



## **PUBLIC SERVICES COMMITTEE MEETING AGENDA**

Commission Chamber

Tuesday, July 08, 2025

1:00 PM

### **PUBLIC SERVICES**

- 1.** Motion to approve Change Order #1 to CW Matthews Contract (Bid 24-203 – PO # 25BFA147)
- 2.** Augusta Regional Airport (AGS) Motion to approve project Construct Taxiway G / Apron G Change Order #3 – (Final/Balancing) to Independence Excavating's Contract, for a total decrease of \$1,854.60. This is the third and final Change Order for this project and reduces Independence Excavating's contract to \$12,953,541.75. This item was approved by the Augusta Aviation Commission on June 26, 2025.
- 3.** Augusta Regional Airport (AGS) Motion to approve 1st Amendment to Brown & Gold Aero Investments, LLC Lease Agreement. This item was approved by the Augusta Aviation Commission on June 26, 2025.
- 4.** Receive an update regarding the Outdoor Urban Adventure Center via Destination Augusta; approve related Management and Operating Agreement (with The Forge Management LLC) and approve the waiving of all associated City Planning Fees for the project.
- 5.** **A.N. 25-31 – New Ownership: Requesting Consumption on Premise for Liquor, Beer, Wine and Dance.** Shannon Wilson, applicant for **Shannon's Place LLC**, located at 300 Shartom Drive, Augusta GA 30907. District 7, Super District 10.
- 6.** **A.N. 25-32 – Existing location, New Ownership: Requesting Consumption on Premise for Beer.** James Watkins, applicant for Sport's Center LLC, located at **594 Broad Street, Augusta GA 30901**. District 1, Super District 9.
- 7.** Motion to receive as information an emergency procurement pursuant to Section 1-10-587 of the Augusta, Georgia Procurement Code for emergency maintenance work at municipal cemeteries by M&R Vaults in the amount of \$40,682.00.
- 8.** Motion to **approve** the minutes of the **June 10, 2025 Public Services Committee Meeting**.



## Public.Service.Committee.Meeting

Meeting Date: 07/08/25

Airport – Reconstruct Taxiway F – Change Order #1

**Department:** Augusta Regional Airport

**Presenter:** Herbert L. Judon, Jr., Airport Executive Director

**Caption:** Motion to approve Change Order #1 to CW Matthews Contract (Bid 24-203 – PO # 25BFA147)

**Background:**

CW Matthews is currently contracted to reconstruct Taxiway F.

This requested Change Order #1 includes the work associated with the construction of concrete shoulders in place of the originally contracted asphalt shoulders.

When bidding on the project, several alternate options were provided to prospective contractors. This was done to try and maximize potential funding opportunities. The selected contractor, CW Matthews, was the overall low bidder. Following Mead & Hunt, AGS, and the FAA’s review and approval, the bid option selected was a concrete taxiway with asphalt shoulders. Because of the general environment surrounding concrete prices, it was not known which option would produce the most fiscally responsible option.

Upon beginning the mobilization efforts as a part of this project, CW Matthews requested that they be allowed to move forward with the Concrete shoulder alternative if there were no additional costs to the Owner. The owner and engineer gave conditional approval to move forward with this option.

CW Matthews has submitted a revised Mobilization line item to cover the additional costs between the initial bid alternatives.

There are no additional costs or savings as a part of this Change Order request. With this change order, the original bid is still less than the other response bids received and is representative of the work to be completed.

Mead & Hunt has evaluated the change order request provided and finds that the costs associated with the line items are acceptable and are within the unit prices provided as part of the original contract/bid.

The original contract value for CW Matthews was **\$8,128,418.19**.

It is hereby requested that the Aviation Commission approve this Change Order #1 in the amount of **\$0.00**.

**Analysis:**

This Change Order will result in no impact to the overall project.

This Change Order has been reviewed by Airport Legal Counsel, Mr. Robert Kerr

**Financial Impact:**

N/A

**Alternatives:**

N/A

**Recommendation:**

Approve Change Order #1 to CW Matthews Contract

**Funds are available in  
the following accounts:**

551081304-5412110

**REVIEWED AND  
APPROVED BY:**

N/A



(706) 798-3236 • Fax: (706) 798-1551 • 1501 Aviation Way • Augusta, Georgia 30906 • www.flyags.com

## **Augusta Aviation Commission Meeting Minutes**

**June 26, 2025**

**10:00 a.m.**

**Orwen Aviation Commission Chambers  
2nd Floor - Terminal Building**

**Commission Members:** Chairwoman Commissioner Ronic West;  
Vice-Chair Commissioner Michael Cioffi;  
Commissioner Dan Troutman; Commissioner Larry Harris;  
Commissioner Wilbert Barrett; Commissioner Dr. Charles Larke;  
Commissioner Randy Sasser; Commissioner Kay Roland;  
Commissioner Davis Beman

**Staff:** Mr. Herbert Judon, Jr.; Ms. Diane Johnston; Ms. Lauren Smith;  
Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey;  
Mr. Tyler Good; Mr. Ken Hinkle; Mr. Bruce Keller

**Others:** Mr. Matt Tindell; Ms. Pamela Davison – BravoAir;  
Mr. Robert Moore – FOTH; Mr. Terry Helms – Mead & Hunt;  
Mr. Edwin Scott – Mead & Hunt;  
Ms. Dana Lynn McIntyre – Augusta Business Daily

**CALL TO ORDER & PRAYER** – Chairwoman Ronic West called the meeting to order at 10:06 a.m.,  
Prayer by Commissioner Barrett.

### **I. AGENDA, MINUTES, STATISTICS, & CONSENT** – Chairwoman Ronic West

#### **A. June 26, 2025, Meeting Agenda**

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Sasser to amend the current agenda to add a closed session item.*

*No Discussion; Unanimous Ayes; Motion Carries*

#### **B. May 29, 2025, Commission Meeting Minutes**

June 26, 2025

Page 2 of 2

C. May Statistics

D. Consent Items

1. Director Action Requests A – B (Approved in Construction/Special Projects Committee Meeting)

*Motion by Commissioner Barrett 2<sup>nd</sup> by Commissioner Harris to approve June 26, 2025, Augusta Aviation Commission Meeting Agenda, May 29, 2025, Augusta Aviation Commission Meeting Minutes, May Statistics, Consent Items*

*No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Troutman to move into executive session to discuss real estate.*

*No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Harris to adjourn executive session.*

*No Discussion; Unanimous Ayes; Motion Carries*

**II. COMMITTEE REPORTS**

A. Construction/Special Projects Committee Report – Commissioner Dan Troutman

B. Masters Committee Report – Commissioner Dan Troutman

*Motion by Commissioner Sasser 2<sup>nd</sup> by Commissioner Barrett to accept Construction/Special Project Committee Report and Masters Committee Report.*

*No Discussion; Unanimous Ayes; Motion Carries*

**III. FINANCE REPORT**

A. May Financials

*Motion by Commissioner Harris 2<sup>nd</sup> by Commissioner Beman for May Financials to be presented during the next Augusta Aviation Commission Meeting.*

*Discussion; Unanimous Ayes; Motion Carries*

**IV. DIRECTOR ACTION REQUESTS:**

A. Augusta Regional Airport (AGS) – Reconstruct Taxiway F – Change Order #1 – Edwin Scott

B. Augusta Regional Airport (AGS) – Construct Taxiway G / Apron G – Change Order #3 – Edwin Scott

C. Augusta Regional Airport (AGS) – 1<sup>st</sup> Amendment to Brown & Gold Aero Investments, LLC Lease Agreement – Diane Johnston

*Motion by Commissioner Sasser 2<sup>nd</sup> by Commissioner Cioffi to approve 1<sup>st</sup> Amendment to Brown & Gold Aero Investments, LLC Lease Agreement.*

*No Discussion; Unanimous Ayes; Motion Carries*

**V. INFORMATION ITEM**

A. Augusta Regional Airport (AGS) – 2026 Budget Planning Calendar – Herbert L. Judon, Jr.

B. Communications Report – Lauren Smith

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Barrett to accept 2026 Budget Planning Calendar and Communications Report.*

*No Discussion; Unanimous Ayes; Motion Carries*

**VI. COMMISSION COMMENTS/ACTION REQUESTS:**

**ADJOURN MEETING**

**Motion to adjourn by Commissioner Cioffi 2<sup>nd</sup> by Commissioner Beman**

**No Discussion; Unanimous Ayes; Motion Carries**

**Meeting adjourned at 10:25am**

---

Ronic West, Chairwoman  
Augusta Aviation Commission

---

Date

**CONTRACT CHANGE ORDER NO. 1**

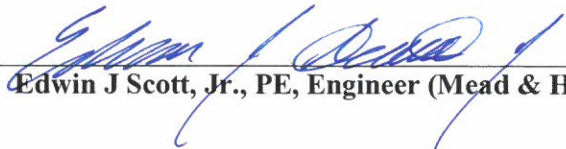
**AIRPORT** Augusta Regional Airport **Date** May 22, 2025  
**LOCATION** Augusta, GA **AIP No.** 3-13-0011-058-2024  
**PROJECT** Reconstruct Taxiway F 0119700-221767.02 **CONTRACTOR** C.W. Matthews

You are requested to perform the following described work upon receipt of an approved copy of this document or as directed by the engineer.

Item No.	Bid Alternate	Description	Unit	Unit Price	Quantity	Amount
<b>Quantity Adjustment Items – Base Bid</b>						
C-105.1	Base	Mobilization, Cleanup, and Demobilization	LS	\$810,493.28	-1	(\$810,493.28)
C-105.1	Base	Mobilization, Cleanup, and Demobilization	LS	\$801,493.28	1	\$801,035.98
<b>Quantity Adjustment Items – Bid Alternate 2A</b>						
P-220.1	Base	Recycled Asphalt Millings Base Course	CY	\$62.86	-7250	(\$455,735.00)
P-403.1	Base	Asphalt Pavement Base/Surface Course	TON	\$292.32	-2390	(\$698,644.80)
P-602.1	Base	Emulsified Asphalt Prime Coat	Gal	\$14.38	-1060	(\$15,242.80)
P-603.1	Base	Emulsified Asphalt Tack Coat	Gal	\$7.19	-530	(\$3,810.00)
<b>Extra Work/New Bid Item – Bid Alternate 2B</b>						
P-209.1	1	Crushed Aggregate Base Course	CY	\$104.87	1810	\$189,814.70
P-501.1	1	Portland Cement Concrete Pavement	TON	\$89.65	10620	\$952,083.00
P-605.1	1	Joint Sealing Filler	LF	\$4.57	8970	\$40,992.90
<b>This Change Order Total</b>						<b>\$0.00</b>
<b>This Change Order Calendar Day Additions (Deletions)</b>						<b>0</b>
<b>Previous Change Order(s) Total</b>						<b>\$0.00</b>
<b>Previous Change Order(s) Calendar Day Additions (Deletions)</b>						<b>0</b>
<b>Original Contract Total</b>						<b>\$8,128,418.19</b>
<b>Original Contract Calendar Day Count Total</b>						<b>255</b>
<b>Revised Contract Total</b>						<b>\$8,128,418.19</b>
<b>Revised Contract Calendar Day Count Total</b>						<b>255</b>

The time provided for completion in the contract is unchanged (~~decreased~~) (~~increased~~) by **0 calendar days**. This document shall become the First Amendment to the contract and all provisions of the contract will apply.

Recommended by:

  
**Edwin J Scott, Jr., PE, Engineer (Mead & Hunt, Inc.)**

6/26/2025  
**Date**

Approved by:

  
**Ronic West, Chairwoman (Augusta Aviation Commission)**

6/26/2025  
**Date**

Approved by:

**Garnett L. Johnson, Mayor (Augusta, Georgia)**

**Date**

Attested by:

**Lena J. Bonner, Clerk of Commission (Augusta, Georgia)**

**Date**

Accepted by:

U. Sica  
Contractor (C.W. Matthews)

Date

06/26/2025AIP NO. 3-13-0011-058-2024CHANGE ORDER NO. 1AIRPORT Augusta Regional Airport (AGS)LOCATION Augusta, GA



## JUSTIFICATION FOR CHANGE

1. Brief description of the proposed contract Amendment and location(s).

**Quantity Adjustments:**

There are items included in the original bid that need to be adjusted in order to cover the quantities and revised unit cost shown on the construction plans to complete the approved project scope. These items include:

- **C-105.1 Mobilization, Cleanup, and Demobilization – Base Bid:**
- **Recycled Asphalt Millings Base Course – Base Bid, Bid Alternate 2A:**
- **Asphalt Pavement Base/Surface Course– Base Bid, Bid Alternate 2A:**
- **Emulsified Asphalt Prime Coat– Base Bid, Bid Alternate 2A:**
- **Emulsified Asphalt Tack Coat– Base Bid, Bid Alternate 2A:**

**Extra Work/New Bid Item:**

There are several items that were erroneously not included in the original bid or extra items not included in the original bid that will be necessary to complete the approved project scope. These items include:

- **P-209.1 Crushed Aggregate Base Course – Bid Alternate 2B:**
- **P-501.1 Portland Cement Concrete Pavement– Bid Alternate 2B:**
- **P-605.1 Joint Sealing Filler- Bid Alternate 2B:**

**New Construction Specifications:**

N/A

**Revised Construction Specifications:**

N/A

2. Reason(s) for the change(s) *(Continue on reverse if necessary)*

Note: The quantity of the following items did not change substantially enough to justify renegotiation of any of the original unit prices in the base bid.

