Existing, Non-Conforming Projects.

(1) Notwithstanding any other provision of this Chapter, that portion of a project for which a valid building permit has been issued prior to the effective date of this Chapter shall not be subject to Development Impact Fees so long as the permit remains valid and construction is commenced and is pursued according to the terms of the permit.

(2) Any building for which a valid and complete application for a building permit has been received prior to the effective date of this Chapter may proceed without payment of fees otherwise imposed by this Chapter, provided that:

(A) all fees and development exactions in effect prior to the effective date of this Chapter shall be or have been paid in full; and,

(B) said construction shall be commenced, pursued and completed within

the time established by the building permit, or within 180 days, whichever is later.

(c) Method of calculation.

(1) Any Development Impact Fee imposed pursuant to this Chapter shall not exceed a project's proportionate share of the cost of system improvements.

(2) Notwithstanding anything to the contrary in this Chapter, the calculation of Impact Fees shall be net of credits for the present value of ad valorem taxes or other revenues as established in the Capital Improvements Element of the comprehensive plan, and which:

A. are reasonably expected to be generated by new growth and development; and

B. are reasonably expected on the basis of historical funding patterns to be made available to pay for system improvements of the same category and in the same service area for which an Impact Fee is imposed.

(3) The method of calculating Impact Fees for Public Facilities under this Chapter shall be maintained for public inspection as a part of the official records of the City, and may be amended from time to time by official act.

(4) In addition to the cost of new or expanded system improvements needed to be built to serve new development, the cost basis of a Development Impact Fee may also include the proportionate cost of existing system improvements to the extent that such Public Facilities have excess service capacity and new development will be served by such facilities, as established in the Capital Improvements Element of the comprehensive plan.

(5) Development Impact Fees shall be based on actual system improvement costs or reasonable estimates of such costs, as set forth in the Capital Improvements Element of the comprehensive plan.

Sec. 56-7. Fee assessment and payment.

(a) Fee schedule.

(1) Payment of a Development Impact Fee pursuant to the fee schedule maintained in the files of the office of the City clerk for a property within the incorporated City limits, shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the City, and shall be deemed to be in compliance with the requirements of this Chapter. Said fee schedule shall remain available for public inspection.

(2) When a land development activity for which an application for a building permit has been made includes two or more buildings, structures or other land uses in any combination, including two or more uses within a building or structure, the total Development Impact Fee shall be the sum of the fees for each and every building, structure, or use, including each and every use within a building or structure.

(3) In the event that an Applicant contends that the land use category of the proposed development is not shown on the fee schedule or fits within a different category, then:

A. The Administrator, shall make a determination as to the appropriate land use designation and the appropriate Development Impact Fee.

B. In making such determination, the Administrator may require such additional

information from the Applicant as necessary to form a logical fee determination relative to the Impact Fees shown on the adopted fee schedule.

C. If a land use designation is not in a category contained in this Chapter, then an appropriate new category may be added by the Administrator and they may establish an appropriate fee under the City's current Impact Fee methodology.

D. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit, the Development Impact Fee shall be based upon the net positive increase of the Development Impact Fee for the new use as compared to the previous use.

E. Appeals from the decision of the Administrator shall be made to the City Council by submitting a written appeal to the City clerk and shall be heard by the City Council pursuant to the appeals section of this Chapter.

(b) Timing of assessment and payment.

(1) Development Impact Fees shall be assessed at the time of application for a building permit.

(2) All Development Impact Fees shall be collected at time of issuance of a building permit authorizing construction of a building or structure; provided, however, that Development Impact Fees for Public Facilities may be collected at the time of a development approval that authorizes site construction or improvement which requires Public Facilities.

(3) The developer shall have the right to elect to pay a project's proportionate share of system improvement costs by payment of

Development Impact Fees according to the fee schedule as full and complete payment of the development project's proportionate share of system improvement costs.

(4) For projects not involving issuance of a building permit, all Development Impact Fees shall be collected at the time of approval of the land disturbance permit or such other authorization to commence construction or to commence use of a property.

(5) If the final use of a building cannot be determined at the time of the initial building permit, the Administrator shall determine a Development Impact Fee to be assessed which is based on the most likely use of the building. The City Administrator may adjust the fee in accordance with the actual use prior to issuance of an interior finishes permit or approval of a certificate of occupancy. An adjustment may result in a refund to the feepayer or payment of the marginal increase of the adjusted fee over the amount already paid.

(6) Notwithstanding any other provision of this Chapter, any future change in demand for Public Facilities in excess of the average demand anticipated at the time of issuance of the building permit shall be assessed such additional fee as would otherwise have been due. Future changes in demand may result from a change in the land use category of the occupant of the building or property, the expansion of a building or use on a property that results in an increase in the units of development (as defined herein), or the subsequent discovery of facts unknown or misrepresented at the time of issuance of the building permit.

(c) Individual assessment determinations. Pursuant to O.C.G.A. § 36-71-4, individual

assessments of Development Impact Fees may be established as follows:

(1) At their option, an Applicant for development approval may petition the Administrator for an individual assessment determination of Development Impact Fees due for their project in lieu of the fee established on the fee schedule described in section 56-18 of this Chapter.

(2) In the event that an Applicant elects an individual assessment, the Applicant shall submit an individual assessment study. Each individual assessment study shall:

A. Be based on relevant and credible information from an accepted standard source of engineering or planning data; or,

B. Be based on actual, relevant, and credible studies or surveys of facility demand conducted in the City or its region, carried out by qualified engineers or planners pursuant to accepted methodology; and,

C. Provide any other written specifications as may be reasonably required by the Administrator to substantiate the individual assessment determination.

(3) The Administrator shall report to the City Council the Administrator's findings regarding the Applicant's assessment study. Upon reviewing the assessment study and the Administrator's report, the City Council shall determine whether the content of an individual assessment study satisfies the requirements of this Chapter. The City Council shall thereafter consider the application within 30 days of receipt of the Administrator's report, provided that at least two weeks written notice thereof can be given to the Applicant. The City Council shall decide the issue within a reasonable time following the hearing, but in

no case more than 15 days following the hearing, unless the Applicant agrees to an extension to a later date.

(4) Any fee approved as an individual assessment determination shall have standing for 180 days following the date of approval. Payment of such an approved individual assessment determination shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the City, and shall be deemed to be in compliance with the requirements of this Chapter.

(d) Fee certification. Upon application to the Administrator, a developer may receive a certification of the Development Impact Fee schedule described in section 56-18 of this Chapter, or a certified fee for a particular project, as applicable. Such certified schedule or fee shall establish the Development Impact Fee due for a period of 180 days from the date of certification, even if new or revised rate schedules are adopted in the interim.

Sec. 56-8. Exemptions.

Exemption policy. Pursuant to the public policy goals of the Georgia Department of Community Affairs and O.C.G.A. § 36-71-4(l), the City may exempt all or part of particular development projects from Development Impact Fees if such projects are determined to create extraordinary economic development and employment growth or affordable housing; and the public policy which supports the exemptions contained in the City's comprehensive plan.

(a) The City recognizes that certain office, retail trade and industrial development projects may provide extraordinary benefit in support of the economic advancement of the City's citizens over and above the access to

jobs, goods and services that such uses offer in general.

(1) To encourage such development projects, the City Council may consider granting a reduction in the Impact Fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to the City, in accordance with adopted exemption criteria.

(2) The cost of system improvements otherwise foregone through exemption of any Development Impact Fee pursuant to this Section must be funded through revenue sources other than Impact Fees.

(b) The City's Comprehensive Plan contains goals and policies to provide opportunities for affordable housing. Certain housing types provide extraordinary benefit in support of the affordable housing goals of the Comprehensive Plan.

(1) To encourage such development projects, the City Council may consider granting a reduction in the Development Impact Fee for such a development project upon the determination and relative to the extent that the project represents extraordinary benefit in support of the affordable housing goals of the Comprehensive Plan and of public benefit to the City, in accordance with adopted exemption criteria.

(2) The cost of system improvements otherwise foregone through exemption of any Development Impact Fee must be funded through revenue sources other than Impact Fees.

(c) Process for exemption approval. An application for exemption shall be considered under the following procedures:

(1) Application for exemption approval must be made by the building permit Applicant to the Administrator. A building permit may be issued upon approval of an exemption, or may be issued without payment of applicable Impact Fees following receipt of a complete exemption application and pending its approval, but a certificate of occupancy shall not be issued until a decision regarding the exemption has been made, or until such time that the application for exemption is otherwise withdrawn by the Applicant and payment of Impact Fees have been paid.

Documentation must be provided to the Administrator that demonstrates the Applicant's eligibility for an exemption. This documentation shall address, but need not be limited to, all applicable exemption criteria adopted by the City. This documentation constitutes the application for exemption.

(2) The Administrator shall determine whether an application for exemption addresses the exemption criteria adopted by the City and is complete. A negative determination by the Administrator may be appealed to the City Council in accordance with the appeals section of this Charter.

(3) Following a finding by the Administrator that an exemption criteria is met, the City Council shall determine the eligibility for and extent of exemption, in accordance with the standards and procedures contained in the exemption criteria adopted by the City Council. The application for exemption shall be considered within 60 days of the Administrator.

(4) The Administrator shall provide the exemption approval application and documentation to the City Council for review. The City Council is empowered to assess the facts presented and either deny the requested exemption, grant a partial exemption, or grant a full exemption.

Sec. 56-9. Deposit and expenditure of fees.

(a) Maintenance of funds.

(1) All Development Impact Fee funds collected for future expenditure on construction or expansion of facilities pursuant to this Chapter shall be maintained in one or more interest-bearing accounts until encumbered or expended. Restrictions on the investment of Development Impact Fee funds shall be the same that apply to investment of all such funds generally.

(2) Separate accounting records shall be maintained for each category of system improvements within each service area wherein fees are collected.

(3) Interest earned on Development Impact Fees shall be considered funds of the account on which it is earned and shall be subject to all restrictions placed on the use of Development Impact Fees under this Chapter.

(b) Expenditures; restrictions.

(1) Expenditures from the Impact Fee accounts shall be made only for the category of system improvements within the service area for which the Development Impact Fee was assessed and collected.

(2) Except as provided below, Development Impact Fees shall not be expended for any purpose that does not involve building or expanding system improvements that create additional capacity

available to serve new growth and development.

(3) Notwithstanding anything to the contrary in this Chapter, the following shall be considered general revenue of the City and may be expended accordingly:

A. Impact fees collected to recover the present value of excess capacity in existing system improvements;

B. Any portion of an Impact Fee collected as a repayment for expenditures made by the City for system improvements intended to be funded by such Impact Fee; and,

C. Any portion of the Impact Fee (but not to exceed three percent of the total) collected and allocated by the City for administration of the Impact Fee ordinance, and such additional amount assessed for repayment of the cost of preparing the Capital Improvements Element of the comprehensive plan.

(c) Annual report.

(1) The Administrator shall prepare an annual report to the City Council as part of the annual audit describing the amount of any Development Impact Fees collected, encumbered, and used during the preceding fiscal year by category of public facility and service area.

(2) Such annual report shall be prepared following guidelines of the Georgia Department of Community Affairs ("DCA"), and submitted to DCA in conjunction with the annual update of the Capital Improvements Element of the comprehensive plan.

Sec. 56-10. Credits.

When eligible, feepayers shall be entitled to a credit against Impact Fees otherwise due and owing under the circumstances and in the manner set forth in this section.

(a) Credits; restrictions.

(1) Except as provided in paragraph 2 below, no credit shall be given for construction, contribution, or dedication of any system improvement or funds for system improvements made before the effective date of this Chapter.

(2) In no event shall credit be given for project improvements, or for system improvements not included for Impact Fee funding in the Capital Improvements Element of the comprehensive plan.

(b) Granting of credits.

(1) Credit shall be given for the present value of any construction of improvements, contribution or dedication of land, or payment of money by a developer or his or her predecessor in title or interest for system improvements of the same Public Facilities category and in the same service area for which a Development Impact Fee is imposed, provided that:

A. The system improvement is included for Impact Fee funding in the Capital Improvements Element of the comprehensive land use plan;

B. The amount of the credit does not exceed the portion of the system improvement's cost that is eligible for Impact Fee funding, as shown in the Capital Improvements Element; and,

C. The City Council shall have explicitly approved said improvement, contribution, dedication, or payment and the value thereof prior to its construction, dedication, or transfer.

(2) The credit allowed pursuant to this section shall not exceed the Impact Fee due for such system improvement unless a greater credit is authorized under a private agreement executed under the provisions of section 56-12 of this Chapter.

(c) Guidelines for credit valuation. Credits under this section shall be valued in accordance with O.C.G.A. § 36-71-9, using the following guidelines:

(1) For the construction of any system improvements by a developer or his or her predecessor in title or interest and accepted by the City, the developer must present evidence satisfactory to the City Administrator of the original cost of the improvement, from which present value may be calculated.

(2) For any contribution or dedication of land for system improvements by a developer or his or her predecessor in title or interest and accepted by the City, the original value of the land shall be the same as that attributed to the property by the validated tax appraisal at the time of dedication, from which present value may be calculated.

(3) For any contribution of capital equipment that qualifies as a system improvement by a developer or his or her predecessor in title or interest and accepted by the City, the value shall be the original cost to the developer of the capital equipment or the cost that the City would normally pay for such equipment, whichever is less.

(4) For any contribution of money for system improvements from a developer or his or her predecessor in title or interest accepted by the City, the original value of the money shall be the same as that at the time of contribution, from which present value may be calculated.

(5) In calculating present value, the applicable discount rate shall be determined by subtracting the average annual inflation rate—based on the Consumer Price Index (CPI) as published by the U.S. Bureau of Labor Statistics—from the interest rate of a municipal bond issued by the State of Georgia with a credit rating of AA or higher. Alternatively, the Administrator may, in its sole discretion, apply a different discount rate if it deems such rate to be more appropriate under the circumstances.

(d) Credits; application.

(1) Credits shall be given only upon written request of the developer to the Administrator. A developer must present written evidence satisfactory to the Administrator at or before the time of Development Impact Fee assessment.

(2) The Administrator shall review all claims for credits and make determinations regarding the allowance of any claimed credit, and the value of any allowed credit.

(3) Any credit approved by the Administrator shall be acknowledged in writing by the Administrator and calculated at the time of Impact Fee assessment.

(e) Credits; abandoned building permits. In the event that an Impact Fee is paid but the building permit is abandoned, credit shall be given for the present value of the Impact Fee against future Impact Fees for the same parcel

of land, upon submission of adequate evidence to the Administrator that an Impact Fee was received by the City, the amount paid, and that the building permit was abandoned.

Sec. 56-11. Refunds.

(a) Eligibility for a refund.

(1) Pursuant to O.C.G.A. § 37-71-9, upon the request of a feepayer regarding a property on which a Development Impact Fee has been paid, the Development Impact Fee shall be refunded if:

A. Capacity is available in the Public Facilities for which the fee was collected but service is permanently denied; or,

B. The Development Impact Fee has not been encumbered or construction has not been commenced within six years after the date the fee was collected.

C. In determining whether Development Impact Fees have been encumbered, Development Impact Fees shall be considered encumbered on a first-in, first-out (FIFO) basis.

(b) Notice of entitlement to a refund. When the right to a refund exists due to a failure to encumber the Development Impact Fees, the Administrator shall provide written notice of entitlement to a refund to the feepayer who paid the Development Impact Fee at the address shown on the application for development approval or to a successor in interest who has given adequate notice to the City of a legal transfer or assignment of the right to entitlement to a refund and who has provided a mailing address. Such notice shall also be published in a newspaper of general circulation in the City of Monroe within 30 days after the expiration of the six-year period

after the date that the Development Impact Fee was collected and shall contain a heading "Notice of Entitlement to Development Impact Fee Refund." No refund shall be made for a period of 30 days from the date of said publication.

(c) Filing a request for a refund. All requests for refunds shall be made in writing to the Administrator within one year of the time the refund becomes payable or within one year of publication of the notice of entitlement to a refund, whichever is later. Failure to make a claim for a refund within said time period shall result in a waiver of all claims to said funds.

(d) Payment of refunds.

(1) All refunds shall be made to the feepayer within 60 days after it is determined by the Administrator that a sufficient proof of claim for refund has been made, but no sooner than 30 days after publication of the notice of entitlement to the refund.

(2) A refund shall include a refund of a pro rata share of interest actually earned on the unused or excess Impact Fee collected.

(3) In no event shall a feepayer be entitled to a refund for Impact Fees assessed and paid to recover the cost of excess capacity in existing system improvements, for any portion of an Impact Fee collected as a repayment for expenditures made by the City for system improvements intended to be funded by such Impact Fee, or for that portion of the fee payment that was assessed for administration of the Impact Fee ordinance or for recovery of the cost of preparation of the Capital Improvements Element of the comprehensive plan.

Sec. 56-12. Private contractual agreements.

(a) Private agreements; authorized. Nothing in this Chapter shall prohibit the voluntary mutual approval of a private contractual agreement between the City and any developer or property owner or group of developers or property owners in regard to the construction or installation of system improvements and providing for credits or reimbursement for system improvement costs incurred by a developer, including interproject transfers of credits or providing for reimbursement for project improvement costs which are used or shared by more than one development project, provided that:

(1) The system improvements are included for Impact Fee funding in the Capital Improvements Element of the comprehensive plan; and,

(2) The amount of any credit or reimbursement granted shall not exceed the portion of the system improvement's cost that is eligible for Impact Fee funding.

(b) Private agreements; provisions. A private contractual agreement for system improvements may include, but shall not be limited to, provisions which:

(1) Modify the estimates of impact on Public Facilities according to the methods and provisions concerning the calculation of Impact Fees, provided that any such agreement shall allow the City to assess additional Development Impact Fees after the completion of construction according to schedules set forth in this Chapter.

(2) Permit construction of, dedication of property for, or other in-kind contribution for specific Public Facilities of the type for which Development Impact Fees would be imposed

in the same service area in lieu of or with a credit against applicable Development Impact Fees.

(3) Permit a schedule and method of payment appropriate to particular and unique circumstances of a proposed project in lieu of the requirements for payment under this Chapter, provided that acceptable security is posted ensuring payment of the Development Impact Fees. Forms of security that may be acceptable include a cash bond, irrevocable letter of credit from a bank authorized to do business within the State of Georgia, a surety bond, or lien or mortgage on lands to be covered by the building permit.

(c) Private agreements; procedure.

(1) Any private agreement proposed by an Applicant pursuant to this section shall be submitted to the Administrator for review, negotiation, and submission to the City Council.

(2) Any such agreement must be presented to and approved by the City Council of the City of Monroe, Georgia prior to the issuance of a building permit.

(3) Any such agreement shall provide for execution by mortgagees, lien holders or contract purchasers in addition to the landowner, and shall require the Applicant to submit such agreement to the clerk of superior court for recording.

Sec. 56-13. Periodic review and amendments.

(a) Chapter amendments.

(1) This Chapter may be amended from time to time as deemed appropriate or desirable by the City Council.

(2) Interim amendments to the Impact Fee schedule regarding the establishment of new land use categories under Section 53-7(a)(3)(c) are expressly authorized, and may be recommended by the Administrator, but shall be confirmed by the City Council when this Chapter is subsequently amended.

(b) Capital Improvements element periodic review.

(1) Update. At least once each year, the City Council shall review and may update the Capital Improvements Element so as to maintain, at a minimum, a schedule of system improvements for each of the subsequent five years. The Capital Improvements Element update may include changes in funding sources or project costs, or changes in the list or scheduling of projects. The Capital Improvements Element update shall be submitted to the regional development center for their review, in accordance with the Development Impact Fee compliance requirements as adopted by the Department of Community Affairs of the State of Georgia.

(2) Amendment. In conducting a periodic review of the Capital Improvements Element and calculation of Development Impact Fees, the City Council may determine to amend the Capital Improvements Element. Amendments to the Capital Improvements Element shall comply with the procedural requirements of the Development Impact Fee compliance requirements as adopted by the Department of Community Affairs of the State of Georgia, and shall be required for any change to the Capital Improvements Element that would:

A. Redefine growth projections, land development assumptions, or goals or objectives that would affect system

improvements proposed in the Capital Improvements Element;

B. Add new public facility categories for Impact Fee funding, modify Impact Fee service areas or make changes to system improvement projects;

C. Change service levels established for an existing Impact Fee service area; or make any other revisions needed to keep the Capital Improvements Element up to date.

(c) Continuation of validity. Failure of the City Council to undertake a periodic review of the Capital Improvements Element shall result in the continued use and application of the latest adopted Development Impact Fee schedule and other data. The failure to periodically review such data shall not invalidate the enforcement of this Chapter or the right of the City to collect Development Impact Fees pursuant to this Chapter.

