



COMMISSION MEETING AGENDA

Commission Chamber
Thursday, May 21, 2026
2:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

DELEGATION(S)

- A.** Ms. Debra Estep regarding freedom of speech, calling out systemic concerns and community deflected as personal attack.
- B.** Ms. Zakiya Mabery regarding Community Stress & Mental Health: The Emotional Impact of Environmental, Infrastructure, and Public Trust Concerns.

CONSENT AGENDA

(Items 1-23)

PLANNING

- 1.** **SE-26-07** – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Harmoni Towers Asset Co, LLC, on behalf of Bonnie Reville Hayes, requesting a special exception per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to establish a telecommunication tower, affecting approximately 0.23 acres out of a 69.73-acre tract located at 4816 Old Waynesboro Road. Tax Map # 320-0-011-00-0. Zoned A (Agricultural).
- 2.** **Z-26-08** – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC, requesting to amend B-2 (General Business) zoning conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road. Tax Map # 054-0-028-00-0.
- 3.** **Z-26-06** – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by GA 1602 Gordon Highway, LLC, on behalf of GA 1602 Gordon Highway, LLC, requesting to amend B-2 (General Business) zoning conditions from zoning case Z-22-56 to establish a convenience store, affecting property containing approximately 2.0 acres located at 1602 Gordon Highway. Tax Map # 086-2-154-00-0.

ENGINEERING SERVICES

- 4.** Motion to **approve** Georgia Department of Transportation (GDOT) option of 1.038 acres Temporary Easements request from the Augusta, GA owned parcel/Augusta Levee for Bridge on SR 4 (US 25 BU) over Savannah River Project (PI#0013927). Temporary Easements boundaries depicted at attached GDOT Preliminary Right of Way Map dated 04/23/24 sheets 60-0004, 60-

0010, and described at sheet 60-0013 (Parcel 003). /AE (**Approved by Engineering Services Committee May 14, 2026**)

- 5.** Motion to **approve** Emergency procurement purchase of 2- tanks for Sodium Hypochlorite Storage from Carl Eric Johnson.(**Approved by Engineering Services Committee May 14, 2026**)
- 6.** Motion to **approve** the purchase through a sole source procurement for the Wavetronix radar traffic detection and Traffic Intelligent Transportation System (ITS) equipment for Augusta Engineering- Traffic ITS Program. Also, approve funds in the amount of 42,436.68. /AE(**Approved by Engineering Services Committee May 14, 2026**)
- 7.** Motion to **approve** funding (SA2) to Cranston LLC (Cranston) in the amount of \$10,000.00 for the Jones Street Roadway & Alley Improvements Project Construction Phase Services (CEI). AE/ RFQ 24-162 – 24ENG247.(**Approved by Engineering Services Committee May 14, 2026**)
- 8.** Motion to **approve** revision to funds allocation of Construction Contract to JHC Corporation in the amount of \$1,395,854.70 for James Brown Blvd. (Twiggs to Laney Walker Blvd.) Improvements Project (PI# 0013707) for additional road paving & associated construction. Also, authorize and approve reallocating Engineering SPLOST Recaptured amount of \$660,524.00 from James Brown Blvd Project (PI#0013707) to Engineering SPLOST Itemized as ADA Sidewalks (\$54,317), On-Call Construction (\$150,000), Sidewalks (\$106,207), & Resurfacing (\$350,000). AE/Bid #23-173(**Approved by Engineering Services Committee May 14, 2026**)
- 9.** Motion to **approve** Johnson, Laschober & Associates, P.C. to provide engineering services for the Utilities Department’s Fort Gordon Cyber Park Utilities. (RFQ 24-132).(**Approved by Engineering Services Committee May 14, 2026**)
- 10.** Motion to **approve** revision to funds allocation of Construction Contract to E R Snell Contractor, Inc. (ER Snell) in the amount of \$5,027,990.71 for Wheeler Road (CR601) from I-20 to Augusta West Parkway (CR84) Improvements Project (PI# 0012867). Also authorize and approve reallocating Engineering SPLOST Recaptured amount of \$1,000,000 from Wheeler Rd Project (PI#0012867) to Engineering SPLOST-Traffic Safety & Operation. AE / Bid 24-213 (**Approved by Engineering Services Committee May 14, 2026**)
- 11.** Motion to **approve** entering into an agreement with CSX Transportation, Inc. stating that Augusta, GA will pay for the Preliminary Engineering and Review for the Laney Walker/RA Dent and Wrightsboro Rd/RA Dent Intersections Safety and Operational Improvements Projects in accordance with the estimate \$72,000.00. Also, approve the Agreement & associated documents to be executed by the Augusta, GA Legal Counsel and the Mayor. /AE(**Approved by Engineering Services Committee May 14, 2026**)
- 12.** Approve Railroad Coordination Agreement supplement funds to Norfolk Southern Railway Company (NFS) in amount of \$41,726.00 in accordance with the NFS Force Account estimate supplement for Transportation Investment Act (TIA) Projects, Telfair Street (PI0011409) & 6th Street (PI0011421) Improvements Construction. / AE
- 13.** Motion to **approve** Service Performance Damage Waiver Request by Augusta Residential Waste Collection & Disposal contractor, Coastal Waste & Recycling, covering initial thirty (30) days period. RFP 25-900A/AE. (**Approved by Engineering Services Committee May 14, 2026**)
- 14.** Motion to approve Sole Source Service of #7 RWPS Diesel Repair to W.W. Williams in the amount \$83,160.90.**Approved by Engineering Services Committee May 14, 2026**)

- 15.** **Motion** to approve proposal to amend the current Professional Services Contract with Ardurra Group, Inc. for engineering design, bid phase, and construction administration services for the repair of Highland Avenue Water Treatment Plant East Filter Building roof to include engineering design, and construction administration services for repair of the Highland Avenue Water Treatment Plant Fort Gordon Pump Station roof and West Filter Building roof in the amount of \$43,000.00 via change order. (26AUA031) **(Approved by Engineering Services Committee May 14, 2026)**
- 16.** Motion to **approve** proposal to enter an Engineering Services Contract with Kleinschmidt Associates to provide engineering and professional services for the Federal Energy Regulatory Commission’s (FERC) required stability analyses of the Augusta Canal embankments and various structures in the amount of \$387,600.00. Kleinschmidt Assoc. is a prequalified vendor from RFQ 24-132.**(Approved by Engineering Services Committee May 14, 2026)**
- 17.** Motion to **authorize** the acquisition of a Right of Way and Permanent Easement involving property located at 2664 Willis Foreman Road (Parcel 178- 0-071-00-0) and 2678 Willis Foreman Road (Parcel 178-0-001-01-0) for the Willis Foreman Road Improvement project.**(Approved by Engineering Services Committee May 14, 2026)**
- 18.** Motion to **authorize** Funding for VacCon final lease Payment to Kanas State Bank in the amount of \$261,070.12 . (ITB 20-261) **(Approved by Engineering Services Committee May 14, 2026)**
- 19.** Motion to **approve** a proposal to enter an Engineering Services Contract with Johnson, Laschober, & Associates, PC (JLA) to provide engineering services for the abandonment of the existing Mayo Road Pump Station and realignment of sanitary sewer in this area in the amount of \$61,900.00. (RFQ 24-132) **(Approved by Engineering Services Committee May 14, 2026)**

PUBLIC SAFETY

- 20.** Motion to **approve** FY26 Delinquency Prevention Supplemental Grant award in the amount of \$8,000. **(Approved by Public Safety Committee May 12, 2026)**
- 21.** Motion to **approve** FY26 CHINS Supplemental Grant award in the amount of \$25,000.**(Approved by Public Safety Committee May 12, 2026)**
- 22.** Motion to **approve** addition to the IT Citywide Policies and Procedures regarding Generative Artificial Intelligence.**(Approved by Public Safety Committee May 12, 2026)**

PETITIONS AND COMMUNICATIONS

- 23.** Motion to **approve** the minutes of the Commission meeting held May 5, 2026.

******END CONSENT AGENDA******
AUGUSTA COMMISSION

AUGUSTA COMMISSION
REGULAR AGENDA

(Items 24-48)

PUBLIC SERVICES

- 24. A.N. 26-21 – New Location: Ammar Raza is the applicant for Skyrise Investment 2026 Inc, is requesting Retail Package Beer and Wine, located at 3526 Wrightsboro Road, Augusta GA 30909. District 5, Super District 9. (No recommendation lack committee quorum)**
- 25. A.N. 26-23 – New Location: Arisa Albright is the applicant for Tiger Thailicious LLC dba Suea Thai, requesting Consumption on Premise Liquor, Beer, Wine, and Sunday Sales. This is located at 123 James Brown Blvd, Augusta GA 30901. District 1, Super District 9 (No recommendation lack committee quorum)**
- 26. A.N. 26-24 – Existing Location, New Ownership: Aziz Ratnani is the applicant for Alex & Kavita Food Mart LLC requesting Retail Package Beer, and Wine located at 2078 Old Savannah Road, Augusta GA 30901. District 2, Super District 9. (No recommendation lack committee quorum)**
- 27. A.N. 26-25– Existing Location, New Ownership: Darshana Somaiva is the applicant for DAZ Petroleum, LLC requesting Retail Package Beer and Wine located at 1898 Gordon Hwy, Augusta GA 30904. District 2, Super District 9 (No recommendation lack committee quorum)**
- 28. A.N. 26-26 – New Location: Consumption on Premises Beer, Wine, and Sunday Sales. Karmarsha Johnson is the applicant for Anthony Johnson d/b/a Big Mama Soul Food #2, located at 720 E Robinson Ave Ste 101, Grovetown GA 30813. District 3, Super District 10. (No recommendation lack committee quorum)**
- 29. M.N. 26-05: A request by Cheryl Connell for Massage Operator’s License to be used in connection with C-Y Transformations located at 3154 Perimeter Parkway Ste 1. District 3, Super District 10. (No recommendation lack committee quorum)**
- 30. Consider a request from Mr. Nick Edmond/Augusta Soccer Club regarding partnership overview and future collaboration. (No recommendation lack committee quorum)**
- 31. Update and progress for new Short Term Rental Agreement/Ordinance to assist with AirBnB issues and complaints. (Requested by Commissioner Tina Slendak) (Deferred from the April 28, 2026 meeting)**
- 32. Augusta Regional Airport (AGS) – Approve Recommendation of Award to Piedmont Mining LLC in the amount of \$2,140,506.52 for the Northwest Development Roadway & Utility project (ITB 26-144). This item was approved by the Augusta Aviation Commission April 30, 2026.(No recommendation lack committee quorum)**
- 33. Augusta Regional Airport (AGS) – Approve Recommendation of Award to NetPlanner Systems Inc. in the amount of \$1,556,877.35 for the Security Camera Improvement project. This item was approved by the Augusta Aviation Commission April 30, 2026. (No recommendation lack committee quorum)**
- 34. Augusta Regional Airport (AGS) – Approve amendment to the Airport’s 2026 Budget: transferring \$140,000.00 from “Available for Future Years” into the “Airport Administration Permanent Full Time Regular Salary & Wages.” This item was approved by the Augusta Aviation Commission April 30, 2026. (No recommendation lack committee quorum)**
- 35. Discuss Indoor Smoking Ordinance. (Requested Commissioner Jordan Johnson) (No recommendation lack committee quorum)**

- 36.** Discussion on the short term rental ordinance with the respective subject matter experts that were brought together in 2024. Please refer to the STR policy analysis attached. **(Requested by Commissioner Stacy Pulliam)** (No recommendation lack committee quorum)
- 37.** Reconvene the discussion from **August 13, 2024**, regarding our current ordinance on alcohol licensing Motion to **approve** directing the Planning and Development Department to provide data regarding alcohol licenses for off-premise consumption, specifically for package shops and liquor stores and to research the separation/distance requirements for off-premise alcohol consumption businesses. **(Requested by Commissioner Stacy Pulliam)** **(Lack committee quorum August 13, 2024)** **(Requested by Commissioner Stacy Pulliam 5-12-26)** (No recommendation lack committee quorum)
- 38.** Address, Illegal Dumping and our current code. **(Requested by Commissioner Stacy Pulliam)** (No recommendation lack committee quorum)

ADMINISTRATIVE SERVICES

- 39.** **Update from the Augusta Marriott and ARC Convention Center.** Receive as information an update from the Augusta Marriott regarding 2025 usage metrics for the Augusta-Richmond County Convention Center, including event activity, performance trends, and upcoming developments. **(Requested by Commissioner Don Clark)**
- 40.** Motion to **approve** of the following annual bid item, as the estimated annual purchases for these items are expected to exceed \$25,000.00. This request is in accordance with Sec. 1-10-58 of the Annual Contracts provision. Bid item 26-065A Fireworks for Independence Day Celebration. The recommendation for the award is for a one-year term with the option to extend for four (4) additional one (1) year terms upon mutual consent of both parties. **(No recommendation lacked committee quorum)**
- 41.** Proposed revision to the Commission Rules of Procedures. **(No recommendation lacked committee quorum)**
- 42.** Motion to **ratify** the Augusta Legislative Delegation appointments of **Mr. Kevin Mack** to the **General Aviation Commission** at Daniel Field (**Rep. Brian Prince**) and **Mr. Clarence Thompkins** – Augusta Port Authority (**Rep. Karlton Howard**) **(Deferred from the May 5, 2025 Commission Meeting)** (No recommendation lack committee quorum)
- 43.** **Motion to Strengthen Communication between the ARC Commission and RCSS Board.** Support the establishment of committed discussions between the Augusta-Richmond County Commission and the Richmond County School Board of Education to eliminate barriers impacting communication, coordination, and collaboration between both governing bodies. **(Requested by Commissioner Don Clark)** **(No recommendation lacked committee quorum)**
- 44.** Approve to convert PCN 027YE005 (**Assistant Solicitor-General**) to Chief Assistant Solicitor-General with a salary of **\$105,000.00** (action time sensitive May 1, 2026). **(No recommendation lacked committee quorum)**
- 45.** **Clarification of Richmond County Marshal's Office Support Activities:** Request for the Richmond County Marshal's Office to provide clarification regarding prescribed support activities identified within the Augusta-Richmond County Charter, and to identify opportunities for collaboration with Code Enforcement to address trash, illegal signage, and community cleanup concerns. **(Requested by Commissioner Don Clark)** **(No recommendation lacked committee quorum)**

- 46. Update Regarding Housing Authority Development on Deans Bridge Road:** Receive as information an update regarding the Augusta Housing Authority's development project located on Deans Bridge Road, including current status, community impact, and anticipated next steps. **(Requested by Commissioner Don Clark) (No recommendation lack committee quorum)**
- 47. Discussion** regarding Business Operating Hours and Shutdown Operations. **(Requested by Commissioner Don Clark)**

LEGAL MEETING

- A. Pending and Potential Litigation
 - B. Real Estate
 - C. Personnel
- 48. Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.**



Commission Meeting

May 21, 2026

Delegation

Department:	N/A
Presenter:	N/A
Caption:	Ms. Debra Estep regarding freedom of speech, calling out systemic concerns and community deflected as personal attack.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Committee meetings: Second and last Mondays of each month - 12:45 to 2:15 p.m.

Commission/Committee: (Please check one and insert meeting date)

<input checked="" type="checkbox"/>	Commission	Date of Meeting	5/19/2026
<input type="checkbox"/>	Public Safety Committee	Date of Meeting	
<input type="checkbox"/>	Public Services Committee	Date of Meeting	
<input type="checkbox"/>	Administrative Services Committee	Date of Meeting	
<input type="checkbox"/>	Engineering Services Committee	Date of Meeting	
<input type="checkbox"/>	Finance Committee	Date of Meeting	

Contact Information for Individual/Presenter Making the Request:

Name: DEBRA ESTEP
 Address: 1525 SHAW RD
 Telephone Number: (706) 339-0848
 Fax Number: _____
 E-Mail Address: wondercusp@gmail.com

Caption/Topic of Discussion to be placed on the Agenda:

Freedom of speech, calling out systemic concerns and
community needs deflected as personal attack,
positive support of Lawrence and his important
initiative

Please send this request form to the following address:

Ms. Lena J. Bonner Telephone Number: 706-821-1820
 Clerk of Commission Fax Number: 706-821-1838
 Room 806 Municipal Building E-Mail Address: lbonner@augustaga.gov
 530 Greene Street
 Augusta, GA 30911

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 5:00 p.m. on the Wednesday preceding the Commission or Committee meeting of the following week. A five-minute time limit will be allowed for presentations.



Commission Meeting

May 21, 2026

Delegation

Department:	N/A
Presenter:	N/A
Caption:	Ms. Zakiya Mabery regarding Community Stress & Mental Health: The Emotional Impact of Environmental, Infrastructure, and Public Trust Concerns.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

- Commission Meetings are held on the first and third Tuesday of each month, beginning at 2:00 PM.
- Committee Meetings are held on the second and last Tuesday of each month, beginning at 1:00 PM.

Click [here](#) to view the full Commission and Committee Calendar.

Meeting Type *

- Commission
- Public Safety Committee
- Public Services Committee
- Administrative Services Committee
- Engineering Services Committee
- Finance Committee

Meeting Date *

5/21/2026

Contact Information for Individual/Presenter Making the Request:

Name *

Zakiya Mabery

Address *

111 Thurloe Drive

Telephone Number *

7035877588

Fax Number

Email Address *

Zakiya@theoniproject.net

Caption/Topic of Discussion to be placed on the Agenda: *

Community Stress & Mental Health: The Emotional Impact of Environmental, Infrastructure, and Public Trust Concerns

*Do not feel comfortable stating my address publicly.

Requests must be received in the Clerk's Office no later than 9:00 a.m. on the Thursday preceding the Commission and Committee meetings of the following week. A five-minute time limit will be allowed for presentations.

Meeting location:

Lee N. Beard Commission Chamber, 2nd Floor
Augusta, GA Municipal Building
535 Telfair Street
Augusta, GA 30901

Submission Date

5/9/2026 8:32 PM



Commission Meeting

May 21, 2026

Item Name: SE-26-07

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	SE-26-07 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Harmoni Towers Asset Co, LLC, on behalf of Bonnie Reville Hayes, requesting a special exception per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to establish a telecommunication tower, affecting approximately 0.23 acres out of a 69.73-acre tract located at 4816 Old Waynesboro Road. Tax Map # 320-0-011-00-0. Zoned A (Agricultural).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. Issuance of development permits shall be contingent upon the submission of plans that comply with all applicable engineering, environmental, and other relevant development regulations. 2. The telecommunications facility shall be limited to the leased area as shown in the site plan details submitted with this application. 3. The total height of the tower shall not exceed 293 feet, including the lighting rod affixed to the top. 4. The development must comply with all aspects of the Augusta Tree Ordinance. 5. Approval of this Special Exception request does not constitute approval of the conceptual site plan submitted with the Special Exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property. 6. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: May 4, 2026
Case Number: SE-26-07
Applicant: Harmoni Towers Asset Co, LLC
Property Owner: Bonnie Reville Hayes
Property Addresses: Part of 4816 Old Waynesboro Road
Tax Parcel No(s): Portion of 320-0-011-00-0
Current Zoning: A (Agricultural)
Fort Gordon Notification Required: N/A
Commission District 8: Brandon Garrett
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Telecommunication Tower & Facility	Section 28-A-5(A)

SUMMARY OF REQUEST:

Harmoni Towers has partnered with Verizon Wireless to propose a new wireless telecommunications facility located at 4816 Old Waynesboro Road. The applicant is seeking approval to establish a 293-foot-tall telecommunication tower, which is permitted by special exception in the A (Agricultural) zone, for a special exception that applies to approximately 0.23 acres out of a 69.73-acre tract currently zoned A. The remainder of the 69.73-acre tract will remain vacant and undeveloped.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located within the South Richmond Character Area. This area is primarily a rural region characterized by agricultural uses, large estate lots, and low-density residential communities, with interspersed suburban and commercial development. The vision for South Richmond reflects maintaining its predominant rural atmosphere characterized by large tracts of forest land, open space, rural residences, some farms and creeks. Additional suburban residential and commercial development will be located in areas designated for such uses. Public facilities and services will be expanded as necessary to accommodate the growing population.

FINDINGS:

1. The applicant’s submission included an abundance of documentation and information to support this request such as the following items:
 - a. Project narrative
 - b. Site data sheet

- c. Statement of Compliance for Section 28-A
- d. Maps
- 2. The proposed wireless telecommunications facility will consist of a 289-foot tall, guyed tower within a 100-foot by 100-foot (10,000 square-foot) lease area. The tower includes a 4-foot-tall lighting rod affixed to its top.
- 3. The nearest residence is approximately 3 miles east from the proposed structure.
- 4. Harmoni Towers has an agreement with Verizon Wireless to develop this site for its wireless network.
- 5. In addition to Verizon, the applicant states that the site will be offered as a shared facility to any other communication carriers that have a need for a facility in this area.
- 6. Verizon Wireless has acquired the necessary licenses from the Federal Communication Commission (FCC) to provide Personal Communications Services (PCS) coverage throughout the United States. These licenses include Augusta-Richmond County.
- 7. The proposed services installed would provide advanced, uninterrupted PCS services to the residents of Augusta-Richmond County, including wireless phone service, voice paging, messaging, wireless internet and broadband data.
- 8. The proposed facility will be unstaffed and will only require service technicians who will report onsite approximately once a month.
- 9. Harmoni Towers and Verizon Wireless will also comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards.
- 10. There is no recent zoning history for the property.
- 11. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
- 12. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
- 13. According to the Georgia Department of Transportation State Functional Classification Map, 2026, Old Waynesboro Road is classified as a Minor Arterial Road.
- 14. The adjacent properties are zoned A (Agricultural).
- 15. The proposal is consistent with the 2023 Comprehensive Plan.
- 16. At the time of completion of this report, staff have received one (1) letter of opposition regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No comments

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the special exception to establish a Telecommunication Tower with the following conditions:

1. Issuance of development permits shall be contingent upon the submission of plans that comply with all applicable engineering, environmental, and other relevant development regulations.
2. The telecommunications facility shall be limited to the leased area as shown in the site plan details submitted with this application.
3. The total height of the tower shall not exceed 293 feet, including the lighting rod affixed to the top.
4. The development must comply with all aspects of the Augusta Tree Ordinance.
5. Approval of this Special Exception request does not constitute approval of the conceptual site plan submitted with the Special Exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
6. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

***NOTE:** This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.*



Current Planning Division
Augusta Planning and Development Department
525 Telfair Street, Suite 300 · Augusta GA · 30901
706- 821-1796 · 706-821-1806 (fax)

Date: 4/8/20

REQUEST FOR PLANNING COMMISSION COMMENTS TRANSMITTAL SHEET

Application #: SE-26-07

Purpose: telecommunication tower

Project Type: (i.e. Grant, Staff Report, Letter, etc.): _____

Originator: Amanda Cruz

Dept./ Division: Engineering / Utilities
(circle one)

Review Comments Due by: 4/22/20

Reviewer's Name: Marques Jacobs Date Commented: 4/16/20

Recommendation (Approve / Approve with Conditions / Deny):

Approve

Deny

Comments: _____



Special Exception Application

An application to amend the official Zoning Map of Augusta, GA.

Application Date: _____

Applicant Information		Owner Information	
Name:	Harmoni Towers AssetCo LLC	Name:	Bonnie Reville Hayes
Address:	6210 Ardrey Kell Rd., Ste. 450	Address:	PO Box 72
City:	Charlotte	City:	Blythe
State:	NC	State:	GA
Zip:	28277	Zip:	30805
Phone:	_____	Phone:	_____
Contact Person:	John Burchfield	Phone:	_____
Contact's e-mail:	_____		

I hereby request a Special Exception for the purpose of: construction of a 289'-0" telecommunications facility
With the full acknowledgement that this exception is for the specified use only and cannot be changed without additional hearings before the Augusta Planning Commission and Augusta Commission.

Applicant is the: Owner Petitioner Contractor Purchaser Other

Property Address: 4816 Old Waynesboro Rd, Hephzibah, GA 30815

Present zoning A - Agricultural

Map/ Parcel #: 320-0-011-00-0

Proposed Development: construction of a 289'-0" guyed cell tower with supporting equipment

I certify that I am the legal owner of the property for which this application is being made and that I have identified all individuals and business entities having an ownership interest in the real property in question on the space below.

Owner's Signature: [Signature] Date: 11/9/2025

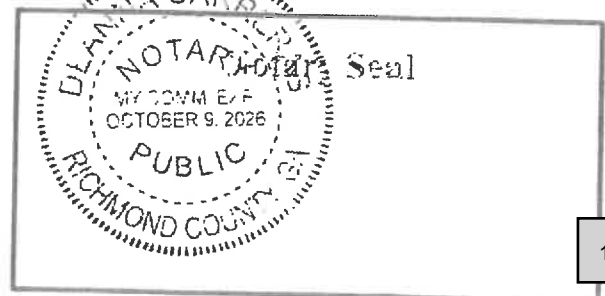
Petitioner's Signature: [Signature] Date: 2/25/26

Subscribed and affirmed before me in the county of Richmond, State of Georgia.

this 6 day of November, 2025.

[Signature]
(Notary's official signature)

10/9/26
(Commission Expiration)





Standards Governing the Exercise of the Zoning Power

The following standards are used by staff to determine whether a proposed Special Exception will:

- a) Will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- b) Adversely affect the existing use or usability of adjacent or nearby property;
- c) Will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
- d) Be in conformity with the policy and intent of the Comprehensive Land Use Plan:

Section 26-1 describes additional requirements specific to the proposed use considered for the Special Exception. Other considerations include by are not limited to:

Whether the property to be affected by a proposed exception has reasonable economic use as currently zoned;

Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed exception.

In order to make an application to the Planning Commission you must submit the following: Completed application including all supporting documentation listed in this packet.

- 1. The following fees made payable to Augusta Planning and Development Department: \$800.00
- 2. If you are not the property owner, you must attach a signed statement of consent from the property owner.
- 3. The Planning Commission meets on the first Monday of each month at 3:00 p.m. unless otherwise advertised due to a holiday. The calendar dates for said meetings are included in this application packet.
- 4. The Planning Commission is a recommending body and their decision is forwarded to the Augusta Commission for a final decision. The Augusta Commission meets on the third Tuesday of each month at 2:00 p.m. unless otherwise advertised.

Any use, other than churches or church related activities approved under 26-1 (A), established as a result of a Special Exception granted per Subsection 26-1 must be initiated within six (6) months of the granting, or the Special Exception shall no longer be valid. Special Exceptions for churches or church related activities granted per 26-1 shall initiate a use within five (5) years of the granting, or the Special Exception shall no longer be valid. The initiation of a use is established by the issuance of a valid business license by the Planning and Development Department or by other reasonable proof of the establishment of vested rights. If a Special Exception is granted and the use is initiated but later ceases to operate for a period of one (1) year, then the Special Exception shall no longer be valid.


Signature of Applicant

2/25/26

Date

John Burchfield, Senior Project Manager; LCC Telecom Services on behalf of Harmoni Towers AssetCo LLC
Print Name and Title



Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a local government official who will consider this application.

- Yes
- No

Applicant's Name: John W Burchfield, Jr

Name and Official position of Government official	Contributions made: (List all which aggregate to \$250 or more)	Date Contribution was Made: (in the last two years)
	N/A	

If necessary, attach additional sheets to disclose or describe all contributions.

Rezoning and Special Exception Checklist

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department on behalf of the Planning Commission reserves the right to reject any incomplete applications.

A pre-application meeting is required preceding submission of this application for an application to be deemed complete – call 706-821-1796

- Pre-Application Meeting
- Application Form
- Deed (Legal Description)
- Recorded Plat or Recorded Boundary Survey
- (4) Four Site Plans or concept plans 24" x 36" to scale
Requests involving a single family lot must provide a 11" x 17" scale plan
Note: Additional site plan requirements may be deemed necessary
- Letter of Intent
- Conflict of Interest Certification/ Campaign Contributions
- Application Fee—payable to Augusta Planning and Development Department
- Photographs
- Building Compliance Inspection (if needed)
- Located within local Historic Preservation District (Summerville, Downtown or Olde Town)

Additional Exhibits that may be required (as necessary):

- Traffic Study
- Review Form for Development of Regional Impact

Signature of Staff Member accepting application: _____

Letter of Application

February 26, 2026

Amanda Cruz
 Augusta Planning Division
 535 Telfair Street Suite 300
 Augusta, GA 30901

RE: Special Exception Application
Harmoni Site: McBean
4816 Old Waynesboro Rd, Hephzibah, GA 30815 (PIN: 320-0-011-00-0)

Dear Ms. Cruz:

Harmoni Towers has partnered with Verizon Wireless to propose a new wireless telecommunications facility at the above-referenced location, to be used by Verizon and other wireless carriers. This is an application for a Special Exception for this telecommunications facility under Section 28-A of the Comprehensive Zoning Ordinance of Augusta, GA.

The proposed wireless telecommunications facility is intended to meet Verizon's technical needs and to provide more effective coverage in the area for Verizon and other future potential co-locators. The proposed structure will consist of a 289'-0" guyed mast tower, to be located within a 50'-0" x 50'-0" fenced compound located within a 100'-0" x 100'-0" lease area. The proposed tower and facility will be erected, owned, and managed by Harmoni Towers, and Verizon Wireless will locate its antennas on the tower at the 285' level and its equipment in the compound upon completion. The facility is unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month after the facility is completed.

On behalf of Harmoni Towers and Verizon Wireless, LCC Telecom Services has submitted all required documentation for the proposed tower and facility in accordance with the City of Augusta / Richmond County Comprehensive Zoning Ordinance for this application to be deemed complete. Should you have any questions, please feel free to contact me. I look forward to working with you during the approval process to provide the residents of Richmond County with improved wireless coverage.

Sincerely,



John Burchfield
 Senior Project Manager - Zoning
 LCC Telecom Services
 Phone: [REDACTED]
 Email: [REDACTED]

Project Narrative

As an agent for Harmoni Towers and Verizon Wireless, LCC Telecom Services, LLC seeks approval for a Special Exception and any other permits or approvals necessary to install a new wireless telecommunications facility on property located at 4816 Old Waynesboro Rd in Richmond County. Harmoni Towers has an agreement with Verizon Wireless to develop this site for its wireless network. In addition to Verizon, the site will be offered as a shared facility to any other communication carriers that have a need for a facility in this area. Verizon Wireless has acquired the necessary licenses from the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") coverage throughout the United States. These licenses include Richmond County

The property on which the telecommunications facility is proposed is zoned A - Agricultural. Per Section 28-A-5(A)(1) of the Comprehensive Zoning Ordinance of Augusta/Richmond County, telecommunications towers may be located in an A zone upon the granting of a special exception.

The proposed wireless telecommunications facility that Harmoni Towers would install for Verizon Wireless services is necessary to provide advanced, uninterrupted PCS services to the residents of Richmond County, including wireless phone service, voice paging, messaging, and wireless internet and broadband data. All registered wireless providers' technology operates at various radio frequency bands allocated by the FCC as part of Verizon's license.

PCS systems operate on a grid system where overlapping cells mesh together, forming a seamless network. No single site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. The proposed site at 4816 Old Waynesboro Rd is within the geographic area deemed necessary for Verizon Wireless and various other wireless telecommunications providers to provide uninterrupted services.

The proposed wireless telecommunications facility will consist of a 289'-0" tall guyed tower within a 100'-0" x 100'-0" lease area. The proposed facility's designated location is on a

piece of vacant agricultural property used for forestry. The proposed access to the facility will be through an existing gravel access drive off of Tracy Drive.

The proposed facility will be unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. There is no need for additional police or fire support. Additionally, there is no impact on utilities such as water or sanitation as they are not used at the site. The only utilities used in connection with the wireless telecommunications facility are power, fiber optic cable, and land-line telephone.

In accordance with FCC regulations, the wireless telecommunications facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. PCS technology has become a vital part of emergency services, aiding residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare.

The proposed wireless telecommunications facility will be designed and constructed to meet all applicable governmental and industry safety standards, such as National Environmental Protection Act ("NEPA") and National Historic Preservation Act ("NHPA"). Harmoni Towers and Verizon Wireless will also comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting, or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Harmoni Towers and Verizon Wireless, looks forward to working with Richmond County to bring the benefits of the proposed service to the area. The addition of the facility will ensure the best uninterrupted wireless services for the County. This application addresses all standards and satisfies the requirements of Comprehensive Zoning Ordinance of Augusta / Richmond County.

Site Data Sheet

Applicant: Harmoni Towers AssetCo LLC
6210 Ardrey Kell Rd
Charlotte, NC 28277

Carrier: Verizon Wireless

Agent: John Burchfield
LCC Telecom Services
10700 Higgins Road
Suite 240
Rosemont, IL 60018

Tower Owner: Harmoni Towers AssetCo LLC
6210 Ardrey Kell Rd
Charlotte, NC 28277

Applicant's Interest in the Property: Leasehold

Property Owner: Bonnie Reville Hayes

Address of Property: 4816 Old Waynesboro Rd, Hephzibah, GA 30815

Parcel Number: 320-0-011-00-0

Request: Application for a Special Exception and any other approvals or permits necessary to erect a 289'-0" guyed mast wireless telecommunications tower to be located within a 100'-0" x 100'-0" lease parcel.

Statement of Compliance Section 28-A of the Augusta Comprehensive Zoning Ordinance

Richmond County regulates zoning via the Comprehensive Zoning Ordinance of Augusta, Georgia, last amended September 2022. Section 28-A of the Ordinance is entitled “Telecommunication Facilities” and regulates the placement of telecommunications facilities within the joint jurisdiction of Augusta, GA and Richmond County, GA.

The subject parcel 4816 Old Waynesboro Rd, Hephzibah, GA 30815 (PIN: 320-0-011-00-0) is located in the A-Agricultural zone. Per Section 28-A-5(A) of the Ordinance, telecommunications towers may be located in an A zone upon granting of a special exception. Factors to be considered in granting a special exception are identified in Section 28-A-6 of the Ordinance. Factors that govern the location of all telecommunications facilities are included in Section 28-A-4 of the Ordinance.

Applicant’s responses to factors required by the Ordinance are bolded.

Per 28-A-4, the general requirements for all cell phone towers include:

- A. **Building Codes and Safety Standards.** To ensure the structural integrity of telecommunications facilities, the owner of a telecommunications facility shall ensure that it is maintained in compliance with standards contained in applicable local building codes and constructed to the EIA/TIA 222-E standards, as published by the Electric Industries Association, which may be amended from time to time. Owners of telecommunications facilities shall conduct periodic inspections of such facilities at least once every five years to ensure structural integrity. Inspections shall be conducted by a qualified independent engineer licensed to practice in Georgia. The results of such inspection shall be provided to the Director.

Please see Sheet T-1 of the attached Site Plan for applicable codes. Please see also Fall Zone Letter which makes reference to the EIA/TIA 222-E standards. Applicant requests that, if necessary, periodic inspection requirements be added to the conditions of approval.

- B. **Regulatory Compliance.**

1. All telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate telecommunications facilities.
2. Owners of telecommunications facilities shall provide certification showing that each telecommunications facility is in compliance with all applicable federal and state requirements. Certification of compliance must be submitted every 5 years.

The proposed telecommunications facility will meet or exceed all federal regulatory requirements. Federal approvals are in process at time of application. The applicant requests that, if necessary, the certification of compliance requirement be added to the conditions of approval.

C. Visual Impact.

1. Telecommunications facilities shall either maintain a galvanized steel finish, or subject to any applicable standards of the FAA or other applicable federal or state agency, be painted a neutral color or painted and/or textured to match the existing structure so as to reduce visual obtrusiveness.
2. If an antenna is installed on a structure other than a tower, the antenna and associated electrical and mechanical equipment must be of a neutral color or identical to, or closely compatible with the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible. Roof-mounted antennas shall be made visually unobtrusive by screening to match existing air conditioning units, stairs, elevator towers or other background.
3. Where feasible, telecommunications facilities should be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.
4. Any equipment shelter or cabinet that supports telecommunications facilities must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. Equipment shelters or cabinets shall be screened from public view by using landscaping or materials and colors consistent with the surrounding backdrop. The shelter or cabinet must be regularly maintained.

See attached Site Plan. The proposed telecommunications facility and all equipment will comply with all aesthetic requirements of the Augusta/Richmond County code.

5. Site location and development shall preserve the primary character of the surrounding buildings and land uses and the zone district as much as possible. Towers shall be integrated through location and design to blend in with existing characteristics of the site to the extent practical.

6. Except for stealth facilities, towers shall not be sited where they would, in the opinion of the Augusta, Georgia Planning Commission, negatively affect (a) historic structures or landmarks that are recognized or designated in national or state historic registers, or (b) structures or landmarks that are at least fifty (50) years old and, in the opinion of the Augusta, Georgia Planning Commission have some demonstrable historic value.
7. At a tower site the design of the buildings and related structures shall to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower and related facilities to the natural setting and built environment.

The proposed telecommunications facility has very little impact on surrounding properties and will preserve the primary agricultural/woodland character of the surrounding district as much as possible. Construction will preserve existing vegetation to the maximum possible extent.

D. Landscaping.

1. Landscaping shall be used to effectively screen the view of the telecommunication facility from adjacent public ways, public property and residential property.
2. Native vegetation on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be replanted to replace that lost.
3. The landscaping requirement, where lesser requirements are desirable for adequate visibility for security purposes, for continued operation of existing bona fide agricultural or forest uses such as farms, nurseries and tree farms or where an antenna is placed on an existing structure may be modified or waived upon approval of the Augusta, Georgia Planning Commission. In certain locations where the visual impact of the tower would be minimal, such as remote agricultural or rural locations or developed heavy industrial areas, the landscaping requirement may be modified or waived upon approval by the Augusta, Georgia County Planning Commission.
4. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.
5. The landscaping provisions of this section shall not apply to telecommunication facilities located in LI (Light Industry) and HI (Heavy Industry) zones, unless the site is in view of a residential use in a residential zone, as viewed from the base of the tower. This does not exempt such development from the provisions of the Augusta Tree Ordinance.

Applicant requests waiver of additional landscaping due to the agricultural, forested nature of the parcel. Construction will preserve existing vegetation to the maximum possible extent

and will provide adequate screening for the proposed telecommunications facility from surrounding uses.

- E. **Setbacks.** The following setback requirements shall apply to all telecommunications facilities, provided however, that the Augusta, Georgia Planning Commission may reduce the standard setback requirements of this section if the goals of this ordinance would be better served thereby:
1. Telecommunications towers must be set back a distance equal to the height of the tower from any existing off-site residential structure.
 2. Telecommunications towers must be set back a distance equal to one half of the height of the tower from any property line which borders a single family residentially zoned lot that is either located in a developed or developing subdivision or a tract for which a legal subdivision development plan is on file.
 3. Towers, guy wires and accessory facilities must satisfy the zoning district setback requirements as identified in Sections 7-28 of this Ordinance.
 4. The tower setbacks referenced in Subsections 1 and 2 of this Section [28A-4(E)] shall be measured from the base of the tower itself.

See attached Site Plan. The proposed 289' telecommunications tower is set back 300' from its base to all lot lines, which meets and exceeds the required setbacks from residential. Guy anchors and accessory facilities are set back more than 40' from the front lot line, 10' side lot lines, and 25' from rear lot line.

F. **Miscellaneous.**

1. **Lighting:** No illumination is permitted on telecommunications facilities unless required by the FCC, FAA, or other state or federal agency of competent jurisdiction or unless necessary for air traffic safety. When lighting is required, it shall be oriented inward to the extent possible so as not to project onto surrounding residential property.
2. **Advertising.** No advertising is permitted on telecommunications facilities. However, whip antennas or panel antennas may be allowed on any legally permitted permanent billboard or outdoor advertising sign as long as the other requirements of this ordinance are met.
3. Telecommunication facilities may be located on sites containing other principal uses in the same buildable area.
4. **Security.** Towers shall be enclosed by decay-resistance security fencing not less than six (6) feet in height and shall be equipped with an appropriate anticlimbing device or other similar protective device designed to prevent tower 28 - A - 4 access. If the owner can demonstrate the ability to restrict unauthorized access to the tower, then this latter provision may be waived by the Director.

Please see attached Site Plan. The proposed telecommunications facility will only be lit as required by the FAA. No advertising is proposed on the proposed facility. The proposed facility will be enclosed by a 6' high fence with barbed wire on top.

Per Section 28-A-6, the criteria to be used to evaluate special exceptions shall include the following:

1. height of proposed structure

The height of the proposed telecommunications tower is 289'-0" above ground level with an approximately 4'-0" lightning rod, for a total height of 293'-0".

2. Distances to residences

The proposed tower location is approximately 435' northwest of the nearest residential structure, 2058 Tracy Dr.

3. Nature of surrounding land use

The entirety of the subject parcel is vacant agricultural woodland. All surrounding parcels are also zoned A – Agriculture. There are rural residences to the south/southeast of the tower. To the west, north, and east surrounding parcels are primarily agricultural/forestry use with sparse residences.

4. Surrounding topography

The ground elevation where the tower is proposed is approximately 363' AMSL. Terrain varies subtly, with a slight drop in elevation to the south and a larger decrease to the north into a creek bed.

5. Surrounding tree coverage

The entirety of the subject parcel where the facility is proposed is woodland that was last cleared in 2023. The southeastern border of the parcel has a line of trees about 315' from the proposed tower center. To the west there is a power line easement about 315' from the proposed tower, and to the west of that is woodland. To the far north and east edges of the subject parcel is also agricultural use/woodland.

6. Design of structure – characteristics that reduce obtrusiveness

The location of the proposed facility within an agricultural area with significant present and future tree screening on all sides reduces the obtrusiveness and visibility of the tower to surrounding properties.

7. Design of structure – ability to accommodate additional antenna

Please see attached Site Plan. The proposed facility is designed to accommodate at least two additional antenna arrays.

8. Ingress and egress

Ingress and egress to the proposed facility are through an existing dirt/gravel access road that extends from the end of Tracy Drive to the southeast.

9. Availability of towers or other tall structures within one-half mile of the proposed site. If within ½ mile of a proposed tower location there are existing structures the top of which appear to be 90% or more of the height (elevation AMSL) of the proposed tower site, then evidence must be provided with the application that existing structures are not of sufficient strength, or applicant use of a structure would cause conflict with the existing use of structure, or that the cost of sharing would be unreasonable, or that the structure is not available for co-location, or coverage/capacity capability and system design would be compromised. (SEE 28-A-7)

There are no other towers or other tall structures within one-half mile of the proposed site. This site is being constructed to replace a site more than one-half mile distant in order for Verizon and future co-locators to provide wider and more consistent coverage within their network.

Applications for all telecommunications facilities must include the items listed in Section 28-A-7 of the Ordinance.

Applications for the construction of telecommunications facilities, except for whip antennas and panel antennas where they are permitted uses, shall be made to the staff of the Augusta, Georgia Planning Commission. A cursory review during an initial conference regarding a proposed facility may be held, but applications will not be accepted unless they contain the following information:

A. Site plan or plans to scale specifying the location of telecommunications facilities, transmission building and/or other accessory uses, access, fences, landscaped area and adjacent land uses.

Please see attached Site Plan.

B. Landscape plan to scale indicating size, spacing and type of plantings required in Section 28-A-2d.

The proposed location is in a forested area. Existing landscaping will be sufficient to screen the tower base and partially screen the tower from view.

C. A general description of the environment surrounding the proposed telecommunications facility accompanied by a map covering an area at least one half mile in radius, to scale no greater than one inch to 1200 feet, showing any adjacent residential structures and districts, structures and sites of historic significance, streetscapes or scenic view corridors.

Please see the attached Site Plan for 0.5 mile radius map. Within that radius, the surrounding area is generally forested with some residential development. The residences are sparse and trees heavy to the north, west, and east. The southern portion of the 0.5-mile radius map includes primarily low-density residential parcels.

D. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, identification of the geographic service area for the subject installation, including a map covering an area at least one-half mile in radius and at a scale no greater than one inch to 1200 feet showing the site and the nearest or associated telecommunications facility sites within the network of the applicant. Describe the distance between the telecommunications facility sites of the applicant. Describe how this service area fits into and is necessary for the service network of the applicant.

Please see attached Propagation Maps showing the distance between Verizon's other nearby sites and how the site fits into Verizon's service network.

E. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, a map covering an area of at least one-half mile in radius, to scale no greater than one inch to 1200 feet, showing all publicly owned property and buildings per information provided by Augusta, Georgia, telecommunication facilities, and structures that are 90% or more of the proposed facility height (AMSL). Provide a list of all such properties and structures including street addresses, and a statement describing good faith efforts and measures that were taken to secure these locations, addressing why such properties and structures were not structurally, legally, technically, or economically feasible and why such efforts were unsuccessful.

Please see attached Site Plan. To Applicant's knowledge, there are no publicly owned properties within the ring that meet the height and design criteria.

F. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, the applicant shall quantify the additional tower capacity to be constructed if the proposal is granted, including the approximate number and types of antenna that it could accommodate. The applicant shall provide a drawing of each tower showing existing and proposed antenna locations. The applicant shall also describe any limitations on the ability of

the tower to accommodate other uses, e.g., radio frequency interference, mass height, frequency or other characteristics. The applicant shall provide certification that 28 - A - 7 notice of the application has been given to all other telecommunication tower users in the area by certified mail identifying the proposed location and asking for their input regarding co-location possibilities.

Please see attached Site Plan. The proposed facility is designed to accommodate at least 3 carrier antenna arrays, representing 3-24 additional antennas depending on potential future carrier loading.

G. Report from the applicant documenting the following:

1. Telecommunications facility height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design;

Proposed tower height is 289'-0" above ground level. A guyed tower of this size is common in rural areas, as it can provide coverage to a larger, not heavily populated geographic area. This location was chosen as an improvement over an existing site over 0.5 miles away to better fill a space in Verizon's network, as well as provide a site that could better accommodate future equipment upgrades.

2. Total anticipated capacity of the telecommunications facility, including number and types of antenna which can be accommodated;

Tower is designed to accommodate at least 3 carrier antenna arrays, which can have up to 12 antennas per array, for a total loading of 36 antennas. Actual antenna loading will depend on the size, shape, and weight of proposed future antennas, which varies by type and age of technology in use on the tower.

3. Evidence of structural integrity of the tower structure; and

4. Structural failure characteristics of the telecommunications facility and demonstration that site and setbacks are of adequate size to contain debris.

Please see the attached Fall Zone Letter. The lower section of the tower is designed to be stronger than necessary, so that in the unlikely event of failure the upper sections of the tower will fold over lower portions. The tower will be structurally sufficient to hold three antenna arrays.

H. The identity of a community liaison officer appointed by the applicant to resolve issues of concern to neighbors and residences relating to the construction and operation of the facility. Include name, address, telephone number, facsimile number and electronic mail address, if applicable.

Applicant has retained LCC Telecom Services as its zoning and permitting agent for this tower project. Any issues of concern by neighbors should be relayed to:

**LCC Telecom Services
Attn: John Burchfield
10700 W Higgins Rd Suite 240
Rosemont, IL 60018**

**Cell: (224) 803-6451
Fax: (847) 608-1299
Email: jburchfield@lcctelecom.com**

I. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, a schedule for construction of the proposed facility if zoning authorization is granted. Upon approval of a special exception, construction must begin within one year or the special exception shall be null and void. An applicant who is licensed by the FCC may submit a revised schedule to the Augusta, Georgia Planning Commission within the one-year period asking for an extension, which the Augusta, Georgia Planning Commission shall have the authority to consider as a variance. In no case shall an applicant who is not licensed by the FCC be eligible for a variance from the one-year provision.

The proposed construction schedule is dependent upon the completion of all federal regulatory approvals but is projected to begin within one year of special exception approval. The construction of a tower site is typically completed within 6-8 weeks of construction start, depending largely on conditions for the pouring of the foundation.

J. A full inventory of existing towers and which carriers are located on each, that are controlled by the applicant, it's affiliates, subsidiaries, and or assigns. This can be provided digitally

While it intends to propose future sites, Harmoni Towers does not yet have any other sites in Augusta/Richmond County.

RF Propagation Maps MCBEAN_RELHR.

Nov 14, 2025

Abdul Al-Dandan

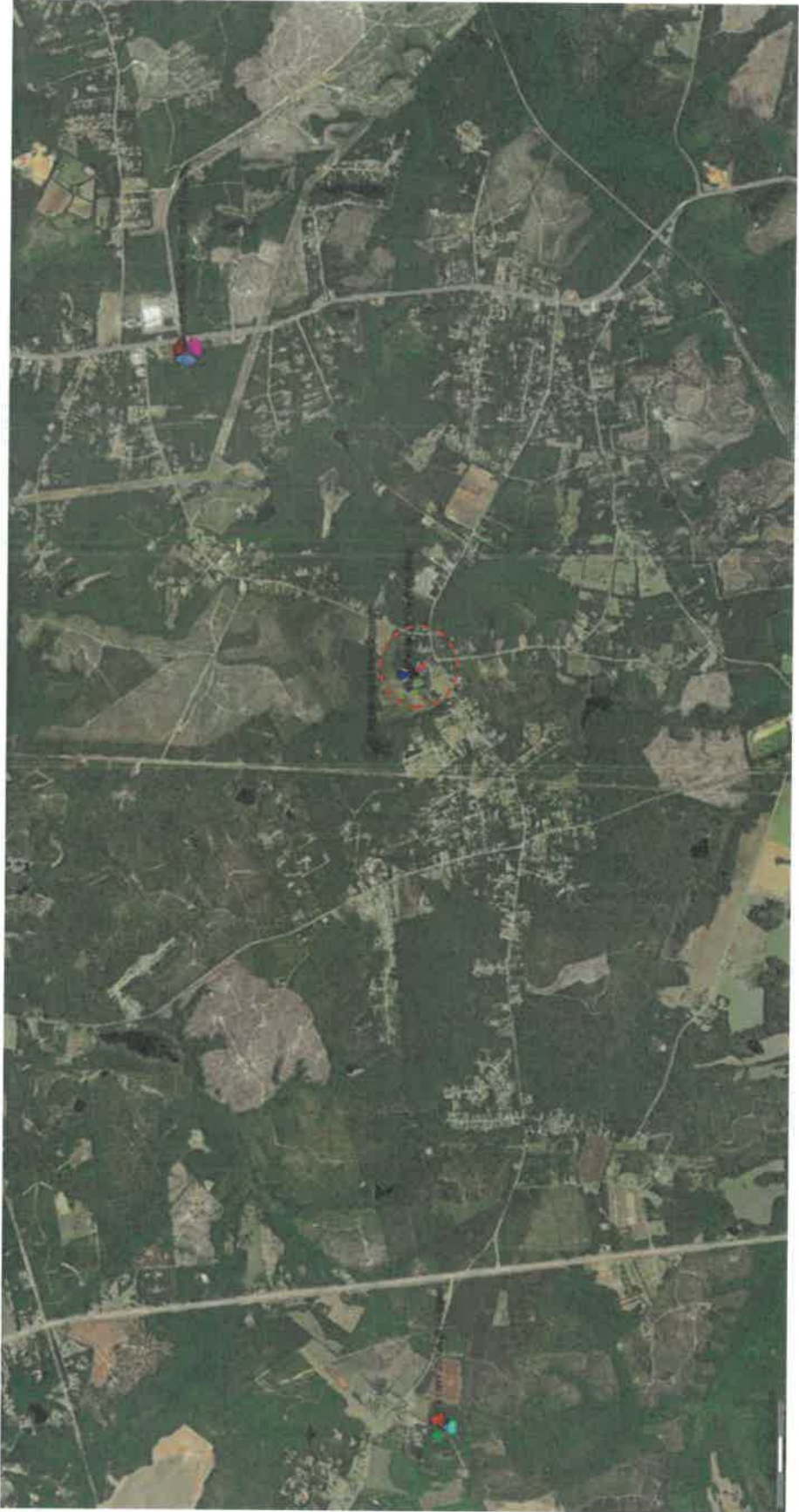
Radio Frequency Engineer

Verizon Wireless



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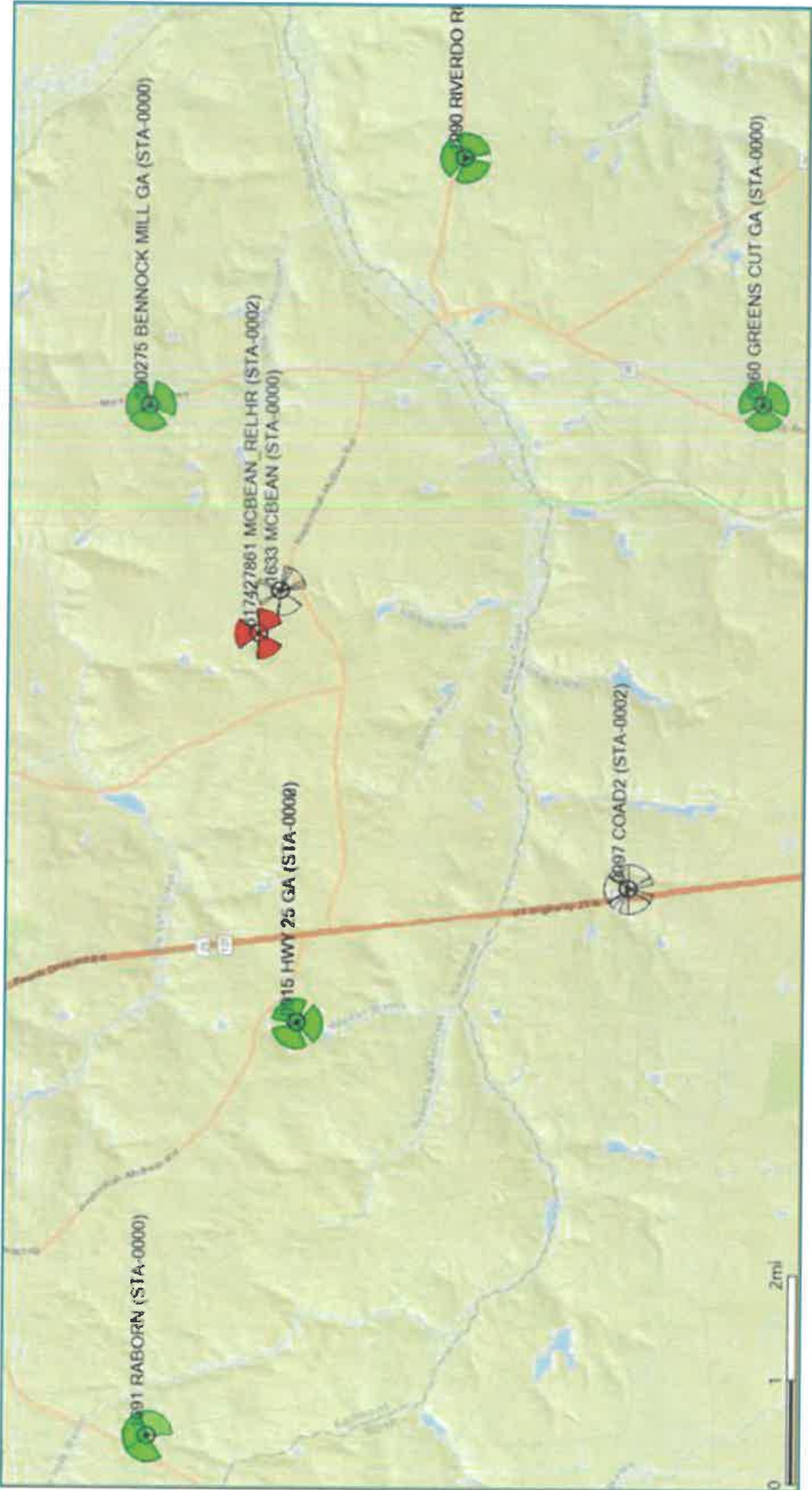
Google area map



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MCBEAN_RELHR
33.268026 -81.997465

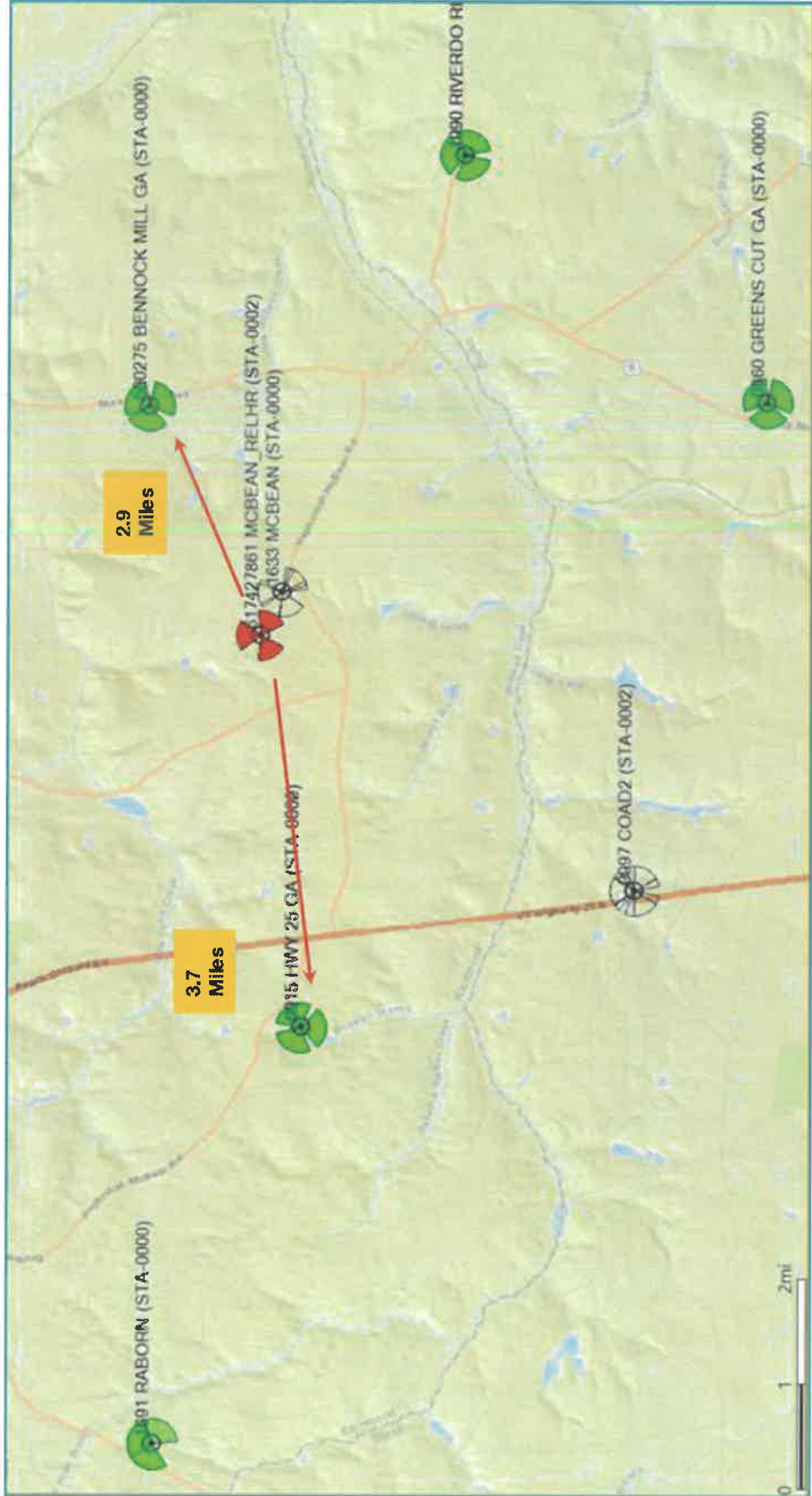
- OnAir
- Proposed



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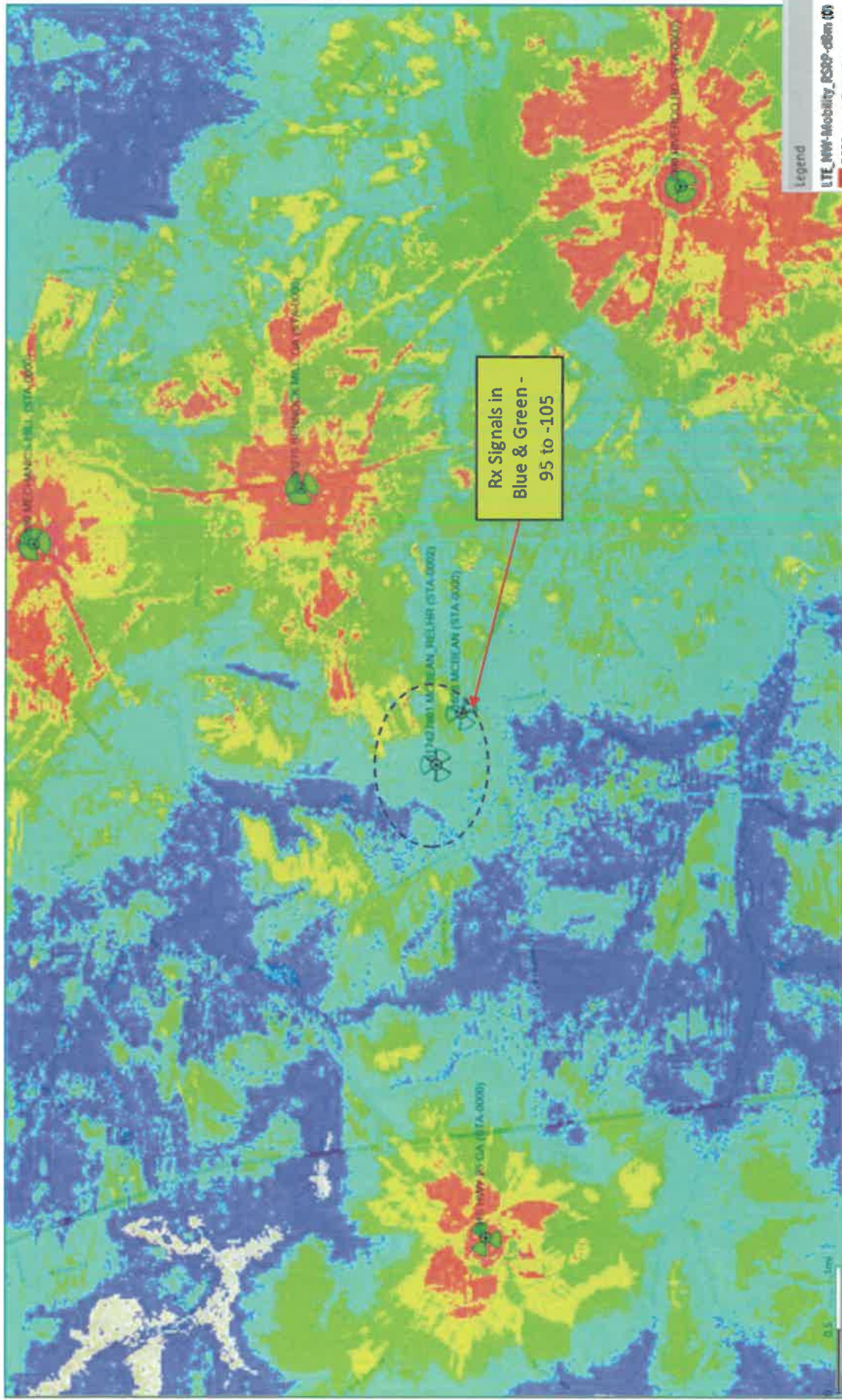
Distance of proposed MCBEAN_RELHR to the existing VZW Neighboring sites



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Existing LTE Coverage



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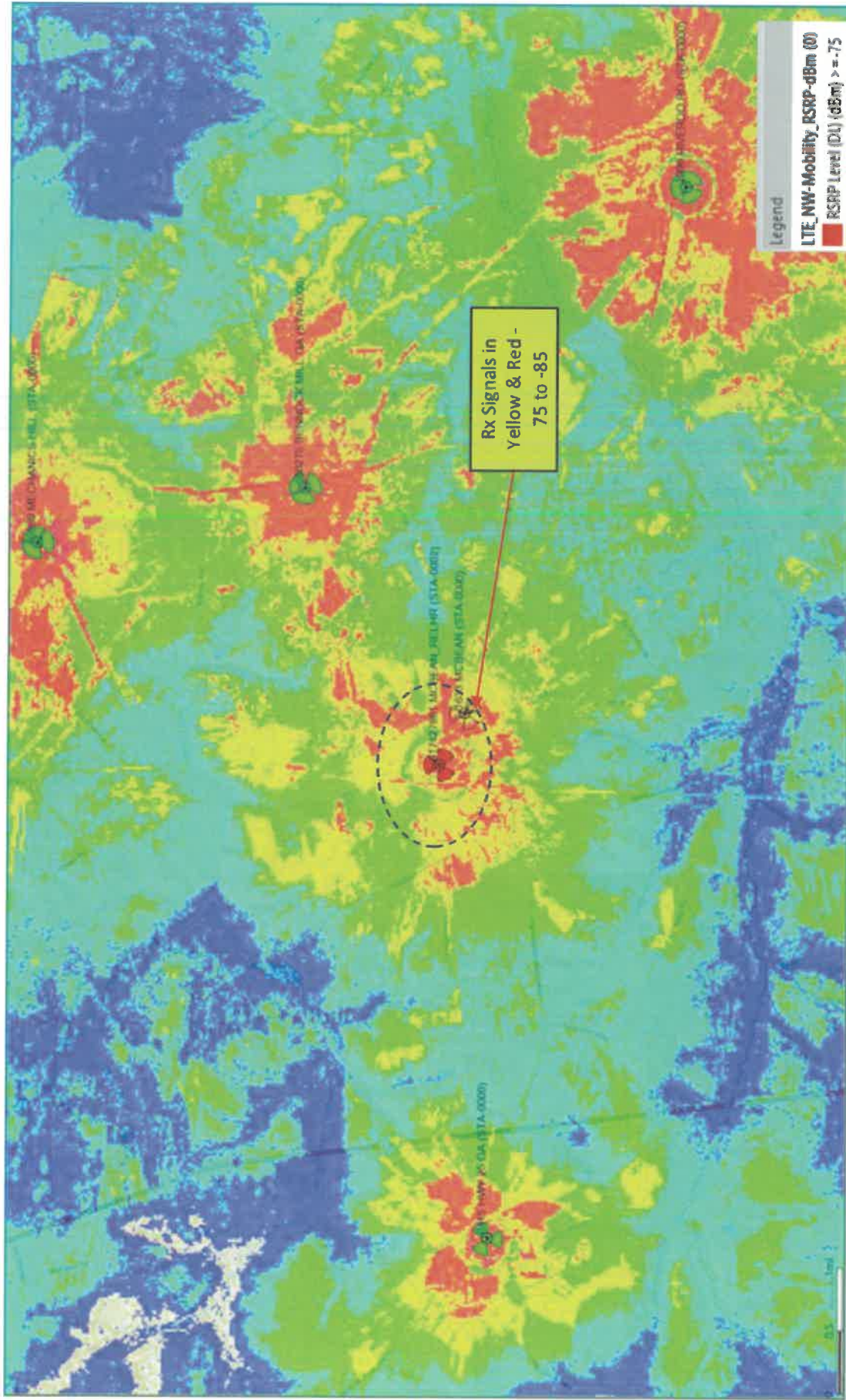


OnAir



Planned

Proposed LTE Coverage @ Verizon 285 ft.