**C-105.1 Mobilization, Cleanup, and Demobilization** – The revised lump sum costs associated with the mobilization, cleanup, and demobilization of the project is due to the contractor's request to move forward with the concrete shoulder alternative as originally bid. In order to meet and not exceed the contract price, the contractor has agreed to revise their mobilization costs to cover the difference between the two bid alternates.

**P-209.1 Crushed Aggregate Base Course** – The addition of the crushed aggregate base course line item and material is due to the contractor's request to move forward with the concrete shoulder alternative as originally bid. This line item shall replace the previously included Asphalt base course material.

**P-501.1 Portland Cement Concrete Pavement** – The additional PCC pavement material is due to the contractor's request to move forward with the concrete shoulder alternative as originally bid. This line item shall replace the previously included Asphalt surface course material.

**P-605.1 Joint Sealing Filler** - The additional joint seal material is due to the contractor's request to move forward with the concrete shoulder alternative as originally bid.

3. The Sponsor's share of this cost is available from:

N/A

4. If this is a supplemental agreement involving more than \$2,000, is the cost estimate based on the latest wage rate decision? Yes ☐ No ☐ Not Applicable ☒

5. Has consent of surety been obtained? Yes ☐ Not Necessary ☒

6. Will this change affect the insurance coverage? Yes ☐ No ☒

7. If yes, will the policies be extended? Yes ☐ No ☐ Not Applicable ☒

8. Has this Change Order been discussed with FAA officials? Yes ☐ No ☒

When: N/A

With Whom: N/A

Comment(s):



## Public.Service.Committee.Meeting

Meeting Date: 07/08/25

Airport – Construct Taxiway G / Apron G – Change Order #3

<b>Department:</b>	Augusta Regional Airport
<b>Presenter:</b>	Herbert L. Judon, Jr., Airport Executive Director
<b>Caption:</b>	Motion to approve Change Order #3 – (Final/Balancing) to Independence Excavating's Contract, for a total decrease of \$1,854.60. This is the third and final Change Order for this project and reduces Independence Excavating's contract to \$12,953,541.75.
<b>Background:</b>	<p>Independence Excavating Inc. is currently contracted to construct the Taxiway G / Apron G project.</p> <p>This requested Change Order #3 includes the costs and savings to balance the final quantities as well as additional electrical work requested. These quantities are associated with the as-built construction line-item quantities.</p> <p>Mead &amp; Hunt has evaluated the change order request provided by Independence Excavating, Inc. and finds that the costs associated with the new line items are acceptable and are within the unit prices provided as part of the original contract.</p> <p>The original contract value for Independence Excavating was <b>\$11,877,051.10.</b></p> <p>It is hereby requested that the Aviation Commission approve this Change Order #3 in the amount of <b>(\$1,854.60)</b> allowing Augusta Regional Airport to amend Independence Excavating's contract total to <b>\$12,953,541.75</b> for this Project.</p>
<b>Analysis:</b>	<p>This Change Order will result in a <b>Net Decrease</b> to the overall project.</p> <p>This Change Order has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.</p>
<b>Financial Impact:</b>	Decrease of \$1,854.60

**Alternatives:** N/A

**Recommendation:** Approve Change Order #3 – (Final/Balancing) to Independence Excavating’s Contract, for a total decrease of \$1,854.60.

**Funds are available in the following accounts:** 372081131-5412110/T23081002-5412110

**REVIEWED AND  
APPROVED BY:** N/A

**CONTRACT CHANGE ORDER NO. 3 – FINAL / BALANCING**

**AIRPORT** Augusta Regional Airport **Date** May 29, 2025  
**LOCATION** Augusta, GA **AIP No.** N/A  
**PROJECT** Construct Taxiway G / Apron G– **CONTRACTOR** Independence  
0119700-210447.01 Excavating Inc.

You are requested to perform the following described work upon receipt of an approved copy of this document or as directed by the engineer.

Item No.	Bid Alternate	Description	Unit	Unit Price	Quantity	Amount
<b>Quantity Adjustment Items – Base Bid</b>						
C-102.1d	Base	Water Quality Monitoring and Sampling	EA	\$50.00	-36	(\$1,800.00)
C-102.1e	Base	Water Quality Inspections	EA	\$250.00	-18	(\$4,500.00)
C-102.1h	Base	Permanent Water Quality Inserts	EA	\$550.00	-5	(\$2,750.00)
P-152.3	Base	Subgrade Preparation	SY	\$2.00	-1,156	(\$2,312.00)
P-154.1	Base	Uncrushed Aggregate Base Course (6")	CY	\$70.00	-167	(\$11,690.00)
P-306.1	Base	Lean concrete Base Course (5")	SY	\$45.00	-350	(\$15,750.00)
P-501.1	Base	Portland Cement Concrete Pavement (14")	SY	\$149.50	-365	(\$54,567.50)
P-605.1	Base	Joint Sealing Filler	LF	\$2.50	3,554	\$8,885.00
P-620.1	Base	Permanent Pavement Markings	LF	\$1.50	2	\$3.00
P-620.3	Base	Reflective Media	LBS	\$16.00	-13	(\$208.00)
P-620.4	Base	Thermoplastic Preformed Surface Sign	EA	\$17,000.00	-2	(\$34,000.00)
P-620.6	Base	Marking Removal	SF	\$1.10	-5,566	(\$6,122.60)
D-705.1	Base	6-Inch Perforated Polyethylene Underdrain Pipe, Schedule 40, Complete	LF	\$75.00	-3	(\$225.00)
D-705.2	Base	Underdrain Clean Out	EA	\$5,000.00	-1	(\$5,000.00)
T-901.1	Base	Temporary Seeding	AC	\$2,300.00	-3	(\$6,900.00)
L-108.2	Base	No. 8 AWG, 5k V, L-824 Type C Cable	LF	\$3.45	-9	(\$31.05)
L-108.3	Base	Remove Abandoned Communication Line	LF	\$2.65	-7	(\$18.55)
L-125.2	Base	Base Mounted, LED Medium Intensity Taxiway Edge Light With Drainage	EA	\$1,950.00	-14	(\$27,300.00)
L-125.3	Base	Base Mounted, LED Medium Intensity Taxiway Edge Light Without Drainage	EA	\$1,800.00	20	\$36,000.00
L-125.11	Base	Edge Light Number Tags	EA	\$55.00	6	\$330.00
<b>Quantity Adjustment Items – Bid Alternate 1</b>						
C-102.1d	1	Water Quality Monitoring and Sampling	EA	\$50.00	-36	(\$1,800.00)
C-102.1e	1	Water Quality Inspections	EA	\$250.00	-18	(\$4,500.00)
P-101.1	1	Asphaltic Concrete Pavement Removal, Full Depth, Off Site	SY	\$15.00	-10	(\$150.00)
P-152.3	1	Subgrade Preparation	SY	\$2.00	-2,758	(\$5,156.00)
P-152.4	1	Unsuitable/Over excavation	CY	\$28.00	-1,130	(\$31,640.00)
P-154.1	1	Uncrushed Aggregate Base Course (6")	CY	\$72.00	728	\$52,416.00
P-306.1	1	Lean Concrete Base Course (5")	SY	\$32.00	-576	(\$18,432.00)
P-501.1	1	Portland Cement Concrete Pavement (14")	SY	\$109.50	-1,152	(\$126,144.00)
P-605.1	1	Joint Sealing Filler	LF	\$2.50	15,140	\$37,850.00
P-620.1	1	Permanent Pavement Markings	LF	\$1.30	-15,248	(\$19,822.40)
P-620.3	1	Reflective Media	LBS	\$5.00	-379	(\$1,895.00)
P-620.4	1	Thermoplastic Preformed Sign	EA	\$7,000.00	1	\$7,000.00

D-701.2	1	Concrete Sewer Pipe, 24-inch, Class V	LF	\$200.00	455	\$91,000.00
D-705.1	1	6-Inch Perforated Polyethylene Underdrain Pipe, Schedule 40, Complete	LF	\$60.00	-460	(\$27,600.00)
D-751.1	1	Aircraft Rated Manhole with Aircraft Rated Lid	EA	\$15,000.00	-2	(\$30,000.00)
D-751.2	1	Airfield Inlet with Aircraft Rated Grate	EA	\$15,000.00	2	\$30,000.00
D-751.3	1	Adjust Storm Manhole/inlet Grade	EA	\$2,500.00	1	\$2,500.00
T-901.1	1	Temporary Seeding	AC	\$2,300.00	-6	(\$13,800.00)
T-905.1	1	Topsoiling (Obtain on Site or Removed from Stockpile)	CY	\$8.00	3	\$24.00
L-108.1	1	No. 6 AWG Counterpoise, Including Grounding Rods, Installed	LF	\$4.50	-99	(\$445.50)
L-108.2	1	No. 8 AWG 5kV, L-824 Type C Cable	LF	\$3.25	-50	(\$162.50)
L-125.3	1	L-861T(L) Elevated, 14" HT, LED MITL on New L-867B Base Can without Drainage	EA	\$1,750.00	8	\$14,000.00
L-125.10	1	Edge Light Number Tags	EA	\$55.00	8	\$440.00
<b>Extra Work/New Bid Item – Change Order 3</b>						
C-105.1	CO3	Mobilization	LS	\$24,500.00	1	\$24,500.00
L-108.2	CO3	No. 8 AWG, 5kV, L-824 Type C Cable	LF	\$3.25	10,742	\$34,911.50
L-108.5	CO3	Pull Back Existing #8 AWG, Type C Cables	LF	\$1.50	5,992	\$8,988.00
L-108.6	CO3	Splice Connections	EA	\$260.00	38	\$9,880.00
L-110.1	CO3	Concrete Encased Electrical Duct Bank, 2W-2"	LF	\$75.00	320	\$24,000.00
L-110.2	CO3	Concrete Encased Electrical Duct Bank, 4W-4"	LF	\$135.00	160	\$21,600.00
L-110.6	CO3	Non-Encased Conduit, 2W-2", Type II PVC	LF	\$24.00	600	\$14,400.00
L-110.7	CO3	Non-Encased Conduit, 4W-4", Type II PVC	LF	\$75.00	300	\$22,500.00
L-115.3	CO3	Adjust Existing Manholes	EA	\$6,000.00	2	\$12,000.00
<b>This Change Order Total</b>						<b>(\$1,854.60)</b>
<b>This Change Order Calendar Day Additions (Deletions)</b>						<b>0</b>
<b>Previous Change Order(s) Total</b>						<b>\$1,078,345.25</b>
<b>Previous Change Order(s) Calendar Day Additions (Deletions)</b>						<b>47</b>
<b>Original Contract Total</b>						<b>\$11,877,051.10</b>
<b>Original Contract Calendar Day Count Total</b>						<b>320</b>
<b>Revised Contract Total</b>						<b>\$12,953,541.75</b>
<b>Revised Contract Calendar Day Count Total</b>						<b>379</b>

The time provided for completion in the contract is unchanged (~~decreased~~) (~~increased~~) by **0** calendar days. This document shall become the Second Amendment to the contract and all provisions of the contract will apply.