Sec. 56-14. Appeals.

(a) Eligibility to file an appeal. Only Applicants or feepayers meeting the following criteria shall be entitled to file an appeal:

(1) Those Applicants who have already been assessed a Development Impact Fee by the City; or

(2) Those Applicants who have already received a written determination of individual assessment, refund or credit amount

(b) Appeals process.

(1) The aggrieved Applicant or feepayer (hereinafter, the "appellant") must file a written appeal with the Administrator within 15 days of the decision or receipt of written determination from which the appeal is taken.

(2) Such written appeal shall constitute an application for relief, shall be of sufficient content to set forth the basis for the appeal and the relief sought, and shall include:

A. The name and address of the appellant;

B. The location of the affected property;

C. A copy of any applicable written decision or determination made by the Administrator (from which the appeal is taken);

(3) Within 15 days after receipt of the appeal, the Administrator shall issue a recommendation which shall be forwarded to the City Council for their review and consideration.

(4) The City Council shall thereafter hold a hearing on the appeal within 30 days of receipt of the Administrator's recommendation, provided that at least two weeks' written notice thereof can be given to the appellant. The City Council shall decide the issue within a reasonable time following the hearing, but in no case more than 60 days following the hearing, unless the appellant agrees to an extension to a later date. Any party making an appeal shall have the right to appear at the hearing to present evidence and may be represented by counsel.

(c) Payment of Impact Fee during appeal.

(1) The filing of an appeal shall not stay the collection of a Development Impact Fee as a condition to the issuance of development approval.

(2) A developer may pay a Development Impact Fee under protest to obtain a development approval, and by making such

payment shall not be estopped from exercising this right of appeal or receiving a refund of any amount deemed to have been collected in excess.

Sec. 56-15. Enforcement and penalties.

(a) Enforcement authority.

(1) The enforcement of this Chapter shall be the responsibility of the City Council and such personnel as the City Council may designate from time to time, including, but not limited to the Administrator.

(2) The Administrator shall have the right to inspect the lands affected by this Chapter and shall have the right to issue a written notice, a stop work order or citation for violations. Refusal of written notice of violation, stop work order or citation under this Chapter shall constitute legal notice of service. The citation shall be in the form of a written official notice issued in person or by certified mail to the owner of the property, or to his or her agent, or to the person performing the work. The receipt of a citation shall require that corrective action be taken within 30 days unless otherwise extended at the discretion of the Administrator.

(3) The Administrator may suspend or revoke any building permit or withhold the issuance of other development approvals if the provisions of this Chapter have been violated by the developer or the owner or their assigns.

(b) Violations.

(1) Knowingly furnishing false information on any matter relating to the administration of this Chapter shall constitute an actionable violation.

(2) Proceeding with construction of a project that is not consistent with the project's

Impact Fee assessment, such as the use category claimed or units of development indicated, shall constitute an actionable violation.

(3) Failure to take corrective action following the receipt of a citation shall constitute an actionable violation.

A violation of this Chapter shall be a petty offense ordinance violation punishable in accordance with Section 1-11 of the City's Code of Ordinances. In addition to or in lieu of criminal prosecution, the City Council shall have the power to sue in law or equity for relief in civil court to enforce this Chapter, including recourse to such civil and criminal remedies in law and equity as may be necessary to ensure compliance with the provisions of this Chapter, including, but not limited to injunctive relief to enjoin and restrain any person from violating the provisions of this Chapter and to recover such damages as may be incurred by the implementation of specific corrective actions.

Sec. 56-16. Service Area established.

There is hereby established one service area which shall be the entirety of the incorporated City limits of the City of Monroe.

Sec. 56-17. Repealer, severability, and effective date.

(a) Repeal of conflicting laws. Any and all ordinances, resolutions, or regulations, or parts thereof, in conflict with this Chapter are hereby repealed to the extent of such conflict.

(b) Severability. If any sentence, clause, part, paragraph, section, or provision of this Chapter is declared by a court of competent jurisdiction to be invalid, the validity of the

Chapter as a whole or any other part hereof shall not be affected.

(c) Incorporation by reference of Georgia Law. It is the intent of the City Council that the Development Impact Fee ordinance of the City complies with the terms and provisions of the Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 et seq., as amended). Therefore, said O.C.G.A. § 36-71-1 et seq. is hereby incorporated by reference into this ordinance. To the extent that any provision of this ordinance is inconsistent with the provisions of said O.C.G.A. § 36-71-1 et seq., the latter shall control. Furthermore, to the extent that this ordinance is silent as to any provision of said O.C.G.A. § 36-71-1 et seq. that is otherwise deemed mandatory by law, such provision shall control and shall be binding upon the City.

(d) Effective date.

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

(2) Any building for which a valid and complete application for a building permit has been received prior to the effective date of this ordinance may proceed without payment of fees otherwise imposed by this ordinance, provided that:

A. All fees and development exactions in effect prior to the effective date of this ordinance shall be or have been paid in full; and

B. Said construction shall be commenced, pursued and completed within the time established by the building permit, or within 180 days, whichever is later.

Sec. 56-18. Fee schedule.

Payment of a Development Impact Fee pursuant to this Chapter shall be in accordance with the fees outlined on the attached Table 56-18 attached hereto and incorporated herein by reference, specifically for all property located within the corporate limits of the City of Monroe. Said payment shall constitute full and complete payment of the project's proportionate share of system improvements as required herein and shall be deemed to be in compliance with the requirements of this Chapter.

TABLE 56-18 - CITY OF MONROE CODE OF ORDINANCES

Land Use Categories	Land Use Types	Unit of Measure	Services					Impact Cost	Admin. Cost	Total Allowable Impact Fee Per Unit of Measure	Adopted % of Max	Adopted Impact Fee Amount
			Library	Parks	Fire	Police	Trans.					
Port and Terminal	(000 - 099)											
30	Truck Terminal	acres			\$3,974	\$790	\$35,520	\$40,284	\$1,209	\$41,493	50%	\$20,746
Industrial/ Agricultural	(100-199)											
110	General Light Industrial	1000 sq ft			\$783	\$155	\$7,000	\$7,938	\$238	\$8,176	20%	\$1,635
120	General Heavy Industrial	1000 sq ft			\$620	\$123	\$5,546	\$6,289	\$189	\$6,478	20%	\$1,296
140	Manufacturing	1000 sq ft			\$617	\$122	\$5,515	\$6,254	\$188	\$6,442	20%	\$1,288
150	Warehousing	1000 sq ft			\$434	\$86	\$3,879	\$4,399	\$132	\$4,531	20%	\$906
151	Mini-Warehouse	1000 sq ft			\$13	\$2	\$121	\$136	\$4	\$140	100%	\$140
152	High-Cube Warehouse	1000 sq ft			\$61	\$12	\$545	\$618	\$19	\$637	100%	\$637
Residential	(200-299)											
210	Single-Family Detached Housing	dwelling	\$174	\$2,086	\$847	\$168	\$7,576	\$10,851	\$326	\$11,177	22%	\$2,459
220	Apartment	dwelling	\$174	\$2,086	\$678	\$134	\$6,061	\$9,133	\$274	\$9,407	40%	\$3,763
230	Residential Condos/Townhomes	dwelling	\$174	\$2,086	\$678	\$134	\$6,061	\$9,133	\$274	\$9,407	35%	\$3,292
Lodging	(300-399)											
310	Hotel	room			\$210	\$41	\$1,879	\$2,130	\$64	\$2,194	5%	\$110
311	All suites hotel	room			\$240	\$47	\$2,151	\$2,438	\$73	\$2,511	25%	\$628
312	Business hotel	room			\$33	\$6	\$303	\$342	\$10	\$352	25%	\$88
320	Motel	room			\$240	\$47	\$2,151	\$2,438	\$73	\$2,511	25%	\$628
Recreational	(400-499)											
416	Campground	camp sites			\$23	\$4	\$212	\$239	\$7	\$246	20%	\$49
430	Golf Course	acres			\$84	\$16	\$757	\$857	\$26	\$883	75%	\$662
435	Multipurpose Rec Facility	acres			\$169	\$33	\$1,515	\$1,717	\$52	\$1,769	50%	\$884
443	Movie Theater	1000 sq ft			\$508	\$101	\$4,546	\$5,155	\$155	\$5,310	20%	\$1,062
460	Arena	acres			\$1,129	\$224	\$10,092	\$11,445	\$343	\$11,788	25%	\$2,947
480	Amusement Park	acres			\$3,082	\$613	\$27,549	\$31,244	\$937	\$32,181	50%	\$16,091
491	Tennis Courts	acres			\$81	\$16	\$727	\$824	\$25	\$849	0%	\$0
492	Racquet Club	1000 sq ft			\$122	\$24	\$1,091	\$1,237	\$37	\$1,274	0%	\$0
494	Bowling Alley	1000 sq ft			\$339	\$67	\$3,030	\$3,436	\$103	\$3,539	0%	\$0
495	Recreational Community Center	1000 sq ft			\$284	\$56	\$2,545	\$2,885	\$87	\$2,972	0%	\$0
Institutional	(500-599)											
521	Private School (K-12)	1000 sq ft			\$2,743	\$545	\$24,518	\$27,806	\$834	\$28,640	25%	\$7,160
560	Church/Synagogue	1000 sq ft			\$176	\$35	\$1,575	\$1,786	\$54	\$1,840	25%	\$460
565	Day Care Center	1000 sq ft			\$861	\$171	\$7,698	\$8,730	\$262	\$8,992	25%	\$2,248
566	Cemetery	acres			\$27	\$5	\$242	\$274	\$8	\$282	100%	\$282
591	Lodge/Fraternal	employee			\$339	\$67	\$3,030	\$3,436	\$103	\$3,539	20%	\$708
Medical	(600-699)											
610	Hospital	1000 sq ft			\$1,102	\$219	\$9,849	\$11,170	\$335	\$11,505	20%	\$2,301
620	Nursing Home	bed			\$220	\$43	\$1,969	\$2,232	\$67	\$2,299	60%	\$1,379
630	Clinic	employee			\$339	\$67	\$3,030	\$3,436	\$103	\$3,539	20%	\$708

Land Use Categories	Land Use Types	Unit of Measure	Services					Impact Cost	Admin. Cost	Total Allowable Impact Fee Per Unit of Measure	Adopted % of Max	Adopted Impact Fee Amount
			Library	Parks	Fire	Police	Trans.					
Office	(700-799)											
710	General Multi-Tenant Office Building	1000 sq ft			\$1,125	\$223	\$10,062	\$11,410	\$342	\$11,752	20%	\$2,350
714	Corporate Headquarters Building	1000 sq ft			\$1,153	\$229	\$10,304	\$11,686	\$351	\$12,037	20%	\$2,407
715	Single-Tenant Office Building	1000 sq ft			\$1,085	\$215	\$9,698	\$10,998	\$330	\$11,328	20%	\$2,266
720	Medical-Dental Office Building	1000 sq ft			\$1,373	\$273	\$12,274	\$13,920	\$418	\$14,338	20%	\$2,868
760	Research and Development Center	1000 sq ft			\$993	\$197	\$8,880	\$10,070	\$302	\$10,372	20%	\$2,074
Retail	(800-899)											
812	Building Materials and Lumber Store	1000 sq ft			\$498	\$99	\$4,455	\$5,052	\$152	\$5,204	20%	\$1,041
813	Free-Standing Discount Superstore	1000 sq ft			\$325	\$64	\$2,909	\$3,298	\$99	\$3,397	20%	\$679
814	Specialty Retail Center	1000 sq ft			\$617	\$122	\$5,515	\$6,254	\$188	\$6,442	20%	\$1,288
815	Free-Standing Discount Store	1000 sq ft			\$664	\$132	\$5,940	\$6,736	\$202	\$6,938	30%	\$2,081
816	Hardware/Paint Store	1000 sq ft			\$325	\$64	\$2,909	\$3,298	\$99	\$3,397	20%	\$679
817	Nursery (Garden Center)	1000 sq ft			\$552	\$109	\$4,940	\$5,601	\$168	\$5,769	20%	\$1,154
818	Nursery (Wholesale)	1000 sq ft			\$566	\$112	\$5,061	\$5,739	\$172	\$5,911	20%	\$1,182
820	Shopping Center	1000 sq ft			\$566	\$112	\$5,061	\$5,739	\$172	\$5,911	20%	\$1,182
823	Factory Outlet Center	1000 sq ft			\$566	\$112	\$5,061	\$5,739	\$172	\$5,911	20%	\$1,182
831	Quality Restaurant	1000 sq ft			\$2,529	\$503	\$22,609	\$25,641	\$769	\$26,410	20%	\$5,282
832	High-Turnover (Sit-Down) Restaurant	1000 sq ft			\$2,529	\$503	\$22,609	\$25,641	\$769	\$26,410	20%	\$5,282
834	Fast-Food Restaurant	1000 sq ft			\$3,696	\$735	\$33,034	\$37,465	\$1,124	\$38,589	20%	\$7,718
837	Quick Lubrication Vehicle Shop	Service Bay			\$712	\$141	\$6,364	\$7,217	\$217	\$7,434	20%	\$1,487
840	Auto-Care Center	1000 sq ft			\$484	\$96	\$4,333	\$4,913	\$147	\$5,060	20%	\$1,012
841	New Car Sales	1000 sq ft			\$600	\$119	\$5,364	\$6,083	\$182	\$6,265	20%	\$1,253
843	Auto Parts Store	1000 sq ft			\$325	\$64	\$2,909	\$3,298	\$99	\$3,397	20%	\$679
847	Self-Service Car Wash	Stall			\$67	\$13	\$606	\$686	\$21	\$707	20%	\$141
848	Tire Store	1000 sq ft			\$434	\$86	\$3,879	\$4,399	\$132	\$4,531	50%	\$2,265
849	Wholesale Tire Store	1000 sq ft			\$434	\$86	\$3,879	\$4,399	\$132	\$4,531	50%	\$2,265
850	Supermarket	1000 sq ft			\$430	\$85	\$3,849	\$4,364	\$131	\$4,495	50%	\$2,247
851	Convenience Market (Open 24 hours)	1000 sq ft			\$610	\$121	\$5,455	\$6,186	\$186	\$6,372	100%	\$6,372
852	Convenience Market (Open 15-16 hours)	1000 sq ft			\$593	\$118	\$5,303	\$6,014	\$180	\$6,194	100%	\$6,194
853	Convenience Market with Gasoline Pumps	1000 sq ft			\$610	\$121	\$5,455	\$6,186	\$186	\$6,372	100%	\$6,372
860	Wholesale Market	1000 sq ft			\$278	\$55	\$2,485	\$2,818	\$85	\$2,903	30%	\$871
861	Discount Club	1000 sq ft			\$440	\$87	\$3,939	\$4,466	\$134	\$4,600	30%	\$1,380
862	Home Improvement Superstore	1000 sq ft			\$325	\$64	\$2,909	\$3,298	\$99	\$3,397	30%	\$1,019
863	Electronics Superstore	1000 sq ft			\$325	\$64	\$2,909	\$3,298	\$99	\$3,397	30%	\$1,019
870	Apparel Store	1000 sq ft			\$566	\$112	\$5,061	\$5,739	\$172	\$5,911	20%	\$1,182
881	Pharmacy/Drugstore	1000 sq ft			\$566	\$112	\$5,061	\$5,739	\$172	\$5,911	20%	\$1,182
890	Furniture Store	1000 sq ft			\$142	\$28	\$1,272	\$1,442	\$43	\$1,485	20%	\$297
Services	(900-999)											
912	Drive-in Bank	1000 sq ft			\$1,234	\$245	\$11,031	\$12,510	\$375	\$12,885	20%	\$2,577

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 9/3/2025

Subject: CONDITIONAL USE #3904 – 1108 E. Church Street – Conditional Use, Self-Service Laundromat



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

Description:

The property owner of 1108 E. Church Street is petitioning for Conditional Use approval to allow a self-service laundromat in an existing small-scale shopping center.

Background:

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

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use as submitted without conditions.

Attachment(s):

Staff Report
Application Documents



CITY OF MONROE

PLANNING & ZONING

CONDITIONAL USE STAFF REPORT

APPLICATION SUMMARY

CONDITIONAL USE CASE: 3904

DATE: August 14, 2025

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Jonathan Freeland

PROPERTY OWNER: East Church Street Center, LLC

LOCATION: South side of E. Church Street – 1108 E. Church Street

COUNCIL DISTRICTS: 5 & 8

ACREAGE: ±0.99

EXISTING ZONING: B-1 (Neighborhood Commercial District)

EXISTING LAND USE: Small-scale strip shopping center

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property to allow for a self-service laundromat.

STAFF RECOMMENDATION: Staff recommendation is approval of this Conditional Use request as submitted without conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: August 19, 2025

CITY COUNCIL: September 9, 2025

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting Conditional Use approval to allow a self-service laundromat in the existing small-scale strip shopping center on the property. The property is currently zoned B-1 (Neighborhood Commercial District). Self-service laundromats are permitted as conditional uses in the B-1 zoning district. The strip shopping center tenant space for the self-service laundromat was previously occupied for that use but has been vacant for quite some time. With more than 6 months having transpired since the last active business license was issued to that location, Conditional Use approval is necessary to allow a new self-service laundromat to commence operations in that location.

PROPOSED PROJECT SUMMARY:

- Conditional Use – Self-service laundromat
 - Tenant space – 2,875 Sf.
 - Open 24 hours
 - Fluff and fold services will be provided

STAFF ANALYSIS

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

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The proposed self-service laundromat should not be detrimental to surrounding uses. The tenant space was formerly used and set up for a self-service laundromat but has been vacant for quite some time.
- (2) **The applicable standards in Article XI have been met:** There are no standards applicable to self-service laundromats in Article XI of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is in the East Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the East Sub-Area is predominantly residential with light commercial uses along this portion of E. Church Street. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Self-service laundromats are permitted only as Conditional Uses in the underlying B-1 zoning district. Self-service laundromats are permitted uses by right in the B-2 (General Commercial District) and B-3 (Highway Business District). Rezoning the entire property of the small-scale shopping center to accommodate one tenant space is completely unnecessary when the alternative can be granting Conditional Use approval instead.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** The property is fully developed as a small-scale strip shopping center. Granting conditional use approval for a self-service laundromat in the shopping center should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site is currently accessed from a driveway off E. Church St. to a parking lot in front of the strip center. Parking and access will remain adequate to accommodate the requested conditional use.

- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are adequate to serve the proposed development. The tenant space was formerly used and set up for a self-service laundromat.
- (8) **The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** As previously stated, the requested Conditional Use will be located inside an existing small-scale strip shopping center in a tenant space formerly used for that purpose. This standard will not be affected by granting this conditional use.
- (9) **The use would not significantly increase congestion, noise, or traffic hazards:** With the site already being developed, no changes to traffic or congestion should result from granting the conditional use. As previously stated, the tenant space for the self-service laundromat was formerly used for that purpose.
- (10) **Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** No domino effect will result along E. Church Street in the granting of this Conditional Use for a self-service laundromat in a former location previously used as a self-service laundromat.

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 recommendation is approval of the requested Conditional Use for a self-service laundromat as submitted without conditions.



CITY OF MONROE

CONDITIONAL USE APPLICATION

#3909

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 1108 E Church St.

Parcel #: M0250134

Council Districts: (1 - 6) 5 & (7 or 8) 8

Zoning: B-1 Parcel Acreage/Square Feet: 42,907

Type of Conditional Use Requested: Self-service laundry

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: East Church Street Center, LLC

Phone #: _____

Address: 1255 Lakes Pkwy, Suite 180 City: Lawrenceville State: Ga Zip: 30043

Applicant (if not Property Owner): Jonathan Freeland Phone #: 678-773-9299

Address: 596 Richmond Place City: Loganville State: GA Zip: 30052

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1525.1.a.2):

We propose to re-open a previously established self-service laundry

The location will offer self-service laundry, as well as wash dry fold.

We intend to offer 24/7 access with attendants available 9AM-6PM.

We expect water and sewer usage levels to compare to historical levels.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1525.1.a.3):

The facility is located on a commercially zoned parcel along E Church Street,

Adjacent properties include a convenience store, a barber shop, and a ministry

The laundry will fill a vacant space and improve foot traffic to other businesses

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1525.1.a.4): _____

The existing interior space is approximately 2,875 Sq. Ft. and will remain unchanged.

The interior will be modernized with new commercial washing machines and dyers.

No proposed changes to exterior areas, landscaping, setbacks, or parking lot area.