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Item 1.

Technical Analysis

By relocating our existing site North of MCBEAN Rd it shows a significant coverage improvement. As you can compare slide 5 of our existing coverage with slide 6 of the future coverage, the receive signal level improve significantly by at least 10dB. and also improve the capacity that offload traffic of Bennock Mill site Gamma sector.



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Summary

The new location of MCBEAN_RELHR would address coverage and capacity that offload traffic of Bennock Mill site Gamma sector. The proposed site address many gap coverage and will help eliminate some of the drop calls and also improve voice and data of customer wireless telecommunication experience.

This site will also cover many of roads where commuters travel in-and out of that area.

The proposed tower height is set at 285' feet to achieve the intended area coverage with added more bandwidth/technology and highly sophisticated equipment. The nearest tower to the proposed location is about 3.0 – 4.0 miles away which help reduce interference and improve the quality of services.



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



December 4, 2025

LCC Telecom Services
10700 West Higgins Road, Suite 240
Rosemont, IL 60018

RE: GA0009842 – McBean Telecommunication 289’ Guyed Tower
4816 Old Waynesboro Road
Hephzibah, GA 30815
FCC ASR Number: A1327758
Tower Coordinates: 33.267094, -81.998844

Dear Mr. Laugesen,

The above referenced tower will be designed to meet specified loading requirements, based location and proposed loading, in accordance with ANSI/TIA-222-H for a 114 mph, 7-16 Ultimate Wind Speed with no ice and a 30 mph, 3-second gust wind speed with 1.0 inches radial ice, Risk Category II, Exposure Category C, and Topographic Category 1.

It is our understanding that the design of the referenced tower requires consideration of a contained fall radius in the event that a catastrophic wind speed would result in a collapse. Although the tower will not be designed to fail, stronger sections than required by analysis will be provided in the lower sections of the tower. This will result in an increased safety factor in these lower sections. This design will enable the tower, if over stressed, to fail through a combination of bending and buckling in the upper sections of the tower under a catastrophic wind load. A failure in this manner would result in the upper portion of the tower folding over the lower portion and, thus, resulting in a fall radius of no greater than 0 ft feet.

In addition, the tower will be designed to support 3-carriers, based on the following parameters:

- Carrier 1 located at an elevation of 285’ AGL and total wind area of 40,000 sq-in;
- Carrier 2 located at an elevation of 273’ AGL and total wind area of 30,000 sq-in;
- Carrier 3 located at an elevation of 261’ AGL and total wind area of 30,000 sq-in.

If you have any questions or require any additional information, please do not hesitate to contact this office.

Thank you.

Craig A. Russo, P.E. | Senior Engineer
T-Squared Site Services
2501 Shenango Valley Freeway, Suite 3
Hermitage, PA 16148
724.308.7855 (o)



T-SQUARED SITE SERVICES
2501 Shenango Vally Freeway | Suite 3
Hermitage, PA 16148 | 724.308.7855
www.t-sqrd.com



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No. Item 1.
 2025-ASO-11556-OE

Issued Date: 08/13/2025

HARMONI TOWERS, LLC-JENB
 JENNIFER BROWN
 6210 Ardrey Kell Road
 Suite 450
 Charlotte, NC 28277

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower GA0009842 McBean
 County, State: Richmond, Georgia

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	33-16-01.54N	81-59-55.84W	339 Ft	293 Ft	632 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

This determination expires on 02/13/2027 unless:

Item 1.

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-816-329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-11556-OE.

Signature Control No: 661881450-673596557
natalie.schmalbeck@faa.gov
Technician

(DNE)

Attachment(s)

cc: FCC

Frequency Data for ASN 2025-ASO-11556-OE

Item 1.

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W

Item 1.



PLANS PREPARED FOR:

6310 ARDREY KELL ROAD
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T-SQUARED
REGISTERED PROFESSIONAL ENGINEER
No. 10040537

REVISION	DESCRIPTION	DATE	BY	REV
1	ISSUED FOR REVIEW	10.7.25	ME	0
2	REVISED CD'S	1.22.26	TJT	1
3	FINAL CD'S	1.22.26	CAJ	2

PROJECT INFO:

HARMONI TOWER ID # : GA0009842
VZW FUZE PROJECT #: 17191006
HARMONI SITE NAME: MCBEAN
4816 OLD WAYNESBORO RD
HEPHZIBAH, GA 30815
NEW 289' GUYED TOWER

TITLE SHEET	REV: 2
T-1	68137

DRAWING INDEX

SHEET	TITLE SHEET	SHEET DESCRIPTION
L-1	TITLE SHEET	
SURVEY	SURVEY PLAT (BY OTHERS)	
SURVEY	SURVEY PLAT (BY OTHERS)	
SURVEY	SURVEY PLAT (BY OTHERS)	
GEN-1	GENERAL NOTES	
C-1	OVERBALL SITE PLAN W/ AERIAL OVERLAY	
C-2	ENLARGED SITE PLAN	
C-3	ELEVATION	
C-4	GRADING PLAN	
C-5	FENCE DETAILS	
C-6	GUY ANCHOR FENCE DETAIL	
C-7	SITE DETAILS	
C-8	SITE SIGNAGE	
B-1	E & S NOTES	
E-2	E & S NOTES	
E-3	EROSION CONTROL Silt Fence DETAILS	
E-4	E & S DETAILS	
E-5	UTILITY PLAN	
E-6	ENLARGED UTILITY PLAN	
E-7	H-FRAME DETAILS	
E-8	ELECTRICAL DETAILS	
E-9	ELECTRICAL DETAILS	
E-10	TOWER LIGHTING	
G-1	GROUNDING DETAILS	
G-2	GROUNDING DETAILS	
G-3	GROUNDING DETAILS	
G-4	GROUNDING DETAILS	

ALL MATERIALS AND METHODS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE APPLICABLE CODES WITH THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS TO THE CODES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

APPLICABLE CODES / REFERENCE DOCUMENTS

- 2024 NATIONAL BUILDING CODE, WITH GEORGIA AMENDMENTS
- 2024 NATIONAL ELECTRIC CODE, WITH GEORGIA AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2024 INTERNATIONAL FIRE CODE
- 2024 INTERNATIONAL MECHANICAL CODE, WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS

SITE NAME: MCBEAN
SITE NUMBER: GA0009842
SITE ADDRESS: 4816 OLD WAYNESBORO RD
HEPHZIBAH, GA 30815
COUNTY: RICHMOND COUNTY
SITE TYPE: 289' GUYED
E-911 ADDRESS: PENDING

LOCATION MAP

DIRECTIONS:
SCANNING CAMERA FUNCTION ON MOBILE DEVICE TO OBTAIN DIRECTIONS

HARMONI TOWERS

SITE INFORMATION

HARMONI SITE NAME: MCBEAN
HARMONI ID: GA0009842
SITE ADDRESS: 4816 OLD WAYNESBORO RD
HEPHZIBAH, GA 30815
COUNTY: RICHMOND COUNTY
E-911 ADDRESS: PENDING
AREA OF CONSTRUCTION: RAVELAND
LONGITUDE: 33.267094°
LATITUDE: -81.978844°
NAD83
LAYLONG TYPE: CITY OF AUGUSTA
JURISDICTION: N/A
ZONING: U
OCCUPANCY CLASSIFICATION: I B
TYPE OF CONSTRUCTION: HABITATION
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
LAND OWNER: BONNIE BRVILLE HAYES
BU THE, GA 30805
TOWER OWNER: HARMONI TOWERS
4210 ARDREY KELL ROAD
SUITE 375
CHARLOTTE, NC 28277
CARRIER: VERIZON
ELECTRICAL SERVICE PROVIDER: GEORGIA POWER COMPANY
TELCO PROVIDER: AT&T

PROJECT DESCRIPTION

THIS PROJECT SCOPE IS THE INSTALLATION OF THE FOLLOWING:

- A CHAIN LINK FENCE COMPOUND FOR A PROPOSED UNMANNED TELECOMMUNICATIONS FACILITY.
- A 289' GUYED TOWER WITH SUPPORTING UTILITY APPURTENANCES AND ASSOCIATED GROUNDING SYSTEM.
- A GRAVEL ACCESS ROAD.
- THE PLANS ARE BASED ON CARRIER SPECIFICATIONS.
- DESIGN/ANALYSIS TO BE PROVIDED BY OTHERS.

PROJECT TEAM

PROJECT MANAGERS:
T-SQUARED SITE SERVICES, LLC
2501 SHIRANGO VALLEY FREEMAY
SUITE 3
HERZOG, PA 16146
(724) 385-7855
CONTACT: MARK THOMPSON
724-308-7855

A&E FIRM:
T-SQUARED SITE SERVICES, LLC
2501 SHIRANGO VALLEY FREEMAY
SUITE 3
HERZOG, PA 16146
(724) 385-7855

ALL MATERIALS AND METHODS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE APPLICABLE CODES WITH THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS TO THE CODES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

APPLICABLE CODES / REFERENCE DOCUMENTS

- 2024 NATIONAL BUILDING CODE, WITH GEORGIA AMENDMENTS
- 2024 NATIONAL ELECTRIC CODE, WITH GEORGIA AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2024 INTERNATIONAL FIRE CODE
- 2024 INTERNATIONAL MECHANICAL CODE, WITH GEORGIA AMENDMENTS
- 2024 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS

CALL GEORGIA ONE CALL
(800) 382-7411
CALLS WORKING DAYS
BEFORE YOU DIG!

RAWLAND SURVEY

1246 GEORGIA MILITARY DISTRICT

SITE: McBEAN
BUN: N/A
ADDRESS: TRACY DRIVE
 HEPHIZIBAH, GA 30815
 RICHMOND COUNTY



BAILEY LAND GROUP
 LAND SURVEYS

4121 Swokey Road
 Johnson, A. 39007
 P. 284.500.0000
 www.baileylandgroup.com

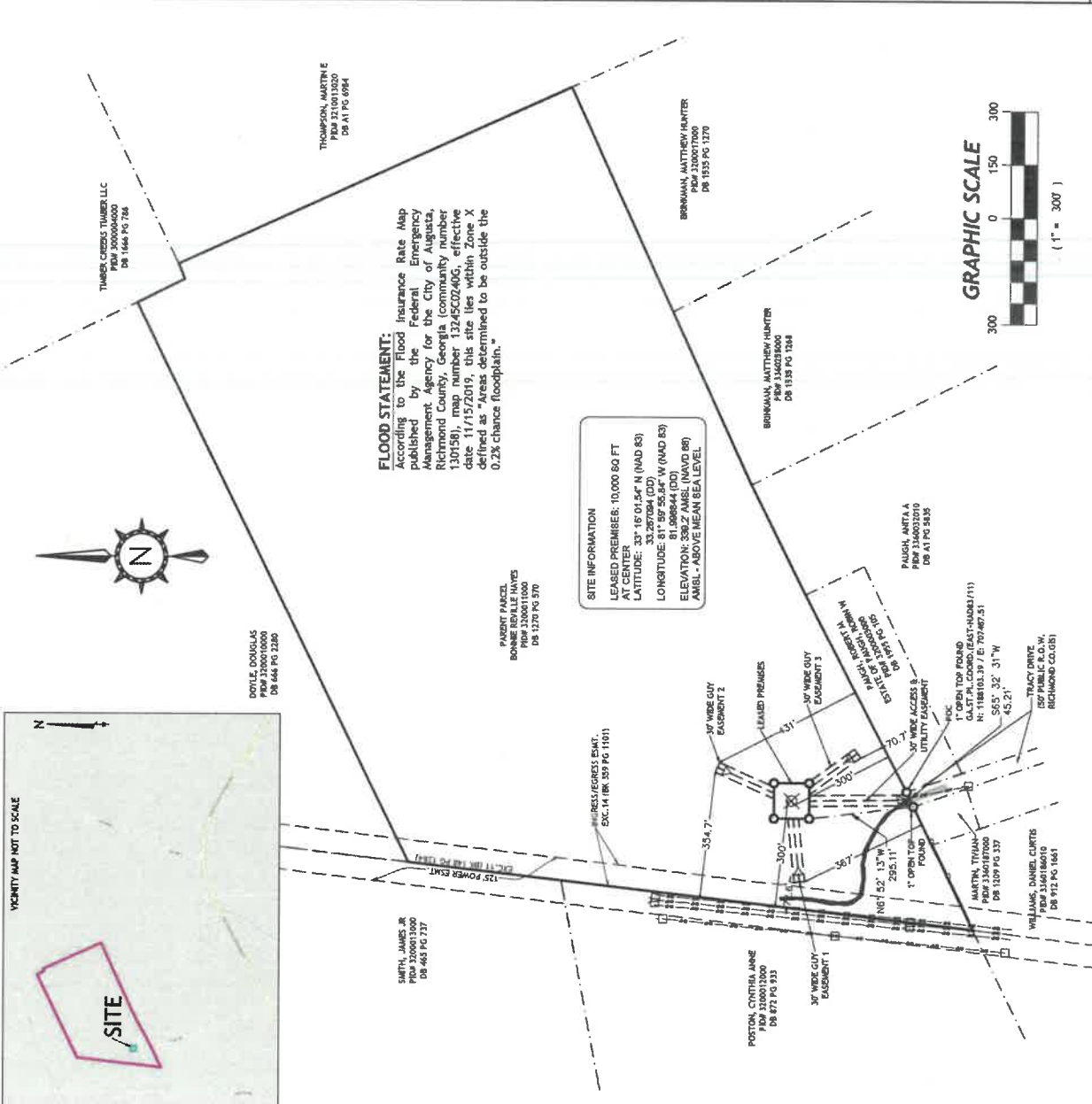
DATE: 08/11/2019
REVISION: 01/11/2019

SURVEYOR'S CERTIFICATION
 I hereby state that all parts of this survey were prepared in conformity with the "Technical Standards for Property Surveys" as adopted by the Board of Professional Engineers and Land Surveyors and as set forth in the Georgia Public Code, 19-6-67.
 I, the undersigned, am duly licensed as a Professional Engineer and/or Designer, and Old Republic National Title Insurance Company.

BAILEY LAND GROUP, INC.
 JASON E. BAILEY
 LAND SURVEYOR, GA #LS000264
 DATE: 08/11/2019
 REVISION: 01/11/2019



Item 1.



AREA TABLE	SQUARE FEET	ACRES
① PARENT PARCEL	10,000	0.23
② LEASED PREMISES	10,000	0.23
③ 30' WIDE GUY WIRE EASEMENT 1	1,500	0.03
④ 30' WIDE GUY EASEMENT 2	1,500	0.03
⑤ 30' WIDE GUY EASEMENT 3	1,500	0.03

LEGEND
● BENCHMARK
○ CAB
□ CABINET
□ ELECTRIC BOX
□ FIBER OPTIC MARKER
□ GAS METER
□ GENERATOR
□ GUY ANCHOR
□ HAND HOLE
□ LIGHT STANDARD
□ LIGHT CONTROLLER
□ MEASURED
□ POB
□ POINT OF BEGINNING
□ POC
□ POWER METER
□ POWER POLE
□ RECORDED
□ RIGHT-OF-WAY
□ SANITARY MANHOLE
□ SATELLITE DISH
□ STORM MANHOLE
□ TELEPHONE PEDESTAL
□ TREE
□ VENT
□ WATER METER
□ WATER VALVE
□ RETAINING WALL
□ BARBED WIRE FENCE
□ CHAIN LINK FENCE
□ WOOD FENCE
□ OVERHEAD POWER
□ TREE LINE

RAWLAND SURVEY

124th GEORGIA MILITARY DISTRICT

SITE: McBEAN
 BUN: N/A
 ADDRESS: TRACY DRIVE
 RICHMOND, GA 30815
 RICHMOND COUNTY



BAILEY LAND GROUP
 LAND SURVEYING
 4121 Sawley Road
 Albany, GA 31707
 P: 204 300 3334
 www.baileylandgroup.com

DEANER BY: JEB | REG. JOB #: 23-051

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES OBSERVED ARE BASED ON GEORGIA STATE PLANE EAST ZONE, NAD83(11), AND WERE DETERMINED FROM GPS OBSERVATIONS.
- NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE THE DEPTHS OF UTILITIES. UTILITIES ARE LIMITED TO WHAT ARE OBSERVED ON THE SURFACE. THIS SURVEY HAS BEEN PERFORMED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PLACED.
- ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
- ALL LYMONS DEPICTED ARE NOT TO SCALE.
- NO WORK FOR THIS SURVEY WAS COMPLETED ON 05/05/2025.

SURVEYOR'S CERTIFICATION

I hereby state that all parts of this survey were prepared in conformity with the Technical Standards for Property Surveying and Mapping of the State of Georgia, as adopted by the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Public Code, O.C.G.A. 15-4-97.

BAILEY LAND GROUP IS A MEMBER COMPANY OF HARMONI TOWERS, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS, ASSIGNS AND/OR DESIGNEES, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

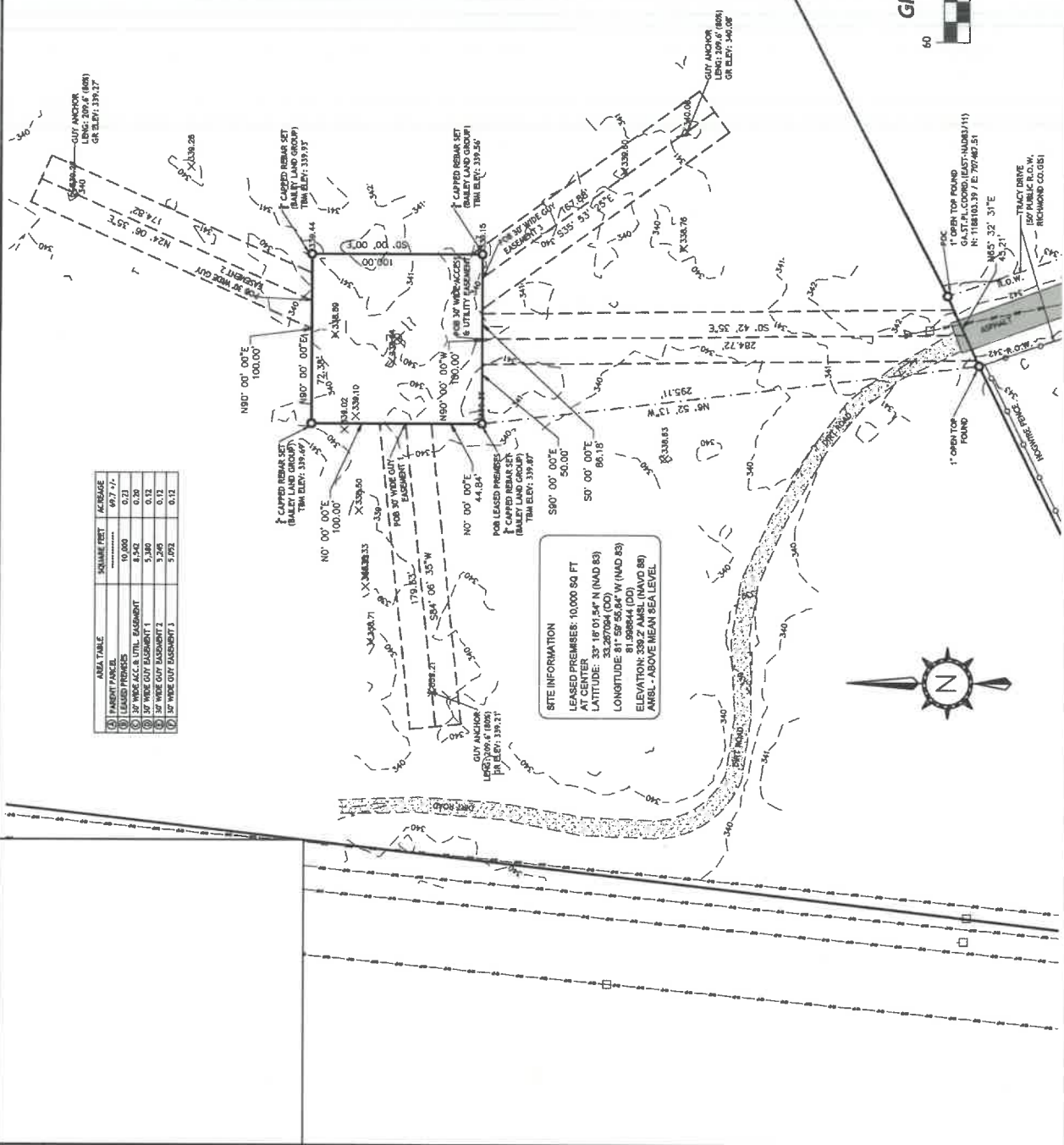
BAILEY LAND GROUP, INC.
 JASON ERIC BAILEY
 LAND SURVEYOR, GA R.L.S.001256
 DATE: 05/14/2025
 REVISION:




Item 1.

LEGEND

●	BENCHMARK
○	BOLLARD
□	CABINET
⊞	ELECTRIC BOX
⊞	FIBER OPTIC MARKER
⊞	GAS METER
⊞	GENERATOR
⊞	GUY ANCHOR
⊞	HAND HOLE
⊞	LIGHT STANDARD
⊞	LIGHT CONTROLLER
⊞	MEASURED
⊞	POINT OF BEGINNING
⊞	POINT OF COMMENCEMENT
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⊞	TELEPHONE PEDESTAL
⊞	TREE
⊞	UTILITY
⊞	WATER METER
⊞	WATER VALVE
⊞	RETAINING WALL
⊞	BARBED WIRE FENCE
⊞	CHAIN LINK FENCE
⊞	WOOD FENCE
⊞	OVERHEAD POWER
⊞	TREE LINE



<p>PLANS PREPARED FOR:</p> <p>HARMONI TOWERS</p> <p>6210 REDDY KELL ROAD SUITE 375 CHARLOTTE, NC 28277</p>	<p>PLANS PREPARED BY:</p> <p>T-SITE SERVICES INCORPORATED 1500 N. WILSON ST., SUITE 100 CHARLOTTE, NC 28227</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p>  <p>REGISTERED PROFESSIONAL ENGINEER</p>	<table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>REV</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	REV							
DATE	BY	REV											
<p>THIS DOCUMENT IS CONSIDERED VALID AND THE FULL PROPERTY OF T-SITE SERVICES INCORPORATED. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF T-SITE SERVICES INCORPORATED.</p>			<table border="1"> <tr> <td>HARMONI TOWER ID # :</td> <td>GAD009842</td> </tr> <tr> <td>VZV FUZE PROJECT # :</td> <td>17191006</td> </tr> <tr> <td>HARMONI SITE NAME :</td> <td>MCBEAN</td> </tr> <tr> <td>4816 OLD WA YNESBORO RD</td> <td>HEPHZIBAH, GA 30815</td> </tr> <tr> <td>NEW 289' GUYED TOWER</td> <td></td> </tr> </table>	HARMONI TOWER ID # :	GAD009842	VZV FUZE PROJECT # :	17191006	HARMONI SITE NAME :	MCBEAN	4816 OLD WA YNESBORO RD	HEPHZIBAH, GA 30815	NEW 289' GUYED TOWER	
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SHEET NUMBER:	2												
GN-1													
68137													

GENERAL NOTES:

- CONTRACTOR WILL PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SAFETY EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY TO COMPLETE ALL THE WORK SHOWN ON THESE PLANS. A SCHEDULE OF WORK, BILL OF MATERIALS, AND ANY OTHER DOCUMENT ISSUED BY HARMONI TOWERS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES, LAWS, ORDINANCES, REGULATIONS, SAFETY REGULATIONS, ALL OSHA REGULATIONS, ALL PUBLIC AND MUNICIPAL AUTHORITIES, AND ANY UTILITY COMPANIES REGULATIONS AND DIRECTIVES.
- ALL MATERIALS SUPPLIED BY THE OWNER, OWNER'S REPRESENTATIVE, AND THE CONTRACTOR SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES, LAWS, ORDINANCES, REGULATIONS AND PER MANUFACTURER'S RECOMMENDATIONS.
- ANY CONTRACTOR SUBMITTING BIDS ON ANY OF THE WORK IS REQUIRED TO VISIT EACH SITE PRIOR TO THE BID SUBMITTAL AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE SCOPE OF WORK INTENDED FOR THE PROJECT. THIS VISIT WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
- THE DRAWINGS AND SPECIFICATIONS ARE A GENERAL DIRECTIVE FOR THE SCOPE OF WORK. VERIFY THE DIMENSIONS AND LOCATIONS MAY CHANGE IN THE FIELD. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND LOCATIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING THE RELATED WORK. ANY MINOR DISCREPANCIES SHOULD BE REPORTED TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROCEED WITH THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- ALL SITES SHALL BE KEPT CLEAN AND FREE OF DEBRIS ON A DAILY BASIS. ALL TRASH AND DEBRIS FROM THE PROJECT SHALL BE PROPERLY DISPOSED OF ON A DAILY BASIS. ANY EXCESS MATERIALS WILL BE RETURNED TO THE OWNER'S REPRESENTATIVE AND DELIVERED TO THE WAREHOUSING FACILITY PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK AT THE SITE PRIOR TO A NOTICE TO PROCEED (NTP) HAS BEEN ISSUED AND A PRE-CONSTRUCTION MEETING AT THE SITE HAS TAKEN PLACE.
- ALL WORK AND MATERIALS FURNISHED BY THE CONTRACTOR SHALL HAVE A WRITTEN ONE-YEAR WARRANTY STARTING AT THE ACCEPTANCE OF THE SITE FROM THE OWNER.
- THE CONTRACTOR SHALL HAVE A DESIGNATED MANAGER ON SITE AT ALL TIMES THAT ANY WORK IS BEING PERFORMED. A SUB-CONTRACTOR IS NOT DEFINED AS A DESIGNATED MANAGER.
- THE SUCCESSFUL CONTRACTOR SHALL PROVIDE A SCHEDULE LIST OF ALL SUB-CONTRACTORS WITH ADDRESSES, CELL PHONE NUMBERS AND HOME PHONE NUMBERS. THESE NUMBERS WILL BE REQUIRED TO BE PROVIDED TO THE OWNER'S REPRESENTATIVE PRIOR TO THE PROJECT PRIOR TO THE ISSUANCE OF AN NTP.
- THE CONTRACTOR IS TO KEEP A COMPLETE AND UP TO DATE SET OF THE DRAWINGS, SPECIFICATIONS, SCOPE OF WORK, AND BILL OF MATERIAL ON THE SITE AT ALL TIMES. THIS SET WILL BE REFERENCED AS THE AS-BUILT DRAWINGS AND MUST BE KEPT CURRENT ON A DAILY BASIS. THIS IS IN ADDITION TO THE PERMIT SET.
- A NEW AND CLEAN SET OF CONTRACT DOCUMENTS WILL BE ISSUED TO THE CONTRACTOR NEAR THE COMPLETION OF THE PROJECT TO BE USED TO TRANSFER THE INFORMATION FROM THE FIELD COPY OF AS-BUILT DRAWINGS TO THE NEW COPY. THIS NEEDS TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITH THE CLOSE OUT DOCUMENTS.
- ON ANY CO-LOCATION SITE, THE CONTRACTOR AND ANY AND ALL ASSESS ARE NOT TO USE EXISTING POWER OR TAMPER WITH ANY EQUIPMENT BELONGING TO ANY OTHER CARRIER. FAILURE TO ADHERE TO THIS WILL CAUSE IMMEDIATE DISMISSAL OF THE CONTRACTOR FROM THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AND TESTING REQUIRED FOR EACH PROJECT. A 24-HOUR NOTIFICATION TO THE OWNER'S REPRESENTATIVE IS REQUIRED FOR ALL INSPECTIONS AND TESTING. A FIELD COPY OF ALL INSPECTION AND TESTING REPORTS AS WELL AS TRUCK TICKETS MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN 24 HOURS OF THE INSPECTION OR TEST.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL MATERIAL ISSUED TO THEM AND REPORT ANY SHORTAGES AND DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OF THE TIME OF ISSUANCE. THE CONTRACTOR SHALL STORE THESE MATERIALS PROPERLY, ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND IN A MANNER THAT WILL NOT VOID THE WARRANTY ON ANY ITEM. IF ANY ITEM IS DAMAGED OR UNUSABLE DUE TO IMPROPER HANDLING AND STORAGE, THE CONTRACTOR WILL REPLACE IT AT THEIR EXPENSE.
- EACH PROJECT IS RESPONSIBLE TO FURNISH PROPER FACILITIES FOR THE WORKERS ON EACH PROJECT FOR THE DURATION OF THAT PROJECT.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PRESENT CONDITION OF ANY EXISTING UTILITIES AND FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE THE DAMAGE TO A BETTER OR NEW CONDITION.
- THE CONTRACTOR IS TO PROVIDE PORTABLE TOILET FACILITIES FOR THE DURATION OF THE CONSTRUCTION WORKS. TOILETS ARE TO BE REMOVED FROM SITE WITHIN FIVE BUSINESS DAYS OF COMPLETION OF CONSTRUCTION.

CONCRETE:

- ALL MATERIALS, LABOR, AND METHODS SHALL CONFORM TO ALL APPLICABLE ASTM AND ACI STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL STANDARDS ARE MET AND BE ABLE TO PRODUCE THE VERIFICATION OF THESE ITEMS UPON REQUEST.
- THE CONTRACTOR SHALL SCHEDULE ALL INSPECTIONS AND THE TESTING LABORATORY AND INFORM THE OWNER'S REPRESENTATIVE WITHIN 24 HOURS OF THE INSPECTION OR TEST. THE TEST WILL INCLUDE SLUMP, AIR ENTRAINMENT, TAKEN DURING AND TEST OF FIVE CYLINDERS. A TOTAL OF FIVE CYLINDERS SHALL BE TAKEN DURING EACH POUR. EACH CYLINDER WILL BE BROKEN AT 3-1/2, A SECOND AT 7 DAYS, A THIRD AT 14 DAYS AND A FOURTH AT 28-DAYS. THE LAST CYLINDER WILL BE KEPT SEPARATELY FOR FUTURE USE IF NECESSARY.
- ALL CONCRETE FOR THE PROJECT SHALL HAVE A 28-DAY STRENGTH OF 4,000 PSI AND A SLUMP OF 5" MAXIMUM WITH THE MIXTURE PROPORTIONS MEETING THE ASTM AND ACI STANDARDS AND REQUIREMENTS. ALL ADMIXTURES AND MATERIALS USED FOR THE CONCRETE MIXTURE SHALL ALSO CONFORM TO THE PROPER ASTM REQUIREMENTS.
- THE CONTRACTOR WILL INSTRUCT THE CONCRETE SUPPLIER TO HAVE AN APPROVED PUMP OPERATOR ON THE TRUCK TO AD IN THE POURING AND PLACING OF PILES AND FOUNDATIONS.
- AIR ENTRAINING AGENT SHALL BE USED IN ANY CONCRETE EXPOSED TO FREEZING TEMPERATURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL EMBEDMENT LOCATIONS, SIZES, AND PROPER ANCHORING TO HOLD THE ITEMS IN PLACE ACCURATELY.
- THE CONTRACTOR WILL SUPPLY AND USE RELEASING AGENT ON ALL FORMS. ANY ATTACHMENT TO EXISTING CONCRETE AREAS SHALL BE CLEANED AND SMOOTHED. ANY ATTACHMENT TO EXISTING CONCRETE AREAS SHALL BE CLEANED AND SMOOTHED. AN APPROVED BONDING AGENT TO BE APPLIED TO THE EXISTING SURFACE.
- ALL EXPOSED CONCRETE WILL HAVE A UNIFORM FINISH AND BE SLOPED FOR DRAINAGE OFF THE SURFACE UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.
- THE CONTRACTOR SHALL PROTECT THE CONCRETE FROM ANY ADVERSE WEATHER CONDITIONS; PREMATURE DRYING AND MECHANICAL INJURY IN INSURE PROPER CURING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE AND CONTROL OF ANY MECHANICAL EQUIPMENT TO INSURE THE PROPER PLACEMENT OF THE CONCRETE TO PREVENT ANY VOIDS OR GAPS.

METALS:

- MATERIALS, FABRICATION AND WORKMANSHIP SHALL CONFORM TO CODES AND STANDARDS OF ASTM AN AISI.
- ALL WORK SHALL BE DONE BY A CERTIFIED WELDER. THE CONTRACTOR SHALL SUBMIT A COPY OF THE CERTIFICATION TO THE OWNER'S REPRESENTATIVE.
- ALL STEEL USED SHALL BE HOT DIPPED GALVANIZED.

SAFETY BARRIERS AND SIGNAGE:

- FCC RULES AND REGULATIONS MAY REQUIRE ROUTINE ENVIRONMENT EVALUATIONS OF WIRELESS FACILITIES TO VERIFY RADIO FREQUENCY EMISSIONS COMPLIANCE. IF HARMONI TOWERS'S FACILITY IS DETERMINED TO REQUIRE ADDITIONAL ACTIONS, HARMONI TOWERS SHALL BE RESPONSIBLE FOR THE NECESSARY ACTIONS TO INFORM WORKERS AND THE PUBLIC ABOUT THE ANTENNAS. THE ACTIONS OUTLINED BY FCC REGULATIONS ON RF EMISSIONS (47 CFR 1.1307(b)), THEN HARMONI TOWERS SHALL PROVIDE ADEQUATE NOTIFICATION TO THE LANDLORD/MANAGER.

SITE WORK:

- AND REMOVING A MINIMUM OF 6" TO 12" HIGH CURB AND ANY OTHER MATERIAL SPECIFIED FOR THE SITE AND ACCESS ROAD, THE GRUBBING SHALL BE REMOVED FROM THE SITE AND NOT REUSED IN ANY PART OF THIS PROJECT.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO CALL THE LOCAL LOCATING AUTHORITIES TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES OR LINES THAT EXIST WITHIN THE ENTIRE PROJECT AREA. THE CONTRACTOR SHALL PLACE THESE ITEMS ON THE AS-BUILT DRAWINGS.
- IF NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN THE NECESSARY LETTERHEAD TO THE OWNER'S REPRESENTATIVE. IF A LANDSCAPE PLAN ON NURSERY LETTERHEAD, SUBMIT A LIST OF NEW ITEMS AS WELL AS A LANDSCAPE PLAN ON NURSERY LETTERHEAD.
- ALL ROADWORK AND MATERIALS SHALL CONFORM TO ALL STATE AND LOCAL CODES AND IN ACCORDANCE WITH THE DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARD SPECIFICATIONS.
- THE ACCESS ROAD, IF REQUIRED, WILL BE CONSTRUCTED FIRST BEFORE ANY OTHER WORK ON THE SITE IS PERMITTED. BRING THE ROAD TO SUB BASE COURSE TO ALLOW CONSTRUCTION TRAFFIC TO USE THE ROAD FOR THE PROJECT AND COMPLETE THE ROAD AFTER THE CONSTRUCTION OF THE SITE IS SUBSTANTIALLY COMPLETE.
- ALL SITE AREAS AND ACCESS ROADS ARE TO BE CONSTRUCTED TO HAVE A POSITIVE DRAINAGE FLOW AWAY FROM THE SITE AND EQUIPMENT. ANY DISCREPANCIES IN THE REPRESENTATIVE INFORMATION MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- ALL ACCESS ROAD AND SITE AREAS WILL HAVE AN UNDERLAYMENT OF MIRAFT-500X, OR EQUIV.
- A SOIL STERILIZER SHALL BE APPLIED TO ALL GRAVEL SURFACES AND BE AN EPA REGISTERED PRODUCT. THE CONTRACTOR SHALL PROVIDE A DESCRIPTION OF THE PRODUCT LABEL AND INFORMATION WILL BE GIVEN TO THE OWNER'S REPRESENTATIVE.
- GRAVEL FILL SHALL BE WELL GRADED HARD DURABLE, NATURAL SAND AND GRAVEL. THE CONTRACTOR SHALL PROVIDE A DESCRIPTION OF THE GRAVEL PRODUCT LABEL AND INFORMATION WILL BE GIVEN TO THE OWNER'S REPRESENTATIVE. MATERIAL SHALL CONFORM TO THE FOLLOWING GRANULOMETER REQUIREMENTS:

SEVE NO.	% PASSING BY WEIGHT
4"	100
1 1/2"	50-85
3/4"	40-75
#10	30-60
#20	10-30
#100	5-20
#200	0-8

- ALL FILL DIRT SHALL BE CLEAN AND NATURAL, FREE FROM ANY DELETERIOUS MATERIALS FROM THE SOIL, SOD, AND RUBBISH. A COPY OF ALL DELIVERY TICKETS WILL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN 24 HOURS FROM THE DELIVERY.
- ALL TRENCHES SHALL HAVE A SIX-INCH BASE OF CLEAN SAND FILL TO ACCEPT THE CONDUITS, AND THEN ANOTHER 12" OF CLEAN SAND FILL ON TOP OF THE FILL PLACED IN MAXIMUM LIFTS OF 8" AND MECHANICALLY COMPACTED TO A DENSITY OF 95%. METALLIC WARNING TAPE SHALL BE PLACED AT 12" BELOW FINISHED GRADE ALONG THE ENTIRE TRENCH.
- ALL COMPACTATION OF SITE AREAS SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. LARGER AREAS SHALL BE COMPACTED BY A SHEEP'S FOOT VIBRATORY ROLLER WEIGHING AT LEAST 5 TONS. SMALLER AREAS SHALL BE COMPACTED BY A POWER DRUM ROAD FIELD TAMPER. ALL COMPACTED AREAS SHALL BE COMPACTED TO WITHIN 95%.
- ANY FILL OR STONE WILL BE PLACED IN MAXIMUM 6" LIFTS PRIOR TO COMPACTING.
- FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXCEED A MINIMUM OF 12" FROM THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.
- USE RIPRAP IN ANY AREAS WITH A SLOPE GREATER THAN 2:1. ENTIRE DITCH FOR PLANS.
- SEED FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS, PATCHES, DRAINAGE AND SWALE AREAS, UNLESS OTHERWISE NOTED. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. PREPARE SURFACE PROPERLY TO ACCEPT THE SEEDS. SOW SEEDS IN TWO OPPOSITE DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE GROWTH OF THE SEEDED AND TO MAINTAIN THE SEEDS. STRAW COVER SHALL BE APPLIED AND ANY OTHER PROPER LANDSCAPING METHOD NECESSARY. ALL AREAS MUST HAVE SUSTAINED GROWTH BY THE TIME OF THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROTECT ALL AREAS FROM WASHOUTS AND SOIL EROSION. STRAW BUNDLES SHALL BE PLACED AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY ON-SITE RESTROOM FACILITIES FOR THE DURATION OF CONSTRUCTION PROGRESS.

PLANS PREPARED FOR:



6210 ARDREY KELL ROAD
SUITE 375
CHARLOTTE, NC 28277

PLANS PREPARED BY:



T-2 SITE SERVICES
1000 W. WILSON ROAD, SUITE 100
CHARLOTTE, NC 28203
(704) 581-1111



REGISTERED PROFESSIONAL ENGINEER
No. 60241
STATE OF GEORGIA
Craig Andrew Smead

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REVISION	DATE	BY	REV
FINAL CDS	1.29.26	CAR	2
REVISED CDS	1.22.26	TUT	1
ISSUED FOR REVIEW	10.7.25	KE	0

HARMONITOWER ID # :
GA0009842
VZW FUZE PROJECT # :
17191006
HARMONI SITE NAME:
MCBEAN
4816 OLD WAYNESBORO RD
HEPHZIBAH, GA 30815
NEW 289' GUYED TOWER

GENERAL NOTES	REV.:
GN-2	2
SHEET NUMBER	68137

STRUCTURAL:

- ALL MATERIALS, LABOR, AND METHODS SHALL CONFORM TO ALL APPLICABLE ASTM AND AIA STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE STANDARDS ARE MET AND BE ABLE TO PRODUCE THE VERIFICATION OF THESE ITEMS UPON REQUEST.
- ALL EQUIPMENT SHALL BE INSTALLED PLUMB AND LEVEL.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE AND ASTM SPECIFICATION. STEEL SHALL CONFORM TO ASTM A572 GR. 50 OR A588 GR. 80 FOR I BEAMS, AND ASTM A36 FOR PLATES, AND ASTM A500 GR. B FOR I BEAM MEMBERS, AND ASTM A431 GR.B FOR PIPES.
- ALL CONNECTIONS OF STRUCTURAL STEEL MEMBERS SHALL BE MADE USING SPECIFIED WELDS WITH WELDING ELONGATION TESTS OR SE-CORDED STRENGTH BOLTS TO BE ASTM A328, THREAD EXCLUDED FROM SHEAR PLANE. ALL STEEL EXPOSED TO MOISTURE, SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION PER ASTM A-123.
- ALL DAMAGED SURFACES, WELDED AREAS AND AREAS AUTHORIZED NON-GALVANIZED MEMBERS OR PARTS (EXISTING OR NEW) SHALL BE SAVED TO MATCH THE ZINC COAT ZINC COLD GALVANIZING COMPOUND MANUFACTURED BY ZEC CHEMICAL PRODUCTS CO. OR USE THERMAL SPRAYING WITH PLATZING B5719 AS MANUFACTURED BY PLANT.
- ALL SHOP AND FIELD WELDING SHALL BE DONE BY WELDERS QUALIFIED AS DESCRIBED IN THE "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" TO PERFORM THE TYPE OF WORK REQUIRED.
- CONTRACTOR SHALL MEASURE AND VERIFY ALL EXISTING CONDITIONS AND CONDITIONS TO BE CONSTRUCTED PRIOR TO THE START OF THE PROJECT. THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO THE PURCHASE, FABRICATION AND ERECTION OF ANY MATERIAL.
- INCORRECTLY FABRICATED, DAMAGED, OTHERWISE MIS-FITTING, OR NON-CONFORMING MATERIALS AND CONDITIONS SHALL BE REPORTED TO THE OWNER, ENGINEER, AND CONSTRUCTION MANAGER PRIOR TO ANY REMEDIAL OR CORRECTIVE ACTION. ALL ACTIONS SHALL REQUIRE THE APPROVAL OF THE OWNER.
- CONTRACTOR SHALL EXECUTE ALL WORK PREVENTING ANY DAMAGE TO EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVE EXISTING ROOFING GUARANTEES AND WARRANTIES. ROOF SHALL BE RESTORED TO COMPLETE WATER TIGHTNESS WITH THE APPROVED MATERIAL AND BY A SUB CONTRACTOR PRE-APPROVED BY THE OWNER IN WRITING.
- CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL DEBRIS FROM SITE.
- ALL PENETRATIONS TO BE PROPERLY FIRED-STOPPED WITH 3M F.S.195 WRAP STRIP FIRE STOP AND CO25 NON-SHRINKING PUTTY FIRE BARRIER SEALANT. MAINTAIN FIRE RATING OF ALL PENETRATED SURFACES.
- ALL MOUNTS TO WALLS TO BE SEALED AT TOP AND SIDES WITH DOW CORNING TOOLS TO MAINTAIN A FINISHED APPEARANCE.
- CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL DEBRIS FROM SITE.

FAA REGULATIONS FOR ANTENNA TOWER:

- FAA FORM 7460-1 IS REQUIRED TO BE FILED NO MORE THAN 5 DAYS AFTER CONSTRUCTION BEGINS FOR ANTENNA TOWER.
- MARKING AND LIGHTING ARE NECESSARY FOR AVIATION SAFETY.
- ANY EQUIPMENT USED DURING CONSTRUCTION SHALL NOT EXCEED THE OVERALL HEIGHTS AS INDICATED ON THE AERONAUTICAL STUDY. EQUIPMENT WHICH HAS A HEIGHT GREATER THAN THE STUDIED STRUCTURE REQUIRES SEPARATE NOTICE TO THE FAA.

GROUNDING:

- THE CONTRACTOR SHALL VERIFY WITH THE OWNER'S REPRESENTATIVE THAT ALL CONDUIT SYSTEMS, EQUIPMENT, DEVICES, PANELS, LINES, TRAYS, BRIDGES, PLATFORMS, AND ANY AND ALL ITEMS ARE GROUNDED PROPERLY.
- THE GROUNDING SYSTEM CONNECTIONS SHALL BE MADE WITH HYDROGUND COMPRESSION CONNECTORS BELOW GRADE AND MECHANICAL TWO LUG COMPRESSION CONNECTIONS ABOVE GRADE. USE ONLY STAINLESS STEEL SCREWS, BOLTS, WASHERS, AND NUTS FOR FASTENING.
- CLEAN SURFACES THOROUGHLY BEFORE APPLYING GROUND LUGS OR CLAMPS. IF SURFACE IS COATED, THE COATING MUST BE REMOVED DOWN TO THE BARE METAL. ONCE THE SURFACE IS CLEANED, THE GROUNDING SYSTEM SHALL BE APPROVED BY THE CONTRACTOR. GALVANIZING IS REMOVED FROM METAL. IT SHALL BE PAINTED OR TOUCHED UP WITH COLD GALVANIZING PAINT SUCH AS CLAWOX OR EQUAL.
- ALL CLAMPS, SLEEVES, AND SUPPORTS USED TO SUPPORT OR CHANNEL THE GROUNDING SYSTEM CONDUCTORS AND PVC CONDUITS SHALL BE PVC TYPE NON-CONDUCTIVE. DO NOT USE METAL BRACKETS OR SUPPORTS, WHICH FORM A COMPLETE RING AROUND ANY GROUNDING CONDUCTOR.
- SUCH AS T&B KOPR SHIELD, NO-OXY, NOALOX, PENETROX OR EQUAL. VERIFY THE PRODUCT WITH THE OWNER'S REPRESENTATIVE PRIOR TO USAGE.
- GROUND THE H-FRAME AND ANY OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO THE INSULATED SURFACE MOUNTED GROUND BARS UNLESS OTHERWISE NOTED IN CONSTRUCTION DRAWINGS. CONNECTION DETAILS TO BE PERFORMED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- IF NEEDED, THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN FOR LIGHTNING PROTECTION. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUS AT THE LOWEST POINT OF A VERTICAL RUN JUST BEFORE IT BEGINS TO BEND TOWARD THE HORIZONTAL PLANE. WIRE RUNS TO GROUND SHALL BE KEPT AS STRAIGHT AND SHORT AS POSSIBLE. THE ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE CELL CABINET. ALL ANTENNA CABLES OVER 300 FEET IN LENGTH SHALL ALSO BE EQUIPPED WITH ADDITIONAL GROUNDING AT MIDPOINT.
- THE CONTRACTOR, UPON COMPLETION OF THE GROUNDING SYSTEM, SHALL SCHEDULE A TEST OF THE SYSTEM WITH AN INDEPENDENT LABORATORY AS SELECTED BY THE OWNER. A TEST OF THE SYSTEM WITH AN INDEPENDENT LABORATORY WILL BE INFORMED 24-HOURS IN ADVANCE OF THE TEST.
- STORE REDUNDANT DRAWINGS ON SITE AT ALL TIMES IN CAPPED PVC CONDUIT TIME OF PUNCHLIST.
- CONTRACTOR TO PROVIDE PHOTO'S OF ANTENNA INSTALL (PUNCHLIST ITEMS) AT TIME OF PUNCHLIST.
- CONTRACTOR TO PERFORM PRE AND POST GROUNDING TEST FROM HARMONI TOWERS TEST WELL TO HARMONI TOWERS TEST WELL. HARMONI TOWERS TO PROVIDE MOST RECENT OHM TEST.
- GROUND RING MUST BE PERFORMED AFTER INSTALLATION OF EQUIPMENT. CONNECTION TO GROUND RING MUST BE LESS THAN OR EQUAL TO 5 OHMS.

ELECTRICAL:

- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING, FILING, AND FEES IN CONNECTION WITH THE PROJECT.
- THE CONTRACTOR SHALL SCHEDULE ALL NECESSARY INSPECTIONS WITH THE PROPER AUTHORITIES AND INFORM THE OWNER'S REPRESENTATIVE 24-HOURS IN ADVANCE. ALL TICKETS AND INSPECTION VERIFICATIONS WILL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN 24-HOURS AFTER THE INSPECTION HAS TAKEN PLACE.
- ALL LABOR AND MATERIAL SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES, RULES, REGULATIONS, AND STANDARDS.
- ALL EQUIPMENT, WIRING, AND MATERIALS MUST HAVE A UL LABEL.
- ALL WORK SHALL BE DONE BY QUALIFIED AND EXPERIENCED JOURNEYMEN AND APPRENTICES IN A WORKMANLIKE MANNER AND SHALL PROCEED IN AN ORDERLY MANNER SO AS NOT TO HOLD UP THE PROGRESS OF THE PROJECT.
- THOROUGHLY TEST ALL LINES, FEEDERS, EQUIPMENT, AND DEVICES WITH MAXIMUM LOADS TO ASSURE PROPER OPERATION.
- CONDUITS AND FITTINGS FOR OUTSIDE APPLICATIONS SHALL BE RIGID OR NON-METALLIC. ALL CONDUITS SHALL BE IDENTIFIED WITH COLOR CODED IDENTIFICATION TAGS. ALL ABOVE CEILING SHALL BE EM SUPPORT AND CONDUITS WITHIN PANELS SHALL BE IDENTIFIED WITH APPROVED ANCHORING DEVICES.
- ALL WIRES SHALL BE COPPER. USE OF ALUMINUM CONDUCTORS WILL NOT BE PERMITTED. SEE ELECTRICAL PLANS FOR SIZING AND LOCATIONS. USE PROPER SIZE CONNECTORS PER THE LOCAL, STATE, AND NATIONAL CODES.
- CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPLICES.
- PROVIDE PULL BOXES WHERE SHOWN AND WHERE REQUIRED BY CODES AND UTILITY COMPANIES.
- ALL CONDUIT ROUGH IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. CONTRACTOR SHALL VERIFY ALL LOCATIONS.
- ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES, AND CABINETS WITH APPROVED PLASTIC TAGS.
- ALL BREAKERS IN PANEL BOXES SHALL BE IDENTIFIED WITH TYPE WRITTEN LABELS NEATLY PLACED ALONG SIDE OF THE BREAKER.
- ALL GROUND BUS PLATES SHALL BE 1/4"X20" AND SHALL BE TINNED COPPER AND LARGE ENOUGH TO ACCOMMODATE THE REQUIRED NUMBER OF GROUNDING CONNECTIONS. THE HARDWARE SECURING THE MGB, AND ALL LOWER BUS BARS, SHALL INSULATE THEM FROM ANY STRUCTURE TO WHICH THEY ARE FASTENED (IF APPLICABLE).
- ANY PENETRATIONS THROUGH WALLS, CEILINGS, FLOORS, ROOFS OR ANY OTHER SURFACE SHALL BE CORE DRILLED AND CLOSED WITH A UL RATED FIRE SAFING ASSEMBLY. IF A FIRE RATING IS NOT REFERRED TO ON THE DRAWINGS, THEN THE CONTRACTOR SHALL ASSUME A 2-HOUR RATING.
- THE MATERIALS AND EQUIPMENT INFORMATION ON THESE DRAWINGS IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THAT THE DRAWINGS WERE ISSUED. CHANGES MAY OCCUR AND THE CONTRACTOR SHALL VERIFY ALL ITEMS PRIOR TO PLACEMENT AND MAKE ANY CORRECTIONS WITHOUT FURTHER COST TO THE OWNER.
- ALL UNDERGROUND CONDUITS SHALL BE AS CALLED OUT WITHIN THESE DRAWINGS AND SWEEPS OR BENDS AND ABOVE GROUND CONDUITS SHALL BE RIGID GALVANIZED STEEL. ALL CONDUITS NOT TERMINATING INTO A CLOSED AREA MUST BE SEALED TO PREVENT ENTRY OF ANY MOISTURE OR FOREIGN OBJECTS.

UTILITIES:

- ALL UTILITIES SHALL BE ROUTED UNDERGROUND ACCORDINGLY AND COMPLY WITH ALL PROPER CODING.

NOTE: IT IS THE POLICY OF HARMONI TOWERS/PI TOWER DEVELOPMENT TO INSTALL SAFETY CLIMB EQUIPMENT ON ALL OWNED TOWER STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY UTILIZE THE INSTALLED SAFETY CLIMB EQUIPMENT WHENEVER PERFORMING WORK ON HARMONI TOWERS PI TOWER DEVELOPMENT PROPERTY. IF THE CONTRACTOR CAUSES ANY DAMAGE TO THE HARMONI TOWERS PI TOWER DEVELOPMENT SAFETY CLIMB EQUIPMENT OR IF THE SAFETY CLIMB SYSTEM IS IN ANY WAY COMPROMISED THROUGH THE ACTIONS OF THE CONTRACTOR, THE CONTRACTOR SHALL FULLY RESTORE THE SAFETY CLIMB SYSTEM/EQUIPMENT TO THE ORIGINAL DESIGN SPECIFICATIONS.

<p>PLANS PREPARED FOR:</p> <p>HARMONI TOWERS</p> <p>6210 ANDREY KELL ROAD SUITE 375 CHARLOTTE, NC 28277</p>	<p>PLANS PREPARED BY:</p> <p>T² T-SQUARED SITE SERVICES</p> <p>10000 WOODHOLLOW DR. SUITE 100 CHARLOTTE, NC 28277 704.488.8888</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>GEORGIA REGISTERED PROFESSIONAL ENGINEER</p> <p>NO. PE049387 CRAIG ANDRE SWEENEY</p>	<p>DATE: _____ BY: _____</p> <p>REVISIONS:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>REV.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>FINAL CDS</td> <td>1.29.26/10</td> <td>AR</td> <td>2</td> </tr> <tr> <td>2</td> <td>REVISED CDS</td> <td>1.22.26</td> <td>TJT</td> <td>1</td> </tr> <tr> <td>3</td> <td>ISSUED FOR REVIEW</td> <td>10.7.25</td> <td>KE</td> <td>0</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	REV.	1	FINAL CDS	1.29.26/10	AR	2	2	REVISED CDS	1.22.26	TJT	1	3	ISSUED FOR REVIEW	10.7.25	KE	0	<p>PROJECT NO.:</p> <p>HARMONI TOWER ID #: GAO009842</p> <p>VZW FUZE PROJECT #: 17191006</p> <p>HARMONI SITE NAME: MCBEAN</p> <p>4816 OLD WAYNESBORO RD HEPHZIBAH, GA 30815</p> <p>NEW 289' GUYED TOWER</p>
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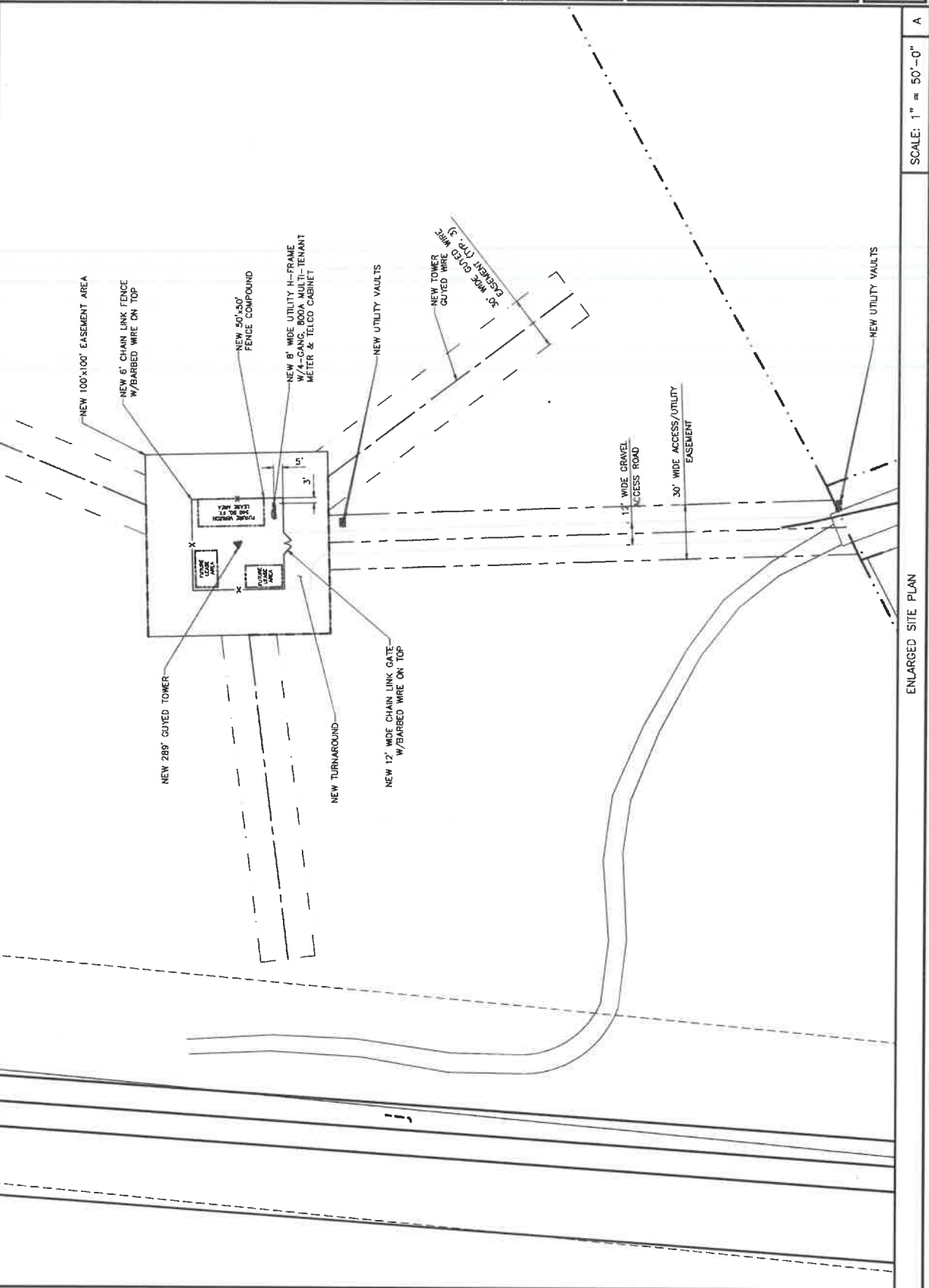
PARCEL MAP

SCALE: 1=300_1 A

GENERAL NOTES

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS FROM ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE HARMONI CONSTRUCTION MANAGER IN WRITING OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR COMMENCEMENT OF WORK. OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FROM THE DATE OF THE OBTAINMENT OF THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND OBTAIN ANY NECESSARY PROTECTIVE ORGANIZATION AT (800) 344-8377 PRIOR TO EXCAVATION AT SITE.
9. ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
10. NO SIGNIFICANT MOISTURE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
11. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
12. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
13. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
14. THERE ARE NO COMMERCIAL SIGNS NEW FOR THIS INSTALLATION.
15. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. PROTEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
16. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH, UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
17. ALL EXISTING ACTIVE SERVICES, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONTRACTOR WHEN EXCAVATING OR PER DRILLING AROUND OR NEAR UTILITIES.
18. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS (REFER TO GRADING PLAN).
19. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE APPLICABLE CODES AND REGULATIONS OF THE MUNICIPALITY, COUNTY, STATE AND FEDERAL GOVERNMENT.
20. UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.

PLANS PREPARED FOR: HARMONI TOWERS 6210 ARBORY KELL ROAD SUITE 575 CHARLOTTE, NC 28277		PLANS PREPARED BY: T-2-SQUARED SITE SERVICES 1000 W. WILSON ROAD SUITE 100 CHARLOTTE, NC 28202		REGISTERED PROFESSIONAL ENGINEER STATE OF NORTH CAROLINA PROFESSIONAL ENGINEER IN ELECTRICAL No. PE040357 CRAIG ANDREWS		THESE DOCUMENTS ARE COMPUTER GENERATED AND ARE THE SOLE PROPERTY OF T-2-SQUARED SITE SERVICES. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF T-2-SQUARED SITE SERVICES.	
HARMONI TOWER ID # : GA0009842 VZW FUZE PROJECT # : 17191006 HARMONI SITE NAME : MCBEAN 4816 OLD WA YNESBORO RD HEPHIZBAH, GA 30815 NEW 289° GUYED TOWER		SHEET NUMBER: C-2 REV.: 2 68137		REFERENCE: DATE BY REV FINAL CDS 1.29.26 CAR 2 REVISED CDS 1.22.26 TJT 1 ISSUED FOR REVIEW 10.7.25 KE D PROJECT NO:		SCALE: 1" = 50'-0" A	

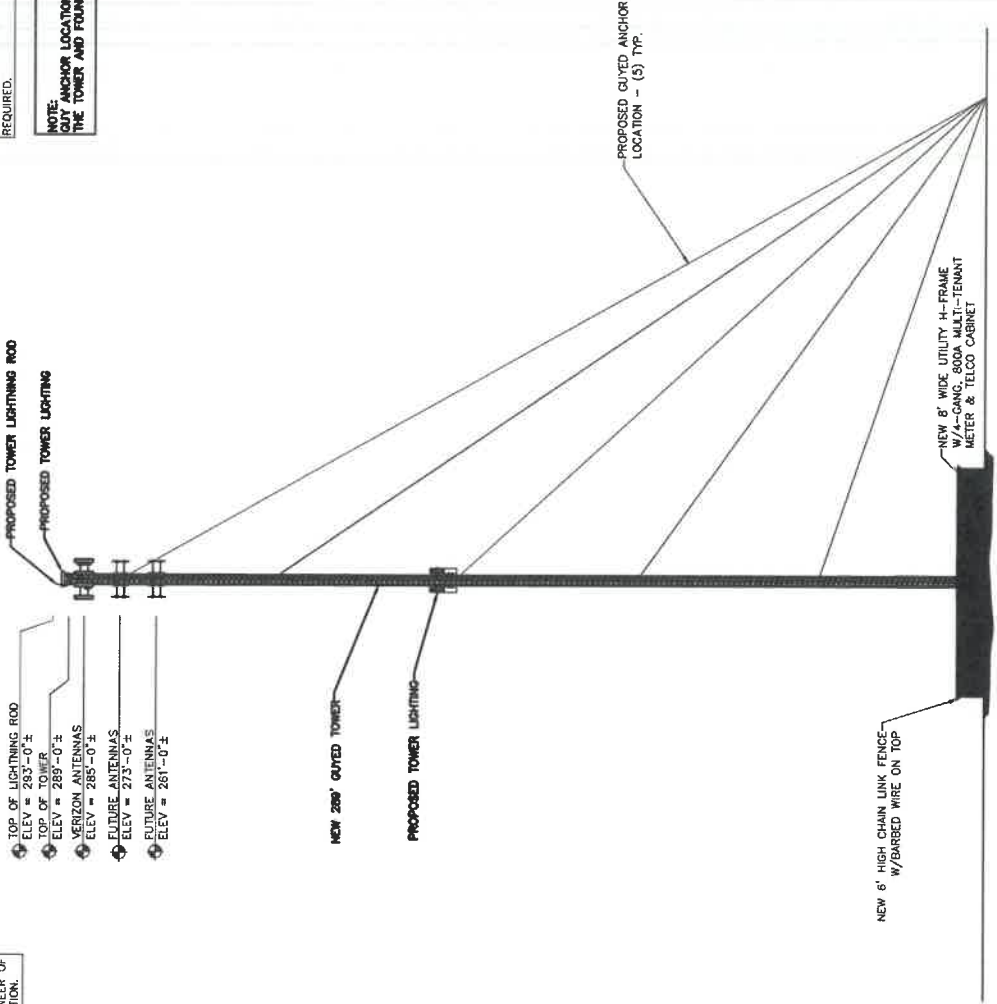


A CERTIFIED STRUCTURAL ANALYSIS OF THE TOWER HAS BEEN COMPLETED BY OTHERS. THE CONTRACTOR SHALL OBTAIN ALL STRUCTURAL REPORTS AND FOLLOW ALL RECOMMENDATIONS. IF ANY LOADING REPRESENTED WITHIN THESE DRAWINGS CHANGES FROM THAT WHICH WAS ASSUMED IN THE ORIGINAL DESIGN DRAWINGS, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEER OF RECORD IMMEDIATELY PRIOR TO START OF CONSTRUCTION.

- TOP OF LIGHTNING ROD
ELEV = 283'-0" ±
- TOP OF TOWER
ELEV = 289'-0" ±
- VERIZON ANTENNAS
ELEV = 285'-0" ±
- FUTURE ANTENNAS
ELEV = 273'-0" ±
- FUTURE ANTENNAS
ELEV = 261'-0" ±

NOTE: TOWER LIGHTING REQUIRED. MARKING AND LIGHTING ARE NECESSARY FOR AVIATION SAFETY. DUAL LIGHTING (MEDIUM WHITE LIGHTS IN DAY AND RED LIGHTS AT NIGHT ARE REQUIRED).

NOTE: GUY ANCHOR LOCATION VARY AND WILL BE RELECTED ONCE THE TOWER AND FOUNDATION DESIGN ARE COMPLETE.