Recommended by:

**Edwin J Scott, Jr., PE, Engineer (Mead & Hunt, Inc.)**

Date \_\_\_\_\_

Approved by:

~~Dan Foutman, Chairman (Augusta Aviation Commission)~~

Date \_\_\_\_\_

Approved by:

**Garnett L. Johnson, Mayor (Augusta, Georgia)**

Date \_\_\_\_\_

Attested by:

**Lena J. Bonner, Clerk of Commission (Augusta, Georgia)**

Date \_\_\_\_\_

Accepted by:

**Contractor (Independence Excavating Inc.)**

Date \_\_\_\_\_

**AIP NO.**

N/A

**CHANGE ORDER NO.**

### 3 (Final)

## AIRPORT

Augusta Regional Airport (AGS)

## LOCATION

Augusta, GA

## JUSTIFICATION FOR CHANGE

### 1. Brief description of the proposed contract Amendment and location(s).

#### Quantity Adjustments:

There are items included in the original bid that need to be adjusted in order to cover the quantities and revised unit cost shown on the construction plans to complete the approved project scope. These items include:

- **C-102.1d Water Quality Monitoring and Sampling**
  - As-constructed quantity
- **C-102.1e Water Quality Inspections**
  - As-constructed quantity
- **C-102.1h Permanent Water Quality Inserts**
  - As-constructed quantity
- **P-101.1 Asphaltic Concrete Pavement Removal, Full Depth, Off Site**
  - As-constructed quantity
- **P-152.3 Subgrade Preparation**
  - As-constructed quantity
- **P-152.4 Unsuitable/Over excavation**
  - As-constructed quantity
- **P-154.1 Uncrushed Aggregate Base Course (6")**
  - As-constructed quantity
- **P-306.1 Lean Concrete Base Course**
  - As-constructed quantity
- **P-605.1 Joint Sealing Filler**
  - As-constructed quantity
- **P-620.1 Permanent Pavement Markings**
  - As-constructed quantity
- **P-620.3 Reflective Media**
  - As-constructed quantity
- **P-620.4 Thermoplastic Preformed Surface Sign**
  - As-constructed quantity
- **P-620.6 Marking Removal**
  - As-constructed quantity
- **D-705.1 6-Inch Perforated Polyethylene Underdrain Pipe, Schedule 40, Complete**
  - As-constructed quantity
- **D-705.2 Underdrain Clean Out**
  - As-constructed quantity
- **D-751.1 Aircraft Rated Manhole with Aircraft Rated Lid**
  - As-constructed quantity
- **D-751.2 Airfield Inlet with Aircraft Rated Grate**
  - As-constructed quantity
- **D-751.3 Adjust Storm Manhole/Inlet to Grade**
  - As-constructed quantity
- **T-901.1 Temporary Seeding**
  - As-constructed quantity
- **T-905.1 Topsoiling (Obtain on Site or Removed from Stockpile)**
  - As-constructed quantity
- **L-108.1 No. 6 AWG Counterpoise, Including Grounding Rods, Installed**
  - As-constructed quantity
- **L-108.2 No. 8 AWG, 5k V, L-824 Type C Cable**
  - As-constructed quantity
- **L-108.3 Remove Abandoned Communication Line**
  - As-constructed quantity



- **L-125.2 Base Mounted, LED Medium Intensity Taxiway Edge Light With Drainage**
  - As-constructed quantity
- **L-125.3 Base Mounted, LED Medium Intensity Taxiway Edge Light Without Drainage**
  - As-constructed quantity
- **L-125.10/L-125.11 Edge Light Number Tags**
  - As-constructed quantity

**Extra Work/New Bid Item:**

There are several items that were erroneously not included in the original bid or extra items not included in the original bid that will be necessary to complete the approved project scope. These items include:

- **C-105.1 Mobilization**
  - Additional Electrical Work/Rerouting Homerun Cable and Conduit
- **L-108.2 No. 8 AWG, 5kV, L-824 Type C Cable**
  - Additional Electrical Work/Rerouting Homerun Cable and Conduit
- **L-108.5 Pull Back Existing #8 AWG, Type C Cables**
  - Additional Electrical Work/Rerouting Homerun Cable and Conduit
- **L-108.6 Splice Connections**
  - Additional Electrical Work/Rerouting Homerun Cable and Conduit
- **L-110.1 Concrete Encased Electrical Duct Bank, 2W-2"**
  - Additional Electrical Work/Rerouting Homerun Cable and Conduit
- **L-110.2 Concrete Encased Electrical Duct Bank, 4W-4"**
  - Additional Electrical Work/Rerouting Homerun Cable and Conduit
- **L-110.6 Non-Encased Conduit, 2W-2", Type II PVC**
  - Additional Electrical Work/Rerouting Homerun Cable and Conduit
- **L-110.7 Non-Encased Conduit, 4W-4", Type II PVC**
  - Additional Electrical Work/Rerouting Homerun Cable and Conduit
- **L-115.3 Adjust Existing Manholes**
  - Additional Electrical Work/Rerouting Homerun Cable and Conduit

**New Construction Specifications:**

N/A

**Revised Construction Specifications**

N/A

- **C-102.1d Water Quality Monitoring and Sampling-** The reduction of quantity in the base bid and bid alternate associated with water quality monitoring and sampling is a result of the as performed quantities per the scope of work.
- **C-102.1e Water Quality Inspections-** The reduction of quantity in the base bid and bid alternate associated with water quality inspections is a result of the as performed quantities per the scope of the work.
- **C-102.1h Permanent Water Quality Inserts-** The reduction of quantity in the base bid associated with water quality inserts is a result of the as performed quantities per the scope of the work.
- **P-101.1 Asphaltic Concrete Pavement Removal, Full Depth, Off Site-** The reduction of quantity in the bid alternate associated with asphaltic concrete pavement removal, full depth, off site is a result of the as performed quantities per the scope of work.
- **P-152.3 Subgrade Preparation-** The reduction of quantity in the base bid and bid alternate associated with subgrade preparation is a result of the as performed quantities per the scope of the work.

- **P-152.4 Unsuitable/Over excavation-** The reduction of quantity in the base bid and bid alternate associated with unsuitable/over excavation is a result of the as performed quantities per the scope of work.
- **P-154.1 Uncrushed Aggregate Base Course (6")-** The reduction of quantity in the base bid associated with the aggregate base course is a result of the as performed quantities per the scope of work. The increase of quantity in the bid alternate associated with the aggregate base course is a result of the as performed quantities per the scope of work.
- **P-306.1 Lean Concrete Base Course-** The reduction of quantity in the base bid and bid alternate associated with lean concrete base course is a result of the as performed quantities per the scope of the work.
- **P-605.1 Joint Sealing Filler-** The increase of quantity in the base bid and bid alternate associated with joint sealing filler is a result of the as performed quantities per the scope of work.
- **P-620.1 Permanent Pavement Markings –** The increase of quantity in the base bid associated with permanent pavement markings is a result of the as performed quantities per the scope of work. The reduction of quantity in the bid alternate associated with permanent pavement markings is a result of the as performed quantities per the scope of work.
- **P-620.3 Reflective Media-**The reduction of quantity in the base bid and bid alternate associated with reflective media is a result of the as performed quantities per the scope of work.
- **P-620.4 Thermoplastic Preformed Surface Sign-** The reduction of quantity in the base bid associated with thermoplastic surface signs is a result of the as performed quantities per the scope of work. The increase of quantity in the bid alternate associated with thermoplastic surface signs is a result of the as performed quantities per the scope of work.
- **P-620.6 Marking Removal-**The reduction of quantity in the base bid associated with marking removal is a result of the as performed quantities per the scope of work.
- **D-705.1 6-Inch Perforated Polyethylene Underdrain Pipe, Schedule 40, Complete-** The reduction of quantity in the base bid and bid alternate associated with 6-inch perforated polyethylene underdrain pipe, schedule 40, complete is a result of the as performed quantities per the scope of the work.
- **D-705.2 Underdrain Clean Out -** The reduction of quantity in the base bid associated with underdrain clean out is a result of the as performed quantities per the scope of the work.
- **D-751.1 Aircraft Rated Manhole with Aircraft Rated Lid-** The reduction of quantity in the bid alternate associated with aircraft rated manhole with aircraft rated lid is a result of the as performed quantities per the scope of the work.
- **D-751.2 Airfield Inlet with Aircraft Rated Grate-** The increase of quantity in the bid alternate associated with airfield inlet with aircraft rated grate is a result of the as performed quantities per the scope of the work.
- **D-751.3 Adjust Storm Manhole/Inlet to Grade-** The increase of quantity in the bid alternate associated with adjust storm manhole/inlet to grade is a result of the as performed quantities per the scope of the work.
- **T-901.1 Temporary Seeding-** The reduction of quantity in the base bid and bid alternate associated with temporary seeding is a result of the as performed quantities per the scope of work.
- **T-905.1 Topsoiling (Obtain on Site or Removed from Stockpile)-** The increase of quantity in the bid alternate associated with topsoil is a result of the as performed quantities per the scope of work.

- **L-108.1 No. 6 AWG Counterpoise, Including Grounding Rods, Installed** - The reduction of quantity in the bid alternate associated with No. 6 AWG Counterpoise cable is a result of the as performed quantities per the scope of the work.
- **L-108.2 No. 8 AWG, 5k V, L-824 Type C Cable**- The reduction of quantity in the base bid and bid alternate associated with no. 8 AWG, 5k V, L-824 type C cable is a result of the as performed quantities per the scope of the work.
- **L-108.3 Remove Abandoned Communication Line**- The reduction of quantity in the base bid associated with remove abandoned communication line is a result of the as performed quantities per the scope of the work.
- **L-125.2 Base Mounted, LED Medium Intensity Taxiway Edge Light With Drainage**- The reduction of quantity in the base bid associated with base mounted, LED medium intensity taxiway edge light with drainage is a result of the as performed quantities per the scope of the work.
- **L-125.3 Base Mounted, LED Medium Intensity Taxiway Edge Light Without Drainage**- The increase of quantity in the base bid and bid alternate associated with base mounted, LED medium intensity taxiway edge light without drainage is a result of the as performed quantities per the scope of the work.
- **L-125.11 Edge Light Number Tapes**- The increase of quantity in the base bid and bid alternate associated with edge light tags is a result of the as performed quantities per the scope of the work.

#### Extra Work/New Bid Item:

There are several items that were erroneously not included in the original bid or extra items not included in the original bid that will be necessary to complete the approved project scope. These items include:

- **C-105.1 Mobilization** - The addition of a new Mobilization line item is associated with the additional/extra work requested from Independence Excavating at the conclusion of the project and includes, but is not limited to additional time and effort to install new conduit, cable, electrical manholes, and drainage boxes as a part of the overall scope of this Change Order.
- **P-501.1 Portland Cement Concrete Pavement (14")** - The reduction of quantity in the base bid and bid alternate associated with the revised PCC Pavement is a result of the as performed quantities per the scope of the work.
- **L-108.2 No. 8 AWG, 5k V, L-824 Type C Cable**- The additional quantity of no. 8 AWG, 5k V, L-824 type C cable is a result of the additional electrical performed by Independence Excavating at the conclusion of the project.
- **L-108.5 Pull Back Existing #8 AWG, Type C Cables**- The addition of a new line item and associated quantity of #8 Cable Pull Back is a result of the additional electrical performed by Independence Excavating at the conclusion of the project.
- **L-108.6 Splice Connection**- The addition of a new line item and associated quantity of Cable Splicing is a result of the additional electrical performed by Independence Excavating at the conclusion of the project.
- **L-110.1 Concrete Encased Electrical Duct Bank, 2W-2"**- The additional quantity of 2W-2" Concrete Encased Duct Bank is a result of the additional electrical performed by Independence Excavating at the conclusion of the project.
- **L-110.2 Concrete Encased Electrical Duct Bank, 4W-4"**- The additional quantity of 4W-4" Concrete Encased Duct Bank is a result of the additional electrical performed by Independence Excavating at the conclusion of the project.

- **L-110.6 Non-Encased Conduit, 2W-2", Type II PVC-** The additional quantity of 2W-2" conduit is a result of the additional electrical performed by Independence Excavating at the conclusion of the project.
- **L-110.6 Non-Encased Conduit, 4W-4", Type II PVC-** The additional quantity of 4W-4" conduit is a result of the additional electrical performed by Independence Excavating at the conclusion of the project.
- **L-115.3 Adjust Existing Manholes-** The additional quantity of manholes requiring adjustments is a result of the additional electrical performed by Independence Excavating at the conclusion of the project.

**New Construction Specifications:**

N/A

**Revised Construction Specifications**

N/A

3. The Sponsor's share of this cost is available from:

General/Enterprise Funds

4. If this is a supplemental agreement involving more than \$2,000, is the cost estimate based on the latest wage rate decision? Yes ☐ No ☐ Not Applicable ☒5. Has consent of surety been obtained? Yes ☐ Not Necessary ☒6. Will this change affect the insurance coverage? Yes ☐ No ☒7. If yes, will the policies be extended? Yes ☐ No ☐ Not Applicable ☒8. Has this Change Order been discussed with FAA officials? Yes ☐ No ☒

When: N/A

With Whom: N/A

Comment(s):



(706) 798-3236 • Fax: (706) 798-1551 • 1501 Aviation Way • Augusta, Georgia 30906 • www.flyags.com

## Augusta Aviation Commission Meeting Minutes

June 26, 2025

10:00 a.m.

Orwen Aviation Commission Chambers  
2nd Floor - Terminal Building

**Commission Members:** Chairwoman Commissioner Ronic West;  
Vice-Chair Commissioner Michael Cioffi;  
Commissioner Dan Troutman; Commissioner Larry Harris;  
Commissioner Wilbert Barrett; Commissioner Dr. Charles Larke;  
Commissioner Randy Sasser; Commissioner Kay Roland;  
Commissioner Davis Beman

**Staff:** Mr. Herbert Judon, Jr.; Ms. Diane Johnston; Ms. Lauren Smith;  
Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey;  
Mr. Tyler Good; Mr. Ken Hinkle; Mr. Bruce Keller

**Others:** Mr. Matt Tindell; Ms. Pamela Davison – BravoAir;  
Mr. Robert Moore – FOTH; Mr. Terry Helms – Mead & Hunt;  
Mr. Edwin Scott – Mead & Hunt;  
Ms. Dana Lynn McIntyre – Augusta Business Daily

**CALL TO ORDER & PRAYER** – Chairwoman Ronic West called the meeting to order at 10:06 a.m.,  
Prayer by Commissioner Barrett.