Select all existing utilities available and/or describe proposed utilities (1525.1.a.5):

Water ☒ Sewer ☒ Electric ☒ Gas ☒ Telecom ☒ Private Well ☐ Septic Tank ☐

REQUIRED SUBMITTAL ITEMS

- | | |
|---|--|
| <input checked="" type="checkbox"/> Completed Application | <input type="checkbox"/> Site Plan; Drawn to scale, if applicable |
| <input checked="" type="checkbox"/> Fee (see Fee Schedule) | <input checked="" type="checkbox"/> Deed |
| <input checked="" type="checkbox"/> Survey Plat | <input checked="" type="checkbox"/> Proof of all property taxes paid in full |
| <input checked="" type="checkbox"/> Typed Detailed Description of the Request | <input type="checkbox"/> Other information as required by Code Officer |

APPLICANT SIGNATURE & AFFIDAVIT

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

SIGNATURE: Jonathan Scott Ireland **DATE:** 7/2/25

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

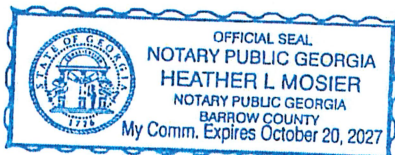
PROPERTY OWNER'S AUTHORIZATION SIGNATURE, IF NOT THE APPLICANT

SIGNATURE: Heather L Mosier **DATE:** 7/1/25

NOTARY PUBLIC: Heather L Mosier SWORN TO AND SUBSCRIBED BEFORE THIS

1st DAY OF July, 2025 NOTARY SIGNATURE: Heather L Mosier

DATE: 7/1/2025 SEAL:



Note: It is the responsibility of the applicant and not the staff to ensure a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1550 of the Zoning Ordinance.

Conditional Use for Laundromat at 1114 E Church Street, Monroe, GA

Submitted by Jonathan Freeland, 678-773-9299

Proposal Summary

We are a local, family-owned business based in Loganville, GA, seeking to reopen and modernize a long-vacant laundromat located at 1114 E Church Street in Monroe. Our vision is to revitalize this well-positioned space with a welcoming, clean, air-conditioned, and professionally managed laundry facility offering both self-service and attended wash-dry-fold drop-off services to the local Monroe community.

As faith-based business owners, our purpose is rooted in living out our faith daily through honest business practices, active community service, and daily interactions with our customers. We believe this facility will not only meet a practical need—providing access to laundry services for many residents who lack in-home appliances—but also become a positive community anchor in the neighborhood.

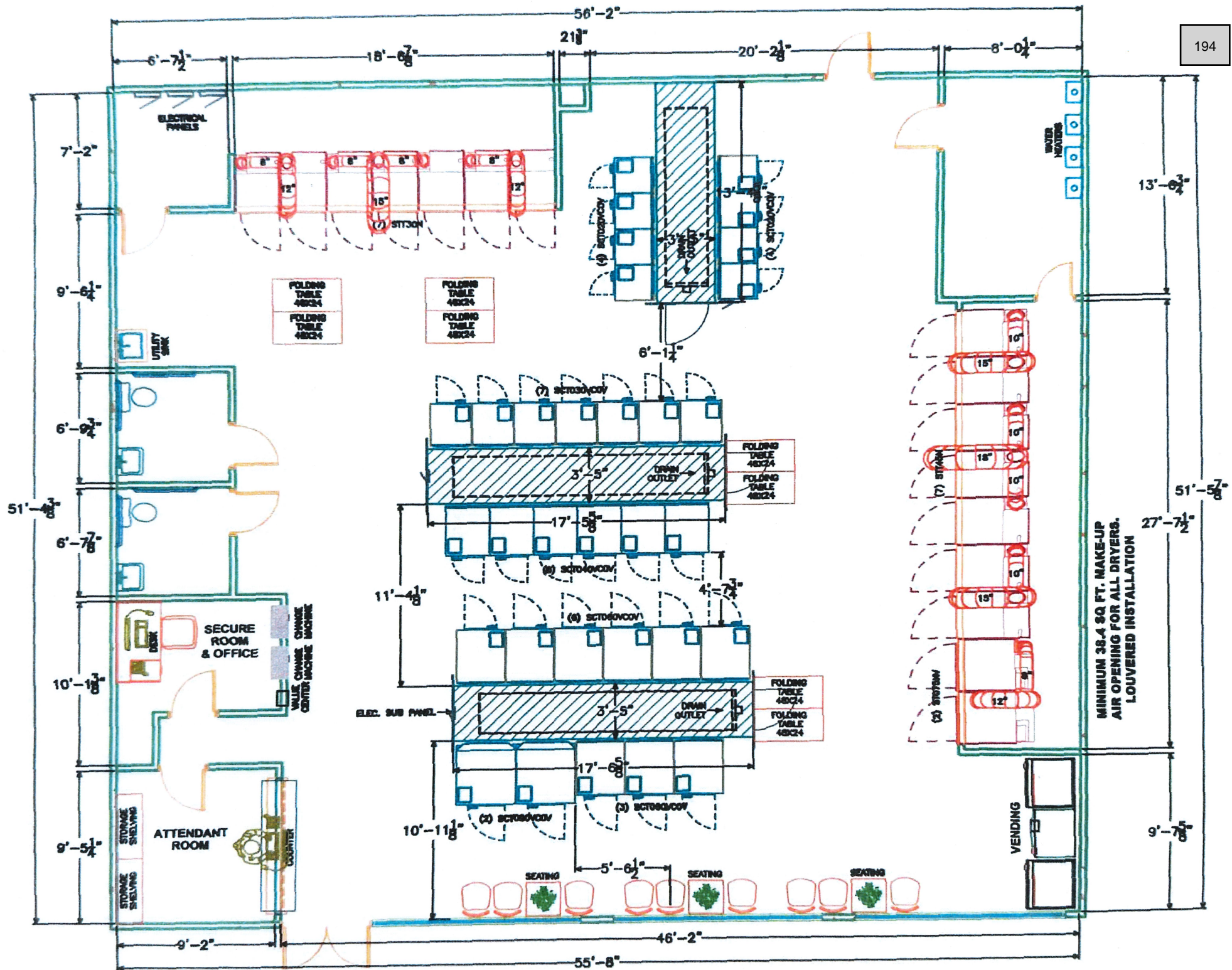
Our proposed investment in this location is guided by a commitment to sustainability, operational excellence, and good partnership with the local business community. We are entering into a long-term lease to ensure ongoing stability and responsible stewardship of the site. We are also outfitting the facility with the newest generation of energy-efficient, water-saving commercial laundry equipment, ensuring that both environmental impact and customer utility costs are minimized. In addition to the new equipment, we will be renovating the interior space to make it light, bright, safe, and comfortable. We will have upgraded security cameras and 24-hour monitoring to ensure the safety of the location and customers.

The laundromat will operate 24 hours a day, seven days a week, with 1–2 employees onsite during peak hours. Once operations are fully established, we plan to expand to include pickup and delivery options in Monroe and the surrounding areas, creating additional convenience and employment opportunities.

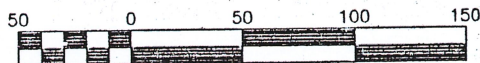
We think it's helpful to point out, while increased competition is usually beneficial to consumers, our market analysis indicates a total market demand for self-service laundry services sufficient to support this re-opening without detrimental impact to the existing two self-service laundry locations on Spring St. We are committed to revitalizing this site in a way that enhances the surrounding commercial corridor and serves the people of Monroe with excellence, dignity, and care.

Thank you for your review and consideration, and please feel free to contact me directly with any questions, feedback, or if you need any additional information.

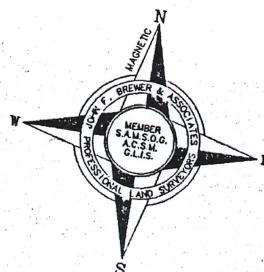
Jonathan Freeland



- LEGEND:
- P.E. - PERMANENT EASEMENT
 - C.E. - CONSTRUCTION EASEMENT
 - S.E. - SANITARY SEWER EASEMENT
 - H.W. - HEAD WALL
 - C.B. - CATCH BASIN
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - R. - RADIUS
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - C. - CENTER LINE
 - M.H. - MANHOLE
 - F. - FIRE HYDRANT
 - W. - WATER VALVE
 - E.C.D. - EROSION CONTROL DEVICE
 - LeB3 - SOIL TYPE

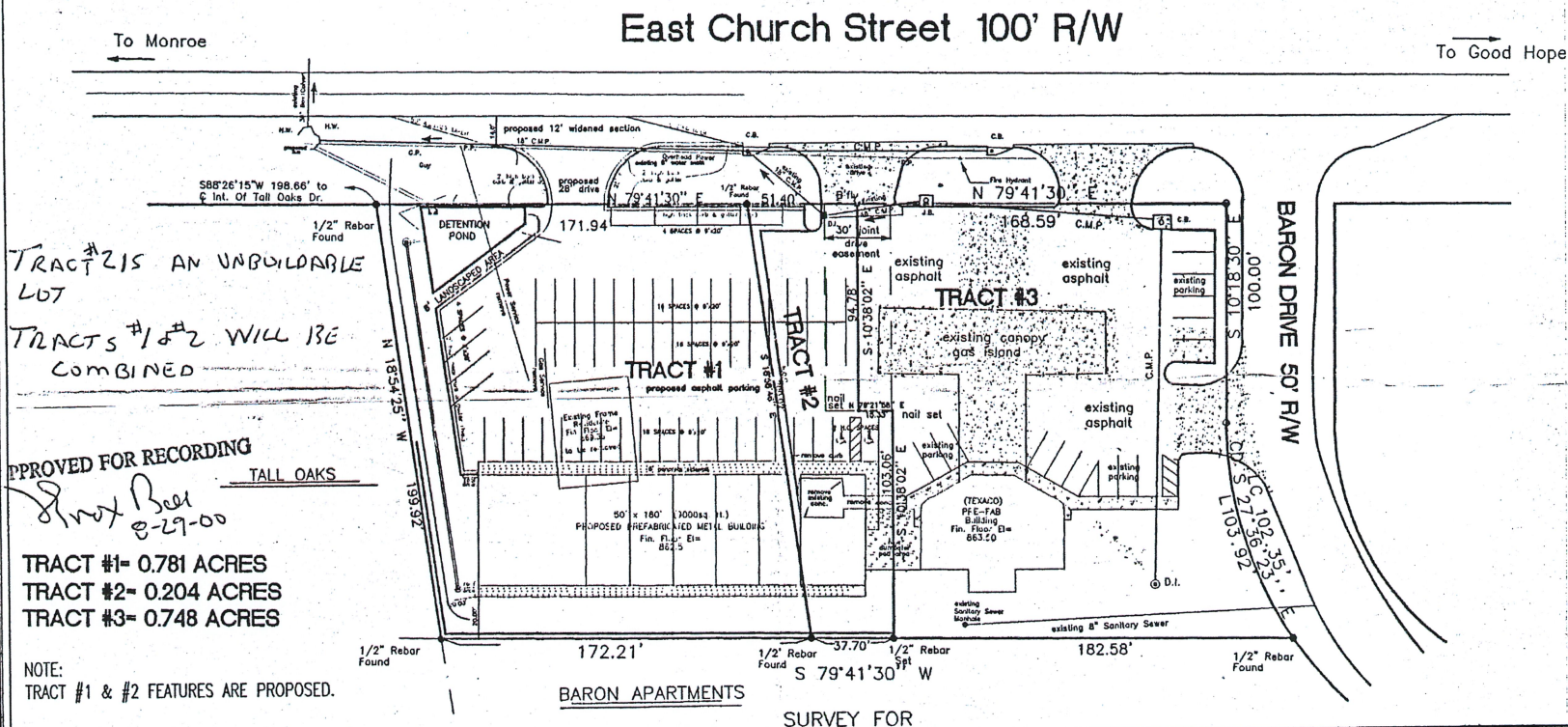


Scale 1" = 50'



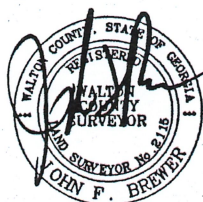
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297C0112 B EFFECTIVE DATE: FEB. 1990

FILED AND RECORDED 9-11-00
AT 11:05 A.M.
PLAT BOOK 84 PAGE 131
KATHY K. THROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA



SURVEYORS CERTIFICATION

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,789 FEET AN AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN FEET AND WAS ADJUSTED BY THE COMPASS RULE.
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY TOPCON GTS 201



D.A. Smith Properties, Inc.

STATE	COUNTY	CITY	C.M.D.
GEORGIA	WALTON	MONROE	TOWN
3RD	71	1"=50'	1/14/2000
DISTRICT	LAND LOT	SCALE	DATE

JOHN F. BREWER AND ASSOCIATES

LAND SURVEYORS, LAND PLANNERS
DEVELOPMENT SUPERVISION

107 DAVIS STREET
MONROE, GA. 30655
(770) 267-4703

To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 9/3/2025
Subject: Impact Fee Ordinance – 2nd Reading & Adoption



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

Description:

The final step in the consideration of the adoption of Development Impact Fees requires the City Council to adopt an Impact Fee Ordinance. Two public hearings are required to adopt Development Impact Fees with the 1st public hearing held last month on August 12th and the second public hearing for this Council meeting on September 9th. Upon adoption of the Impact Fee Ordinance, the Impact Fees will go into effect on the following day, September 10, 2025, for applicable permits.

Background:

City Council adopted the Capital Improvements Element and Impact Fee Study on July 8th, 2025. At last month's Council meeting, the City Council held the 1st public hearing and reading of the Impact Fee Ordinance. The final step in the process of implementing impact fees is to adopt the impact fee ordinance to implement the ability to charge impact fees on new building permits and development in the City of Monroe. The City has provided ample and duly noticed public advertisements for a period of 2 months prior to the final reading and public hearing for adoption of the Impact Fee Ordinance. The Impact Fees will go into effect on the following day from adoption, September 10, 2025, for applicable permits.

Recommendation:

Adopt the Impact Fee Ordinance as presented with the recommended fees.

Attachment(s):

AN ORDINANCE TO ADD CHAPTER 56 – IMPACT FEES TO THE CODE OF ORDINANCES

AN ORDINANCE TO ADD CHAPTER 56 – IMPACT FEES TO THE CODE OF ORDINANCES OF THE CITY OF MONROE, GEORGIA

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

ARTICLE I.

The Code of Ordinances of the City of Monroe is hereby amended by adding Chapter 56 – Impact Fees to the Code of Ordinances of the City of Monroe, Georgia, as follows:

SEE “**EXHIBIT A**” ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR THE COMPLETE TEXT AMENDMENT.

Note: Text that is stricken shall be deleted, and text that is underlined shall be added to the Code of Ordinances.

ARTICLE II.

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

ARTICLE III.

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

READ AND ADOPTED this ____ day of _____, 2025.

CITY OF MONROE, GEORGIA

By: _____(SEAL)

John S. Howard, Mayor

Attest: _____(SEAL)

Laura Powell, City Clerk

EXHIBIT "A"

Chapter 56 – Impact Fees

Sec. 56-1. - Short title, authority and applicability.

(a) This Chapter shall be known and may be cited as the "City of Monroe Impact Fees Ordinance."

(b) The Georgia Legislature, through the enactment of the Georgia Development Impact Fee Act, O.C.G.A. §§ 36-71-1 through 36-71-13, has authorized the City of Monroe (the "City") to enact Development Impact Fees for the purpose of planning and financing Public Facilities of the City.

(c) This Chapter shall apply to all property and development located within the incorporated limits of the City of Monroe.

Sec. 56-2. Intents and purposes.

(a) This Chapter is intended to assist in the implementation of the City of Monroe Comprehensive Plan pursuant to the Georgia Planning Act of 1989.

(b) The purpose of this Chapter is to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide for City roads, parks, libraries, and public safety improvements in the City.

(c) This Chapter is intended to comply fully with each and every relevant provision of the Georgia Development Impact Fee Act, O.C.G.A. §§ 36-71-1 through 36-71-13, and shall be interpreted and implemented to so comply.

Sec. 57-3. Legislative findings.

The City Council has considered the feasibility of imposing Development Impact Fees and finds, determines, and declares that:

(a) The Georgia Legislature, through the enactment of the Georgia Development Impact Fee Act, Georgia Code Titles 36-71-1 through 36-71-13, has authorized the City to enact Development Impact Fees;

(b) The City established a Development Impact Fee advisory committee pursuant to the Georgia Development Impact Fee Act, O.C.G.A. § 36-71-5, and that committee has served in an advisory capacity and assisted and advised the City with regard to the development and adoption of this Chapter;

(c) The City comprehensive plan contains within it land use assumptions, a Capital Improvement element for police, roads, fire protection, library, and parks Impact Fees hereinafter referred to as "Development Impact Fees", and the establishment of a level of service standard for Public Facilities for the planning horizon to the year 2043; and the City comprehensive plan, including the amendment to include a Capital Improvement element for Public Facilities Impact Fees, has been submitted to the Northeast Georgia Regional Commission and determined by the Georgia Department of Community Affairs to be in compliance with the rules of the Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee compliance requirements;

(d) The City must expand its Public Facilities in order to maintain the current level of service established in the City comprehensive plan if new development is to be accommodated

without decreasing its adopted level of service standards. This must be done in order to promote and protect the health, safety, morals, convenience, order, prosperity, and the general welfare of the City;

(e) The imposition of Development Impact Fees is a preferred method of ensuring the availability of capital facilities necessary to accommodate new development located within the City;

(f) Each of the types of land development described in this Article will create a need for the construction, equipping, or expansion of the City's Public Facilities;

(g) The fees established by this Article are derived from, are based upon, and do not exceed a proportionate share of the costs of providing public parks, fire protection and rescue services, police services, roads, streets, and bridges, and public libraries necessitated by the new land developments for which the fees are levied;

(h) The report entitled "CAPITAL IMPROVEMENTS ELEMENT & IMPACT FEE STUDY CITY OF MONROE, GEORGIA, AN ELEMENT OF THE COMPREHENSIVE PLAN " dated July 24, 2024, and adopted by the City Council on July 8, 2025, sets forth a reasonable methodology and analysis for the determination of the development impact of new development on the need for and costs for additional police, roads, fire protection, library, and parks improvements in the City.

Sec. 56-4. Rules of construction.

(a) The provisions of this Chapter shall be liberally construed so as to effectively carry out its purpose to promote and protect the

health, safety, morals, convenience, order, prosperity, and the general welfare of the City.

(b) For the purposes of administration and enforcement of this Chapter, unless otherwise stated in this Chapter, the following rules of construction shall apply to the text of this Chapter:

(1) In case of any difference of meaning or implication between the text of this Chapter and any caption, illustration, summary table, or illustrative table, the text shall control.

(2) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

(3) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

(4) The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

(5) The word "person" includes an individual, a corporation, a partnership, an incorporated association, a limited liability company, or any other similar entity.

(6) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and", "or" or "either ... or", the conjunction shall be interpreted as follows:

A. "And" indicates that all the connected terms, conditions, provisions or events shall apply.

B. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.

C. "Either ... or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(7) The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character

Sec. 56-5. Definitions.

Affordable Housing means housing that costs a household no more than thirty percent (30%) of its gross income for housing costs, including utilities.

Administrator means the City Administrator of the City of Monroe, Georgia, or the Administrator's designee.

Applicant means a person applying for the issuance of a building permit.

Building Permit is the permit required for new construction, completion of construction, or an interior finish pursuant to the applicable building code. As used herein, the term shall not include permits required for remodeling, rehabilitation, or other improvements to an existing structure provided there is no increase in the demand placed on those Public Facilities as defined herein.

Capital Improvement means an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility but excludes maintenance and operation.

Capital Improvements Element means that portion of the City of Monroe comprehensive

plan that sets out projected needs for system improvements during the planning horizon established therein, which provides a schedule that will meet the anticipated need for system improvements, and which provides a description of anticipated funding sources for each required improvement, as most recently adopted or amended by the City Council.

City means the City of Monroe, Georgia, and all components and officials thereof.

Commencement of Construction, for private development, means initiation of physical construction activities as authorized by a development or building permit and leading to completion of a foundation inspection or other initial inspection and approval by a public official charged with such duties; and for public projects, means expenditure or encumbrance of any funds, whether they be Development Impact Fee funds or not, for a Public Facilities project, or advertising of bids to undertake a Public Facilities project.

Comprehensive plan means the duly adopted City of Monroe Comprehensive Plan.

Developer means any person or legal entity undertaking development.

Development means any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand for Public Facilities.