PROPOSED GUYED ANCHOR LOCATION - (5) TYP.

PLANS PREPARED FOR:

HARMONI TOWERS

6210 ANDREW KELL ROAD
SUITE 375
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T-SQUARED
T-SITZ SERVICES

10000 WOODHOLLOW DRIVE
SUITE 100
CHARLOTTE, NC 28277

REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2024

REGISTERED PROFESSIONAL ENGINEER & ARCHITECT

GEORGIA REGISTERED PROFESSIONAL ENGINEER

NO. FE0448337
CRAIG ANDREW SWANEE

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REVISION	DESCRIPTION	DATE	BY	REV
1	ISSUED FOR REVIEW	10.7.25	KE	D
2	REMOVED CD#	1.22.28	TJT	1
2	FINAL CDS	1.23.28	CAR	2

PROJECT INFO

HARMONI TOWER ID # : GA0009842
VZW FUZE PROJECT # : 17191006
HARMONI SITE NAME : MCBEAN
4816 OLD WAYNESBORO RD
HEPHZIBAH, GA 30815
NEW 289' GUYED TOWER

SHEET NUMBER	REV.
C-3	2
ELEVATION	
68137	

SCALE: N.T.S. A

TOWER ELEVATION

Item 1.

PLANS PREPARED FOR:
HARMONI TOWERS
 6210 ANDREY KELL ROAD
 SUITE 375
 CHARLOTTE, NC 28277

PLANS PREPARED BY:
T-QUANTO SITE SERVICES
 10000 WOODHOLLOW DRIVE
 SUITE 100
 CHARLOTTE, NC 28226
 (704) 581-1111
 www.t-quantositeservices.com



CONSENT OF THE BOARD OF PROFESSIONAL ENGINEERS
 LICENSE NO. 123456789 10/1/2011

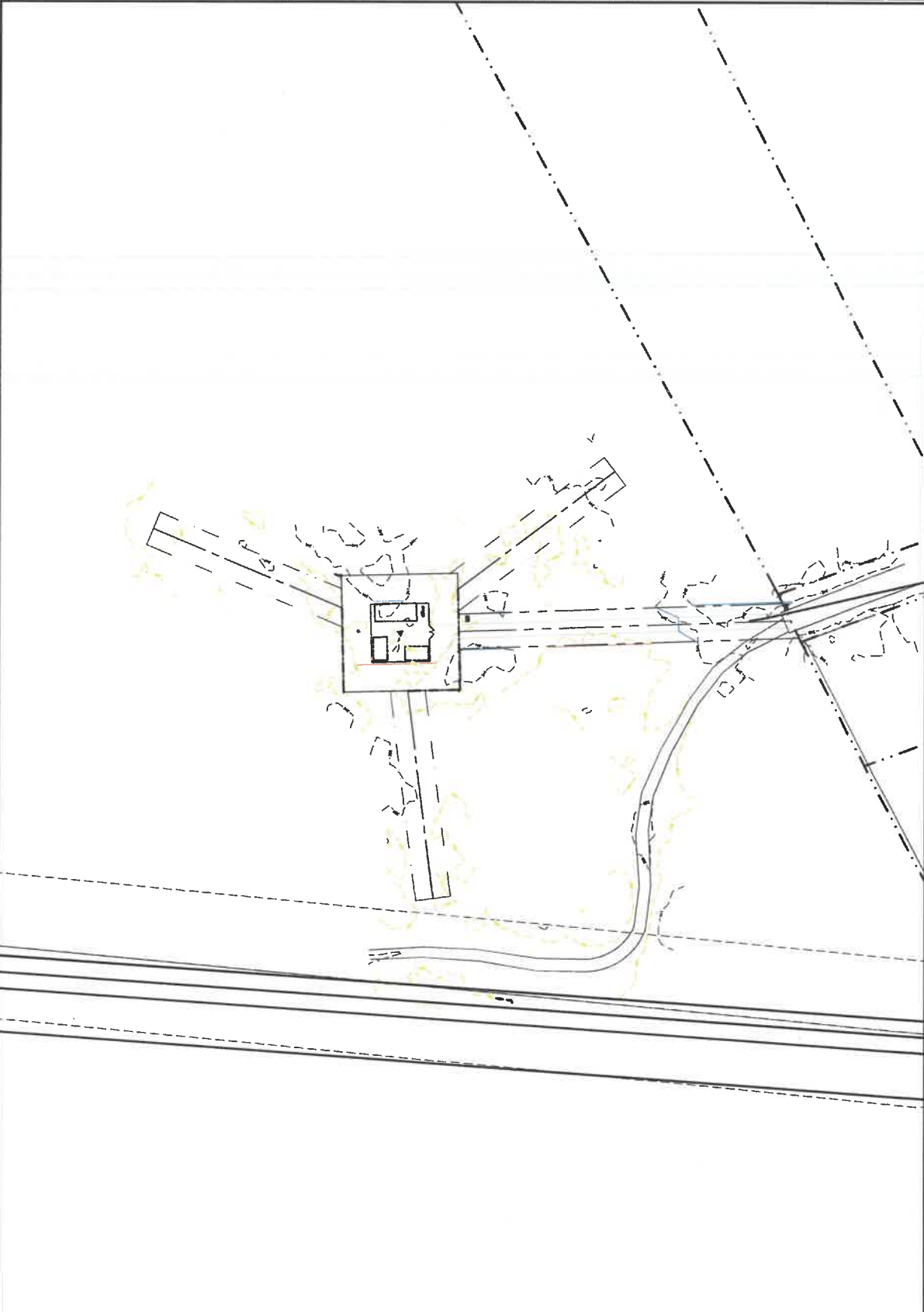
REVISIONS

NO.	DESCRIPTION	DATE	BY	REV.
1				
2				

FINAL CDS	1.29.26	CAR	2
REVISED CD#	1.22.26	TJT	1
ISSUED FOR REVIEW	10.7.25	KE	0

PROJECT NO.:
 HARMONI TOWER ID # :
 GA0009842
 VZW FUZE PROJECT # :
 17191006
 HARMONI SITE NAME:
 MCBEAN
 4816 OLD WAYNESBORO RD
 HEPHZIBAH, GA 30815
 NEW 289' GUYED TOWER

SHEET NUMBER	C-4	REV.	2
			68137



SCALE: 1" = 80'-0" A

GRADING PLAN

PLANS PREPARED FOR:

6210 ARBERRY KELL ROAD
SUITE 375
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T-SQUARED SITE SERVICES
1000 W. WILSON ROAD
SUITE 100
CHARLOTTE, NC 28202

REGISTERED PROFESSIONAL ENGINEER

CRAG ANDREW SWAIN
No. PE044357
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA

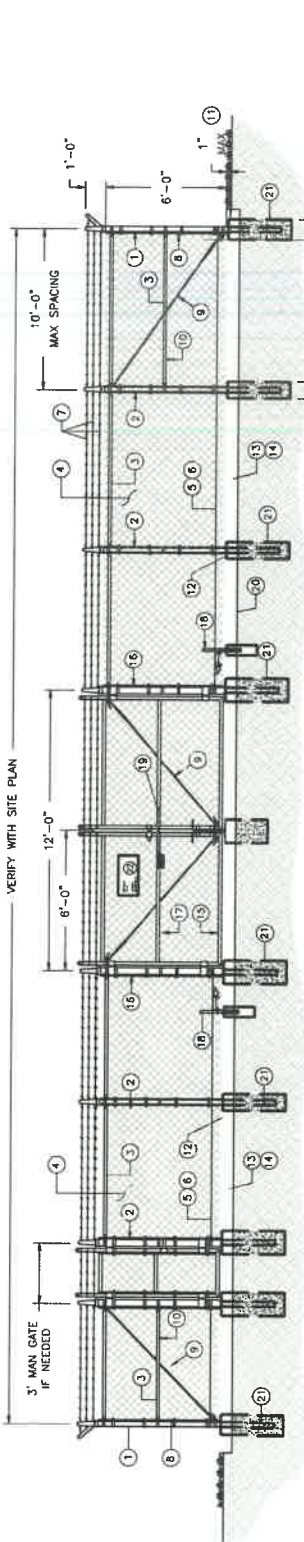
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NO.	DESCRIPTION	DATE	BY	REV
1	FINAL CDS	1.29.20	CAJ	2
2	REVISED CDS	1.22.26	TJT	1
3	ISSUED FOR REVIEW	10.7.25	KE	0

HARMONI TOWER ID # :
GA0009842
VZW FUZE PROJECT # :
17191006
HARMONI SITE NAME :
MGBEAN
4816 OLD WAYNESBORO RD
HEPHZIBAH, GA 30815
NEW 289' GUYED TOWER
FENCE DETAILS

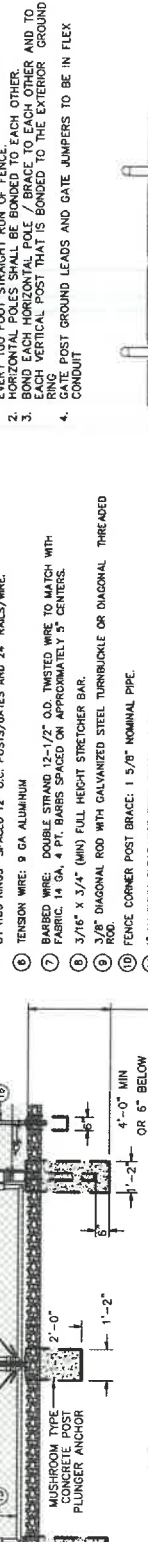
SHEET NUMBER: C-5
REV: 2
68137

Item 1.



BALLOON REFERENCE NOTES:

- CORNER END OR PULL POST: 3" O.D. SCHEDULE 40 PIPE
- LINE POSTS: 9 1/2" NOMINAL SCHEDULE 40 PIPE PER A308-F1083.
- TOP RAIL & BRACE RAIL: 1-5/8" O.D. STANDARD ROUND PIPE, PER ASTM-F1083.
- FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A329.
- WIRE: 9 GA ALUMINUM, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED 12" O.C. POSTS/GATES AND 24" RAIS/WIRE.
- TENSION WIRE: 9 GA ALUMINUM
- BARBED WIRE: DOUBLE STRAND 15-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC. # 5A, 4 PT. BARS SPACED ON APPROXIMATELY 5" CENTERS.
- 3/16" x 3/4" (MIN) FULL HEIGHT STRETCHER BAR.
- 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- FENCE CORNER POST BRACE: 1 5/8" NOMINAL PIPE
- MAXIMUM CLEARANCE FROM FINISH GRADE.
- FENCE POST FOUNDATION TO BE 1" FINISH ABOVE FINISHED GRADE
- FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- WELDED GATE FRAME: 2" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
- GATE POST 4" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
- GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083.
- BUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- STEAM LOCK MULTI-TENANT LOCKING DEWEE (1-5" SLIDE BAR AND 3 SLEEVES)
- GEOTEXTILE FABRIC
- CONCRETE FOUNDATION (MIN 3000 PSI)
- MINIMUM DEPTH: 6" BELOW FROST LINE
- 24" x 30" HARMONI SITE INFORMATION SIGN.



GENERAL NOTES:

- INSTALL SWING GATES PER ASTM F-957
- LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
- POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL) OR GALVANNEAL (GALVALUME). ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
- ALL OPEN POSTS SHALL HAVE END-CAPS.
- USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
- ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
- MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.

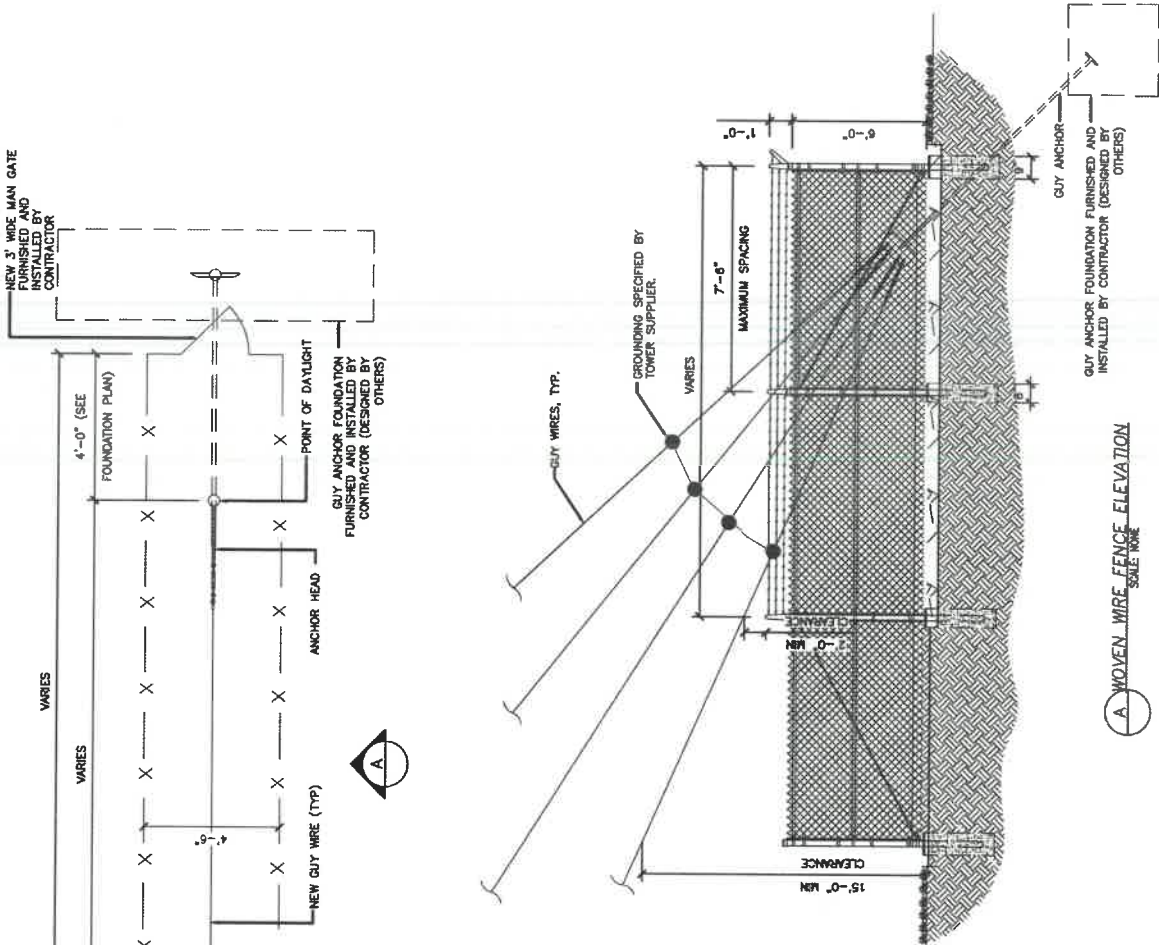
NOTE:

- THE #2 AWG. BCW, FROM THE RING GROUND SHALL BE CADWELDED TO THE POST ABOVE GRADE.
- THE #2 AWG. BCW SHALL BE BRACED TO EACH OTHER AND TO EACH VERTICAL POST ABOVE GRADE.
- GATE JUMPER SHALL BE #4/0 AWG WELDING CABLE OR FLEXIBLE COPPER BRAID BURNDY TYPE B WITH SLEEVES ON EACH END DESIGNED FOR EXOTHERMIC WELDING.
- THE #2 AWG. BCW SHALL BE INSTALLED SO THAT IT WILL NOT BE SUBJECTED TO DAMAGING STRAIN WHEN GATE IS FULLY OPEN IN EITHER DIRECTION.
- GATE POST GROUND LEADS AND GATE JUMPERS TO BE IN FLEX CONDUIT.

FENCING NOTES

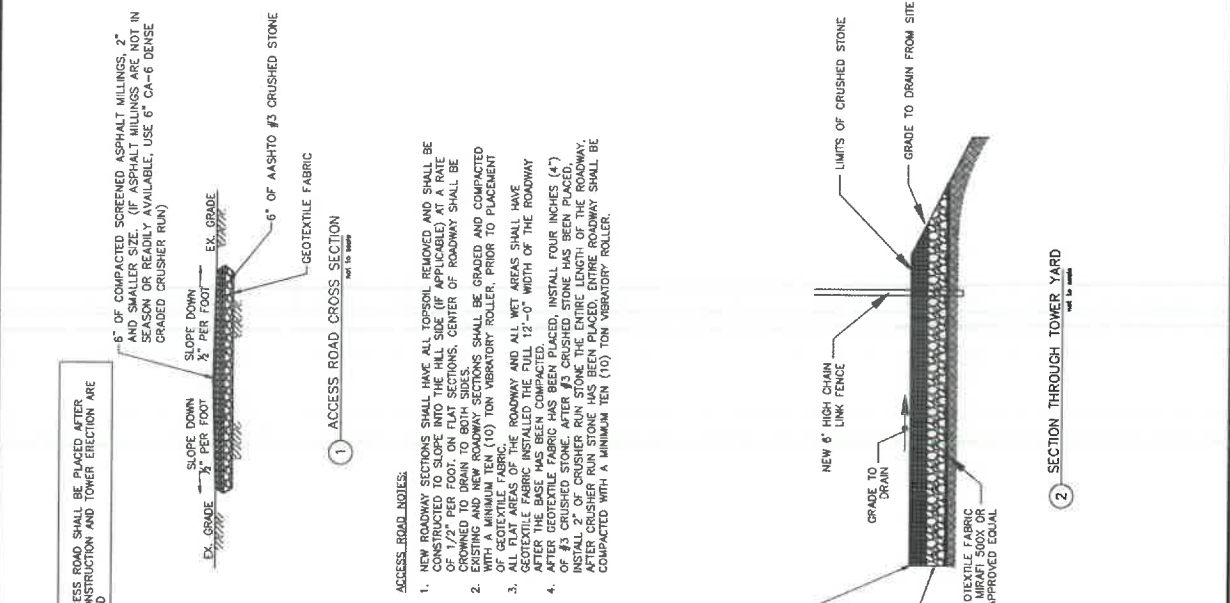
- SEE 101

<p>PLANS PREPARED FOR:</p> <p>HARMONI TOWERS</p> <p>6210 ANDRUSKEL ROAD SUITE 372 CHARLOTTE, NC 28277</p>	<p>PLANS PREPARED BY:</p> <p>T-SITE SERVICES</p> <p>7-DIGALDO 10000 WOODHOLLOW DRIVE, SUITE 100 CHARLOTTE, NC 28277</p>		<p>THESE DOCUMENTS ARE CONTRACTUAL AND ARE THE SOLE PROPERTY OF T-SITE SERVICES. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF T-SITE SERVICES.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>FINAL CDS</td> <td></td> <td>1.29.26</td> <td>CAJ</td> <td>2</td> </tr> <tr> <td>REVISED CDS</td> <td></td> <td>1.22.26</td> <td>TJT</td> <td>1</td> </tr> <tr> <td>ISSUED FOR REVIEW</td> <td></td> <td>10.7.25</td> <td>KEJ</td> <td>0</td> </tr> </tbody> </table> <p>PROJECT PROPOSAL: HARMONI TOWER ID # : GA0009842 VZM FUZE PROJECT # : 1719 006 HARMONI SITE NAME: MCBEAN 4816 OLD WAYNESBORO RD HEPHZIBAH, GA 30815 NEW 289' GUYED TOWER</p>	REVISION	DESCRIPTION	DATE	BY	REV	FINAL CDS		1.29.26	CAJ	2	REVISED CDS		1.22.26	TJT	1	ISSUED FOR REVIEW		10.7.25	KEJ	0
REVISION	DESCRIPTION	DATE	BY	REV																			
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ISSUED FOR REVIEW		10.7.25	KEJ	0																			
<p>SHEET NUMBER: C-6</p> <p>REV: 2</p> <p>68137</p>																							



- BALLOON REFERENCE NOTES:**
- 1 CORNER, END OR PULL POST: 3" O.D., SCHEDULE 40 PIPE.
 - 2 FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
 - 3 WELDED GATE FRAME: 2" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
 - 4 GATE POST 4" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
 - 5 GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083.
 - 6 CONCRETE FOUNDATION (MIN. 3000 PSI). MINIMUM DEPTH: 6" BELOW FROST LINE.
 - 7 FORK LATCH WITH COMBINATION LOCK.

PLANS PREPARED FOR: HARMONI TOWERS 6210 ARDREY KELI ROAD SUITE 375 CHARLOTTE, NC 28277	PLANS PREPARED BY: T2 SITE SERVICES 1000 W. HARRIS STREET SUITE 100 CHARLOTTE, NC 28202	REGISTERED PROFESSIONAL ENGINEER STATE OF NORTH CAROLINA LICENSE NO. 48837 CRAGO ANDREWS No. PE044837 PROFESSIONAL SEAL	SHEET NUMBER: C-7 REV: 2 68137
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NO.	DESCRIPTION	DATE	BY	REV
FINAL CDS		1.29.26	CAR	2
REVISED CDS		1.22.26	TUT	1
ISSUED FOR REVIEW		10.7.25	KE	0

PROJECT INFO:
 HARMONI TOWER ID #: GA0009842
 VZM FUZE PROJECT #: 17191006
 HARMONI SITE NAME: McBEAN
 4816 OLD WAYNESBORO RD
 HEPHZIBAH, GA 30815
 NEW 289' GUYED TOWER

NOTE: ACCESS ROAD SHALL BE PLACED AFTER FINAL CONSTRUCTION AND TOWER ERECTION ARE COMPLETED

ACCESS ROAD NOTES:

- NEW ROADWAY SECTIONS SHALL HAVE ALL TOPSOIL REMOVED AND SHALL BE CONFINED TO SLOPE INTO THE HILL SIDE (IF APPLICABLE) AT A RATE OF 3:1. EXISTING SECTIONS, CENTER OF ROADWAY SHALL BE CROWNED TO DRAIN TO BOTH SIDES.
- EXISTING AND NEW ROADWAY SECTIONS SHALL BE GRADED AND COMPACTED WITH A MINIMUM TEN (10) TON VIBRATORY ROLLER, PRIOR TO PLACEMENT ON ALL FLAT AREAS OF THE ROADWAY AND ALL WET AREAS SHALL HAVE GEOTEXTILE FABRIC INSTALLED THE FULL 12'-0" WIDTH OF THE ROADWAY AFTER THE BASE HAS BEEN COMPACTED.
- ALL FLAT AREAS OF THE ROADWAY AND ALL WET AREAS SHALL HAVE GEOTEXTILE FABRIC HAS BEEN PLACED, INSTALL FOUR INCHES (4") OF 3/4" CRUSHED STONE AFTER THE GEOTEXTILE FABRIC IS INSTALLED. CRUSHED STONE AFTER THE GEOTEXTILE FABRIC IS INSTALLED AFTER CRUSHER RUN STONE HAS BEEN PLACED. ENTIRE ROADWAY SHALL BE COMPACTED WITH A MINIMUM TEN (10) TON VIBRATORY ROLLER.

CONSTRUCTION SEQUENCE

- INSTALL FILTER FENCE DOWN SLOPE OF ALL NEW CONSTRUCTION ACTIVITY.
- CLEAR AND GRUB EXISTING VEGETATION, STRIP TOPSOIL FROM CONSTRUCTION ENTRANCE.
- ESTABLISH A SOIL STOCKPILE IF REQUIRED AT A SUITABLE LOCATION WITH THE PROJECT.
- IMMEDIATELY PLACE FILTER FABRIC AND STONE ENTRANCE MATERIAL AS DETAILED ON PLAN. NOTE: NO CONSTRUCTION EQUIPMENT SHALL BE PERMITTED TO LEAVE THE SITE UNTIL THE CONSTRUCTION ENTRANCE HAS BEEN INSTALLED.
- STABILIZE ANY REMAINING DISTURBED AREAS BY SEEDING AND MULCHING ANY AREAS THAT WOULD BE EXPOSED FOR MORE THAN 20 DAYS IN ACCORDANCE WITH THE TEMPORARY SEEDING CHART.
- CONSTRUCT ACCESS ROAD.
 - AND CONSTRUCT ACCESS ROAD FROM THE ENTRANCE TO THE LIMITS OF FENCED AREA OF THE TOWER SITE.
- CLEAR AND GRUB ANY EXISTING VEGETATION AND STRIP TOPSOIL FROM THE ACCESS ROAD AND UTILITY EASEMENT AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STOCKPILING ANY AND ALL MATERIAL ON OR OFF THE SITE THAT MAY BE UTILIZED ON THE PROJECT. ANY AND ALL UNSUITABLE SOIL AND WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND SHALL BE PROPERLY DISPOSED OF. ALL AREAS OF STOCKPILED MATERIAL AND WASTE SITES SHALL BE PROPERLY STABILIZED IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS AND ORDINANCES.
- IMMEDIATELY COMPACT SUBGRADE AND PLACE ROAD BASE MATERIAL TO DEPTH AS SHOWN ON TYPICAL SECTION.
- TEMPORARILY STABILIZE ANY REMAINING DISTURBED SOIL WITH TEMPORARY SEEDING AND MULCH AS PER SEEDING CHART. AFTER MARCH 15, AS WEATHER PERMITS, SOIL MAY BE STABILIZED ACCORDING TO EITHER THE TEMPORARY SEEDING CHART OR THE SEEDING CHART FOR DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS, MUST BE STABILIZED IMMEDIATELY.
- GRADE TOWER SITE AND STABILIZE.
 - INSTALL DOWNSLOPE ERS CONTROL DEVICES (SILT FENCE, ETC.)
- CLEAR AND GRUB VEGETATION, STRIP TOPSOIL AND UNSUITABLE MATERIAL FROM AREA TO BE GRADED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STOCKPILING ANY AND ALL MATERIAL ON OR OFF THE SITE THAT MAY BE UTILIZED ON THE PROJECT. ANY AND ALL UNSUITABLE SOIL AND WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND SHALL BE PROPERLY DISPOSED OF. ALL AREAS OF STOCKPILED MATERIAL AND WASTE SITES SHALL BE PROPERLY STABILIZED IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS AND ORDINANCES.
- ROUGH GRADE SITE AS SHOWN ON PLANS, CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1 UNLESS OTHERWISE NOTED.
- IMMEDIATELY STABILIZE SIDE SLOPES BY TRACKING AND EQUIPPING SOIL USING A DOZER OR SUITABLE EQUIPMENT THEN IMMEDIATELY SEED AND MULCH ALL EXPOSED DISTURBED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TOWER FOUNDATION FOOTINGS. THE CONTRACTOR SHALL DISPOSE OF OR REUSE ANY SUITABLE MATERIAL EXTRACTED DURING THE EXCAVATION OPERATIONS. ALL MATERIAL SHALL BE HANDLED IN THE SAME MANNER AS ALL OTHER WASTE OR STOCKPILED MATERIAL, PROPERLY DISPOSED OF OR STOCKPILED AND STABILIZED.
- INSTALL TOWER FOOTINGS TO THE SPECIFICATIONS AND DIMENSION AS PRESCRIBED AND DESIGNED BY OTHERS. IF FOUNDATION TRENCHES REQUIRE Dewatering, PUMP WATER SHALL BE FILTERED THROUGH A SEDIMENT DEWATERING TRAP BEFORE DISCHARGING.
- BACKFILL AROUND FOUNDATIONS AND COMPLETE FINAL GRADING AROUND BUILDING AND TOWER. STABILIZE WITH STONE BASE (GRAVEL APRON) AS DETAILED ON PLAN.
- ERECT TOWER IN ACCORDANCE WITH THE SPECIFICATIONS AND ERECTION PLANS AND PROCEDURES PREPARED AND SUPPLIED BY OTHERS.
- INSTALL THE FENCE, STABILIZE ANY REMAINING AREAS THAT MAY BE EXPOSED FOR MORE THAN 20 DAYS IN ACCORDANCE WITH THE TEMPORARY SEEDING CHART.
- OVERLAY CONSTRUCTION ENTRANCE AND OR ACCESS ROAD WITH #3 AASHTO CRUSHED AGGREGATE MATERIAL AS SHOWN ON THE PLAN DETAILS.
- DEMOLITION
 - COMPLETE PERMANENT STABILIZATION MEASURES (FINAL SEEDING) FOR ENTIRE SITE AND/OR REPAIR DAMAGED CRUSHED STONE AREAS.
 - AFTER ALL AREAS ARE AT LEAST 75% PERMANENTLY STABILIZED BY VISUAL INSPECTION, TEMPORARY CONTROL MEASURES PLACE DOWN SLOPE (FILTER FENCE, ROCK FILLERS, ETC.) MAY BE REMOVED.
- EARTH MOVING DURING WINTER CONDITIONS
 - IN ORDER TO MINIMIZE THE POTENTIAL FOR SOIL EROSION AND RESULTING POLLUTION DURING THE WINTER SEASON, THE CONTRACTOR SHALL TAKE THE FOLLOWING PRECAUTIONS:
 - LOCATED ON THE SITE.
 - WHEN FROZEN SOILS ARE ENCOUNTERED, THEY MUST BE STABILIZED WITHIN 3 DAYS OF DISTURBANCE WITH MULCH AND SEEDING AS SHOWN ON THE PLAN. AREAS THAT ARE NOT TO BE PERMANENTLY STABILIZED WITH STONE SHALL BE STABILIZED WITH MULCH AND JOLE NETTING UNTIL TEMPORARY OR FINAL SEEDING CAN BE ACCOMPLISHED.
 - ADDITIONAL STONE SHALL BE PLACED ON THE CONSTRUCTION ENTRANCE AND OR ACCESS ROAD IF REQUIRED TO MAINTAIN ITS EFFECTIVENESS.
- SOIL PREPARATION: A SOIL TEST ANALYSIS IS RECOMMENDED TO DETERMINE THE NECESSARY SOIL AMENDMENTS; SOILS WITH LOW NUTRIENT LEVELS SHOULD BE FERTILIZED AT A RATE OF 1000 LBS. PER ACRE PLUS MULCH (10-20-20) FERTILIZER AT THE RATE OF 1000 LBS. PER ACRE. MULCH SHOULD BE APPLIED WITHIN 30 DAYS OF SEEDING. MULCH STRAW AT A RATE OF 3 TONS PER ACRE. IF FINAL SEEDING IS NOT ACCOMPLISHED WITHIN THE SAME GROWING SEASON, LIME, FERTILIZER, AND MULCH SHALL BE REAPPLIED AT THE TIME OF FINAL SEEDING AT THE SAME RATES AS INDICATED ABOVE.

<p>PLANS PREPARED FOR:</p> <p>HARMONI TOWERS</p> <p>6210 ANDREW HELL ROAD SUITE 370 CHARLOTTE, NC 28277</p>	<p>PLANS PREPARED BY:</p> <p>T-SQUARE SITE SERVICES</p> <p>1000 W. WYOMING ST. SUITE 100 CHARLOTTE, NC 28202</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>CRAG ANDRE SAEV</p> <p>GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PEC044357 EXPIRES 12/31/2024</p>	<p>PROJECT INFO:</p> <p>HARMONI TOWER ID #: GA0009842</p> <p>VZM FUZE PROJECT #: 17191006</p> <p>HARMONI SITE NAME: McBEAN</p> <p>4816 OLD WAYNESBORO RD HEPHZIBAH, GA 30815</p> <p>NEW 289' GUYED TOWER</p>
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<p>FINAL CDS: 1.29.2024 CAR 2</p> <p>REVISED CDS: 1.22.26 TLT 1</p> <p>ISSUED FOR REVIEW: 10.7.25 HEC 0</p>		<p>SHEET NUMBER: C-8</p> <p>REV: 2</p> <p>68137</p>	

WHITE BACKGROUND
BLACK LETTERING

HARMONI TOWERS
6210 ANDREW HELL ROAD
SUITE 370
CHARLOTTE, NC 28277

SITE ID: GA0009842
SITE NAME: McBEAN
SITE ADDRESS: 4816 OLD WAYNESBORO RD
HEPHZIBAH, GA 30815
FCC REGISTRATION: ###

FOR LEASE INFORMATION
CALL 904-450-4830

OWNER CONTACT SIGN

24" WIDE x 18" HIGH

MOUNTING LOCATION: COMPOUND GATE
QUANTITY: 1

3 OWNERS SIGN
N/A

YELLOW BACKGROUND (BLACK LETTERING)

CAUTION

On this tower, Radio frequency fields may exceed FCC Occupational limits for human exposure. Personnel climbing this tower should be trained for working in radio frequency environments and use a personal RF monitor. Contact ATC HCC at (877) 514-6837 Ext. 83 for further information.
FCC ACR No. _____

WHITE BACKGROUND
BLACK LETTERING

CAUTION RADIO FREQUENCY SIGN W/ FCC SIGN

12" WIDE x 18" HIGH

MOUNTING LOCATION: AT OR NEAR BASE OF TOWER FACING
COMPOUND ACCESS GATE
QUANTITY: 1

2 CAUTION SIGN
N/A

YELLOW BACKGROUND (BLACK LETTERING)

CAUTION

Beyond this point, Radio frequency fields at this site may exceed FCC rules for human exposure. For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

WHITE BACKGROUND
BLACK LETTERING

NO TRESPASSING

YELLOW BACKGROUND (BLACK LETTERING)

CAUTION-NO TRESPASSING SIGN

12" WIDE x 18" HIGH

MOUNTING LOCATION: COMPOUND GATE & SHELTER DOOR
QUANTITY: 2

1 CAUTION SIGN
N/A




PLANS PREPARED FOR:	HARMONI TOWERS 6210 HOBURY KELL ROAD SUITE 375 CHARLOTTE, NC 28277
PLANS PREPARED BY:	T-SQUARED T-SQUARED SITE SERVICES 10000 WOODHOLLOW DRIVE, SUITE 100 CHARLOTTE, NC 28226
CONTRACT NO. / PROJECT NO. / SHEET NO.	CONTRACT NO. 171191006 / PROJECT NO. 17191006 / SHEET NO. 2
DATE	10/25/25
BY	REV
DESCRIPTION	
FINAL CDS	1.29.26 CAR 2
REVISED CD#	1.22.26 TLT 1
ISSUED FOR REVIEW	10.25.25 KE 0
PROJECT INFO:	HARMONI TOWER ID # : GA0009842 VZV FUZE PROJECT # : 17191006 HARMONI SITE NAME : MCBEAN 4816 OLD WAYNESSBORO RD HEPHZIBAH, GA 30815 NEW 289' GUYED TOWER
THESE DOCUMENTS ARE CONTRACTUAL AND ARE THE SOLE PROPERTY OF HARMONI TOWERS. NO PARTS OF THESE DOCUMENTS ARE TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF HARMONI TOWERS.	
SHEET NUMBER:	ES-1
SHEET NO.:	2
DATE:	6/8/13

GENERAL NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS REGRADING, SHALL BE SHOWN ON THE PLAN DRAWINGS. THE OWNER AND/OR OPERATOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CONSERVATION DISTRICT PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE OPERATIONS, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT OF THE PROJECT AND PROVIDE A COPY OF THE DRAWINGS AND A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
3. THE LOCATION OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL THE EXISTING UTILITIES AND STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THE SEQUENCE GENERAL SITE CLEARING, GRUBBING, AND STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE EAS BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EAS PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STORED IN A CLEAN, DRY AREA THAT IS TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED WITH SILT FENCE. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING A POTENTIAL FOR POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEP.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. THE LOCAL DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS, INCLUDING REGULATIONS REGARDING THE STORAGE, HANDLING, AND DISPOSAL OF ALL BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EAS PLAN FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM PP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL CHANNELS SHALL BE KEPT FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
14. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF

15. A LOG SHOWING DATES THAT EAS BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
16. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY. THE SEDIMENT WILL BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED IN THE DEP EAS MANUAL.
18. AREAS WHICH ARE TO HAVE TOPSOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 4 INCHES TO MIXES TO COMPACTED SOILS PRIOR TO PLACEMENT OF TOPSOIL. AREAS WHICH ARE TO HAVE MULCHING, FILL OUT-SLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAES, SETTLEMENT, SUBSIDENCE, STRUCTURES, AND CONDUITS, ETC. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
20. ALL EMPHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBSTRUCTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE EAS PLAN AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDS FOR ROCK FILLS SHALL BE PLACED AS SHOWN ON THE PLAN DRAWINGS. SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
26. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUB-AREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL EXPOSED AREAS WITH A DENSITY SUFFICIENT TO RESIST NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST RESISTING FAILURE DUE TO SLUMPING, SLIDING OR OTHER MOVEMENTS. THE PERMANENT STABILIZATION SPECIFICATIONS IN THE DEP EAS MANUAL SHALL BE USED.
27. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST RESISTING FAILURE DUE TO SLUMPING, SLIDING OR OTHER MOVEMENTS.
28. EAS BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE EAS BMPs.

30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS ESTABLISHED IMMEDIATELY IN ORDER TO ENSURE RAPID RE-VEGETATION OF DISTURBED AREAS, SUCH AS REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
31. FAILURE TO CORRECTLY INSTALL EAS BMPs, FAILURE TO PREVENT FAILURE TO TAKE IMMEDIATE ACTION TO CORRECT ANY FAILURE OF EAS BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE LOCAL CONSERVATION DISTRICT. THE CLEAN STREAMS LAW PROVIDES CRIMINAL PENALTIES AND MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
32. THE CONTRACTOR SHALL LAKEWAYS OR VEGETATE DISTURBED AREAS TO CONSTRUCTION TRAFFIC. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, STRAW MULCH SHALL BE APPLIED AT A RATE OF THREE (3) TONS PER ACRE OVERTOP EXPOSED AREAS.
33. THE CONTRACTOR SHALL SUBMIT A PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLAN TO THE OWNER PRIOR TO CONSTRUCTION IF CONSTRUCTION ACTIVITIES WILL INVOLVE THE USE OF MATERIALS WITH THE POTENTIAL TO CAUSE ACCIDENTAL POLLUTION DURING EARTHMOVING OR OTHER CONSTRUCTION ACTIVITIES ARE STORED OR USED ON SITE. THE PPC PLAN SHALL BE PREPARED IN ACCORDANCE WITH REGULATIONS OR THE DEVELOPMENT AND IMPLEMENTATION OF PREPAREDNESS PLANS ARE TO BE PREPARED AND APPROVED BY THE DEP BUREAU OF SOLID WASTE MANAGEMENT AND DEP BUREAU OF WATER QUALITY MANAGEMENT.
34. THE CONTRACTOR SHALL CONSTRUCT A BERM AROUND AREAS WHERE HYDRAULIC FLUID AND DIESEL FUEL WILL BE STORED DURING CONSTRUCTION. DIESEL FUEL SHALL BE STORED IN TANKS FOR THE CONTROL OF POSSIBLE SPILLS. ANY SPILL WITHIN THE POTENTIAL CONTROL AREA SHALL BE IMMEDIATELY CLEANED. ANY TELEPHONE NUMBERS OF EMERGENCY RESPONSE TEAMS ARE TO BE KEPT ON SITE, AND THEY ARE TO BE NOTIFIED IN THE CASE OF A SPILL.
35. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
36. PERMIT NUMBERS OF ALL THE OFF SITE DISPOSAL AND BORROW SITES THAT WILL BE UTILIZED DURING CONSTRUCTION TO THE DEP PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ALSO IDENTIFY THE EROSION CONTROL MEASURES, WHICH WILL BE IMPLEMENTED AT THE DISPOSAL AND/OR BORROW SITES. THE EROSION CONTROL PLAN MUST BE APPROVED BY THE DEP PRIOR TO THEIR USE.
37. SEE EROSION, SEDIMENT AND STORMWATER CONTROL PLAN FOR DESCRIPTION OF NEW CONTROLS NOT SHOWN HEREON.
38. CHANNELS HAVING RIPRAP, RENO MATRESS OR CARBON LINKINGS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. EXCESSIVE SEDIMENT WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
39. EROSION BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
40. DURING LAND DISTURBANCE ACTIVITIES AND DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEMAND NECESSARY TO PREVENT EROSION AND CONTROL OF SEDIMENT BEYOND THOSE SHOWN ON THE APPROVED PLANS SHALL BE INSTALLED AS DIRECTED BY THE OWNER, ENGINEER OR AN EMPLOYEE OF THE REGIONAL CONSERVATION DISTRICT.

PLANS PREPARED FOR:  6210 AUBREY KELL ROAD SUITE 375 CHARLOTTE, NC 28277	PLANS PREPARED BY:  T-SITE SERVICES 1000 W. WILSON AVENUE SUITE 100 CHARLOTTE, NC 28202	 No. PE044837 PROFESSIONAL ENGINEER CRAIG ANDREW	THESE DOCUMENTS ARE CONTRACTUAL AND ARE THE SOLE PROPERTY OF T-SITE SERVICES. ANY REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN CONSENT OF T-SITE SERVICES IS PROHIBITED. HARMONI TOWER <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>FINAL CDS</td> <td>1.29.26</td> <td>CAR</td> <td>2</td> </tr> <tr> <td>2</td> <td>REVISED CDS</td> <td>1.22.26</td> <td>TOT</td> <td>1</td> </tr> <tr> <td>3</td> <td>ISSUED FOR REVIEW</td> <td>10.7.25</td> <td>HE</td> <td>0</td> </tr> </tbody> </table> PROJECT #: HARMONI TOWER ID # : GAO009842 VZW FUZE PROJECT # : 17191006 HARMONI SITE NAME: MCBEAN 4816 OLD WA YNESBORO RD HEPHZIBAH, GA 30815 NEW 289' GUYED TOWER E&S NOTES ES-2 SHEET NUMBER: 2 68137	NO.	DESCRIPTION	DATE	BY	REV	1	FINAL CDS	1.29.26	CAR	2	2	REVISED CDS	1.22.26	TOT	1	3	ISSUED FOR REVIEW	10.7.25	HE	0
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GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

- ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER PROPERLY IDENTIFIED MEASUREMENTS.
- THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. CONTRACTOR SHALL CALL THE COUNTY FOR AN INSPECTION OF SOIL EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING ACTIVITY. ALL SEDIMENT COMPLETELY STABILIZED.
- COMPLETION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLAN IF UNDESIRABLE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL NEW DRAINAGE PATTERN. ANY CHANGES TO EROSION CONTROL MEASURES DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED MEASURES SHALL BE IMPHEDIMENTED TO CONTROL OR THEN THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
- SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH SEEDING.

MAINTENANCE PROGRAM
 THE MAINTENANCE PROGRAM WILL CONSIST OF DAILY INSPECTIONS BY THE CONTRACTOR'S SUPERINTENDENT DURING WORKDAYS AND AFTER PEAK STORM EVENTS. THE INSPECTIONS SHALL INVOLVE ALL ASPECTS OF THE EROSION AND SEDIMENTATION CONTROL FACILITIES: VEGETATIVE COVER, SILT FENCES, ETC. ALL EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED AS NEEDED. AT THE END OF EACH WORKDAY, ALL SEDIMENT DEPOSITED ON THE PUBLIC ROADWAY SHALL BE REMOVED. AREAS WHERE THE TEMPORARY AND PERMANENT FENCES WILL BE INSTALLED AND REINSTALLED AS NEEDED. AREAS WHERE THE TEMPORARY AND PERMANENT SEEDING GERMINATION ARE DETERMINED TO BE INADEQUATE WILL BE RE-SEEDED AND MAINTAINED UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED.

IMPORTANT NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT DAILY ALL ASPECTS OF THE EROSION AND SEDIMENTATION CONTROL FACILITIES. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND FACILITIES SHALL BE MAINTAINED AS NEEDED TO ENSURE THE PROPER FUNCTIONING OF SAID FACILITIES. AT THE END OF EACH WORKDAY, ALL SEDIMENT DEPOSITED ON THE PUBLIC ROADWAY WILL BE REMOVED AND RETURNED TO THE TEMPORARY AND PERMANENT ROADWAY. AREAS WHERE THE TEMPORARY AND PERMANENT SEEDING GERMINATION ARE DETERMINED TO BE INADEQUATE WILL BE RE-SEEDED AND MAINTAINED UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED.
- ALL EXCESS MATERIAL WILL BE REMOVED FROM THE SITE AND SHALL BE DISPOSED OF AT A SITE APPROVED BY THE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY CONSERVATION DISTRICT THAT HAS BEEN APPROVED BY THE COUNTY CONSERVATION DISTRICT.
- SOME OF THE TEMPORARY CONTROL MEASURES WILL NEED TO BE PLACED OUTSIDE OF THE LIMITS OF THE TEMPORARY CONSTRUCTION DISTRICT. THE CONTRACTOR SHALL NEED TO BE GRANTED BY THE PROPERTY OWNERS AND SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION SEQUENCE

- NOTIFICATION TO THE CONSERVATION DISTRICT 10 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- INSTALLATION OF SILT FENCING
- INSTALLATION OF UNDERGROUND UTILITIES AND CONSTRUCTION OF GRAVEL ROADWAY
- GRADING FOR 50-FOOT X 50-FOOT LEASE AREA
- TEMPORARY SEEDING AND MULCHING OF EXPOSED AREAS
- CONSTRUCTION OF TOWER FOUNDATIONS AND EQUIPMENT PADS
- INSTALLATION OF TOWER AND EQUIPMENT INSTALLATION OF AGGREGATE SURFACING THROUGHOUT LEASE AREA
- PERMANENT SEEDING AND MULCHING OF ALL EXPOSED SOIL AREAS
- REMOVAL OF SILT FENCING, AND OTHER TEMPORARY CONTROL MEASURES (UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVERS)

CONSTRUCTION SEQUENCE

- THE EAS & PCSM PLANS DEVELOPED FOR THIS CELL SITE SHOULD FOLLOW THE SPECIFIED CONSTRUCTION SEQUENCE IN ORDER FOR THE EAS & PCSM CONTROLS TO BE INSTALLED. REMAIN EFFECTIVE THROUGHOUT THE PROJECT, AND BE REMOVED AT AN APPROPRIATE TIME.
- PRIOR TO COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES CONTRACTOR SHALL CLEARLY DELINEATE THE LIMITS OF DISTURBANCE AND ENVIRONMENTALLY SENSITIVE AREAS (INCLUDING STEEP SLOPES, RIPARIAN BUFFERS, WETLANDS, SPRINGS, AND FLOODWAYS).
- CONTRACTOR TO INSTALL ROCK CONSTRUCTION ENTRANCE (RCE) AT THE LOCATION SHOWN ON THE E&S PLANS. AT THIS TIME EAS BMPs TO MINIMIZE EROSION AND SEDIMENTATION RESULTING FROM THE INSTALLATION OF THE ROCK CONSTRUCTION ENTRANCE AND ACCESS DRIVE SHALL BE INSTALLED. DIVERSION CHANNELS AND BENCHES, IF ANY, SHALL BE INSTALLED AND STABILIZED AS NOTED IN THE DRAWINGS.
- ONCE THE RCE AND EAS BMPs ASSOCIATED WITH SITE ACCESS ARE INSTALLED, THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ACCESS TO ALL AREAS TO BE STABILIZED ON-SITE FOR USE DURING SITE RESTORATION AND TEMPORARY ACCESS USING MULCH. MULCH SHALL BE APPLIED TO ROADSIDE DITCHES (IF ANY) WILL BE CONSTRUCTED AND STABILIZED, STARTING FROM THE TOP OF THE ACCESS ROAD DOWN TO ANY NEW CULVERT LOCATION. IF NEW, EACH CULVERT AND CORRESPONDING OUTLET PROTECTION WILL THEN BE INSTALLED AND STABILIZED BEFORE CONTINUING TO THE NEXT DITCH SECTION.
- UPON COMPLETION OF THE ACCESS DRIVE THE CONTRACTOR WILL INSTALL THE PERIMETER EAS BMPs FOR THE GRAVEL PAD AND TURN OUT CONSTRUCTION AT THE LOCATIONS SHOWN ON THE EAS PLANS.
- CLEARING AND GRADING OF THE PAD AND EQUIPMENT AREAS SHALL BEGIN FOLLOWING THE INSTALLATION OF THE PERIMETER EAS BMPs. TOPSOIL SHALL BE STOCKPILED ON-SITE FOR USE DURING SITE RESTORATION AND TEMPORARY ACCESS. AREAS NOT BEING STABILIZED WITH GRAVEL SHALL BE SCARRED AND VEGETATED WITH SEED AND MULCH.
- UPON CLEARING AND GRADING COMPLETION, CONSTRUCTION AND INSTALLATION OF THE CELL SITE EQUIPMENT, BUILDING AND GRAVEL CELL PAD AREAS SHALL BE COMPLETED AND GRASS PLANTED ON ALL DISTURBED AREAS NOT STABILIZED WITH GRAVEL.
- NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS. ADDITIONALLY, CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION MEASURES COMPLETED.
- SEDIMENT REMOVED FROM BASINS OR TRAPS OR ROCK ENTRANCE WILL BE PLACED AT TOPSOIL PILE AREA SITE RUNOFF FROM ANY COLLECTOR CHANNELS, WATER BARRS, BROAD-BASED DIPS, ETC., IF NEW, WILL BE COLLECTED INTO THE WASH WATER DRY AT THE ROCK CONSTRUCTION ENTRANCE TO INFILTRATE THE GROUND. COLLECTED WATER WILL NOT BE ALLOWED TO DISCHARGE TO SURFACE WATERS.
- INSPECTIONS OF BMPs WILL OCCUR ON A WEEKLY BASIS AND FOLLOWING A STORM EVENT WITH INSPECTIONS DOCUMENTED. FORMS ARE TO BE MAINTAINED ON SITE.
- MAINTENANCE OF BMPs SHOULD OCCUR IMMEDIATELY, BUT NO MORE THAN 24 HOURS, IF POSSIBLE, AFTER THE DISCOVERY.
- LASTLY, SCARIFY AND APPLY PERMANENT SEEDING, MULCHING AND FINAL STABILIZATION TO ALL DISTURBED AREAS PREVIOUSLY NOT STABILIZED WITH GRAVEL. REMOVE THE TEMPORARY BMPs ONCE A UNIFORM 70% VEGETATION IS OBTAINED AND STABILIZED ANY OBSTACLES ASSOCIATED WITH THEIR REMOVAL.

RESOLUTIONS FOR SOIL USE LIMITATIONS

- ALL CONSTRUCTION WILL TAKE PLACE IN THE SOIL TYPES DELINEATED ON THE PLANS.
- REGARDLESS OF SEASON IN WHICH SITE CONSTRUCTION IS PERFORMED, THE CONTRACTOR SHALL UNDERGO PROPER TESTING AND/OR COMPACTION PROCEDURES TO PREVENT AGAINST UNWANTED SETTLEMENT.
- SOILS SUBJECT TO SEASONAL HIGH WATER TABLE: SITE CONSTRUCTION/EARTHMOVING IS RECOMMENDED TO OCCUR DURING THE WETTEST PART OF THE YEAR. WHERE POSSIBLE, CONTRACTOR MAY ALSO INSTALL PERFORATED UNDER DRAIN TO PROTECT BELOW-GRADE INSTALLATIONS AS MAY BE RECOMMENDED BY DESIGN ENGINEER, DEP, OR COUNTY CONSERVATION DISTRICT.
- SOILS SUBJECT TO SHALLOW BEDROCK: BLASTING MAY BE REQUIRED FOR STORM/SEDIMENTATION BASINS, ROADWAY OR EXCAVATION AS BEDROCK MAY BE ENCOUNTERED. THE CONTRACTOR SHALL FOLLOW MUNICIPAL GUIDELINES FOR PROPER BLASTING PROCEDURES.
- SOILS SUBJECT TO POOR TOPSOIL: CONTRACTOR SHALL PERFORM SOIL TESTING ON ALL DISTURBED AREAS TO ENSURE SOIL IS PROPERLY AMENDED TO ESTABLISH A QUALITY AND REQUIRED GROWTH OF GROUND COVER. SOIL TEST KITS CAN BE OBTAINED FROM THE COUNTY COOPERATIVE EXTENSION SERVICE. TEST KITS SHOULD BE SUBMITTED TO THE COUNTY CONSERVATION DISTRICT FOR VERIFICATION OF SOIL DEFICIENCIES. THE CONTRACTOR SHALL CONDITION THE SOIL AS RECOMMENDED BY THE TESTING LABORATORY PRIOR TO FINAL SEEDING.
- HIGHLY ERODIBLE SOILS: THESE SOIL TYPES SHALL BE STABILIZED WITH SEED OR STONE IMMEDIATELY AFTER EARTHMOVING ACTIVITIES CEASE. TURF REFORMERMENT MATING OR EROSION CONTROL BLANKETS SHOULD BE APPLIED IMMEDIATELY IF DIRECTED BY THE DESIGN ENGINEER, DEP, OR COUNTY CONSERVATION DISTRICT.
- SOILS SUBJECT TO CUT BANKS & DAVE: THE CONTRACTOR SHALL UTILIZE TRENCH BOXES FOR ALL UTILITY PILING INSTALLATIONS.
- SOILS CAUSING CORROSION TO CONCRETE & STEEL: THE CONTRACTOR SHALL USE EPOXY COATED STEEL REINFORCEMENT AND CONCRETE SHALL BE PROTECTED WITH AN EPOXY RESIN. THE CONTRACTOR SHALL AT MINIMUM, APPLY BITUMINOUS COATING TO ALL SURFACE CONCRETE OR APPLY ADHESIVE BARRIER (I.E. RUBBER MEMBRANE, ETC.) AS WARRANTED BY ACTUAL SOIL CONDITIONS.

PLANS PREPARED FOR:

HARMONI TOWERS

6210 ABBEY KELL ROAD
SUITE 375
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T-2 SITE SERVICES

12000 W. WILSON ROAD, SUITE 100
CHARLOTTE, NC 28227
TEL: 704.487.1234
WWW.T2SITE.COM

REGISTERED PROFESSIONAL ENGINEER
REGISTERED LICENSE # 11012

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PED49357
CRISTOPHER ANDRE SWEENEY

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REVISIONS	DESCRIPTION	DATE	BY	REV
FINAL CDS	1.29.20 CAR 2			
REVISED CD#	1.22.20 TJT 1			
ISSUED FOR REVIEW	10.7.20 KE D			

PROJECT INFO:

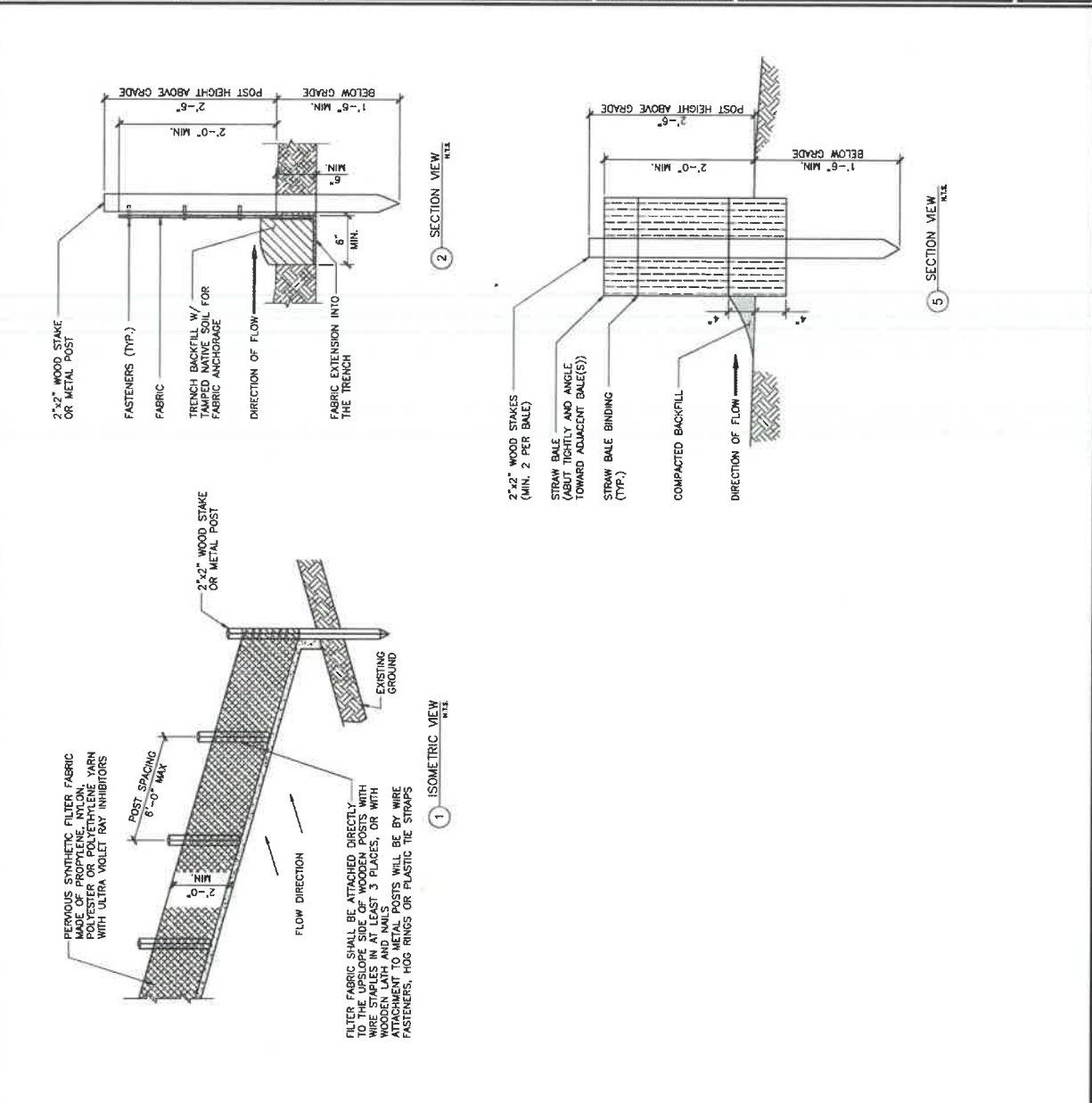
HARMONI TOWER ID # : GA0009842
VZW FUZE PROJECT # : 17191006
HARMONI SITE NAME : MCBEAN
4816 OLD WA YNESBORO RD
HEPHZIBAH, GA 30815
NEW 289' GUYED TOWER

EROSION CONTROL SILT FENCE DETAILS

DRAWING NUMBER: **ES-3**

REV: 2

68137



1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
2. A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED WEEKLY AND REPAIRS TO DAMAGED OR DETERIORATED ITEMS SHALL BE MAINTAINED IN AN EFFECTIVE CONDITION.
3. SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING.
4. THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE.
5. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.
6. MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT.
7. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE BARRIER.
8. ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED.
9. ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDBED WITH AN APPROPRIATE GROUND COVER.
10. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES AND DRIVEWAYS SHALL BE CONSTRUCTED AND MAINTAINED. EXCESSIVE DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.
11. REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
12. SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED.

PLANS PREPARED FOR:

HARMONI TOWERS
6210 ARDREY KELL ROAD
SUITE 375
CHARLOTTE, NC 28277

PLANS PREPARED BY:

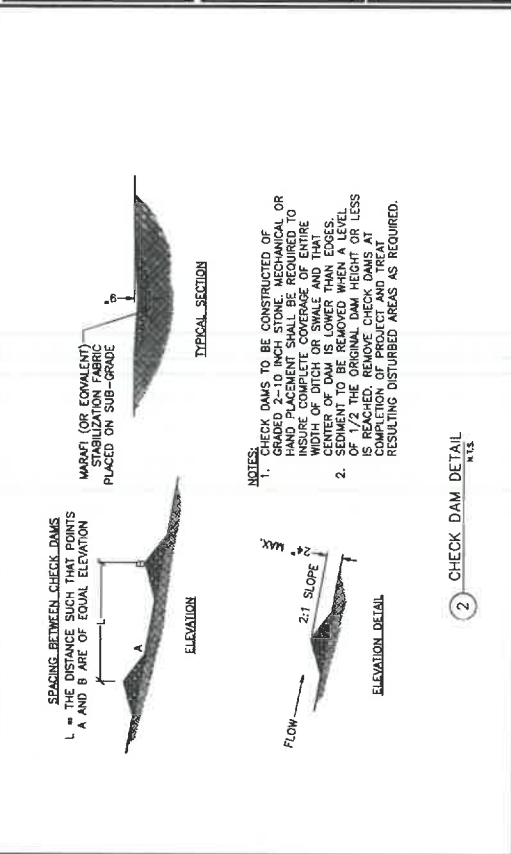
T-2 SITE SERVICES
7-MINUTE
10000 W. WILSON ROAD
SUITE 100
CHARLOTTE, NC 28227
TEL: 704.594.1100
WWW.T2SITE.COM

REGISTERED PROFESSIONAL ENGINEER
No. PED49387
STATE OF GEORGIA
CRAG ANDREJKO

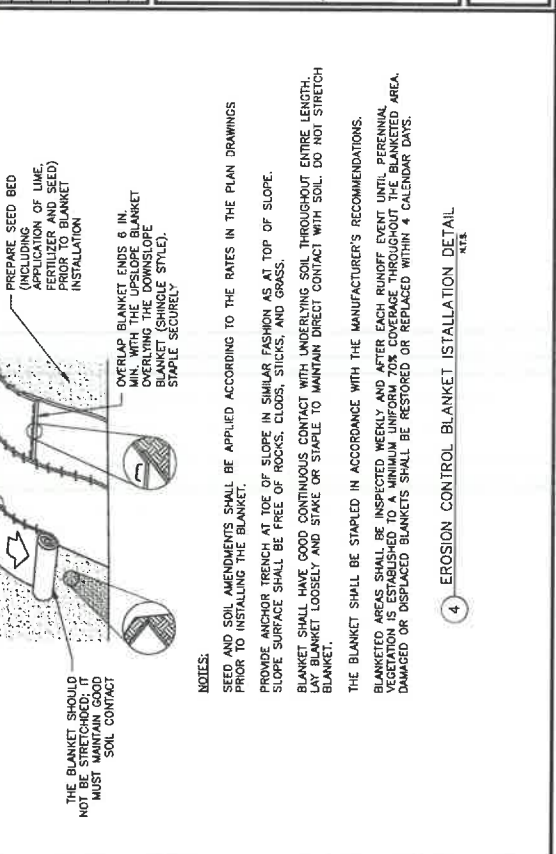
REVISIONS	DATE	BY	REV

PROJECT INFO:
 HARMONI TOWER ID # : GAO009842
 VZW FUZE PROJECT # : 17191006
 HARMONI SITE NAME: MCBEAN
 4816 OLD WA YNESBORO RD
 HEPHIZBAH, GA 30815
 NEW 289' GUYED TOWER

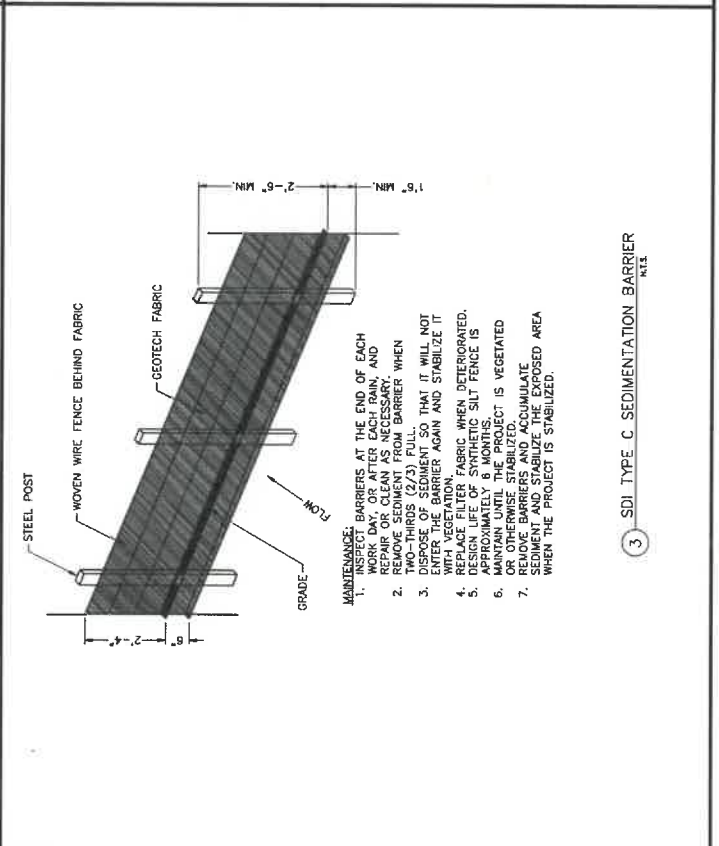
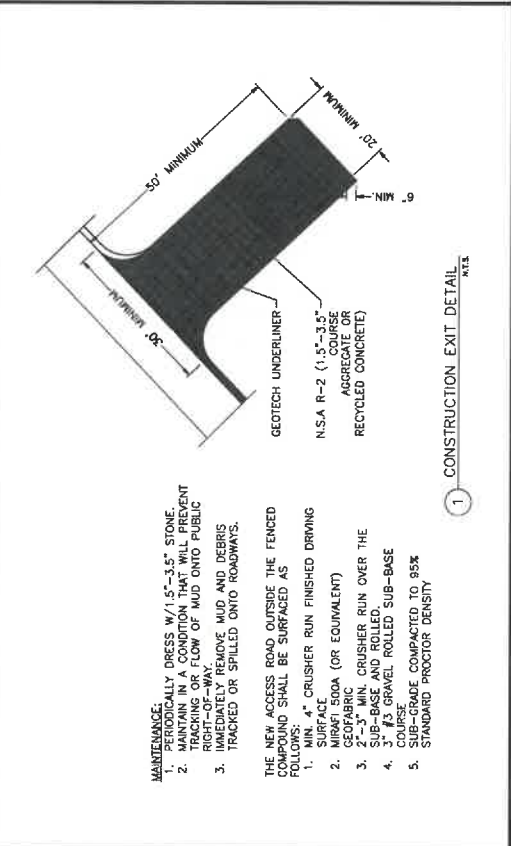
E&S DETAILS	REV. NO. : 2
ES-4	48137



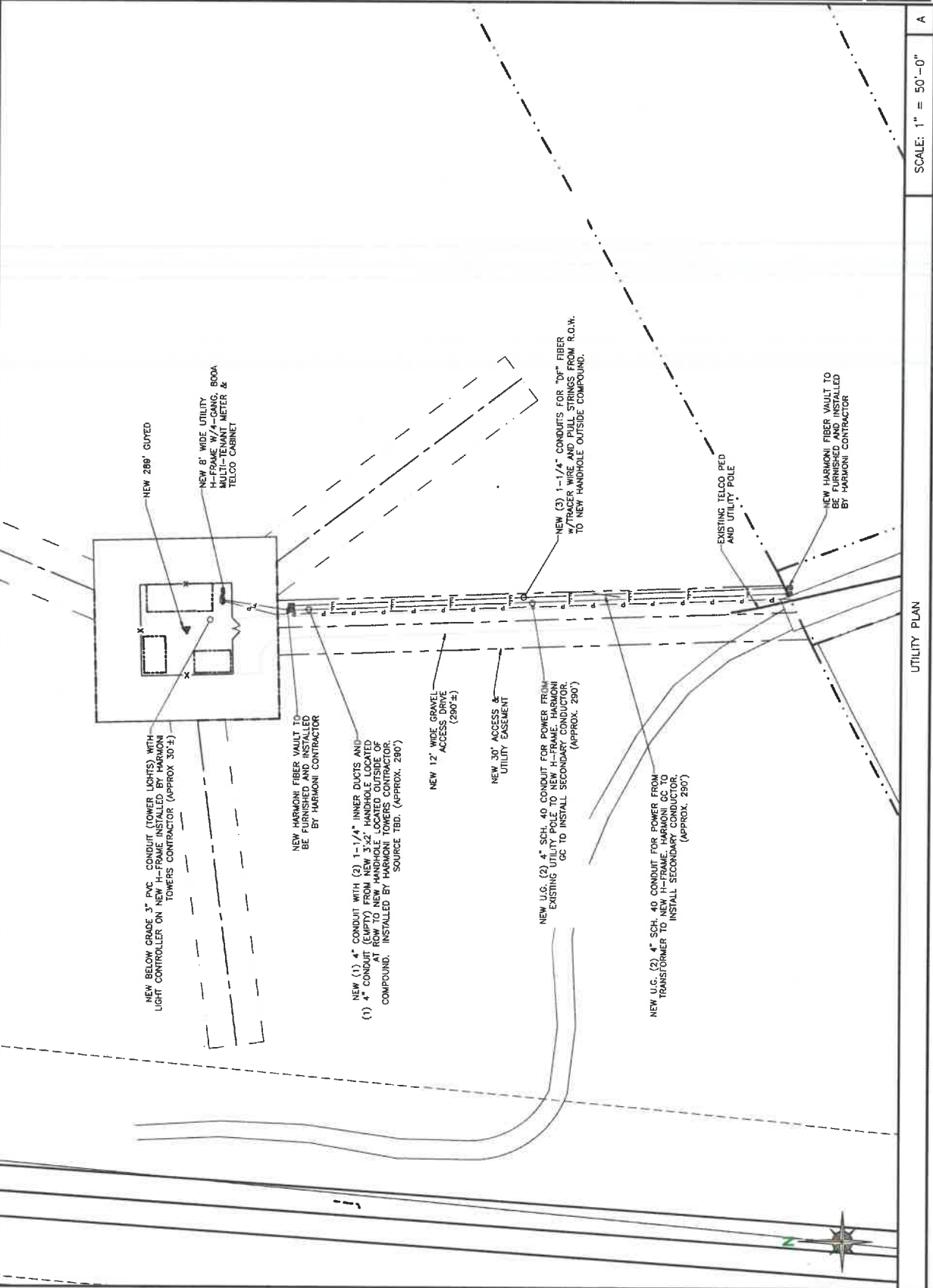
2 CHECK DAM DETAIL
 N.T.S.