### I. **AGENDA, MINUTES, STATISTICS, & CONSENT** – Chairwoman Ronic West

#### A. June 26, 2025, Meeting Agenda

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Sasser to amend the current agenda to add a closed session item.*

*No Discussion; Unanimous Ayes; Motion Carries*

#### B. May 29, 2025, Commission Meeting Minutes

June 26, 2025

Page 2 of 2

C. May Statistics

D. Consent Items

1. Director Action Requests A – B (Approved in Construction/Special Projects Committee Meeting)

*Motion by Commissioner Barrett 2<sup>nd</sup> by Commissioner Harris to approve June 26, 2025, Augusta Aviation Commission Meeting Agenda, May 29, 2025, Augusta Aviation Commission Meeting Minutes, May Statistics, Consent Items*

*No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Troutman to move into executive session to discuss real estate.*

*No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Harris to adjourn executive session.*

*No Discussion; Unanimous Ayes; Motion Carries*

**II. COMMITTEE REPORTS**

A. Construction/Special Projects Committee Report – Commissioner Dan Troutman

B. Masters Committee Report – Commissioner Dan Troutman

*Motion by Commissioner Sasser 2<sup>nd</sup> by Commissioner Barrett to accept Construction/Special Project Committee Report and Masters Committee Report.*

*No Discussion; Unanimous Ayes; Motion Carries*

**III. FINANCE REPORT**

A. May Financials

*Motion by Commissioner Harris 2<sup>nd</sup> by Commissioner Beman for May Financials to be presented during the next Augusta Aviation Commission Meeting.*

*Discussion; Unanimous Ayes; Motion Carries*

**IV. DIRECTOR ACTION REQUESTS:**

A. Augusta Regional Airport (AGS) – Reconstruct Taxiway F – Change Order #1 – Edwin Scott

B. Augusta Regional Airport (AGS) – Construct Taxiway G / Apron G – Change Order #3 – Edwin Scott

C. Augusta Regional Airport (AGS) – 1<sup>st</sup> Amendment to Brown & Gold Aero Investments, LLC Lease Agreement – Diane Johnston

*Motion by Commissioner Sasser 2<sup>nd</sup> by Commissioner Cioffi to approve 1<sup>st</sup> Amendment to Brown & Gold Aero Investments, LLC Lease Agreement.*

*No Discussion; Unanimous Ayes; Motion Carries*

**V. INFORMATION ITEM**

A. Augusta Regional Airport (AGS) – 2026 Budget Planning Calendar – Herbert L. Judon, Jr.

B. Communications Report – Lauren Smith

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Barrett to accept 2026 Budget Planning Calendar and Communications Report.*

*No Discussion; Unanimous Ayes; Motion Carries*

**VI. COMMISSION COMMENTS/ACTION REQUESTS:**

**ADJOURN MEETING**

**Motion to adjourn by Commissioner Cioffi 2<sup>nd</sup> by Commissioner Beman**

**No Discussion; Unanimous Ayes; Motion Carries**

**Meeting adjourned at 10:25am**

---

Ronic West, Chairwoman  
Augusta Aviation Commission

---

Date



## Public.Service.Committee.Meeting

Meeting Date: 07/08/25

Airport – 1<sup>st</sup> Amendment to Brown & Gold Aero Investments, LLC Lease Agreement

<b>Department:</b>	Augusta Regional Airport
<b>Presenter:</b>	Herbert L. Judon, Jr., Airport Executive Director
<b>Caption:</b>	Motion to approve 1 <sup>st</sup> Amendment to Brown & Gold Aero Investments, LLC Lease Agreement
<b>Background:</b>	Brown & Gold Aero Investments, LLC (Lessee) executed a property lease agreement with the Airport in 2024. They recently completed construction on an 83,000 square foot hangar, which they sub-let to StandardAero. They would like to amend the Property Lease Agreement to (i) set the start of the 30 years base term of the ground lease as May 1, 2025, which is also the start date of the StandardAero lease with Brown & Gold, and (ii) restate the exact rent schedule now that we know the date of the Certificate of Occupancy.
<b>Analysis:</b>	The original agreement provided a rent free time period to allow for site development and construction of the facility. Additionally, the agreement allowed for a sliding rent scale to allow the tenant a grace period to build their business for success. The amendment does not change the rent amounts due to AGS or the due dates of the rent. The amendment confirms the start date and monthly rent amounts now that construction is complete.
<b>Financial Impact:</b>	There are no financial implications to the amendment. Robert Kerr, Airport Counsel, has reviewed and approved the amendment.
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	Approve 1 <sup>st</sup> Amendment to Brown & Gold Aero Investments, LLC Lease Agreement



**Funds are available in the following accounts:** N/A

**REVIEWED AND APPROVED BY:** N/A

## FIRST AMENDMENT TO PROPERTY LEASE

THIS FIRST AMENDMENT TO LEASE (this “**First Amendment**”), dated as of this \_\_\_\_ day of \_\_\_\_\_, 2025, is entered into by and between Augusta Aviation Commission, a commission created under the laws of the State of Georgia (hereinafter referred to as “**Lessor**”), and Brown & Gold Aero Investments, LLC, a Georgia limited liability corporation (“**Lessee**”) (Lessor and Lessee are collectively referred to herein as the “**Parties**”).

### WITNESSETH:

A. The Parties entered into that certain Property Lease Agreement effective as of January 2, 2024 (the “**Property Lease**”) for certain Premises commonly known as 2000 Doug Barnard Pkwy, Augusta, GA, and containing 4.095 acres.

B. The Parties wish to amend the start of the Lease Term as contemplated in Article III (B) of the Property Lease.

C. The Lessee has substantially completed construction of the improvements in accordance with the approved Lessee Development Plan, received a Certificate of Occupancy, and the Parties desire to confirm the dates for payment of ground rent due under the Property Lease.

NOW, THEREFORE, incorporating and in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Lease Term. Article III (B) shall be deleted in its entirety and replaced with the following language:

*This Lease shall become effective upon the Effective Date. The Term shall commence on May 1, 2025 for a period ending on April 30, 2055, unless renewed as provided for below (such period, including any renewals, the “Term”).*

2. Rent. The Parties hereby agree and acknowledge that the Rent shall be due and payable on the schedule below and in accordance with “Article III(C) Rent”:

Lease Year 1: May 1, 2025-April 30, 2026	Rent: \$0.00
Lease Year 2: May 1, 2026-April 30, 2027	Rent: \$35,675.64 per year
Lease Year 3: May 1, 2027-April 30, 2028	Rent: \$35,675.64 per year
Lease Year 4: May 1, 2028-April 30, 2029	Rent: \$62,432.37 per year

Lease Years 5-30: Rent shall increase at 2.5% over the rent in effect in the previous year, subject to the Fair Market Adjustment provision for Lease Year 16 and 26 detailed in Article III(C).

3. Conflicts. If and to the extent that any of the provisions in this First Amendment conflict with or are otherwise inconsistent with any of the provisions of the Lease, whether or not such inconsistency is expressly noted in this First Amendment, the provisions of this First Amendment shall prevail.

4. No Default. Lessor knows of no default under the Lease, and, to Lessor's knowledge, no event has occurred which, with the giving of notice or passage of time, or both, could result in such a default. Lessor has no knowledge of any setoffs, claims or defense to enforcement of the Lease in accordance with its terms.

5. No Further Modifications. Except as modified by this First Amendment, all covenants, agreements, terms, and conditions of the Lease shall remain in full force and effect, including the Term Extension Options, and are hereby in all respects ratified and affirmed.

6. Integration. This First Amendment contains the entire agreement of the Parties as it relates to the Lease terms to be amended and supersedes and replaces all prior agreements and understandings with regard to the subject matter herein and all such prior agreements and understandings shall be deemed void and of no force or legal effect unless set forth in this First Amendment.

7. Binding on Successors and Assigns. The covenants, agreements, terms, and conditions in this First Amendment shall be considered an integral part of the Lease and bind and inure to the benefit of the Parties hereto and their respective successors and assigns.

8. Consents. Lessor covenants to Lessee that either (a) the individual signing this First Amendment on behalf of the Lessor has the full power and authority to bind the Lessor to the obligations set forth herein (and no consents and/or approvals of any third party, including any lender approvals, are required for this First Amendment to be binding on the Lessor), or (b) if any third party consents and/or approvals, including lender approvals, are required in order for this First Amendment to be/become binding on the Lessor, Lessor has previously obtained any and all such consents/approvals in writing.

9. Amendments. This First Amendment may not be changed orally, but only by an agreement, in writing, signed by the Parties.

10. Definitions. Capitalized terms used in this First Amendment that are defined in the Lease will have the same meaning and definition when used in this First Amendment, unless the term is specifically amended or modified by this First Amendment. However,

all references in the Lease to the term "Lease" shall refer to the Lease as amended by this First Amendment.

**11. Counterparts.** This First Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. The transmission of a signed counterpart of this First Amendment by facsimile or by portable document file ("PDF") shall have the same force and effect as the delivery of an original signed counterpart of this First Amendment, and shall constitute valid and effective delivery for all purposes.

IN WITNESS THEREOF, the said Parties hereto have executed this First Amendment to Property Lease to be executed the day and year first above written.

**LESSEE:**  
BROWN & GOLD AERO  
INVESTMENTS, LLC

By:   
A. Dennis Trotter  
As its Manager

**LESSOR:**  
AUGUSTA AVIATION COMISSION

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_  
  
Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Approved by the City on the \_\_\_\_ day of \_\_\_\_\_,  
2025:

AUGUSTA, GEORGIA

By: \_\_\_\_\_  
Garnett L. Johnson, Mayor      Date

Attest: \_\_\_\_\_  
Lena J. Bonner, Clerk of the  
Commission



(706) 798-3236 • Fax: (706) 798-1551 • 1501 Aviation Way • Augusta, Georgia 30906 • www.flyags.com

## Augusta Aviation Commission Meeting Minutes

June 26, 2025

10:00 a.m.

Orwen Aviation Commission Chambers  
2nd Floor - Terminal Building

**Commission Members:** Chairwoman Commissioner Ronic West;  
Vice-Chair Commissioner Michael Cioffi;  
Commissioner Dan Troutman; Commissioner Larry Harris;  
Commissioner Wilbert Barrett; Commissioner Dr. Charles Larke;  
Commissioner Randy Sasser; Commissioner Kay Roland;  
Commissioner Davis Beman

**Staff:** Mr. Herbert Judon, Jr.; Ms. Diane Johnston; Ms. Lauren Smith;  
Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey;  
Mr. Tyler Good; Mr. Ken Hinkle; Mr. Bruce Keller

**Others:** Mr. Matt Tindell; Ms. Pamela Davison – BravoAir;  
Mr. Robert Moore – FOTH; Mr. Terry Helms – Mead & Hunt;  
Mr. Edwin Scott – Mead & Hunt;  
Ms. Dana Lynn McIntyre – Augusta Business Daily

**CALL TO ORDER & PRAYER** – Chairwoman Ronic West called the meeting to order at 10:06 a.m.,  
Prayer by Commissioner Barrett.

### I. **AGENDA, MINUTES, STATISTICS, & CONSENT** – Chairwoman Ronic West

#### A. June 26, 2025, Meeting Agenda

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Sasser to amend the current agenda to add a closed session item.*

*No Discussion; Unanimous Ayes; Motion Carries*

#### B. May 29, 2025, Commission Meeting Minutes

June 26, 2025

Page 2 of 2

C. May Statistics

D. Consent Items

1. Director Action Requests A – B (Approved in Construction/Special Projects Committee Meeting)

*Motion by Commissioner Barrett 2<sup>nd</sup> by Commissioner Harris to approve June 26, 2025, Augusta Aviation Commission Meeting Agenda, May 29, 2025, Augusta Aviation Commission Meeting Minutes, May Statistics, Consent Items*

*No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Troutman to move into executive session to discuss real estate.*

*No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Harris to adjourn executive session.*

*No Discussion; Unanimous Ayes; Motion Carries*

**II. COMMITTEE REPORTS**

A. Construction/Special Projects Committee Report – Commissioner Dan Troutman

B. Masters Committee Report – Commissioner Dan Troutman

*Motion by Commissioner Sasser 2<sup>nd</sup> by Commissioner Barrett to accept Construction/Special Project Committee Report and Masters Committee Report.*

*No Discussion; Unanimous Ayes; Motion Carries*

**III. FINANCE REPORT**

A. May Financials

*Motion by Commissioner Harris 2<sup>nd</sup> by Commissioner Beman for May Financials to be presented during the next Augusta Aviation Commission Meeting.*

*Discussion; Unanimous Ayes; Motion Carries*

**IV. DIRECTOR ACTION REQUESTS:**

A. Augusta Regional Airport (AGS) – Reconstruct Taxiway F – Change Order #1 – Edwin Scott

B. Augusta Regional Airport (AGS) – Construct Taxiway G / Apron G – Change Order #3 – Edwin Scott

C. Augusta Regional Airport (AGS) – 1<sup>st</sup> Amendment to Brown & Gold Aero Investments, LLC Lease Agreement – Diane Johnston

*Motion by Commissioner Sasser 2<sup>nd</sup> by Commissioner Cioffi to approve 1<sup>st</sup> Amendment to Brown & Gold Aero Investments, LLC Lease Agreement.*

