

# in the **know** **Monroe**

official newsletter of MONROE, Georgia

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## Holiday Event Schedule

**December 6 6:30pm**

Downtown Monroe Christmas Parade

**December 13 5pm to 8pm**

Carriage Rides, Pictures w/Santa in the Pocket Park

**December 15 4pm to 7pm**

Walton's 200th Anniversary Celebration at Historic Courthouse

**December 20 5pm to 8pm**

Carriage Rides, Pictures w/Santa in the Pocket Park

**December 20 - 24**

Live Nativity Scene at Historic Courthouse



# *Monroe-Walton County Airport*

The Monroe-Walton County Airport over the past five (5) years has undergone numerous upgrades, additions, and repairs to the facilities and operations, thus moving the Airport forward into having the potential to become a greater economic development driver for the City of Monroe and Walton County. The combination of grant funding from the State and Federal level, along with the use of Local funding has provided for the completion of these projects. These projects include the burial of electrical distribution power lines, acquisition of lands surrounding the airport, removal of obstructions, sealing and striping of the runway, the install of Precision Approach Path Indicator (PAPI) lights, enclosure fencing around the property, the erection of an Automated Weather Observing System (AWOS), the installation of a 10,000-gallon 100LL Avgas Fuel Farm, the repair of hangars and facilities, hangar design and engineering, and now the ongoing apron rehabilitation and expansion projects. The total of all monies granted and provided by the City of Monroe on these projects is approximately \$5,412,859 with many projects still on the list for grant application and funding for completion!

The current East Apron rehabilitation and expansion project began on November 15<sup>th</sup>, and has a tentative completion date of December 11<sup>th</sup> with weather permitting the appropriate conditions for all work to be completed. The West Taxi Lane reroute should be completed sometime thereafter, thus bringing the setback requirements of runway and apron/taxi lane areas into compliance. These projects will in total be approximately \$1,400,000 in combination of grant and local funds. The low bid for both projects was provided by E.R. Snell Contractor, Inc., through state construction bidding requirements.

The new Capital Improvement Project (CIP) update will be submitted on or by November 30, 2018 for the next year's grant awards by the Georgia Department of Transportation (GDOT) Aviation Division. The City of Monroe is hopeful to receive funding for both a Localizer Performance with Vertical Guidance (LPV) approach and Part 77 Obstruction Removal that both coincide with bringing in larger jet traffic and growing the interest of possible corporate based planes to the Monroe-Walton County Airport. Additionally, the application will include the possible design of the upcoming overlay and remarking of runway 3/21 and the installation of proper signage along the taxi lanes and aprons of the Airport. Future fiscal year projects include the application for hangar construction, area improvements, paving and marking of the runway, terminal building construction, and Jet-A fuel capacity to name a few.



# **Holiday Garbage Collection Schedule**

The City of Monroe Solid Waste Department will be running a modified garbage pickup schedule during the holiday times in December and January. Please note below any changes that will effect your garbage pickup day. Happy holidays from everyone here at the City of Monroe Solid Waste Department.

## **Christmas Holiday**

Monday, December 24, 2018 - No Collection

Tuesday, December 25, 2018 - No Collection

Wednesday, December 26, 2018 - Monday & Tuesday Collection Routes

Thursday, December 27, 2018 - Wednesday & Thursday Collection Routes

## **New Year's Holiday**

Monday, December 31, 2018—Monday Collection Route

Tuesday, January 1, 2019 - No Collection

Wednesday, January 2, 2019 - Tuesday & Wednesday Collection Routes

Thursday, January 3, 2019 - Thursday Collection Route

## **Martin Luther King, Jr. Birthday**

Monday, January 21, 2019 - No Collection

Tuesday, January 22, 2019 - Monday Collection Route

Wednesday, January 23, 2019 - Tuesday & Wednesday Collection Routes

Thursday, January 24, 2019 - Thursday Collection Route



This holiday season, as a community, be sure to support your local economy and businesses by shopping local and remembering to Shop Small for the holidays. Monroe is full of businesses that can offer ideas and products for all of your wants and needs over the holidays, or anytime during the year. Downtown features over 45 businesses that offer many varieties of apparel and accessories for everyone. The Downtown Monroe setting also offers many different dining locations to satisfy your taste buds and help fill an entire afternoon.