4 EROSION CONTROL BLANKET INSTALLATION DETAIL
 N.T.S.



PLANS PREPARED FOR: HARMONI TOWERS 6310 ANDREY KELL ROAD SUITE 37X CHARLOTTE, NC 28277		PLANS PREPARED BY: T-3-SERVICES 1000 W. WILSON AVENUE, SUITE 100 CHARLOTTE, NC 28202 (704) 366-1111 WWW.T-3-SERVICES.COM		REGISTERED PROFESSIONAL ENGINEER No. PE048357 CRAIG ANDRE SANCHEZ REGISTERED PROFESSIONAL ENGINEER No. PE048357 CRAIG ANDRE SANCHEZ		THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF T-3-SERVICES. ANY REPRODUCTION OR TRANSMISSION OF ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF T-3-SERVICES IS STRICTLY PROHIBITED. HARMONI TOWER	
PROJECT ID: HARMONI TOWER ID # : GA0009842		PROJECT NAME: VZW FUZE PROJECT #: 17191006		PROJECT LOCATION: HARMONI SITE NAME: MCBEAN 4816 OLD WAYNESBORO RD HEPHZIBAH, GA 30815		PROJECT TYPE: NEW 289' GUYED TOWER	
SHEET NUMBER: E-1		REV.: 2		SHEET NUMBER: 68137		UTILITY PLAN	



PLANS PREPARED FOR:

HARMONI TOWERS

6210 ANDREY KELL ROAD
SUITE 375
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T²-SQUARED SITE SERVICES

COMMERCIAL & INDUSTRIAL ENGINEERING & ARCHITECTURE
1100 W. GARDNER STREET, SUITE 100
CHARLOTTE, NC 28203
704.375.8888
www.t2square.com

REGISTERED PROFESSIONAL ENGINEER
No. PE244357
CRAIG ANDREWS
REGISTERED PROFESSIONAL ENGINEER

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NO.	DESCRIPTION	DATE	BY	REV.
1	ISSUED FOR REVIEW	10.7.25	KE	0
2	FINAL ODS	1.29.26	CAR	2
1	REVISED ODS	1.22.26	TJT	1

PROJECT INFO:

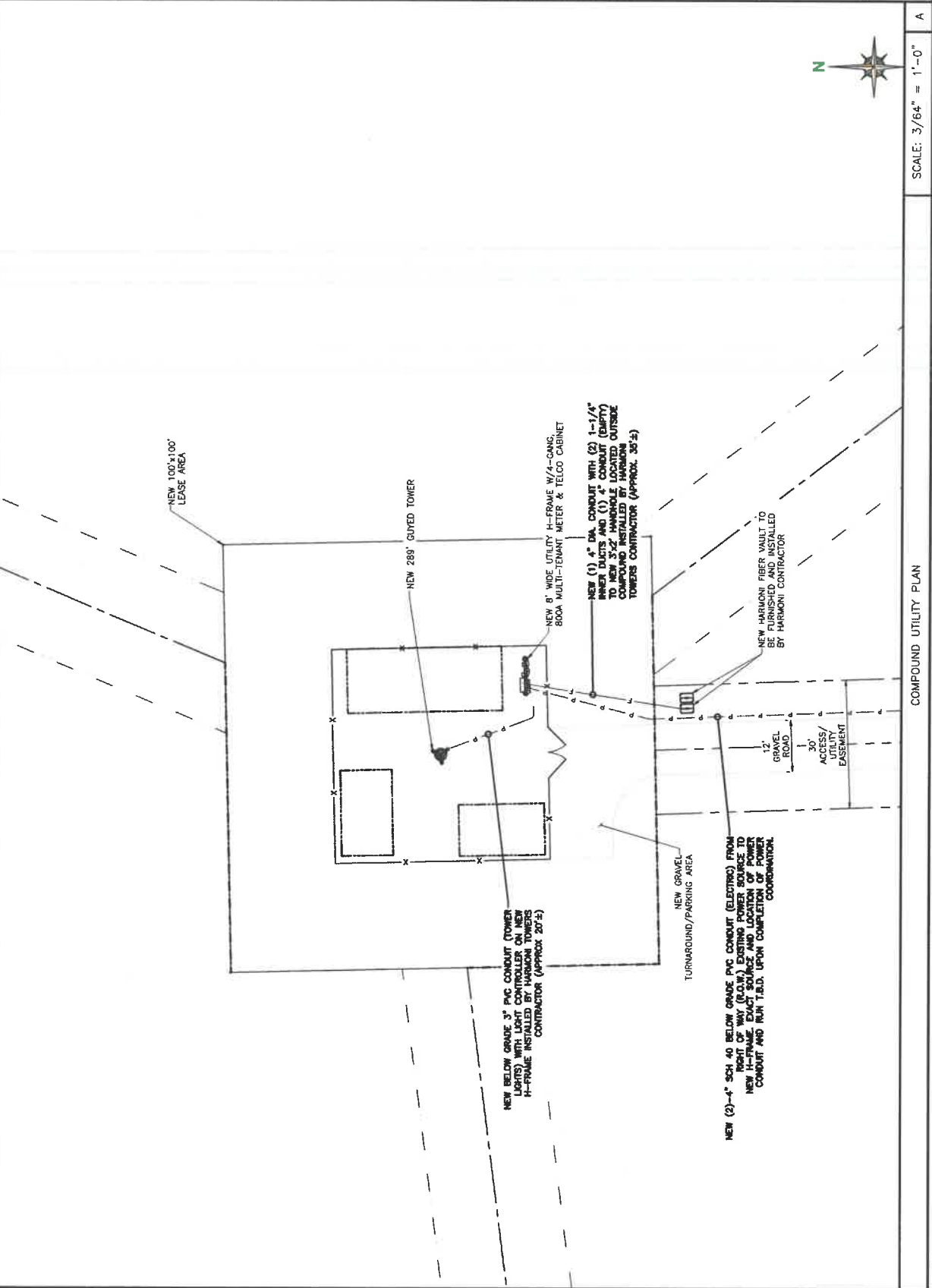
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VZW FUZE PROJECT #: 17191006
HARMONI SITE NAME: McBEAN
4816 OLD WAYNESBORO RD
HEPHZIBAH, GA 30815
NEW 289' GUYED TOWER

ENLARGED UTILITY PLAN

SHEET NUMBER: E-2

REV.: 2

68137



PLANS PREPARED FOR:

HARMONI TOWERS

6210 ANDREY KELL ROAD
SUITE 375
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T-SQUARED SITE SERVICES

CONTRACT NO. 2000-240V-18

CONTRACTOR'S SEAL:

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. FE049337
CRAIG ANDREY

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2	REVISED CD'S	1.22.26	TJT	1
2	FINAL CD'S	1.29.26	CAR	2

PROJECT INFO:

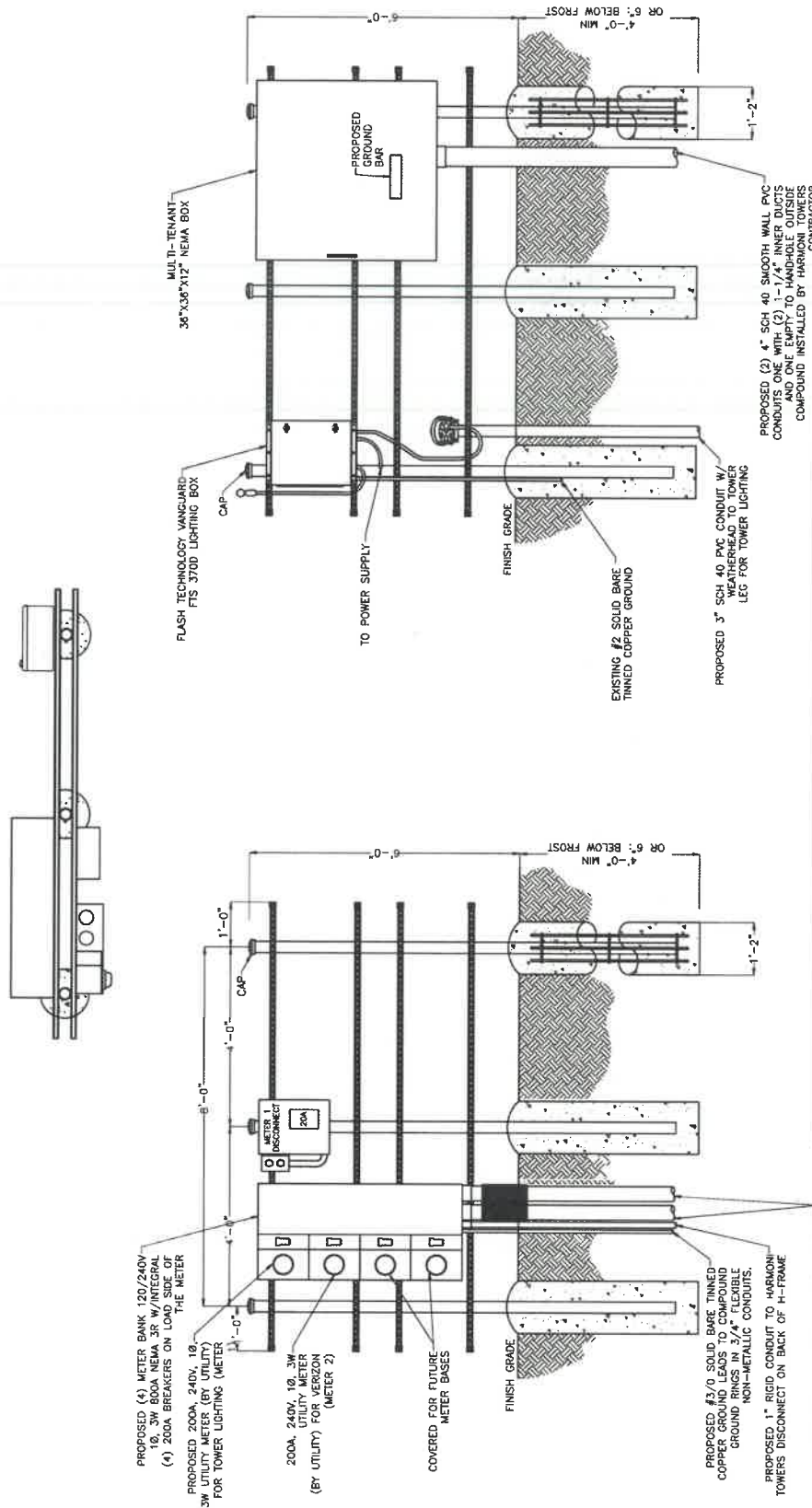
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VZW FUZE PROJECT #: 17191006
HARMONI SITE NAME: MCBEAN
4816 OLD WA YNESBORO RD
HEPHZIBAH, GA 30815
NEW 289' GUYED TOWER

H-FRAME DETAIL

SHEET NUMBER: E-3

2

68137



- NOTES:**
1. INSTALL PVC CONDUITS FOR SERVICE LATERAL CONNECTION TO UTILITY.
 2. EXTEND SERVICE LATERAL CONDUITS UNDERGROUND BEYOND FENCE LINE. CAP ENDS (NO DUCT TAPE ALLOWED) AND STAKE, EQUIP WITH PULL CORO. VERIFY REQUIREMENTS WITH UTILITY PROVIDER.
 3. OUTLET DISCONNECTS TO BE ROUTED TO APPROPRIATE METER SOCKET USING 1" RIGID CONDUIT.
 4. MARK CARRIER METER SLOT ● BREAKER OR SOCKET EXTERIOR WITH PLANE BOLTED TO THE METER COVER.
 5. MARK ALL DESIGN DETAIL WITH MINIMUM OF CONDUITS/UTILITY. VERIFY FINAL DESIGN WITH THE CARRIER.
 6. CONCRETE FOR PIER BE MINIMUM OF 2000 PSI AND 20" DIA.
 7. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.
 8. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.
 9. AT MULTI GANGED METER INSTALLATIONS ROUTE A 3/0 GREEN THWN STRANDED COPPER CONDUCTOR FROM THE N-G CONNECTION POINT TO JUST ABOVE THE EARTH SURFACE. THIS CONDUCTOR SHALL BE ROUNDED THROUGH PVC ABOVE FINISHED GRADE TO AVOID THE CONDUCTOR BEING DAMAGED BY SPRING LOADED WASHERS TO UNDESIRABLE INSTANT.
 10. ATTACH CABINETS WITH SPRING LOADED WASHERS TO UNDESIRABLE INSTANT.
 11. ALL EQUIPMENT TO BE GROUNDED PER NEC NFPA 770 GROUNDING AND BONDING REQUIREMENTS

UTILITY H--FRAME DETAILS

NOT TO SCALE

A

PLANS PREPARED FOR:




6310 ARBRYE HILL ROAD
SUITE 575
CHARLOTTE, NC 28277

PLANS PREPARED BY:



1000 W. WILSON ROAD
SUITE 100
CHARLOTTE, NC 28203
(704) 581-1111



REGISTERED PROFESSIONAL ENGINEER
No. PED 49357
CRAIG ANDREW S. RUSS
STATE OF GEORGIA

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REVISION	DATE	BY	REV
FINAL CDS	1.29.28	CAI	2
REVISED CDS	1.22.28	TJT	1
ISSUED FOR REVIEW	10.7.25	KE	0
PROJECT NO.			

HARMONI TOWER ID # :
GA0009842
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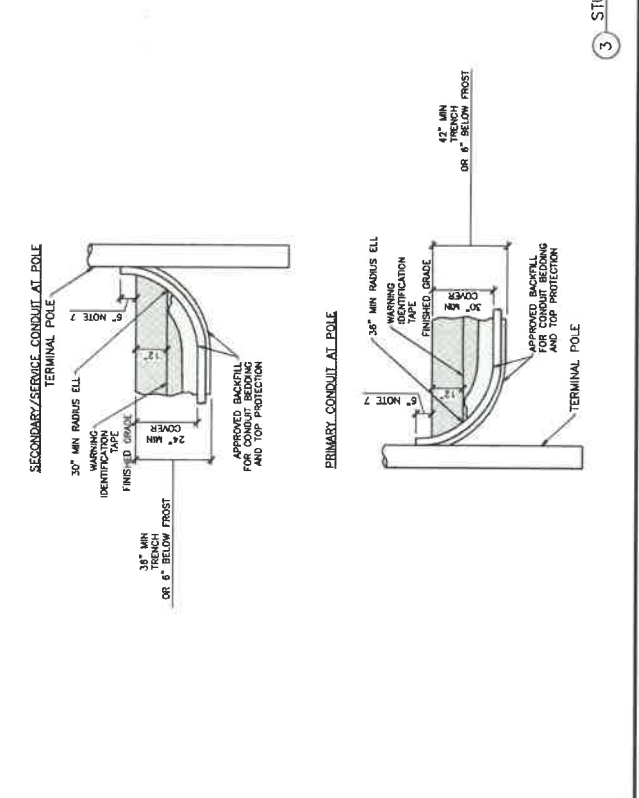
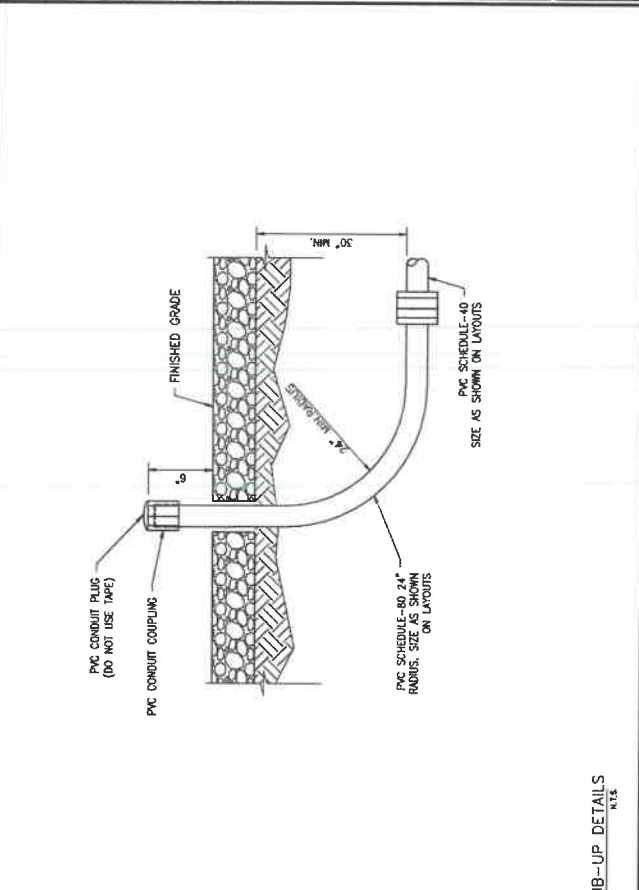
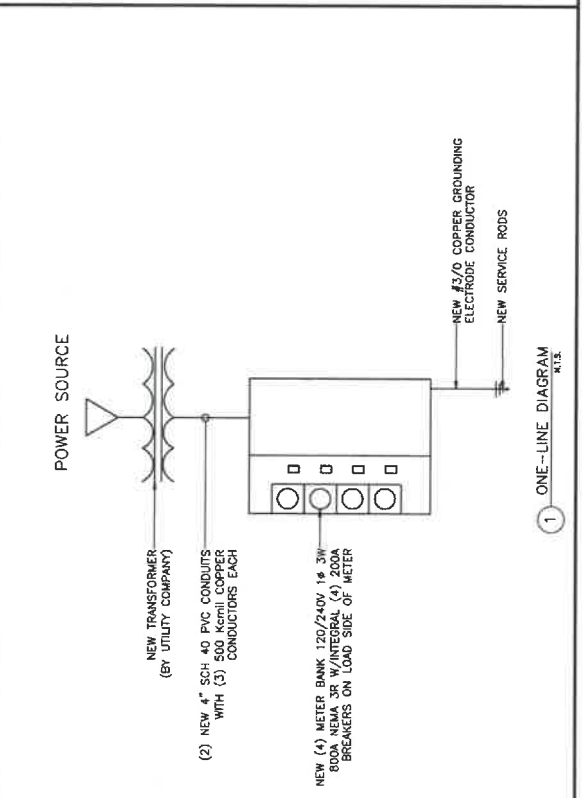
ELECTRICAL DETAILS

SHEET NUMBER	2
OF TOTAL SHEETS	48137

Item 1.

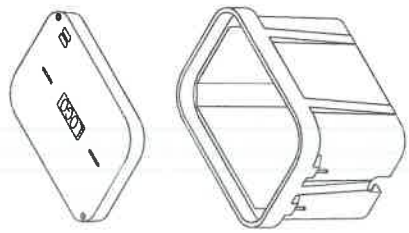
NOTES:

- ELECTRICAL SERVICE SHALL BE RATER 200A, 240/120V, 1Ø, 3W, COORDINATE METER CENTER ACCEPTABILITY W/ LOCAL UTILITY COMPANY PRIOR TO ORDERING INSTALLATION.
- CONNECT NEUTRAL TERMINAL IN DISCONNECT DEVICE TO GROUNDING ELECTRODE (#2 AWG GROUNDING ELECTRODE IN 3/4" PVC CONDUIT)
- PROVIDE GROUNDING ELECTRODE AND CONNECT TO METERS AND SERVICE DISCONNECT PER NEC AND PER UTILITY COMPANY SPECIFICATIONS.
- REFER TO ELECTRICAL SITE PLAN FOR CONDUIT AND WIRE REQUIREMENTS.
- ALL EQUIPMENT SHALL BE GROUNDED PER LATEST EDITION OF NEC.
- ELECTRICAL EQUIPMENT SHALL BE MIN. 3'-0" AWAY FROM ANY STRUCTURE AND AS REQUIRED BY LOCAL UTILITY COMPANIES.
- ALL METALLIC CABINETS AND ENCLOSURES MUST BE GROUNDED WITH #2 AWG TO GROUND RING OR BY MECHANICAL CONNECTION TO METAL BACKBOARD.
- ALL ABOVE GRADE GROUND CONNECTIONS SHALL BE IN 3/4" NONMETALLIC FLEX CONDUIT.
- LABEL ALL EQUIPMENT/BOXES ON H-FRAME WITH UV RATED LABELS.



<p>PLANS PREPARED FOR:</p> <p>HARMONI TOWERS</p> <p>6310 ARDURY KELL ROAD SUITE 375 CHARLOTTE, NC 28277</p>	<p>PLANS PREPARED BY:</p> <p>T-SQUARED T-SQUARED SITE SERVICES 10000 WOODHOLLOW DRIVE, SUITE 100 CHARLOTTE, NC 28226</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>GEORGIA REGISTERED PROFESSIONAL ENGINEER</p> <p>No. PE046357 CRAIG ANDREAS BELLE</p>	<p>THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF HARMONI TOWERS. ANY REPRODUCTION OR DISSEMINATION WITHOUT THE WRITTEN CONSENT OF HARMONI TOWERS IS STRICTLY PROHIBITED.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>FINAL CDS</td> <td>1.29.26/CAIR</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>REVISED CDS</td> <td>1.22.26/TAT</td> <td>1</td> <td></td> <td></td> </tr> <tr> <td>ISSUED FOR REVIEW</td> <td>10.7.25/ME</td> <td>0</td> <td></td> <td></td> </tr> </tbody> </table> <p>PROJECT INFO:</p> <p>HARMONI TOWER ID # : GAO009842 VZV FUZE PROJECT # : 17191006 HARMONI SITE NAME : MCBEAN 4816 OLD WAYNESBORO RD HEPHZIBAH, GA 30815 NEW 289' GUYED TOWER</p> <p>ELECTRICAL DETAILS</p> <p>SHEET NAME: E-5 REV: 2 68137</p>	REVISION	DESCRIPTION	DATE	BY	REV	FINAL CDS	1.29.26/CAIR	2			REVISED CDS	1.22.26/TAT	1			ISSUED FOR REVIEW	10.7.25/ME	0		
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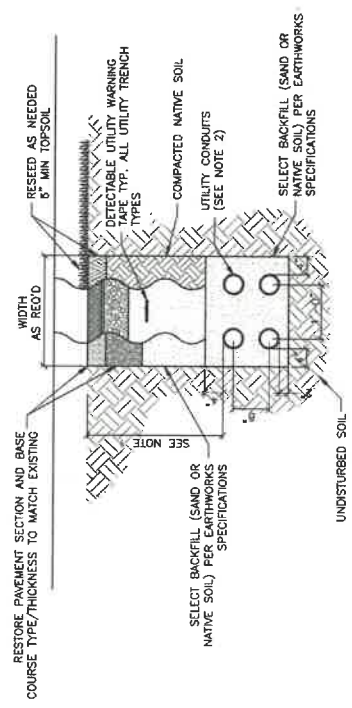
MANUFACTURER: QUARTZITE
MODEL: FC2456BA36 (SPURCE BODY)
DIMENSIONS: 37"-5/8" x 26" x 36" (LxWxH)
MODEL: FC2456BA24 (PULL BOX)
DIMENSIONS: 37"-5/8" x 26" x 24" (LxWxH)
MODEL: FC2456K100 (COVER)
DIMENSIONS: 35"-5/8" x 26" x 37" (LxWxH)
PG STYLE POLYMER CONCRETE (STACKABLE) ASSEMBLY



2 UTILITY VAULT



CALL GEORGIA ONE CALL
(800) 282-7411
CALL 3 WORKING DAYS
BEFORE YOU DIG!



NOTES:

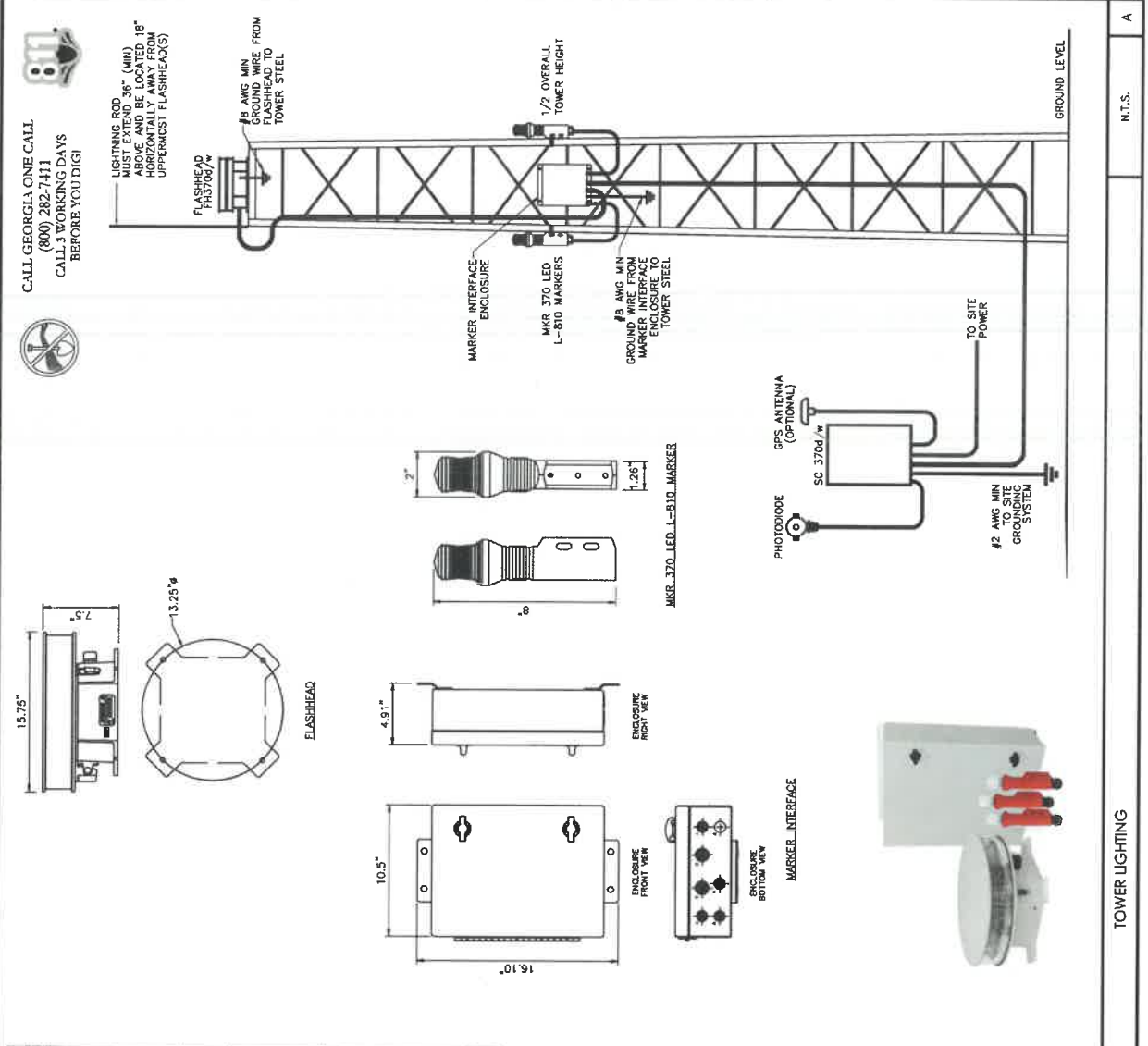
- UTILITY CONDUITS ARE TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GRADE OR 6" BELOW FROST LINE
- CONDUIT TYPE, SIZE ARE SHOWN ON E-1

1 UTILITY TRENCH DETAIL

- NOTE:
- CONDUITS ARE TO BE STUBBED UP TO NEAREST UTILITY POLE WITHIN 2' OF THE POLE.
 - PROVIDE ALL TRENCHING AND BACKFILLING THAT IS REQUIRED FOR THE INSTALLATION OF THE UNDERGROUND DISTRIBUTION FACILITIES.
 - EXCAVATE TRENCH IN THE LOCATION INDICATED BY THE APPROVED ELECTRICAL LAYOUT DRAWING(S) OR FILED STAKE OUT.
 - UTILITY TRENCHES TO BE EXCAVATED TO THE DIMENSIONS AS SHOWN ABOVE. PRIMARY, SECONDARY AND TERTIARY TRENCHES SHALL BE INSTALLED IN THE SAME TRENCH PROVIDED THE PRIMARY TRENCH DIMENSIONS ARE USED.
 - THE BOTTOM OF THE TRENCH MUST BE FREE FROM ROCK, GROUNDERS, OR SHARP OBJECTS. ALL TRENCHES SHALL BE BACKFILLED WITH APPROVED BACKFILL. APPROVED BACKFILL MUST MEET ALL SPECIFICATIONS. ALL BACKFILL SHALL BE COMPACTED TO AVOID AND MINIMIZE SETTLEMENTS.
 - SEPARATION BETWEEN ELECTRICAL CABLES, GAS, WATER, OR SEWER LINES SHALL 12 INCHES MINIMUM. GREATER SEPARATION SHALL MAINTAINED WHERE PRACTICAL OR HAS TO BE DETERMINED BY LOCAL PUBLIC SERVICES COMPANIES.
 - ALL DISTURBED AREAS NOT COVERED BY STONE ARE TO BE SEEDED AND MULCHED. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF UNSUITABLE MATERIAL WHICH WILL NOT COMPACT PROPERLY.
 - A 1/4" HIGH STRENGTH PULL ROPE (NYLON, OR POLYPROPYLENE) SHALL BE INSTALLED BY THE CONTRACTOR FOR THE TELEPHONE COMPANIES USE.
 - TAPE SHALL BE LAD DIRECTLY ABOVE THE CABLE OR CONDUIT UNDER RIDG TYPE AND OIL MAT PAVEMENTS, AND DIRECTLY ON TOP OF THE COMPACTED EARTH SUBGRADE IMMEDIATELY BEFORE RESTORING THE PAVEMENT. IN OPEN AREA, THE TAPE SHALL BE LAPPED APPROXIMATELY 6" ON SEAM. ALL BACKFILL SHALL BE LAPPED APPROXIMATELY 6" (6" INCHES). THE TAPE ENDS SHALL BE LAPPED APPROXIMATELY 6" (6" INCHES).

3 TRENCHING NOTES

<p>PLANS PREPARED FOR:</p> <p>6230 ANDREY KELL ROAD SUITE 375 CHARLOTTE, NC 28277</p>	<p>PLANS PROVIDED BY:</p> <p>TECHNICAL: LEEANN R. WELLS</p>	<p>No. PE014357</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR REVIEW</td> <td>10.7.25</td> <td>KE</td> <td>0</td> </tr> <tr> <td>2</td> <td>REVISED CD'S</td> <td>1.22.26</td> <td>CAR</td> <td>1</td> </tr> <tr> <td>2</td> <td>FINAL CDS</td> <td>1.29.26</td> <td>CAR</td> <td>2</td> </tr> </tbody> </table> <p>PROJECT INFO: HARMONI TOWER ID # : GA0009842 VZW FUZE PROJECT # : 17191006 HARMONI SITE NAME: MCBEAN 4816 OLD WAYNESBORO RD HEPHZIBAH, GA 30815 NEW 289' GUYED TOWER</p>	NO.	DESCRIPTION	DATE	BY	REV	1	ISSUED FOR REVIEW	10.7.25	KE	0	2	REVISED CD'S	1.22.26	CAR	1	2	FINAL CDS	1.29.26	CAR	2
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<p>Parameter</p>	<p>FAA Lighting Type</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>L-864 and L-865</td> <td>L-868 and L-865</td> </tr> <tr> <td>20,000 ± 25% ECD 2,000 ± 25% ECD 2,000 ± 25% ECD</td> <td>20,000 ± 25% ECD 2,000 ± 25% ECD 2,000 ± 25% ECD</td> </tr> <tr> <td>40 flashes per min. 200/40 flashes per min. 40 flashes per min.</td> <td>60 flashes per min. 60 flashes per min. 60 flashes per min.</td> </tr> <tr> <td>120V - 240V AC, 50/60 Hz (3A - 1.5A Peak) +/- 24 V DC (20-30 V) (16A Peak) +/- 48 V DC (40-60 V) (8A Peak)</td> <td></td> </tr> </table>	L-864 and L-865	L-868 and L-865	20,000 ± 25% ECD 2,000 ± 25% ECD 2,000 ± 25% ECD	20,000 ± 25% ECD 2,000 ± 25% ECD 2,000 ± 25% ECD	40 flashes per min. 200/40 flashes per min. 40 flashes per min.	60 flashes per min. 60 flashes per min. 60 flashes per min.	120V - 240V AC, 50/60 Hz (3A - 1.5A Peak) +/- 24 V DC (20-30 V) (16A Peak) +/- 48 V DC (40-60 V) (8A Peak)	
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<p>Flash Intensity (nominal): Day (White) Night (Red) Night (White), White Backup</p>	<p>FTS 370 / FTS 370 IR 80 W / 70 W 40 W / 40 W 40 W / 40 W</p> <p>FTS 370 / FTS 370 IR 110 W / 100 W 50 W / 50 W 50 W / 50 W</p>								
<p>Flash Rate: Day (White) Night (Red) Night (White), White Backup</p>	<p>Complies with FAA specifications in AC 150/5345-43G for continuous operation which includes the following: Temperature: -87° to 130° Fahrenheit (F) Storage/shipping: -55° to 55° Celsius (C) Operating: -40° to 130° F Humidity: 95 percent relative humidity.</p>								
<p>Power Consumption (45%): Day (White) Night (Red) Night (White) / White Backup</p>	<p>Performance Specifications</p> <p>6 - 800 ft. PN 4370000 AWG 8 6 - 375 ft. PN 4210000 AWG 10</p>								
<p>Environmental</p>	<p>ENCLOSURE FRONT VIEW ENCLOSURE BOTTOM VIEW</p> <p>ENCLOSURE FRONT VIEW ENCLOSURE BOTTOM VIEW</p> <p>ENCLOSURE FRONT VIEW ENCLOSURE BOTTOM VIEW</p> <p>ENCLOSURE FRONT VIEW ENCLOSURE BOTTOM VIEW</p> <p>ENCLOSURE FRONT VIEW ENCLOSURE BOTTOM VIEW</p>								
<p>Flashhead cable length</p>	<p>ENCLOSURE FRONT VIEW ENCLOSURE BOTTOM VIEW</p> <p>ENCLOSURE FRONT VIEW ENCLOSURE BOTTOM VIEW</p> <p>ENCLOSURE FRONT VIEW ENCLOSURE BOTTOM VIEW</p> <p>ENCLOSURE FRONT VIEW ENCLOSURE BOTTOM VIEW</p> <p>ENCLOSURE FRONT VIEW ENCLOSURE BOTTOM VIEW</p>								

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	HARMONI SITE NAME: McBEAN			
	4816 OLD WAYNESBORO RD HEPHIZIBAH, GA 30815			
	NEW 289' GUYED TOWER			

GROUNDING DETAILS

SHEET NUMBER: G-1

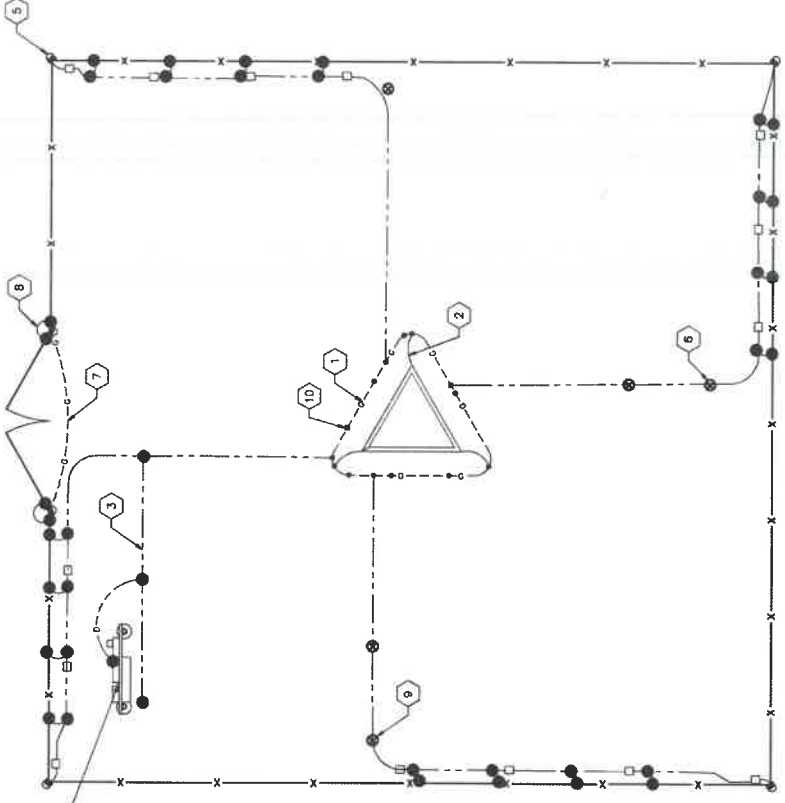
REV: 2

48137

- GROUND RING IS TO BE CONSTRUCTED OF #2 SOLID TINNED BARE COPPER WIRE IN ONE CONTINUOUS PIECE.
- #2 SOLID TINNED BARE COPPER GROUND WIRE FROM SELF SUPPORT TOWER (TYP. 1 PER LEG)
- #2 SOLID TINNED BARE COPPER GROUND WIRE FROM MULTI-METER BUS BAR TO GROUND RING.
- #2 SOLID TINNED BARE COPPER GROUND WIRE FROM H-FRAME POST TO GROUND RING (TYP. OF 2)
- MECHANICALLY CONNECTED W/ HARGER UPC CLAMP (SEE DETAIL ON SHEET G-4)
- #2 SOLID TINNED BARE COPPER GROUND WIRE FROM FENCE CORNER POST TO GROUND RING.
- GATE JUMPER #2 AWG JUMPER W/ HARGER COMPRESSION LUGS AT EACH GATE POST (TYP.)
- 2/0 AWG GATE JUMPER WELDING CABLE
- GROUND ROD (TYP)
- GROUND TEST WELL

- NEW BACKBOARD PROVIDE & INSTALL 1/4"X1/2" ELECTRIC MOTION GALVANIZED BUS BAR ON RED SEAL INSULATORS & STAINLESS STEEL BRACKET FOR LANTERN MOUNTING TO A UTILITY BOARD COAT WITH ELECTRIC MOTION ANTI-THEFT COMPOUND (SEE METER BOARD UTILITY GROUNDING DETAIL, DWG G-2, DETAIL 1)

- LEGEND:
- - - - - GROUND RING
 - — — — — GROUND ROD, EXOTHERMICALLY WELDED TO GROUND RING
 - GROUND ROD
 - ⊗ MECHANICAL CONNECTION
 - ▲ EXOTHERMIC WELD
 - ⊠ GROUND ROD TEST WELL
 - THOMPSON #233M 18"x18"x20 OUNCE COPPER PLATE (OR APPROVED EQUAL)
 - ▣ ELECTRIC MOTION MECHANICAL CLAMP TO BE USED ON GATE POST & CORNER POST



- GROUNDING NOTES:
- THE GROUND RING SHALL CONSIST OF 2 AWG TINNED SOLID BARE COPPER CONDUCTOR, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE WELDED OR MECHANICALLY CONNECTED USING AN EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
 - GROUND CONDUCTOR BEND RADIUS SHALL NOT BE LESS THAN 6".
 - MINIMUM SPACING BETWEEN GROUND RODS SHALL NOT BE LESS THAN 10', UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL BOND THE TOWER GROUND BAR TO THE TOWER FRAME AND TO EACH OF THE 2 AWG-TINNED SOLID BARE COPPER CONDUCTOR AND AN EXOTHERMIC WELD.
 - CONTRACTOR SHALL BOND THE MAIN GROUND BAR TO EACH OF THE 2 AWG-TINNED SOLID BARE COPPER CONDUCTORS AND EXOTHERMIC WELDS.
 - ALL GROUNDING/BONDING CONDUCTORS LOCATED ABOVE FINISHED GRADE SHALL BE RUN IN 1" PVC CONDUIT.
 - CONTRACTOR SHALL NOTIFY THE OWNER/TENANT CONSTRUCTION MANAGER TO ALLOW THE OWNER/TENANT CONSTRUCTION MANAGER TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.

1 GROUNDING DETAILS (TYPICAL) N.T.S.

PLANS PREPARED FOR:

6210 ARDREY KELL ROAD
SUITE 375
CHARLOTTE, NC 28277

PLANS PREPARED BY:

1-800-451-7222
www.t-2steel.com

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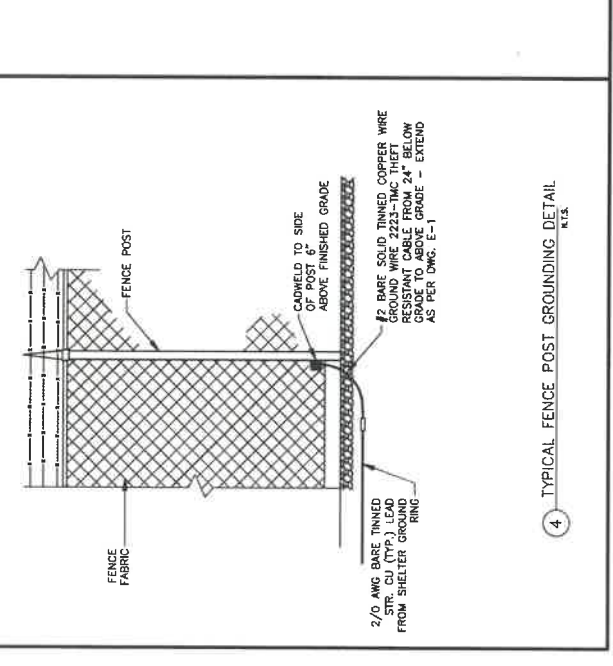
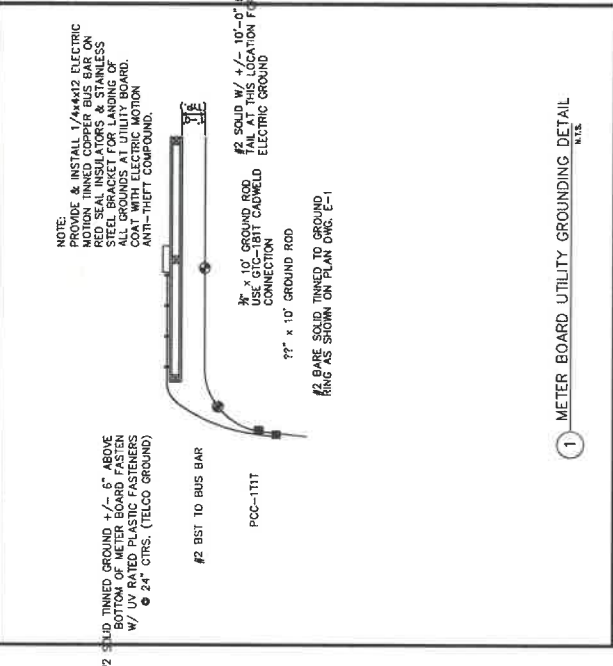
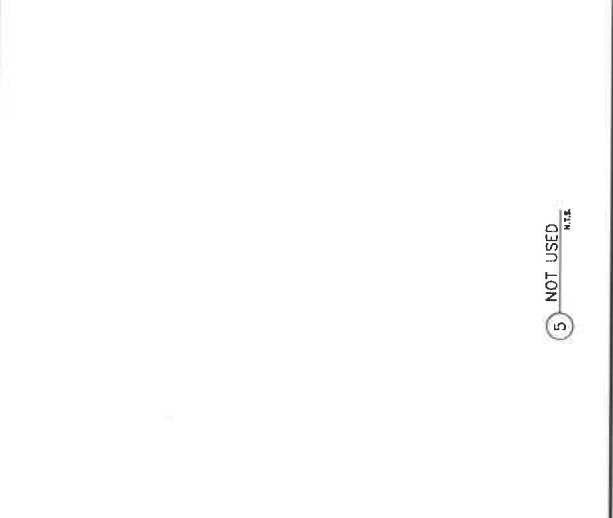
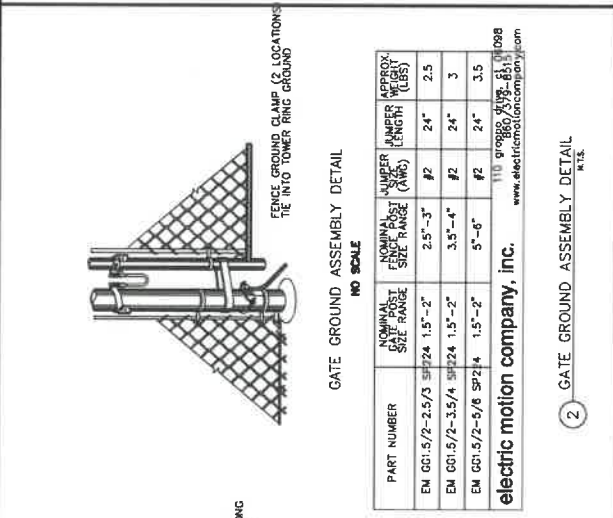
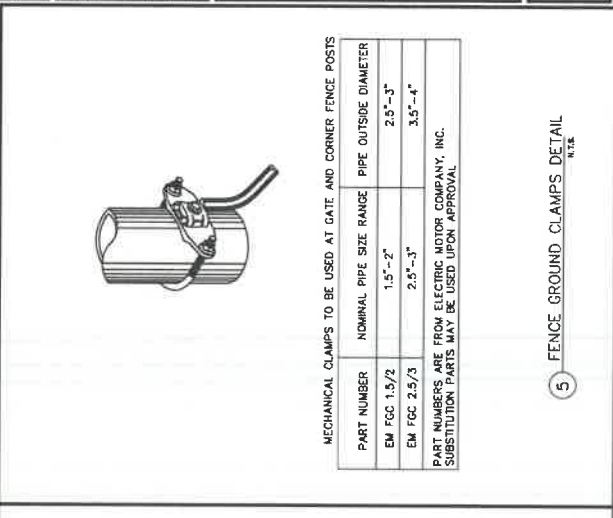
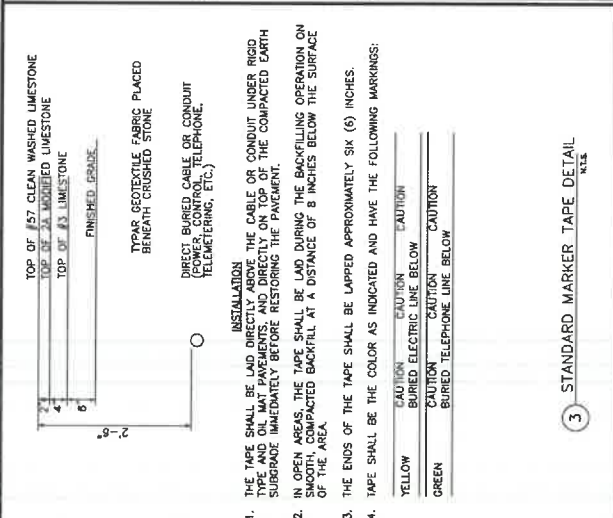
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FINAL CDS	1.28.26	CAR	2
REVISED CD#	1.22.26	TJT	1
ISSUED FOR REVIEW	10.25	NE	0

HARMONI TOWER ID # :
GA0009842
VZM FUZE PROJECT #:
17191006
HARMONISITE NAME:
MCBEAN
48116 OLD WAYNESBORO RD
HEPHZIBAH, GA 30815
NEW 289' GUYED TOWER

GROUNDING DETAILS

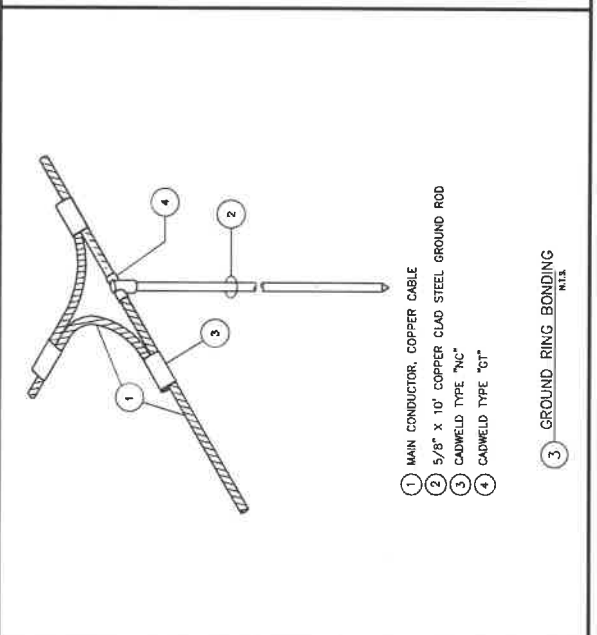
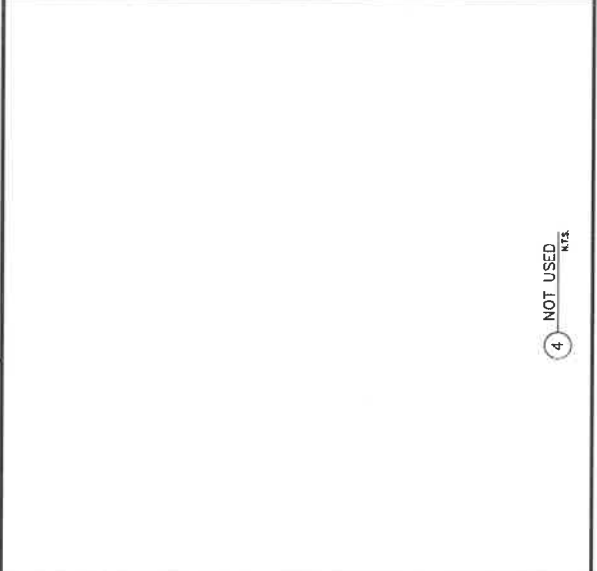
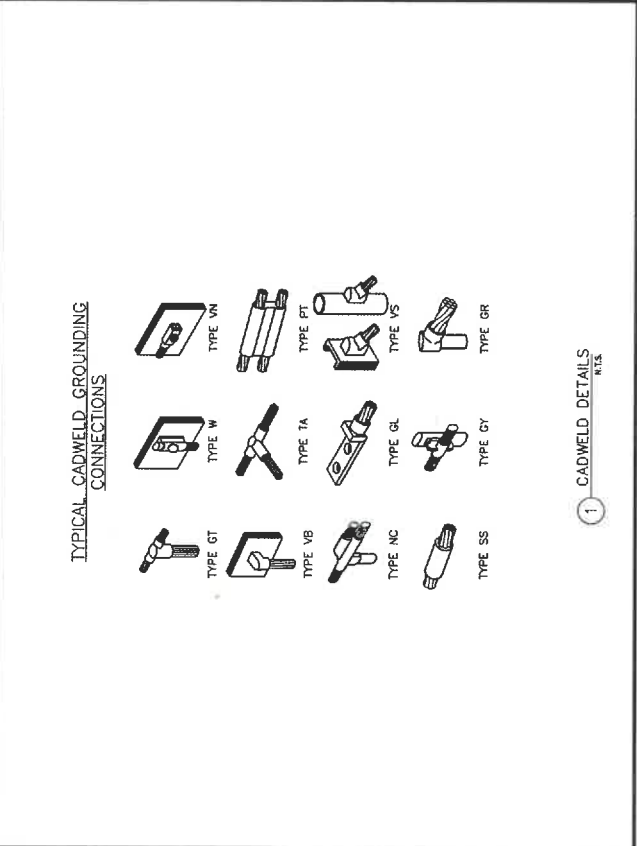
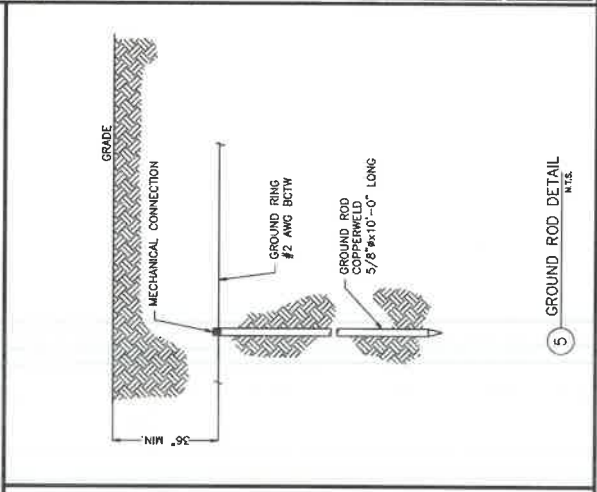
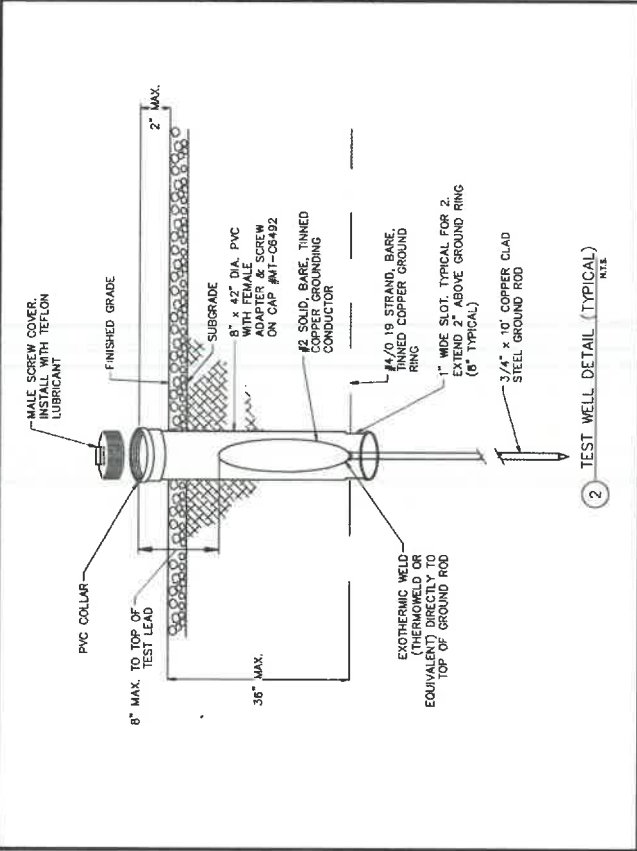
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48137



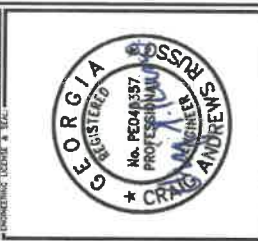
Item 1.

<p>PLANS PREPARED FOR:</p> <p>HARMONI TOWERS</p> <p>6310 ARDREY KELL ROAD SUITE B75 CHARLOTTE, NC 28277</p>	<p>PLANS PREPARED BY:</p> <p>T2 SQUARE SITE SERVICES</p> <p>12000 WOODHOLLOW DRIVE, SUITE 100 CHARLOTTE, NC 28226 704.488.8888</p>	<p>REGISTERED ELECTRICAL ENGINEER</p> <p>GEORGIA REGISTERED PROFESSIONAL ENGINEER</p> <p>NO. REG.#10357 CRAIG ANDREWS CRAIG ANDREWS ENGINEERING, P.C.</p>	<p>THIS DOCUMENT IS UNCLASSIFIED AND THE RIGHTS ARE HEREBY GRANTED TO ANYONE TO REPRODUCE AND TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>FINAL ODS</td> <td>1.29.20</td> <td>CAR</td> <td>2</td> </tr> <tr> <td>2</td> <td>REVISED CD#</td> <td>1.22.26</td> <td>TJT</td> <td>1</td> </tr> <tr> <td>3</td> <td>ISSUED FOR REVIEW</td> <td>10.7.25</td> <td>KE</td> <td>0</td> </tr> </tbody> </table> <p>PROJECT INFO:</p> <p>HARMONI TOWER ID #: G-A0009842 VZW FUZE PROJECT #: 17191006 HARMONI SITE NAME: MCBEAN 4816 OLD WAYNESBORO RD HEPHZIBAH, GA 30815 NEW 289' GUYED TOWER</p> <p>GROUNDING DETAILS</p> <p>SHEET NUMBER: G-3 REV: 2 48137</p>	NO.	DESCRIPTION	DATE	BY	REV	1	FINAL ODS	1.29.20	CAR	2	2	REVISED CD#	1.22.26	TJT	1	3	ISSUED FOR REVIEW	10.7.25	KE	0
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PLANS PREPARED FOR:
HARMONI TOWERS
 6210 HOBREY KELL ROAD
 SUITE 375
 CHARLOTTE, NC 28277

PLANS PREPARED BY:
T-SQUARED
T-SQUARED SITE SERVICES
 1000 W. WILSON AVENUE
 SUITE 100
 CHARLOTTE, NC 28202

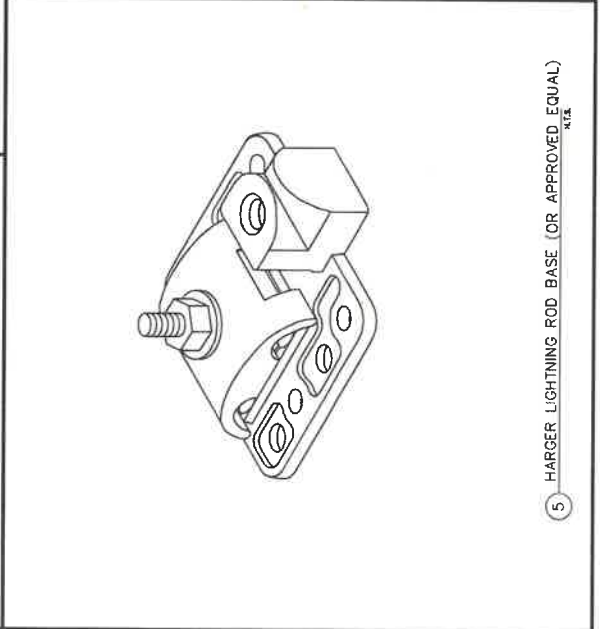
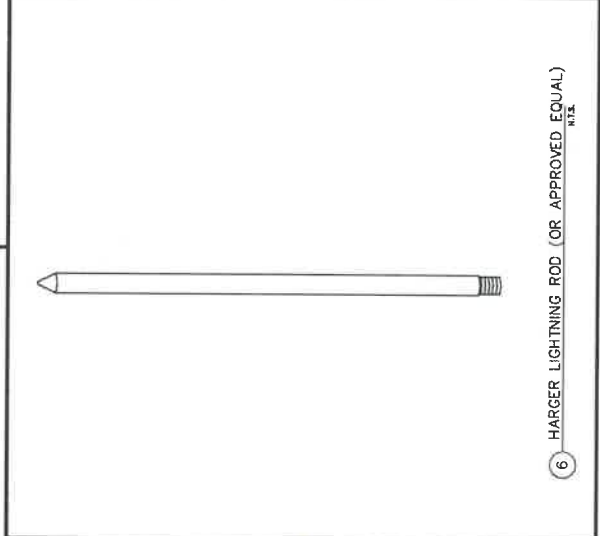
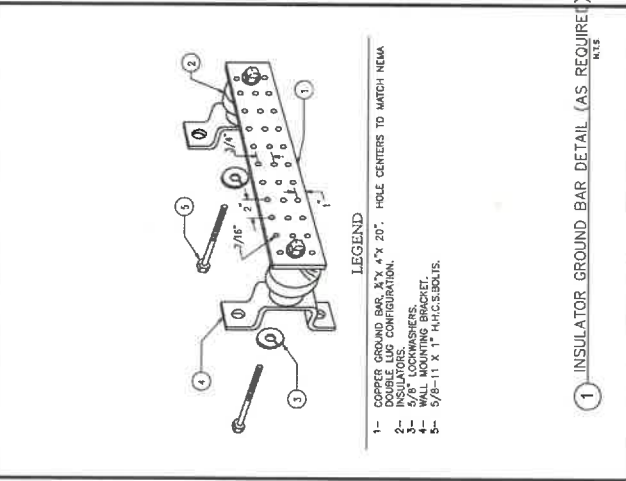
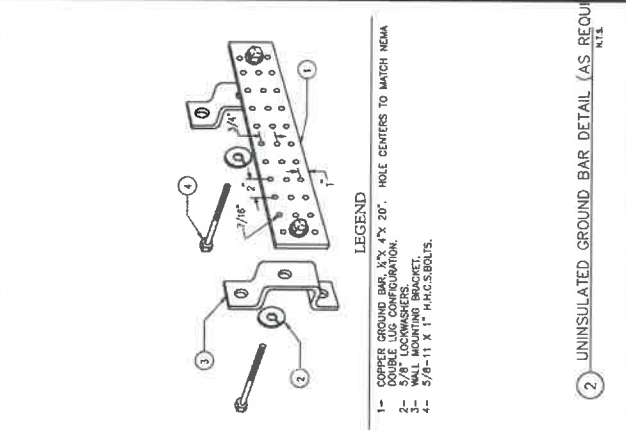
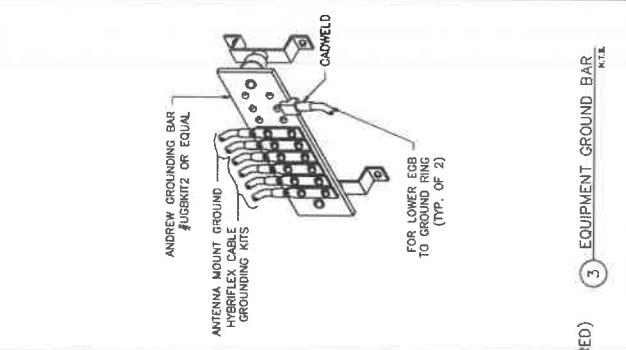
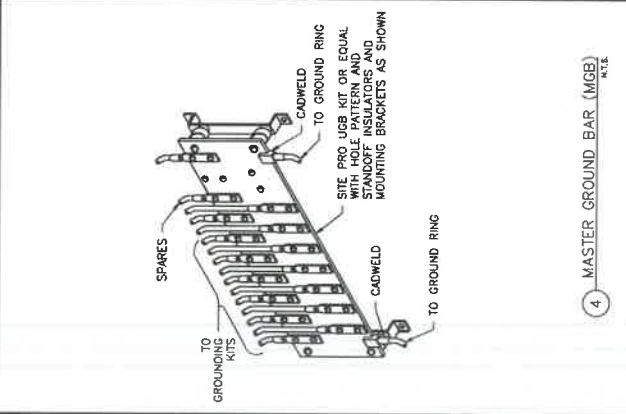


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REVISION	DESCRIPTION	DATE	BY	REV
FINAL CDS		1.29.26	CAR	2
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PROJECT # PO:
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 NEW 289' GUYED TOWER

GROUNDING DETAILS
 SHEET NUMBER: **G-4**
 REV: 2
 68137



Item 1.