*No Discussion; Unanimous Ayes; Motion Carries*

**V. INFORMATION ITEM**

A. Augusta Regional Airport (AGS) – 2026 Budget Planning Calendar – Herbert L. Judon, Jr.

B. Communications Report – Lauren Smith

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Barrett to accept 2026 Budget Planning Calendar and Communications Report.*

*No Discussion; Unanimous Ayes; Motion Carries*

**VI. COMMISSION COMMENTS/ACTION REQUESTS:**

**ADJOURN MEETING**

**Motion to adjourn by Commissioner Cioffi 2<sup>nd</sup> by Commissioner Beman**

**No Discussion; Unanimous Ayes; Motion Carries**

**Meeting adjourned at 10:25am**

---

Ronic West, Chairwoman  
Augusta Aviation Commission

---

Date





## Public Services Committee Meeting

Meeting Date: July 8, 2025

### Outdoor Urban Adventure Center in partnership with Destination Augusta

<b>Department:</b>	Destination Augusta / Recreation & Parks / Central Services
<b>Presenter:</b>	Jennifer Bowen, Ron Lampkin, Charles Jackson
<b>Caption:</b>	Receive an update regarding the Outdoor Urban Adventure Center via Destination Augusta; approve related Management and Operating Agreement (with The Forge Management LLC) and approve the waiving of all associated City Planning Fees for the project.
<b>Background:</b>	<p>Per a MOU with the City of Augusta to Design, Build, and select an Operator for an Outdoor Urban Adventure Center, Destination Augusta has partnered with The Forge Management, LLC to develop this attraction and asset along the Augusta riverfront. This effort includes proposed features such as a zipline attraction over the Savannah River, based at the historic Fifth Street Bridge, along with other eco-tourism and recreation-oriented elements. The project is part of a broader vision to create a unique experience blending adventure, education, and riverfront revitalization. The Forge has completed similar projects in other U.S. cities and brings specialized expertise in outdoor recreational development.</p>
<b>Analysis:</b>	<p>The Management and Operations Agreement between the City of Augusta and The Forge Management outlines key operational roles, fiscal responsibilities, and revenue sharing arrangements for the Adventure Park. Under the agreement:</p> <ul style="list-style-type: none"> <li>• The Forge will independently manage and operate the facility while providing quarterly reports to the City.</li> <li>• The City retains ownership of the capital assets and will receive 3% of net revenue quarterly.</li> <li>• The Forge is responsible for staffing, maintenance, legal compliance, and insurance.</li> <li>• The agreement is effective through December 31, 2030, with early termination clauses and indemnification provisions clearly outlined.</li> </ul> <p>This draft formalizes the working relationship and sets expectations on transparency, fiscal accountability, and ongoing coordination.</p>
<b>Financial Impact:</b>	There is no direct cost to the City for ongoing operational expenses under this agreement. The Forge Management will cover all operational costs, while the City will retain financial responsibility for capital equipment

replacement. Revenue received by the City is projected to be 3% of net Adventure Park revenue, providing a long-term, passive income stream.

**Alternatives:**

Do not approve the Management and Operating Agreement (with The Forge Management LLC) and/or do not approve the waiving of all associated City Planning Fees for the project.

**Recommendation:**

Receive an update regarding the Outdoor Urban Adventure Center via Destination Augusta; approve related Management and Operating Agreement (with The Forge Management LLC) and approve the waiving of all associated City Planning Fees for the project.

**Funds are available in  
the following accounts:**

N/A

**REVIEWED AND  
APPROVED BY:**

N/A

## **MANAGEMENT AND OPERATIONS AGREEMENT**

This MANAGEMENT AND OPERATIONS AGREEMENT (this "Agreement") is made as of \_\_\_\_\_, 2025, effective as of \_\_\_\_\_, 2025, by and between The City of Augusta, GA (the "Owner"), and The Forge Augusta, Incorporated, a Georgia corporation (the "Manager").

### **RECITALS**

WHEREAS, Owner and Manager have contributed to the design and development of The Forge: Augusta Outdoor Adventure Center in the City of August, Georgia (the "Adventure Park"); and

WHEREAS, Owner desires to engage Manager to manage the Adventure Park, and the Manager desires to retain, operate and manage the Adventure Park on the terms set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants, agreements, representations and warranties contained herein, and intending to be legally bound hereby, the parties hereto hereby agree as follows:

#### **1. Appointment of Manager; Relationship of Owner and the Manager.**

Manager shall provide management and operational support services to the Owner, as hereinafter provided. Manager shall be independent of the Owner. Nothing contained herein shall be deemed to make or render the Owner a partner, co-venturer or other participant in the business or operations of the Manager, or in any manner to render Owner liable, as principal, surety, guarantor, agent or otherwise for any of the debts, obligations or liabilities of Manager. Similarly, nothing contained herein shall be deemed to make or render the Manager a partner, co-venturer or other participant in the business or operations of the Owner, or in any manner to render Manager liable, as principal, surety, guarantor, agent or otherwise for any of the debts, obligations or liabilities of Owner.

#### **2. Management Services.**

Commencing on the effective date of this Agreement, Manager will provide, supply and render such management and operational support services as are necessary to provide service to the Owner and, as more specifically described below, shall:

- a. Administer and supervise all of the finances of the Adventure Park, including payroll, taxes, accounting, bookkeeping, record keeping, managing of accounts payable, and accounts receivable, banking, financial records and reporting functions, with the power to make such changes therein, in its sole discretion, and to incorporate such functions into systems used by Manager. Manager shall prepare and maintain financial statements for the Business according to generally accepted accounting principles consistently applied and shall provide the Owner with unaudited annual operating reports reviewed by a third-party accounting firm and unaudited quarterly operating reports and statements including but not limited to cash flow statements and income statements and such other reports and information as may be requested by Owner from time to time. At such time as additional capital improvements are added to the Adventure Park or gross revenue from the operations

or the Adventure Park surpass Three Million Dollars (\$3,000,000) in a calendar year, the parties will meet regarding this provision and determine if a higher degree of review or an independent audit is merited for the Adventure Park financial statements, and, if so, shall amend this Agreement to reflect the agreed accounting requirements.

- b. Select, employ and train all personnel necessary to service the Adventure Park.
- c. Supervise and control the purchase of all materials and supplies, and acquire, lease, dispose of and repair equipment and facilities necessary to provide safe and adequate service at the Adventure Park. This shall include, without limitation, the requirement to obtain third party inspections of the structures and equipment consistent with standard industry practice and applicable law, to maintain the equipment in a safe condition and keep insurance coverage on the facility, as well as any damage, theft or loss of equipment, which shall also be insured as is customary in the industry.
- d. Commence, defend and control all legal actions, arbitrations, investigations and proceedings that arise due to events occurring in connection with the Adventure Park during the term of this Agreement.
- e. Maintain the assets of the Owner in good repair, order and condition, normal and reasonable wear and tear excepted.
- f. The Manager agrees that at all times during the term of this Agreement it shall, to the extent the Owner has adequate funds thereto:
  - a. Do nothing, and permit nothing to be done (which is within the control of the Manager), which will or might cause the Adventure Park to operate in an improper or illegal manner.
  - b. Not cause a default in any of the terms, conditions and obligations of any of the contracts and other agreements of the Owner with respect to the Adventure Park.
  - c. To the extent permissible by law, maintain in full force any and all licenses and permits necessary to operate the Adventure Park in the State of Georgia and comply fully with all laws respecting its formation, existence, activities and operations.
  - d. Allow the Owner and the employees, attorneys, accountants and other representatives of the Owner, full and free access to its books and records, and all of the facilities of the Adventure Park with reasonable advance notice and at times designed to minimize interruption to the business.

Notwithstanding the foregoing, the Manager shall not have the authority, without the express written consent of the Owner, to purchase in the name of the Owner, or for use by the Owner, any assets outside the ordinary course of business, or incur any indebtedness outside the ordinary course of business. Notwithstanding the foregoing, if Manager, in its reasonable discretion, deems it necessary to acquire additional equipment or to replace equipment damaged in the ordinary course of business in order to operate the Adventure Park in a more profitable manner, and such expenditure is in an amount that is less than \$5,000, then Manager may make such purchase during the operating year and submit the item to the Owner for consideration in its capital expenditure budget at the end of the year. If Owner does not approve reimbursement of the purchase, then Manager may remove the equipment from the Adventure Park or may

decide to rent the piece of equipment to the Adventure Park at a rate that is consistent with the amount that would be paid to an unrelated third party for such rental.

### 3. Obligations of the Owner.

Prior to the expiration of this Agreement, the Owner shall provide the Manager with true and correct information relating to all functions for which the Manager has responsibility hereunder and shall not take any action to interfere with the Manager's performance of its duties hereunder. Owner shall reasonably consider any capital request made by Manager, if made by November 15 of any year of this Term, for capital expenditures reasonably designed to improve the Adventure Park for the subsequent operating year.

### 4. General and Administrative Activities.

To the extent that Manager shall deem it necessary or desirable, Manager shall have the power and authority to combine and integrate, at its own office premises, certain "general and administrative" (as such term is used in accounting practice) activities of the Business, including, but not limited to, all accounting, bookkeeping, human resources, legal, record-keeping, paying, receiving and other fiscal or financial activities, with those of Manager, provided that any obligation of the Owner to share or defer costs of such office shall be subject to the subsequent agreement of the Owner.

### 5. Location.

During the term of this Agreement, the operations of the Adventure Park will be serviced by Manager from the Manager's office at the Adventure Park or any other location selected by Manager.

### 6. Revenue Share and Customer Engagement/Pricing.

a. Customer Pricing. Manager shall have the right to set the prices, discounts, and make decisions regarding income generating activities. Manager shall consult with Owner regarding the pricing structure and Owner shall provide prompt feedback regarding the pricing. Manager shall not charge an amount for the activities that is substantially higher or lower than the market value of such activities in the area of the country where the activities are located, as is reasonably determined by Manager.

b. Operating Expenses. Manager is responsible for the operational expenditures of the Adventure Park, including, without limitation, expenses for employees, operational software, sales and marketing, legal, accounting, administrative, insurance, security, website, and maintenance of the Adventure Park and the equipment used by guests and participants.

c. Capital Expenses. Owner purchased the capital assets that are being used by the Adventure Park. Unless otherwise agreed upon in writing, new capital equipment, including replacement of the present equipment in the ordinary course of business shall be the responsibility of Owner. On or before November 15 of each calendar year, Manager shall provide Owner with an annual estimate of any replacement capital expenditures and shall make a recommendation of suggested capital additions to the Adventure Park, which recommendation shall include a cost benefit analysis pertaining to each recommended capital expenditure.

d. Payment to Owner. Manager shall, on a monthly basis, provide Owner with an activity report showing revenue and expenses of the Adventure Park for the prior period. Additionally, Manager shall make a payment to Owner, on a quarterly basis, in the amount of three percent (3%) of the net revenue of the Adventure Park. These payments shall be made by the 20<sup>th</sup> day of the month following the close of the preceding quarter. For the purposes hereof, the net revenue shall equal the gross revenue for all activities less the amount returned to customers as returns, allowances or refunds. Owner may audit the activity report and calculation of Owner's payment for up to the prior six months of activity upon reasonable request, which request shall be made not more than two (2) times in any calendar year. Owner shall pay the cost of the audit and shall reimburse Manager for its time in responding to the audit if the results of the audit show Manager's report to be accurate. Manager shall retain for its own account the remaining revenue (if any) after payment of operational expenses and the payment to Owner as herein described.

#### 7. Term of Agreement; Termination of Rights.

(a) The term of this Agreement shall commence on its execution and shall become effective on the Effective Date hereof and terminates absolutely and without further obligation on the part of Augusta, Georgia each and every December 31st, unless terminated earlier in accordance with the termination provisions of the Agreement. The term of this agreement automatically renews on each January 1st, unless terminated in accordance with the termination provisions of the Agreement. The Agreement shall terminate without any further renewals upon December 31, 2030. Upon termination of this Agreement, all books and records relating to the operation of the Adventure Park shall be immediately returned to the Owner. Notwithstanding the foregoing, the Owner may terminate this Agreement prior to the expiration of its term upon ninety (90) days advance notice which termination shall be effective upon the expiration of the ninety (90) day notice period and payment of the termination fee, as is set forth below. The parties acknowledge Manager shall provide significantly more time, effort, expertise and expense in the first 18 months of the term of this Agreement and expects to receive the benefit of such effort over the term hereof through 2030. Accordingly, if the Agreement is not renewed on January 1 of any year of the term or if Owner otherwise terminates this Agreement prior to December 31, 2030, Owner shall pay Manager a termination fee based upon the date of termination or non-renewal as follows: (1) if terminated prior to 1/1/2026 a payment of \$60,000; (2) if terminated after 12/31/2025 and prior to 1/1/2027 a payment of \$50,000; (3) if terminated after 12/31/26 and prior to 1/1/28 a payment of \$40,000; (4) if terminated after 12/31/27 and prior to 1/1/29 a payment of \$30,000; (4) if terminated after 12/31/28 and prior to 1/1/30 a payment of \$20,000; and (5) if terminated after 12/31/29 and prior to 12/31/30 a payment of \$10,000.