Development Approval means written authorization, such as issuance of a building permit, land disturbance permit or other approval for grading or site development, or other forms of official action required by local law or regulation prior to commencement of construction.

Development Impact Fee means the payment of money imposed upon and paid by new development as a condition of development approval as its proportionate share of the cost of system improvements needed to serve it.

Encumber means to legally obligate by contract or otherwise commit to use by appropriation or other official act of the City.

Engineer means professional engineer (P.E.) as defined by the State of Georgia or firm that employs a P.E.

Feepayer means that person or entity who pays a Development Impact Fee, or his or her legal successor in interest when the right or entitlement to any refund of previously paid Development Impact Fees which is required by this Chapter has been expressly transferred or assigned to the successor in interest.

Impact Fee Administrator means the official designated by the mayor and City Council to carry out the administration of this Chapter.

Impact Fee Study means the Impact Fee Study for the City of Monroe, Georgia, prepared by Hall Consulting in 2023, and approved by the City Council on January 9, 2024, or a subsequent similar study that calculates the maximum Impact Fees that may be imposed by the City, consistent with the Georgia Development Impact Fee Act.

Planner means a professional consultant that maintains the American Institute of Certified Planner (AICP) credentials or firm that employs an AICP.

Present Value means the current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money.

Project means a single improvement or set of interrelated improvements undertaken together within a finite time period at a specific location. With regard to land development, a project may be identified as those construction activities authorized collectively by a building permit or other development approval, or for an interrelated collection of buildings and common Public Facilities such as a residential subdivision or an office park.

Project Improvements means site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for Public Facilities approved by the governing body of the City shall be considered a project improvement.

Proportionate Share means that portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Property Owner means that person or entity that holds legal title to property.

Public Facilities means: Roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any local components of state or federal highways; Parks, open space, and recreation areas and related facilities; Public safety facilities, including police, fire, emergency medical, and rescue facilities; and libraries and related facilities.

Service Area means a geographic area defined by the City in which a defined set of Public Facilities provide service to development within the area.

System Improvement Costs means Capital Improvement costs incurred to provide additional Public Facilities capacity needed to serve growth and development for planning, design and construction, land acquisition, land improvement, design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions, including, but not limited to, the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the Capital Improvement element, and administrative costs, provided that such administrative costs shall not exceed three percent of the total amount of Development Impact Fee receipts. Projected interest charges and other finance costs may be included if the Development Impact Fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the municipality to finance the Capital Improvements Element but such costs do not include routine and periodic maintenance

expenditures, personnel training, and other operating costs.

System Improvements means Capital Improvements that are Public Facilities and are designed to provide service to the community at large, in contrast to "project improvements."

Unit of Development means the standard incremental measure of land development activity for a specific type of land use upon which the rate of demand for public service and facilities is based, such as a dwelling unit, square foot of floor area, motel room, etc.

Sec. 56-6. Imposition of Development Impact Fees.

Any person who after the effective date of this Chapter engages in development shall pay a Development Impact Fee in the manner and amount set forth in this Chapter. The currently existing development Impact Fee schedule can be found in Sec. 56-18 of this Chapter.

(a) Construction not subject to Impact Fees. The following projects and construction activities do not constitute "development" as defined in this Chapter, and are therefore not subject to the imposition of Impact Fees:

(1) Rebuilding no more than the same number of units of development as defined in this Chapter that were removed by demolition, or destroyed by fire or other catastrophe, on the same lot or property.

(2) Remodeling or repairing a structure that does not result in an increase in the number of units of development.

(3) Replacing a residential housing unit with another housing unit on the same lot or property.

(4) Placing or replacing a manufactured home in a manufactured home park on a prepared manufactured home pad in existence and operation prior to the effective date of this Chapter.

(5) Placing a temporary construction or sales office on a lot during the period of construction or build-out of a development project.

(6) Constructing an addition to or expansion of a residential housing unit that does not increase the number of housing units.

(7) Adding uses that are typically accessory to residential uses and intended for the personal use of the residents, such as a deck or patio, satellite antenna, pet enclosure, or private recreational facilities such as a swimming pool.

(b) Existing, Non-Conforming Projects.

(1) Notwithstanding any other provision of this Chapter, that portion of a project for which a valid building permit has been issued prior to the effective date of this Chapter shall not be subject to Development Impact Fees so long as the permit remains valid and construction is commenced and is pursued according to the terms of the permit.

(2) Any building for which a valid and complete application for a building permit has been received prior to the effective date of this Chapter may proceed without payment of fees otherwise imposed by this Chapter, provided that:

(A) all fees and development exactions in effect prior to the effective date of this Chapter shall be or have been paid in full; and,

(B) said construction shall be commenced, pursued and completed within

the time established by the building permit, or within 180 days, whichever is later.

(c) Method of calculation.

(1) Any Development Impact Fee imposed pursuant to this Chapter shall not exceed a project's proportionate share of the cost of system improvements.

(2) Notwithstanding anything to the contrary in this Chapter, the calculation of Impact Fees shall be net of credits for the present value of ad valorem taxes or other revenues as established in the Capital Improvements Element of the comprehensive plan, and which:

A. are reasonably expected to be generated by new growth and development; and

B. are reasonably expected on the basis of historical funding patterns to be made available to pay for system improvements of the same category and in the same service area for which an Impact Fee is imposed.

(3) The method of calculating Impact Fees for Public Facilities under this Chapter shall be maintained for public inspection as a part of the official records of the City, and may be amended from time to time by official act.

(4) In addition to the cost of new or expanded system improvements needed to be built to serve new development, the cost basis of a Development Impact Fee may also include the proportionate cost of existing system improvements to the extent that such Public Facilities have excess service capacity and new development will be served by such facilities, as established in the Capital Improvements Element of the comprehensive plan.

(5) Development Impact Fees shall be based on actual system improvement costs or reasonable estimates of such costs, as set forth in the Capital Improvements Element of the comprehensive plan.

Sec. 56-7. Fee assessment and payment.

(a) Fee schedule.

(1) Payment of a Development Impact Fee pursuant to the fee schedule maintained in the files of the office of the City clerk for a property within the incorporated City limits, shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the City, and shall be deemed to be in compliance with the requirements of this Chapter. Said fee schedule shall remain available for public inspection.

(2) When a land development activity for which an application for a building permit has been made includes two or more buildings, structures or other land uses in any combination, including two or more uses within a building or structure, the total Development Impact Fee shall be the sum of the fees for each and every building, structure, or use, including each and every use within a building or structure.

(3) In the event that an Applicant contends that the land use category of the proposed development is not shown on the fee schedule or fits within a different category, then:

A. The Administrator, shall make a determination as to the appropriate land use designation and the appropriate Development Impact Fee.

B. In making such determination, the Administrator may require such additional

information from the Applicant as necessary to form a logical fee determination relative to the Impact Fees shown on the adopted fee schedule.

C. If a land use designation is not in a category contained in this Chapter, then an appropriate new category may be added by the Administrator and they may establish an appropriate fee under the City's current Impact Fee methodology.

D. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit, the Development Impact Fee shall be based upon the net positive increase of the Development Impact Fee for the new use as compared to the previous use.

E. Appeals from the decision of the Administrator shall be made to the City Council by submitting a written appeal to the City clerk and shall be heard by the City Council pursuant to the appeals section of this Chapter.

(b) Timing of assessment and payment.

(1) Development Impact Fees shall be assessed at the time of application for a building permit.

(2) All Development Impact Fees shall be collected at time of issuance of a building permit authorizing construction of a building or structure; provided, however, that Development Impact Fees for Public Facilities may be collected at the time of a development approval that authorizes site construction or improvement which requires Public Facilities.

(3) The developer shall have the right to elect to pay a project's proportionate share of system improvement costs by payment of

Development Impact Fees according to the fee schedule as full and complete payment of the development project's proportionate share of system improvement costs.

(4) For projects not involving issuance of a building permit, all Development Impact Fees shall be collected at the time of approval of the land disturbance permit or such other authorization to commence construction or to commence use of a property.

(5) If the final use of a building cannot be determined at the time of the initial building permit, the Administrator shall determine a Development Impact Fee to be assessed which is based on the most likely use of the building. The City Administrator may adjust the fee in accordance with the actual use prior to issuance of an interior finishes permit or approval of a certificate of occupancy. An adjustment may result in a refund to the feepayer or payment of the marginal increase of the adjusted fee over the amount already paid.

(6) Notwithstanding any other provision of this Chapter, any future change in demand for Public Facilities in excess of the average demand anticipated at the time of issuance of the building permit shall be assessed such additional fee as would otherwise have been due. Future changes in demand may result from a change in the land use category of the occupant of the building or property, the expansion of a building or use on a property that results in an increase in the units of development (as defined herein), or the subsequent discovery of facts unknown or misrepresented at the time of issuance of the building permit.

(c) Individual assessment determinations. Pursuant to O.C.G.A. § 36-71-4, individual

assessments of Development Impact Fees may be established as follows:

(1) At their option, an Applicant for development approval may petition the Administrator for an individual assessment determination of Development Impact Fees due for their project in lieu of the fee established on the fee schedule described in section 56-18 of this Chapter.

(2) In the event that an Applicant elects an individual assessment, the Applicant shall submit an individual assessment study. Each individual assessment study shall:

A. Be based on relevant and credible information from an accepted standard source of engineering or planning data; or,

B. Be based on actual, relevant, and credible studies or surveys of facility demand conducted in the City or its region, carried out by qualified engineers or planners pursuant to accepted methodology; and,

C. Provide any other written specifications as may be reasonably required by the Administrator to substantiate the individual assessment determination.

(3) The Administrator shall report to the City Council the Administrator's findings regarding the Applicant's assessment study. Upon reviewing the assessment study and the Administrator's report, the City Council shall determine whether the content of an individual assessment study satisfies the requirements of this Chapter. The City Council shall thereafter consider the application within 30 days of receipt of the Administrator's report, provided that at least two weeks written notice thereof can be given to the Applicant. The City Council shall decide the issue within a reasonable time following the hearing, but in

no case more than 15 days following the hearing, unless the Applicant agrees to an extension to a later date.

(4) Any fee approved as an individual assessment determination shall have standing for 180 days following the date of approval. Payment of such an approved individual assessment determination shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the City, and shall be deemed to be in compliance with the requirements of this Chapter.

(d) Fee certification. Upon application to the Administrator, a developer may receive a certification of the Development Impact Fee schedule described in section 56-18 of this Chapter, or a certified fee for a particular project, as applicable. Such certified schedule or fee shall establish the Development Impact Fee due for a period of 180 days from the date of certification, even if new or revised rate schedules are adopted in the interim.

Sec. 56-8. Exemptions.

Exemption policy. Pursuant to the public policy goals of the Georgia Department of Community Affairs and O.C.G.A. § 36-71-4(l), the City may exempt all or part of particular development projects from Development Impact Fees if such projects are determined to create extraordinary economic development and employment growth or affordable housing; and the public policy which supports the exemptions contained in the City's comprehensive plan.

(a) The City recognizes that certain office, retail trade and industrial development projects may provide extraordinary benefit in support of the economic advancement of the City's citizens over and above the access to

jobs, goods and services that such uses offer in general.

(1) To encourage such development projects, the City Council may consider granting a reduction in the Impact Fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to the City, in accordance with adopted exemption criteria.

(2) The cost of system improvements otherwise foregone through exemption of any Development Impact Fee pursuant to this Section must be funded through revenue sources other than Impact Fees.

(b) The City's Comprehensive Plan contains goals and policies to provide opportunities for affordable housing. Certain housing types provide extraordinary benefit in support of the affordable housing goals of the Comprehensive Plan.

(1) To encourage such development projects, the City Council may consider granting a reduction in the Development Impact Fee for such a development project upon the determination and relative to the extent that the project represents extraordinary benefit in support of the affordable housing goals of the Comprehensive Plan and of public benefit to the City, in accordance with adopted exemption criteria.

(2) The cost of system improvements otherwise foregone through exemption of any Development Impact Fee must be funded through revenue sources other than Impact Fees.

(c) Process for exemption approval. An application for exemption shall be considered under the following procedures:

(1) Application for exemption approval must be made by the building permit Applicant to the Administrator. A building permit may be issued upon approval of an exemption, or may be issued without payment of applicable Impact Fees following receipt of a complete exemption application and pending its approval, but a certificate of occupancy shall not be issued until a decision regarding the exemption has been made, or until such time that the application for exemption is otherwise withdrawn by the Applicant and payment of Impact Fees have been paid.

Documentation must be provided to the Administrator that demonstrates the Applicant's eligibility for an exemption. This documentation shall address, but need not be limited to, all applicable exemption criteria adopted by the City. This documentation constitutes the application for exemption.

(2) The Administrator shall determine whether an application for exemption addresses the exemption criteria adopted by the City and is complete. A negative determination by the Administrator may be appealed to the City Council in accordance with the appeals section of this Charter.

(3) Following a finding by the Administrator that an exemption criteria is met, the City Council shall determine the eligibility for and extent of exemption, in accordance with the standards and procedures contained in the exemption criteria adopted by the City Council. The application for exemption shall be considered within 60 days of the Administrator.

(4) The Administrator shall provide the exemption approval application and documentation to the City Council for review. The City Council is empowered to assess the facts presented and either deny the requested exemption, grant a partial exemption, or grant a full exemption.

Sec. 56-9. Deposit and expenditure of fees.

(a) Maintenance of funds.

(1) All Development Impact Fee funds collected for future expenditure on construction or expansion of facilities pursuant to this Chapter shall be maintained in one or more interest-bearing accounts until encumbered or expended. Restrictions on the investment of Development Impact Fee funds shall be the same that apply to investment of all such funds generally.

(2) Separate accounting records shall be maintained for each category of system improvements within each service area wherein fees are collected.

(3) Interest earned on Development Impact Fees shall be considered funds of the account on which it is earned and shall be subject to all restrictions placed on the use of Development Impact Fees under this Chapter.

(b) Expenditures; restrictions.

(1) Expenditures from the Impact Fee accounts shall be made only for the category of system improvements within the service area for which the Development Impact Fee was assessed and collected.

(2) Except as provided below, Development Impact Fees shall not be expended for any purpose that does not involve building or expanding system improvements that create additional capacity

available to serve new growth and development.

(3) Notwithstanding anything to the contrary in this Chapter, the following shall be considered general revenue of the City and may be expended accordingly:

A. Impact fees collected to recover the present value of excess capacity in existing system improvements;

B. Any portion of an Impact Fee collected as a repayment for expenditures made by the City for system improvements intended to be funded by such Impact Fee; and,

C. Any portion of the Impact Fee (but not to exceed three percent of the total) collected and allocated by the City for administration of the Impact Fee ordinance, and such additional amount assessed for repayment of the cost of preparing the Capital Improvements Element of the comprehensive plan.

(c) Annual report.

(1) The Administrator shall prepare an annual report to the City Council as part of the annual audit describing the amount of any Development Impact Fees collected, encumbered, and used during the preceding fiscal year by category of public facility and service area.

(2) Such annual report shall be prepared following guidelines of the Georgia Department of Community Affairs ("DCA"), and submitted to DCA in conjunction with the annual update of the Capital Improvements Element of the comprehensive plan.

Sec. 56-10. Credits.

When eligible, feepayers shall be entitled to a credit against Impact Fees otherwise due and owing under the circumstances and in the manner set forth in this section.

(a) Credits; restrictions.

(1) Except as provided in paragraph 2 below, no credit shall be given for construction, contribution, or dedication of any system improvement or funds for system improvements made before the effective date of this Chapter.

(2) In no event shall credit be given for project improvements, or for system improvements not included for Impact Fee funding in the Capital Improvements Element of the comprehensive plan.

(b) Granting of credits.

(1) Credit shall be given for the present value of any construction of improvements, contribution or dedication of land, or payment of money by a developer or his or her predecessor in title or interest for system improvements of the same Public Facilities category and in the same service area for which a Development Impact Fee is imposed, provided that:

A. The system improvement is included for Impact Fee funding in the Capital Improvements Element of the comprehensive land use plan;

B. The amount of the credit does not exceed the portion of the system improvement's cost that is eligible for Impact Fee funding, as shown in the Capital Improvements Element; and,

C. The City Council shall have explicitly approved said improvement, contribution, dedication, or payment and the value thereof prior to its construction, dedication, or transfer.

(2) The credit allowed pursuant to this section shall not exceed the Impact Fee due for such system improvement unless a greater credit is authorized under a private agreement executed under the provisions of section 56-12 of this Chapter.

(c) Guidelines for credit valuation. Credits under this section shall be valued in accordance with O.C.G.A. § 36-71-9, using the following guidelines:

(1) For the construction of any system improvements by a developer or his or her predecessor in title or interest and accepted by the City, the developer must present evidence satisfactory to the City Administrator of the original cost of the improvement, from which present value may be calculated.

(2) For any contribution or dedication of land for system improvements by a developer or his or her predecessor in title or interest and accepted by the City, the original value of the land shall be the same as that attributed to the property by the validated tax appraisal at the time of dedication, from which present value may be calculated.

(3) For any contribution of capital equipment that qualifies as a system improvement by a developer or his or her predecessor in title or interest and accepted by the City, the value shall be the original cost to the developer of the capital equipment or the cost that the City would normally pay for such equipment, whichever is less.

(4) For any contribution of money for system improvements from a developer or his or her predecessor in title or interest accepted by the City, the original value of the money shall be the same as that at the time of contribution, from which present value may be calculated.

(5) In calculating present value, the applicable discount rate shall be determined by subtracting the average annual inflation rate—based on the Consumer Price Index (CPI) as published by the U.S. Bureau of Labor Statistics—from the interest rate of a municipal bond issued by the State of Georgia with a credit rating of AA or higher. Alternatively, the Administrator may, in its sole discretion, apply a different discount rate if it deems such rate to be more appropriate under the circumstances.

(d) Credits; application.

(1) Credits shall be given only upon written request of the developer to the Administrator. A developer must present written evidence satisfactory to the Administrator at or before the time of Development Impact Fee assessment.

(2) The Administrator shall review all claims for credits and make determinations regarding the allowance of any claimed credit, and the value of any allowed credit.

(3) Any credit approved by the Administrator shall be acknowledged in writing by the Administrator and calculated at the time of Impact Fee assessment.

(e) Credits; abandoned building permits. In the event that an Impact Fee is paid but the building permit is abandoned, credit shall be given for the present value of the Impact Fee against future Impact Fees for the same parcel

of land, upon submission of adequate evidence to the Administrator that an Impact Fee was received by the City, the amount paid, and that the building permit was abandoned.

Sec. 56-11. Refunds.

(a) Eligibility for a refund.

(1) Pursuant to O.C.G.A. § 37-71-9, upon the request of a feepayer regarding a property on which a Development Impact Fee has been paid, the Development Impact Fee shall be refunded if:

A. Capacity is available in the Public Facilities for which the fee was collected but service is permanently denied; or,

B. The Development Impact Fee has not been encumbered or construction has not been commenced within six years after the date the fee was collected.

C. In determining whether Development Impact Fees have been encumbered, Development Impact Fees shall be considered encumbered on a first-in, first-out (FIFO) basis.

(b) Notice of entitlement to a refund. When the right to a refund exists due to a failure to encumber the Development Impact Fees, the Administrator shall provide written notice of entitlement to a refund to the feepayer who paid the Development Impact Fee at the address shown on the application for development approval or to a successor in interest who has given adequate notice to the City of a legal transfer or assignment of the right to entitlement to a refund and who has provided a mailing address. Such notice shall also be published in a newspaper of general circulation in the City of Monroe within 30 days after the expiration of the six-year period

after the date that the Development Impact Fee was collected and shall contain a heading "Notice of Entitlement to Development Impact Fee Refund." No refund shall be made for a period of 30 days from the date of said publication.

(c) Filing a request for a refund. All requests for refunds shall be made in writing to the Administrator within one year of the time the refund becomes payable or within one year of publication of the notice of entitlement to a refund, whichever is later. Failure to make a claim for a refund within said time period shall result in a waiver of all claims to said funds.

(d) Payment of refunds.

(1) All refunds shall be made to the feepayer within 60 days after it is determined by the Administrator that a sufficient proof of claim for refund has been made, but no sooner than 30 days after publication of the notice of entitlement to the refund.

(2) A refund shall include a refund of a pro rata share of interest actually earned on the unused or excess Impact Fee collected.

(3) In no event shall a feepayer be entitled to a refund for Impact Fees assessed and paid to recover the cost of excess capacity in existing system improvements, for any portion of an Impact Fee collected as a repayment for expenditures made by the City for system improvements intended to be funded by such Impact Fee, or for that portion of the fee payment that was assessed for administration of the Impact Fee ordinance or for recovery of the cost of preparation of the Capital Improvements Element of the comprehensive plan.