**Businesses new to the Downtown**

**Lazarus Vintage Revival**  
**A Brand New Thing**  
**Winged Foot Running**  
**Elena De La Rosa Photography**  
**Key's Classic LLC**  
**Trejo & Sons Equipment Company**



**Businesses planning to open in the Downtown**

**Kcalabash**  
**South on Broad**  
**Your Pie**



# *From the City Administrator's Desk...*

I want to use this newsletter to inform and update everyone on some frequently asked questions (FAQs) from citizens to the City of Monroe and then clarify the City of Monroe's role and involvement on these concerns.

## **1. Why do we not have a major, national-brand grocery store in Monroe?**

This is a complex answer. First, the City has never discouraged a major grocery retailer from locating in Monroe. In years past, the City has been home to Winn Dixie, Food Lion, and BI-LO. All of those stores appear to have closed due to corporate restructuring plans rather than problems with the City. Later a Wal-Mart Supercenter came to Monroe and played a large role in fulfilling the grocery retailing market. Based on market research shared with the City, there was never enough of a perceived need, or market share to support another large retail grocery store. Monroe has also been in the unique position of having a dispersed area of traffic flows with traffic moving along several corridors such as Hwy 11, Hwy 78, Business 10, and Hwy 138. Other cities have been able to entice retailers based on their concentrated traffic counts along one or two main highway corridors, thereby "trapping" the traffic count in one major stretch. I believe that we are fortunate to not be in the position of having just one main thoroughfare even though it takes longer to reach a traffic count that is more attractive to major retailers. Now that the City and its immediate surrounding area is growing both in rooftops, overall traffic, and income levels, the market share is reaching levels that are very attractive to a major, national-brand grocery store.

That leads us to where we are today; the City of Monroe has signed a Memorandum of Understanding (MOU) with a retail developer that includes utility infrastructure incentives for a major development on Charlotte Rowell Boulevard. The MOU is a precursor to a full development agreement. The retail development will be anchored by a major, national-brand grocery store along with several other national retailers. According to the developer, the project is scheduled to begin construction in 2019. It is only a matter of time before Monroe has even more choices in grocery stores that will serve to complement the smaller and locally-owned grocery stores that offer their own unique products and services.

## **2. What is the City going to do about the traffic at the Hwy 138 (MLK Jr. Boulevard) and the West Spring Street intersection?**

The jurisdiction of this intersection belongs to the State of Georgia Department of Transportation (GDOT). However, we at the City, along with Walton County have been engaging GDOT about potential remedies to the traffic concerns at this intersection and its peripheral intersections. According to the GDOT District 1 Office, a major lane expansion project is scheduled to begin at this intersection in April of 2019. This will likely offer additional west-bound thru lanes and more turn lane storage capacity. Additionally, the State, City, and County are working on joint transportation projects that will be locally funded with SPLOST dollars. One such hopeful project is an eastbound on

-ramp onto Hwy 78 from West Spring Street. This, and many other transportation projects in Monroe are aimed at reducing the impact of traffic as much as possible given the residential growth in the City and the City as a shopping, dining, and destination hub.

### **3. Why does the City not have a major hotel yet?**

The answer to this question involves much of the same metrics mentioned about the national-brand grocery store, traffic counts, and perceived market need. The City has hired NextSite to assist in not only retail development, such as a grocery store, but also in directing hotels our way also. With Monroe's two regional hospitals, Piedmont Walton and Ridgeview, along with several busy wedding and event venues, and an increasingly busy airport, the market attraction for an 80-plus room national-brand hotel is better than ever. The previously announced hotel for West Spring Street was pulled by the brand owner because the building and site lot ended up being too small to allow for enough parking per brand specifications after final design work was completed. However, there is still plenty of interest in locating a national-brand hotel in Monroe. Again, it is only a matter of time until one or more major hotels appear in Monroe to cater to our needs.