(b) In the event of a default by Manager under this Agreement (as defined below), Owner may, at its option, provide written notice of such default, with such notice setting forth the alleged default, and thereafter Manager shall have thirty (30) days to cure such default. If, after expiration of the thirty (30) days' written notice terminate this Agreement (if such default is not cured within such thirty (30) day period or such longer period as required to effect a cure if a cure is commenced within 30 days and diligently prosecuted), then Owner may terminate the Agreement. Default shall be defined as: (i) Manager violates any material provision of this Management Agreement; (ii) Manager violates or is in material breach of any provision, representation, warranty, covenant or undertaking set forth herein; or (iii) Manager: (a) makes an assignment for the benefit of creditors, (b) is adjudicated a bankrupt, (c) files or has filed against it any bankruptcy, reorganization, liquidation or similar petition or any petition seeking the appointment of a receiver, conservator or other representative, or (d) proposes a composition arrangement with creditors. The date on which this Agreement is terminated pursuant to Section 9(a) above or this Section 9(b) is hereinafter referred to as the "Expiration Date."

## 8. Indemnification.

(a) By Manager: Manager shall indemnify, defend and hold harmless Owner and its affiliates, their respective shareholders, officers, directors, employees, and agents, against and in respect of any and all losses, claims, damages, causes of action, actions, obligations, liabilities, deficiencies, suits, proceedings, actual out-of-pocket obligations and expenses (including cost of investigation, interest, penalties and reasonable attorneys' fees) (collectively, "Losses") arising out of or due to the operation of the Adventure Park - other than incident to the profit and loss generated at the Adventure Park in the ordinary course of business - by Manager, its affiliates, agents, servants and/or employees. The obligations set forth in this Section 10(a) shall survive for a period of one (1) year following the Expiration Date.

(b) By Owner: Owner shall indemnify, defend and hold harmless Manager and its affiliates, their respective shareholders, officers, directors, employees, and agents, against and in respect of any and all Losses arising out of or due to the negligent ownership of the Adventure Park by Owner, its affiliates, agents, servants and/or employees prior to the commencement of the term of this Management Agreement and with respect to operating losses. The obligations set forth in this Section 10(b) shall survive for a period of one (1) year following the Expiration Date.

(c) If a party entitled to indemnification (the "Indemnatee") receives notice of any claim or the commencement of any action or proceeding with respect to which a party is obligated to provide indemnification (the "Indemnifying Party") pursuant to subsections (a) and (b) of this Section, the Indemnatee shall promptly give the Indemnifying Party notice thereof ("Indemnification Notice"). Such Indemnification Notice shall be a condition precedent to any liability of the Indemnifying Party under the provisions for indemnification contained in this Agreement. Except as provided below, the Indemnifying Party may compromise, settle or defend, at such Indemnifying Party's own expense and by such Indemnifying Party's own counsel, any such matter involving the asserted liability of the Indemnatee. In any event, the Indemnatee, the Indemnifying Party and the Indemnifying Party's counsel shall cooperate in the compromise of, or defense against, any such asserted liability. If the Indemnifying Party provides the Indemnatee a defense to a third-party claim at the Indemnifying Party's cost with a qualified attorney, Indemnatee may participate and/or monitor the defense with an attorney of the Indemnatee's selection (at the Indemnatee's own expense). Provided that the Indemnifying Party pays for the full cost of the settlement of any claim, the Indemnifying Party may settle any claim without the consent of the Indemnatee. If the Indemnifying Party chooses to defend any claim, the Indemnatee shall make available to the Indemnifying Party any books, records or other documents within its control that are necessary or appropriate for such defense.

## 9. Additional Provisions.

(a) This Agreement sets forth the entire understanding and agreement among the parties hereto with reference to the subject matter hereof and may not be modified, amended, discharged or terminated except by a written instrument signed by the parties hereto.

(b) This Agreement shall be governed by, and construed in accordance with, the laws of the State of Georgia applicable to agreements made, delivered and to be performed within such State.

(c) This Agreement may not be assigned by Owner or Manager, except that Manager may in its sole discretion assign this Agreement to a properly licensed affiliate performing similar types of services. Upon

any assignment Manager shall remain primarily liable and also be jointly and severally liable to Owner for performance of Manager's duties herein.

(d) All of the terms and provisions of this Management Agreement shall be binding upon, inure to the benefit of, and be enforceable by each of the parties hereto and their respective successors and assigns. Except for affiliates of the Owner and Manager and their respective shareholders, officers, directors, employees and agents, no person other than the parties hereto shall be a third-party beneficiary of this Agreement or have any rights hereunder.

(e) No failure on the part of any party hereto to exercise, and no delay in exercising, any right, power or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy hereunder preclude any other or further exercise thereof or the exercise of any other rights, power or remedy.

(f) No publicity release or announcement concerning this Agreement or the transactions contemplated hereby shall be issued without advance approval of the form and substance thereof by Owner.

(g) Any legal action, suit or proceeding arising out of or relating to this Agreement or the transactions contemplated hereby shall be instituted in the Richmond County Superior Court in the State of Georgia, and each party waives any objection which such party may now or hereafter have to the laying of the venue of any such action, suit or proceeding, and irrevocably submits to the jurisdiction of that court in any such action, suit or proceeding. Any and all service of process and any other notice in any such action, suit or proceeding shall be effective against any party if given by registered or certified mail, return receipt requested, or by any other means of mail which requires a signed receipt, postage prepaid, mailed to such party as herein provided. Nothing herein contained shall be deemed to affect the right to any party to service of process in any other manner permitted by law.

(h) If any provision of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the remaining provisions of this Agreement, all of which shall remain in full force and effect.

(i) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

(j) The headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

(k) The Manager shall not sell, convey, transfer, mortgage, subcontract, sublease or assign this Agreement or any part thereof, or any rights created thereby, without the prior written consent of Augusta. Any assignment or transfer of this Agreement or any rights of the Manager hereunder, without the prior written consent of Augusta shall be invalid, and shall convey to Owner the right to terminate this Agreement at its sole discretion.

(l) Augusta, Georgia may, at reasonable times, inspect the part of the plant, place of business, or work site of Manager or any subcontractor of Manager or subunit thereof which is pertinent to the performance of any contract awarded or to be awarded by Owner. Manager agrees to maintain records of costs and services provided to document and fully support billings. All books, records and other documents relevant to this agreement shall be retained for a period of three years after the end of the fiscal year during which they were created. Augusta and their duly authorized representatives shall have access to the books, documents, papers, and records of Manager which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcripts.



(m) M. All contractors and subcontractors entering into contracts with Augusta, Georgia for the physical performance of services shall be required to execute an Affidavit verifying its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with Augusta, Georgia has registered with and is participating in a federal work authorization program. All contractors and subcontractors must provide their E-Verify number and must be in compliance with the electronic verification of work authorized programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603, in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91 and shall continue to use the federal authorization program throughout the contract term. All contractors shall further agree that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to its contract with Augusta, Georgia the contractor will secure from such subcontractor(s) each subcontractor's E-Verify number as evidence of verification of compliance with O.C.G.A. § 13-10-91 on the subcontractor affidavit provided in Rule 300-10-01-.08 or a substantially similar form. All contractors shall further agree to maintain records of such compliance and provide a copy of each such verification to Augusta, Georgia at the time the subcontractor(s) is retained to perform such physical services.

(n) Manager acknowledges that this contract and any changes to it by amendment, modification, change order or other similar document may have required or may require the legislative authorization of the Board of Commissioners and approval of the Mayor. Under Georgia law, Manager is deemed to possess knowledge concerning Augusta, Georgia's ability to assume contractual obligations and the consequences of Manager's provision of goods or services to Augusta, Georgia under an unauthorized contract, amendment, modification, change order or other similar document, including the possibility that the Manager may be precluded from recovering payment for such unauthorized goods or services. Accordingly, Manager agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if the Contractor provides goods or services to Augusta, Georgia in excess of the any contractually authorized goods or services, as required by Augusta, Georgia's Charter and Code, Augusta, Georgia may withhold payment for any unauthorized goods or services provided by Manager. Manager assumes all risk of non-payment for the provision of any unauthorized goods or services to Augusta, Georgia, and it waives all claims to payment or to other remedies for the provision of any unauthorized goods or services to Augusta, Georgia, however characterized, including, without limitation, all remedies at law or equity.

(o) The Manager shall obtain and maintain all licenses, permits, liability insurance, workman's compensation insurance and comply with any and all other standards or regulations required by federal, state or City statute, ordinances and rules during the performance of any contract between the Manager and Owner. Manager shall also provide, pay for, and maintain with companies, reasonably satisfactory to Augusta, the types of insurance as set forth in the Augusta-Richmond County Code, and Georgia law as the same may be amended from time to time.

(p) During the performance of services under this Agreement, Manager agrees that it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, or national origin. Manager will take affirmative action to ensure that applicants are employed, and employees are treated during employment, without regard to their race, color, religion, sex, age, or national origin. Such action will include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

(q) All notices, consents, approvals or communications required or permitted hereunder shall be and may be relied upon when in writing and shall be (i) transmitted by registered or certified mail, postage prepaid, return receipt requested, with notice deemed to be given upon receipt, or (ii) delivered by hand or nationally recognized courier service, or (iii) sent by facsimile transmission with confirmed receipt thereof, with a hard copy thereof transmitted pursuant to (i) or (ii) above. All such notices, consents, approvals or communications shall be addressed as follows:

For Owner:                   Office of the Mayor  
                                   535 Telfair Street  
                                   Suite 200  
                                   Augusta, Georgia 30901

                                  Recreation and Parks Department  
                                   ATTN: Tameka D. Williams  
                                   2027 Lumpkin Rd  
                                   Augusta, GA 30906

With a Copy to:

                                  General Counsel  
                                   Augusta Law Department  
                                   535 Telfair Street, Building 3000  
                                   Augusta, GA 30901

For Manager:               The Forge Management, LLC

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

IN WITNESS WHEREOF, the parties have executed this Management Agreement as of the date first above written.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

MANAGER:

The Forge Management, LLC

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

OWNER:

Augusta, Georgia

\_\_\_\_\_  
Mayor Garnett L. Johnson

\_\_\_\_\_  
Name

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Title

Attest: \_\_\_\_\_

Lena Bonner

Clerk of Commission



## Public Services Committee Meeting

July 8, 2025

Alcohol License

---

<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Cecilia Woodruff, Planning Services Branch Manager
<b>Caption:</b>	<b>A.N. 25-31 – New Ownership: Requesting Consumption on Premise for Liquor, Beer, Wine and Dance.</b> Shannon Wilson, applicant for <b>Shannon's Place LLC</b> , located at 300 Shartom Drive, Augusta GA 30907. District 7, Super District 10.
<b>Background:</b>	New Ownership– Shannon's Place LLC
<b>Analysis:</b>	Applicant meets the requirements of the City of Augusta's Alcohol Ordinance.
<b>Financial Impact:</b>	Applicant to pay a fee of \$2,260.00
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	Planning & Development Department approved the application subject to additional information not contradicting the applicant's statements.  Sheriff's Office approved the application subject to additional information not contradicting applicants' statements.
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A

## PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

**Case Number:** A.N. 25-31

**Application Type:** Consumption on Premises Liquor, Beer, Wine and Dance - New Ownership

**Business Name:** Shannon's Place LLC

**Hearing Date:** July 8, 2025

**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

<p><b>Applicant:</b> Shannon Wilson</p> <p><b>Property Owner:</b> Bailey-Field Investment Co LLC</p> <p><b>Address of Property:</b> 300 Shartom Drive, Augusta GA 30907</p> <p><b>Tax Parcel #:</b> 01-0-072-00-0</p> <p><b>Commission Districts:</b> District 7, Super District 10</p>	
---	---

### ANALYSIS:

#### Location Restrictions:

- **Zoning:** General Business, B-2
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

### ADDITIONAL CONSIDERATIONS:

- **Reputation, Character** – The applicant's reputation, character, trade and business associations or past business ventures, mental and physical capacity to conduct business.
- **Previous Violations of Liquor Laws** – If the applicant is a previous holder of a license to sell alcoholic liquors, whether they have violated any laws, regulations, or ordinances relating to such business.
- **Manner of Conducting Prior Liquor Business** – If the applicant is a previous holder of a license to sell alcoholic liquors, the manner in which they conducted the business thereunder especially as to the necessity for unusual police observation and inspection to prevent the violation of any law, regulation, or ordinance relating to such business.

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.
- **Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled or supervised by them, the manner with which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.
- **Previous Revocation of License** – If the applicant is a person whose license issued under the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

**FINANCIAL IMPACT:** The applicant will pay a fee of \$ 2,260.00.

**RECOMMENDATION:**

Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

Sherrif's Office recommends approval of the application subject to additional information not contradicting the applicant's statements.

**NOTE:** The staff report includes information available approximately two (2) weeks prior to the Public Services Committee meeting. It represents an evaluation of the facts presented by the applicant; research done by staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance and the Alcohol Ordinance of Augusta, Georgia. New facts may emerge, and staff reserve the right to make an oral recommendation at the hearing based on all information available at that time.