Sec. 56-12. Private contractual agreements.

(a) Private agreements; authorized. Nothing in this Chapter shall prohibit the voluntary mutual approval of a private contractual agreement between the City and any developer or property owner or group of developers or property owners in regard to the construction or installation of system improvements and providing for credits or reimbursement for system improvement costs incurred by a developer, including interproject transfers of credits or providing for reimbursement for project improvement costs which are used or shared by more than one development project, provided that:

(1) The system improvements are included for Impact Fee funding in the Capital Improvements Element of the comprehensive plan; and,

(2) The amount of any credit or reimbursement granted shall not exceed the portion of the system improvement's cost that is eligible for Impact Fee funding.

(b) Private agreements; provisions. A private contractual agreement for system improvements may include, but shall not be limited to, provisions which:

(1) Modify the estimates of impact on Public Facilities according to the methods and provisions concerning the calculation of Impact Fees, provided that any such agreement shall allow the City to assess additional Development Impact Fees after the completion of construction according to schedules set forth in this Chapter.

(2) Permit construction of, dedication of property for, or other in-kind contribution for specific Public Facilities of the type for which Development Impact Fees would be imposed

in the same service area in lieu of or with a credit against applicable Development Impact Fees.

(3) Permit a schedule and method of payment appropriate to particular and unique circumstances of a proposed project in lieu of the requirements for payment under this Chapter, provided that acceptable security is posted ensuring payment of the Development Impact Fees. Forms of security that may be acceptable include a cash bond, irrevocable letter of credit from a bank authorized to do business within the State of Georgia, a surety bond, or lien or mortgage on lands to be covered by the building permit.

(c) Private agreements; procedure.

(1) Any private agreement proposed by an Applicant pursuant to this section shall be submitted to the Administrator for review, negotiation, and submission to the City Council.

(2) Any such agreement must be presented to and approved by the City Council of the City of Monroe, Georgia prior to the issuance of a building permit.

(3) Any such agreement shall provide for execution by mortgagees, lien holders or contract purchasers in addition to the landowner, and shall require the Applicant to submit such agreement to the clerk of superior court for recording.

Sec. 56-13. Periodic review and amendments.

(a) Chapter amendments.

(1) This Chapter may be amended from time to time as deemed appropriate or desirable by the City Council.

(2) Interim amendments to the Impact Fee schedule regarding the establishment of new land use categories under Section 53-7(a)(3)(c) are expressly authorized, and may be recommended by the Administrator, but shall be confirmed by the City Council when this Chapter is subsequently amended.

(b) Capital Improvements element periodic review.

(1) Update. At least once each year, the City Council shall review and may update the Capital Improvements Element so as to maintain, at a minimum, a schedule of system improvements for each of the subsequent five years. The Capital Improvements Element update may include changes in funding sources or project costs, or changes in the list or scheduling of projects. The Capital Improvements Element update shall be submitted to the regional development center for their review, in accordance with the Development Impact Fee compliance requirements as adopted by the Department of Community Affairs of the State of Georgia.

(2) Amendment. In conducting a periodic review of the Capital Improvements Element and calculation of Development Impact Fees, the City Council may determine to amend the Capital Improvements Element. Amendments to the Capital Improvements Element shall comply with the procedural requirements of the Development Impact Fee compliance requirements as adopted by the Department of Community Affairs of the State of Georgia, and shall be required for any change to the Capital Improvements Element that would:

A. Redefine growth projections, land development assumptions, or goals or objectives that would affect system

improvements proposed in the Capital Improvements Element;

B. Add new public facility categories for Impact Fee funding, modify Impact Fee service areas or make changes to system improvement projects;

C. Change service levels established for an existing Impact Fee service area; or make any other revisions needed to keep the Capital Improvements Element up to date.

(c) Continuation of validity. Failure of the City Council to undertake a periodic review of the Capital Improvements Element shall result in the continued use and application of the latest adopted Development Impact Fee schedule and other data. The failure to periodically review such data shall not invalidate the enforcement of this Chapter or the right of the City to collect Development Impact Fees pursuant to this Chapter.

Sec. 56-14. Appeals.

(a) Eligibility to file an appeal. Only Applicants or feepayers meeting the following criteria shall be entitled to file an appeal:

(1) Those Applicants who have already been assessed a Development Impact Fee by the City; or

(2) Those Applicants who have already received a written determination of individual assessment, refund or credit amount

(b) Appeals process.

(1) The aggrieved Applicant or feepayer (hereinafter, the "appellant") must file a written appeal with the Administrator within 15 days of the decision or receipt of written determination from which the appeal is taken.

(2) Such written appeal shall constitute an application for relief, shall be of sufficient content to set forth the basis for the appeal and the relief sought, and shall include:

A. The name and address of the appellant;

B. The location of the affected property;

C. A copy of any applicable written decision or determination made by the Administrator (from which the appeal is taken);

(3) Within 15 days after receipt of the appeal, the Administrator shall issue a recommendation which shall be forwarded to the City Council for their review and consideration.

(4) The City Council shall thereafter hold a hearing on the appeal within 30 days of receipt of the Administrator's recommendation, provided that at least two weeks' written notice thereof can be given to the appellant. The City Council shall decide the issue within a reasonable time following the hearing, but in no case more than 60 days following the hearing, unless the appellant agrees to an extension to a later date. Any party making an appeal shall have the right to appear at the hearing to present evidence and may be represented by counsel.

(c) Payment of Impact Fee during appeal.

(1) The filing of an appeal shall not stay the collection of a Development Impact Fee as a condition to the issuance of development approval.

(2) A developer may pay a Development Impact Fee under protest to obtain a development approval, and by making such

payment shall not be estopped from exercising this right of appeal or receiving a refund of any amount deemed to have been collected in excess.

Sec. 56-15. Enforcement and penalties.

(a) Enforcement authority.

(1) The enforcement of this Chapter shall be the responsibility of the City Council and such personnel as the City Council may designate from time to time, including, but not limited to the Administrator.

(2) The Administrator shall have the right to inspect the lands affected by this Chapter and shall have the right to issue a written notice, a stop work order or citation for violations. Refusal of written notice of violation, stop work order or citation under this Chapter shall constitute legal notice of service. The citation shall be in the form of a written official notice issued in person or by certified mail to the owner of the property, or to his or her agent, or to the person performing the work. The receipt of a citation shall require that corrective action be taken within 30 days unless otherwise extended at the discretion of the Administrator.

(3) The Administrator may suspend or revoke any building permit or withhold the issuance of other development approvals if the provisions of this Chapter have been violated by the developer or the owner or their assigns.

(b) Violations.

(1) Knowingly furnishing false information on any matter relating to the administration of this Chapter shall constitute an actionable violation.

(2) Proceeding with construction of a project that is not consistent with the project's

Impact Fee assessment, such as the use category claimed or units of development indicated, shall constitute an actionable violation.

(3) Failure to take corrective action following the receipt of a citation shall constitute an actionable violation.

A violation of this Chapter shall be a petty offense ordinance violation punishable in accordance with Section 1-11 of the City's Code of Ordinances. In addition to or in lieu of criminal prosecution, the City Council shall have the power to sue in law or equity for relief in civil court to enforce this Chapter, including recourse to such civil and criminal remedies in law and equity as may be necessary to ensure compliance with the provisions of this Chapter, including, but not limited to injunctive relief to enjoin and restrain any person from violating the provisions of this Chapter and to recover such damages as may be incurred by the implementation of specific corrective actions.

Sec. 56-16. Service Area established.

There is hereby established one service area which shall be the entirety of the incorporated City limits of the City of Monroe.

Sec. 56-17. Repealer, severability, and effective date.

(a) Repeal of conflicting laws. Any and all ordinances, resolutions, or regulations, or parts thereof, in conflict with this Chapter are hereby repealed to the extent of such conflict.

(b) Severability. If any sentence, clause, part, paragraph, section, or provision of this Chapter is declared by a court of competent jurisdiction to be invalid, the validity of the

Chapter as a whole or any other part hereof shall not be affected.

(c) Incorporation by reference of Georgia Law. It is the intent of the City Council that the Development Impact Fee ordinance of the City complies with the terms and provisions of the Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 et seq., as amended). Therefore, said O.C.G.A. § 36-71-1 et seq. is hereby incorporated by reference into this ordinance. To the extent that any provision of this ordinance is inconsistent with the provisions of said O.C.G.A. § 36-71-1 et seq., the latter shall control. Furthermore, to the extent that this ordinance is silent as to any provision of said O.C.G.A. § 36-71-1 et seq. that is otherwise deemed mandatory by law, such provision shall control and shall be binding upon the City.

(d) Effective date.

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

(2) Any building for which a valid and complete application for a building permit has been received prior to the effective date of this ordinance may proceed without payment of fees otherwise imposed by this ordinance, provided that:

A. All fees and development exactions in effect prior to the effective date of this ordinance shall be or have been paid in full; and

B. Said construction shall be commenced, pursued and completed within the time established by the building permit, or within 180 days, whichever is later.

Sec. 56-18. Fee schedule.

Payment of a Development Impact Fee pursuant to this Chapter shall be in accordance with the fees outlined on the attached Table 56-18 attached hereto and incorporated herein by reference, specifically for all property located within the corporate limits of the City of Monroe. Said payment shall constitute full and complete payment of the project's proportionate share of system improvements as required herein and shall be deemed to be in compliance with the requirements of this Chapter.

TABLE 56-18 - CITY OF MONROE CODE OF ORDINANCES

Land Use Categories	Land Use Types	Unit of Measure	Services					Impact Cost	Admin. Cost	Total Allowable Impact Fee Per Unit of Measure	Adopted % of Max	Adopted Impact Fee Amount
			Library	Parks	Fire	Police	Trans.					
Port and Terminal	(000 - 099)											
30	Truck Terminal	acres			\$3,974	\$790	\$35,520	\$40,284	\$1,209	\$41,493	50%	\$20,746
Industrial/ Agricultural	(100-199)											
110	General Light Industrial	1000 sq ft			\$783	\$155	\$7,000	\$7,938	\$238	\$8,176	20%	\$1,635
120	General Heavy Industrial	1000 sq ft			\$620	\$123	\$5,546	\$6,289	\$189	\$6,478	20%	\$1,296
140	Manufacturing	1000 sq ft			\$617	\$122	\$5,515	\$6,254	\$188	\$6,442	20%	\$1,288
150	Warehousing	1000 sq ft			\$434	\$86	\$3,879	\$4,399	\$132	\$4,531	20%	\$906
151	Mini-Warehouse	1000 sq ft			\$13	\$2	\$121	\$136	\$4	\$140	100%	\$140
152	High-Cube Warehouse	1000 sq ft			\$61	\$12	\$545	\$618	\$19	\$637	100%	\$637
Residential	(200-299)											
210	Single-Family Detached Housing	dwelling	\$174	\$2,086	\$847	\$168	\$7,576	\$10,851	\$326	\$11,177	22%	\$2,459
220	Apartment	dwelling	\$174	\$2,086	\$678	\$134	\$6,061	\$9,133	\$274	\$9,407	40%	\$3,763
230	Residential Condos/Townhomes	dwelling	\$174	\$2,086	\$678	\$134	\$6,061	\$9,133	\$274	\$9,407	35%	\$3,292
Lodging	(300-399)											
310	Hotel	room			\$210	\$41	\$1,879	\$2,130	\$64	\$2,194	5%	\$110
311	All suites hotel	room			\$240	\$47	\$2,151	\$2,438	\$73	\$2,511	25%	\$628
312	Business hotel	room			\$33	\$6	\$303	\$342	\$10	\$352	25%	\$88
320	Motel	room			\$240	\$47	\$2,151	\$2,438	\$73	\$2,511	25%	\$628
Recreational	(400-499)											
416	Campground	camp sites			\$23	\$4	\$212	\$239	\$7	\$246	20%	\$49
430	Golf Course	acres			\$84	\$16	\$757	\$857	\$26	\$883	75%	\$662
435	Multipurpose Rec Facility	acres			\$169	\$33	\$1,515	\$1,717	\$52	\$1,769	50%	\$884
443	Movie Theater	1000 sq ft			\$508	\$101	\$4,546	\$5,155	\$155	\$5,310	20%	\$1,062
460	Arena	acres			\$1,129	\$224	\$10,092	\$11,445	\$343	\$11,788	25%	\$2,947
480	Amusement Park	acres			\$3,082	\$613	\$27,549	\$31,244	\$937	\$32,181	50%	\$16,091
491	Tennis Courts	acres			\$81	\$16	\$727	\$824	\$25	\$849	0%	\$0
492	Racquet Club	1000 sq ft			\$122	\$24	\$1,091	\$1,237	\$37	\$1,274	0%	\$0
494	Bowling Alley	1000 sq ft			\$339	\$67	\$3,030	\$3,436	\$103	\$3,539	0%	\$0
495	Recreational Community Center	1000 sq ft			\$284	\$56	\$2,545	\$2,885	\$87	\$2,972	0%	\$0
Institutional	(500-599)											
521	Private School (K-12)	1000 sq ft			\$2,743	\$545	\$24,518	\$27,806	\$834	\$28,640	25%	\$7,160
560	Church/Synagogue	1000 sq ft			\$176	\$35	\$1,575	\$1,786	\$54	\$1,840	25%	\$460
565	Day Care Center	1000 sq ft			\$861	\$171	\$7,698	\$8,730	\$262	\$8,992	25%	\$2,248
566	Cemetery	acres			\$27	\$5	\$242	\$274	\$8	\$282	100%	\$282
591	Lodge/Fraternal	employee			\$339	\$67	\$3,030	\$3,436	\$103	\$3,539	20%	\$708
Medical	(600-699)											
610	Hospital	1000 sq ft			\$1,102	\$219	\$9,849	\$11,170	\$335	\$11,505	20%	\$2,301
620	Nursing Home	bed			\$220	\$43	\$1,969	\$2,232	\$67	\$2,299	60%	\$1,379
630	Clinic	employee			\$339	\$67	\$3,030	\$3,436	\$103	\$3,539	20%	\$708

Land Use Categories	Land Use Types	Unit of Measure	Services					Impact Cost	Admin. Cost	Total Allowable Impact Fee Per Unit of Measure	Adopted % of Max	Adopted Impact Fee Amount
			Library	Parks	Fire	Police	Trans.					
Office	(700-799)											
710	General Multi-Tenant Office Building	1000 sq ft			\$1,125	\$223	\$10,062	\$11,410	\$342	\$11,752	20%	\$2,350
714	Corporate Headquarters Building	1000 sq ft			\$1,153	\$229	\$10,304	\$11,686	\$351	\$12,037	20%	\$2,407
715	Single-Tenant Office Building	1000 sq ft			\$1,085	\$215	\$9,698	\$10,998	\$330	\$11,328	20%	\$2,266
720	Medical-Dental Office Building	1000 sq ft			\$1,373	\$273	\$12,274	\$13,920	\$418	\$14,338	20%	\$2,868
760	Research and Development Center	1000 sq ft			\$993	\$197	\$8,880	\$10,070	\$302	\$10,372	20%	\$2,074
Retail	(800-899)											
812	Building Materials and Lumber Store	1000 sq ft			\$498	\$99	\$4,455	\$5,052	\$152	\$5,204	20%	\$1,041
813	Free-Standing Discount Superstore	1000 sq ft			\$325	\$64	\$2,909	\$3,298	\$99	\$3,397	20%	\$679
814	Specialty Retail Center	1000 sq ft			\$617	\$122	\$5,515	\$6,254	\$188	\$6,442	20%	\$1,288
815	Free-Standing Discount Store	1000 sq ft			\$664	\$132	\$5,940	\$6,736	\$202	\$6,938	30%	\$2,081
816	Hardware/Paint Store	1000 sq ft			\$325	\$64	\$2,909	\$3,298	\$99	\$3,397	20%	\$679
817	Nursery (Garden Center)	1000 sq ft			\$552	\$109	\$4,940	\$5,601	\$168	\$5,769	20%	\$1,154
818	Nursery (Wholesale)	1000 sq ft			\$566	\$112	\$5,061	\$5,739	\$172	\$5,911	20%	\$1,182
820	Shopping Center	1000 sq ft			\$566	\$112	\$5,061	\$5,739	\$172	\$5,911	20%	\$1,182
823	Factory Outlet Center	1000 sq ft			\$566	\$112	\$5,061	\$5,739	\$172	\$5,911	20%	\$1,182
831	Quality Restaurant	1000 sq ft			\$2,529	\$503	\$22,609	\$25,641	\$769	\$26,410	20%	\$5,282
832	High-Turnover (Sit-Down) Restaurant	1000 sq ft			\$2,529	\$503	\$22,609	\$25,641	\$769	\$26,410	20%	\$5,282
834	Fast-Food Restaurant	1000 sq ft			\$3,696	\$735	\$33,034	\$37,465	\$1,124	\$38,589	20%	\$7,718
837	Quick Lubrication Vehicle Shop	Service Bay			\$712	\$141	\$6,364	\$7,217	\$217	\$7,434	20%	\$1,487
840	Auto-Care Center	1000 sq ft			\$484	\$96	\$4,333	\$4,913	\$147	\$5,060	20%	\$1,012
841	New Car Sales	1000 sq ft			\$600	\$119	\$5,364	\$6,083	\$182	\$6,265	20%	\$1,253
843	Auto Parts Store	1000 sq ft			\$325	\$64	\$2,909	\$3,298	\$99	\$3,397	20%	\$679
847	Self-Service Car Wash	Stall			\$67	\$13	\$606	\$686	\$21	\$707	20%	\$141
848	Tire Store	1000 sq ft			\$434	\$86	\$3,879	\$4,399	\$132	\$4,531	50%	\$2,265
849	Wholesale Tire Store	1000 sq ft			\$434	\$86	\$3,879	\$4,399	\$132	\$4,531	50%	\$2,265
850	Supermarket	1000 sq ft			\$430	\$85	\$3,849	\$4,364	\$131	\$4,495	50%	\$2,247
851	Convenience Market (Open 24 hours)	1000 sq ft			\$610	\$121	\$5,455	\$6,186	\$186	\$6,372	100%	\$6,372
852	Convenience Market (Open 15-16 hours)	1000 sq ft			\$593	\$118	\$5,303	\$6,014	\$180	\$6,194	100%	\$6,194
853	Convenience Market with Gasoline Pumps	1000 sq ft			\$610	\$121	\$5,455	\$6,186	\$186	\$6,372	100%	\$6,372
860	Wholesale Market	1000 sq ft			\$278	\$55	\$2,485	\$2,818	\$85	\$2,903	30%	\$871
861	Discount Club	1000 sq ft			\$440	\$87	\$3,939	\$4,466	\$134	\$4,600	30%	\$1,380
862	Home Improvement Superstore	1000 sq ft			\$325	\$64	\$2,909	\$3,298	\$99	\$3,397	30%	\$1,019
863	Electronics Superstore	1000 sq ft			\$325	\$64	\$2,909	\$3,298	\$99	\$3,397	30%	\$1,019
870	Apparel Store	1000 sq ft			\$566	\$112	\$5,061	\$5,739	\$172	\$5,911	20%	\$1,182
881	Pharmacy/Drugstore	1000 sq ft			\$566	\$112	\$5,061	\$5,739	\$172	\$5,911	20%	\$1,182
890	Furniture Store	1000 sq ft			\$142	\$28	\$1,272	\$1,442	\$43	\$1,485	20%	\$297
Services	(900-999)											
912	Drive-in Bank	1000 sq ft			\$1,234	\$245	\$11,031	\$12,510	\$375	\$12,885	20%	\$2,577

To: City Council

From: Danny Smith, Solid Waste Director
Chris Bailey, Assistant City Administrator

Department: Solid Waste

Date: 08/26/25

Subject: Oak Grove Landfill – Disposal Agreement Approval



Budget Account/Project Name: Landfill Fees (540-4530-522110)

Funding Source: Solid Waste Revenue

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** Oak Grove Landfill / Republic Services

Description:

Staff recommends the approval of the requested contract agreement with Oak Grove Landfill, owned and operated by Republic Services. This agreement is for three (3) years at an approximate rate increase of four (4) percent annually. It is separate from the hauling/transportation agreement with a third party at this time.

Background:

The City of Monroe is continually focused on providing the highest quality solid waste services at the lowest possible rates. Currently, as expenses increase, rates must continue to increase to keep solid waste services operating effectively. This increase will increase the overall expenses of landfill fees to approximately \$3.75M, or provide for an increase of approximately \$150K, which represents almost 40% of the entire solid waste budget expense.