Planning Commission
SE-26-07
May 4, 2026

4816 Old Waynesboro Road

Aerial

Subject Property



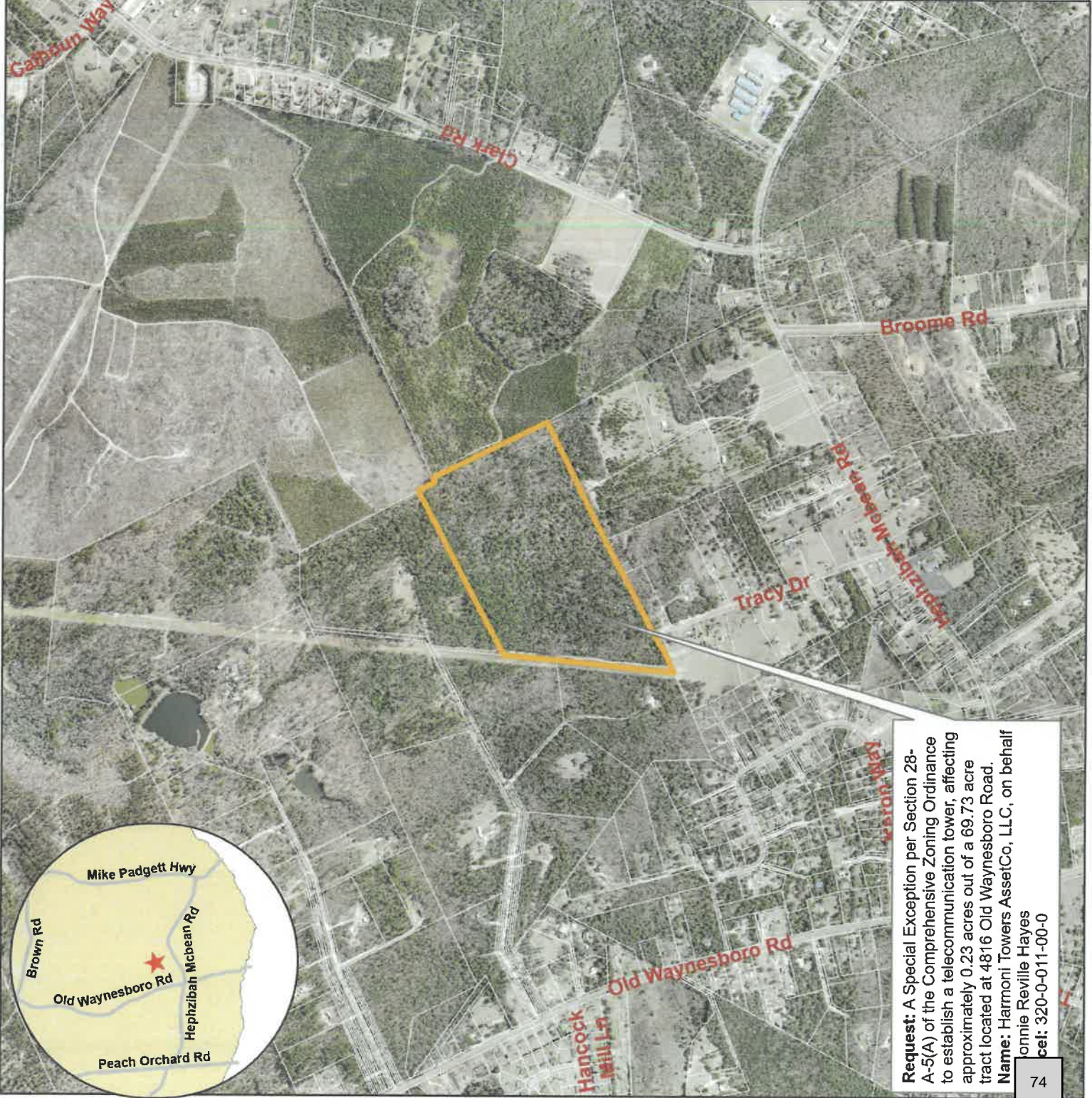
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/22/2026 PE22633

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Item 1.

0 2,000



Request: A Special Exception per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to establish a telecommunication tower, affecting approximately 0.23 acres out of a 69.73 acre tract located at 4816 Old Waynesboro Road.
Name: Harmoni Towers AssetCo, LLC, on behalf of Jonnie Reville Hayes
cel: 320-0-011-00-0

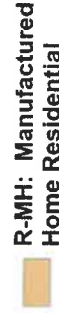
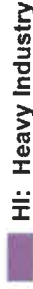
Planning Commission
SE-26-07
May 4, 2026

4816 Old Waynesboro Road

Current Zoning



Zoning Classification



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Planning & Development Department
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4/22/2026 PE22633

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Item 1.



Request: A Special Exception per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to establish a telecommunication tower, affecting approximately 0.23 acres out of a 69.73 acre tract located at 4816 Old Waynesboro Road.
Name: Harmoni Towers AssetCo, LLC, on behalf of Jonnie Reville Hayes
Tel: 320-0-011-00-0

Item 1.



Site Photographs



1. View facing north towards proposed facility location



2. View facing south towards proposed facility location



3. View facing east towards proposed facility location



4. View facing west towards proposed facility location



5. View from proposed facility facing north towards northern guy anchor



6. View from northern guy anchor facing towards proposed facility



7. View from proposed facility facing southeast towards southeastern guy anchor



8. View facing northwest from the southeastern guy anchor towards proposed facility



9. View from proposed facility facing west towards western guy anchor



10. View facing east from the western guy anchor towards the proposed facility location



11. View facing south from the proposed facility location along the proposed access and utility easement



12. View facing north towards the proposed facility location along the proposed access and utility easement

Legal Description

Underlying Property Legal Description:

All that lot or parcel of land, situate, lying and being in the State of Georgia, County of Richmond, containing 69.73 acres and being more particularly described as Tract VI on a plat prepared by Steve Bergeron & Associates dated April 22, 1991 and recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 359, pages 1065-1070.

Tax ID: 3200011000

Being The Same Property Conveyed To Bonnie Reville Hayes, Grantee, From Patricia Mims, Grantor, By Quit Claim Deed Recorded 08/10/2010, In Book 1270, Page 570, Of The Richmond County Records.

TNX

Return to: John B. Long, Esq.
P.O. Box 2426
Augusta, GA 30903

Book 01270:0570 Augusta - Richmond County
2010030553 08/10/2010 16:14:19.00
\$12.00 QUITCLAIM DEED
2010030553 Augusta - Richmond County

STATE OF GEORGIA)
)
COUNTY OF RICHMOND) QUIT-CLAIM DEED

THIS INDENTURE, made this the 6 day of August

2010 between PATRICIA MIMS, ("Grantor") and BONNIE REVILLE HAYES ("Grantee");

WITNESSETH:

For and in consideration of the sum of One and No Cents Dollars (\$1.00) and other good and valuable consideration, Grantor does hereby bargain, sell, remise, release, transfer, convey and forever quit-claim unto Grantee, all of the late Guy Mark Mims' AND Patricia Mims' undivided right, title, interest, claim or demand in and to:

All that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, containing 69.73 acres and being more particularly described as Tract VI on a plat prepared by Steve Bergeron & Associates dated April 22, 1991 and recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 359, pages 1065-1070, and being the same property conveyed to G. Mark Mims and Bonnie R. Mims, now Bonnie R. Hays, dated May 15, 1991 and recorded in said Clerk's Office in Realty Reel 359, pages 1101-1102. This being the same property shown as Parcel No. 320-0-011-00-0 on the tax records of Augusta-Richmond County, Georgia.

TO HAVE TO HOLD said property unto Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time or by any means or ways, have, claim or demand any right or title to said property or appurtenances. Where the context requires or permits, the terms "Grantor" or "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the day and year above written.

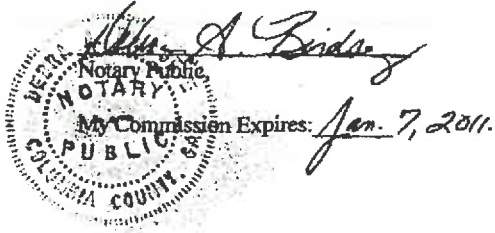
Sworn to and subscribed before

me, this 16 day of August

2010.

James Michael

Patricia Mims (L.S.)
PATRICIA MIMS



Filed in this office:
Augusta - Richmond County
08/10/2010 16:14:19.00
ELAINE C. JOHNSON
Clerk of Superior Court



April 16, 2026

Development Services
c/o Ashley Catterton
535 Telfair St.-Suite 300
Augusta, GA 30901

RE: Special Exception Permit Application to erect a new 289 ft guyed wireless communication facility
Address: 4816 Old Waynesboro Road, Hephzibah, GA 30815
Parcel: 320-0-011-00-1
Applicant: Harmoni Towers AssetCo LLC

Dear Members of the Augusta Planning Commission,


It has come to our attention that Harmoni Tower AssetCo, LLC is proposing the development of a new telecommunications facility located approximately 0.4 miles from an existing 329 ft guyed telecommunication tower owned and operated by American Tower. Our facility is situated on a nearby parcel identified as parcel # 336-0-007-01-0 with the address of 1223 Hephzibah-McBean Road, Augusta, GA.

This letter serves to formally notify the Augusta Planning Commission that American Tower is prepared to collaborate with Harmoni Tower AssetCo, LLC & Verizon Wireless to identify a viable alternative solution, as a suitable facility currently exists within a half (1/2) mile from the newly proposed site.

American Tower remains committed to fostering cooperation and exploring feasible solutions that meet the needs of all parties to further minimize unnecessary infrastructure duplication.

Should you require additional information or wish to discuss this matter further, please do not hesitate to contact me via email at janicy.canales@americantower.com or by phone at 781-926-4556.

Sincerely,


Janicy Canales (she/her/hers)
Attorney
American Tower Corporation

APRIL 2026										
Project #	Project Name	Site Address	Parcel ID	Date Approved	Project Scope	Disturbed Acreage	District	LDP #	NPDES	
APPROVED SITE PLANS										
2025-100	ANGC - BCR	2604 Washington Rd	019-0-062-00-0	4/6/2026	Golf Amenities - New Cabin	0.70	7	2026-024-LD	N/A	
2026-007	Laurel Park Ph. 1 (Lots 1-6)	4320 Newland St, et al,	141-3-013-00-0, et al,	4/8/2026	Grading for single-family attached dwellings	0.53	4	2026-025-LD	N/A	
2026-008	Laurel Park Ph. 1 (Lots 42-47)	5410 Thrasher Ln, et al,	141-3-053-00-0, et al,	4/8/2026	Grading for single-family attached dwellings	0.58	4	2026-026-LD	N/A	
2026-010	Manus Bio - Project Vitalis	1762 Lovers Ln	102-0-007-00-0	4/20/2026	Pharmaceutical production facility	0.70	1	2026-027-LD	N/A	
2025-044	Perker's Kitchen - Wrightsboro and N Leg	3228 Wrightsboro Rd	042-3-005-01-0	4/20/2026	Convenience Store	1.90	2	2026-028-LD	PAID	
APPROVED DEVELOPMENT PLANS										
APPROVED GRADING/ESS PLANS										
Approved Administrative Site Plans										



Commission Meeting

May 21, 2026

Item Name: Z-26-08

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	Z-26-08 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC, requesting to amend B-2 (General Business) zoning conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road. Tax Map # 054-0-028-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. Sidewalks shall be provided along Barton Chapel Road and Sharon Road adjacent to the development. 2. All lighting fixtures shall be fully shielded and directed downward to prevent light spillovers onto adjacent residential properties. 3. The development shall comply with the Augusta Tree Ordinance. 4. No freestanding signage shall be permitted within 100 feet of the Sharon Road right-of-way. 5. Buildings shall not exceed 2 ½ stories or 45 feet in height. 6. Approval shall be contingent upon the granting of the necessary variances by the Board of Zoning Appeals, including relief from the requirement for a minimum 100-foot building separation from residential uses and the restriction of building openings facing residential properties. 7. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia, prior to construction commencing on the property. 8. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: May 4, 2026
Case Number: Z-26-08
Applicant: Lesak Holdings, LLC
Property Owners: ABW Properties Group, LLC
Property Addresses: 1650 Barton Chapel Road
Tax Parcel Nos: 054-0-028-00-0
Current Zoning: B-2 (General Business) w/ Conditions
Fort Eisenhower Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amending Zoning Conditions	Establish an Automotive Service Station and Repair Garage for Specialty Vehicles	Section 22-1

SUMMARY OF REQUEST:

The petition requests an amendment to the zoning conditions associated with a previously approved rezoning case, Z-07-104, to permit the establishment of an automotive service station and repair garage for specialty vehicles. The request applies to approximately 1.03 acres located at 1650 Barton Chapel Road. The applicant is seeking to remove four of the six approved zoning conditions. The conditions proposed for removal are as follows:

1. No access to Sharon Road.
2. A 10-foot buffer conforming with the Augusta-Richmond County Tree Ordinance side buffer yard requirements including a 6-foot solid board fence along Sharon Road right-of-way with no gate except as required by fire codes.
3. The use shall be limited to a landscape service business or those uses allowed in a B-1 (Neighborhood Business) zone.
4. Should the property be sold the zoning shall revert to B-1 (Neighborhood Business).

The concept plan submitted with the application proposes the following:

- A one- to two story service shop building (approx. 2,400 sf w/ area designated for future expansion)
- Two driveway entrances w/ access along Sharon Road
- A total of fourteen (14) off-street parking spaces
- Retention of a 30-foot natural buffer between the site and adjacent residential and industrial properties

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the subject property is located within the Belair Character Area. This character area is described as a suburban setting characterized by medium-density residential development and well-planned communities. Interstate interchanges, frontage roads, and designated nodes serve as focal points for new commercial and light industrial/warehouse development. The plan anticipates continued expansion of public facilities and services to accommodate a growing population.

FINDINGS:

1. On Tuesday, February 5, 2008, the Augusta Commission approved zoning case Z-07-104, which rezoned the property from R-1B (One-Family Residential) to B-2 (General Business), subject to the following conditions:
 - No access to Sharon Road;
 - No freestanding signage within 100 feet of the right-of-way of Sharon Road;
 - A 10-foot buffer conforming with the Augusta-Richmond County Tree Ordinance side buffer yard requirements including a 6-foot solid board fence along Sharon Road right-of-way with no gate except as required by fire codes;
 - Buildings shall not exceed 2 ½ stories or 45 feet in height;
 - The use shall be limited to a landscape service business or those uses allowed in a B-1 (Neighborhood Business) zone;
 - Should the property be sold the zoning shall revert to B-1 (Neighborhood Business).
2. Section 22-1(b)(13) permits the use of automobile service stations and automobile repair garages where no body or fender repairs take place, provided that:
 - a) All repair work and vehicle storage shall be conducted within an area enclosed on all sides by a solid wall or finished board fence not less than six (6) feet in height and maintained in good condition at all times;
 - b) No dismantling of vehicles to obtain auto parts or other such activity shall be conducted;
 - c) Such use shall be located at least one hundred (100) feet from any residential district or use;
 - d) There shall be no opening in said building on any side facing a residential district or use other than a stationary window; and
 - e) Nonconforming automobile repair garages and automobile service stations shall be made to conform with Subsections (a) & (b) of Sections 22-1 (13) of this Ordinance.
3. As presented in the concept plan, the proposed service station does not conform with items (c) and (d). The applicant has applied for variances through the Board of Zoning Appeals and will be heard on May 18th.
4. The site is served by public water and sanitary sewer services.
5. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a designated Special Flood Hazard Area.

6. Based on Augusta-Richmond County GIS data, no wetlands are identified on the subject property.
7. Public transit service is not available near the site.
8. According to the Georgia Department of Transportation (GDOT) State Functional Classification Map (2026), Barton Chapel Road is classified as a Minor Arterial, and Sharon Road is classified as a Local Road.
9. Adjacent zoning districts include R-1B (One-Family Residential), LI (Light Industrial), A (Agriculture), and B-2 (General Business).
10. The proposed request is inconsistent with the 2023 Augusta-Richmond County Comprehensive Plan and is not compatible with surrounding zoning districts and existing land uses.
11. At the time of this report, staff have not received inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- “Ensure driveway is adequate distance from Sharon Road. Investigate location of driveway.”

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends **Approval** of this rezoning request with the following conditions:

1. Sidewalks shall be provided along Barton Chapel Road and Sharon Road adjacent to the development.
2. All lighting fixtures shall be fully shielded and directed downward to prevent light spillover onto adjacent residential properties.
3. The development shall comply with the Augusta Tree Ordinance.
4. No freestanding signage shall be permitted within 100 feet of the Sharon Road right-of-way.
5. Buildings shall not exceed 2 ½ stories or 45 feet in height.
6. Approval shall be contingent upon the granting of the necessary variances by the Board of Zoning Appeals, including relief from the requirement for a minimum 100-foot building separation from residential uses and the restriction of building openings facing residential properties.
7. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
8. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.



Current Planning Division
Augusta Planning and Development Department
525 Telfair Street, Suite 300 • Augusta GA • 30901
706- 821-1796 • 706-821-1806 (fax)

Date: 4/8/26

REQUEST FOR PLANNING COMMISSION COMMENTS TRANSMITTAL SHEET

Application #: 7-26-08

Purpose: automotive service & repair

Project Type: (i.e. Grant, Staff Report, Letter, etc.): _____

Originator: Amanda Cruz

Dept./ Division: Engineering / Utilities
(circle one)

Review Comments Due by: 4/22/26

Reviewer's Name: Marques Jacobs Date Commented: 4/16/26

Recommendation (Approve / Approve with Conditions / Deny):

Approve []

Deny [x]

Comments: Ensure driveway is adequate distance from
Sharon Rd. Investigate location of driveway.



Rezoning Application

An application to amend the official Zoning Map of Augusta, GA.

Application Date: 19 March 2026

Applicant Information		Owner Information	
Name:	<u>Lesak Holdings, LLC</u>	Name:	<u>ABW Properties Group, LLC</u>
Address:	<u>5454 Victoria Falls</u>	Address:	<u>448 Saint Julian Place</u>
City:	<u>Grovetown</u>	City:	<u>North Augusta</u>
State:	<u>GA</u> Zip: <u>30813</u>	State:	<u>GA</u> Zip: <u>29860</u>
Phone:	_____	Phone:	_____
Contact Person:	<u>Mark C. Lesak</u>	Phone:	_____
Contact's e-mail:	_____		

I hereby request a Rezoning for the purpose of: Amend conditions imposed under #B07104 to allows standard B-2 uses

I hereby request a Variance for: N/A

Applicant is the: Owner Petitioner Contractor Purchaser Other

Property Address: 1650 Barton Chapel Road, Augusta, GA 30909

Present zoning B-2 (w/restrictions) Requested Zoning B-2

Map/ Parcel #: 054-0-028-00-0

Proposed Development: Construction of low impact specialty automotive facility.

I certify that I am the legal owner of the property for which this application is being made and that I have identified all individuals and business entities having an ownership interest in the real property in question on the space below.

Owner's Signature: [Signature] Date: 3/25/26

Petitioner's Signature: [Signature] Date: 3/25/26

Subscribed and affirmed before me in the county of Richmond, State of Georgia,

this 25th day of March, 20 26.

(Notary's official signature)

2-17-2029
(Commission Expiration)





Standards Governing the Exercise of the Zoning Power

The following standards are used by staff to determine whether a proposed rezoning will:

- a) Will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- b) Adversely affect the existing use or usability of adjacent or nearby property;
- c) Will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
- d) Be in conformity with the policy and intent of the Comprehensive Land Use Plan;
- e) Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

In order to make an application to the Planning Commission you must submit the following: Completed application including all supporting documentation listed in this packet.

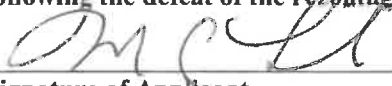
A pre-application meeting is required preceding submission of this application or the application will be deemed incomplete – call 706-821-1796

- 1. The following fees made payable to Augusta Planning and Development Department as of March 24, 2014

a) Rezoning A (Agriculture) and R-1 (One-family Residential) Zones	\$800.00
b) All other Zones for applications under 10 acres	\$1000.00
c) All other Zones for applications over 10 acres	\$1,250.00
d) Special Exceptions	\$800.00
e) Subdivision Variance	\$500.00
f) Parking Variance	\$300.00

- 2. If you are not the property owner, you must attach a signed statement of consent from the property owner.
- 3. The Planning Commission meets on the first Monday of each month at 3:00 p.m. unless otherwise advertised due to a holiday. The calendar dates for said meetings are included in this application packet.
- 4. The Planning Commission is a recommending body and their decision is forwarded to the Augusta Commission for a final decision. The Augusta Commission meets on the third Tuesday of each month at 2:00 p.m. unless otherwise advertised.

The undersigned below is authorized to make this application. Section 35-8 states if the zoning decision of a local government is for the rezoning of property and the amendment to the Zoning Ordinance to accomplish the rezoning is defeated by the local government, then the same property may not again be considered for rezoning until the expiration of at least six (6) months immediately following the defeat of the rezoning by the local government pursuant to O.C.G.A. 36-66-4-(c) (2012).


Signature of Applicant

3/19/26
Date

Mark C Lesak
Print Name and Title



Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a local government official who will consider this application.

- Yes
- No

Applicant's Name: Mark C Lesak

Name and Official position of Government official	Contributions made: (List all which aggregate to \$250 or more)	Date Contribution was Made: (in the last two years)

If necessary, attach additional sheets to disclose or describe all contributions.

Rezoning and Special Exception Checklist

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department on behalf of the Planning Commission reserves the right to reject any incomplete applications.

- Pre-Application Meeting**
- Application Form
- Deed (Legal Description)
- Recorded Plat or Recorded Boundary Survey
- (4) Four Site Plans or concept plans 24" x 36" drawn to scale
Requests involving a single family lot must provide an 11" x 17" scale plan
Note: Additional site plan requirements may be deemed necessary
- Letter of Intent (explanation of proposed use)
- Conflict of Interest Certification/ Campaign Contributions
- Application Fee—payable to Augusta Planning and Development Department
- Photographs
- Building Compliance Inspection (if needed)
- Located within local Historic Preservation District (Summerville, Downtown or Olde Town)

Additional Exhibits that may be required (as necessary):

- Traffic Study
- Review Form for Development of Regional Impact

Signature of Staff Member accepting application: _____

19 March 2026

Augusta-Richmond County Planning and Development
535 Telfair Street #300
Augusta, GA 30901

Subject: Rezoning Amendment Request

Dear Planning Commission Members,

Lesak Holdings LLC respectfully submits this request to amend the existing zoning conditions associated with the property located at 1650 Barton Chapel Road in Augusta, Georgia.

The property is currently zoned B-2 with conditions established under Zoning Case #B07104 dated February 14, 2008. This request seeks to amend those conditions, including the limitation restricting permitted uses to B-1 zoning categories and the provision requiring the property to revert to B-1 zoning upon sale, in order to allow the property to function as a standard B-2 zoning classification without conditional limitations.

Specifically, this request includes the removal of the following existing zoning conditions: the prohibition of access to Sharon Road; the requirement for a 10-foot buffer conforming with the Augusta-Richmond County Tree Ordinance side bufferyard requirements including a 6-foot solid board fence along the Sharon Road right-of-way with no gate except as required by fire codes; the limitation of the use to a landscape service business or those uses allowed in a B-1 (Neighborhood Business) zone; and the condition that the zoning revert to B-1 (Neighborhood Business) upon sale of the property.

Since these conditions were established in 2008, the property has remained vacant. Amending the conditions would allow the site to be responsibly developed in a manner compatible with surrounding land uses.

The immediate surrounding area is largely characterized by light industrial and commercial zoning, with a limited number of residential properties located adjacent to the site. The proposed development has been intentionally designed to remain compatible with these neighboring uses. Existing trees along the eastern property boundary will be retained to maintain a natural buffer with nearby residential properties. Lesak Holdings LLC is pursuing development of the property as part of a long-term small business initiative tied to the

owner's transition from military service. The proposed project is a small specialty automotive service and vehicle storage facility.

Unlike traditional high-volume repair shops, the business model is appointment-based, focusing on a number of specialty vehicles at a time with an emphasis on craftsmanship, preservation, and technical service. In some cases, the operation may also include the occasional sale of specialty or collector vehicles associated with the services performed on-site.

Primary customer access will occur from Barton Chapel Road, while limited access from Sharon Road will support controlled vehicle drop-off, trailer maneuvering, and operational circulation within the site.

As the business grows, future improvements may include expanded workspace and additional enclosed storage while maintaining the character of a small professional specialty automotive facility.

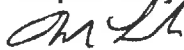
In addition to its core operations, the project intends to contribute positively to the surrounding community. This will be done by providing internships, training programs, small automotive enthusiast events, and supporting technical education programs.

The goal of this rezoning amendment is to allow the improvement of a currently vacant property that contributes positively to the local community and remains compatible with nearby properties.

The scale and appointment-based nature of the operation (will minimize) traffic, noise, and activity levels and will remain consistent with surrounding area.

Lesak Holdings LLC appreciates the Planning Commission's consideration of this request and welcomes the opportunity to answer any questions regarding the proposed development.

Respectfully submitted,

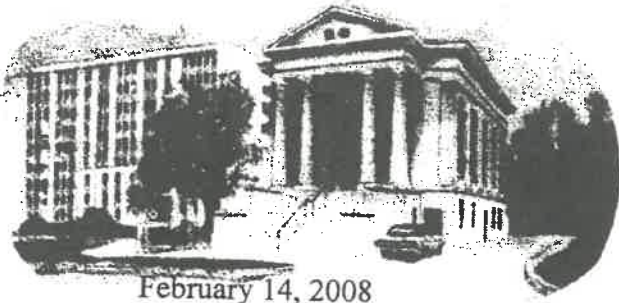


Mark Lesak

Managing Member

Lesak Holdings LLC

AUGUSTA-RICHMOND COUNTY
 PLANNING COMMISSION
 GEORGE A. PATTY
 EXECUTIVE DIRECTOR
 GENE HUNT
 CHAIRMAN
 525 TELFAIR STREET
 AUGUSTA, GEORGIA 30901
 PHONE: (706) 821-1796
 FAX: (706) 821-1806
 www.AugustaGA.gov



February 14, 2008

Mark Jackson
 118 Clark Street
 Martinez GA 30907

To Whom It May Concern:

At its meeting on Tuesday, February 5, 2008 the Augusta-Richmond County Planning Commission considered your petition, on behalf of Tyler Eidson, requesting a change of zoning from R-1B (One-family Residential) to Zone B-2 (General Business) affecting property containing approximately 1.1 acres and is known as 1650 Barton Chapel Road. (Tax Map 054 Parcel 028) This petition was postponed from the December 3, 2007 agenda)

It was the decision of the Commission to approve your petition with the following conditions:

- 1) no access to Sharon Road;
- 2) no freestanding signage within 100 feet of the right-of-way of Sharon Road;
- 3) a 10 foot buffer conforming with the Augusta-Richmond County Tree Ordinance side bufferyard requirements including a 6 foot solid board fence along Sharon Road right-of-way with no gate except as required by fire codes;
- 4) buildings shall not exceed 2 ½ stories or 45 feet in height and
- 5) the use shall be limited to a landscape service business or those uses allowed in a B-1 (Neighborhood Business) Zone
- 6) should the property be sold the zoning shall revert to B-1 (Neighborhood Business)

Enclosed is an ordinance verifying this change and a Zoning Restriction Agreement. Please sign and return the agreement to this office for recording. The zoning change does not become official until this zoning restriction agreement is properly recorded. This decision is final. Please remove sign.

Sincerely,


 George A. Patty
 Executive Director

Conceptual Site Plan








Low Impact Specialty Automotive Facility



Project Information

ADDRESS: 1650 Barton Chapel Road
 CITY: Augusta
 PARCEL SIZE: 1.03 Acres
 PREPARED BY: Lesak Holdings, LLC
 DATE: March 2026
 NOTES: For Zoning Review; Not for Construction

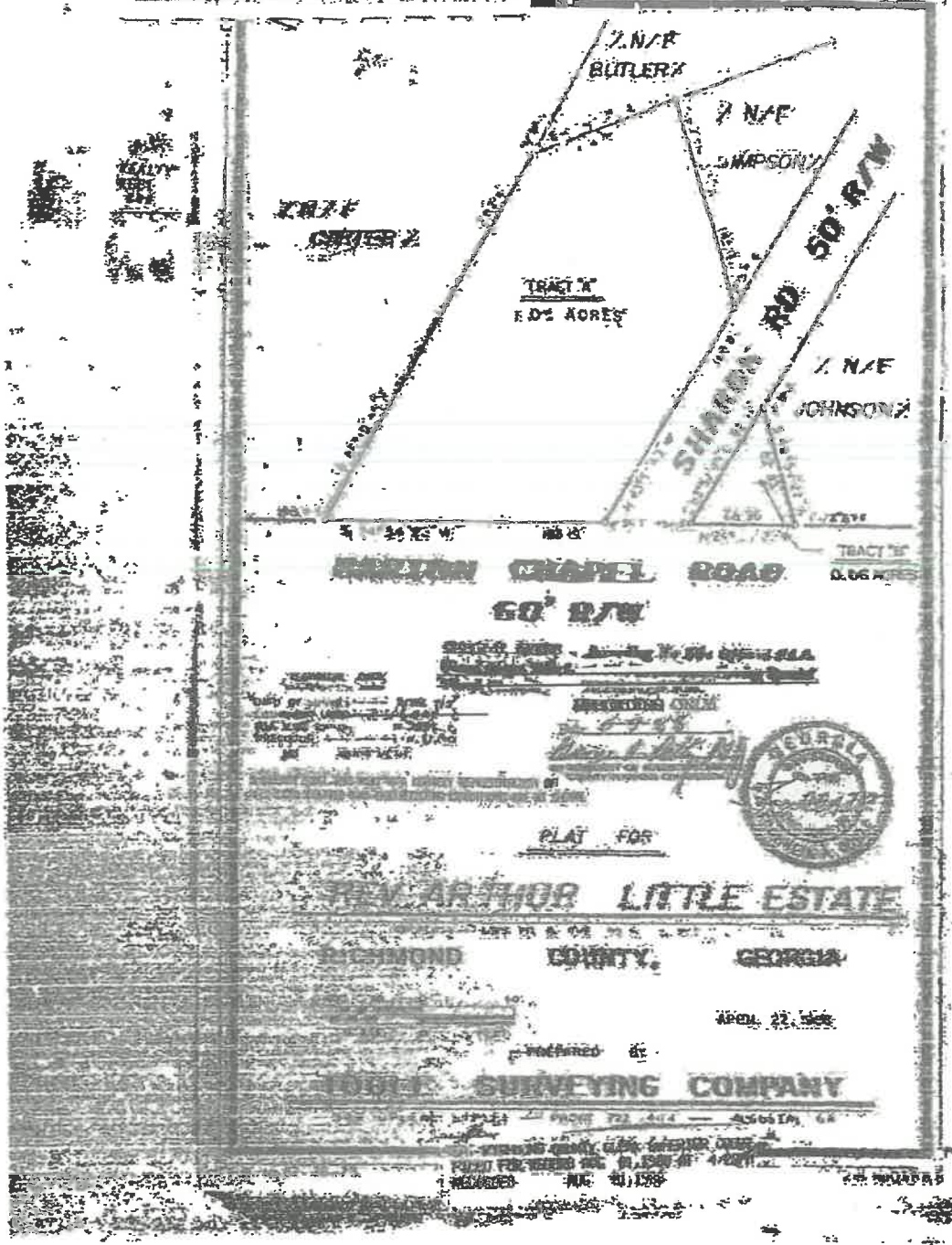
Legend

-  Building Footprint
-  Concrete Apron
-  Pavement Sections
-  Landscaping Islands
-  Natural Barrier
-  Future Expansion
-  Boundary Line



Boyle 01018: 1993 Ambler - Richmond County
2005047520 10/11/2005 12:14:19.00

SEE SEE SIDE 709



D: DEED B: 1806 P: 296
10/07/2021 09:34 AM
Doc # 2021034384 Pages: 2 Rec Fees: \$25.00
Transfer Tax: \$85.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant ID: 6577442889

After recording, please return to:
Fidelity, Edenfield & Green, LLC
1630 Jannice Dycus Parkway, Suite 1
Augusta, Georgia 30909
21-1115

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of October, 2021 between Mark Jackson, hereinafter referred to as the party of the first part, and ABW Properties Group LLC, a South Carolina Limited Liability Company, hereinafter referred to as the party of the second part,

WITNESSETH:

That the party of the First Part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, does grant, bargain, sell and convey unto the party of the Second Part, his heirs and assigns, the following described property, to-wit:

All that tract or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, being known and designated as Tract "A", containing 1.83 acres, more or less, as shows on a plat prepared for "Rev. Arthur Little Estate", made by Franklin A. Toole, Registered Land Surveyor, dated April 22, 1988, a copy of which is recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Book 292, page 749; reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said property. This property is conveyed subject to any easements and to any restrictions of record in said Clerk's Office.

Said property is hereby conveyed subject to any and all applicable easements, restrictions, covenants, and rights-of-way of record in the aforesaid clerk's office.

Property Address: 1650 Bartow Chapel Road, Augusta, GA 30909
Tax Map and Parcel No.: 054-0-028-00-0

TOGETHER WITH ALL AND SINGULAR the rights, easements, ways, members and appurtenances to said land, being, belonging or in any wise appertaining and the remainders, reversions, rents, issues and profits thereof, and every part thereof.

TO HAVE AND TO HOLD the tract or parcel of land, together with all and singular the rights, members and appurtenances to the same, being, belonging, or in any wise appertaining to the every proper use, benefit and behoof of the said party of the Second Part, his heirs and assigns, forever in Fee Simple.

AND THE SAID PARTY OF THE FIRST PART, his heirs and assigns, will warrant and forever defend the right and title to the above described property, unto the said party of the Second Part, his heirs and assigns, against the claims of all persons whomsoever.

D: DEED B: 1806 P: 297 10/07/2021 09:34 AM
Doc # 2021034304 Page 2 of 2

The phrases "party of the first part" and "party of the second part," as used in the singular herein, shall, when appropriate, be construed to read as if written in the plural, and the pronouns and relative words used herein shall, when appropriate, be construed to read as if written in the feminine or neuter, respectively, and the word "successors" shall be substituted for the word "heirs" when appropriate.

IN WITNESS WHEREOF the party of the first part has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written, as the date of these presents.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:


Mark Jackson


Unofficial Witness



Notary Public
My commission expires:



Planning Commission
Z-26-08
May 4, 2026

1650 Barton Chapel Road
Aerial

Subject Property



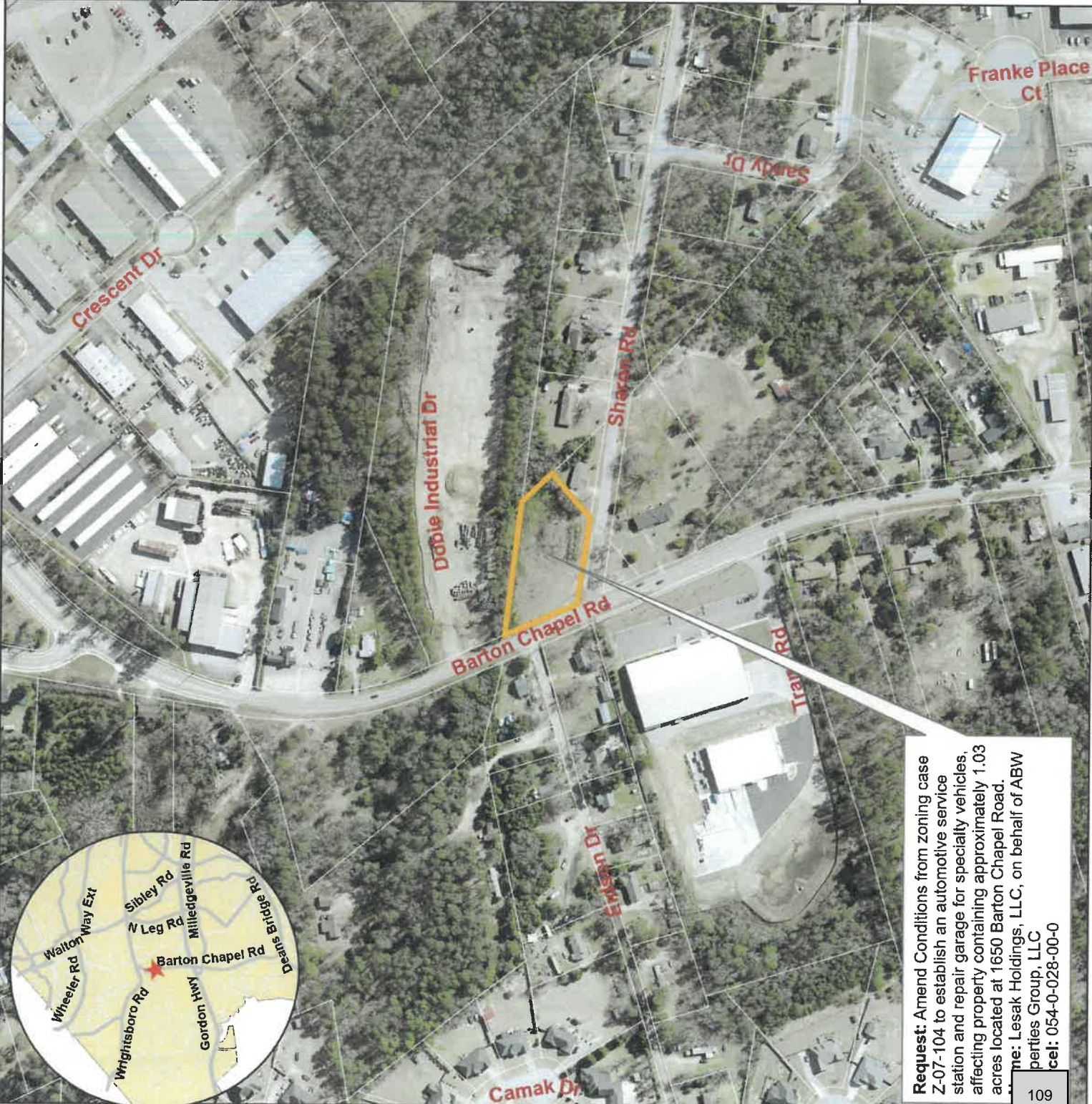
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/22/2026 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.

Item 2.

0 500 Feet




Request: Amend Conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road.
Applicant: Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC
Tel: 054-0-028-00-0








Planning Commission
Z-26-08
May 4, 2026

1650 Barton Chapel Road

Current Zoning

 Subject Property

Zoning Classification

-  A: Agriculture
-  B-2: General Business
-  LI: Light Industry
-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-MH: Manufactured Residential
-  Home Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/22/2026 PE22633

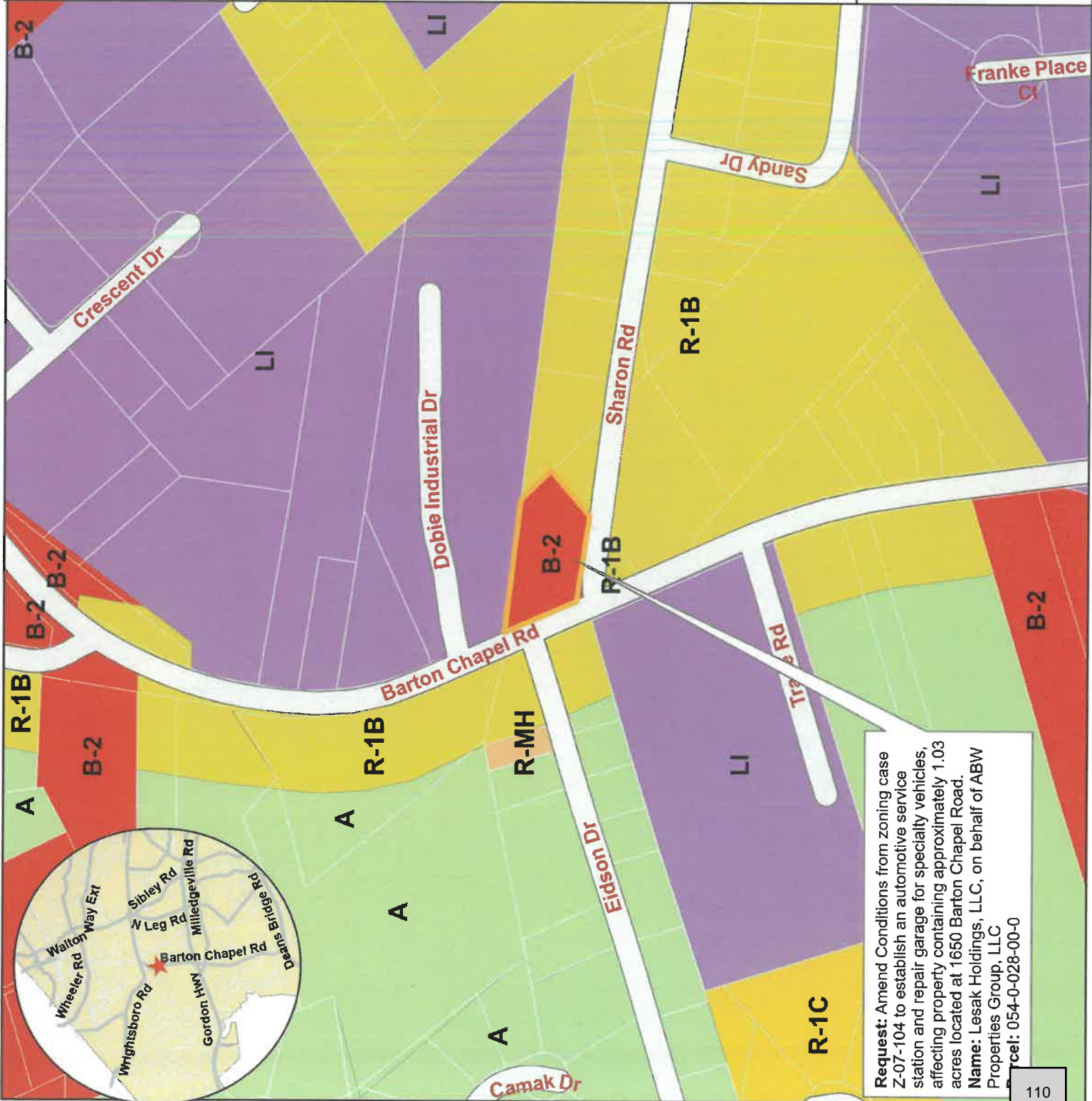
Augusta, GA Disclaimer

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0 500

Item 2.



Request: Amend Conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road.
Name: Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC
Parcel: 054-0-028-00-0





Commission Meeting

May 21, 2026

Item Name: Z-26-06

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	<u>Z-26-06</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by GA 1602 Gordon Highway, LLC, on behalf of GA 1602 Gordon Highway, LLC, requesting to amend B-2 (General Business) zoning conditions from zoning case Z-22-56 to establish a convenience store, affecting property containing approximately 2.0 acres located at 1602 Gordon Highway. Tax Map # 086-2-154-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. Sidewalks shall be provided along Gordon Highway and Tubman Home Road adjacent to the development. 2. All proposed lighting fixtures shall be fully shielded and directed downward to prevent illumination of adjacent residential properties. 3. Include a minimum 40-foot buffer along the rear of the property, including a double row of trees consistent with the buffer requirements of the Augusta Tree Ordinance. The development shall comply with all other applicable provisions of the Augusta Tree Ordinance. 4. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the application. The proposed development shall obtain site plan approval in accordance with the Site Plan Regulations of Augusta, Georgia, prior to the commencement of any construction on the property. 5. The development shall comply with all applicable development standards and regulations of the City of Augusta-Richmond County, Georgia, as amended, in effect at the time of development. 6. Only a convenience store and/or restaurant shall be allowed.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: May 4, 2026
Case Number: Z-26-06
Applicant: GA 1602 Gordon Highway, LLC
Property Owners: GA 1602 Gordon Highway, LLC
Property Addresses: 1602 Gordon Highway
Tax Parcel Nos: 086-2-154-00-0
Current Zoning: B-2 (General Business)
Fort Eisenhower Notification Required: N/A
Commission District 2: Stacy Pulliam
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amending Zoning Conditions	Establish a Convenience Store	Section 22-1

SUMMARY OF REQUEST:

The petition seeks to amend the conditions of Zoning Case Z-22-56 to allow for the development of a convenience store. The request applies to an approximately 2-acre tract located at 1602 Gordon Highway.

The proposed amendment would remove the requirement that the development must substantially conform to the concept plan submitted with the original rezoning application. The previously approved conceptual plan involved the development of a car wash on the subject property.

The plan submitted with the application proposes the following:

- Convenience store (approx. 4,500 sf)
- A total of 56 off-street parking spaces
- Gas canopy with eight (8) fueling stations
- Two driveway entrances
- Drive-thru restaurant (approx. 1,500 sf)

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is in the South Augusta Character Area. The 2023 Comprehensive Plan’s vision for the South Augusta Character Area includes the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended development patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is already the

predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

1. On Tuesday, September 20, 2022, the Augusta Commission approved zoning case Z-22-56, a request to rezone the property from B-1 (Neighborhood Business) and LI (Light Industrial) to B-2 (General Business), subject to the following conditions:
 - The development shall substantially conform to the concept plan filed with this application.
 - The parcel shall be subdivided immediately subsequent to this approval, in accordance with the presented concept plan.
 - This project shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, at the time of development.
2. The development will include entrances along Gordon Highway and Tubman Home Road as a secondary access point.
3. Section 4-2 of the Zoning Ordinance requires a minimum of one (1) parking space per 150 square feet of floor area for a convenience store. Fast food restaurants are required to provide one (1) parking space per 75 square feet of patron use area, plus one (1) space for every four (4) employees. The conceptual plan proposes a total of 56 off-street parking spaces, which appears to satisfy the minimum parking requirements for the proposed uses. However, the plan does not include the required loading zone for this type of development.
4. The rear of the property abuts a single-family residential neighborhood and requires a minimum 50-foot setback. The proposal complies with this minimum setback requirement.
5. The site is served by public water and sanitary sewer services.
6. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
7. Based on Augusta-Richmond County GIS data, no wetlands are identified on the subject property.
8. Public transit service is available approximately 50 feet from the proposed development along Gordon Highway.
9. According to the Georgia Department of Transportation (GDOT) State Functional Classification Map (2026), Tubman Home Road is classified as a Minor Arterial.
10. Adjacent zoning districts include R-1A (One-Family Residential), LI (Light Industrial), and B-2 (General Business), with B-2 being the predominant zoning classification in the area.
11. The proposal is consistent with the Augusta-Richmond County Comprehensive Plan (2023) and is compatible with surrounding zoning districts and existing land uses.
12. At the time of this report, staff have not received inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- "Include interior truck turning diagram."

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the requested amendment with the following conditions:

1. Sidewalks shall be provided along Gordon Highway and Tubman Home Road adjacent to the development.
2. All proposed lighting fixtures shall be fully shielded and directed downward to prevent illumination of adjacent residential properties.
3. Include a minimum 40-foot buffer along the rear of the property, including a double row of trees consistent with the buffer requirements of the Augusta Tree Ordinance. The development shall comply with all other applicable provisions of the Augusta Tree Ordinance.
4. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the application. The proposed development shall obtain site plan approval in accordance with the Site Plan Regulations of Augusta, Georgia, prior to the commencement of any construction on the property.
5. The development shall comply with all applicable development standards and regulations of the City of Augusta-Richmond County, Georgia, as amended, in effect at the time of development.
6. Only a convenience store and/or restaurant shall be allowed

NOTE: *This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.*



Current Planning Division
Augusta Planning and Development Department
525 Telfair Street, Suite 300 • Augusta GA • 30901
706- 821-1796 • 706-821-1806 (fax)

Date: 4/8/26

REQUEST FOR PLANNING COMMISSION COMMENTS TRANSMITTAL SHEET

Application #: Z-26-06

Purpose: convenience store

Project Type: (i.e. Grant, Staff Report, Letter, etc.): _____

Originator: Amanda Cruz

Dept./ Division: Engineering / Utilities
(circle one)

Review Comments Due by: 4/22/26

Reviewer's Name: Marques Jacobs Date Commented: 4/16/26

Recommendation (Approve / Approve with Conditions / Deny):

Approve

Deny

Comments: Include interior truck turning diagram



Rezoning Application

An application to amend the official Zoning Map of Augusta, GA.

Application Date: _____

Applicant Information	Owner Information
Name: <u>GA 1602 Gordon Hwy, LLC</u>	Name: <u>GA 1602 Gordon Hwy, LLC</u>
Address: <u>320 1st Street N, Ste. 615</u>	Address: <u>320 1st Street N, Ste. 615</u>
City: <u>Jacksonville Beach</u>	City: <u>Jacksonville Beach</u>
State: <u>FL</u> Zip: <u>32250</u>	State: <u>FL</u> Zip: <u>32250</u>
Phone: _____	Phone: _____
Contact Person: <u>James B. Trotter</u>	Phone: _____
Contact's e-mail: _____	

I hereby request a Rezoning for the purpose of: Convenience Store

I hereby request a Variance for: _____

Applicant is the: Owner Petitioner Contractor Purchaser Other

Property Address: 1602 Gordon Highway

Present zoning B-2, with Conditions Requested Zoning B-2

Map/ Parcel #: 086-2-154-00-0

Proposed Development: Convenience Store

I certify that I am the legal owner of the property for which this application is being made and that I have identified all individuals and business entities having an ownership interest in the real property in question on the space below.

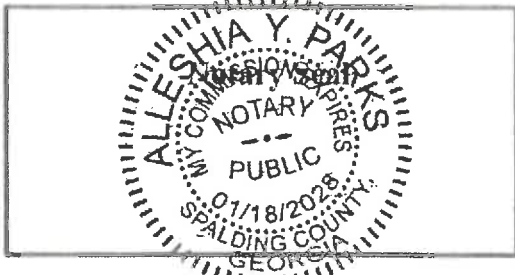
Owner's Signature: [Signature] Date: 3/19/26

Petitioner's Signature: [Signature] Date: 3/19/26

Subscribed and affirmed before me in the county of Henry, State of Georgia,

this 19th day of March 2024
[Signature]
(Notary's official signature)

1/18/2028
(Commission Expiration)



Revised 02.2017



Standards Governing the Exercise of the Zoning Power

The following standards are used by staff to determine whether a proposed rezoning will:

- a) Will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- b) Adversely affect the existing use or usability of adjacent or nearby property;
- c) Will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
- d) Be in conformity with the policy and intent of the Comprehensive Land Use Plan;
- e) Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

**In order to make an application to the Planning Commission you must submit the following:
 Completed application including all supporting documentation listed in this packet.
 A pre-application meeting is required preceding submission of this application or the application
 will be deemed incomplete – call 706-821-1796**

- 1. The following fees made payable to Augusta Planning and Development Department as of
March 24, 2014

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d) Special Exceptions	\$800.00
e) Subdivision Variance	\$500.00
f) Parking Variance	\$300.00

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 3/19/2020
 Signature of Applicant Date

TUSHAR PATIL Member
 Print Name and Title



Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a local government official who will consider this application.

Yes No

Applicant's Name: _____

Name and Official position of Government official	Contributions made: (List all which aggregate to \$250 or more)	Date Contribution was Made: (in the last two years)

If necessary, attach additional sheets to disclose or describe all contributions.

Rezoning and Special Exception Checklist

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department on behalf of the Planning Commission reserves the right to reject any incomplete applications.

- Pre-Application Meeting**
- Application Form
- Deed (Legal Description)
- Recorded Plat or Recorded Boundary Survey
- (4) Four Site Plans or concept plans 24" x 36" drawn to scale
Requests involving a single family lot must provide an 11" x 17" scale plan
Note: Additional site plan requirements may be deemed necessary
- Letter of Intent (explanation of proposed use)
- Conflict of Interest Certification/ Campaign Contributions
- Application Fee—payable to Augusta Planning and Development Department
- Photographs
- Building Compliance Inspection (if needed)
- Located within local Historic Preservation District (Summerville, Downtown or Olde Town)

Additional Exhibits that may be required (as necessary):

- Traffic Study
- Review Form for Development of Regional Impact

Signature of Staff Member accepting application: _____



William A. Trotter, III
James B. Trotter
David C. Jones
Michael L. Downing, Jr.

March 23, 2026

Mr. Kevin Boyd
Development Services Manager
Augusta Richmond County Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901
Via Hand Delivery

RE: Rezoning Application
Tax Map & Parcel Nos.: 086-2-154-00-0; 1602 Gordon Highway (the "Property")

Dear Kevin:

Enclosed please find an application to rezone the above-referenced Property from B2 with conditions restricting it to a certain concept plan to B2, with appropriate conditions for a convenience store. The Property was rezoned in 2022 from B-1 and LI to B-2 (Z-22-56), but had to substantially conform to the concept plan that was part of that 2022 application. That applicant chose not to develop the car wash, and sold the Property to my client, the current applicant and owner.

Please let me know if you or the other members of the staff have any questions regarding this application, or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be 'James B. Trotter', is written over a printed name.

James B. Trotter

Enclosure – Rezoning Application
\$1,000 Application Fee



PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta Georgia 30901

1803 Marvin Griffin Road
Augusta, Georgia 30906

November 4, 2022

Lauren Burleson
440 S. Church Street Suite 700
Charlotte, NC 28202

Greetings,

At its meeting on Tuesday, September 20, 2022, the Augusta Georgia Commission considered the following petition:

Z-22-56 – A petition by Lauren Burleson on behalf of OM Shiv Shakti LLC – requesting a rezoning from Zone B-1 (Neighborhood Business) and Zone LI (Light Industrial) to Zone B-2 (General Business) affecting property containing approximately 2 acres out of a 4.69-acre tract located at 1602 Gordon Highway. Portion of Tax Map #078-0-005-00-0.

It was the decision of the Commission to APPROVE the petition. with the following condition(s):

1. This development shall substantially conform to the concept plan filed with this application.
2. The parcel shall be subdivided immediately subsequent to this approval, in accordance with the presented concept plan.
3. This project shall comply with all development standards and regulations set forth by the City of Augusta, Georgia at the time of development.

Enclosed is an ordinance verifying this change and a zoning restriction agreement. The zoning restriction agreement must be properly signed and returned to our office for recording.

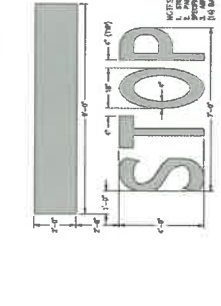
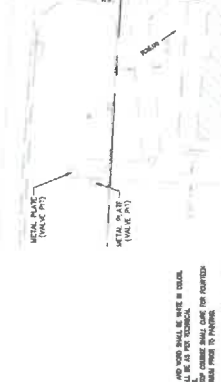
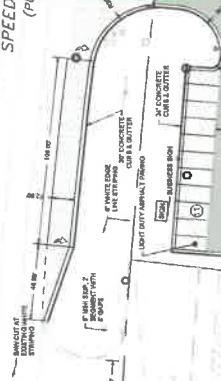
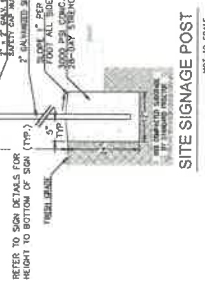
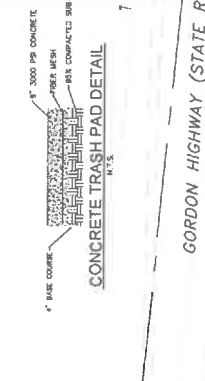
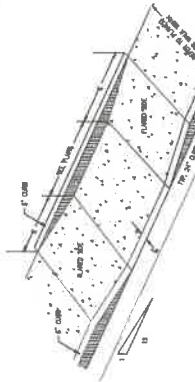
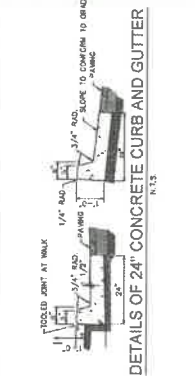
Until the agreement is received and recorded, the zoning does not become official. This decision is final.

Sincerely,

Carla Delaney, Director



PARKING SPACES
 FOR PARKING REGULATIONS FOR LOCAL GOVERNMENT COUNTY THE REQUIRED NUMBER OF PARKING SPACES FOR CATEGORIES:
 MINIMUM CONFERENCE STORE = 4000 SF; PARKING SPACES / 100 SF; 100 PARKING SPACES
 MINIMUM RESTAURANT = 10000 SF; PARKING SPACES / 100 SF; 100 PARKING SPACES
 MINIMUM C-STORE = 10000 SF; PARKING SPACES / 100 SF; 100 PARKING SPACES
 TOTAL REQUIRED PARKING SPACES INCLUDING 3 ADA SPACES



MOORE CIVIL
 CONSULTING ENGINEER
 704.224.1129
 ROBERT@MOORECIVIL.COM

LEVEL 1 CERTIFIED
 PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 EXPIRATION: 08/08/2024

NOT BEING FOR CONSTRUCTION

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24 HOUR CONTACT
 704.224.1129

REVISIONS:

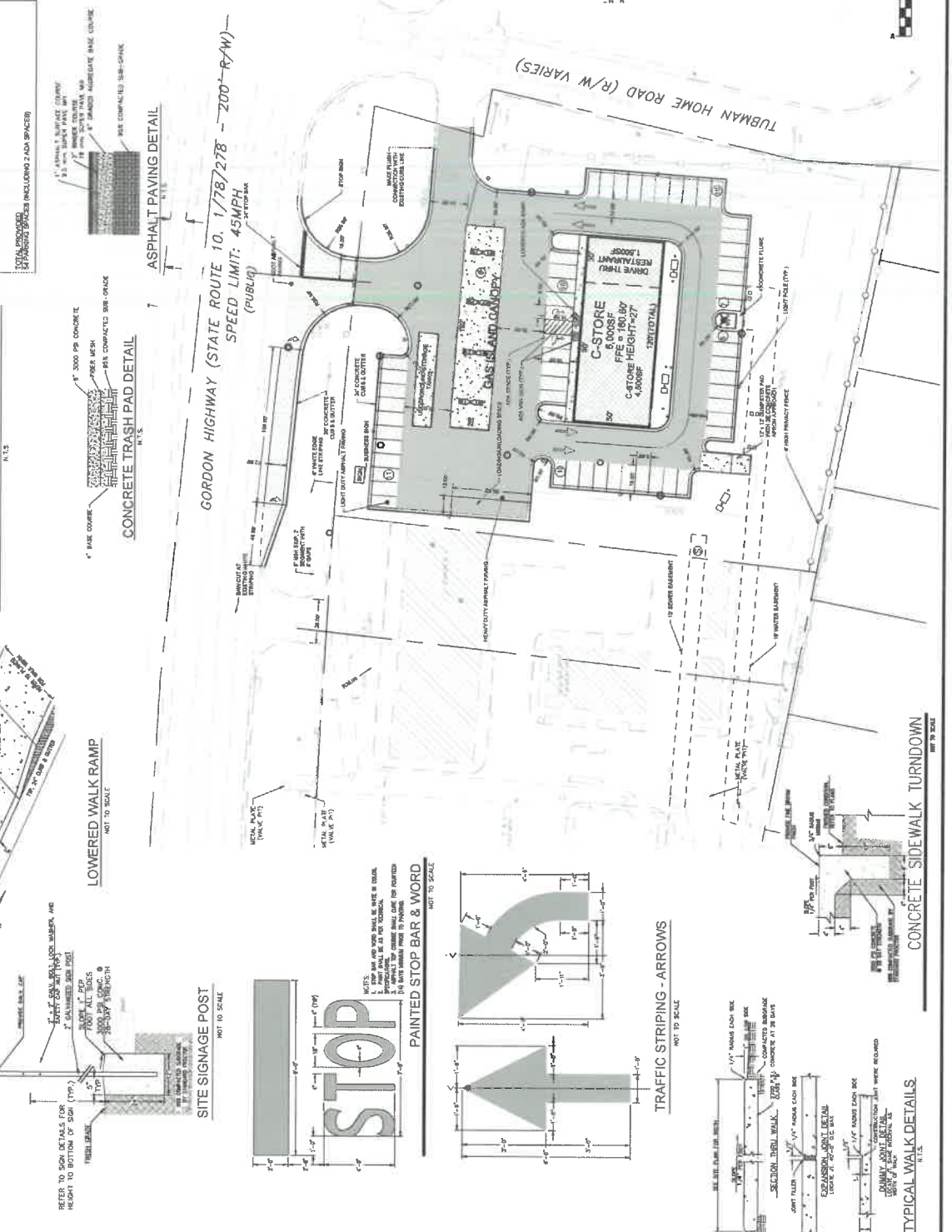
01/20/24 - MOORE CIVIL
 02/15/24 - MOORE CIVIL
 03/15/24 - MOORE CIVIL
 04/15/24 - MOORE CIVIL
 05/15/24 - MOORE CIVIL
 06/15/24 - MOORE CIVIL
 07/15/24 - MOORE CIVIL
 08/15/24 - MOORE CIVIL
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 11/15/24 - MOORE CIVIL
 12/15/24 - MOORE CIVIL

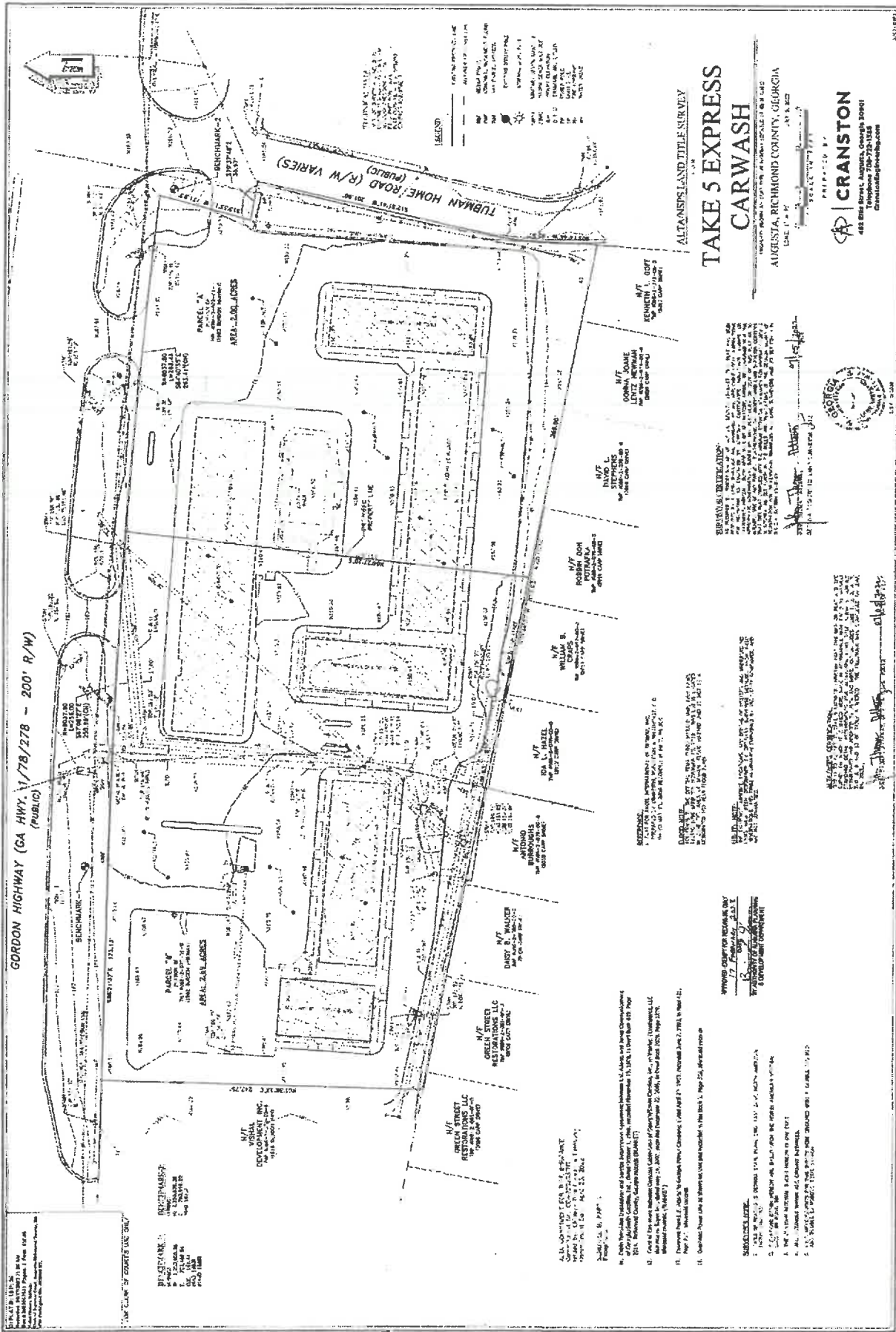
GA 1602 GORDONS HWY LLC
 GAS STATION + QSR
 1602 GORON HWY
 AUGUSTA, RICHMOND COUNTY, GA 30906

SHEET TITLE:
 SITE PLAN

C.2

GRAPHIC SCALE
 1 inch = 50 ft.