ORIGINAL

Augusta-Richmond County Planning & Development Department  
1803 Marvin Griffin Road  
Augusta, GA, 30906

## ALCOHOL BEVERAGE APPLICATION

Alcohol Number \_\_\_\_\_ Year 2025 Alcohol Account Number \_\_\_\_\_

1. Name of Business Shannon's Place LLC  
 2. Business Address 300 Shartom DR  
 3. City AUGUSTA State GA Zip 30907  
 4. Business Phone (706) 825 3419 Home Phone (706)  
 5. Applicant Name and Address: Shannon Wilson  
6160 Tubman RD / PO Box 41  
Appling, GA 30802  
 Email address \_\_\_\_\_  
 6. Applicant Social Security # 2 D.O.B.  
 7. If Application is a transfer, list previous Applicant: \_\_\_\_\_

8. Business Location: Map & Parcel 011-0-072-00-0 Zoning B2  
 9. Location Manager(s) Shannon Wilson  
 10. Is Applicant an American Citizen or Alien lawfully admitted for permanent residency?  
☒ Yes ☐ No

## OWNERSHIP INFORMATION

11. Corporation (if applicable): Date Chartered: 3-26-25  
 12. Mailing Address:  
     Name of Business Shannon's Place LLC  
     Attention Shannon Wilson  
     Address PO Box 41  
     City/State/Zip Appling GA 30802  
 13. Ownership Type: ☐ Corporation ☒ Partnership ☐ Individual  
 14. Corporate Name: Shannon's Place LLC  
 List name and other required information for each person having interest in this business.

Name	Position	SSN/CA#	Address	Interest
Shannon Wilson	owner		PO Box 41 Appling GA 30802	100

15. What type of business will you operate in this location?  
☐ Restaurant - Full ☒ Lounge ☐ Convenience Store  
☐ Restaurant - Limited ☐ Package Store ☐ Hybrid  
☐ Other: \_\_\_\_\_

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer					
Circulation Enterprises	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Wholesale					

Total License Fee: \$ \_\_\_\_\_  
 Prorated License Fee: (After July 1 ONLY) \$ \_\_\_\_\_

16. Have you ever applied for an Alcohol Beverage License before: NO  
 If so, give year of application and its disposition: \_\_\_\_\_  
 17. Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages? ☒ Yes ☐ No If so, please initial SW



18. Attach a passport-size photograph (front view) taken within two years. Write name on back of the dealer submitting the license application.
19. Has any liquor business in which you have or have held, any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulations of Augusta-Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits? ( ) Yes (✓) No  
If yes, give full details: \_\_\_\_\_
20. Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County or Municipal law, regulation or ordinance: (Do not include traffic violations, with the exception of any offenses pertaining to alcohol or drugs). All other charges must be included, even if they are dismissed. ( ) Yes (✓) No  
If yes, give reason charged or held, date and place where charged and its disposition. \_\_\_\_\_
21. List owner or owners of building and property.  
Building - Bailey - Field Investments Co LLC  
2298 Mt. Pleasant St. Charleston, SC 29403
22. List the name and other required information for each person, firm or corporation having any interest in the business. \_\_\_\_\_
23. If a new application, attach a surveyor's plat and state the straight line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are sold.  
A) Church \_\_\_\_\_ C) School \_\_\_\_\_  
B) Library \_\_\_\_\_ D) Public Recreation \_\_\_\_\_
24. State of Georgia, Augusta-Richmond County, I, Shannon Wilson  
Do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the foregoing alcoholic beverage application are true.

Shannon Wilson  
Applicant Signature

I hereby certify that SHANNON WILSON is personally known to be,  
That he/she signed his/her name to the foregoing application stating to me that he/she knew  
and understood all statements and answers made herein, and, under oath actually  
administered by me, has sworn that said statements and answers are true.  
This 8 day of MAY, in the year 2025.



[Signature]  
Notary Public

FOR OFFICE USE ONLY

Department Recommendation	Approve	Deny	Comments
Alcohol Inspector	<u>[Signature]</u>		
Sheriff	<u>[Signature]</u>		
Fire Inspector			

The Board of Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_.  
(Approved, Disapproved) the foregoing application

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Date





## Public Services Committee Meeting

July 8, 2025

Alcohol License

---

<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Cecilia Woodruff, Planning Services Branch Manager
<b>Caption:</b>	<b>A.N. 25-32</b> – Existing location, New Ownership: Requesting <b>Consumption on Premise for Beer</b> . James Watkins, applicant for <b>Sport's Center LLC</b> , located at 594 Broad Street, Augusta GA 30901. District 1, Super District 9.
<b>Background:</b>	New Ownership– Sports Center LLC
<b>Analysis:</b>	Applicant meets the requirements of the City of Augusta's Alcohol Ordinance.
<b>Financial Impact:</b>	Applicant to pay a prorated fee of \$312.50.
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	Planning & Development Department approved the application subject to additional information not contradicting the applicant's statements.  Sheriff's Office approved the application subject to additional information not contradicting applicants' statements.
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A

ORIGINAL

Augusta-Richmond County Planning & Development Department  
1803 Marvin Griffin Road  
Augusta, GA. 30906

ALCOHOL BEVERAGE APPLICATION

- Alcohol Number \_\_\_\_\_ Year 2025 Alcohol Account Number \_\_\_\_\_
1. Name of Business Sports Center LLC
2. Business Address 594 Broad Street
3. City Augusta State Ga Zip 30901
4. Business Phone (706) 724-9367 Home Phone (702) 720-0268
5. Applicant Name and Address: James Allen Watkins
- Email address James.Watkins2046564@icloud.com
6. Applicant Social Security # 254-74-6564 D.O.B. 10-01-1987
7. If Application is a transfer, list previous Applicant:

8. Business Location: Map & Parcel 047-1-078-00-0 Zoning B2
9. Location Manager(s) Lauren Rabler Watkins

10. Is Applicant an American Citizen or Alien lawfully admitted for permanent residency?  
☒ Yes ☐ No

OWNERSHIP INFORMATION

11. Corporation (if applicable): Date Chartered: N/A
12. Mailing Address:  
Name of Business Sports Center LLC  
Attention \_\_\_\_\_  
Address 544 Broad Street  
Augusta Ga 30901  
City/State/Zip \_\_\_\_\_  
Ownership Type: ☐ Corporation ☐ Partnership ☒ Individual
13. Corporate Name: \_\_\_\_\_
14. List name and other required information for each person having interest in this business.

Name	Position	SSNO#	Address	Interest
James Watkins	Owner	254-74-6564	213 Watbrook drive	100%

15. What type of business will you operate in this location?  
☒ Restaurant - Full ☐ Lounge ☐ Convenience Store  
☐ Restaurant - Limited ☐ Package Store ☐ Hybrid  
☐ Other: \_\_\_\_\_

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer					
Consumption on Premises		X			
Wholesale					

- Total License Fee: \$ 695.00
- Prorated License Fee: (After July 1 ONLY) \$ 312.50
16. Have you ever applied for an Alcohol Beverage License before: W6  
If so, give year of application and its disposition: \_\_\_\_\_

17. Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages? ☐ Yes ☐ No If so, please initial JAW



18. Attach a passport-size photograph (front view) taken within two years. Write name on back of the dealer submitting the license application.

19. Has any liquor business in which you hold, or have held, any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulations of Augusta-Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits? ( ) Yes ( ☒ ) No  
If yes, give full details:

20. Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County or Municipal law, regulation or ordinance: (Do not include traffic violations, with the exception of any offenses pertaining to alcohol or drugs). All other charges must be included, even if they are dismissed. ( ) Yes ( ☒ ) No  
If yes, give reason charged or held, date and place where charged and its disposition.

21. List owner or owners of building and property.  
January Rush

22. List the name and other required information for each person, firm or corporation having any interest in the business. None

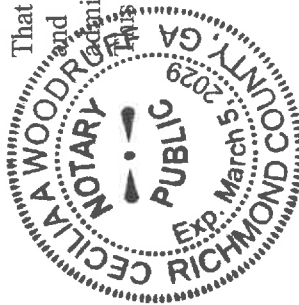
23. If a new application, attach a surveyor's plat and state the straight line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are sold.

24. A) Church \_\_\_\_\_ C) School \_\_\_\_\_  
B) Library \_\_\_\_\_ D) Public Recreation \_\_\_\_\_  
State of Georgia, Augusta-Richmond County, I, James A. Watkins  
Do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the forgoing alcoholic beverage application are true.

25. I hereby certify that James Watkins is personally known to be, That he/she signed his/her name to the forgoing allocation stating to me that he/she knew and understood all statements and answers made herein, and, under oath actually administered by me, has sworn that said statements and answers are true.

This 2nd day of June, in the year 2025.

Cecilia A. Woodruff  
Notary Public



FOR OFFICE USE ONLY

Department Recommendation	Approve	Deny	Comments
Alcohol Inspector	<u>Awedley</u>		
Sheriff			
Fire Inspector			

The Board of Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_.  
(Approved, Disapproved) the forgoing application

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Date

## PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT


**Case Number:** A.N. 25-32

**Application Type:** Consumption on Premises for Beer - New Ownership

**Business Name:** Sports Center LLC

**Hearing Date:** July 8, 2025

**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

<p><b>Applicant:</b> James Watkins</p> <p><b>Property Owner:</b> Carolyn Johnson Revocable Trust</p> <p><b>Address of Property:</b> 594 Broad Street</p> <p><b>Tax Parcel #:</b> 047-1-078-00-0</p> <p><b>Commission Districts:</b> District 1, Super District 9</p>	
--	---

### ANALYSIS:

#### Location Restrictions:

- **Zoning:** General Business, B-2
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

### ADDITIONAL CONSIDERATIONS:

- **Reputation, Character** – The applicant’s reputation, character, trade and business associations or past business ventures, mental and physical capacity to conduct business.
- **Previous Violations of Liquor Laws** – If the applicant is a previous holder of a license to sell alcoholic liquors, whether they have violated any laws, regulations, or ordinances relating to such business.
- **Manner of Conducting Prior Liquor Business** – If the applicant is a previous holder of a license to sell alcoholic liquors, the manner in which they conducted the business thereunder especially as to the necessity for unusual police observation and inspection to prevent the violation of any law, regulation, or ordinance relating to such business.
- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.

- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.
- **Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled of supervised by them, the manner with which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.
- **Previous Revocation of License** – If the applicant is a person whose license issue dunder the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

**FINANCIAL IMPACT:** The applicant will pay a prorated fee of \$ 312.50.

**RECOMMENDATION:**

Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

Sherrif's Office recommends approval of the application subject to additional information not contradicting the applicant's statements.

**NOTE:** The staff report includes information available approximately two (2) weeks prior to the Public Services Committee meeting. It represents an evaluation of the facts presented by the applicant; research done by staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance and the Alcohol Ordinance of Augusta, Georgia. New facts may emerge, and staff reserve the right to make an oral recommendation at the hearing based on all information available at that time.



## Public Services Committee

Meeting Date: July 8, 2025

Emergency procurement for cemetery maintenance

<b>Department:</b>	Recreation and Parks
<b>Presenter:</b>	Tameka D. Williams
<b>Caption:</b>	Motion to receive as information an emergency procurement pursuant to Section 1-10-587 of the Augusta, Georgia Procurement Code for emergency maintenance work at municipal cemeteries by M&R Vaults in the amount of \$40,682.00.
<b>Background:</b>	<p>As a result of Hurricane Helene, multiple municipal cemeteries in Augusta-Richmond County experienced significant disturbances, including disrupted ground coverings and displaced or disturbed grave monuments. These damages posed immediate health, safety, and operational risks to the public and necessitated urgent maintenance to prevent further deterioration and ensure safe public access.</p> <p>In accordance with Section 1-10-587 of the Augusta, Georgia Procurement Code, the Recreation &amp; Parks Department initiated an emergency procurement and engaged M&amp;R Vaults, a vendor with an established relationship with the department and demonstrated capacity for rapid response, to complete the required work.</p>
<b>Analysis:</b>	The emergency procurement was essential to restore the structural and aesthetic integrity of affected cemetery grounds, ensure uninterrupted access for families and funeral services, and protect public safety.
<b>Financial Impact:</b>	The emergency work was completed for a total cost of \$40,682.00.
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	Receive as information the emergency procurement for cemetery maintenance services provided by M&R Vaults, in the amount of \$40,682.00, pursuant to Section 1-10-587 of the Augusta, Georgia Procurement Code.
<b>Funds are available in the following accounts:</b>	GL 220-04-1253-5399999 JL 814-00-0008-5399999
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A





2027 Lumpkin Road  
Augusta, GA 30906

### Memorandum

**TO:** Darrell White, Interim Director – Procurement  
**FROM:** Tameka D. Williams, Director – Recreation & Parks  
**DATE:** July 1, 2025  
**SUBJECT:** Emergency Procurement Notification – Municipal Cemeteries

*Handwritten notes: "D White" and "7/1/25" in blue ink.*

In accordance with section 1-10-587 concerning emergency procedures, we respectfully ask you to accept this communication as notification of required emergency procurement of maintenance work at the municipal cemeteries.