Attachment(s):

Agreement – 4 pages

Republic Services Disposal Agreement

(Not for Special Waste)

Customer Name : City of Monroe, GA
 Address : PO Box 1249/215 North Broad St.
Monroe, GA 30655
 Contact Name : _____ Phone Number : _____
 FED ID # : _____ PO Number : _____

Republic Landfill Name: Oak Grove Landfill
 Address : 967 Carl Bethlehem Rd.
Winder, GA 30680
 Contact Name : _____ Phone Number : _____

Contract Effective Date : 01 / 01 / 2026

Waste Types : MSW (MSW, C/D, Etc.)

Unit of Measure for Billing : Tons (Tons/Yard/Load)

Disposal Fee : \$ 47.87 / Unit of Measure Above
 Taxes/Host Fees/Charges : \$ 3.25 / Unit of Measure Above
 Administrative Fee : \$ _____ / Month
 Environmental Fee : \$ _____ / _____, or _____ % of Disposal Fee
 Fuel Recovery Fee : \$ _____ / _____, or _____ % of Disposal Fee
 Other Fees : \$ _____ / _____, or _____ % of Disposal Fee

Invoice Period : Monthly (Weekly, Semi-Monthly, 3 Per Month)

All Payments Are Due Within 20 Days After Receipt of Invoice

Minimum Volume : 1 ton per load / Unit of Measure Above / Month/Quarter/Year
 Maximum Volume : _____ / Unit of Measure Above / Month/Quarter/Year
 True-Up Period for Minimum Volume Calculations: _____ (Month, Quarter, Year)

Special Instructions : Mattress Disposal Amount \$57.32

THE PARTIES AGREE TO THE TERMS CONTAINED IN THE ATTACHED "REPUBLIC SERVICES DISPOSAL AGREEMENT TERMS AND CONDITIONS"

Republic:
 Republic Services of Georgia, Limited Partnership
 Dba Oak Grove Landfill

Customer:
 City of Monroe, Georgia

Signature _____ Date _____

Signature _____ Date _____

Name: _____

Name: _____

Title: _____

Title: _____

REPUBLIC SERVICES DISPOSAL AGREEMENT

TERMS AND CONDITIONS

1. **Delivery of Acceptable Waste.** Customer shall deliver at least the minimum volume of Acceptable Waste (as defined below) indicated on the cover of this Agreement (the "Minimum Volume") to the landfill indicated on the cover of this Agreement (the "Landfill"). Customer shall not deliver in excess of the maximum volume of Acceptable Waste indicated on the cover of this Agreement to the Landfill.

2. **Delivery Procedures; Operation of the Landfill.**

(a) **Acceptance of Acceptable Waste.** Republic shall have the right in its sole discretion to reject delivery of any waste offered for acceptance by Customer that does not constitute Acceptable Waste. "Acceptable Waste" means all waste that is authorized to be disposed of at the Landfill under then applicable federal, state and local laws, regulations, ordinances, rules, permits, licenses, and governmental orders or directives (collectively "Applicable Laws") and that is not Unacceptable Waste (as defined below).

(b) **Operation of the Landfill/Procedures.** Notwithstanding anything in this Agreement to the contrary, Republic shall have the right, in its sole discretion, to close the Landfill, in whole or in part, either temporarily or permanently, at any time for any reason. Upon any such permanent closure, Republic shall have the right to terminate this Agreement. Customer's delivery of Acceptable Waste to the Landfill, which shall occur only during the Landfill's posted hours, shall be governed by the procedures applicable generally to customers utilizing the Landfill as Republic may modify such procedures from time to time.

(c) **Customer's Compliance with Applicable Laws.** Customer shall collect, transport and deliver waste to the Landfill in compliance with all Applicable Laws and the procedures referenced in Section 2(b).

(d) **Title to Waste.** Customer represents and warrants to Republic that either Customer or its customer shall hold clear title, free of all liens, claims and encumbrances, to the waste delivered by Customer to the Landfill. Title to, and risk of loss and responsibility for, Acceptable Waste delivered to the Landfill by Customer shall pass at the time such Acceptable Waste is removed from the delivery vehicle at the Landfill. Title to Unacceptable Waste shall remain with Customer or its customer and shall never be deemed to pass to Republic.

3. **Term.** Unless sooner terminated pursuant to Section 6, this Agreement shall commence as of the contract effective date indicated on the cover of this Agreement and shall remain in full force and effect for a period of three (3) years. Upon expiration or termination of this Agreement, the obligations of Customer to deliver and of Republic to accept Acceptable Waste shall terminate; provided, however, that all other rights and obligations of the parties under this Agreement (including those with respect to payment and indemnification) shall survive termination.

4. **Disposal Fees.**

(a) **Fees.** Customer shall pay Republic a disposal fee (the "Disposal Fee") for all Acceptable Waste Customer delivers to the Landfill as set forth on the cover of this Agreement. In addition to the Disposal Fee, Customer shall pay such fees as Republic may impose from time to time by notice to Customer (including, by way of example only, administrative fees and environmental fees), with Republic to determine the amounts of such fees in its discretion up to the maximum amount allowed by Applicable Law. Without limiting the foregoing, Customer shall pay Republic a fuel recovery fee in the amount shown on each of Republic's invoices, which amount Republic may increase or decrease from time to time by showing the amount on the invoice. The initial fee amounts for administrative fees, environmental fees, fuel recovery fees and other fees are set forth on the cover of this Agreement, but are subject to change from time to time as described in this Section 4(a).

(b) **Payment; Deposit.** Republic shall transmit an itemized invoice to Customer of all Disposal Fees and other charges under this Agreement on a periodic basis as indicated on the cover page of this Agreement. Customer shall pay all invoices within 20 days after receipt of invoice. If Customer does not make payment by such date, Customer shall pay a late payment fee in an amount equal to the lesser of (i) the greater of \$5 per month or 1.5% per month on the amount past due or (ii) the maximum amount allowed by Applicable Law. Customer also shall pay a fee of \$50 (which Republic may increase from time to time by notice to Customer) for each check submitted by Customer that is an insufficient funds check or is returned or dishonored. At any time after Republic becomes concerned about Customer's creditworthiness or after Customer has made any late payment, Republic may request, and if requested Customer shall pay, a deposit in an amount equal to one month's charges under this Agreement.

(c) **Taxes and Other Charges; Cost Increases.** In addition to the Disposal Fee, Customer shall pay all federal, state, local or other taxes, fees (including host fees), surcharges or similar charges related to the acceptance or disposal of Acceptable Waste or the operations or activities of the Landfill that are imposed by law, ordinance, regulation, agreement with a governmental authority, governmental audit or otherwise (collectively, "Taxes/Host Fees/Charges"). The initial amount of Taxes/Host Fees/Charges is set forth on the cover of this Agreement, but is subject to change from time to time pursuant to the preceding sentence. In addition, Republic shall have the right to increase the Disposal Fee from time to time by the pro rata amount (determined by relative tonnage of Acceptable Waste delivered by Customer and accepted by Republic for processing at the Landfill divided by the total tonnage of waste processed at the Landfill) of any increase in operating costs or capital costs of the Landfill as a result of a change in Applicable Laws. Any such increase shall be effective immediately upon written notice by Republic to Customer.

(d) **Annual Adjustment.** In addition to the adjustments described in Section 4(c), the Disposal Fee shall be increased on the anniversary of this Agreement in an amount equal to 4% per year for each year of the term of the Agreement.

(e) **Shortfall Fee.** At the end of each true-up period indicated on the cover of this Agreement (the "True-Up Period"), Republic shall determine the total volume of Acceptable Waste delivered by Customer to the Landfill during such True-Up Period. If the total volume of Acceptable Waste delivered during such True-Up Period is less than the volume required to be delivered during such True-Up Period based on the Minimum Volume, Customer shall pay Republic a fee (the "Shortfall Fee") equal to the Disposal Fee multiplied by the volume by which Customer was deficient during the True-Up Period. Republic shall invoice Customer for, and Customer shall pay Republic, any Shortfall Fee in accordance with Section 4(b). If no Minimum Volume is specified, then this Section 4(e) shall not apply.

(f) Price Adjustments. In addition to any other price increases pursuant to this Section 4, Republic shall have the right to request an increase in the Disposal Fee, from time to time and for any reason, by giving written notice of the amount and effective date of the increase (the "Price Increase Notice") to Customer at least 30 days before the effective date of the increase. If Customer does not object in writing (the "Objection Notice") to the price increase within 30 days after the date of the Price Increase Notice or if Customer accepts the price increase, the price increase shall go into effect on the date stated in the Price Increase Notice and this Agreement shall be deemed amended accordingly. If Customer gives an Objection Notice within 30 days after the date of the Price Increase Notice, Republic shall have 15 days after receipt of the Objection Notice to determine whether to (i) drop its request for a price increase and have the Agreement continue in full force and effect or (ii) terminate this Agreement effective as of the proposed effective date of the price increase (or any later date specified by Republic). If Republic does not give notice of this determination within 15 days after receipt of the Objection Notice, Republic shall be deemed to have dropped its request for a price increase and the Agreement shall continue in full force and effect.

5. Unacceptable Waste.

(a) Delivery of Unacceptable Waste. Customer agrees that it shall not deliver any Unacceptable Waste to the Landfill. If Customer delivers waste that contains both Acceptable Waste and Unacceptable Waste, the entire delivery shall constitute Unacceptable Waste if the Unacceptable Waste cannot be separated from the Acceptable Waste through the reasonable efforts of Republic, as Customer's agent to cause such separation, with the cost of such separation to be paid by Customer.

(b) Weighing and Inspection of Waste by Republic. Republic shall weigh all Acceptable Waste at the Landfill and the weight so determined shall be final and conclusive on both Customer and Republic. Republic shall have the right, but not the obligation, to inspect any of Customer's trucks to determine whether the waste delivered is Acceptable Waste or Unacceptable Waste. Customer acknowledges and agrees that any failure by Republic to perform any such inspection or to detect Unacceptable Waste despite such inspection shall in no way relieve Customer from its obligation to deliver only Acceptable Waste or from its other obligations under this Section 5.

(c) Rejection of Unacceptable Waste. If Customer delivers Unacceptable Waste to the Landfill, Republic may, in its sole discretion: (i) reject such Unacceptable Waste at Customer's expense; or (ii) if Republic does not discover such Unacceptable Waste in time to reject and reload such Unacceptable Waste, after giving Customer telephonic notice thereof and a reasonable opportunity to dispose of such Unacceptable Waste, Republic may, as Customer's agent, dispose of such Unacceptable Waste at a location authorized to accept such Unacceptable Waste in accordance with all Applicable Laws and charge Customer all direct and indirect costs incurred due to handling, delivery and disposal of such Unacceptable Waste, unless Customer otherwise elects to arrange for disposal of the Unacceptable Waste. If Customer elects to dispose of such Unacceptable Waste, it shall do so within such time period as Republic reasonably deems necessary or appropriate in connection with the operation of the Landfill, including the preservation of the health and safety of its employees. If after electing to do so Customer does not dispose of the Unacceptable Waste within such time period, Republic may dispose of such Unacceptable Waste as Customer's agent, without further notice to Customer, and Customer shall pay the direct and indirect costs set forth above. Notwithstanding the foregoing, no notice shall be required by Republic to Customer for Republic to dispose of Unacceptable Waste as Customer's agent in emergency situations where in Republic's reasonable judgment a delay in such disposal could constitute a hazard to the Landfill or any person on, about or near the premises.

(d) Definition of Unacceptable Waste. For the purposes of this Agreement, "Unacceptable Waste" means: (i) any material that is not Acceptable Waste; (ii) any material that by reason of its composition, characteristics or quantity is defined as a "hazardous material," "hazardous waste," "hazardous substance," "extremely hazardous waste," "restricted hazardous waste," "toxic substance," "toxic waste," "toxic pollutant," "contaminant," "pollutant," "infectious waste," "medical waste," "radioactive waste," or "sewage sludge" under any Applicable Law; (iii) any material that requires other than normal handling, storage, management, transfer or disposal; or (iv) any other material that may present a substantial endangerment to public health or safety, may cause applicable air quality or water effluent standards to be violated by the normal operation of the Landfill, or because of its size, durability or composition cannot be disposed of at the Landfill or has a reasonable possibility of otherwise adversely affecting the operation or useful life of the Landfill.

6. Default.

(a) Events of Default. Each of the following shall be an event of default by Customer under this Agreement: (i) Customer fails to pay any amount due as and when the same becomes due under this Agreement; or (ii) Customer fails to perform any other material term, covenant or agreement contained in this Agreement on its part to be performed and such failure continues for a period of 30 days after written notice to Customer specifying the nature of such failure and requesting that it be remedied.

(b) Remedies on Default. Whenever any event of default by Customer shall have occurred and be continuing, Republic shall have the following rights and remedies, which shall be in addition to any other remedies provided by Applicable Law or this Agreement: (i) upon the end of any applicable grace period in this Section 6, Republic shall have the option to immediately terminate this Agreement unless during such period Customer has taken remedial steps the effect of which would be to enable Customer to cure such event of default within an additional 15 day period following the expiration of such grace period; and (ii) if Customer is then in default, Republic shall have the option, without terminating this Agreement, to stop accepting Acceptable Waste delivered by Customer until such default is cured or this Agreement is terminated. If Republic stops accepting Acceptable Waste, Customer shall pay Republic a service interruption fee in an amount determined by Republic in its discretion up to the maximum amount allowed by Applicable Law.

7. Indemnification. Customer shall indemnify, defend (upon request by Republic) and hold harmless Republic and its shareholders, partners, officers, directors, divisions, subdivisions, affiliates, agents, employees, successors and assigns (the "Republic Indemnified Parties") from and against any and all liabilities, losses, assessments, fines, penalties, forfeitures, damages, costs, expenses and disbursements, including reasonable legal fees, expert witness fees, litigation related expenses, and court costs in any litigation, investigation or proceeding (collectively, "Losses"), whether arising out of a claim or loss of or damage to property or injury to or death of any person, including any Indemnified Party, or otherwise, caused by or arising out of (a) Customer's breach of this Agreement, (b) Customer's negligence or willful misconduct, or (c) Customer's delivery of Unacceptable Waste to the Landfill.

8. Insurance. During the term of this Agreement, Customer shall maintain the following insurance coverages:

Workers' Compensation:

Coverage A

Coverage B – Employer's Liability

Statutory

\$1,000,000 each Bodily Injury by Accident

\$1,000,000 policy limit Bodily Injury by Disease

<u>Automobile Liability:</u>	\$1,000,000 each occurrence Bodily Injury by Disease
Bodily Injury/Property Damage	\$2,000,000
Combined – Single Limit	Coverage applies to all owned, non-owned, hired and leased vehicles (including trailers)
<u>Commercial General Liability:</u>	
Bodily Injury/Property Damage	\$2,000,000 each occurrence
	\$3,000,000 general aggregate
<u>Contractor's Pollution Liability:</u>	\$1,000,000

The insurance carriers providing the coverage required by this Section 8 shall be rated at least A-VIII by A.M. Best. Customer shall deliver the Certificates of Insurance evidencing the foregoing policies to Republic before Customer delivers any waste to the Landfill pursuant to this Agreement. In addition, the (i) Commercial General Liability (including the Umbrella/Excess policy) policy must include Contractual Liability coverage specifically covering Customer's indemnification of Company, and (ii) The Commercial General Liability, Automobile Liability and the Umbrella/Excess Liability policies must be written on an "occurrence form". The Certificates (ACORD form) and the insurance policies required by this Section 8 shall contain a provision that provides that the insurance coverage afforded under the policies will not be canceled or allowed to expire until at least 30 days prior written notice has been given to Republic. With the exception of the workers' compensation policy, Republic and the Republic Indemnified Parties shall be shown as additional insureds under all of the insurance policies required by this Section 8. The policies required by this Section 8 shall be primary and non-contributory with respect to Republic and the Republic Indemnified Parties, and the insurance providers shall agree to waive their rights of subrogation against Republic and the Republic Indemnified Parties.

9. General.

(a) Independent Contractor. Customer and Republic shall perform their obligations under this Agreement as independent contractors. Neither party nor any of its employees, agents or subcontractors shall be, purport to be, or be deemed, the agent of the other party.

(b) Assignment; Binding Effect. Customer may not assign this Agreement without Republic's prior written consent, which Republic may grant or withhold in its sole discretion. Republic may assign this Agreement without the consent of Customer, and Customer acknowledges and agrees that any such assignment by Republic shall release Republic from any liability under this Agreement from and after the date of the assignment. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and permitted assignees.

(c) Entire Agreement. This Agreement supersedes all prior agreements, written or oral, with respect to the subject matter of this Agreement. Only a written instrument signed by both parties hereto may modify this Agreement.

(d) Severability. If any one or more of the provisions contained in this Agreement is, for any reason, held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement, and all other provisions shall remain in full force and effect.

(e) Waiver. No delay or omission by a party in exercising any right under this Agreement will operate as a waiver of that or any other right. A waiver or consent given by a party on any occasion is effective only on that occasion and not any other.

(f) Waiver of Jury Trial; Attorneys' Fees. By execution and delivery of this Agreement, each of the parties knowingly, voluntarily and irrevocably: (i) waives any right to trial by jury; and (ii) agrees that any dispute arising out of this Agreement shall be decided by court trial without a jury. If any legal action or any other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it may be entitled.



THE CITY OF MONROE

PLANNING
COMMISSION

APPOINTED BOARD MEMBER BIOGRAPHY


PLEASE TYPE OR PRINT CLEARLY IN INK	
NAME	BONNIE BROOKE ROSSER
HOME ADDRESS	649 KINGS RIDGE MONROE, GA 30655-2039
HOME/CELL NUMBER	770-298-8732
PROFESSION/BUSINESS	CIVIL ENGINEER
BUSINESS ADDRESS	400 PIKE BLVD. LAWRENCEVILLE, GA 30046
BUSINESS NUMBER	770-338-8000
EMAIL ADDRESS	bonnierosser1@gmail.com
ADDRESS WHERE YOU PREFER TO RECEIVE MAIL	Home <input checked="" type="checkbox"/> Work <input type="checkbox"/>


BIRTHDATE	12-07-1995
BIRTHPLACE	DECATUR, GA
EDUCATION	BACHELORS OF SCIENCE IN CIVIL ENGINEERING GEORGIA SOUTHERN UNIVERSITY
HOBBIES	ARTS AND CRAFTS, DIY PROJECTS, GOLF SPENDING QUALITY TIME WITH FRIENDS AND FAMILY
MEMBERSHIP IN SERVICE CLUBS	ZETA TAU ALPHA (4 YEARS)
SOCIAL CLUBS	N/A
MEMBERSHIP/OFFICES HELD/OTHER AGENCY BOARDS	A.S.C.E. (GEORGIA SOUTHERN CHAPTER) - SECRETARY
CIVIC APPOINTMENTS	N/A
POLITICAL OFFICES	N/A
REASON FOR INTEREST IN SERVING ON PLANNING BOARD	I WANT TO HELP AND SERVE MY COMMUNITY IN A MEANINGFUL AND POSITIVE WAY.



ADDITIONAL SPACE FOR ANSWERS



 215 N Broad Street
Post Office Box 1249
Monroe, GA 30655

 (770) 266-5323

September 05, 2025

Ms. Bonnie Rosser
649 Kings Ridge
Monroe, GA 30655

Dear Ms. Rosser,

At the upcoming September 9, 2025, council meeting, you will be appointed to serve on the Planning & Zoning Commission. This position includes an annual lump-sum compensation of \$900.

The first meeting of your new term will take place on September 16, 2025. Your presence at all meetings is strongly encouraged.

You are being appointed to a five-year term, which will expire September 1, 2030. You will receive a reminder in advance of this expiration date and will be required to submit an application if you wish to be considered for an additional term. You will continue serving until you are either reappointed or a successor is appointed by the Mayor and ratified by the City Council.

We appreciate your commitment to serving on this commission and your dedication to the community.

Congratulations on your appointment to the City of Monroe Planning and Zoning Commission.