### **4. What is the City doing to plan for all the expected growth so that good quality of life is preserved?**

Monroe is a special place for many reasons: a vibrant and historic downtown, quaint and quiet neighborhoods, walkability, just to name a few things. Your leadership at the City has envisioned maintaining our charm while still being attractive to residential, business, and commercial growth. Essentially, we are cautious of becoming "Anytown USA" and this is especially challenging in a big business world where maintaining a unique look and feel, particularly in the commercial corridors, while remaining attractive to the business and commercial services that we all desire. Finding that balance requires careful land use planning, strict ordinance enforcement, and thoughtful, long-range transportation and public safety planning.

Your Mayor and City Council have recently expanded the *Code Office* into the *Office of Planning & Development*. Overseeing this office is our new Planning Director, Darrell Stone. This office's goal is to think strategically and create useful plans with obtainable goals and objectives within each plan. Such planning will include a comprehensive plan, short-term work plan, sidewalk plans, corridor design standards, redevelopment plans, economic incentive plans, future land use plans, sprawl mitigation plans, zoning plans, and property maintenance standards, to name a few. Monroe will be far more active in its planning and enforcement provisions in the coming years. We believe this will keep our town thriving and contribute to its longevity as a desirable place to live and work without becoming just another "Anytown USA".



# 2018 City of Monroe Project List

**Downtown Green Acquisition & Brownfield Program**

**Financial & Operational Software Upgrades**

**Fire Station Roof Replacement & Exterior Rehabilitation**

**City Hall Landscaping, Irrigation, & Drainage Rehabilitation**

**Hammock Park Development & Installation**

**Childers Park Cleaning, Mulching, & Dog Park Additions**

**West Spring Street Sidewalk Beautification**

**North Broad Street Sidewalk Beautification**

**Airport East Apron Rehabilitation & Expansion**

**Airport West Taxi-lane Reroute**

**Memorandum of Understanding Adoption for Retail Discovery Project**

**LMIG Paving of (*East Church, Douglas, Fambrough, Ford, Mathis, Nowell, Mary, Sweetgum, West Creek Circle, Olympian Way*)**

**Pollock Subdivision Electrical Redistribution**

**Natural Gas Line on Dean Hill, Mountain Creek Church, Bryant, Young**

**GA Highway 11 Natural Gas Main Relocation & Bridge Crossing**

**Water Treatment Plant Roof Replacement & Building Renovation**

**City of Monroe Website Rebuild**

**Community Development Block Grant (*CDBG*) on 5th & 6th Streets**

**Airport Layout Plan (*ALP*) Completion & Designation**

**Maintenance to Existing Airport Hangars & Doors**

**Public Works Street Sweeper Replacement**



# 2018 City of Monroe Project List

**Police K9 Purchasing & Training**

**Great American Cleanup Week: April 16 - April 20**

**Georgia Cities Week: April 22 - April 28**

**New Police Department Acquisition & Design Engineering Selection**

**Solid Waste Side Loader Truck Purchase**

**Installation of Natural Gas Lights to City Facilities**

**'Welcome to MONROE Downtown' Mural Grant**

**North Lumpkin Alleyway Beautification & Drainage**



# UPCOMING

## EVENTS

### December

- 4 - City Council Meeting - 6pm
- 6 - Downtown Monroe Christmas Parade - 6:30pm
- 11 - City Council Meeting - 6pm
- 12 - Airport Commission Meeting - 11am
- 13 - Carriage Rides, Pictures w/Santa in the Pocket Park - 5pm to 8pm
- 15 - Walton's 200th Anniversary Celebration at Historic Courthouse - 4pm to 7pm
- 18 - Planning & Zoning Commission Meeting - 5:30pm
- 20 - Carriage Rides, Pictures w/Santa in the Pocket Park - 5pm to 8pm
- 20, 21, 22, 23, 24 - Live Nativity Scene at Historic Courthouse

### January

- 8 - City Council Meeting - 6pm
- 15 - City Council Meeting - 6pm
- 22 - Planning & Zoning Commission Meeting - 5:30pm
- 29 - Historic Preservation Commission Meeting - 6pm

### February

- 5 - City Council Meeting - 6pm
- 12 - City Council Meeting - 6pm
- 13 - Airport Commission Meeting - 11am
- 19 - Planning & Zoning Commission Meeting - 5:30pm
- 26 - Historic Preservation Commission Meeting - 6pm