Due to the urgent need to address immediate health, safety, and operational concerns, including disturbed ground covering due to tree removals and moved/disturbed monuments, prompt action was necessary to prevent further deterioration and ensure continued public access to these City-owned properties. This work could not be delayed without risking significant disruption to essential services and public welfare.

M&R Vaults, who has an active working relationship with the department and demonstrated capacity for rapid deployment, was engaged to perform the necessary work under emergency procurement procedures. Documentation regarding the scope of services and associated costs is attached.

The overall cost was \$40,682.00.

**MR VAULTS**

2871 Gay Circle Dearing GA 30808

7069146332

marvin@mrvaults.com

INVOICE

INV0414

DATE

06/11/2025

BALANCE DUE

USD \$40,682.00

**BILL TO****Alphonza Williams**

awilliams5@augustaga.gov

DESCRIPTION	RATE	QTY	AMOUNT
Magnolia Cemetery – Ground Restoration Quote	\$40,682.00	1	\$40,682.00

**1 Widespread Grave Fill-Ins (Estimate: 75–80 Total Voids Repaired)**

- Comprehensive cemetery-wide inspection and assessment.
- Excavation reshaping, void backfilling, and layer-by-layer compaction at each sunken grave or storm-damaged void.
- Each site mounded properly for future natural settling.

**2 Material Transport & Dirt Placement**

- 8 total truckloads delivered (18 tons per load = 144 tons of dirt).
- Strategic delivery across multiple streets to minimize double handling.
- All material spread evenly throughout storm-affected areas.

**3 Compaction & Grading**

- Mechanical tamping and hand-compaction applied to every grave area.
- Careful surface grading aligned with existing cemetery topography to ensure long-term ground stability and proper drainage.

**4 Tree Fall Void Cleanup**

- Cleared exposed root holes and dangerous voids left by multiple downed trees across all sections.
- Stabilized ground with raking, packing, and additional soil.



TOTAL

\$40,682.00

BALANCE DUE

USD \$40,682.00



2027 Lumpkin Road  
Augusta, GA 30906

## **QUOTE**

**TO:** M & R Vaults Co. 2871 Gay Circle Dearing, Ga. 30808  
**FROM:** Alphonza C. Williams – Deputy Director of Maintenance  
**DATE:** April 21, 2025 - Quote due by 05/05/25 @ 5pm  
**SUBJECT:** Quote for Ground Restoration/Monument Reset

---

Per our earlier conversations about the 2 critical needs for our 3-county owned cemeteries we are requiring quotes to for the following services listed in the scope of work @ the below listed sites.

- Cedar Grove Cemetery 120 Watkins St. Augusta, Ga. 30901
- Magnolia Cemetery 702 3<sup>rd</sup> Street Augusta, Ga. 30901
- West View Cemetery 2051 Division Street Augusta, Ga. 30904

Scope of work is listed below for the 3—county owned cemeteries due to damages for Storm Helena back September 26, 2024.

- Ground Restoration: per FEMA regulations restore the existing reaves back to a safe covering upon removal of all debris.
- Monument Restoration: Safely replacing all grave monuments moved or disturbed due to the storm or cleanup be placed safely and properly back in place on designated graves.

Once completed please email quote to my attention. In the event the quote is not received by 05/05/25 by 5 p.m. A No bid will be recorded.

Thank you,

A handwritten signature in black ink, appearing to read "Alphonza Williams", written over a horizontal line.

**Alphonza Williams- Deputy Director of Maintenance**  
Parks & Recreation Maintenance Department.



2027 Lumpkin Road  
Augusta, GA 30906

## **QUOTE**

**TO:** Lowe Vault & Monument Co. 77 West Gibson Street Warrenton, Ga. 30828  
**FROM:** Alphonza C. Williams – Deputy Director of Maintenance  
**DATE:** April 21, 2025 - Quote due by 05/05/25 @ 5pm  
**SUBJECT:** Quote for Ground Restoration/Monument Reset

---

Per our earlier conversations about the 2 critical needs for our 3-county owned cemeteries we are requiring quotes to for the following services listed in the scope of work @ the below listed sites.

- Cedar Grove Cemetery 120 Watkins St. Augusta, Ga. 30901
- Magnolia Cemetery 702 3<sup>rd</sup> Street Augusta, Ga. 30901
- West View Cemetery 2051 Division Street Augusta, Ga. 30904

Scope of work is listed below for the 3—county owned cemeteries due to damages for Storm Helena back September 26, 2024.

- Ground Restoration: per FEMA regulations restore the existing reaves back to a safe covering upon removal of all debris.
- Monument Restoration: Safely replacing all grave monuments moved or disturbed due to the storm or cleanup be placed safely and properly back in place on designated graves.

Once completed please email quote to my attention. In the event the quote is not received by 05/05/25 by 5 p.m. A No bid will be recorded.

Thank you,

A handwritten signature in black ink, appearing to read "Alphonza Williams", is written over the typed name and title.

**Alphonza Williams- Deputy Director of Maintenance**  
Parks & Recreation Maintenance Department.



2027 Lumpkin Road  
Augusta, GA 30906

## **QUOTE**

**TO:** Southern Vault Co. 2160 Green Pond Road Aiken, SC 29803

**FROM:** Alphonza C. Williams – Deputy Director of Maintenance

**DATE:** April 21, 2025 - Quote due by 05/05/25 @ 5pm

**SUBJECT:** Quote for Ground Restoration/Monument Reset

---

Per our earlier conversations about the 2 critical needs for our 3-county owned cemeteries we are we requiring quotes to for the following services listed in the scope of work @ the below listed sites.

- Cedar Grove Cemetery 120 Watkins St. Augusta, Ga. 30901
- Magnolia Cemetery 702 3<sup>rd</sup> Street Augusta, Ga. 30901
- West View Cemetery 2051 Division Street Augusta, Ga. 30904

Scope of work is listed below for the 3—county owned cemeteries due to damages for Storm Helena back September 26, 2024.

- Ground Restoration: per FEMA regulations restore the existing reaves back to a safe covering upon removal of all debris.
- Monument Restoration: Safely replacing all grave monuments moved or disturbed due to the storm or cleanup be placed safely and properly back in place on designated graves.

Once completed please email quote to my attention. In the event the quote is not received by 05/05/25 by 5 p.m. A No bid will be recorded.

Thank you,

A handwritten signature in black ink, appearing to read "Alphonza Williams", is written over a horizontal line.

**Alphonza Williams- Deputy Director of Maintenance**  
Parks & Recreation Maintenance Department.

Alphonza Williams  
Tel: (661) 796-5025 Fax: (661) 481-1716  
Awilliams5@augustaga.gov

# 1. Ground Restoration Quote

**Submitted by:**  
**Marvin Ramsey**  
(706) 914-6332

**Date:** June 2, 2025

---

## Scope of Work – Ground Restoration

Filling and compacting ground voids caused by uprooted trees across three cemeteries: Magnolia, Cedar Grove, and West View.

Cemetery	Description of Work	Total Cost
Magnolia Cemetery	Fill-ins, compaction, cleanup of tree fall voids	\$40,682.00
Cedar Grove Cemetery	Fill-ins and stabilization of damaged grounds	\$3,300.00
West View Cemetery	Fill-ins and stabilization of damaged grounds	\$2,800.00

---

**Total Ground Restoration Cost: \$46,782.00**

Includes labor, material hauling, equipment (backhoe, dump truck), and FEMA-style photo documentation.

---

## 2. Monument Reset Quote – Magnolia Cemetery

**Submitted by:**  
**Marvin Ramsey**  
(706) 914-6332

**Date:** June 2, 2025

---

### Scope of Work – Monument Resets

Reset, level, pin, clean, and document Sixteen (16) hurricane-damaged monuments at Magnolia Cemetery.

Includes crane mobilization, new monument lifting clamp, site safety, FEMA-ready photo documentation.

Description	Amount
Labor & Monument Resets (16 units)	\$12,480.00
Equipment & One-Time Costs	\$4,600.00
<b>Total Cost for Job</b>	<b>\$17,080.00</b>

---

**Augusta Georgia  
Hurricane Helene Contract Expense  
Authorization For Payment**

Contractor

MR Vasek

Partial Pay

P O Number

8714

Full Pay

Invoice Number

0414

Invoice Amount

\$ 40,682.00

Approved Payment Amount

Invoice Date

10-11-25

Period Covered

Description of Work

Ground Restoration

Account Number

220-04-1253-5399999-8140000-5399999

I certify that the above has been reviewed and approved for payment.

Signature

James A. Williams

Department Director

Date

6/18/25

Charles Jackson, Deputy Administrator

Date

Cover Sheet



## Public Services Committee Meeting

July 8, 2025

Minutes

---

<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Motion to approve the minutes of the June 10, 2025 Public Services Committee Meeting.
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A





## **PUBLIC SERVICES COMMITTEE MEETING MINUTES**

Commission Chamber  
Tuesday, June 10, 2025  
1:00 PM

### **PRESENT:**

**Commissioner Catherine Rice, Chairwoman**

**Commissioner Tony Lewis, Member**

**Commissioner Francine Scott, Member**

**Commissioner Slendak, Member**

Mayor Pro Tem Guilfoyle, Commissioner

Mayor Garnett Johnson,

Commissioner Pulliam, Commissioner Jordan Johnson

Commissioner Alvin Mason

Commissioner Don Clark

### **PUBLIC SERVICES**

1. **Mr. Joseph Bowens** regarding College Football Classic.

**Presentation received as information without objection.**

2. Motion to approve **Recommendation of Award** to Reeves Construction Company in the amount of \$5,285,229.60 for the Drainage Ditch Enclosure – Phase II project.

**Motion to approve**

**Motion made by Scott and seconded by Slendak**

**Voting Yea: Rice, Slendak, Scott, Lewis**

**Motion carried 4-0**

3. Approve Design Concept Plan for Blythe Community Center and Park, and continue with Preliminary and Final Design/Construction Plans.

**Motion to approve**

**Motion made by Scott and seconded by Slendak**

**Voting Yea: Rice, Slendak, Scott, Lewis**

**Motion carried 4-0**

4. Approve Design Concept Plan for Fleming Tennis Center, and complete Preliminary and Design Construction Plans.

**Motion to approve**

**Motion made by Scott and seconded by Slendak**

**Voting Yea: Rice, Slendak, Scott, Lewis**

**Motion carried 4-0**

5. Approve Design Concept Plan for McBean Park, and continue with Preliminary and Final Design/Construction Plans.

**Motion to approve**

**Motion made by Scott and seconded by Slendak**

**Voting Yea: Rice, Slendak, Scott, Lewis**

**Motion carried 4-0**

6. Motion to approve and supplement POND and Company contract to complete Preliminary and Final Construction Plans for Dyess Park. (RFP 17-278 - 18REC419)

=

**Motion to approve**

**Motion made by Scott and seconded by Slendak**

**Voting Yea: Rice, Slendak, Scott, Lewis**

**Motion carried 4-0**

7. Approve Design Concept Plan for Newman Tennis Center, and complete Phase I - Preliminary and Final Design Construction Plans.

**Motion to approve**

**Motion made by Scott and seconded by Slendak**

**Voting Yea: Rice, Slendak, Scott, Lewis**

**Motion carried 4-0**

8. **A.N. 25-28 – New Location: Retail Package Beer and Wine.** SnehalKumar A. Patel applicant for **1714 Short Stop, LLC d/b/a Short Stop**, located at **1714 Fifteenth Street**. District 2, Super District 9

**Motion to approve**

**Motion made by Slendak and seconded by Scott**  
**Voting Yea: Slendak, Scott, Rice, Lewis**

**Motion carried 4-0 with no objectors**

- 9. A.N. 25-27 – New Location: Retail Package Beer and Wine.** Cathy Aquinde applicant for **Lovies Mercantile LLC**, located at **2803 Wrightsboro Road Suite 4 & 5**. District 3, Super District 10

**Motion to approve**

**Motion made by Slendak and seconded by Rice**  
**Voting Yea: Slendak, Scott, Rice, Lewis**

**Motion carried 4-0 with no objectors**

- 10. A.N. 25-29 – New Location: Consumption on Premise Liquor, Beer, Wine and Dance.** Joseph Tankersley applicant for Jamkrew LLC d/b/a **Wine & Dine**, located at **879 Broad Street** District 1, Super District 9

**Motion to approve**

**Motion made by Slendak and seconded by Scott**  
**Voting Yea: Slendak, Scott, Rice, Lewis**

**Motion carried 4-0 with no objectors**

- 11. Receive an update on the petition for improvements to Diamond Lakes Regional Park.**

**Motion to proceed with improvements at Diamond Lakes Regional Park with the exception of the cameras.**

**Motion made by Scott and seconded by Rice**  
**Voting Yes: Scott, Rice, Slendak, Lewis**

**Motion carried 4-0**

- 12. A motion to approve the expansion of the ADA Paratransit Border.**

**Received as information without objection: no available funding.**

**13.** Motion to approve the minutes of the May 27, 2025 Public Services Committee Meeting.

*Item 8.*

**Motion to approve**

**Motion made by Scott and seconded by Slendak**

**Voting Yea: Rice, Slendak, Scott, Lewis**

**Motion carried 4-0**