Sincerely,



Sarah Johnson
Manager of Human Resources Development

WWW.MONROEGA.COM

PHONE: (770) 267-3429

ADDRESS: 215 N Broad Street, Monroe, GA 30655



OCCUPATIONAL TAX APPLICATION CITY OF MONROE

PO Box 1249 - Monroe, GA 30655
770-207-4674 – hbrookshire@monroega.gov

Business Contact Information

Business Name: Applebee's Restaurants Mid-Atlantic LLC
 DBA: Applebee's #75065
 Physical Location: 145 MLK Jr. Blvd., Monroe, GA 30655
 Inside DDA (Downtown Development Authority) Boundary? Y or (N)
 Mailing Address: 10 W. Walnut St., 5th Floor, Pasadena, CA 91103
 Email: licensing@dinebrands.com
 Business Phone: (770) 267-7692

Ownership Type (select only one)

- ☐ Corporation
☒ LLC
☐ Sole Proprietor
☐ Partnership
☐ Non-profit

Business Owner Contact Information

Owner(s) Name: Applebee's Restaurants Mid-Atlantic LLC
 Owner's Email: licensing@dinebrands.com Owner's Phone: (818) 549-4212
 Local / Emergency Contact: Michael C. Manning, Registered Agent Phone: 717-701-2654
 Property Owner's Name: 1162-64 Sheridan Realty LLC Phone: Unknown

Business Information

Business Description: Full service restaurant serving beer, wine & liquor
 Residential or Commercial? Commercial
 NAICS Code (<https://www.census.gov/naics>): 722511
 Start Date: 8/29/25
 Federal Tax ID (EIN): 26-0785409
 GA State & Use Tax: 309-040337
 GA Professional State License Number(s): N/A
 Exempt from E-Verify?: No
 If no, list E-Verify Number 134007

Reason for Application (select one)

- ☐ New Business
☒ Change of Ownership
☐ DBA Change
☐ Change of Address
☐ Change of Business Activity
☐ Short Term Rental

Gross Receipts: (Estimated from start of business to end of calendar year): \$1,050,000.00

OR Number of Practitioners*: N/A

***Under O.C.G.A. 48-13-9(c)1-18 practitioners have the right to pay \$400 per practitioner and practitioners are defined as Lawyers; Physicians; Osteopaths; Podiatrists; Dentists; Optometrists; Psychologists; Veterinarians; Landscape Architects; Land Surveyors; Practitioners of Physiotherapy; Public Accountants; Embalmers; Funeral Directors; Civil, Mechanical, Hydraulic, or Electrical Engineers; Architects; Marriage and Family Counselors; Social Works, and Professional Counselors.**

IF applying as a Non-Profit: Under O.C.G.A. § 48-13-13, nonprofit organizations are exempt from any occupation tax, regulatory fee, or administrative fee. If applying for an occupation tax certificate as a nonprofit, please provide proof of nonprofit status.

Number of Employees

1. Number of Full-Time Employees: 0
2. Number of Part-Time Employees: 24
3. On average, how many hours do ALL the part-time employees work in one week? 480

Full-Time Equivalent

- A. Answer from #1 0
 B. Answer from #3 divided by 40 12
 C. Add lines A and B: 12

Questions

1. In the past five years have you been convicted of, or pled guilty or nolo contendere to any sexual offense as set out in O.C.G.A. § 16-6-1 et seq., or to any offense involving the lottery, illegal possession or sale of narcotics or alcoholic beverages or possession or receiving of stolen property? No
2. For Commercial Businesses, will a sign be installed on the building or property? (permit required) N/A

I, Michael C. Manning, do solemnly swear that the information on this application is true, correct to the best of my knowledge, training, and ability, and that no false or misleading statement is made herein to obtain a business occupational tax certificate. I understand that if I provide false or misleading information in this application, I may be subject to criminal prosecution and/or immediate revocation of my business occupational tax certificate issued as a result of this application. I understand that I must comply with any and all ordinances of the City of Monroe.

[Signature]
Signature

Michael C. Manning
Print Name

5/27/2025
Date

Subscribed and sworn before me this 27th day of May, 2025

Notary Public Signature and Seal: [Signature]

Any false statement, misrepresentation of fact(s) or omission may be cause for criminal prosecution.

O.C.G.A. § 16-10-20



Control Number : 18066257

STATE OF GEORGIA**Secretary of State****Corporations Division****313 West Tower****2 Martin Luther King, Jr. Dr.****Atlanta, Georgia 30334-1530****CERTIFICATE OF EXISTENCE**

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

Applebee's Restaurants Mid-Atlantic LLC
a Foreign Limited Liability Company

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number : 28209899
Date Inc/Auth/Filed: 05/29/2018
Jurisdiction : Delaware
Print Date : 11/12/2024
Form Number : 211



A handwritten signature in black ink that reads 'Brad Raffensperger'.

Brad Raffensperger
Secretary of State



City of Monroe—Alcoholic Beverage License Application

Please print or type application and answer all questions!

Do not leave any sections blank. If it does not apply mark sections N/A

ALCOHOLIC BEVERAGE LICENSE TYPES & FEES—CHECK ALL LICENSE TYPES YOU ARE APPLYING FOR

Consumption On Premise Licenses

- Beer & Wine:
 - ☒ Restaurant Beer & Wine: Fee \$1,000.00
 - ☐ Non-profit Private Club Beer & Wine: Fee \$1,000.00
 - ☐ Special Event Facility Beer & Wine: Fee \$1,000.00
- Distilled Spirits:
 - ☒ Restaurant Distilled Spirits: Fee \$3,000.00
 - ☐ Non-profit Private Club Distilled Spirits: Fee \$3,000.00
 - ☐ Special Event Facility Distilled Spirits: Fee \$3,000.00
- ☒ Sunday Sales: Fee

Package Licenses

- ☐ Beer / Wine: Fee \$2,000.00
- ☐ Hotel / Motel In-Room Service: Fee \$250.00
- ☐ Growlers: Fee \$2,000.00
- ☐ Brew-Pub: Fee \$750.00
- ☐ Wine Shop: Fee \$750.00

Manufacturer Licenses

- ☐ Distilleries or Micro-Distilleries: Fee \$3,000.00
- ☐ Brewery or Micro-Breweries: Fee \$1,000.00

Alcohol Beverage Caterer

_____ Alcohol Beverage Caterer Beer / Wine: Fee \$1,000.00

_____ Alcohol Beverage Caterer Distilled Spirits: Fee \$1,000.00

Wholesale Dealers

_____ Principal Place of Business in City Beer / Wine: Fee \$1,500.00

_____ Principal Place of Business in City Distilled Spirits: Fee \$2,000.00

Other Fees

_____ Annual registration for Special Event Facility: Fee \$300.00

X First-time Application Administrative: Fee \$250.00 *NON-REFUNDABLE*

Total Fees Submitted: \$4,400.00 (prorated amount = $2,000 + 250 =$
\$2,250)

Application Information:

1. Full Name of Business: Applebee's Restaurants Mid-Atlantic LLC

DBA: Applebee's #75065

Is the business a proprietorship, partnership, or corporation? Domestic or Foreign? _____
Foreign

2. Address: A) Physical: 145 MLK Jr. Blvd., Monroe, GA 30655

B) Mailing: 10 W. Walnut St., 5th Floor, Pasadena, CA 91103

3. Phone: (770) 267-7692 Beginning Date of Business in City of Monroe 8/29/25

4. _____ New Business X Existing Business Purchase

***IF change in ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 26-0785409 GA Sales Tax Number 309-040337

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes _____ No X

Liquor 100 Yards (Church) or 200 Yards (School) Yes _____ No X

7. Full name of Applicant Applebee's Restaurants Mid-Atlantic LLC

Full Name of Spouse, if Married N/A

Are you a Citizen of the United States or Alien Lawful Permanent Resident? yes

Birthplace York, Pennsylvania

Current Address 243B Boulevard City Monroe St GA Zip 30655

Home Telephone 717-701-2654

Number of Years at present address 5 years

Previous address (If living at current address less than 2 yrs).

N/A

Number of years at previous address _____

8. If new business, date business will begin in Monroe N/A

If transfer or change of ownership, effective date of this change N/A

If transfer or change of ownership, enclose a copy of the sales contract and closing statement.

Previous applicant & D/B/A N/A

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer Chris Lembcke, Area Director, 2255 Well

Springs Drive, Buford, GA 30519

(678-507-4207)

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo

contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

NO

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? NO

12. Do you own the land and building on which this business is to be operated? No

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages? ☐ yes or ☒ no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

Applebee's Restaurants Mid-Atlantic LLC, 10 W. Walnut St., 5th fl., Pasadena, CA 91103
Formed in Delaware April 8, 2007.

Jacob A. Nebergall, LLC Manager; Christine A. Cook, LLC Manager

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

100% Member: Applebee's Restaurant Holdings, LLC
10 W. Walnut St., 5th Floor, Pasadena, CA 91103
(818) 549-4212

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. N/A

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. _____

N/A

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. _____

No

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain. _____

No

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) Yes; see attached list.

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business?

No

22. If a retail grocery business in existence for more than six (6) months:

A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months:

A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.



Private Employer E-Verify Affidavit for City of Monroe
Pursuant to O.C.G.A § 36-60-6(d)
(For new applications beginning July 1, 2013)

By executing this affidavit under oath, as an applicant for a Occupational Tax and Alcohol License
as referenced in O.C.G.A § 36-60-6(d), the undersigned applicant representing the private employer known as

Applebee's Restaurants Mid-Atlantic LLC [printed name of private employer] verifies one of the
following with respect to my application for the above-mentioned document:

- (a) X The individual, firm, or corporation employs more than (10) employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A § 13-10-90. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as listed below:

#1341007

Federal Work Authorization User Identification Number (Company ID Number)

09/11/2018

Date of Authorization

OR

- (b) The individual, firm, or corporation employs ten (10) or less employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A § 19-10-90.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A § 16-10-20, and face criminal penalties allowed by such statute.

Executed on the 27th day of may, 20 25 in monroe (city), Georgia (state)

Signature of Authorized Officer or Agent

Michael C. Manning, Resident Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 27th DAY OF may, 20 25.

NOTARY PUBLIC

My Commission Expires:

10-10-2027

(IMPORTANT: Front and back copy of ID used must be enclosed!)



Affidavit Verifying Status for
City of Monroe
Public Benefit Application
Pursuant to O.C.G.A. §50-361(e)(2)

By executing this affidavit under oath, as an applicant for a Occupational Tax & Alcohol License, as referenced in O.C.G.A. § 50-36-1, the undersigned applicant verifies one of the following with respect to my application:

- 1) ☒ I am a United States citizen.
- 2) ☐ I am a legal permanent resident of the United States
- 3) ☐ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal Immigration agency is: N/A

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. The secure and verifiable document provided with this affidavit can best be classified as:

Driver's License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Monroe (city), Georgia (state).

Signature of Applicant

Michael C. Manning

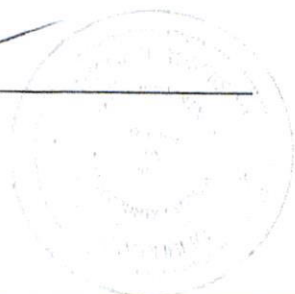
Printed Name of Applicant

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

27th DAY OF May, 2025

NOTARY PUBLIC

My Commission Expires: 10-10-2027



(IMPORTANT: Front and back copy of ID used must be enclosed!)

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE,
GEORGIA, TO EXTEND THE TEMPORARY MORATORIUM ON THE
ACCEPTANCE OF APPLICATIONS FOR PRELIMINARY PLAT APPROVAL FOR
RESIDENTIAL DEVELOPMENTS OUTSIDE THE CITY CORE AND THE
ACCEPTANCE OF SITE DEVELOPMENT PLANS FOR MULTI-FAMILY AND
TOWNHOME PROJECTS**

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, pursuant to O.C.G.A. § 36-35-3, the City has the legislative power to adopt reasonable resolutions, ordinances, 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, local governments may impose temporary moratoria on zoning decisions, building permits, and other development approvals for the purpose of city planning and implementation of new city regulations and ordinances (See City of Roswell v. Outdoor Sys., Inc., 274 Ga. 130 (2001)); and,

WHEREAS, on March 2, 2021, after review of the 2020 Municipal Water Systems Annual Report, the City passed a resolution to preserve the City’s sewer system capacity and limit future connection to the City’s sanitary sewer wastewater system to only those users located within the City’s limits; and,

WHEREAS, on December 7, 2021, the City imposed a temporary moratorium on the acceptance of preliminary plat applications for residential property until the City could review and approve an updated comprehensive plan for the City (the “2021 Moratorium”); and,

WHEREAS, on June 14, 2022, the City adopted the 2022 Comprehensive Plan Update; and,

WHEREAS, also on June 14, 2022, after the adoption of the 2022 Comprehensive Plan Update, the City extended the 2021 Moratorium until December 31, 2022, to permit the City additional time to implement certain aspects of the 2022 Comprehensive Plan, and to avoid and prevent negative impacts on the City’s finite resources, including but not limited to the City’s water delivery infrastructure system and the City’s sanitary sewer infrastructure system; and,

WHEREAS, on December 13, 2022, the City extended the 2021 Moratorium again until June 30, 2023, due to certain water and sewer capacity concerns; and,

WHEREAS, on April 11, 2023, the City rescinded the 2021 Moratorium and any extension thereof; and,

WHEREAS, since the City rescinded the 2021 Moratorium, numerous residential and commercial developments have been approved by the City; and,

WHEREAS, since the rescission of the 2021 Moratorium, the number of residential and commercial developments approved by the City have been more than anticipated; and,

WHEREAS, the 2022 Comprehensive Plan estimates that the City's population will increase from 14,925 (population size as of April 2022) to 21,688 by the year 2030; and,

WHEREAS, said population increase will increase the sanitary sewer flow demand by an estimated Six Hundred Seventy-Nine Thousand gallons per day (679,000.00 GPD); and,

WHEREAS, the Mayor and City Council have employed consultants for the purpose of reviewing the City's current wastewater treatment capacity; and,

WHEREAS, initial reports from the City's consultants state that additional wastewater treatment capacity is needed at this time to permit continued broad residential and commercial development; and,

WHEREAS, the Mayor and City Council, together with the City's consultants and City staff, are working on a plan to increase the City's wastewater treatment capacity; and,

WHEREAS, the continued development of residential and commercial real estate in the City since the rescission of the 2021 Moratorium has placed a strain on the City's finite resources, including, most notably, its sanitary sewer infrastructure system; and,

WHEREAS, the City processes its sanitary sewer waste product at the Jack's Creek Waste Water Treatment Plant ("JCWWTP"); and,

WHEREAS, JCWWTP has a permitted maximum capacity of 3.4 million gallons per day of wastewater treatment at its current permit level with the Georgia Environmental Protection Division ("GAEPD"); and,

WHEREAS, the GAEPD requires the City to submit its Municipal Water Systems Delegation of Review Annual Report (See Exhibit "A" attached hereto for a copy of the 2024 report) (hereinafter referred to as the "Annual Report") each year; and,

WHEREAS, as of January 1, 2025, if all projects shown by the Annual Report and prior reports were completed and connected to the City's sanitary sewer system, the City would currently need an additional One Million Six Hundred Ninety-Nine Thousand Five Hundred Thirty-One gallons per day (1,699,531 GPD) of sanitary sewer wastewater treatment capacity over

and above its current 3.4 million gallons per day capacity to meet the peak demand requirements; and,

WHEREAS, the City is aware that certain other additional projects not shown on the Annual Report are currently under construction and are expected to come online in the coming months and those projects will increase the deficit shown by the Annual Report even further; and,

WHEREAS, once JCWWTP reaches or exceeds daily flow of seventy-five percent (75%) of its permitted capacity, GAEPD guidelines require the City to submit plans to increase sanitary sewer capacity including but not limited to a (a) Design Average Daily Flow Plan, (b) Design Maximum Daily Flow Plan, (c) Design Peak Hourly Flow Plan, and (d) Design Peak Instantaneous Flow Plan; and,

WHEREAS, from March 2023 to January 2024, an 11-month period, JCWWTP exceeded its daily seventy-five percent (75%) capacity limit on eighty-four (84) different days; and,

WHEREAS, the City has already begun the process of submitting these necessary plans to GAEPD through its wastewater consultants; and,

WHEREAS, the City recently completed certain needed improvements to JCWWTP to improve its reliability though these improvements did not increase daily capacity in any way; and,

WHEREAS, the improvements to the JCWWTP began in 2022 and were finalized on or about December 2023; and,

WHEREAS, the City is currently working to redesign and reengineer JCWWTP to increase the wastewater treatment capacity of JCWWTP; and,

WHEREAS, in light of the most recent residential and commercial developments approved by the City, the City's wastewater treatment capacity is unable to keep up with continued unfettered real estate development within the City; and,

WHEREAS, the Mayor and City Council, as a part of its planning, building, zoning and growth management efforts have been in review of the City's 2022 Comprehensive Plan Update and zoning ordinances, and have studied the City's estimates and projections regarding the anticipated type of residential development and growth patterns both inside and outside the Central Business District, the Downtown Development boundaries, the LCI Study Area boundaries, and the Urban Redevelopment Agency boundaries, said areas being more particularly shown on Exhibit "B" attached hereto (collectively, hereinafter referred to as the "City Core"); and,

WHEREAS, the Central Business District of the City provides for economic growth and wellbeing for the City and the City Core; and,

WHEREAS, the Downtown Development Authority boundaries of the City provide for commercial and residential infill growth for the City and the City Core; and,

WHEREAS, the LCI Study Area of the City provides for infill, walkability, and sustainability for the City and the City Core; and,

WHEREAS, the Urban Redevelopment Agency boundaries of the City provide for redevelopment, mixed housing, and revitalization for the City and the City Core; and,

WHEREAS, the Mayor and City Council understand that continued residential development outside the City Core without additional wastewater treatment capacity will cause further resource strain on the City and may affect the general wellbeing and health of the citizens of the City; and,

WHEREAS, continued residential development outside the City Core will likely require more of the City's finite resources than would similarly situated residential developments located within the City Core; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests that have been already established with property owners and applicants as a result of pending applications for preliminary plat approval, site development plans approval, or final plat approval of residential developments outside the City Core as of the date of this Ordinance; and,

WHEREAS, the Mayor and City Council believe that additional preliminary plat approvals of currently non-existing applications for residential developments located outside the City Core involving the addition of ten (10) or more residential units connected to the JCWWTP at this time (hereinafter being referred to as "Residential Major Projects") will create additional and excessive resource strain on the City's sanitary sewer system; and,

WHEREAS, Residential Major Projects outside the City Core will impact the City's resources and the City's services, such as water, sewer, and public safety at a disproportionate level as compared to other forms and zonings of residential development located within the City Core; and,

WHEREAS, certain multifamily residential developments inside the City will also likely require more of the City's finite resources than would similarly situated single family residential developments located within the City; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests that have been already established with property owners and applicants as a result of pending applications for site development plans and approval of certain multifamily residential developments inside the City as of the date of this Ordinance; and,

WHEREAS, the Mayor and City Council also believe that additional site development plans of currently non-existing applications for residential developments involving Multi-Family (as defined under Article II, Section 210, of the City's Zoning Ordinance) and Townhouse or Townhome (as defined under Article II, Section 210, of the City's Zoning Ordinance) projects

(collectively, hereinafter referred to as “Multi-Family and Townhouse Projects”) will further create additional and excessive resource strain on the City’s sanitary sewer system; and,

WHEREAS, Multi-Family and Townhouse Projects in the City impact the City’s resources and the City’s services, such as water, sewer, and public safety at a disproportionate level as compared to other forms and zonings of residential development located within the City; and,

WHEREAS, the Mayor and City Council are concerned about the health and well-being of the citizens of the City that could be negatively impacted by continued uncontrolled residential development inside and outside the City Core; and,

WHEREAS, the Mayor and City Council, together with City Staff, continue to implement changes consistent with the 2022 Comprehensive Plan Update; and,

WHEREAS, on December 10, 2024, in light of the 2022 Comprehensive Plan Update, the Mayor and City Council adopted the City’s new Zoning Ordinance to promote the best interests of the City and its citizens; and,

WHEREAS, the Mayor and City Council hold a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City, and in particular the promotion of health and general welfare of the City’s citizens; and,

WHEREAS, the Mayor and City Council hold a strong belief in maintaining the public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of land and other resources, enhancing and protecting the economic well-being of the community, facilitating adequate provisions of public services, and preserving resources of the City; and,

WHEREAS, the Mayor and City Council hold a strong belief in developing a cohesive, coherent policy regarding residential land use in the City, and intend to promote community development through stable, balanced growth for the prosperity of the City as a whole; and,

WHEREAS, on March 12, 2024, the Mayor and City Council passed an Ordinance that imposed a temporary moratorium until September 30, 2024, on the acceptance of applications for preliminary plat approval for residential developments outside the City Core (the “2024 Moratorium”); and,

WHEREAS, on September 10, 2024, the Mayor and City Council passed an Ordinance to extend the 2024 Moratorium until February 28, 2025, to further include a moratorium on the acceptance of site development plans for multi-family and townhome projects (the “First Extension”); and,

WHEREAS, on March 11, 2025, the Mayor and City Council passed another Ordinance to extend the 2024 Moratorium together with the First Extension until September 30, 2025 (the “Second Extension”); and,

WHEREAS, the Mayor and City Council have determined it is in the best interests of the City for the protection of the health and public safety that the 2024 Moratorium, together with the First and Second Extensions, on the submission and acceptance of applications for preliminary plat approval for any Residential Major Projects located outside the City Core, as well as any applications for site development plans for Multi-Family and Townhouse Projects located inside the City, be extended for a sufficient and reasonable time to allow for an in-depth review, redesign and reengineering of the City’s wastewater management treatment capacity at JCWWTP and continued implementation of the 2022 Comprehensive Plan Update; and,

WHEREAS, a temporary moratorium on the acceptance of applications for preliminary plat approval for Residential Major Projects located outside the City Core, as well as applications for site development plans for any Multi-Family and Townhouse Projects located inside the City is a proper police power while the above-referenced studies and plan updates by the City and City staff are performed.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and City Council of Monroe do hereby declare and adopt a moratorium on the submission and acceptance of applications for preliminary plat approval for Residential Major Projects located outside the City Core, as well as applications for site development plans for any Multi-Family and Townhouse projects located inside the City 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. No applications for preliminary plat approval shall be accepted by City staff for Residential Major Projects located outside the City Core from this date forward through and including March 31, 2026; and,
3. No applications for site development plans shall be accepted by City staff for Multi-Family or Townhouse Projects from this date forward through and including March 31, 2026; and,
4. No applications for preliminary plat approval shall be accepted by City staff for multiple residential projects containing nine (9) or fewer dwelling units, located outside the City Core, which in the opinion of City staff based on the congruency, proximity, the intended development of the property, and other determining factors reasonably resembles a Residential Major Project in form; and,
5. This moratorium shall have no impact on applications for preliminary plat approval, site development plans approval or final plat approval for Residential Major Projects located outside the City Core that have previously been submitted to City staff and are pending approval by the City at the time of the adoption of this Ordinance; and,

6. This moratorium shall have no impact on applications for site development plan approval for Multi-Family or Townhouse Projects that have previously been submitted to City staff and are pending approval by the City at the time of the adoption of this Ordinance; and,
7. During the term of this moratorium, the City staff shall work with the City's wastewater management consultants to present a plan to increase the City's wastewater treatment capacity consistent with the 2022 Comprehensive Plan Update including details about the funding mechanism for said capacity expansion, and shall study the current mix of housing and commercial uses, make projections on the future mix of housing and proper growth patterns, and impacts of the same on the City's resources, and make recommendations so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City; and,
8. This moratorium shall become effective upon its adoption.