ALTA SURVEY AND TITLE SURVEY
 CRANSTON
 485 BRIDGE AVENUE, SUITE 200
 AUGUSTA, GEORGIA 30901
 (706) 733-1111
 www.cranston-survey.com

TAKE 5 EXPRESS CARWASH
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 (706) 733-1111
 www.cranston-survey.com

After recording return to:
Calloway Title and Escrow, LLC
2100 Riveredge Parkway, Suite 1025
Atlanta, GA 30328
2-44053

D: DEED B: 1951 P: 87 WD
12/23/2024 03:24 PM
Doc # 2024031832 Pages: 4 Rec Fees: \$25.00
Transfer Tax: \$650.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 6405611603,

Return to:

c/o Land Ventures LLC
Attn: Jacqueline Fahcy, COO
320 First Street North #615
Jacksonville Beach, FL 32250

STATE OF GEORGIA
COUNTY OF RICHMOND

LIMITED WARRANTY DEED

THIS INDENTURE, made on this 20 day of December, 2024, between

BOING US HOLDCO, INC., a Delaware corporation

(hereinafter referred to as "Grantor") and

GA 1602 GORDON HWY LLC, a Georgia limited liability company

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;

WITNESSETH:

THAT Grantor, for and in consideration of the sum of SIX HUNDRED FIFTY THOUSAND DOLLARS (\$650,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee that certain real property with a street address of 1602 Gordon Highway, Augusta, Georgia all as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Property").

See Exhibit "A" Legal Description

TOGETHER WITH all and singular the rights, members, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road or avenue, open, closed, or proposed in front of or adjoining the Property, to the center line.

THIS CONVEYANCE and the warranties herein contained are expressly made subject to the matters shown on Exhibit "B" attached hereto and incorporated herein by reference (collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Permitted Exceptions, warrant and forever defend the right and title to the Property unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

Z. Coffey
Unofficial Witness

[Signature]
Notary Public
Commission expires: 1-6-2028

BOING US HOLDCO, INC.,
a Delaware corporation

[Signature]
By: Anthony Winchester
Its: Vice President - Legal, Real Estate

CRYSTAL M. CAMPBELL
NOTARY PUBLIC
Middlebury County, North Carolina
Commission Number: 18070450077
My Commission Expires January 6, 2028



EXHIBIT "A"

All that tract or parcel of land lying and being located in the 85th G.M.D. of Augusta, Richmond County, Georgia and being more particularly described as follows:

BEGINNING at #4 rebar and cap set at the intersection of the southerly right-of-way of Gordon Highway (U.S. HWY 1/78/278 HAVING 200' R/W) and westerly right-of-way of Tubman Home Road (R/W varies),

From the POINT OF BEGINNING; Thence, run along the westerly right-of-way of Tubman Home Road following courses and distances:

South 15 degrees 33 minutes 12 seconds West for a distance of 71.93 feet to a concrete monument found,

Thence: South 79 degrees 37 minutes 46 seconds East for a distance of 30.97 feet to PK nail set,

Thence: South 12 degrees 51 minutes 41 seconds West for a distance of 201.60 feet to a #4 rebar set,

Thence: South 03 degrees 14 minutes 44 seconds East for a distance of 65.67 feet to a #4 rebar set,

Thence, throning and leaving said westerly right-of-way of Tubman Home Road North 78 degrees 44 minutes 37 seconds West for a distance of 265.00 feet to a #4 rebar set,

Thence, North 06 degrees 27 minutes 20 seconds East for a distance of 311.67 feet to a #4 rebar set at the intersection of said common line and the southerly right-of-way of Gordon Highway (U.S. HWY. 1/78/278 having 200' R/W),

Thence, turning and running along said right-of-way of Gordon Highway along a curve to the right having a radius of 6037.80 feet and arc length of 263.43 feet, subtended by a chord South 84 degrees 40 minutes 35 seconds East and a distance of 263.41 feet to the POINT OF BEGINNING.

Said tract or parcel of land contains 2.00 acres.

Being the same property conveyed to Boing US Holdco, Inc. from OM Shiv Shakti, LLC by Limited Warranty Deed dated March 2, 2023 and recorded in Deed Book 1878, page 841 in the records of the Clerk of the Superior Court for Augusta-Richmond County, Georgia.

Tax Map and Parcel No. 0862154000

TOGETHER WITH: easements appurtenant to the subject property as contained in that certain Access Easement and Restrictive Use Agreement by and between OM Shiv Shakti, LLC and Boing US Holdco, Inc. dated March 2, 2023 and recorded in Deed Book 1878, page 828 in the records of the Clerk of the Superior Court for Augusta-Richmond County, Georgia.

EXHIBIT "B"

Permitted Exceptions

1. Matters that would be reflected on an accurate and current land title survey of the land.
2. Taxes for the year 2024, which are a lien, not yet due and payable, and subsequent years.
3. Easement from L.E. Adams to Georgia Power Company, dated April 20, 1993, recorded June 2, 1993, in Reel 421, Page 763, Records of Richmond County, Georgia.
4. Access Easement and Restrictive Use Agreement by and between OM SHIV SHAKTI, LLC, a Georgia limited liability company and BOING US HOLDCO, INC., a Delaware corporation, dated effective as of March 2, 2023, filed for record March 10, 2023 at 3:24p.m., recorded in Deed Book 1878, Page 828, aforesaid Records.
5. All those matters as disclosed by that certain plat recorded in Plat Book 2, Page 366, aforesaid Records.
6. All those matters as disclosed by that certain plat recorded in Plat Book 18, Page 26, aforesaid Records.

Planning Commission
Z-26-06
May 4, 2026
1602 Gordon Highway

Aerial

 Subject Property

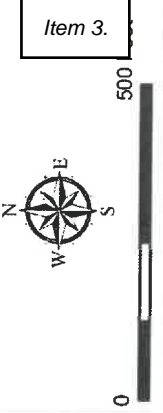
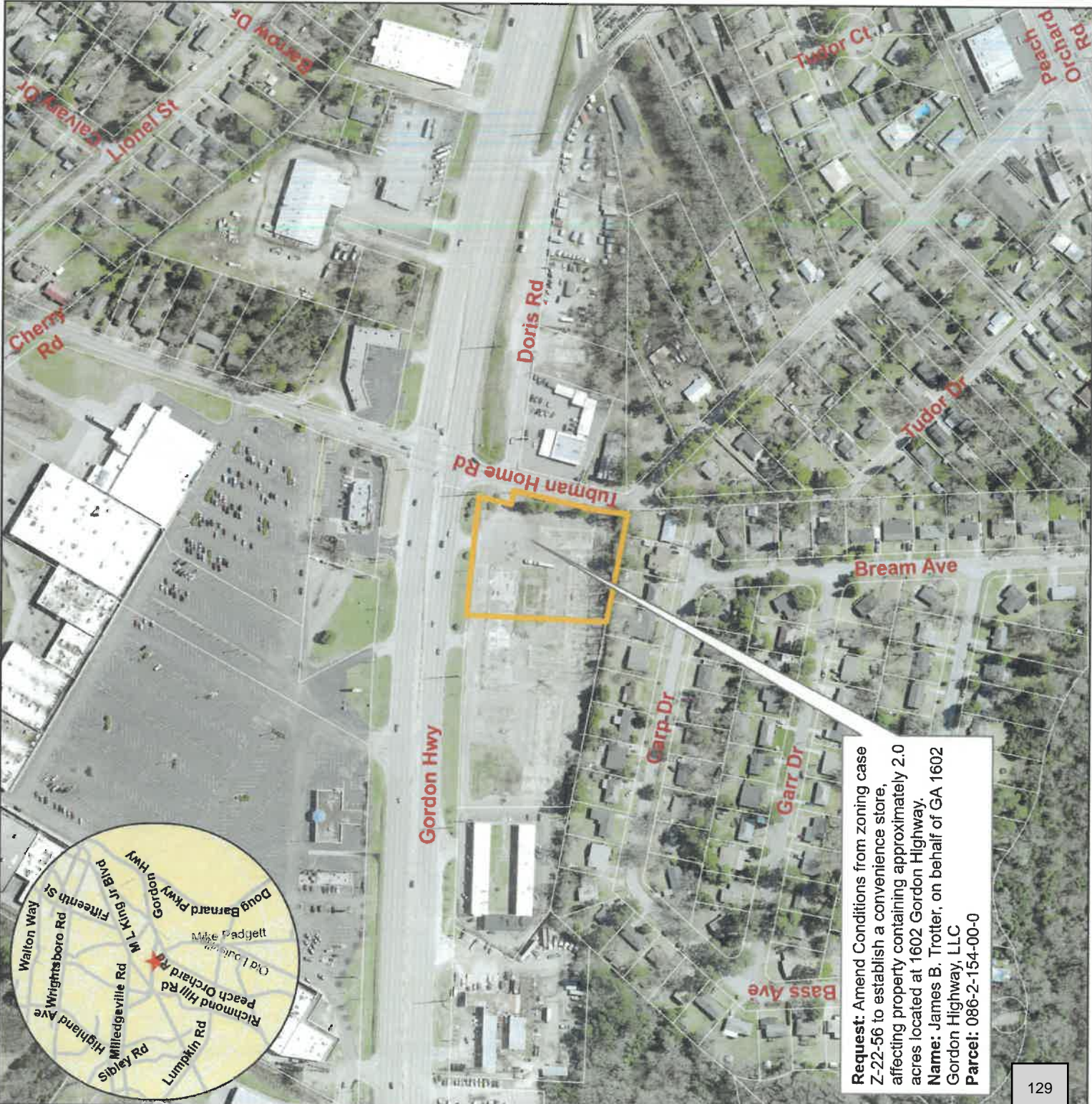


Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 4/21/2026 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information, as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or provide this map or any portion thereof, without the written consent of the Augusta-Richmond County Commission.

Item 3.












Request: Amend Conditions from zoning case Z-22-56 to establish a convenience store, affecting property containing approximately 2.0 acres located at 1602 Gordon Highway.
Name: James B. Trotter, on behalf of GA 1602 Gordon Highway, LLC
Parcel: 086-2-154-00-0

Planning Commission
Z-26-06
May 4, 2026

1602 Gordon Highway

Current Zoning

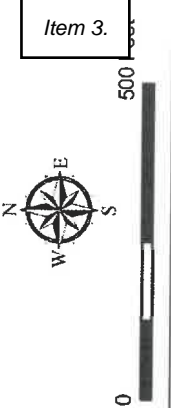
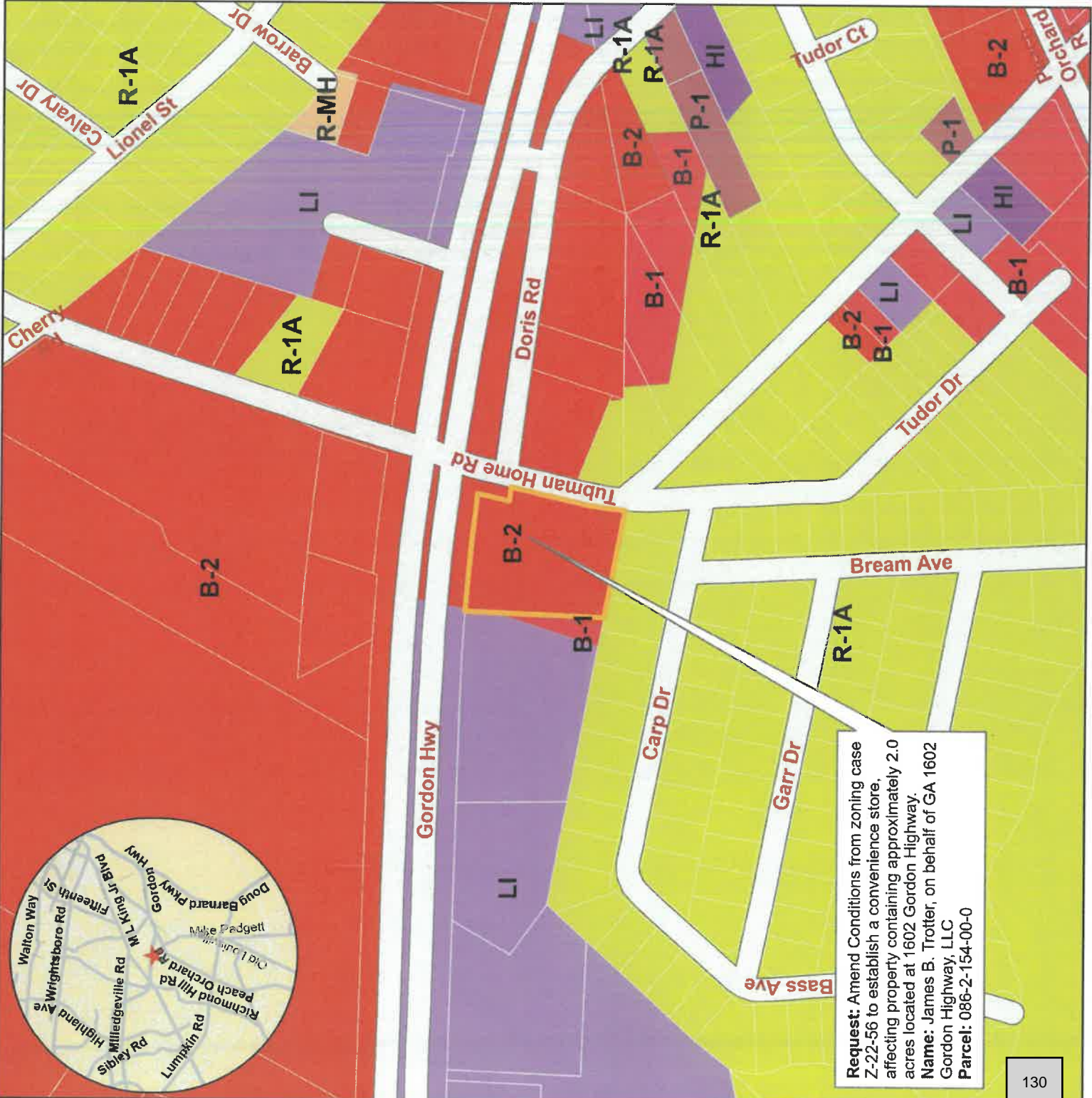
-  Subject Property
- Zoning Classification**
-  B-1: Neighborhood Business
-  B-2: General Business
-  HI: Heavy Industry
-  LI: Light Industry
-  P-1: Professional
-  R-1A: One Family Residential
-  R-MH: Manufactured Home Residential



Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 4/21/2026 PE22633

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Item 3.

Request: Amend Conditions from zoning case Z-22-56 to establish a convenience store, affecting property containing approximately 2.0 acres located at 1602 Gordon Highway.
Name: James B. Trotter, on behalf of GA 1602 Gordon Highway, LLC
Parcel: 086-2-154-00-0





Item 3.



Engineering Services Committee Meeting

Meeting Date: April 28, 2026

GDOT Request-Option of Temporary Easements

GDOT Project PI# 0013927 SR4/US25 @ Savannah River Bridge

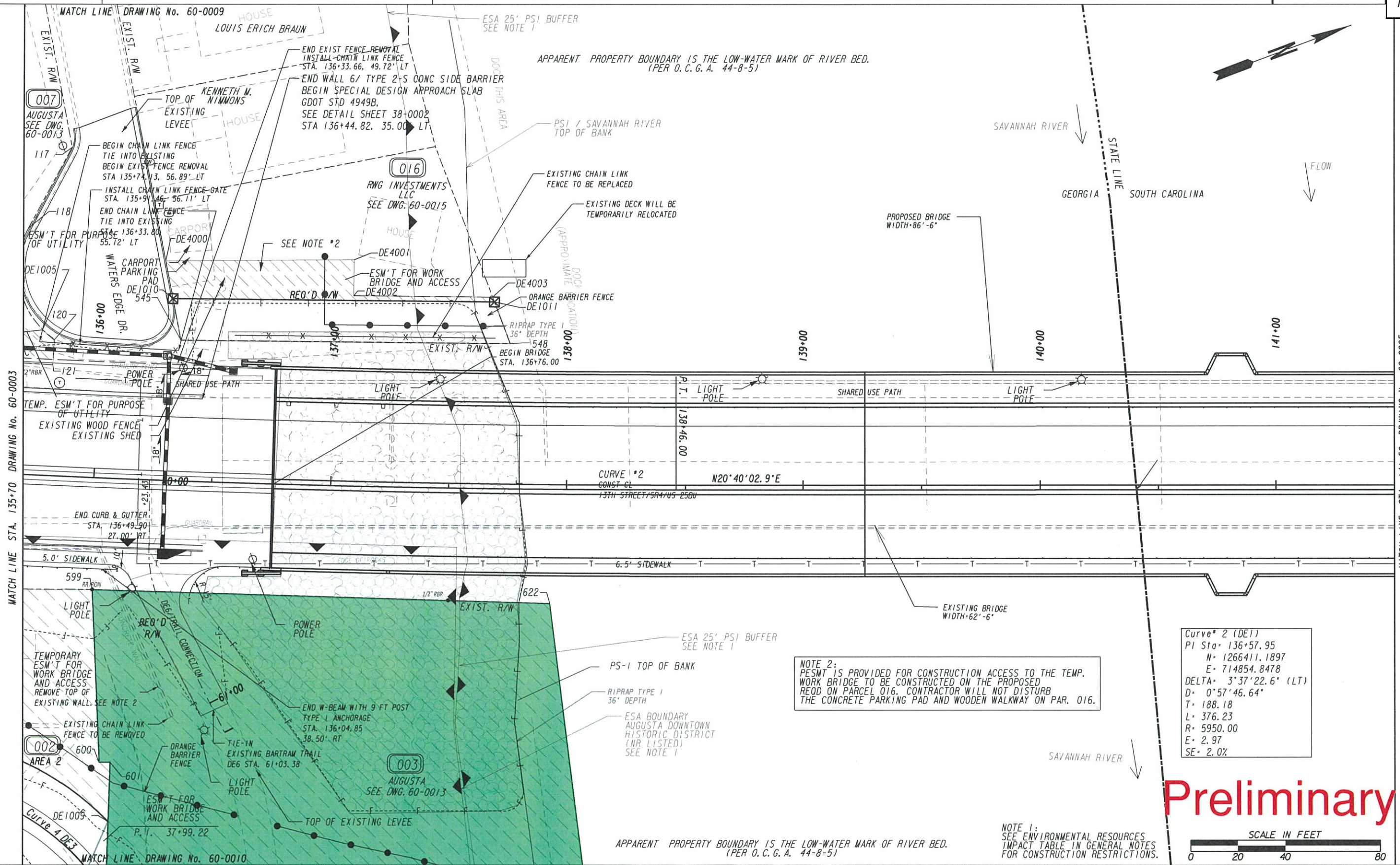
File Reference: 26 – 014(A)

Department:	Engineering & Environmental Services
Presenter:	Dr. Hameed Malik, Director
Caption:	Approve Georgia Department of Transportation (GDOT) option of 1.038 acres Temporary Easements request from the Augusta, GA owned parcel/Augusta Levee for Bridge on SR 4 (US 25 BU) over Savannah River Project (PI#0013927). Temporary Easements boundaries depicted at attached GDOT Preliminary Right of Way Map dated 04/23/24 sheets 60-0004, 60-0010, and described at sheet 60-0013 (Parcel 003). /AE
Background:	The Bridge on SR 4 (US 25 BU) over Savannah River was built in 1939 and widened in 1991. This bridge was designed using a H-20 vehicle, which is below current design standards. A structural analysis of this bridge shows a lower than expected load carrying capacity. The overall condition of this bridge would be classified as fair. Due to the age of the structure, the structural capacity being below current standards, replacement of this bridge is recommended. Trail & pedestrian connectivity, and aesthetic items were requested to be included in this project by local stakeholders, Augusta, Georgia, and North Augusta City during the targeted stakeholder engagement. Based on the local stakeholder's request, the design team has included provision of connectivity between existing trails within the project. It is a GDOT managed project. Current construction let date is 12/15/2027 and construction estimated cost is \$68.4 million.
Analysis:	Requested temporary easements is essential for completion of this project. Granting temporary easements needed for the bridge and its multi model use enhancement. Completion of the project will greatly improve traffic safety, walkability and connectivity of recreational features on both sides of Savannah River. The Granted Temporary easements end with completion and acceptance of the project.
Financial Impact:	None anticipated
Alternatives:	No alternate proposed
Recommendation:	Approve Georgia Department of Transportation (GDOT) option of 1.038 acres Temporary Easements request from the Augusta, GA owned

parcel/Augusta Levee for Bridge on SR 4 (US 25 BU) over Savannah R Item 4.
Project (PI#0013927). Temporary Easements boundaries depicted at attached
GDOT Preliminary Right of Way Map dated 04/23/24 sheets 60-0004, 60-
0010 and described at sheet 60-0013 (Parcel 003). /AE

Funds are available in N/A
the following accounts:

REVIEWED AND HM/sr
APPROVED BY:



MATCH LINE STA. 135+70 DRAWING No. 60-0003

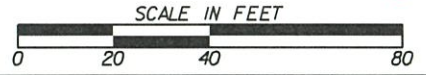
MATCH LINE STA. 141+50 DRAWING No. 60-0005

Curve* 2 (DE1)
 PI Sta* 136+57.95
 N* 1266411.1897
 E* 714854.8478
 DELTA* 3°37'22.6" (LT)
 D* 0°57'46.64"
 T* 188.18
 L* 376.23
 R* 5950.00
 E* 2.97
 SE* 2.0%

NOTE 2:
 PESMT IS PROVIDED FOR CONSTRUCTION ACCESS TO THE TEMP.
 WORK BRIDGE TO BE CONSTRUCTED ON THE PROPOSED
 REQ'D ON PARCEL 016. CONTRACTOR WILL NOT DISTURB
 THE CONCRETE PARKING PAD AND WOODEN WALKWAY ON PAR. 016.

NOTE 1:
 SEE ENVIRONMENTAL RESOURCES
 IMPACT TABLE IN GENERAL NOTES
 FOR CONSTRUCTION RESTRICTIONS.

Preliminary



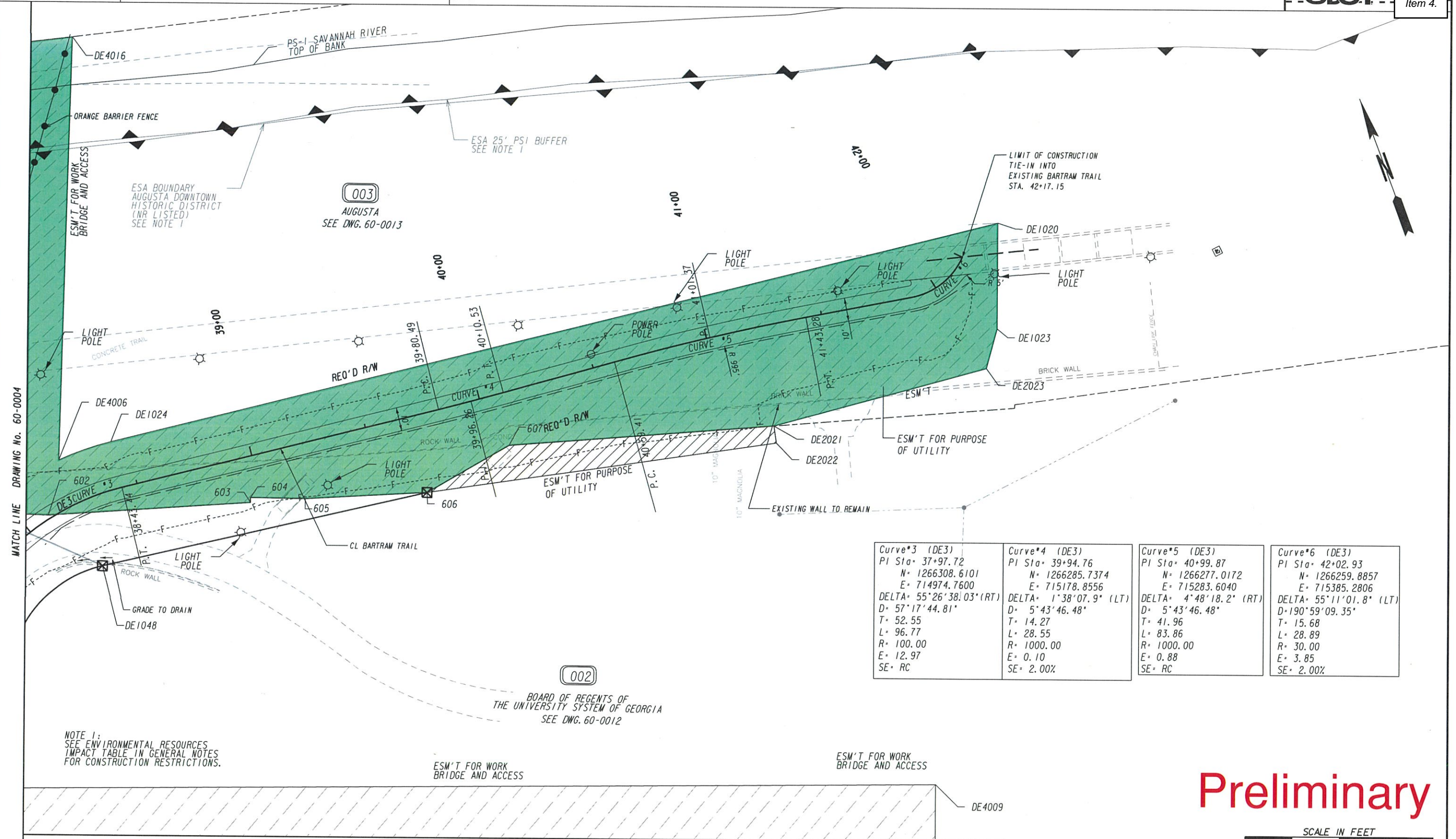
PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---

BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
EXISTING LIMIT OF ACCESS	---
REQ'D LIMIT OF ACCESS	---
EXISTING LIMIT OF ACCESS & R/W	---
REQ'D LIMIT OF ACCESS & R/W	---
ORANGE BARRIER FENCE	---
ESA - ENV. SENSITIVE AREA	---

DATE	REVISIONS	DATE	REVISIONS
5-05-25	ADDED NOTE #2 TO PARCEL 016		
6-27-25	PAR 007 REMOVED REQ'D, ADDED TESMT.		
	PAR 003 REMOVED PESMT & REQ'D, REVISED TESMT.		
12-19-25	PAR 002 REVISED REQ'D R/W		
1-29-26	PAR 002 REMOVED TESMT, ADDED PESMT		
3-25-26	PAR 002 REMOVED PESMT, ADDED TESMT		

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY MAP	
PROJECT NO: N/A	COUNTY: RICHMOND(GA); AIKEN(SC)
LAND LOT NO: N/A	LAND DISTRICT: 12(GA); 2(SC)
GWD 600	DATE 04/23/24 SH 4 OF 15

DRAWING
 60-000 134

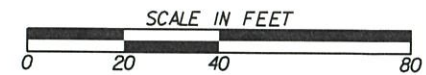


Curve*3 (DE3) PI Sta= 37+97.72 N= 1266308.6101 E= 714974.7600 DELTA= 55°26'38.03"(RT) D= 57°17'44.81" T= 52.55 L= 96.77 R= 100.00 E= 12.97 SE= RC	Curve*4 (DE3) PI Sta= 39+94.76 N= 1266285.7374 E= 715178.8556 DELTA= 1°38'07.9"(LT) D= 5°43'46.48" T= 14.27 L= 28.55 R= 1000.00 E= 0.10 SE= 2.00%	Curve*5 (DE3) PI Sta= 40+99.87 N= 1266277.0172 E= 715283.6040 DELTA= 4°48'18.2"(RT) D= 5°43'46.48" T= 41.96 L= 83.86 R= 1000.00 E= 0.88 SE= RC	Curve*6 (DE3) PI Sta= 42+02.93 N= 1266259.8857 E= 715385.2806 DELTA= 55°11'01.8"(LT) D= 190°59'09.35" T= 15.68 L= 28.89 R= 30.00 E= 3.85 SE= 2.00%
--	--	---	---

NOTE 1:
SEE ENVIRONMENTAL RESOURCES
IMPACT TABLE IN GENERAL NOTES
FOR CONSTRUCTION RESTRICTIONS.

002
BOARD OF REGENTS OF
THE UNIVERSITY SYSTEM OF GEORGIA
SEE DWG. 60-0012

Preliminary



MATCH LINE DRAWING No. 60-0011

PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR	---
& MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---

BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
EXISTING LIMIT OF ACCESS	---
REQ'D LIMIT OF ACCESS	---
EXISTING LIMIT OF ACCESS & R/W	---
REQ'D LIMIT OF ACCESS & R/W	---
ORANGE BARRIER FENCE	---
ESA - ENV. SENSITIVE AREA	---

DATE	REVISIONS	DATE	REVISIONS
6/27/25	PAR 003 REMOVED PESMT & REOD, REVISED TESMT.		
12/19/25	PAR 002 REVISED REO'D R/W		
03/25/26	PAR 002 REMOVED PESMT, ADDED TESMT		

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP	
PROJECT NO: N/A	COUNTY: RICHMOND(GA)
LAND LOT NO: N/A	LAND DISTRICT: 12(GA)
GMD 600	DATE 04/23/24 SH 10 OF 15

003
AUGUSTA
SEE DWG. 60-0004, 60-0010

PAR 003 AUGUSTA
REQ'D TEMP. EASMT DE402

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
599	47.29 R	136+01.15	SR 4/US 25
622	48.31 R	137+93.19	SR 4/US 25
DE4016	176.51 R	138+09.94	SR 4/US 25
DE4006	20.00 L	38+23.85	DE3/Trail Connection
ARC LENGTH = 23.50			
CHORD BEAR = S 89°12'58.5" E			
LNTH CHORD = 23.46			
RADIUS = 120.00			
DEGREE = 47°44'47.3"			
DE1024	20.00 L	38+43.44	DE3/Trail Connection
DE1020	572.15 R	137+42.32	SR 4/US 25
DE1023	30.25 R	42+06.51	DE3/Trail Connection
DE2023	40.68 R	42+00.02	DE3/Trail Connection
DE2021	42.74 R	41+20.39	DE3/Trail Connection
607	22.37 R	40+06.96	DE3/Trail Connection
606	33.12 R	39+68.79	DE3/Trail Connection
605	23.32 R	39+17.88	DE3/Trail Connection
604	17.23 R	38+95.26	DE3/Trail Connection
603	19.26 R	38+94.72	DE3/Trail Connection
602	1.56 L	38+10.12	DE3/Trail Connection
601	39.16 L	37+78.50	DE3/Trail Connection
600	36.28 L	37+75.90	DE3/Trail Connection
599	47.29 R	136+01.15	SR 4/US 25

REQD EASMT AREA = 45203.71 SF
REQD EASMT = 1.038 ACRES

004
WSJ 1311 LLC
SEE DWG. 60-0003

PAR 004 WSJ 1311 LLC REQ'D R/W DE105

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE1000	54.00 L	131+94.54	SR 4/US 25
DE1001	122.41 L	N 23°09'13.1" E	SR 4/US 25
	52.01 L	133+15.86	SR 4/US 25
	4.67	S 70°28'39.6" E	SR 4/US 25
609	47.36 L	133+16.13	SR 4/US 25
	112.67	S 23°37'33.4" W	SR 4/US 25
96	50.02 L	132+04.40	SR 4/US 25
ARC LENGTH = 10.87			
CHORD BEAR = S 43°31'29.1" W			
LNTH CHORD = 10.71			
RADIUS = 18.59			
DEGREE = 308°08'36.5"			
DE1000	54.00 L	131+94.54	SR 4/US 25
REQD R/W	496.09	SF	
REQD R/W	0.011	ACRES	
REMAINDER	+/- 0.16	ACRES	

PAR 004 WSJ 1311 LLC
REQ'D EASMT FOR PURPOSE OF UTILITY DE210

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE2001	52.58 L	132+62.22	SR 4/US 25
	11.00	N 66°52'30.5" W	SR 4/US 25
DE2024	63.58 L	132+62.38	SR 4/US 25
	53.43	N 23°09'13.1" E	SR 4/US 25
DE2025	63.02 L	133+15.24	SR 4/US 25
	11.02	S 70°28'39.6" E	SR 4/US 25
DE1001	52.01 L	133+15.86	SR 4/US 25
	54.12	S 23°09'13.1" W	SR 4/US 25
DE2001	52.58 L	132+62.22	SR 4/US 25
REQD EASMT	591.50	SF	
REQD EASMT	0.014	ACRES	

005
WILLIAM S JACKSON JR
SEE DWG. 60-0003, 60-0009

PAR 005 WILLIAM S JACKSON JR REQ'D R/W DE106

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
609	47.36 L	133+16.13	SR 4/US 25
	4.67	N 70°28'39.6" W	SR 4/US 25
DE1001	52.01 L	133+15.86	SR 4/US 25
	69.87	N 23°09'13.1" E	SR 4/US 25
DE1002	52.00 L	133+85.13	SR 4/US 25
	33.68	N 23°39'36.4" E	SR 4/US 25
DE1004	51.99 L	134+18.52	SR 4/US 25
	5.22	S 69°53'56.4" E	SR 4/US 25
611	46.78 L	134+18.85	SR 4/US 25
	103.54	S 23°37'33.4" W	SR 4/US 25
609	47.36 L	133+16.13	SR 4/US 25
REQD R/W	521.25	SF	
REQD R/W	0.012	ACRES	
REMAINDER	+/- 0.56	ACRES	

PAR 005 WILLIAM S JACKSON JR
REQ'D PERM. EASMT FOR PURPOSE OF UTILITY DE211

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE1001	52.01 L	133+15.86	SR 4/US 25
	11.02	N 70°28'39.6" W	SR 4/US 25
DE2025	63.02 L	133+15.24	SR 4/US 25
	103.65	N 23°09'13.1" E	SR 4/US 25
DE2026	63.28 L	134+17.80	SR 4/US 25
	11.31	S 69°53'56.4" E	SR 4/US 25
DE1004	51.99 L	134+18.52	SR 4/US 25
	33.68	S 23°39'36.4" W	SR 4/US 25
DE1002	52.00 L	133+85.13	SR 4/US 25
	69.87	S 23°09'13.1" W	SR 4/US 25
DE1001	52.01 L	133+15.86	SR 4/US 25
REQD EASMT	1144.53	SF	
REQD EASMT	0.026	ACRES	

006
WILLIAM S. JACKSON, JR
SEE DWG. 60-0003, 60-0009

PAR 006 WILLIAM S. JACKSON, JR REQ'D PERM. EASMT. DE212

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE2018	33.77 R	35+32.30	DE3/Trail Connection
	200.97	N 66°13'36.2" W	DE3/Trail Connection
DE2028	37.34 R	33+23.06	DE3/Trail Connection
	73.81	N 60°57'45.8" W	DE3/Trail Connection
DE2027	18.28 R	32+51.75	DE3/Trail Connection
ARC LENGTH = 108.78			
CHORD BEAR = S 80°50'00.2" E			
LNTH CHORD = 108.56			
RADIUS = 487.00			
DEGREE = 11°45'54.2"			
115	9.00 R	33+59.91	DE3/Trail Connection
	169.97	S 61°33'44.4" E	DE3/Trail Connection
111	13.45 R	35+32.20	DE3/Trail Connection
	11.79	S 23°58'57.6" W	DE3/Trail Connection
112	25.24 R	35+32.21	DE3/Trail Connection
	8.54	S 23°25'33.3" W	DE3/Trail Connection
DE2018	33.77 R	35+32.30	DE3/Trail Connection
REQD EASMT	6733.78	SF	
REQD EASMT	0.155	ACRES	

007
AUGUSTA
SEE DWG. 60-0003, 60-0004, 60-0009

PAR 007 AUGUSTA REQ'D TEMP. EASMT DE109

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
625	47.09 L	135+64.42	SR 4/US 25
DE1003	59.39 L	135+61.75	SR 4/US 25
DE1005	61.50 L	135+75.23	SR 4/US 25
ARC LENGTH = 6.54			
CHORD BEAR = N 61°02'18.8" E			
LNTH CHORD = 6.53			
RADIUS = 36.55			
DEGREE = 156°45'44.4"			
120	57.50 L	135+80.44	SR 4/US 25
121	46.90 L	135+80.30	SR 4/US 25
625	47.09 L	135+64.42	SR 4/US 25
REQD EASMT	226.32	SF	
REQD EASMT	0.005	ACRES	

PAR 007 AUGUSTA REQ'D TEMP. EASMT DE207

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
123	20.39 L	33+54.45	DE3/Trail Connection
124	8.18 L	32+69.34	DE3/Trail Connection
125	7.95 L	31+79.14	DE3/Trail Connection
DE2000	3.44 L	31+34.96	DE3/Trail Connection
DE2009	20.29 L	31+34.09	DE3/Trail Connection
DE2017	24.25 L	32+10.93	DE3/Trail Connection
DE2019	26.22 L	33+34.84	DE3/Trail Connection
123	20.39 L	33+54.45	DE3/Trail Connection
REQD EASMT	3089.45	SF	
REQD EASMT	0.071	ACRES	

008
CITY OF NORTH AUGUSTA
SEE DWG. 60-0005

PAR 008 CITY OF NORTH AUGUSTA REQ'D R/W DE111

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
437	22.77 R	144+34.93	SR 4/US 25
	44.73	N 20°54'11.4" E	SR 4/US 25
431	22.95 R	144+79.66	SR 4/US 25
	26.53	S 67°33'03.6" E	SR 4/US 25
DE1028	49.46 R	144+78.84	SR 4/US 25
	41.96	S 20°40'02.9" W	SR 4/US 25
DE1029	49.46 R	144+36.88	SR 4/US 25
	26.77	N 73°30'01.6" W	SR 4/US 25
437	22.77 R	144+34.93	SR 4/US 25
REQD R/W	1153.19	SF	
REQD R/W	0.026	ACRES	
REMAINDER	+/- 0.554	ACRES	

Preliminary

DATE	REVISIONS	DATE	REVISIONS
6/27/25	PAR 003 REMOVED PESMT & REOD, REVISED TESMT.		
	PAR 006 REMOVED REOD, ADDED PESMT.		
	PAR 007 REMOVED REOD, ADDED TESMT.		
7/09/25	PAR 007 OFFSETS AND STATIONS UPDATED		
12/19/25	PAR 006 REVISED PESMT.		
01/29/26	PAR 007 REMOVED PESMT, ADDED TESMT		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: N/A
COUNTY: RICHMOND (GA)
LAND LOT NO: N/A
LAND DISTRICT: 12 (GA)
GMD 600
DATE 04/23/24 SH 13 OF 15



Engineer Committee Meeting

Meeting Date: 4/28/2026

Sodium Hypochlorite Storage Tanks

- Department:** 4416
- Presenter:** Wes Byne
- Caption:** Emergency procurement purchase of 2- tanks for Sodium Hypochlorite Storage from Carl Eric Johnson.
- Background:** The 2 tanks are for the Highland Ave. Water Treatment Plant 2 of the 12.5% Sodium Hypochlorite tanks has developed a cracks and has caused the storage capacity to be cut by 2/3, the old tanks are over 8 years old and are starting develop leaks.
- Analysis:** “This is an emergency request, and a PO was requested due to the time sensitiveness of the repair. Therefore, this agenda is for your information only”.
- Financial Impact:** \$ 101,838.00 is the impact and there are funds available
- Alternatives:** None Recommended.
- Recommendation:** Recommendation is to receive the information about the emergency procurement from Carl Eric Johnson Inc. to purchase these tanks.
- Funds are available in the following accounts:** 506-04-3520-5425110
- REVIEWED AND APPROVED BY:** N/A

**UTILITIES DEPARTMENT****Wes Byne, P.E.
Director**

TO: Andy Penick
Director, Procurement Department

THRU: Wes Byne, P.E. *FWByne*
Director, Utilities Department

FROM: Stephen Orton, P.E.

CC:

DATE: 4/14/2026

SUBJECT: JUSTIFICATION FOR EMERGENCY REQUESTS

The two (2) sodium hypochlorite tanks at our Highland Ave. Water Treatment Plant have developed cracks, which has rendered them out of service. This incident has cut our storage capacity by 2/3.

To meet EPD guidelines for our chlorine discharge residual for potable water and to avoid a possible delay in water filtration and distribution, it is imperative to have it repaired the soonest time possible.

Wes Byne will submit an agenda to be approved by the Commission to justify this repair. We would like to request that as we wait for the approval, please allow Procurement to release the purchase order so that Carl Eric Johnson can mobilize their team that will do the repair as soon as possible.

Thank you for your prompt attention and immediate action to this matter.

Sincerely,

Wes Byne and Stephen Orton

Augusta Utilities Department
452 Walker Street, Suite 200 - Augusta, GA 30901
(706) 312-4154 - Fax (706) 312-4123
WWW.AUGUSTAGA.GOV

Nancy M. Williams

From: Andy Penick
Sent: Monday, April 20, 2026 1:32 PM
To: Tess T. Thompson; Nancy M. Williams
Cc: Wes Byne; Stephen Orton; Debra Beazley
Subject: RE: Emergency Request to Repair Sodium Hypochlorite Tank-Highland WTP

Tess,
 This is approved please proceed as needed.

Regards,

Andy Penick, CPSM, GCPM, GCPA, MBA

Director of Procurement
 Augusta, Georgia Government
 535 Telfair Street, Suite 605, Augusta, GA 30901
 Office: (706) 821-4820 | Mobile: (762) 383-9357
 Email apenick@augustaga.gov | www.augustaga.gov

From: Tess T. Thompson <TThompson@augustaga.gov>
Sent: Monday, April 20, 2026 12:32 PM
To: Andy Penick <apenick@augustaga.gov>; Nancy M. Williams <NWilliams@augustaga.gov>
Cc: Wes Byne <WByne@augustaga.gov>; Stephen Orton <SOorton@augustaga.gov>; Debra Beazley <dbeazley@augustaga.gov>
Subject: Emergency Request to Repair Sodium Hypochlorite Tank-Highland WTP
Importance: High

Good afternoon, Andy, and Nancy! Hope your day is great!

Attached you will find an emergency requisition for the repair of two sodium hypochlorite tanks at our Highland Water Treatment Plant.

Wes and Steve would like to request for an emergency PO so that the vendor, Carl Eric Johnson, can mobilize their team as soon as the PO becomes available.

An agenda will be submitted to the Commission by Steve Orton to justify the repair.

Thank you for your kind consideration to this request. Let us know if you may need additional information to proceed.

Tess Thompson, MSA

Finance Manager
 Utilities Department
 Augusta, GA 30901
 Tel . No. 706-312-4147

Fax No. 706-312-4123
tthompson@augustaga.gov



"For I know the plans I have for you,"
declares the Lord, "plans to prosper you and not to harm you
plans to give you hope and a future!"-Jeremiah 29:11

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AED:104.1

**AUGUSTA UTILITIES DEPARTMENT
IN-HOUSE REQUISITION**

CHECK ALL THAT APPLY:

- WATER
- SEWER
- SUPPLIES
- SERVICE
- EQUIPMENT
- TOOLS
- SAFETY
- OFFICE
- CHEMICAL
- GASES
- REPAIR
- MAINTENANCE
- LAB
- UNIFORM
- LIFT STATION
- OTHER

REQUISITION #

- IT
- SCADA
- INVENTORY
- BID ITEM
- EMERGENCY
- SOLE SOURCE
- PREFER ITEM

DATE: 4/14/2026

DIVISION Highland Water Filter Plant

FUND #: 506043520 5425110

SHIP TO:

VENDOR:

ADDRESS:

PHONE #:

QUOTED BY:

Carl Eric Johnson, Inc

1750 MACLEOD DR, LAWRENCEVILLE, GA 30043

(912) 352-0762

Adrian Daniels

2822 Central ave. Augusta, Ga 30901

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	4400 Gallon Sodium Hypochlorite Tank	1	28,725.00	28,725.00	0.00	0.00	0.00	0.00
2.				0.00	0.00	0.00	0.00	0.00
3.				0.00	0.00	0.00	0.00	0.00
4.	10500 Gallon Sodium Hypochlorite Tank	1	64,313.00	64,313.00	0.00	0.00	0.00	0.00
5.				0.00	0.00	0.00	0.00	0.00
6.				0.00	0.00	0.00	0.00	0.00
7.				0.00	0.00	0.00	0.00	0.00
8.				0.00	0.00	0.00	0.00	0.00
9.				0.00	0.00	0.00	0.00	0.00
10.				0.00	0.00	0.00	0.00	0.00
11.				0.00	0.00	0.00	0.00	0.00
12.				0.00	0.00	0.00	0.00	0.00
13.				0.00	0.00	0.00	0.00	0.00
14.				0.00	0.00	0.00	0.00	0.00
SHIPPING CHARGES			8,800.00	8,800.00	0.00	0.00	0.00	0.00
TOTAL				101,838.00		0.00		0.00

JUSTIFICATION AND EXPLANATION FOR PURCHASE:

tanks for sodium Hypochlorite

REQUESTED BY: Steve Olson

APPROVED BY: *John Goodenough*

Approved:
John Goodenough
AUG Director

CARL ERIC JOHNSON, INC.

ENGINEERED PROCESS EQUIPMENT & SOLUTIONS

Since 1938



POLYPROCESSING
SOLUTIONS, SIMPLIFIED.

Date: April 8, 2026
Attn: Stephen Orton
sorton@augustaga.gov
706-836-7283
Quote No. 27-0097
Subject: 10500GAL & 4400GAL SAFE-Tanks for Sodium Hypochlorite

Thank you for the opportunity to be considered for your chemical storage needs.

Poly Processing Company offers reliable, robust tank systems for safe storage of harsh chemicals. Cross-linked polyethylene storage tanks offer a margin of safety that meets or exceeds ASTM D-1998 standards. This material strength is then combined with rotational molding as the manufacturing process. Rotational Molding differs from FRP and Steel in that it creates a seamless, homogenous part with no welds, joints, composites, or seams. This is the surest way to avoid chemical leaks and a major benefit over Fiberglass and Steel tanks.

If honored with an order, we can provide an exact drawing of fittings placement to get your signed approval on, and your equipment would be on site in approximately 6 weeks from your approval of that drawing.

Please contact me if I can answer any questions or revise this proposal in any way.

Thank You,

Ozzy Castellanos



Poly Processing Tank Offering

◆ = Distinguishing Feature from Others

This mark denotes Innovations in this proposal developed by Poly Processing Company (PPC) or its sister Chemical Company. PPC is unique among storage tank manufacturers, in being privately held. This allows heavy R&D each year for innovations not expensed by shareholder-controlled companies. See below or ask us on any feature having this mark, as to how it differs from others in longevity, safety, maintenance, or operational costs.

TANK SYSTEM: Sodium Hypochlorite

For storing: Sodium Hypochlorite, 9 - 15%, SPG 1.2

Application Parameters: Outdoor/To 100F/NSF/Wind 0/Seismic 0/Pneumatically Filled>/Non-Scrubber

Diameter: 9'-7" | Height: 10'-3" | Dome Manway Size: 24"

Stock Number: 72004400441VA

Download links below are of the basic tank before assembly. Complete Approval Drawings available with PO.

[PDF Drawing](#) / [CAD \(dwg file\)](#) / [3D-CAD \(stp file\)](#) | [PDF Gallon per Inch chart](#) | .

Primary Tank (Quantity: 1)

4400 SAFE-Tank◆ Inside Primary Tank

1.90 specific gravity wall thickness

Crosslinked Polyethylene (XLPE)◆ ,Black

Tank wall includes Oxidation Resistance additives(OR1000)◆

Containment Tank (Quantity: 1)

4400 SAFE-Tank◆ Nested Containment Outside Tank

1.90 specific gravity wall thickness

Crosslinked Polyethylene (XLPE)◆ ,Black

Lid/Manway (Quantity: 1)

Cover 24" Manway with 8" Mushroom Vent ,Black (polyethylene) with vent screen

Fill (Quantity: 1)

Bulkhead fitting Assembly 2" Socket x socket PVC/viton nsf

Level Fitting (Quantity: 1)

Universal Ball Dome Fitting 2" Bulkhead fitting Style PVC/viton nsf

Inner Tank Fitting (Quantity: 1)

BOSS_fitting (Bolted One-piece Sure Seal)◆ 2" Assembly (polyethylene)/PVC/Titanium/viton nsf

Pump Feed (Quantity: 1)

Transition Fitting with Containment and Flex◆

Outlet Endplate: 2" with containment around outlet pipe and built-in flex.

PVC/litharge Viton /Titanium with Expansion Joint PTFE

Vent (Quantity: 1)

U-vent 4" PVC

WARRANTY:5 Years, Full Replacement, Non-Prorated

System Subtotal: \$28,725.00



TANK SYSTEM: Sodium Hypochlorite

For storing: Sodium Hypochlorite, 9 - 15%, SPG 1.2

Application Parameters: Outdoor/To 100F/NSF/Wind 0/Seismic 0/Pneumatically Filled>/Non-Scrubber

Diameter: 11'-0" | Height: 17'-3" | Dome Manway Size: 24"

Stock Number: 42010500441LA

Download links below are of the basic tank before assembly. Complete Approval Drawings available with PO.

[PDF Drawing](#) / [CAD \(dwg file\)](#) / [3D-CAD \(stp file\)](#) | [PDF Gallon per Inch chart](#) | .

Primary Tank (Quantity: 1)

10500 SAFE-Tank◆ Inside Primary Tank

1.90 specific gravity wall thickness

Crosslinked Polyethylene (XLPE)◆ ,Black /Or1000

Color: Natural (yellowish white)

Containment Tank (Quantity: 1)

10500 SAFE-Tank◆ Nested Containment Outside Tank

1.90 specific gravity wall thickness

Crosslinked Polyethylene (XLPE)◆ ,Black

Lid/Manway (Quantity: 1)

Cover 24" Manway with 8" Mushroom Vent ,Black (polyethylene) with vent screen

Fill (Quantity: 1)

Bulkhead fitting Assembly 2" Socket x socket PVC/viton nsf

Level Fitting (Quantity: 1)

Universal Ball Dome Fitting 2" Bulkhead fitting Style PVC/viton nsf

Inner Tank Fitting (Quantity: 1)

BOSS_ fitting (Bolted One-piece Sure Seal)◆ 2" Assembly (polyethylene)/PVC/Titanium/viton nsf

Pump Feed (Quantity: 1)

Transition Fitting with Containment and Flex◆

Outlet Endplate: 2" with containment around outlet pipe and built-in flex.

PVC/litharge Viton /Titanium with Expansion Joint PTFE

Vent (Quantity: 1)

U-vent 4" PVC

WARRANTY:5 Years, Full Replacement, Non-Prorated

System Subtotal: \$64,313.00

\$93,038.00

Estimated Shipping to Augusta GA: \$8,800.00

Order Grand Total: \$101,838.00

Quote pricing guaranteed 30 days, subject to change after 05-08-2026

Freight quoted is an estimate at time of quote. Actual freight charged will be passed through from carrier at time of shipment.



NOTES:

COMPONENTS IN THIS PROPOSAL

While the Tank Offering section above highlights the overall systems, this grid details individual components and accessories for a more complete look.

LABEL	STOCK#	DESCRIPTION	QTY
Tank System		Application: Sodium Hypochlorite	
Usage:		Sodium Hypochlorite	
Chemical:		Sodium Hypochlorite, 9 - 15%, SPG 1.2	
Op Env:		Outdoor/To 100F/NSF/Wind 0/Seismic 0/Pneumatically Filled>/Non-Scrubber	
Nominal_Tank>		Nominal_Tank> 4400 Safe-tank Inside Primary Tank, Sodium Hypochlorite 9 -	
Primary Tank	72004400441	4400 Safe-tank Inside Primary Tank 1.90 specific gravity wall thickness, Crosslinked Polyethylene (XLPE)◆,Black Tank wall includes Oxidation Resistance additives(OR1000)◆	1
Comments:		WEIGHT: 1315 DIA: 9'-7" HT: 10'-3" TOP: 24"	
Containment:		Containment Tank	
Containment Tank	72104950411	4400 Safe-tank Nested Containment Outside Tank 1.90 specific gravity wall thickness, Crosslinked Polyethylene (XLPE)◆,Black	1
Comments:		WEIGHT: 1200 DIA: 10'-3" HT: 8'-5"	
Lid/Cover:		Lid/Cover/Manway	
Lid/Manway	10645	Cover 24" Manway with 8" Mushroom Vent ,Black (polyethylene)with vent screen	1
Fill/Discharge:		Fill/Discharge	
Fill	11107	Bulkhead fitting Assembly 2" Socket x socket PVC/viton nsf	1
Comments:		To be installed at Flat Dome location	
	2063	Flange Adapter 2" Threaded PVC	1
Dome:		Dome Fittings	
Level Fitting	8145	Universal Ball Dome Fitting 2" Bulkhead fitting Style PVC/viton nsf	1
	2063	Flange Adapter 2" Threaded PVC	1
Sidewall:		Sidewall Fittings	
Inner Tank Fitting	9746	BOSS_fitting (Bolted One-piece Sure Seal)◆ 2" Assembly Pe/PVC/Titanium/viton nsf	1
Pump Feed	9756	Transition Fitting 2" with containment around outlet pipe and built-in flex. PVC/litharge Viton /Titanium with Expansion Joint PTFE	1
	2063	Flange Adapter 2" Threaded PVC	1
Venting:		Venting	
Vent	3275	U-vent 4" PVC	1
Tank System		Application: Sodium Hypochlorite	
Usage:		Sodium Hypochlorite	
Chemical:		Sodium Hypochlorite, 9 - 15%, SPG 1.2	
Op Env:		Outdoor/To 100F/NSF/Wind 0/Seismic 0/Pneumatically Filled>/Non-Scrubber	
Nominal_Tank>		Nominal_Tank> 10500 Safe-tank Inside Primary Tank, Sodium Hypochlorite 9 -	
Primary Tank	42010500441	10500 Safe-tank Inside Primary Tank 1.90 specific gravity wall thickness, Crosslinked Polyethylene (XLPE)◆,Black /Or1000,Color: Natural (yellowish white)	1
Comments:		WEIGHT: ? DIA: 11'-0" HT: 17'-3" TOP: 24"	

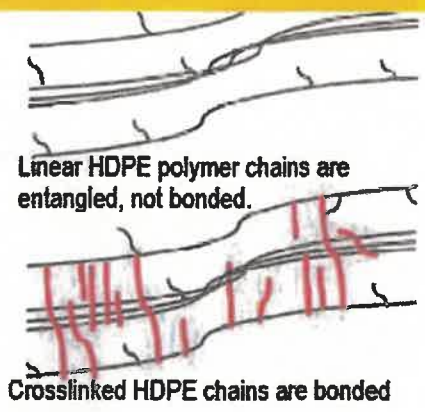


Containment:		Containment Tank	
Containment Tank	42112350411	10500 Safe-tank Nested Containment Outside Tank 1.90 specific gravity wall thickness, Crosslinked Polyethylene (XLPE) ♦ ,Black	1
Comments:		WEIGHT: 7 DIA: 11' 11" HT: 15' 4"	
Lid/Cover:		Lid/Cover/Manway	
Lid/Manway	10645	Cover 24" Manway with 8" Mushroom Vent ,Black (polyethylene) with vent screen	1
Fill/Discharge:		Fill/Discharge	
Fill	11107	Bulkhead fitting Assembly 2" Socket x socket PVC/viton nsf	1
Comments:		To be installed at Flat Dome location	
	2063	Flange Adapter 2" Threaded PVC	1
Dome:		Dome Fittings	
Level Fitting	8145	Universal Ball Dome Fitting 2" Bulkhead fitting Style PVC/viton nsf	1
	2063	Flange Adapter 2" Threaded PVC	1
Sidewall:		Sidewall Fittings	
Inner Tank Fitting	9746	BOSS_fitting (Bolted One-piece Sure Seal) ♦ 2" Assembly Pe/PVC/Titanium/viton nsf	1
Pump Feed	9756	Transition Fitting 2" with containment around outlet pipe and built-in flex. PVC/litharge Viton /Titanium with Expansion Joint PTFE	1
	2063	Flange Adapter 2" Threaded PVC	1
Venting:		Venting	
Vent	3275	U-vent 4" PVC	1



THIS PROPOSAL CONTAINS...
The following are referenced in one or more places above.

1) Crosslinked Polyethylene (XLPE) Included!



- XLPE is still HDPE, but the HDPE polymer chains are crosslinked to each other for superior strength.
- XLPE is all about strength, not chemical compatibility. It is still HDPE, but stronger.
- XLPE is 5x stronger than linear HDPE. It is a thermoset vs thermoplastic (linear)
- 20 times the environmental stress crack resistance (ESCR) over linear HDPE.
- Considerably longer tank life (vs linear) & best warranty in the industry.
- MORE INFO: and video demonstration- please visit [Crosslink vs Non-Crosslinked video](#)

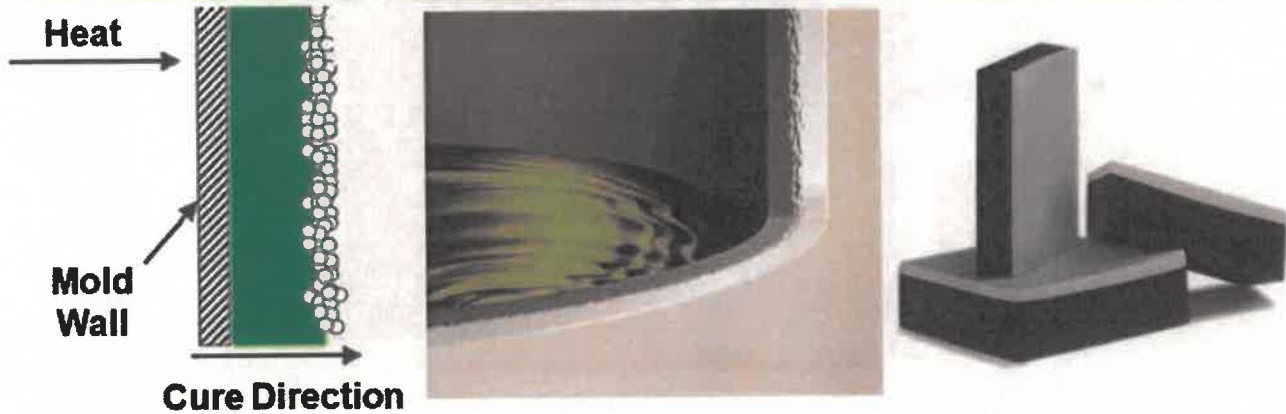
2) NSF61 System Certification Included!



- Only system completely certified by NSF for fittings, gaskets, and other components.
- Over 35 chemicals certified under PPC NSF Product and Service Listing.
- Others may be NSF61 for Potable water only- not chemicals.
- NSF61 documentation and system decal on tank wall.
- MORE INFO: Please download our [NSF/ANSI 61 Certification Guide](#)



3) Anti-Oxidation System (OR1000) Included!



Extends any PE tank life containing oxidizing chemicals.

- 4 times the antioxidant strength of any polyethylene on the market today.
- Polyethylene with OR additives is blended, baked in, and covalently bonded with rotomolding process- NOT just a liner.
- NSF61 Certified.
- Added as a 'double shot' towards end of cooking cycle leaving anti-oxidants in the field vs being 'cooked away'.
- Longest warranty in the Industry.
- MORE INFO: and video demonstration- please visit [Engineered Resins for specific chemicals](#)

4) BOSS Fitting Included!



More leak proof than any fitting on the market

- Is constructed of polyethylene for chemical compatibility with your tank
- Has an innovative backing ring design to reduce stress on the fitting and make it three times stronger than plastic fittings.
- Is easy to maintain, since the pipe connection is extended beyond the sidewall of the tank.
- MORE INFO: Video, pictures, benefits - please visit [BOSS 5 things](#)

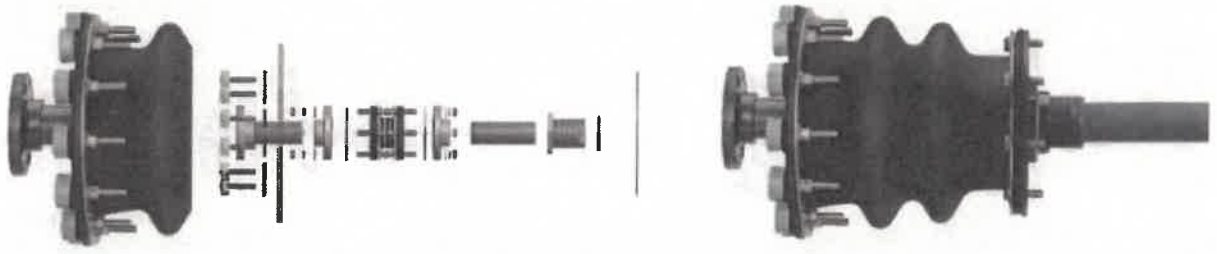
5) SAFE TANK SYSTEM Included!



A primary tank nested inside another containment tank (double wall tank)

- Containment tank meets 110% capacity of the primary tank.
- Covered containment so rain or wash water can not jeopardize the containment capacity or chemical reaction.
- Portable to new location vs concrete berm
- In event of breach chemical still useable (simply becomes a single wall tank).
- In event of breach no lost production time (Allows scheduling a repair vs Shut Down).
- Exterior tank acts as a sun shield and protects the contents of the tank from UV degradation.
- MORE INFO: Guides, pictures, benefits - please visit [SAFE-tank website info](#)

6) Transition Fitting Included!



CONTAINED bottom discharge capability in a system that supports 110% secondary containment requirements. Some systems by others do not encapsulate the outlet and could empty contents when gasket fails.

- Containment of the expansion joint and connections eliminates the threat of uncontained chemical leaks that could occur in the outlet piping.
- Piping layouts can be fully contained by connecting a dual-wall piping system onto the ANSI endplate fitting.
- Drain fittings that are flexible and move with the individual tanks.
- Meets 10 state standards for Federal, and State regulation compliance.
- MORE INFO: Pictures and guide, please visit [Transition Fitting](#)



7) Best Warranty in the Industry. Included!



- No Proration**
Others provide only credit for unused time.
- Factory Field Service Department**
Others do not have Field Service to assist.
- Standard Published Warranty**
Others have no public published standard. Its case by c

Poly Processing is privately held, unlike others, so there are no shareholders to satisfy or committees to go through for approval. The whole system is replaced, not just remaining time credit dollars issued. Compare references to see who honors warranties. More Info- please visit [Comparing Warranties](#)

Additional Value from Poly Processing Company

- ✔ Over 50 years Manufacturing, Serving & Innovating for the chemical feed industry!
- ✔ Privately held. PPC cares about safety, innovation, & customers- not shareholders.
- ✔ Born from it's sister chemical company still operating- PPC knows chemical storage at a root level.
- ✔ Fastest deliveries and response times in the Industry.
- ✔ Technical Support staff-dozens of people across 3 plants- to assist you quickly- 12 hrs per day!
- ✔ Tanks built to ASTM D 1998 and certified with documentation.
- ✔ Factory 4 Hour Hydro Test on your finished tanks and signed documentation.
- ✔ Factory Impact Test per ASTM D1998 and documentation.
- ✔ Factory Gel test per ASTM D-1998 and documentation.
- ✔ Ultrasonic wall thickness testing per ASTM and signed documentation.
- ✔ NSF61 "system" certification for chemical- others only tank wall.
- ✔ Approval and As-Built drawings include full fitting details unlike others.
- ✔ Support Teams out of three factories in CA / LA / VA covers North America.
- ✔ 7 Regional Managers living in each area of country to assure your satisfaction.
- ✔ Factory Field Service Team that can come to your location for any need. [\[more\]](#)
- ✔ FDA Compliant.
- ✔ 3D CAD files available. 3D Drafting Team for custom needs.
- ✔ Turnkey Installation available with local contractor partners.
- ✔ 'Library of Congress for tanks'- none compare to our website resources.
- ✔ Project management team for after PO to shipment ease of business.



☛ Tanks washed and shrink wrapped for clean delivery. Others do not.

FITTINGS AND ACCESSORIES REFERENCE

Please refer to proposal above for specific materials and sizes. The following exist on this proposal but this list may not be complete to every Item quoted. Our website shows additional fittings if needed.



Flange Adapter

A flange attached to a nipple pipe. Allows plumbing connections between tank fittings and the flange of a component. See proposal sections above for size and type included.

To download a PDF drawing click here: [Download Flange Adapter PDF](#)



Bulk Head Fitting

A common fitting not unique to Poly Processing, it must be installed from the inside of the tank. We recommend it not be used on the bottom sidewall of tanks greater than 3,000 gallons or tanks greater than 6 feet in height. [See drawing- click here](#)



U-Vent

A common fitting not unique to Poly Processing, Standard venting for outdoor tanks. In PVC, in sizes 2 to 6 inches.

More Info: [Other vent choices and drawings- click here](#)



Mushroom Vent

Installed on tank dome, vents to compensate for positive or negative pressure buildup in a tank. See above for your specific size and material. Proper venting is related to fill inlet size and method of fill.

More Info: [Other vent choices, sizing and drawings- click here](#)

Payment Terms & Conditions:

- 1) NET30 Standard Purchase Order
- 2) Blanket PO with Appropriate Approval/Credentials
- 3) Credit card: CEJCO Accepts VISA, MasterCard or American Express (2% surcharge applies on total order on Amex cards)
- 4) Cash in Advance
- 5) Cancellation of order may result in a 35% fee of entire order before release to fabrication & 100% cancellation fee after release to manufacturing
- 6) This quote may be revised as necessary to account for any tariffs applicable to the subject products, or inputs thereof.
- 7) Additional charges may apply after three or more revisions to drawings, submittals, or project documents.
- 8) Taxes and duties not included in proposal

Freight: Prepaid and Added to Final Invoice

Should this proposal become an order, please address and send to:

Carl Eric Johnson, Inc.
1725-Q Macleod Drive
Lawrenceville, GA 30043
Email: customerservice@cejco.com

If you have any additional questions, or require any additional information, please let us know. We appreciate your consideration of our proposal and look forward to the opportunity to work with you further.

If you have any additional questions, or require any additional information, please let us know. Our portfolio includes a large range of engineered fluid handling products beyond the scope of this proposal, and we have design engineers who can assist with a vast variety of Pumps, Tanks, Heat Exchangers, Filters, Skids, Controls & Automation, Repairs, and Turnkey Installations. We appreciate your consideration of our proposal and look forward to the opportunity to work with you further.