SO ORDAINED. This 9th day of September, 2025.

CITY OF MONROE, GEORGIA

Approved: _____
John Howard, Mayor

Attest: _____
Laura Powell, City Clerk

WIEDEMAN AND SINGLETON, INC.

CIVIL AND ENVIRONMENTAL ENGINEERS

TROY BEGAN
PETER JOHNS
AHMED AN-NAIM

2566 SHALLOWFORD ROAD
SUITE 104-372
ATLANTA, GEORGIA 30345

PETER SNYDER
HAROLD WIEDEMAN
MARK SCHERGER

131 EAST MAIN STREET
SUITE 300
ROCK HILL, SOUTH CAROLINA 29730

WWW.WIEDEMAN.COM

January 22, 2025

Mr. Duplex Tchinda,
Drinking Water Program Permitting and Engineering
Water Resources Branch
Environmental Protection Division
Georgia Department of Natural Resources
2 Martin Luther King Jr. Dr.
Suite 1470, East Tower
Atlanta, GA 30334

Re: Municipal Water Systems Delegation of Review
Annual Report (2024)
City of Monroe Utilities Department
Monroe, Georgia
W&S Project # 052-24-700

Dear Mr. Duplex Tchinda:

On behalf of the City of Monroe Utilities Department, we are submitting the 2024 annual report listing details concerning each addition approved during the previous year as required by the Delegation of Review and Approval for Limited Water System Additions. Items "I" and "J" of the delegation agreement stipulate the following:

- I. The system owner's engineer must evaluate and determine the capacity of the system's wastewater treatment facilities to support each water-using facility that is added to the water system.
- J. The system owner or the engineer must submit a yearly report to EPD each January, listing each addition approved during the previous year and the number of service connections within each.

The table below lists all approved additions to the City of Monroe's Water system during the year 2024 with appropriate details as required in items "I" and "J" above. This is in accordance with our files as submitted to us by the City of Monroe. We have also attached a copy of EPD's standard form outlining the number of service connections added to the City of Monroe's water system in 2024.

Mr. Duplex Tchinda
January 22, 2025
Page 2

Project Name	Date Approved	No. of Services/Connections or Equiv. Family Units	Estimated Wastewater Flow, GPD	Remaining Capacity @ WPCP (GPD)
Base Capacity on January 1, 2024				-1,395,681
Oak Meadows Subdivision	4/5/2024	62	27,900	-1,689,346
Bankers Blvd Car Wash	6/20/2024	1	2,125	-1,691,471
Reliant Corporate Office	6/20/2024	1	1,560	-1,693,031
Carson Pointe	6/21/2024	4	1,200	-1,694,231
FY 2021 GEFA Water System Improvements - Division II Water Transmission Main ¹	11/26/2024	0	0	-1,694,231
208 S Broad Street	10/10/2024	1	4,500	-1,698,731
Lee Rowell Sewer ²	10/22/2024	0	0	-1,698,731
511 N Broad St - Pleasant Paws	10/22/2024	1	800	-1,699,531
Base on January 1, 2025		70	38,085	-1,699,531

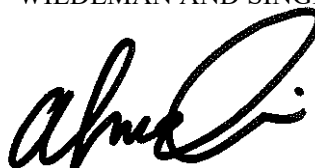
1 – 16" Water Line from the water plant to a new water tank

2 – Existing sewer line extension for future development.

If you have any questions or need any additional information, please feel free to call. Thank you for your assistance and review of this document.

Sincerely,

WIEDEMAN AND SINGLETON, INC.



Ahmed An-naim, P.E.

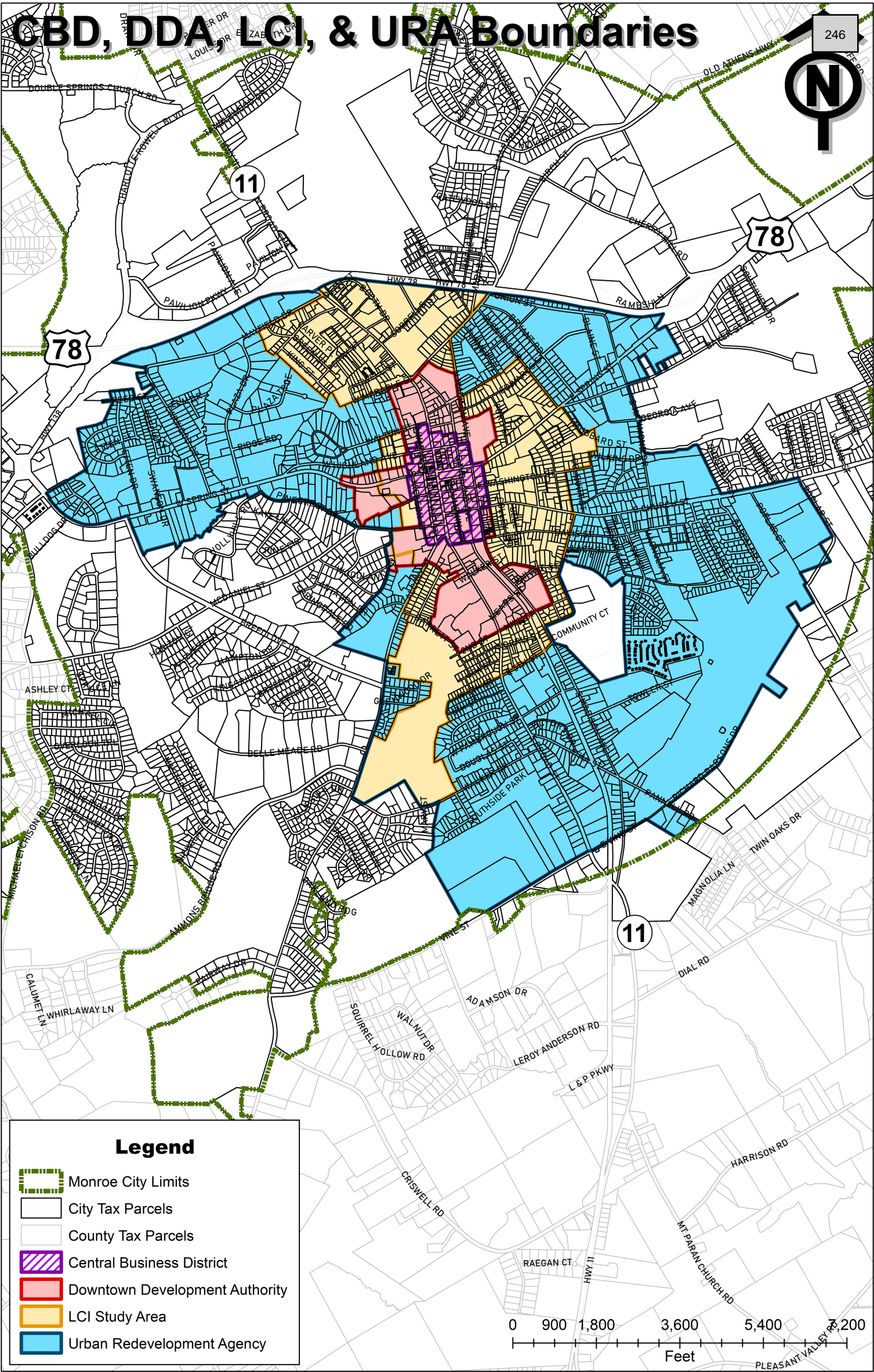
cc:

Mr. Rodney Middlebrooks – City of Monroe

Mr. Tommy McClellan – City of Monroe

20243 Delegation of Authority Annual Report			
System Name	Monroe Water System		
County	Walton		
WSID#	GA2970001		
Professional Engineer	Wiedeman and Singleton, Inc.		
Project Name		Project Type (apartment, subdivision, etc.)	# Service Connects
Oak Meadows		Subdivision	62
Bankers Blvd Car Wash		Carwash	1
Reliant Corporate Office		Office Building	1
Carson Pointe		Subdivision	4
208 S Broad Street		Commercial Development	1
FY 2021 GEFA Water System Improvements - Division II Water Transmission Main		16" Water Line from Water Plant to new water tank	0
Lee Rowell Sewer		Sewer line extension	0
511 N Broad St - Pleasant Paws		Commercial Development	1
Total number of Projects	8	Total number of Connects	70

CBD, DDA, LCI, & URA Boundaries



To: City Council
From: Chris Bailey, Assistant City Administrator
Department: Central Services, Parks
Date: 08/26/25
Subject: Resolution – Georgia Outdoor Stewardship Program Grant



Budget Account/Project Name: N/A

Funding Source: SPLOST/CIP

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** Georgia Department of Natural Resources (DNR)

Description:

Staff recommends the acceptance of the resolution as required for the pre-application documentation for the Georgia Outdoor Stewardship Program (GOSP) grant process through the Georgia Department of Natural Resources. This will be for the donated River Park project in the amount of \$3,000,000 with a match of 26.8% or \$1,100,000. This is the pre-application phase, to be followed by a formal application, then an award and subsequent project agreement phase if accepted.

Background:

The City of Monroe is continually leveraging local funding with grant funding for the further expansion and rehabilitation of parks throughout the city. This development follows directly along with our Comprehensive Plan and Quality of Life surveys as directed by citizens and council.

Attachment(s):

Resolution – 1 page

RESOLUTION

STATE OF GEORGIA

COUNTY OF WALTON

WHEREAS, at the regular meeting of City of Monroe of Walton County, Georgia, held on September 9, 2025, a motion was made and duly seconded that the City of Monroe agrees to submit a pre-application for funding from the Georgia Outdoor Stewardship Program by way of the Georgia Department of Natural Resources. The City of Monroe further agrees that in the event the City or Monroe’s pre-application is recommended for funding by the Georgia Department of Natural Resources, the City of Monroe certifies and assures that it has the ability and intention to finance the 26.8 percent of the total matching project funding and will move forward with due diligence to prepare, or have prepared, appropriate documentation required for a formal application in the spring of 2026, and subsequent final approval of project agreements in the summer of 2026.

PROJECT SPONSOR

BY: _____
Mayor

ATTEST: _____
City Administrator

**RESOLUTION BY THE CITY OF MONROE, GEORGIA FOR REIMBURSEMENT FROM
BOND PROCEEDS FOR THE PURPOSES OF IMPROVEMENTS TO THE JACK’S CREEK
WASTE WATER TREATMENT PLANT**

WHEREAS, the City of Monroe, Georgia (the “City”) intends to make certain improvements to its combined utility system, namely the expansion of the Jack’s Creek Waste Water Treatment Plant to allow expansion of the treatment capacity up to 6.8 Million GDP (the “Project”); and,

WHEREAS, the City also intends to finance all or a portion of the costs of the Project with the proceeds of tax-exempt revenue bonds (the “Bonds”) to be issued by the City; and,

WHEREAS, the City also intends to pay for a portion of the costs of the Project prior to the issuance of the Bonds; and,

WHEREAS, the City may reimburse itself with Bond proceeds for the costs of the Project paid by it prior to the issuance of the Bonds.

NOW, THEREFORE, be it resolved by the City Council of the City of Monroe, Georgia, and it is hereby resolved by the same, as follows:

1. The City reasonably expects to reimburse itself with Bond proceeds for the costs of the Project paid by it prior to the issuance of the Bonds to the extent permitted by Treasury Regulation Section 1.150-2.
2. The maximum principal amount of Bonds is currently estimated to be \$50,000,000.00.

READ AND RESOLVED, this 9th day of September, 2025.

CITY OF MONROE, GEORGIA

By: _____ (SEAL)

John S. Howard, Mayor

Attest: _____ (SEAL)

Laura Powell, City Clerk

(CITY SEAL)

AN ORDINANCE DECLARING PERSONAL PROPERTY (MONROE POLICE DEPARTMENT K9 CIRO) OWNED BY THE CITY OF MONROE AS SURPLUS PROPERTY; TO REPEAL OTHER CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and City Council hereby recognize that the City of Monroe currently owns a ten (10) year old Belgian Malinois Monroe Police Department Canine named Ciro; and

WHEREAS, the Mayor and City Council hereby declare that Canine Ciro, due to his age and physical condition, currently has no law enforcement or commercial value; and

WHEREAS, Sergeant Ryan Gee (“Sgt. Gee”) has been Ciro’s K9 handler for the last eight (8) years; and

WHEREAS, Ciro has lived with Sgt. Gee and his family during the last eight (8) years while they have worked together at the City of Monroe’s Police Department; and

WHEREAS, Ciro was recently retired from the City of Monroe’s Police Department due to age and health concerns; and

WHEREAS, the Mayor and City Council desire to give Canine Ciro to Sgt. Gee, who has been caring for Canine Ciro, who is familiar with Canine Ciro’s specialized training, and who is trained to handle Canine Ciro properly; and

WHEREAS, in exchange for the receipt of Canine Ciro, Sgt. Gee shall assume sole financial responsibility for the care of Ciro, and any and all liabilities associated with Canine Ciro; and

WHEREAS, the Mayor and City Council have the authority pursuant to O.C.G.A. §36-30-2, to exercise their discretion in the management and disposition of the City’s property; and

WHEREAS, the Mayor and City Council are presently exercising their discretion in the management and disposition of the City’s property in good faith; and

WHEREAS, the Mayor and City Council find it necessary and expedient and in the best interest of the City and its citizens to declare Canine Ciro as surplus personal property;

NOW, THEREFORE, BE IT ORDAINED that the Mayor and City Council of Monroe do hereby declare and ordain the following:

- 1. The City-owned Monroe Police Department Canine Ciro, a ten (10) year old Belgian Malinois, is declared surplus property.
- 2. The Mayor is fully authorized to execute the City of Monroe Contract and Release Agreement attached hereto on behalf of the City of Monroe. The Contract and Release Agreement will, among other things, transfer ownership of Canine Ciro from the City of Monroe to Sgt. Gee.
- 3. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

READ AND ADOPTED this ____ day of _____, 2025.

CITY OF MONROE, GEORGIA

By: _____ **(SEAL)**

John S. Howard, Mayor

Attest: _____ **(SEAL)**

Laura Powell, City Clerk

CITY OF MONROE
CONTRACT AND RELEASE AGREEMENT

WHEREAS, the City of Monroe (the “City”) currently owns a ten (10) year old Belgian Malinois Canine named Ciro; and

WHEREAS, the Mayor and City Council have determined that Canine Ciro, due to his age and physical condition, has no law enforcement or commercial value; and

WHEREAS, the Mayor and City Council have declared Canine Ciro to be surplus personal property of the City; and

WHEREAS, in accordance with the O.C.G.A. §36-30-2, the City has discretion in the management and disposal of its property;

WHEREAS, the Mayor and City Council desire to give Canine Ciro to Sergeant Ryan Gee (Sgt. Gee”), who has been caring for Canine Ciro, who is familiar with Canine Ciro’s specialized training, and who is trained to properly handle Canine Ciro; and

WHEREAS, Sgt. Gee acknowledges that Canine Ciro has been trained for the last eight (8) years to perform police K9 work, including aggression training; and

WHEREAS, Sgt. Gee acknowledges that the City strongly recommends that Canine Ciro’s aggression training should never be used by him or anyone else for any reason.

NOW THEREFORE, for and in consideration of the promises and conditions contained herein, and for other good and valuable consideration, the City and Sgt. Gee (herein collectively known as the “Parties”), intending to be legally bound, do hereby agree as follows:

1. By the execution of this Contract and Release Agreement (hereinafter “Agreement”), the City hereby transfers ownership of Canine Ciro to Sgt. Gee.
2. Canine Ciro has no commercial value, and Sgt. Gee shall not be required to pay any money towards any purchase price of Canine Ciro.
3. Sgt. Gee understands that, upon his receipt of Canine Ciro, Canine Ciro shall no longer be the property of the City. Thereafter, the City shall not be responsible for any actions Canine Ciro may take upon Sgt. Gee or any other person, property, or object.
4. Sgt. Gee understands that he shall assume sole financial responsibility for the care of Ciro and any and all liabilities associated with Canine Ciro.

5. Sgt. Gee agrees to defend, indemnify and hold the City harmless from and against all such claims, demands, obligations, actions, causes of action, damages, costs and expenses which anyone may ever assert against the City arising out of any incident involving Canine Ciro from the date of this Agreement forward.

6. Sgt. Gee agrees that he has had sufficient time to seek legal representation in this matter if he desired such representation. Further, Sgt. Gee stipulates and agrees that he is entering into this Agreement freely and voluntarily.

7. Each person signing this Agreement warrants that he or she has authority from the party for whom he or she signs to execute this Agreement on behalf of that party.

8. This Agreement may be executed in any number of counterparts. In that event: (i) the executions shall have the same effect as if all Parties had signed the same physical document; (ii) all counterparts shall be construed together and shall constitute one and the same document; and (iii) each document bearing the original execution of any Party shall be an original document.

9. This Agreement shall be governed by the substantive laws of Georgia.

10. Should any provision of this Agreement be declared unenforceable, void, unconstitutional, or of no force and effect, by any Court of competent jurisdiction, said declaration shall in no way affect the remaining terms and provisions of this Agreement, and said remaining terms and provisions shall remain in full force and effect.

11. This Agreement constitutes the entire understanding of the Parties, and each Party admits and agrees that there are no representations, warranties, or other agreements by and/or between the Parties other than those expressly stated herein.

[SIGNATURE PAGE FOLLOWS]

THE UNDERSIGNED HAS FULLY READ THE FOREGOING CONTRACT AND
RELEASE AGREEMENT AND ACKNOWLEDGES AND AGREES TO ALL THE TERMS
STATED THEREIN.

The Parties have executed this Agreement on the ____ day of _____, 2025.

CITY OF MONROE, GEORGIA

_____(SEAL)
John S. Howard, Mayor

Sworn to and subscribed before me
this the ____ day of _____, 2025.

NOTARY PUBLIC

_____(SEAL)
Sergeant Ryan Gee, Individually

Sworn to and subscribed before me
this the ____ day of _____, 2025.

NOTARY PUBLIC