Sincerely,
Ozzy Castellanos

Carl Eric Johnson, Inc.
1725Q Macleod Drive
Lawrenceville, GA 30043
Phone: 678-377-3100
Email: ocastellanos@cejco.com



Engineering Services Committee Meeting

Meeting Date: April 28, 2026

Purchase of Wavetronix Radar Traffic Detection Equipment/Traffic Engineering ITS Program

Department:	Engineering & Environmental Services
Presenter:	Dr. Hameed Malik, Director
Caption:	Approve the purchase through a sole source procurement for the Wavetronix radar traffic detection and Traffic Intelligent Transportation System (ITS) equipment for Augusta Engineering- Traffic ITS Program. Also, approve funds in the amount of 42,436.68. /AE
Background:	Augusta Engineering's ITS program (Program) was implementation commenced in 2016. The Program expansion and maintenance is continuous ongoing functions. Many of the necessary hardware and software components are now reaching eight to ten years old and need upgrades and replacement. Also, Traffic Engineering brings additional signals to the Program as opportunity becomes available. This purchase covers Wheeler Road @ RC Daniel intersection.
Analysis:	Wavetronix is an industry leader in providing radar traffic detection and Traffic Intelligent Transportation System (ITS). These components are needed to continue to operate, maintain & expand Augusta's traffic signals ITS operations as standardized. This product is a continuation of the expansion and maintenance of Augusta Traffic Engineering's Intelligent Transportation System {ITS} network.
Financial Impact:	Funds in amount of 42,436.68 available in TIA-Discretionary funds.
Alternatives:	Do not approve the sole source request and identify alternate way to complete signal radar detection components.
Recommendation:	Approve the purchase through a sole source procurement for the Wavetronix radar traffic detection and Traffic Intelligent Transportation System (ITS) equipment for Augusta Engineering- Traffic ITS Program. Also, approve funds in the amount of 42,436.68. /AE
Funds are available in the following accounts:	(\$42,436.68) 236-041110-54.14910 TIA-discretionary funds.
<u>REVIEWED AND APPROVED BY:</u>	HM/sr



Print Form

Sole Source Justification (Reference Article 6, Procurement Source Selection Methods and Contract Awards, § 1-10-56 SOLE SOURCE PROCUREMENT

Vendor: Wavetronix E-Verify Number: 386028

Commodity: ITS Video Radar Detection Parts

Estimated annual expenditure for the above commodity or service: \$42,436.68

Initial all entries below that apply to the proposed purchase. Attach a memorandum containing complete justification and support documentation as directed in initialed entry. (More than one entry will apply to most sole source products/services requested).

- 1. SOLE SOURCE REQUEST IS FOR THE ORIGINAL MANUFACTURER OR PROVIDER, THERE ARE NO REGIONAL DISTRIBUTORS. (Attach the manufacturer's written certification that no regional distributors exist. Item no. 4 also must be completed.)
2. SOLE SOURCE REQUEST IS FOR ONLY THE AUGUSTA GEORGIA AREA DISTRIBUTOR OF THE ORIGINAL MANUFACTURER OR PROVIDER. (Attach the manufacturer's — not the distributor's — written certification that identifies all regional distributors. Item no. 4 also must be completed.)
3. THE PARTS/EQUIPMENT ARE NOT INTERCHANGEABLE WITH SIMILAR PARTS OF ANOTHER MANUFACTURER. (Explain in separate memorandum.)
4. THIS IS THE ONLY KNOWN ITEM OR SERVICE THAT WILL MEET THE SPECIALIZED NEEDS OF THIS DEPARTMENT OR PERFORM THE INTENDED FUNCTION. (Attach memorandum with details of specialized function or application.)
5. THE PARTS/EQUIPMENT ARE REQUIRED FROM THIS SOURCE TO PERMIT STANDARDIZATION. (Attach memorandum describing basis for standardization request.)
6. NONE OF THE ABOVE APPLY. A DETAILED EXPLANATION AND JUSTIFICATION FOR THIS SOLE SOURCE REQUEST IS CONTAINED IN ATTACHED MEMORANDUM.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the service or material described in this sole source justification be authorized as a sole source for the service or material.

Name: Hameed Malik Department: Engineering & Env Service Date: 04/15/2026

Department Head Signature: [Signature] Date: 4/15/26

Approval Authority: [Signature] Date: 04/21/2026


Administrator Approval: (Required) (not required) Date:

COMMENTS:

Commission Approved

**ENGINEERING & ENVIR. SVCS. DEPARTMENT****Hameed Malik, Ph.D., P.E., Director****MEMORANDUM**

TO: Andy Pennick, Director Procurement

FROM:  Hameed Malik, Ph.D., PE, Director Engineering & Environmental Services

DATE: Wednesday, April 15, 2026

SUBJECT: Traffic ITS Video Radar Traffic Detection equipment
File Reference: 25-014(A)

Wavetronix is an industry leader in providing radar traffic detection and Traffic Intelligent Transportation System (ITS). These components are needed to continue to operate, maintain & expand Augusta's traffic signals ITS operations as standardized. This product is a continuation of the expansion and maintenance of Augusta Traffic Engineering's Intelligent Transportation System {ITS} network.

Peak Paving is headquartered in Springfield, Utah and operates regional office in Georgia, located in Marietta serving customers throughout the southeast United States.

Should you require additional information, please do not hesitate to contact me at (706)796-5068.



QUOTATION

Quote Number
QUO-21614-M4T9B5

Date
7/15/2025

Sales Rep
Kendall Mays

Details:

Project #: TSEF Pricing
Description: GA-City of Augusta-Wheeler Road @ RC Daniel Pkwy.
Location: 33.9055387,-84.331981

Special Terms:

Payment Terms: Net 30
Shipping Terms: EXW Wavetronix' Loading Dock
Shipping Method: Best Way

Bill To:

Department of Transportation -City of Augusta
Kenny Mass
452 Walker St. Suite 110-TE
Augusta, GA 30901
USA
706-821-1712

Ship To:

Department of Transportation - Augusta City
Kenny Mass
1559 Eagles Way
Augusta, GA 30904
USA

Bid Item	Part #	Description	QTY	Unit Price	UoM	Ext Price
		Wheeler Road @ RC Daniel Pkwy	1	\$42,436.68	Each	\$42,436.68
	SS-225	SmartSensor Matrix	4	\$5,178.42	Each	\$20,713.68
	SS-200E	SmartSensor Advance Extended Range	2	\$5,560.62	Each	\$11,121.24
	SS-611	SmartSensor Mount	6	\$244.14	Each	\$1,464.84
	SS-710	Sensor Cable Junction Box	6	\$215.28	Each	\$1,291.68
	SS-704-006	Cable, 6ft, 12-8 pin, 6 conductor	6	\$134.16	Each	\$804.96
	102-0594	Arc6	1	\$4,833.66	Each	\$4,833.66
	102-0562	SmartSensor Surge v2	6	\$276.90	Each	\$1,661.40
	102-0462	Click, 656 3U mounting shelf and hardware	1	\$244.14	Each	\$244.14
	310-0418	Cable, 6', 25-15 pin, SDLC	1	\$301.08	Each	\$301.08

Total: \$42,436.68

This quote does not include sales tax.
Sales tax will be added on final invoice.

Notes:

**** Prices on this quote is per GDOT 2025 TSEF contract****

-We will not charge sales tax and freight if Purchase Order is received from GDOT or its corresponding agencies. If purchase order is received from a contractor, appropriate sales tax and freight will be charged and will only be waived if a tax-exempt certificate is presented and received by Wavetronix at the time of the order.*

-No plans or specifications were provided for this quote. Customer to confirm quantities and items needed prior to ordering.

-Wavetronix wants to offer you the most current lead times when you are ready to place an order. Please feel free to contact your team at Georgia@Wavetronix.com to receive this information.



QUOTATION

-Pricing provided is only for this project. Pricing is not transferable to any other project.

-If this is a tax exempt project we will need to be notified at time of ordering and provided with an exemption certificate to ensure invoicing is correct.

-Testing, training, and onsite assistance is not included on this quote. If required, please contact us for cost.

-Please note that we have included 6 Smart Sensor Surge cards as part of our quote. By including 6 surge cards, we allow for the inclusion of additional detection areas in the future. We can remove surge cards upon request from any subsequent quotes following the bid letting. Please contact Kendall Mays at Kendall.Mays@Wavetronix.com or the Wavetronix Georgia team at Georgia@Wavetronix.com

-Homerun cable is required but is not included in our quoted amount. Pricing for Wavetronix cable options are showing in this quote. It is the responsibility of the customer or contractor to verify the amount of cable needed and ensure any alternate cable meets or exceeds Wavetronix cable specifications, as well as meeting specifications for the power and communication standards being used. Failure to do so could result in the devices not functioning properly.

Price is valid for shipment and use within the region designated on this quote. If other destination is required, please contact Kendall Mays for any concerns and questions.

*Quotation is valid for 45 days from date as quoted unless otherwise noted above.

*Mount banding is not included and is to be provided by others.

*Wavetronix is not responsible for system integration or design.

*Price is based on standard sensor configuration and subject to change if the bill of material changes.

*Contractor is responsible for determining whether additional sensor cable is required.

*Price provided is for material only.

*Poles for installation are not included.

*Ethernet switch, patch cable, Ethernet cable and other devices not specifically listed are not included.

*Any Items included in this quote containing *NCNR* in the description are under the conditions of our Non-Cancellable, Non-Returnable policy. Prior to placing an order into production, customers must sign and submit the NCNR acknowledgment form.

*Subject to Wavetronix standard terms and conditions.

Wavetronix terms and conditions apply, with the noted exceptions, if any, as stated above.

By accepting this quote, you accept our terms and conditions, which can be found at: www.wavetronix.com/legal



QUOTATION

663 Wavetronix Drive Springville, UT 84663

Quote Number
QUO-24782-X3R2F7

Date
4/15/2026

Sales Rep
Kendall Mays

Details:

Project #: TSEF Pricing
Description: GA-City of Augusta-Wheeler Road @ RC Daniel Pkwy.
Location: 33.9055387,-84.331981

Special Terms:

Payment Terms: Net 30
Shipping Terms: EXW Wavetronix' Loading Dock

Shipping Method: Best Way

Bill To:

Department of Transportation -City of Augusta
Kenny Mass
452 Walker St. Suite 110-TE
Augusta, GA 30901
USA

Ship To:

Department of Transportation - Augusta City
Kenny Mass
1568 Broad St
Augusta, GA 30901
USA

Bid Item	Part #	Description	QTY	Unit Price	UoM	Ext Price
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	SS-710	Sensor Cable Junction Box	6	\$215.28	Each	\$1,291.68
	SS-704-006	Cable, 6ft, 12-8 pin, 6 conductor	6	\$134.16	Each	\$804.96
	102-0594	Arc6	1	\$4,833.66	Each	\$4,833.66
	102-0562	SmartSensor Field-replaceable Surge v2	6	\$276.90	Each	\$1,661.40
	102-0462	Click, 656 3U mounting shelf and hardware	1	\$244.14	Each	\$244.14
	310-0418	Cable, 6', 25-15 pin, SDLC	1	\$301.08	Each	\$301.08

Total: \$42,436.68

Notes:

** Prices on this quote is per GDOT TSEF contract #48400DOT0002307. GDOT pay item #937-6000**

-We will not charge sales tax and freight if Purchase Order is received from GDOT or its corresponding agencies. If purchase order is received from a contractor, appropriate sales tax and freight will be charged and will only be waived if a tax-exempt certificate is presented and received by Wavetronix at the time of the order.*

-No plans or specifications were provided for this quote. Customer to confirm quantities and items needed prior to ordering.

-Surge card quantities can be changed upon request.

-Wavetronix wants to offer you the most current lead times when you are ready to place an order. Please feel free to contact your team at Georgia@Wavetronix.com to receive this information.

-Pricing provided is only for this project. Pricing is not transferable to any other project.

-If this is a tax exempt project we will need to be notified at time of ordering and provided with an exemption certificate to ensure invoicing is correct.

-Testing, training, and onsite assistance is not included on this quote. If required, please contact us for cost.



QUOTATION

663 Wavetronix Drive Springville, UT 84663

Price is valid for shipment and use within the region designated on this quote. If other destination is required, please contact Kendall Mays for any concerns and questions.

If this project is tax-exempt, Wavetronix must receive a valid sales tax exemption certificate **prior to processing the purchase order and scheduling with production.**

Please provide the certificate when you send your purchase order.

*Quotation is valid for 45 days from date as quoted unless otherwise noted above.

*Mount banding is not included and is to be provided by others.

*Wavetronix is not responsible for system integration or design.

*Price is based on standard sensor configuration and subject to change if the bill of material changes.

*Contractor is responsible for determining whether additional sensor cable is required.

*Price provided is for material only.

*Poles for installation are not included.

*Ethernet switch, patch cable, Ethernet cable and other devices not specifically listed are not included.

*Any Items included in this quote containing *NCNR* in the description are under the conditions of our Non-Cancellable, Non-Returnable policy. Prior to placing an order into production, customers must sign and submit the NCNR acknowledgment form.

By accepting this quote, you accept our terms and conditions, which can be found at: <https://www.wavetronix.com/terms-conditions>



Engineering Services Committee Meeting

Meeting Date: April 28, 2026

Jones Alley Improvements

Preliminary & Final Design Services Phase

RFQ #24-162

File Reference: 26-014 (A)

- Department:** Engineering & Environmental Services
- Presenter:** Dr. Hameed Malik, Director
- Caption:** Approve funding (SA2) to Cranston LLC (Cranston) in the amount of \$10,000.00 for the Jones Street Roadway & Alley Improvements Project Construction Phase Services (CEI). AE/ RFQ 24-162 – 24ENG247
- Background:** This project primarily funded through the state grant. The purpose of this project is to enhance the functionality and aesthetically improve around the Augusta common area by enhancing the connectivity to commons, Augusta convention center and other businesses around it and keeping traffic and pedestrian functionality as a top priority. Improvements includes Jones Alley widening & paving, sidewalks, lighting, building partial demolition for extending Jones connectivity to Augusta Commons. Construction also include limited building structural support reconstruction and building enclosure on both sides of the proposed roadway. The project construction commencing in May 2026. Construction Phase requires design related coordination with utilities, resolution of constructability conflicts, review of contractor construction documents submittals, and request for field information (RFI) that warrant design engineer services.
- Analysis:** Augusta Commission awarded Jones Alley construction contract on March 3, 2026, and construction commencing in May 2026. This supplemental agreement covers services during construction phase (CEI) for contractor request for field information, utility conflicts assessment & resolution, field engineering, and attending construction progress meetings.
- Financial Impact:** Funds in amount are available in Engineering SPLOST8- Resurfacing.
- Alternatives:** Do not approve and find alternative to provide CEI Services.
- Recommendation:** Approve funding (SA2) to Cranston LLC (Cranston) in the amount of \$10,000.00 for the Jones Street Roadway & Alley Improvements Project Construction Phase Services (CEI). AE/ RFQ 24-162

**Funds are available in (\$10,000) 330-0411120-52.12115 / 222830908-52.12115 SPLOST 8-
the following accounts:** Resurfacing

REVIEWED AND HM/sr
APPROVED BY:



CRANSTON

CranstonEngineering.com

452 Ellis Street Augusta, Georgia 30901
 PO Box 2546 Augusta, Georgia 30903
 706.722.1588

March 10, 2026

Hameed Malik, Ph.D., P.E.
 Director of Engineering
 Augusta Engineering Department
 452 Walker St., Suite 110
 Augusta, GA 30901

Re: Jones Street Roadway and
 Alley Improvements Construction
 Administration Proposal
 Cranston File: 2024-0328

Dear Dr. Malik

In accordance with your request, we are pleased to offer the following on-call services for construction administration proposal for the roadway and pedestrian improvements along the Jones Street Alley between 9th Street and the Augusta Common.

PROJECT DESCRIPTION

The Jones Street Alley Improvements include demolition of a building portion adjacent to Augusta Commons and civil demolition and construction of a new roadway and pedestrian corridor between 9th Street and the Augusta Common. The scope of services includes on-call professional construction administration to adhere to the issued construction drawings, specifications and contract.

SCOPE OF WORK

We propose the following tasks.

TASK 1: CONSTRUCTION ADMINISTRATION

On call services for construction administration for services including pre-construction meeting, job site meeting, reply to requests for information, submittals or services requested by Augusta Engineering Department for construction phase for Jones Street Alley Improvements.

FEE PROPOSAL

We propose to complete the proposed engineering services by task as follows.

TASK	DESCRIPTION	PROPOSED FEE (\$)
Task 1	Construction Administration (T&M) NTE	\$ 10,000.00
	Basic Services Total	\$ 10,000.00

We appreciate the opportunity to submit this proposal and trust that you find it satisfactory. Should you have any questions concerning this proposal, please do not hesitate to give us a call.

Sincerely,

CRANSTON LLC



Scott Davis, PLA
Project Manager



Engineering Services Committee Meeting

Meeting Date: April 28, 2026

James Brown Blvd. (Twiggs St. to Laney Walker Blvd.) Ph. II Improvements

GDOT PI # 0013707 / Bid #12-173

File Reference: 26 – 014(A)

Department:	Engineering & Environmental Services
Presenter:	Dr. Hameed Malik, Director
Caption:	Approve revision to funds allocation of Construction Contract to JHC Corporation in the amount of \$1,395,854.70 for James Brown Blvd. (Twiggs to Laney Walker Blvd.) Improvements Project (PI# 0013707) for additional road paving & associated construction. Also, authorize and approve reallocating Engineering SPLOST Recaptured amount of \$660,524.00 from James Brown Blvd Project (PI#0013707) to Engineering SPLOST Itemized as ADA Sidewalks (\$54,317), On-Call Construction (\$150,000), Sidewalks (\$106,207), & Resurfacing (\$350,000). AE/Bid #23-173
Background:	On February 6, 2024 Augusta Commission approved funding for James Brown Blvd-Ph3 Streetscape improvements Project and awarded the contract to JHC Corporation. The Project is listed in the Augusta Metropolitan Planning Organization (MPO) TIP. The Project cost is partially paid by FHAW federal funds as a cost sharing project. The purpose of Phase III is to repair delinquent sidewalks and streetscape features along James Brown Boulevard from Twiggs Street to Laney Walker Boulevard. Project is under construction. Project letting was in FY2024, however, all needed federal funds were not available in this year and balanced was matched by Engineering SPLOST funds. Additional federal funds become available in FY2025 and Augusta Engineering successfully secured needed federal funds. It enabled Augusta Engineering to capture its SPLOST additional matching funds utilized to award the contract.
Analysis:	James Brown Blvd. (Twiggs to Laney Walker Blvd.) Improvements Project (PI# 0013707) under construction. Revision to funding allocation and funds sources will not have any impact on project delivery or improvements construction. In the meantime requested revision to funds allocation will enable Augusta Engineering to capture its SPLOST additional matching funds utilized to award the contract. Cost sharing is 80/20 (federal/local).
Financial Impact:	No adverse impact. Federal funds current allocation to this project is up to \$1,116,831.76. It is \$777,183.76 increase from initial FY2024 allocation.
Alternatives:	None proposed.

Recommendation: Approve revision to funds allocation of Construction Contract to JHC Corporation in the amount of \$116,474.67 for James Brown Blvd. (Twiggs to Laney Walker Blvd.) Improvements Project (PI# 0013707) for additional road paving & associated construction. Also, authorize and approve reallocating Engineering SPLOST Recaptured amount of \$660,524.00 from James Brown Blvd Project (PI#0013707) to Engineering SPLOST Itemized as ADA Sidewalks (\$54,317), On-Call Construction (\$150,000), Sidewalks (\$106,207), & Resurfacing (\$350,000). AE/Bid #23-173

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: HM/sr

EXHIBIT D
BUDGET ESTIMATE

Original Contract Amount

Contract Federal Share:	\$339,648.00
Contract State Share:	\$ 0,000,000.00
Contract Local Share:	\$ 1,056,391.70
Total Contract Amount:	\$ 1,396,039.70
Total Eligible for Reimbursement:	\$ 339,648.00

Supplemental Agreement (SA) No. 01

SA Federal Share:	\$777,183.76
SA State Share:	\$0.00
SA Local Share:	\$279,207.94
Total SA Amount:	\$1,396,039.70
Total SA Eligible for Reimbursement:	\$ 777,183.76

Composite Contract Totals
(Original Contract + Supplemental Agreement No. 01)

Composite Contract Federal Share:	\$ 1,116,831.76
Composite Contract State Share:	\$ 0.00
Composite Contract Local Share:	\$ 279,207.94
Composite Total Contract Amount:	\$1,396,039.70
Composite Total Eligible for Reimbursement:	\$ 1,116,831.76



Takiyah A. Douse
Interim Administrator

February 6, 2024

Dr. Hameed Malik, Director
Engineering and Environmental Services Department
452 Walker Street, Suite 110
Augusta, GA 30901

Dear Dr. Malik,

At their meeting held on Tuesday, February 6, 2024, the Augusta, Georgia Commission, acted on the following items:

15. Approved transferring \$350,000 from ARP funding to the Engineering Department for the program to streamline right of way maintenance.
25. Deferred to the February 27, 2024, Engineering Services agenda: Motion to approve award of Augusta's Zone 1 Residential Waste & Recyclable Collection Service "Option Three Services" Contact to Georgia Waste System LLC (Waste Management) subject to receipt of signed contract, required bonds, insurance, and other relevant documents. The Contract is effective July 1, 2024 ending December 31, 2035 with an option to renew for two additional two-year terms. Also, approve service new rate at \$440 per account as warranted by "Option Three Services" contracted fee. Requested by Engineering. **RFP 23-112**
26. Approved award of Construction Contract to Blue Flame Crew, LLC (Blue Flame) in the amount of \$2,744,549.10 for Deans Bridge Road Solid Waste Facility Phase 3 Landfill Gas Collection & Control System Expansion Projects, subject to receipt of signed contracts, proper bonds and other contract relevant documentation. Requested by Engineering. **Bid 23-237**
27. Approved supplemental funding for Design Consultant Services to Alfred Benesch & Company (formally WR Toole Engineers) in the amount of \$148,205 for the East Augusta Roadway and Drainage Project. Requested by Engineering. **RFQ 06-202**.
28. Approved the sole source payment of \$27,245.75 to the Georgia 811 Utilities Protection Center.
29. Approved the installation of twelve (12) speed humps along Fairington Drive between Tobacco Road and Teakwood Drive per adopted Augusta speed hump policy. Approve construction funds in the amount of \$54,000. Requested by Augusta Engineering & Environmental Services Department.
30. Approve entering into an agreement with CSX Transportation, Inc. stating that Augusta, GA will pay for the Preliminary Engineering and Review for the National Hills Drainage Basin Drainage Conveyance Improvements Project in accordance with the estimate \$15,000.00. Also, approve the Agreement to be executed by the Augusta, GA Legal Counsel and the Mayor. Requested by Engineering
31. Approved supplemental funding (SA1) for Preliminary Engineering Design Phase (PE-phase1) of the Design Consultant Services Agreement to Infrastructure Systems Management,

LLC in the amount of \$590,262.75 for the Skinner Mill Road Improvements Project. Requested by Engineering. RFQ 19-239

32. Approved Supplement funding to Civil Services, Inc. (CSI) in the amount of \$39,759.06 for Highland Ave. Bridge Repair and Restoration over CSX Railroad Construction Phase Services (CEI). Requested by Engineering / RFQ 19-242/ requested by Engineering (20ENG839)

33. Approved Supplemental Construction Funding to Kiewit Infrastructure South Co. (Kiewit) in the amount of \$794,842.00 for Transportation Investment Act (TIA) Projects, Highland Ave. Bridge over CSX & Walton Way Bridge over Hawks Gully Maintenance Repairs Projects, Part2 Improvements Construction. RFP 22-281A / requested by Engineering (23ENG124)

34. Approved the adoption of GDOT "Procurement Policy for the Procurement, Management and Administration of Engineering and Design Related Consultant Services" for Procuring Infrastructure Projects Professional Services funded fully or partially by Federal Funds. Also authorize Augusta Engineering Director and Procurement Director to sign documents relevant to the Procurement Policy (current version attached as EXHBIT A) at the Augusta Engineering Local Administered Project (LAP) Re-Certification present & future Renewal Three Year Cycle. Requested by Engineering

35. Approved 2024 yearly approval of 2022 adopted Augusta, GA Title VI Plan: FHWA Compliance and Implementation for the Federal Assistance Transportation Programs and Activities. Also approve continuous yearly approval contingent upon no changes in the Adopted Title VI Plan. Requested by Engineering.

36. Approved entering into Construction Agreement with the Georgia Department of Transportation (GDOT) for Robert C Daniel Pkwy @ Wheeler Road (CR601) Intersection Improvements Project (PI #0012866). Also authorize Augusta Mayor and Clerk of Commission to execute Construction Agreement and its associated documents (electronic and hard copy). Requested by Engineering.

37. Approved entering into Construction Agreement with the Georgia Department of Transportation (GDOT) for James Brown Blvd. (Twiggs to Laney Walker Blvd.) Improvements Project (PI #0013707). Also authorize Augusta Mayor and Clerk of Commission to execute Construction Agreement and its associated documents (electronic and hard copy). Requested by Engineering.

38. Approved award of Construction Contract to E.R. Snell Contractor, Inc. subject to Value Engineering and in the amount of \$2,673,822.32 for CR601/Wheeler Rd @ CR124/CR2157 Robert C. Daniel Parkway Improvements Project (PI# 0012866), subject to receipt of signed contract, proper bonds and other associated documents. Award is also subject to GDOT & Augusta, Georgia execution of PI# 0012866 Construction Contract. Requested by Engineering. Bid #23-184

39. Approved award of Construction Contract to Reeves Construction Company subject to Value Engineering and in the amount of \$4,306,964.25 for CR1502/Barton Chapel Road @ SR10/US&78 (Gordon Hwy) Improvements Project (PI# 0012868), subject to receipt of signed contract, proper bonds and other associated documents. Award is also subject to GDOT & Augusta, Georgia execution of PI# 0012868 Construction Contract. Requested by Engineering. Bid #23-183

40. Approved award of Construction Contract to JHC Corporation subject to Value Engineering and in the amount of \$1,395,854.70 for James Brown Blvd. (Twiggs to Laney Walker Blvd.) Improvements Project (PI# 0013707), subject to receipt of signed contract, proper bonds and other associated documents. Award is also subject to GDOT & Augusta, Georgia execution of PI# 0013707 Construction Contract. Requested by Engineering. Bid #23-173

41. Approved continued funding of the current "On-Call Construction Material Inspection and Testing, Construction Monitoring and Quality Assurance/ Quality Control, and Geotechnical Inspections and Investigations (CMT Geotech)" Services Contract in the amount of \$350,000 as requested by Engineering. RFP 19-179.

42. Approved continued funding of the current "On-Call Professional Services for Engineering and Field Design, small to Medium Scale Maintenance Task Design, Regulatory Periodic Inspection Compliance and Structural Inspection & Investigations" Services (CEI Services) Contract in the amount of \$250,000. requested by Engineering. RFP 19-241

If you have any questions, please contact me.

In Service,



Takiyah A. Douse, Interim Administrator

TAD/nd



Engineering Services Committee Meeting

Meeting Date: 4/28/2026

Engineering Services for Utilities Department’s Fort Gordon Cyber Park Utilities (RFQ 24-132)

- Department:** Utilities
- Presenter:** Wes Byne, Director
- Caption:** Approve Johnson, Laschober & Associates, P.C. to provide engineering services for the Utilities Department’s Fort Gordon Cyber Park Utilities. (RFQ 24-132)
- Background:**

Augusta Utilities Department (AUD) is the contracted water, sanitary sewer, and irrigation utility provider for Fort Gordon.

Fort Gordon is planning to construct a new Cyber Park Campus west of 15th Street between 107th Avenue and 103rd Avenue. The campus will require new water and sanitary sewer mains and service lines to provide utility services to approximately six facilities on campus.

AUD plans to utilize Johnson, Laschober & Associates (JLA) to design AUD’s water and sanitary sewer utilities for the campus. JLA provided AUD similar design services for the ongoing Fort Gordon Cyber CoE Campus projects, where JLA prepared an AUD campus utility plan and completed design projects phased with the campus construction. This approach worked well providing engineering continuity through campus construction.

Considering JLA’s experience, AUD requested JLA submit a proposal to provide professional services to design and provide construction services for AUD’s water and sanitary sewer utilities for the Cyber Park Campus. These professional services costs are to be recovered within AUD’s projects’ budgets for Cyber Park Campus utility projects paid for by Fort Gordon.
- Analysis:** Based upon their qualifications as preapproved consultants under RFQ #24-132 Engineering Consultant Services for Utilities, the Utilities Department recommends contracting with JLA to provide these engineering services. Utilities Department requests approval in the amount of \$174,000.00 to fund the proposed services.
- Financial Impact:** The cost is \$174,000.00.
- Alternatives:** No alternatives are recommended.
- Recommendation:** Recommend approval for Utilities Department to contract with Johnson, Laschober & Associates for the proposed services in the amount of \$174,000.00.

**Funds are available in 515043490-5212115/ 88880160-5212115
the following accounts:**

REVIEWED AND N/A
APPROVED BY:



ARCHITECTS ♦ ENGINEERS ♦ LANDSCAPE ARCHITECTS

FEE AGREEMENT

PROPOSAL #: 2025-173A

DATE: 2/12/2026

To: Steven Behrend, PE
Augusta Utilities Department
452 Walker St., Suite 200
Augusta, GA 30901

SENT BY: PHONE 706-312-5057
 FAX
 EMAIL sbehrend@augustaga.gov

RE: Fort Gordon Cyber Park Campus Utilities

BY: TREVOR WIMBERLY, P.E.

TIME FRAME: 90 Days (Design Phase) from Notice to Proceed

FEE ARRANGEMENT:

Task A: Utility Coordination, Design & Bid Docs	Estimate	\$ 96,500
Task B: Bid Phase	Estimate	\$ 15,500
Task C: Construction Phase	Estimate	\$ 20,500
Task D: Project Close-Out (As-builts)	Estimate	\$ 6,500
Sub-Total Order A through D	Lump Sum	\$139,000
Additional Services		\$ 35,000
Total Lump Sum PO Amount		\$174,000

LOCATION: Fort Gordon, GA

SCOPE OF SERVICES:

- I. General: The purpose of the services provided by JLA under this contract is to provide engineering design support for the extension of a sanitary sewer (approximately 2,200 LF), water main (fire and potable) connector and looping (approximately 5,000 LF), and irrigation (non-potable) supply main (1 approximately 2,000 LF) from existing and proposed AUD utilities serving the Cyber Park Campus (Cyber Park Site Plan Out Brief) at its perimeter. The design shall coordinate with and serve phased construction (demolition, restoration, modernization and new) while maintaining service to existing facilities.
- II. Existing Conditions:
 - A. Survey: AUD will provide JLA an as-built survey, including underground utility location work for the Cyber Park Campus project. Supplemental survey work, if needed, for utility connections outside of the provided as-built survey will be billed as a part of Additional Services.
 - B. Geotechnical Information: AUD will provide JLA geotechnical information available (new or existing) by Fort Gordon for the Cyber Park project for this work.
- III. Utility Design (Task A):
 - A. Utility Corridors: The design effort will include development of utility corridors within the Cyber Park for AUD utilities and, where possible, other utilities (power, gas, communications, and heating and chilled water, etc.). JLA will develop standard cross-sections specifying individual utility locations within the corridor, spacing between utilities and depth of utilities.
 - B. Campus Sewer Extension:
 - 1. JLA will coordinate with AUD with respect to the horizontal and vertical location of the existing sanitary sewer at its terminus along 15th Street. The campus sewer extension will be installed at the depth to serve the proposed facilities by gravity east of 15th Street

and south of 103rd Avenue and be coordinated to clear other existing and proposed utilities serving the campus.

2. Sewer Capacity: The campus sewer extension will be designed to serve proposed Cyber Park facilities. No existing facilities are anticipated to be connected to the new campus sewer extension.
 3. Sewer Routing (approximately 2,200 LF): JLA will coordinate the horizontal routing of the campus sewer extension with the approved Cyber Park Campus Site Plan to optimize construction and serve the proposed facilities. The routing will anticipate future building lateral connection points and accommodate future building expansions based on the best available information.
 4. Demolition: The plans will incorporate a phased demolition plan of existing sanitary sewer east of 15th Street specific to the Cyber Park Campus through completion of the final facility construction.
- C. Cyber Park Water Extension (potable and fire, approximately 5,000 LF): Note: AUD will make available to JLA all available design and/or as-built drawings related to existing and proposed (12th St., 15th St., 103rd Ave. and 107th Ave.) water lines in the project area. A fire water/potable water loop will be provided for new buildings to provide two points of supply and as needed to accomplish a maximum fire hose lay of 350 feet from fire hydrant to any point on the building.
- D. Irrigation (non-potable) Supply Main (ISM) (Approximately 2,000 LF): Extend existing irrigation supply main to serve common areas around the Cyber Park, following the routing for CCSE and CCWC, where possible. The ISM will terminate with zone valves for each area. Individual zone design (spray head layout and design) serving the park's landscaped areas is not included in this SOW. The ISM will be designed to provide a central control system Base Manager II with PC, server, software, and access to the internet.
- E. NPDES Permitting: JLA will prepare NPDES related documents and assist AUD in application for a NPDES permit.
- F. Meetings: Attend coordination meetings with AUD, DPW, Cyber Park project A/E and private utility companies, to coordinate location and develop utility corridor concept where possible. JLA recommends that AUD take an active role in coordinating utility locations and possible common corridors which we believe would be to their benefit.
- IV. Bid Documents (Task A) JLA will provide drawings and specifications, including the following front-end specifications in digital format for AUD/Procurement:
- A. Invitation to Bid
 - B. Instruction to Bidders
 - C. Bid Form (Exhibit to Standard Form of Agreement)
 - D. Agreement
 - E. Notice of Award
 - F. Notice to Proceed
 - G. Change Order
 - H. Bid Bonds
 - I. Performance and Payment Bonds
 - J. General Conditions
 - K. Supplementary Conditions
 - L. Special Conditions

- M. Application for Payment
 - N. Certificate of Substantial Completion
- V. Bid Phase Services (Task B)
- A. Attend Pre-Bid Meeting.
 - B. Issue Addendum (if required).
 - C. Complete Certified Bid Tab.
 - D. Provide Letter of Recommendation
- VI. Construction Phase Services (Task C)
- A. Attend Pre-construction meeting
 - B. Review Submittals
 - C. Attend monthly contractor meetings
 - D. Respond to RFI's and field conflicts
 - E. Perform key inspections
 - F. Review pay requests
 - G. Participate in semi-final, final inspections and project acceptance.
- VII. Project Close-Out Issue (Task D) As-built drawings based on survey provided by Contractor.
- VIII. Additional Services: An allowance is proposed to address additional services that may be required for a project of this complexity. Additional service items will be identified by task number, description and, if pertinent, construction cost. JLA will submit a description of each additional service item with task number and fee amount. Work will proceed for each additional task upon approval by AUD.

The above proposed work will be performed in accordance with AUD's contract general terms and conditions relevant to this SOW.

Terms and Conditions

Johnson, Laschober & Associates P.C. (JLA) shall perform the services outlined in this agreement for the stated fee agreement.

Access to Site -- Unless otherwise stated, JLA will have access to the site for activities necessary for the performance of the services. JLA will take precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage.

Fee --The total fee, except stated lump sum, shall be understood to be an estimate, based upon Scope of Services, and shall not be exceeded by more than ten percent, without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered.

Billings/Payments -- Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoices shall be considered PAST DUE if not paid within 30 days after the invoice date and JLA may, without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

Indemnifications -- The Client shall indemnify and hold harmless JLA and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorneys' fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except JLA) or anyone for whose acts any of them may be liable.

Hidden Conditions -- A hidden condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If JLA has reason to believe that such a condition may exist JLA shall notify the client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the client fails to authorize such investigation or correction after due notification, or (2) JLA has no reason to believe that such a condition exists, the client is responsible for all risks associated with this condition, JLA shall not be responsible for the existing condition nor any resulting damages to persons or property.

Risk Allocation -- In recognition of the relative risks, rewards and benefits of the project to both the Client and JLA, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, JLA's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of JLA's fee or other amount agreed upon when added under Special Conditions. Such causes include, but are not limited to JLA's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Jobsite Safety -- Neither the professional activates of JLA, nor the presence of JLA or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties, and responsibilities including but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. JLA and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, JLA, and the Consultant's subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance.

Termination of Services -- This agreement may be terminated upon 10 days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay JLA for all services, rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership Documents -- All documents produced by JLA under this agreement shall remain the property of JLA and may not be used by this Client for any other endeavor without the written consent of JLA.

Applicable Law -- Unless otherwise specified, this agreement shall be governed by the laws of the principal place of business of JLA.

Johnson, Laschober & Associates, P.C.:

Accepted by **Augusta Utilities Department:**

(signature)

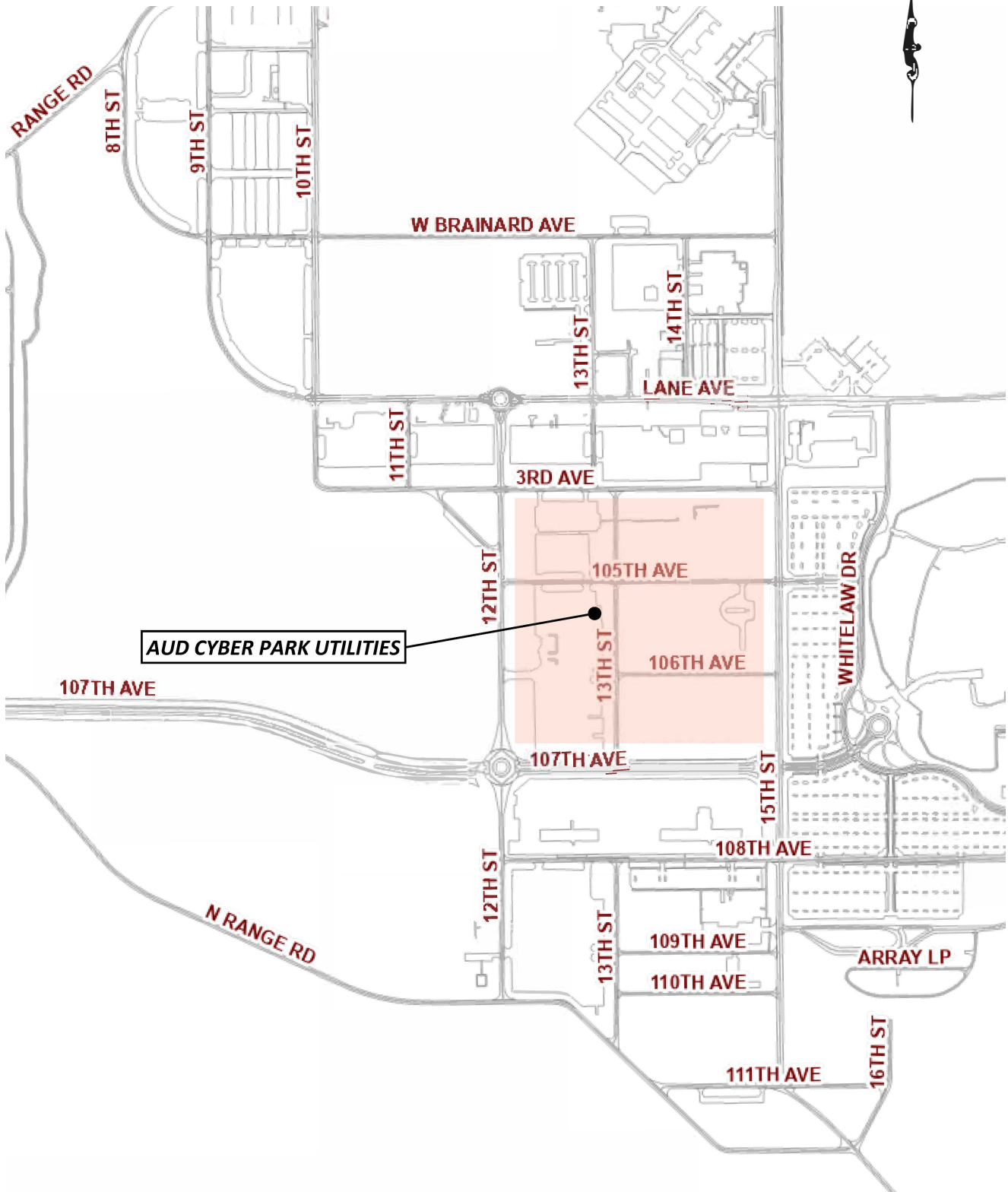
(signature)

(printed name/title)

(printed name/title)

Billing Address: _____

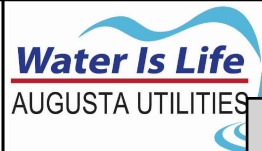
(executed agreement date)



AUD FORT GORDON PROJECT MAP

AUD CYBER PARK UTILITIES

AUGUSTA UTILITIES
DEPARTMENT
452 WALKER STREET, SUITE 200
AUGUSTA, GA 30901





**RFQ Opening: RFQ Item #24-132 Engineering Consulting
Services
for Augusta, GA - Utilities Department
RFQ Due: Tuesday, April 30, 2024 @ 11:00 a.m.**

Total Number Specifications Mailed Out: 24
Total Number Specifications Download (Demandstar): 20
Total Electronic Notifications (Demandstar): 593
Georgia Procurement Registry:
Pre-Qualifications Conference Attendees: 40
Total packages submitted: 17
Total Noncompliant: 2

18-1.

VENDORS	Attachment "B"	Addendum 1	E-Verify #	Save Form	Original	7 Copies
Kleinshmidt Associates, Inc. 141 Main Street Pittsfield, ME 04967	YES	YES	876285	YES	YES	YES
Geosyntec Consultants 1255 Roberts Blvd NW Suite 200 Kennesaw, GA 30144	YES	YES	1581049	YES	YES	YES
Stantec Consulting Services, Inc. 229 Peachtree Street NE Suite 1900 Atlanta, GA 30303	YES	YES	19959	YES	YES	YES
CHA Consulting, Inc. 3 Winners Circle Albany, NY12205	YES	YES	868890	YES	YES	YES
Kimley-Horn and Associates, Inc. 3930 East Jones Bridge Road Ste 350 Peactree Corners, GA 30092	YES	YES	2023677	YES	YES	YES
ADS LLC 340 The Bridge Street Suite 204 Huntsville, AL 35806	YES	YES	23043	YES	YES	YES
Infrastructure Systems Management, LLC 1557 Broad Street Augusta, GA 30904	YES	YES	1266225	YES	YES	YES
Benesch 1005 Broad Street, Suite 200 Augusta, GA 30901	YES	YES	307873	YES	YES	YES
A & S Engineering 1100 Sumter Landing Circle Evans, GA 30809	YES	YES	340435	YES	YES	YES



**RFQ Opening: RFQ Item #24-132 Engineering Consulting
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Total Electronic Notifications (Demandstar): 593
Georgia Procurement Registry:
Pre-Qualifications Conference Attendees: 40
Total packages submitted: 17
Total Noncompliant: 2

VENDORS	Attachment "B"	Addendum 1	E-Verify #	Save Form	Original	7 Copies
HDR Engineering, Inc. 1100 Peachtree Street NE, Suite 400 Atlanta, GA 30309	YES	YES	19959	YES	YES	YES
Ardurra Group Inc 973 Broad Street, Suite A Augusta, GA 30901	YES	YES	11815	YES	YES	YES
W K Dickson & Co Inc 1450 Green Street Suite 505C Augusta, GA 30901	YES	YES	110665	YES	YES	YES
Goodwin Mills Cawood, LLC 801 Broad Street, Suite 900 Augusta, GA 30901	YES	YES	1215852	YES	YES	YES
Johnson, Laschober & Associates, PC 1296 Broad Street Augusta, GA 30901	YES	YES	226309	YES	YES	YES
Schnabel Engineering, LLC. 6445 Shiloh Road, Suite A Alpharetta, GA 3005	YES	YES	45353	YES	YES	YES



RFQ Opening: RFQ Item #24-132 Engineering Consulting Services
for Augusta, GA - Utilities Department
RFQ Due: Tuesday, April 30, 2024 @ 11:00 a.m.

Total Number Specifications Mailed Out: 24
Total Number Specifications Download (Demandstar): 20
Total Electronic Notifications (Demandstar): 593
Georgia Procurement Registry:
Pre-Qualifications Conference Attendees: 40
Total packages submitted: 17
Total Noncompliant: 2

VENDORS	Attachment "B"	Addendum 1	E-Verify #	Save Form	Original	7 Copies
Hazen and Sawyer 1300 Altmore Avenue, Suite 520 Atlanta, GA 30342	YES	YES	70249	NO Non-Compliant	YES	YES
Cranston Engineering	LATE SUBMITTAL/Non-Compliant					

RFQ #24-132

Engineering Consultant Services Rosters

Category 1 – Water Distribution and Wastewater Collection System Analysis & Design:

- A & S Engineering, LLC
- Ardurra Group, Inc.
- Benesch
- CHA Consulting, Inc.
- Geosyntec Consultants, Inc.
- Goodwyn Mills Cawood, LLC
- HDR Engineering, Inc.
- Infrastructure Systems Management, LLC
- Johnson, Laschober & Associates, P.C.
- Kimley-Horn and Associates, Inc.
- Stantec Consulting Services, Inc.
- W.K. Dickson & Company, Inc.

Category 2 – Water Treatment Plants:

- Ardurra Group, Inc.
- Goodwyn Mills Cawood, LLC
- Stantec Consulting Services, Inc.

Category 3 – Wastewater Treatment Plants:

- Ardurra Group, Inc.
- Goodwyn Mills Cawood, LLC
- Stantec Consulting Services, Inc.

Category 4 – Wastewater Collection System Flow Monitoring:

- ADS, LLC
- CHA Consulting, Inc.
- W.K. Dickson & Company, Inc.

Category 5 – Grant Funding Administration

- HDR Engineering, Inc.
- Kimley-Horn and Associates, Inc.
- W.K. Dickson & Company, Inc.

Category 6 – Dam Safety Engineering and Design

- HDR Engineering, Inc.
- Kleinschmidt Associates, Inc.
- Schnabel Engineering, LLC



Engineering Services Committee Meeting

Meeting Date: April 28, 2026

Wheeler Road (CR601) from I-20 to Augusta West Parkway (CR84)

GDOT PI# 0012867

Bid: 24-213

File Reference: 26 – 014(A)

- Department:** Engineering & Environmental Services
- Presenter:** Dr. Hameed Malik, Director
- Caption:** Approve revision to funds allocation of Construction Contract to E R Snell Contractor, Inc. (ER Snell) in the amount of \$5,027,990.71 for Wheeler Road (CR601) from I-20 to Augusta West Parkway (CR84) Improvements Project (PI# 0012867). Also authorize and approve reallocating Engineering SPLOST Recaptured amount of \$1,000,000 from Wheeler Rd Project (PI#0012867) to Engineering SPLOST-Traffic Safety & Operation. AE / Bid 24-213
- Background:** On November 12, 2024, Augusta Commission approved funding for Wheeler Road (CR601) from I-20 to Augusta West Parkway (CR84) Improvements Project (PI# 0012867) and awarded the construction contract to ER Snell. The Project is one of three traffic flow operational efficiency of various intersections and listed in the Augusta Metropolitan Planning Organization (MPO) TIP. The purpose of this project is gaining operation efficiency by widening/reconfiguration of the intersections to allow for left turn lane. Project cost is partially paid by FHAW federal funds as cost sharing project. Project letting was in FY2024, however, all needed federal funds were not available in this year and balanced was matched by Engineering SPLOST funds. Additional federal funds become available in FY2025 and Augusta Engineering successfully secured needed federal funds. It enabled Augusta Engineering to capture its SPLOST additional matching funds utilized to award the contract.
- Analysis:** Wheeler Road (CR601) from I-20 to Augusta West Parkway (CR84) Improvements Project (PI# 0012867) is under construction. Revision to funding allocation and funds sources will not have any impact on project delivery or improvements construction. Meantime requested revision to funds allocation will enable Augusta Engineering to capture its SPLOST additional matching funds utilized to award the contract. Cost sharing is 80/20 (federal/local).

Financial Impact: No adverse impact. Federal funds current allocation to this project is up to \$5,003,577.60. It is roughly a \$2 million increase from initial FY2024 allocation.

Alternatives: No alternate proposed

Recommendation: Approve revision to funds allocation of Construction Contract to E R Snell Contractor, Inc. (ER Snell) in the amount of \$5,027,990.71 for Wheeler Road (CR601) from I-20 to Augusta West Parkway (CR84) Improvements Project (PI# 0012867). Also authorize and approve reallocating Engineering SPLOST Recaptured amount of \$1,000,000 from Wheeler Rd Project (PI#0012867) to Engineering SPLOST-Traffic Safety & Operation. AE / Bid 24-213

Funds are available in the following accounts: (\$5,003,577.60) 340041110-54.14110 / TP1807002-54.14110 and (\$1,024,413.11) 330-041110-54.14110 SPLOST 8-Traffic Operations & Safety

REVIEWED AND APPROVED BY: HM/sr

**Attachment 1:
EXHIBIT C
BUDGET ESTIMATE
(Revised)**

Original Contract Amount

Contract Federal Share:	\$ 2,656,491.00
Contract State Share:	\$ 0,000,000.00
Contract Local Share:	\$ 2,371,499.71
Total Contract Amount:	\$ 5,027,990.71
Total Eligible for Reimbursement:	\$ 2,656,491.00

Supplemental Agreement (SA) No. 1 Amount

(The Original Contract's Contract Federal Share amount is seventy cents less than the Amount of Federal Funds Obligated by this action from Exhibit G of the Original Agreement. Therefore, the SA Federal Share amount includes seventy cents, and the SA Local Share reduces seventy cents.)

SA Federal Share:	\$ 2,347,086.60
SA State Share:	\$ 0,000,000.00
SA Local Share:	\$ 586,770.78
Total SA Amount:	\$ 2,933,857.38
Total SA Eligible for Reimbursement:	\$ 2,347,086.60

**Composite Contract Totals
(Original Contract + Supplemental Agreement No. 1)**

Composite Contract Federal Share:	\$ 5,003,577.60
Composite Contract State Share:	\$ 0,000,000.00
Composite Contract Local Share:	\$ 2,958,270.49
Composite Total Contract Amount:	\$ 7,961,848.09
Composite Total Eligible for Reimbursement:	\$ 5,003,577.60


Office of the Administrator

Tameka Allen
Administrator

November 12, 2024

Dr. Hameed Malik, Director
Engineering and Environmental Services Department
452 Walker Street, Suite 110
Augusta, GA 30901

Dear Dr. Malik,

At the meeting held on Tuesday, November 5, 2024, and continued November 12, 2024, the Augusta, Georgia Commission, acted on the following items:

24. Received as information Emergency procured services in amount of \$79,500 for 2108 Broad Street structure demolition and material disposal.
25. Approved award of Construction Contract to Reeves Construction Company subject to Value Engineering and in the amount of \$5,152,988.90 for McNutt Dirt Road Improvements Project, subject to receipt of signed contract, proper bonds and other associated documents. Bid 24-215.
26. Approved Supplement funding in amount of \$147,863.54 to an agreement with Jefferson Energy (JE) for McNutt Road Improvements Project, stating that the City of Augusta will pay for the JE Facility Relocation Cost on McNutt Road Dirt Road Paving Project in accordance with the JE estimate.
27. Approved Supplement funding (SA4) to CHA in the amount of \$10,000.00 for the Wrightsboro Rd (Jackson Rd. to Highland Ave.) Improvements Construction Phase CEI Services. RFQ 19-238
28. Approved supplemental funding for Design Consultant Services to Alfred Benesch & Company (formally WR Toole Engineers) in the amount of \$58,625.00 for Azalea Road/the East Augusta Roadway and Drainage Project. RFQ 06-202
29. Approved Supplement funding (SA4) to Goodwyn, Mills & Cawood (GMC) in the amount of \$78,280.00 for the 13th Street & Telfair Street Improvements TIA Projects Construction Phase Services (CEI). RFP 18-266.
30. Approved the continued funding of the current On-Call Field and Laboratory Testing for Soil and Construction Material, and Geotechnical Inspection and Investigation (CMT_Geotech) Services contract in the amount of \$287,970.00 for McNutt Dirt Road Improvements Project. Atlas assigned to McNutt Road construction. RFP 19-179.
31. Approved the continued funding of the current On-Call Field and Laboratory Testing for Soil and Construction Material, and Geotechnical Inspection and Investigation (CMT_Geotech) Services contract in the amount of \$61,420.00 for 5th & 6th Streets Improvements Projects. MC2 assigned to 5th & 6th Streets construction. RFP 19-179

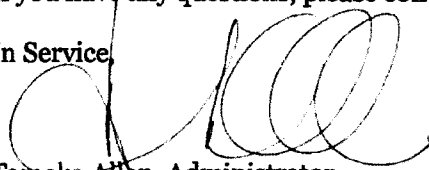
32. Approved award of Construction Contract to E R Snell Contractor, Inc. (ER Snell) subject to Value Engineering and in the amount of \$5,027,990.71 for Wheeler Road (CR601) from I-20 to Augusta West Parkway (CR84) Improvements Project (PI# 0012867), subject to receipt of signed contract, proper bonds and other associated documents. Award is also subject to GDOT & Augusta, Georgia execution of PI# 0012867 Construction Contract. Bid 24-213.

33. Approved supplemental funding (SA2) for Drainage Improvements Engineering Services Agreement to Cranston Engineering (Cranston) for CSX Railroad Cross-drains design engineering in the amount of \$29,500.00 for National Hills Drainage Basin. RFQ 18-148.

34. Approved and authorized Augusta Engineering (AE) to submit, accept and receive Georgia Department of Transportation (GDOT) Financial Assistance from GDOT FY2025 Local Maintenance and Improvement Grant (FY2025 LMIG) for Road Improvements & maintenance projects (Listed under Financial Impact Section). Also authorize Augusta Mayor to sign Cover Letter & GDOT E-Verify affidavit as need arises.

If you have any questions, please contact me.

In Service,



Tameka Allen, Administrator

TA/nd



Engineering Services Committee Meeting

Meeting Date: April 28, 2026

Various Intersections (Laney Walker/RA Dent & Wrightsboro Rd/RA Dent)

Improvements Projects - Design Services for Road Improvements

PI# 0017639 & 0017647 / 24 – 014(T)

Railroad Coordination and Review

File Reference: 26 – 014(T)

- Department:** Engineering & Environmental Services
- Presenter:** Dr. Hameed Malik, Director
- Caption:** Approve entering into an agreement with CSX Transportation, Inc. stating that Augusta, GA will pay for the Preliminary Engineering and Review for the Laney Walker/RA Dent and Wrightsboro Rd/RA Dent Intersections Safety and Operational Improvements Projects in accordance with the estimate \$72,000.00. Also, approve the Agreement & associated documents to be executed by the Augusta, GA Legal Counsel and the Mayor. /AE
- Background:** The Laney Walker/RA Dent and Wrightsboro Rd/RA Dent intersections Improvements are projects from the “Approved Investment List” of TIA2 that was approved by voters of the CSRA on June 9, 2020 referendum. These are Band 3 projects. The project improvements consist of improving roadway safety by road diet, intersection configuration improvements, connectivity to Augusta University Medical Complex by targeted sidewalks improvements. The project will improve pedestrian safety at intersections with new high visibility crosswalks. New street landscaping will be provided, where possible, to enhance pedestrian use and improvement of roadway aesthetics. The roadway crosses CSX tracks warranting CSX design coordination & permitting to ensure the proposed design meets railroad requirements of tracks safety and passing trains safe mobility and a safe construction zone.
- Analysis:** Railroad coordination is required to ensure rail tracks safety and advance the project construction schedule. Augusta would be required to enter into an agreement that Augusta will pay the estimated amount of \$72,000.00. This is a cost that is required to be paid by the City to complete needed engineering review.
- Financial Impact:** Projects TIA funds
- Alternatives:** Do not approve and find alternative to reimburse CSX and complete the TIA project.

Recommendation: Approve entering into an agreement with CSX Transportation, Inc. stating that Augusta, GA will pay for the Preliminary Engineering and Review for the Laney Walker/RA Dent and Wrightsboro Rd/RA Dent Intersections Safety and Operational Improvements Projects in accordance with the estimate \$72,000.00. Also, approve the Agreement & associated documents to be executed by the Augusta, GA Legal Counsel and the Mayor. /AE

Funds are available in the following accounts: (\$72,000) 372-041110-52.12115 / TIA225113-52.12115 Project TIA funds

REVIEWED AND APPROVED BY: HM/sr

Augusta, Richmond Co., GA
 R.A. Dent Roadway improvements
 Georgia Sub YYG-1.75 to 1.18
 OP No. _____

PRELIMINARY ENGINEERING AGREEMENT

This Preliminary Engineering Agreement (this “**Agreement**”) is made as of _____, 20___, by and between CSX TRANSPORTATION, INC., a Virginia corporation with its principal place of business in Jacksonville, Florida (“**CSXT**”), and Augusta, Georgia, a body corporate and political subdivision of the State of Georgia (“**Agency**”).

EXPLANATORY STATEMENT

1. Agency wishes to facilitate the development of the proposed **R.A. Dent Roadway improvements. Projects limits from 15th St / Poplar St crossings (643323W / YYG 1.75 & 279430J / YAB-0.08) on the west end and Laney Walker Blvd (279428H / YYG-1.18) on the east in the Atlanta Division, Georgia Subdivision in Augusta, Richmond Co., GA** (the “**Project**”).
2. Agency has requested that CSXT proceed with certain necessary engineering and/or design services for the Project to facilitate the parties’ consideration of the Project.
3. Subject to the approval of CSXT, which approval may be withheld for any reason directly or indirectly related to safety or CSXT operations, property, or facilities, the Project is to be constructed, if at all, at no cost to CSXT, under a separate construction agreement to be executed by the parties at a future date.

NOW, THEREFORE, for and in consideration of the foregoing Explanatory Statement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties and incorporate by reference, the parties agree as follows:

1. Scope of Work

- 1.1. Generally. The work to be done by CSXT under this Agreement shall consist of: (i) the preparation or review and approval of preliminary and final engineering and design plans, specifications, drawings, agreements and other documents pertaining to the Project, (ii) the preparation of cost estimates for CSXT’s work in connection with the Project, and (iii) the review of construction cost estimates, site surveys, plats, legal descriptions, assessments, studies, easements, agreements and related construction documents submitted to CSXT by Agency for the Project (collectively, the “**Engineering Work**”). Engineering Work may also include office reviews, field reviews, attending hearings and meetings, and preparing correspondence, reports, and other documentation in connection with the Project. Nothing contained in this Agreement shall oblige CSXT to perform work which, in CSXT’s opinion, is not relevant to CSXT’s participation in the Project.
- 1.2. Effect of CSXT Approval or Preparation of Documents. By its review, approval or preparation of plans, specifications, drawings or other documents pursuant to this Agreement (collectively, the “**Plans**”), CSXT signifies only that the Plans and the Project proposed to be constructed in accordance with the Plans satisfy CSXT’s requirements. CSXT expressly disclaims all other representations and warranties in connection with the Plans, including, but not limited to, the integrity, suitability or fitness for the purposes of Agency or any other persons of such Plans or the Project constructed in accordance with the Plans.

2. Project Construction. Nothing contained in this Agreement shall be deemed to constitute CSXT's approval of or consent to the construction of the Project, which approval or consent may be withheld for any reason directly or indirectly related to safety or CSXT operations, property, or facilities. The Project if constructed is to be constructed, if at all, under a separate construction agreement to be executed by the parties at a future date. Furthermore, the PUBLIC AGENCY acknowledges and understands that any estimated cost to construct the Project shall only be good for a limited period of time and that any delays to move to construction, if CSXT agrees to such construction, shall result in increased costs.
3. Reimbursement of CSXT Expenses.
 - 3.1. Reimbursable Expenses. Agency shall reimburse CSXT for all costs and expenses incurred by CSXT in connection with the Engineering Work, including, without limitation: (i) all out of pocket expenses, (ii) travel and lodging expenses, (iii) telephone, facsimile, and mailing expenses, (iv) costs for equipment, tools, materials and supplies, (v) sums paid to consultants and subcontractors, and (vi) labor, together with labor overhead percentages established by CSXT pursuant to applicable law (collectively, the “**Reimbursable Expenses**”).
 - 3.2. Estimate. CSXT has estimated the total Reimbursable Expenses for the Project to be approximately **\$72,000** (the “**Estimate**” as amended or revised). In the event CSXT anticipates that actual Reimbursable Expenses may exceed such Estimate, it shall provide Agency with the revised Estimate of total Reimbursable Expenses for Agency's approval and confirmation that sufficient funds have been appropriated to cover the total Reimbursable Expenses as reflected in the revised Estimate. CSXT may elect, by delivery of notice to Agency, to immediately cease all further Engineering Work, unless and until Agency provides such approval and confirmation.
 - 3.3. Payment Terms.
 - 3.3.1. Advance Payment in Full. Upon execution and delivery of this Agreement by Agency, Agency will deposit with CSXT a sum equal to the Reimbursable Expenses, as shown by the Estimate. Agency shall submit advance deposit payment to CSXT for Reimbursable Expenses in the amount set forth in Section 3.2 Estimate, with a copy of the **CSXT Schedule PA** form attached to this agreement, to the address on the CSXT Schedule PA form. If CSXT anticipates that it may incur Reimbursable Expenses in excess of the deposited amount, CSXT will request an additional deposit equal to the then remaining Reimbursable Expenses which CSXT estimates that it will incur. CSXT shall request such additional deposit by delivery of invoices to Agency. Agency shall make such additional deposit within thirty (30) days following delivery of such invoice to Agency.
 - 3.3.2. Following completion of all Engineering Work, CSXT shall reconcile the total Reimbursable Expenses incurred by CSXT against the total payments received from Agency and shall submit to Agency a final invoice if required. Agency shall pay to CSXT the amount by which actual Reimbursable Expenses exceed total payments, as shown by the final invoice, within thirty (30) days following delivery to Agency of the final invoice. CSXT will provide a refund of any unused deposits if the deposit exceeds the incurred Reimbursable Expenses for the Project.

- 3.3.3. In the event that Agency fails to pay CSXT any sums due CSXT under this Agreement: (i) Agency shall pay CSXT interest at the lesser of 1.0% per month or the maximum rate of interest permitted by applicable law on the delinquent amount until paid in full; and (ii) CSXT may elect, by delivery of notice to Agency: (A) to immediately cease all further work on the Project, unless and until Agency pays the entire delinquent sum, together with accrued interest; and/or (B) to terminate this Agreement.
- 3.4. Effect of Termination. Agency's obligation to pay CSXT Reimbursable Expenses in accordance with this Section shall survive termination of this Agreement for any reason.
4. Appropriations. Agency represents to CSXT that: (i) Agency has obtained appropriations sufficient to reimburse CSXT for the Reimbursable Expenses encompassed by the initial Estimate; (ii) Agency shall use its best efforts to obtain appropriations necessary to cover Reimbursable Expenses encompassed by subsequent Estimates approved by Agency; and (iii) Agency shall promptly notify CSXT in the event that Agency is unable to obtain such additional appropriations.
5. Termination.
- 5.1. By Agency. Agency may terminate this Agreement, for any reason, by delivery of notice to CSXT. Such termination shall become effective upon the expiration of fifteen (15) calendar days following delivery of notice to CSXT or such later date designated by the notice.
- 5.2. By CSXT. CSXT may terminate this Agreement (i) as provided pursuant to Section 3.3.3., or (ii) upon Agency's breach of any of the terms of, or its obligations under, this Agreement and such breach continues without cure for a period of ninety (90) days after written notification from CSXT to Agency of such breach.
- 5.3. Consequences of Termination. If the Agreement is terminated by either party pursuant to this Section or any other provision of this Agreement, the parties understand that it may be impractical to immediately stop the Engineering Work. Accordingly, both parties agree that, in such instance a party may continue to perform Engineering Work until it has reached a point where it may reasonably and/or safely suspend the Engineering Work. Agency shall reimburse CSXT pursuant to this Agreement for the Engineering Work performed, plus all costs reasonably incurred by CSXT to discontinue the Engineering Work and all other costs of CSXT incurred as a result of the Project up to the time of full suspension of the Engineering Work. Termination of this Agreement or Engineering Work on the Project, for any reason, shall not diminish or reduce Agency's obligation to pay CSXT for Reimbursable Expenses incurred in accordance with this Agreement. In the event of the termination of this Agreement or the Engineering Work for any reason, CSXT's only remaining obligation to Agency shall be to refund to Agency payments made to CSXT in excess of Reimbursable Expenses in accordance with Section 3.
6. Subcontracts. CSXT shall be permitted to engage outside consultants, counsel and subcontractors to perform all or any portion of the Engineering Work.
7. Notices. All notices, consents and approvals required or permitted by this Agreement shall be in writing and shall be deemed delivered (i) on the expiration of three (3) days following mailing by first class U.S. mail, (ii) on the next business day following mailing by a nationally recognized overnight

Augusta, Richmond Co., GA
R.A. Dent Roadway improvements
Georgia Sub YYG-1.75 to 1.18
OP No. _____

carrier, or (iii) on the date of transmission, as evidenced by written confirmation of successful transmission, if by facsimile or other electronic transmission if sent on a business day (or if not sent on a business day, then on the next business day after the date sent), to the parties at the addresses set forth below, or such other addresses as either party may designate by delivery of prior notice to the other party:

If to CSXT: CSX Transportation, Inc.
500 Water Street, J301
Jacksonville, Florida 32202
Attention: Director Project Management – Public Projects

If to Agency: Augusta, Georgia
452 Walker St,
Augusta GA 30901
Attention: _____

- 8. Entire Agreement. This Agreement embodies the entire understanding of the parties, may not be waived or modified except in a writing signed by authorized representatives of both parties, and supersedes all prior or contemporaneous written or oral understandings, agreements or negotiations regarding its subject matter. In the event of any inconsistency between this Agreement and the Exhibits, the more specific terms of the Exhibits shall be deemed controlling.
- 9. Waiver. If either party fails to enforce its respective rights under this Agreement, or fails to insist upon the performance of the other party’s obligations hereunder, such failure shall not be construed as a permanent waiver of any rights or obligations in this Agreement.
- 10. Assignment. CSXT may assign this Agreement and all rights and obligations herein to a successor in interest, parent company, affiliate, or future affiliate. Upon assignment of this Agreement by CSXT and the assumption by CSXT’s assignee of CSXT’s obligations under this Agreement, CSXT shall have no further obligations under this Agreement. Agency shall not assign its rights or obligations under this Agreement without CSXT’s prior written consent, which consent may be withheld for any reason.
- 11. Applicable Law. This Agreement shall be governed by the laws of the **State of Georgia**, exclusive of its choice of law rules. The parties further agree that the venue of all legal and equitable proceedings related to disputes under this Agreement shall be situated in Duval County, Florida, and the parties agree to submit to the personal jurisdiction of any State or Federal court situated in Duval County, Florida.

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Augusta, Richmond Co., GA
R.A. Dent Roadway improvements
Georgia Sub YYG-1.75 to 1.18
OP No. _____

BY SIGNING THIS AGREEMENT, I certify that there have been no changes made to the content of this Agreement since its approval by the CSXT Legal Department on **June 18, 2025**.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate, each by its duly authorized officers, as of the date of this Agreement.

Augusta, Georgia

By: _____
Print Name: _____
Title: _____

CSX TRANSPORTATION, INC.

By: _____
Scott Willis
Project Manager - Public Projects of CSXT

Augusta, Richmond Co., GA
 R.A. Dent Roadway improvements
 Georgia Sub YYG-1.75 to 1.18
 OP No. _____

ESTIMATE SUBJECT TO REVISION AFTER: 1/6/2027		DOT NO.: 279430J, 643323W, 279429P, 279428H	
CITY: Augusta	COUNTY: Richmond	STATE: GA	
DESCRIPTION: R.A. Dent Roadway improvements. Projects limits from 15th St / Poplar St crossings (643323W / YYG 1.75 & 279430J / YAB-0.08) on the west end and Laney Walker Blvd (279428H / YYG-1.18) on the east.			
DIVISION: Atlanta	SUB-DIV: Georgia	MILE POST: YYG-1.75 to 1.18	
AGENCY PROJECT NUMBER: City of Autusta			
PRELIMINARY ENGINEERING:			
Contracted & Administrative Engineering Services		\$	47,000
Subtotal		\$	47,000
CONSTRUCTION ENGINEERING/INSPECTION:			
Contracted & Administrative Engineering Services		\$	-
Subtotal		\$	-
FLAGGING SERVICE: (Contract/CSX Labor)			
Engineering Labor (Foreman/Inspector/Flagman)	0	Days @	\$ 700.00
Additive	174.70% (Engineering Department)		\$ -
Subtotal		\$	-
SIGNAL & COMMUNICATIONS WORK:		\$	25,000
TRACK WORK:		\$	-
CONTRACT WORK:		\$	-
PROJECT SUBTOTAL:		\$	72,000
CONTINGENCIES: 0.00%		\$	-
PROJECT TOTAL:		\$	72,000
CURRENT AUTHORIZED BUDGET:		\$	-
TOTAL SUPPLEMENT REQUESTED:		\$	72,000
DIVISION OF COST:			
Agency	100.00%	\$	72,000
Railroad	0.00%	\$	-
		\$	72,000
NOTE: Estimate is based on FULL CROSSING CLOSURE during work by Railroad Forces.			
This estimate has been prepared based on site conditions, anticipated work duration periods, material prices, labor rates, manpower and resource availability, and other factors known as of the date prepared. The actual cost for CSXT work may differ based upon the agency's requirements, their contractor's work procedures, and/or other conditions that become apparent once construction commences or during the progress of the work			
Office of Director - CSXT Public Projects, Jacksonville, Florida			
Estimated prepared by: STV		Approved by: CTA CSXT Public Project Group	
DATE: 12/22/25	REVISED: _____	DATE: 01/06/26	

Augusta, Richmond Co., GA
R.A. Dent Roadway improvements
Georgia Sub YYG-1.75 to 1.18
OP No. _____

CSXT Schedule PA

PAYMENT SUBMISSION FORM

Project Description: Augusta, Richmond Co., GA R.A. Dent Blvd Improvement Project YYG-1.75 to YYG 1.18 Atlanta Div., Georgia Sub.

CSXT OP# _____ (To be filled in by CSXT)

Payment may be made via paper check or ACH/EFT payment as detailed below.
Payment due prior to work commencing.

*****Mail a Check*****

Mail this form (via USPS only),
along with your paper check (do not
send the Agreement) to the following
address:

**CSX Transportation, Inc.
P.O. Box 530192
Atlanta, GA 30353-0192**

OR

*****ACH/EFT Payment*****

Submit Payment to:

**CSXT Govt. Billing
P.O. Box 530192
Atlanta, GA 30353-0192**

**Acct # 1219082172
ACH ABA# 267084199**

When submitting payment VIA EITHER CHECK OR ACH/EFT, send a photocopy of the check or associated ACH/EFT payment info, along with this form via email/mail to:

**Project Manager
Scott_Willis@csx.com
With copes to:
Amy_Henry@csx.com
Janae.Hudgins@stvinc.com**

(All information below to be completed by Agency providing Payment)

<u>Sponsor Name</u>	<u>Payment Date</u>	<u>Check #</u>	<u>Amount</u>
_____	_____	_____	_____



Engineering Services Committee Meeting

Meeting Date: April 28, 2026

Telfair Street & 6th Street Improvements Projects

Railroad Coordination during Construction Phase

TIA Project Numbers: PI#0011409 / PI 0011421

File Reference: 26 – 014(T)

Department:	Engineering & Environmental Services
Presenter:	Dr. Hameed Malik, Director
Caption:	Approve Railroad Coordination Agreement supplement funds to Norfolk Southern Railway Company (NFS) in amount of \$41,726.00 in accordance with the NFS Force Account estimate supplement for Transportation Investment Act (TIA) Projects, Telfair Street (PI0011409) & 6th Street (PI0011421) Improvements Construction. / AE
Background:	6th Street & Telfair Street Improvements projects from the “Approved Investment List” of TIA that was approved by voters of the CSRA in July 31, 2012 referendum. This project is ready for construction and presently is in construction letting phase. This project consists of resurfacing, reconstructing the existing curb and gutter, replacing sidewalks, improving pedestrian safety at intersections with new visibility crosswalks and organizing the existing parallel parking. Project improvements also include improvements & construction activities in close proximity to NFS railroad tracks. It warrants coordination with Norfolk Southern Railway Company to ensure passing trains safe mobility and a safe construction zone. Telfair Street & 6th Street crosses railroad tracks. Coordination with NFS at this intersection was phased and covered under a supplement to the original agreement estimated cost.
Analysis:	Railroad coordination is required to ensure rail tracks safety and advance the project construction schedule. Augusta entered into an agreement with NFS on August 2, 2022 for TIA 6th Street Improvements coordination during construction phase. This supplement is the continuity of this agreement to cover 6th street & Telfair Street intersection improvements construction. NFS coordination covering this intersection was phased until active construction approaches this segment of roads.
Financial Impact:	TIA 6th Street Project TIA funds.
Alternatives:	Do not approve and find alternative to reimburse NFS and complete the TIA project.

Recommendation: Approve Railroad Coordination Agreement supplement funds to Norfolk Southern Railway Company (NFS) in amount of \$41,726.00 in accordance with the NFS Force Account estimate supplement for Transportation Investment Act (TIA) Projects, Telfair Street (PI0011409) & 6th Street (PI0011421) Improvements Construction. / AE

Funds are available in the following accounts: (\$41,726) 371041110-54.14110 / T15041220-54.14110 – TIA Project Funds (6th Street)

REVIEWED AND APPROVED BY: HM/sr

FORCE ACCOUNT ESTIMATE

Work to be Performed By: Norfolk Southern Railway Company
 Project Description: 6th Street Improvements
 Location: Augusta, Richmond County, GA
 Project No.: GDOT-0011421/0011409/0011382/0011389
 Milepost: AS-00.00 to AS-00.60 or (D -131.8 for all)
 File: TRK0120043
 Date: Original+Supplement March 30, 2026

ITEM A - Preliminary Engineering	0									
ITEM B - Construction Engineering	124,557									
ITEM C - Administration	9,609									
ITEM D - Railroad Protective Services	0									
ITEM E - Communications	0									
ITEM F - Signal & Electrical	0									
ITEM G - Track Work	0									
ITEM H - T-Cubed	0									
	<table border="0"> <tr> <td>Total</td> <td>\$</td> <td align="right">134,166</td> </tr> <tr> <td>Contingency 0%</td> <td>\$</td> <td align="right">-</td> </tr> <tr> <td>GRAND TOTAL</td> <td>\$</td> <td align="right">134,166</td> </tr> </table>	Total	\$	134,166	Contingency 0%	\$	-	GRAND TOTAL	\$	134,166
Total	\$	134,166								
Contingency 0%	\$	-								
GRAND TOTAL	\$	134,166								

ITEM A - Preliminary Engineering

(Review plans and special provisions, prepare estimates, etc.)

		Supplement	
Labor:	0 Hours @ \$60 / hour=	0	0
Labor Additives:		0	0
Travel Expenses:		0	0
Services by Contract Engineer:		0	0
		<hr/>	
	NET TOTAL - ITEM A	\$ -	\$ -

ITEM B - Construction Engineering

(Coordinate Railway construction activities, review contractor submittals, etc.)

		Supplement	
Labor:	40 Hours @ \$60 / hour=	2,400	600
Labor Additives:		1,886	671
Travel Expenses:		1,500	500
Services by Contract Engineer:		82,000	35,000
NET TOTAL - ITEM B		\$ 87,786	\$ 36,771

ITEM C - Administration

		Supplement	
Agreement Construction, Review and/or Handling:		2,460	2,460
Protective Services Process/Handling Fee:		0	
Accounting Hours (Labor):	40 Hours @ \$30 / hour=	1,200	800
Accounting Additives:		994	1,695
NET TOTAL - ITEM C		\$ 4,654	\$ 4,955

ITEM D - Railroad Protective Services

(During construction on, over, under, or adjacent to the track.)

		Supplement	
Labor:	Protective Services 0 days @ 390.00 per day= (based on working 12 hours/day)	0	0
Labor Additive:		0	0.00
Travel Expenses, Meals & Lodging:	0 days @ \$100/day=	0	0.00
Rental Vehicle	0 months @ \$950/month=	0	0
NET TOTAL - ITEM D		\$ -	\$ -

ITEM E - Communications

		Supplement	
Material:		0	0
Labor:		0	0
Purchase Services:		0	0
Subsistence:		0	0
Additive:		0	0
NET TOTAL - ITEM E		\$ -	\$ -

ITEM F - Signal & Electrical

	Supplement	
Material:	0	0
Labor:	0	0
Purchase Services:	0	0
Other:	0	0
	0	
NET TOTAL - ITEM F	\$	-

ITEM G - Track Work

	Supplement	
Material:	0	0
Labor:	0	0
Additive:	0	0
Purchase Services:	0	0
	0	
NET TOTAL - ITEM G	\$	-

ITEM H - T-CUBED

Lump Sum	\$	-
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NOTES

1. For all groups of CONTRACT employees, the composite labor surcharge rate used in this estimate (including insurance) is 272.34%. Self Insurance - Public Liability Property Damage is estimated at 16.00%. Work will be billed at actual current audited rate in effect at the time the services are performed.

2. For all groups of NON-CONTRACT employees, the composite labor surcharge rate used in this estimate (including insurance) is 111.82%. Self Insurance - Public Liability Property Damage is estimated at 16.00%. Work will be billed at actual current audited rate in effect at the time the services are performed.

3. All applicable salvage items due the Department will be made available to it at the jobsite for its disposal.

4. The Force Account Estimate is valid for one (1) year after the date of the estimate (03/30/2026). If the work is not performed within this time frame the Railway may revise the estimate to (1) include work not previously indicated as necessary and (2) reflect changes in cost to perform the force account work.

N-S Project No.16870.003

2025 - 2027(1440003804)

ESTIMATE FOR SUPPLEMENTAL CONSTRUCTION ENGINEERING SERVICES
AUGUSTA, RICHMOND COUNTY, GA

Rate Schedule

CITY OF AUGUSTA, RICHMOND COUNTY, GA - PROPOSED 6TH ST. IMPROVEMENT PROJECT
 BETWEEN NS MP AS-000.00 AND MP AS-000.60 AND ADDED RAILROAD CROSSING
 MODIFICATIONS AT TELFAIR ST. (DOT#864841C). NS FILE: TRK0120043. NSI FILE:16870.003.
 CITY OF AUGUSTA/GDOT PI: 0011421-6th ST.
 (0011409-TELFAR ST. / 0011382-BROAD ST. / 0011389-GREENE ST.).

I. PROJECT MANAGEMENT / CONSTRUCTION SUBMITTAL REVIEW

Program Manager	0	Hrs. @	\$	207.00	\$	-
Project Engineer	0	Hrs. @	\$	135.00		-
Sub-Total					\$	-

II. PRECONSTRUCTION MEETING / CONSTRUCTION MONITORING

Program Manager	2	Hrs. @	\$	207.00	\$	414
Project Engineer	48	Hrs. @	\$	135.00		6,480
Construction Inspector	160	Hrs. @	\$	120.00		19,200
Clerical	2	Hrs. @	\$	90.00		180
Sub-Total					\$	26,274

III. FINAL INSPECTION / CLOSEOUT

Program Manager	2	Hrs. @	\$	207.00	\$	414
Project Engineer	40	Hrs. @	\$	135.00		5,400
Construction Inspector	10	Hrs. @	\$	120.00		1,200
Clerical	1	Hrs. @	\$	90.00		90
Sub-Total					\$	7,104

DIRECT COSTS

Subsistence	0	Days @	\$	150.00	\$	-
Travel (Auto)	2,340	Miles @	\$	0.67	\$	1,568
Photos						-
Printing					\$	40
Postage					\$	14
Phone Calls (Actual)						-

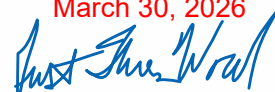
TOTAL DIRECT COSTS \$ 1,622

TOTAL ESTIMATE

\$ 35,000

NEEL-SCHAFFER, INC.

March 30, 2026



Justin T. Wood, P. E.
 Railroad Program Manager



Engineering Services Committee Meeting

Meeting Date: April 28, 2026

Augusta Residential Waste Collection & Disposal Contract

Contractor (Costal Waste & Recycling) Service Performance Damage Waiver Request

Contract/ RFP 25-900A

File Reference: 26 – 014(A)

Department:	Engineering & Environmental Services
Presenter:	Dr. Hameed Malik, Director
Caption:	Consider Service Performance Damage Waiver Request by Augusta Residential Waste Collection & Disposal contractor, Coastal Waste & Recycling, covering initial Ninety (90) days period. RFP 25-900A/AE
Background:	Coastal Waste & Recycling (contractor) is the RFP 25-900A/Residential Waste Collection & Disposal Services (contract) awarded contractor. Augusta Commission awarded this contract on June 3, 2025 effective August 1, 2025. It provided the contractor with roughly ninety (90) days to execute its implantation plan that was submitted as part of the contractor RFP document submittal and later updated during the fee negotiation phase. The fee negotiation phase submitted Implementation plan became an integral part of the contract. Augusta, Georgia included the draft contact document in the RFP document. Reason being, it is providing the interested vendor the advance opportunity to review the contact document, understand service delivery terms & conditions, including service performance damages and ask questions or get clarity.
Analysis:	<p>Augusta Commission awarded the Residential Waste Collection & Disposal Services contract to Coastal Waste & Recycling firm (contractor) on June 3, 2025. Coastal Team & Augusta Team discussed the Services Implementation Plan (submitted by the contractor) in details prior to the Augusta Team making contract award recommendations to Augusta Commission. It is a County-wide service delivery contract divided in three zones (Zone 1, Zone 2, Zone 3). The contractor served Zones 2 & 3 under the previous contract. Zone 1 was served by another contractor previously.</p> <p>Attached Exhibit A is the Contractor Damages Waiver request letter. The letter states performance damages waiver reasoning. The contractor initially submitted damages waiver request was for the initial 120 days (contractor letter dated September 19, 2025). Later the contractor modified the damage waiver period to the initial 90 days period (contractor letter dated March 6, 2026).</p>

Attached Exhibit B is Augusta Engineering & Environmental Services department (department) response to Coastal damage waiver request & associated reasoning. In summary the department is recommending disapproval of the contractor damage waiver request.

Attached Exhibit C is first 90 days (August 2025 thru October 2025) Performance Damages Summary Report.

Financial Impact: If Service Performance damage waiver is approved, Augusta has to issue credit to Coastal Waste & Recycling in amount of \$144,750.00 covering initial 90 days period August 2025 through October 2025. [\$70,450 (August), \$43,450 (September), \$30,850 (October).

Alternatives: N/A

Recommendation: Consider Service Performance Damage Waiver Request by Augusta Residential Waste Collection & Disposal contractor, Coastal Waste & Recycling, covering initial Ninety (90) days period. RFP 25-900A/AE

Funds are available in the following accounts: 542 044110-52.22110

REVIEWED AND APPROVED BY: HM/sr

**EXHIBIT A / P1**

Hameed Malik, Ph.D. PE

March 6, 2026

Director Engineering &
Environmental Services
Engineering Administration
452 Walker Street, Suite 110,
Augusta, GA 30901

Re: Request for 90 Day Waiver of Liquidated Damages

Dear Dr. Malik,

Please allow this letter to serve as a formal request by Coastal Waste & Recycling ("Coastal") that the City of Augusta (the "City") waive liquidated damages related to the Solid Waste & Recyclables Collection & Disposal Service Contract ("Contract") for a 90-day period as a result of issues related to the implementation period and transition from the previous hauler to Coastal.

Coastal received the fully executed Contract on July 22, 2025, nine days before the August 1 launch date. While the team worked diligently to prepare during that period, the limited timeframe presented challenges in completing all aspects of the implementation and transition from the City's previous hauler.

During the first three months of the contract, it became evident that several key aspects of the transition would present challenges in completing all elements of the work fully in accordance with the terms and conditions of the agreement. As implementation progressed, Coastal encountered a number of operational hurdles associated with the transition process.

The following provides additional details regarding some of the challenges encountered during the transition period that impacted our ability to fully meet certain service standards established in the agreement and led to the assessment of liquidated damages.

Solid Waste Cart deliveries, exchanges, and repairs:

Coastal was unable to place orders for new carts bearing the City's logo until a fully executed contract was received and the cart design was approved by City staff. As the City is aware, once carts are ordered they must be manufactured and stamped, and there is no inventory available for immediate delivery to residents.

Due to the timing of the City's award of the three service zones to Coastal and the subsequent execution of the contract on July 22, Coastal advised staff during a July 9 meeting that we would not be able to begin cart deliveries by the August 1 start date. During that same meeting, Coastal inquired about the City's existing agreement with Otto for cart supply. Staff advised that the Otto agreement would remain in place until November and indicated that the city had already placed an order for carts in June. Based on those discussions, Coastal understood that replacement carts would be available and that the absence of Coastal-provided carts by August 1 would not present an issue.

EXHIBIT A / P2

The City further advised Coastal that three loads of carts, totaling 1,680—including 311 solid waste carts—had been ordered on June 26, 2025, and were in the process of being delivered. Coastal was fully aware that the cost of these carts and their delivery would be our responsibility, and that once received, these carts would remain under Coastal's care and management.

However, the carts were not received until September 23. In the meantime, the City had no inventory available, and resident requests submitted through 311 for new carts, repairs, and exchanges had been accumulating since July. As a result, most of the liquidated damages assessed during the first three months were directly related to the unavailability of carts, rather than Coastal's operational performance.

Service Challenges – Data Accuracy

The City's system data in Eremos, particularly for Zone 1, has proven to be inaccurate and incomplete with respect to information from the previous hauler. For example, Eremos reflected that the previous hauler was performing 6–8 routes, whereas Coastal is currently running eleven routes and later confirmed that the previous hauler had also been running eleven routes despite what Eremos indicated. Coastal has had to devote significant local resources to update and reconcile this information, which has directly impacted our service efficiency.

Additionally, the data has been inaccurate regarding assistant collection services and identifying which households are entitled to second-cart service, making it challenging for Coastal to reliably determine service eligibility. These deficiencies have been a major contributing factor to service delays and errors during the transition period.

City 311 System Challenges

The handling of cart-related requests in the City's 311 system has presented additional challenges. Coastal was initially advised that the response clock would start when a resident called 311. Coastal raised concerns about the fairness of this approach, as we cannot schedule or perform these cart jobs until the City's team has coded the work order. Under the contract, Coastal's response time begins once we are able to act on the request.

It was ultimately agreed that Coastal's response time would not start until the work order had been coded. However, there is currently no timestamp to verify when a work order has actually been updated. Coastal suggested adding a note on the resident account to ensure a timestamp is recorded. While this suggestion was not initially accepted, a review of cart jobs on September 17 indicates that the City has begun adding notes to reflect when a job has been coded and the work order date has been updated.

Summary

Given the foregoing—particularly the transition and implementation challenges, and the fact that both the City and Coastal continue to adjust processes and procedures following the contract, Coastal respectfully requests a 90-day waiver of any liquidated damages for August September and October 2025.

EXHIBIT A / P3

Coastal remains committed to working collaboratively with the City to resolve these matters and deliver the level of service residents expect. During our recent presentation to the Commission and City staff, Coastal highlighted that over the first seven months of this agreement, we have continued to improve the service offering, work closely with City staff to resolve issues and concerns in a timely manner and within the guidelines of the agreement, and strive to provide the level of service that the City of Augusta both deserves and expects.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Casagrande", with a long horizontal flourish extending to the right.

John Casagrande



September 19, 2025

Tameka Allen
 City of Augusta Administrator
 535 Telfair St.
 Suite 910
 Augusta, GA 30901

Re: Request for 120 Day Waiver of Liquidated Damages

Dear Ms. Allen,

Please allow this letter to serve as a formal request by Coastal Waster & Recycling (“Coastal”) that the City of Augusta (the “City”) waive liquidated damages related to the Solid Waste & Recyclables Collection & Disposal Service Contract (“Contract”) for a 120-day period as a result of issues related to the implementation period and transition from the previous hauler to Coastal.

Through the RFP process, including contract negotiation and design of the implementation plan, there was an understanding between the City and Coastal that due to delays in the City’s procurement process, that issues with the start-up of the contract were expected and that Coastal should not be penalized with liquidated damages for issues that the City bears responsibility for.

It is well-known that Coastal did not receive a fully executed Contract until July 22, 2025 – a mere nine days before the August 1st launch date. This delay materially affected our ability to execute the implementation and transition from the City’s previous hauler.

During our recent meeting, we learned for the first time that the City intended to levy liquidated damages. While we have not been told what these potential liquidated damages relate to, we will take this opportunity to generally address some implementation issues:

- **New Carts:** We were unable to place orders for new carts stamped with the City logo, until we received a signed contract and approval of cart design from Staff. As the City is aware, once carts are ordered, they must be manufactured and stamped – there is not an inventory available for immediate delivery to customers. With the City’s delay in awarding the three zones to Coastal and subsequently executing a contract, Coastal explained to Staff during a July 9th meeting that we would not be ready to deliver carts on the start of the contract. In that same meeting, we asked Staff about the City’s then-existing agreement with Otto for carts. We were advised that the Otto agreement would remain in place until November. Staff also communicated that they placed an order for carts in June, and that therefore, us not having replacement carts by August 1st was acceptable to the City. It was not until after the launch of the contract, did we learn that the City decided to cancel its agreement with Otto, leaving a void in the supply and delivery of carts.

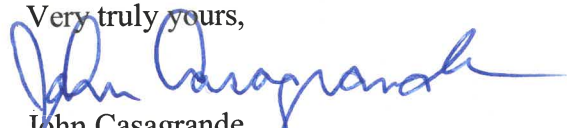
- **Service:** The City's system data in Eremos, particularly Zone 1, has proven inaccurate and incomplete data as it relates to the previous hauler. For example, Eremos reflects that the previous hauler was performing 6-8 routes, yet Coastal is currently running 11 routes and learned that the previous hauler had also been running 11 routes despite Eremos indicating otherwise. We have had to devote significant local resources to update and reconcile this information, which has directly affected service efficiency. The data has also been inaccurate regarding assistant collection service and identifying which households are entitled to second cart service, making it impossible for Coastal to reliably determine which households are entitled to such services. These deficiencies have been a major contributing factor to service delays and errors.
- **City's 311 System:** The handling of cart jobs in the City's system also presents concerns. During a call with Becky & Shane last week, Coastal was initially advised that the clock starts when the resident calls 311. Coastal questioned the fairness of this because Coastal cannot schedule or perform these cart jobs until the City's team has coded the work order. Per our contract with the City, the time to respond is to begin once Coastal is able to act on the request. It was ultimately agreed that Coastal's time to complete would not start until the coding is added; however, there is no timestamp to verify when the work order has actually been updated. Coastal suggested that the City add a note on the account to ensure it is time stamped. This suggestion was not accepted, although in reviewing cart jobs on September 17th, it appears that notes are now being added by the City indicating that the job has been coded and that the date of the work order has been changed.

Given the foregoing, specifically the transition and implementation issues and the fact that both the City and Coastal are continuing to adjust processes and procedures following startup of the contract, Coastal respectfully requests a 120-day waiver of any liquidated damages.

We have consistently communicated this request and believe it is a reasonable and necessary step toward ensuring the long-term performance services for the City. This waiver period will allow both Coastal and the City to reconcile route data, resolve implementation gaps, and establish a fair and accurate system for work order timekeeping. During this period, and provided that City Staff is willing to participate, Coastal is prepared to assume the cost of conducting a joint comprehensive route and cart audit to bring the City's data fully up to date. This effort will also support the City's future transition into the new Platform system.

Coastal remains committed to working collaboratively with the City to resolve these matters and deliver the level of service residents expect.

Very truly yours,



John Casagrande
Vice President, Business Development

MONTHLY PERFORMANCE SUMMARY

EXHIBIT C / P2

COASTAL WASTE

SEPTEMBER, 2025

Section	KEY PERFORMANCE AREAS		UNITS OBSERVED	UNITS ASSESSED	DAMAGES
3.11.4.a	Request for Service Misses	\$100.00 each	581	4	\$400.00
					-\$100.00
3.11.4.b	Request for Service	\$5,000.00 per month	0	0	\$0.00
3.11.4.c	Request for Service	\$500.00 each	0	0	\$0.00
3.11.4.di	Repeat collection miss	\$500.00	49	47	\$23,500.00
					-\$3,500.00
3.11.4.dii	Repeat collection miss	\$1,000.00 each	17	17	\$17,000.00
					-\$5,000.00
3.11.4.f	Area misses	\$2,000.00	0	0	\$0.00
3.11.4.f	Area misses	\$20.00 each	0	0	\$0.00
3.11.5	Courtesy collections	\$100.00 each	0	0	\$0.00
4.4.1	Route Order	\$500.00 per route	0	0	\$0.00
5.5.1	Cart deliver, replace, remove, exchange	\$50.00 each	296	199	\$9,950.00
					-\$700.00
5.6.1	Cart repair	\$50.00 each	39	39	\$1,950.00
					-\$50.00
5.8	Cart damage by Customer	+\$80.13 credit each	0	0	\$0.00
6.4	Emergency unloading	\$100.00 per 2-hr period	0	0	\$0.00
6.4	Emergency unloading	\$2,000.00 per event	0	0	\$0.00
6.5.2	Vehicle leaks and spills	\$3,000.00 per event	2	0	\$0.00
6.5.2.a	Vehicle leaks and spills	\$1,500.00 each	2	0	\$0.00
6.5.2.b	Vehicle leaks and spills	\$1,000.00 additional	0	0	\$0.00
7.2.1	Designated disposal facility	breach	0	0	\$0.00
11.3.3	Property Damage	\$2,000.00 each	4	0	\$0.00
11.4	Care and Diligence - Littering	\$250.00 per event	8	0	\$0.00
3.4.2	Mixed Loads	\$1,000.00 each	0	0	\$0.00
					\$52,800.00
					-\$9,350.00
					\$43,450.00

MONTHLY PERFORMANCE SUMMARY

EXHIBIT C / P3

COASTAL WASTE

October, 2025

Section	KEY PERFORMANCE AREAS		UNITS OBSERVED	UNITS ASSESSED	DAMAGES
3.11.4.a	Request for Service Misses	\$100.00 each	353	1	\$100.00
					-\$100.00
3.11.4.b	Request for Service	\$5,000.00 per month	0	0	\$0.00
3.11.4.c	Request for Service	\$500.00 each	0	0	\$0.00
3.11.4.di	Repeat collection miss	\$500.00	29	20	\$10,000.00
					-\$2,000.00
3.11.4.dii	Repeat collection miss	\$1,000.00 each	9	9	\$9,000.00
					-\$1,000.00
3.11.4.f	Area misses	\$2,000.00	0	0	\$0.00
3.11.4.f	Area misses	\$20.00 each	0	0	\$0.00
3.11.5	Courtesy collections	\$100.00 each	0	0	\$0.00
4.4.1	Route Order	\$500.00 per route	0	0	\$0.00
5.5.1	Cart deliver, replace, remove, exchange	\$50.00 each	304	304	\$15,200.00
					-\$700.00
5.6.1	Cart repair	\$50.00 each	7	7	\$350.00
5.8	Cart damage by Customer	+\$80.13 credit each	0	0	\$0.00
6.4	Emergency unloading	\$100.00 per 2-hr period	0	0	\$0.00
6.4	Emergency unloading	\$2,000.00 per event	0	0	\$0.00
6.5.2	Vehicle leaks and spills	\$3,000.00 per event	1	0	\$0.00
6.5.2.a	Vehicle leaks and spills	\$1,500.00 each	1	0	\$0.00
6.5.2.b	Vehicle leaks and spills	\$1,000.00 additional	0	0	\$0.00
7.2.1	Designated disposal facility	breach	0	0	\$0.00
11.3.3	Property Damage	\$2,000.00 each	15	0	\$0.00
11.4	Care and Diligence - Littering	\$250.00 per event	4	0	\$0.00
3.4.2	Mixed Loads	\$1,000.00 each	0	0	\$0.00
					\$34,650.00
					-\$3,800.00
					\$30,850.00



Hameed Malik, Ph.D., P.E., Director

MEMORANDUM**EXHIBIT B / P1 thru P32**

TO: Tameka Allen, Administrator

FROM:  Hameed Malik, Ph.D., PE, Director- Engineering & Environmental Services

DATE: September 27, 2025

SUBJECT: Coastal Waste & Recycling Services Damage Waiver Request
Augusta Residential Waste Collection & Disposal Services Contract
Contract: RFP 25-900A
File Reference: 25-014

Augusta Engineering & Environmental Services (AE) reviewed Coastal Waste & Recycling (Coastal) nonperformance damages waiver request noted in Coastal's letter dated September 19, 2025 and is offering the attached response and recommending denial of this request for reasons stated under AE attached response. Coastal was well aware of nonperforming damages. Coastal Management & AE Director discussed damage waiver soon after Augusta Commission awarded the subject contract to Coastal on June 3, 2025. Coastal was informed during discussion of this item and also in writing that damages will not be waived.

It is AE's observation that Coastal services transition implementation was poorly communicated among its various levels of operations. Coastal made multiple changes in field operation staff since start of this contract, indicating that Coastal was aware of issues with its transitions implementation & services delivery per contract terms & conditions. Also please note that Coastal was the service provider for Zone 2 & Zone 3 services area under previous contract and is very familiar with service routes and needed resources to continue services as required under subject contract.

Should you require additional information, please do not hesitate to contact me.

Thank you.

Attachments:

- 1- AE Itemized Response to Costal Damage Waiver Letter
- 2- Coastal May 13, 2025 Implementation Plan
- 3- AE June 19, 2026 June Email to Costal- Response to Coastal with respect to Contract changes
- 4- Contract Marked pages with AE response to Coast (part of June 19, 2025 email
- 5-August 2025 Damages Summary



September 19, 2025

Tameka Allen
 City of Augusta Administrator
 535 Telfair St.
 Suite 910
 Augusta, GA 30901

Re: Request for 120 Day Waiver of Liquidated Damages

Dear Ms. Allen,

Please allow this letter to serve as a formal request by Coastal Waste & Recycling ("Coastal") that the City of Augusta (the "City") waive liquidated damages related to the Solid Waste & Recyclables Collection & Disposal Service Contract ("Contract") for a 120-day period as a result of issues related to the implementation period and transition from the previous hauler to Coastal.

- 1) Through the RFP process, including contract negotiation and design of the implementation plan, there was an understanding between the City and Coastal that due to delays in the City's procurement process, that issues with the start-up of the contract were expected and that Coastal should not be penalized with liquidated damages for issues that the City bears responsibility for.

Department Response:

Coastal's statement is not factual. Coastal was aware that damages will not be waived. Shifting Coastal's performance failure burden to Augusta is just Coastal's attempt to gain the support of the Augusta Commission. This item was discussed with the Coastal VP in June 2025. There was email communication among Coastal VP, Coastal General Counsel and Augusta Engineering & Environmental Services (AE) Director.

- 1) June 18, 2025- Coastal General Counsel email contract document with proposed changes.
- 2) June 19, 2025 – AEES sent email response to Coastal Genial Counsel & copy Coastal VP.
- 3) June 20, 2025 – Coastal VP sent email acknowledging receipt of AEES response and suggested setting up meeting to review proposed revisions and AEES response
- 4) June 20, 2025 – at 4:45pm Coastal VP and AEES director had TEAM meeting and went over proposed revisions and AEES response. Coastal VP agreed to majority of AEES response comments including no revision to "Damages" clause. [that damages will apply from contact start date of August 1, 2025]

Marked up contract document attached as reference to above response

- 2) It is well-known that Coastal did not receive a fully executed Contract until July 22, 2025 - a mere nine days before the August 1st launch date. This delay materially affected our ability to execute the implementation and transition from the City's previous hauler.

Department Response: Coastal's statement is not factual. Coastal committed to begin implementing all tasks immediately upon award of the contract. Coastal submitted revised Services Implementation Plan on May 13, 2025 ensuring smooth transition of services. Contract was awarded on June 3, 2025. AE through Augusta Procurement requested Updated Implementation Plan from Coastal prior to contract award to ensure Coastal has needed resources

and will be ready to start services from day one (August 1, 2025) per contract terms & conditions. On May 13, 2025 Coastal submitted updated implementation plan. In this plan Coastal committed to the following:

“all the following tasks will begin immediately upon the award of the new contract to Coastal. All essential tasks will be scheduled simultaneously to meet the requirements in Section 2.3 of the draft agreement. This will be a smooth transition as we currently service Zones 2 and 3 and will only be adding Zone 1.”

“Timeline

Due to the truncated time period between RFP submission and service launch, all of the activities described in this section will begin immediately and be completed on or before August 1, 2025”

3) During our recent meeting, we learned for the first time that the City intended to levy liquidated damages. While we have not been told what these potential liquidated damages relate to, we will take this opportunity to generally address some implementation issues:

Department Response. Coastal’s statement is not factual. Coastal was well aware that damages are not waived and will apply per contract terms & conditions. See detail under the department response to Item 1.

4)

- New Carts: We were unable to place orders for new carts stamped with the City logo, until we received a signed contract and approval of cart design from Staff. As the City is aware, once carts are ordered, they must be manufactured and stamped - there is not an inventory available for immediate delivery to customers. With the City's delay in awarding the three zones to Coastal and subsequently executing a contract, Coastal explained to Staff during a July 9th meeting that we would not be ready to deliver carts on the start of the contract. In that same meeting, we asked Staff about the City's then-existing agreement with Otto for carts. We were advised that the Otto agreement would remain in place until November. Staff also communicated that they placed an order for carts in June, and that therefore, us not having replacement carts by August 1st was acceptable to the City. It was not until after the launch of the contract, did we learn that the City decided to cancel its agreement with Otto, leaving a void in the supply and delivery of carts.
- Service: The City's system data in Eremos, particularly Zone 1, has proven inaccurate and incomplete data as it relates to the previous hauler. For example, Eremos reflects that the previous hauler was performing 6-8 routes, yet Coastal is currently running 11 routes and learned that the previous hauler had also been running 11 routes despite Eremos indicating otherwise. We have had to devote significant local resources to update and reconcile this information, which has directly affected service efficiency. The data has also been inaccurate regarding assistant collection service and identifying which households are entitled to second cart service, making it impossible for Coastal to reliably determine which households are entitled to such services. These deficiencies have been a major contributing factor to service delays and errors.
- City's 311 System: The handling of cart jobs in the City's system also presents concerns. During a call with Becky & Shane last week, Coastal was initially advised that the clock starts when the resident calls 311. Coastal questioned the fairness of this because Coastal cannot schedule or perform these cart jobs until the City's team has coded the work order. Per our contract with the City, the time to respond is to begin once Coastal is able to act on the request.

It was ultimately agreed that Coastal's time to complete would not start until the coding is added; however, there is no timestamp to verify when the work order has actually been updated. Coastal suggested that the City add a note on the account to ensure it is time stamped. This suggestion was not accepted, although in reviewing cart jobs on September 17th, it appears that notes are now being added by the City indicating that the job has been coded and that the date of the work order has been changed.

Department Response to Item 4 and the above three bullets:

The Solid Waste Collection Contract provided roll-out carts are to be provided by Coastal and there is no provision within nor any other signed written document that requires Augusta to provide carts. Therefore, delays in Augusta's procurement process has no bearing at all and does not negate Coastal's responsibilities to fulfill the terms and conditions of the Contract.

Augusta bears no responsibility for Coastal's inability to perform which resulted in the assessment of liquidated damages.

New Carts:

In June, 2025 Augusta Staff provided information to Coastal Staff that Otto was in the process of selling their business and that Coastal should consider hiring the local Otto technicians. On June 18th, Coastal Staff requested the Otto techs names and phone numbers which Augusta forwarded.

Augusta Staff who were present at the July 7th meeting confirmed that there was no agreement that Coastal would be absolved from providing cart delivery, removal, replacement, or repair services during start-up.

During the July 7th meeting, and also many other conversations with Coastal Staff throughout July and August, Augusta Staff encouraged Coastal to consider hiring the Otto technicians as soon as possible.

At the end of August, 2025 Coastal stated that they could not hire the Otto Techs until the Otto Contract ended with Augusta. However, Coastal hired almost all of the Waste Management garbage truck drivers before their Contract ended. Coastal Staff stated that on July 31st the drivers worked for Waste Management and on August 1st the drivers worked for Coastal.

Coastal had adequate time to hire well trained cart technicians and have them in place to begin work on August 1st.

Coastal chose to hire Waste Management drivers and use the Waste Management route maps provided by the hired drivers. Waste Management had taken routes from Elemos and split them into smaller pieces. The drivers had more routes than Elemos, however, the full routes are in Elemos. Coastal was given access to Elemos Zone 1 routes in June.

On August 4th, Augusta Staff notified Coastal Staff of an area missing off Pleasant Home Rd. Every street within the area miss is on the Elemos Friday Route 630. The area miss was a gap in the Waste Management maps from their hired drivers and not from Elemos.

Assisted Collection

Coastal has been providing collection services in Zones 2 & 3 for several years. Coastal knows how to pull the list of assisted collection customers from Elemos. Coastal had a process to document and monitor the first missed assisted collection of the month to ensure it would not be missed a 2nd time within 30 days resulting in repeat miss liquidated damages.

Coastal had 10 assisted collection repeat misses in Zone 1; two addresses were missed 4 times, two addresses were missed 3 times, and 6 assisted collection customers were missed 2 times in Zone 1 in August.

Coastal had 8 assisted collection repeat misses in Zones 2 & 3: one address was missed 4 times, two addresses were missed 3 times, and 5 assisted collection customers were missed 2 times in Zones 2 & 3 in August.

- 5) Given the foregoing, specifically the transition and implementation issues and the fact that both the City and Coastal are continuing to adjust processes and procedures following startup of the contract, Coastal respectfully requests a 120-day waiver of any liquidated damages.

Department Response: Department is recommending denying this request for reasons stated under the above response. In addition, Coastal's local field operation had multiple personnel changes and their failure to provide services as required appears to be due to lack of full understanding of contract requirements and Coastal's submitted Implementation Plan as part of contract award.

We have consistently communicated this request and believe it is a reasonable and necessary step toward ensuring the long-term performance services for the City. This waiver period will allow both Coastal and the City to reconcile route data, resolve implementation gaps, and establish a fair and accurate system for work order timekeeping. During this period, and provided that City Staff is willing to participate, Coastal is prepared to assume the cost of conducting a joint comprehensive route and cart audit to bring the City's data fully up to date. This effort will also support the City's future transition into the new Platform system.

Department Response: Department proactively communicated with Coastal at all levels since the contract was awarded to Coastal on June 3, 2025. In addition, the department offered assistance including offering that Coastal can continue using city logo carts to ensure services are delivered per schedule & contract. Coastal's rejected this offer stating they wanted to replace all carts with new carts. The department is transitioning to new technology/platform for improved communication and contract effective management. In this regard the department repeatedly asked Coastal to identify team members and to participate in this Platform demo so the Department can incorporate Coastal's feedback/comments and move forward with its implementation. The Department is still waiting on this action. This new Platform will address data reconciliation and route related other issues.

Please note that Coastal is a services provider to Zone 2 & Zone 3 under previous contract and well familiar with route and service points. The only real transition service area is Zone 1, however, Coastal's transition initial implementation falls under Marginal rating.

Implementation Plan



Implementation Plan

Scope of Services

Using the experience it has gained from servicing Zones 2 & 3, Coastal has developed a comprehensive plan to guarantee it will begin collection on **August 1, 2025**. Due to the narrow time frame between the potential award date and the contract start date, all the following tasks will begin immediately upon the award of the new contract to Coastal. All essential tasks will be scheduled simultaneously to meet the requirements in Section 2.3 of the draft agreement. This will be a smooth transition as we currently service Zones 2 and 3 and will only be adding Zone 1.

Timeline

Due to the truncated time period between RFP submission and service launch, all of the activities described in this section will begin immediately and be completed on or before August 1, 2025.

Recruitment

As we begin hiring additional drivers, we will contact the incumbent Hauler for Zone 1 to schedule a time to meet with its drivers, mechanics, and any other support staff that may be required to assist in serving Augusta. Our goal would be to let everyone know they are guaranteed a job. Coastal has outlined our recruitment strategy in the staffing chapter of our proposal.

Local Small Business Subcontractors

As required by the RFP, Coastal has been in discussions with several small local businesses and plans to engage three subcontractors: A-1 Sanitation Services, SouthEastern Waste Solutions, and Metropolitan Waste.

This will allow us to comply with the contract requirement of scheduling 25% of the services between the three providers and maintain the quality of service Augusta expects by having additional support. Note that the services being subcontracted are services that Coastal is capable of providing on its own but is subcontracting in order to be in compliance with the RFP.

These subcontractors will be using various collection vehicles, including rear load vehicles, and will be collecting yard waste, bulk waste, and recycling.

Timeline

Staffing

- June 3 – June 10** ➤ **Upon Commission approval of the agreement, Coastal will begin recruiting the additional drivers and helpers Coastal will need to service this contract.**
- Recruit Waste Management drivers currently servicing Zone 1. Work through the supervisors and managers to allow us to speak with current employees.
 - Contact Waste Management Drivers while on their routes and let them know there are positions available with Coastal.
 - Coastal Vice President of operations will prepare a list of all drivers available within Coastal today that are available to serve in Augusta. These drivers will be brought in to fill any positions that have not been filled and assist in training the new hires.
 - Bring in Human Resource Recruiting Team to hire additional drivers from outside the industry. These HR experts will also help to expedite the onboarding of all new employees.
- July 1** ➤ **Supply Augusta with a list of filled positions and positions still open.**
- Finalize the recruiting list and give the City the list of all Drivers and Routes.
 - Bring internal drivers to help with rollout and back up as needed.
- August 1** ➤ **Start new contract.**

In addition to drivers, Coastal will be recruiting mechanics, customer service representatives and Route Supervisors.

Our Human Resource Recruiting Team will recruit both within and outside of the solid waste industry to find the right people to fill those positions.

Recruitment

Recruiting Top Talent

Finding the right person for the position is the toughest challenge many businesses face. We are pleased that our reputation and position in the industry has afforded us the opportunity to bring some of the brightest and most experienced professionals in the market to our organization. Everyone from the owners to the representative that will personally answer your residents calls completely understand that our customers are our greatest asset. Coastal is an equal opportunity, drug free workplace employer. Our company is committed to an inclusive workplace and does not discriminate. Our employees receive a comprehensive package that includes benefits for their entire family.

Great recruiting practices start with the vision and leadership provided by senior management. Having hands on experience working in a variety of positions in the waste industry, our Founder and CEO, Brendon Pantano, had a clear idea of the dream team he wanted when forming the company.

His vision of a people focused culture began with our Core Values of Safety, Integrity, and Customer Service. Our recruiting team is mindful of these ideals throughout the hiring process.

Strategic Hiring Approach

- Our primary focus is to attract and onboard the **incumbent drivers** from the previous contract holder. These individuals already have experience with the routes and community, assisting in creating a **seamless transition** for both the municipality and residents.
- We evaluate their **current compensation** and **PTO offerings** to make competitive employment proposals.
- To support key hires, we may also offer COBRA coverage assistance to help retain top talent.

Pre-Contract Launch Preparation

- Our multi lingual HR professionals (English, Spanish, Portuguese, and Creole) conduct in-person interviews and on boarding as needed.
- While traditional on boarding is electronic, for large-scale transitions (15+ new hires), we provide in-person on boarding support.
- Before the official contract start date, we begin onboarding drivers by having them complete administrative tasks and safety training in advance. This ensures they are fully prepared and compliant on **Day One** of service.
- We expedite uniform orders so that every new team member represents the Coastal brand from day one, reinforcing a sense of belonging and professionalism.

Onboarding & Training

- New drivers participate in a two-week training program covering: Safety expectations & Company culture and values.
- While traditional onboarding is electronic, for large-scale transitions (15+ new hires), we provide in-person onboarding support.

Day One Launch Experience

- The People Experience Department assists in organizing a special Launch Day welcome event for all new team members.
- This includes a team celebration, introductions to leadership, and a strong cultural welcome to make employees feel valued and engaged from the start.

Career Growth & Retention

- Our recruiters, known as Career Path Experts, focus on long-term talent development rather than just filling positions.
- We maintain an internal promotion rate of over 20%, reflecting our commitment to career growth.

Key Value to Municipal Clients

- By retaining the same drivers under our new contract, we ensure continuity and reliability for the community.
- This approach minimizes disruptions, maintains high service quality, and strengthens relationships with municipalities.
- While drivers may be using different trucks, the consistency in personnel provides an immediate advantage in service efficiency.

This approach allows us to secure top-tier experienced talent, ensure smooth contract transitions, and create a positive, engaged workforce** from day one.

Benefits at a Glance (Full-Time)

Coastal offers the following benefits to employees. Employees must complete the enrollment process within 31 days of the date of hire to be eligible. If an employee enrolls on time, coverage is effective on the first of the month following 30 days.

Health and Welfare Benefits: Coastal offers several plan choices as well as a variety of resources and tools to help employees maintain a healthy lifestyle.

Medical - Vision

Dental - Flexible Spending Account

Retaining Current Talent

Coastal has retained over 65% of the incumbent haulers' drivers once starting a new contract.

Coastal has transitioned a number of major contracts within the past five years and we have met our goal of having all personnel on board and ready to take over on the first day of operating the contracts.

When transitioning a contract, Coastal focuses on retaining existing drivers to ensure a smooth transition from the current service provider. All qualified current employees are offered employment. Coastal's human resources and recruiting professionals are trained to match existing employee skills to open positions so all are slotted into the right position. Remaining open positions are filled by recruiting local talent to complete the team of people needed to deliver unbeatable service. All new personnel are brought on board at least two months prior to the operation start date.

Local Business Sub-Contractors

Subcontractor Participation

Coastal Waste & Recycling will be contracting with 3 separate small business subcontractors to meet the contract requirements of 25% of the services. We will be using A1 Sanitation Services, Metropolitan Waste and SouthEastern Waste. Each will be assigned a specific service and workload that allows Coastal to deliver and maintain an excellent level of service. Here is a breakdown of the subcontractors and we intend to have them deployed.

A-1 Sanitation Services

A-1 Sanitation Services will be assigned to the Yard Waste and Bulk collection in the area currently called Zone 1. A-1 currently provides these services today and is completing the work on schedule. A-1 will continue to do the work with rear load type trucks. A-1 will comply with the fleet age requirement in the contract and begin to order new equipment once the new contract is in place.

Metropolitan Waste

Coastal has been made aware of service issues with small business subcontractor, Metropolitan Waste. It appears that they were not able to deliver the service that both Augusta and Coastal expected from them. However, in order to achieve the required 25% small business participation, Coastal will continue to use Metropolitan Waste but at a reduced capacity. Metropolitan Waste will be assigned to the curbside cart recycling collection. Based on the estimated units in the RFP Metropolitan Waste will be able to collect these units with 2 to 3 rear load trucks. Coastal will support Metropolitan Waste by leasing the rear load truck to them. The trucks will be outfitted with cart dumpers so the recycling carts can be dumped automatically and comply with the age requirements of the Agreement. This will reduce down time for Metropolitan Waste and greatly improve their service to the Cty. In addition, Coastal can easily step in and provide the required services if Metropolitan Waste (or any of the other subcontractors) experiences any service issues.

SouthEastern Waste Solutions

The third subcontractor will be SouthEastern Waste Solutions. SouthEastern will be using one rear load truck and will be assigned to work in conjunction with the Coastal clam shell type trucks to service the Yard Waste and Bulk in what is now Zones 2 & 3. Coastal is going to handle the collection services for the Yard Waste and Bulk in the zones and will coordinate with the subcontractor to incorporate subcontractor's services into the overall Yard Waste and Bulk plan. The clam shell type trucks will remove larger piles, and the rear load will work on the smaller easier piles on the street.

Coastal is going to assign a separate supervisor and customer service representative to manage the subcontractors and the Bulk and Yard Waste collection.

Committed to Safety

All new staff, whether acquired through transition or outside sources, immediately attend safety, operational and company procedural training.

Safety is the first of our Core Values and emphasis on safety is top priority for Coastal on a daily basis. Company-wide safety topics are communicated each and every day at Coastal team crew out meetings. Route supervisors regularly travel with drivers to conduct observational on the job training. This is a constant, ongoing program.

Coastal is committed to every employee remaining accident and injury free. There is extra emphasis on the training that develops important skills and habits in order to reduce OSHA recordable injuries and vehicle accidents. Coastal Waste & Recycling is committed to key objectives in order to achieve this goal.

Benefits that lead to reaching our safety goals include

- No injuries to our employees and the public
- No damage to trucks, property, or the environment
- Culture that puts safety in the forefront of everything we do
- Full commitment and accountability by all employees
- Defensive driving practiced at all times.
- Providing all employees with the tools to be successful
- Competent trained workers who understand safe work practices
- Continuous improvement in our safety training and awareness
- Identification and mitigation of hazards
- Properly maintained trucks.
- Full investigations into all incidents and near misses
- Open communication and feedback regarding incidents and safety concerns
- Continual improvement to safety stats, including TRIR, and VIFR

Service Delivery Implementation Plan

Location

Coastal Waste & Recycling will continue to operate out of our current facility located at 3925 Goshen Industrial Blvd, Augusta, GA. As is done today, all customer service, maintenance, and all overall support for this contract will be carried out and managed at this same location. All routes will remain the same for all 3 zones. Upon award, Coastal will contact WM and request copies of the route maps so Coastal can begin a complete transition.

Vehicles

Coastal will begin preparing the brand new trucks that have already been delivered from the list included in the available resources tab for delivery to Augusta. The trucks to be used, including automated side load, rear load and clam shell type vehicles are in stock at Coastal's truck facility and will be prepared for delivery to Augusta. Coastal will secure support vehicles, including a supervisor pickup with a dump body, upon award of the agreement. We will also meet with our subcontractors and assist them with making sure their vehicles comply with the contract terms.



Carts

We will procure approximately 75,000 new carts. Once a delivery schedule is confirmed from the manufacturer, Coastal will meet with the city staff and agree upon a delivery plan and schedule. Coastal will prepare a mailer to be delivered to the residents in advance, detailing the timeline around when to expect the new cart to be delivered and the old carts removed. We will also include contact information about Coastal and instructions on how the residents can sign up for recycling collection. Coastal will use a mailer approved by the City, similar to the example below. Coastal will be responsible for the cost of printing and mailing all communications. All carts will include an RFID chip.

Education

Coastal will prepare a brochure that will be attached to each new cart we deliver. The brochure will have all the information the residents need to help them understand their collection schedule, how to place the cart at the curb, yard waste and Bulk guidelines, and any other information the City would like to add. Coastal will also add a link on its web page that brings the residents right to a site that can provide any information necessary regarding the collection services. After the first year of service Coastal will mail out a reminder postcard giving the residents a quick refresher, as well as helping any new residents.



NEW RECYCLING & GARBAGE CARTS

Coastal will deliver one new, green 95-gallon trash cart and one new, blue 65-gallon recycling cart to every home with cart service. The carts will be delivered in two phases, and each phase is expected to take up to four weeks. Please be patient if your neighbors receive their carts and you do not immediately receive yours.

- **Blue Residential recycle cart distribution will begin on October 15**
- **Green Residential trash cart distribution will begin on November 12**

Continue to use your old carts until the new ones arrive. **Please start using your new carts as soon as you receive them.** Leave your old carts out at the curb (empty of material) until retrieved. Old cart pickup will begin immediately after new carts are received, but may take up to three days.

REMINDER!
Carts need to be placed at the curb by 7 a.m. on appropriate collection days and be removed from the curb by 7 p.m. following pick up.

REMEMBER TO RECYCLE RIGHT!
Let's get back to the basics of recycling. Refer to the label on the lid of your new blue cart for simple recycling guidelines or visit CoralSprings.gov/Recycle for a more in-depth list of recyclables.

QUESTIONS?
For all updates, route maps and FAQ's, visit CoralSprings.gov/CoastalUpdates or contact Coastal Waste & Recycling at **954-866-4738**.

Recycling

We have been in contact with two single stream processing companies and have secured favorable terms with them to accept the material coming from Augusta. Sonoco Recycling and North Augusta Recycling are the two facilities we intend to work with. Upon award of the contract, we will look to enter into agreements with both companies, to ensure an outlet for the single stream recyclables. Any resident signing up for recycling will receive a new cart with a decal on the lid explaining the do's and don'ts for recycling.

CITY OF Cooper City

RECYCLE these items






DON'T BAG RECYCLABLES

DO NOT RECYCLE these items

Garbage Trash	Fabrics	Light Bulbs	Tires
Electronics	Batteries	Aerosol cans	Plants
Styrofoam	Motor Oil	Pizza Boxes	Hoses
Juice boxes Pouches	Dishes Paper plates	Plastic Bags	Toys

***Place carts at least 3 feet from other carts, cars, mailboxes, trees, and utility poles.**

Residential Routing Plan for Zones 1, 2 & 3





				
Service Type	Vehicle Type	Number of Vehicles	Number of Drivers	Number of Driver Helpers
Solid Waste 5 Days, 1X Week	28 Cubic Yard Automated Side Load	Eighteen (18)	Eighteen (18)	Not Applicable
Solid Waste 5 Days, 1X Week	20 or 25 Cubic Yard Rear Loader	Two (2)	Two (2)	Two (2)
Bulk & Yard Waste 5 Days, 1X Week	25 Cubic Yard Rear Loader to be performed by sub- contractor	Seven (7)	Seven (7)	Seven (7)
	27 Cubic Yard Clam Shell	Six (6)	Six (6)	Not Applicable
Recycling - to be performed by sub- contractor 5 days, 1x week Based on 000 nits	25 Cubic Yard Rear load	Two (2)	Two (2)	Two (2)

Additional Spare Vehicles include:

- Four (4) Automated Side Loaders, 22% spare ratio
- Two (2) Grapple Trucks, 33% spare ratio
- Two (2) Rear loader, 22% spare ratio

Residential Staffing Plan

Please find below, the number of employees working each day along with the hours they work per week. Coastal plans to have three route managers for this contract That is approximately one route supervisor for every 12 route. This team will also oversee and manage the work of the subcontractors.

			
Position	Number of Employees	Weekly Hours	Work Days
Drivers/Swing	31	50	5
Route Helpers	7	50	5
Supervisors		50	5
Dispatch & Customer Service	4	50	5
Mechanics/Maintenance Supervisor	5	45	5

- Please note that Drivers and Route Helpers work five (5) days a week while Customer Service and Mechanics may work six (6) days a week.

Field Supervisor Vehicle

- Coastal Waste & Recycling will deploy satellite supervisor vehicles as seen in the picture. The unit is perfect for missed carts, hard to reach areas and to clean up after bulk collection service.
- This vehicle will be equipped with a rake and broom.



Hydraulic Oil Leaks

Item 13.

Spill Prevention Procedures

- Preventative maintenance
- Identification of leaks
- Stock hoses, fittings, cylinders for quick repairs

In the Event of a Spill

- Containment
- Supervisory Notification
- Clean Up
- City Notification (before and after)
- Truck is locked out until repair



Spill Prevention Procedures

- Trucks to be inspected for leaks:
 - By drivers, every morning during crew out pre-trip inspections, continually throughout the day on route, then again during post-trip inspections.
 - By maintenance during daily walkarounds, morning pre-trip inspections, PMS and after trucks are in the shop for write ups.
 - By management during morning crew out inspections, daily walkarounds, safety lane inspections, and during safety observations.
 - Inspections include a visual review of tanks, hoses, and fittings to identify any leaks. All leaks need to be immediately repaired.

Spill Kits: All collection vehicles will have Berg part number 9040MDVZB medium mixed fluids vinyl zipper bag kits or equivalent spill kit. The spill kit is to be inspected every morning during pre-trip inspection. A truck will not leave the yard if it does not have the proper spill kit.

In the Event of a Spill

If a spill occurs on route:

- Immediately pull the vehicle over to a safe location.
- Close main fluid control valve (as equipped) to stop the source of the spill.
- Keep spills out of storm drains, ditches, creeks, and other waterways.
- Contact management immediately.
- Wear the proper PPE.
- Use absorbent materials in the truck's spill kit and/or other nearby materials to contain the spill.

Notification Procedures

- Drivers will notify management immediately in the event of a spill.
- Management will notify the City.
- Supervisors report spill in EHS Insight, safety tracking system.
- Management to coordinate with local third-party spill response if needed.
- Management notifies EPA of spills that meet reportable quantities.

Training

- All new hires are trained in spill prevention and response during new hire training.
- Spill prevention and response refresher training to occur in daily crew out safety meetings.

Pre-Hurricane Procedures

We are committed to providing an efficient and timely clean-up service to accommodate all of our affected customers after a storm. At the start of hurricane season prior to the first storm, the Coastal team will be assessing equipment and labor for the upcoming season. We have an extensive fleet of vehicles that include a full complement of yellow iron, roll off trucks, automated side load trucks, rear load trucks, front load trucks, and grapple trucks. We ensure we have the necessary equipment in the case of a storm. We can also pull equipment from locations that are not affected to aid in relief efforts. Coastal participates in Georgia's Emergency Management and Homeland Security Agency, official reentry permit, which enables us to provide essential services to rapidly restore impacted areas.

Regular garbage and recycling pickups along with bulk pick-up service will continue on a regular schedule as long as it is safe to do so. The roadways must be clear and the winds low enough to operate safely. After the "all clear" has been given by the County Emergency Management Office, we will begin the debris removal process and commence the regular garbage pick-up schedule.

The following is an outline of corporate procedures outlining the activities of Coastal Waste & Recycling key disaster team personnel during the 72 hours period prior to an anticipated hurricane landfall.

Alert Level I 48-72 hours prior to anticipated strike

Weather channels are monitored and tracked daily by the Director of Disaster Operations. When a potential strike appears possible, the Vice President of EHS will notify the leadership team, including the President, CEO, and the District Managers of the potential impending event. Upon notification, all assets and resources fall under the direction of the Vice President of EHS who also will assume the duties of Director of Disaster Operations. The Director of Disaster Operations office will call a meeting of all project managers and equipment managers and alert them to the potential event.

The Director of Disaster Operations will then, through a company memo and a company meeting, alert all employees of the disaster team of the potentially impending event and have them begin preliminary personnel preparations for 48-hour notice for departure.

The Director of Disaster Operations will notify the County of the designated Coastal response point of contact person and provide the Government Agency with a 24-hour immediate telephone contact number.

Alert Level II 24-48 hours prior to anticipated strike:

The Director of Disaster Operations will meet with the project managers and review updated tracking information and predicted landfall possibilities. Any changes or revisions in the landfall predictions will be noted.

Alert Level III 12-24 hours prior to anticipated strike:

The Director of Disaster Operations will meet with the project managers and review updated tracking information and predicted landfall possibilities. Any changes or revisions in the landfall predictions will be evaluated and a determination as to cease operations will take place depending on the County advisement.

Alert Level IV 0-12 hours prior to anticipated strike:

Coastal Waste & Recycling will cease service and wait till the storm passes and the county declares an all clear. Coastal is dependent on the disposal facility to resume service and will wait for notification of opening.

Coastal Waste & Recycling is dependent on whether the disposal facility is operational, and the County allows trucks to enter the facility.

GEORGIA EMERGENCY MANAGEMENT AND HOMELAND SECURITY AGENCY



PHASE

3

OFFICIAL RE-ENTRY PERMIT

PHASE THREE RE-ENTRY

The holder of this permit is authorized to access areas impacted by a disaster prior to the general public for the purpose of responding to life-threatening hazards, repairing critical infrastructure, and/or restoring essential commerce.

Re-entry is authorized per the State of Georgia Re-Entry SOG.

Access may be denied to permit holders for some or all impacted areas by local or state officials in order to preserve, protect, or sustain the life, health, safety, or economic well-being of a person or property or as otherwise deemed necessary.

PERMIT NUMBER: 0833 **EXPIRES:** 09/30/2027

ISSUED TO: Coastal Waste & Recycling (Augusta, GA)

COMPANY POC: Dave LaFleur (954) 947-4000

The individual presenting this permit certifies that use is limited to official business in emergency/disaster areas only. Individuals should also be prepared to show the following:

- Employee credentials
- Valid state-issued photo ID
- Employer authorization letter (*contractors or subcontractors only*)

ALL QUESTIONS OR ISSUES REGARDING USE OF THIS RE-ENTRY PERMIT
SHOULD BE DIRECTED TO THE GEMA/HS STATE WARNING POINT AT
1-800-TRY-GEMA.

Pursuant to O.C.G.A. § 38-3-7 any misuse, including unauthorized reproduction, of this permit may constitute a misdemeanor under GA Law.

From: Hameed Malik
Sent: Thursday, June 19, 2025 10:39 AM
To: Matthew Cowan <mcowan@coastalwasteinc.com>; Nancy M. Williams <NWilliams@augustaga.gov>; Darrell White <DWhite2@augustaga.gov>
Cc: John Casagrande <jcasagrande@coastalwasteinc.com>; Chris Fisher <cfisher@coastalwasteinc.com>; Travis Hitchcock <thitchcock@coastalwasteinc.com>; June Hamal <JHamal@augustaga.gov>
Subject: RE: Coastal Waste & Recycling - Augusta Contract

Good morning Coastal Team:

Please see attached document for the Department response to Coastal proposed changes in the contract. I inserted comments in Coastal submitted marked PDF document.

Most of proposed changes to contract are not acceptable to the Department. This contract was attached to the RFP as “draft contract” and all proposers had opportunity to review and submit questions/enquiries during RFP open period. Received questions were addressed as Addendum. Addendum No 2 addresses received questions.

Regarding technology, as provided response in Addendum No. 2, The Department will be open working with the awarded contractor to evaluate and use alternate technology.

Please note that for continuity of services it is very critical to get this contract executed in a timely manner. If terms & conditions as specified in attached contract document is not acceptable to the Coastal Waste & Recyclable, then please notify Augusta Procurement department by next few days.

Thanks

Hameed Malik, Ph.D., PE

Director Engineering & Environmental Services

Engineering Administration

452 Walker Street, Suite 110, Augusta, GA 30901

(706)796-5040

From: Matthew Cowan <mcowan@coastalwasteinc.com>
Sent: Wednesday, June 18, 2025 5:16 PM
To: Nancy M. Williams <NWilliams@augustaga.gov>; Hameed Malik <HMalik@augustaga.gov>
Cc: John Casagrande <jcasagrande@coastalwasteinc.com>; Chris Fisher <cfisher@coastalwasteinc.com>; Travis Hitchcock <thitchcock@coastalwasteinc.com>
Subject: [EXTERNAL] Coastal Waste & Recycling - Augusta Contract

Good Afternoon Ms. Williams, Dr. Malik,

We have had an opportunity to review the contract and have some proposed revisions. Many of these revisions relate to the fact that the start date has changed numerous times and that different versions of the service offerings have been considered in various RFPs. Because we received a hardcopy of the contract (and not a version in Word), we scanned it and processed it with OCR in order to provide you with redlines.

We believe that our proposed revisions are in line with the service offerings that will be provided by Coastal to Augusta and its residents starting on August 1st. Attached to this email are two PDF documents – (1) a redline of the contract that shows the revisions and (2) a clean copy of the contract that we are prepared to execute.

In addition to the proposed revisions to the actual contract, we also require that certain of our financial documents be redacted from the contract documents. Those documents, which were provided in the Financial Stability tab of our RFP response, were watermarked as being Confidential Financial Information per O.C.G.A. § 10-1-761(4). They appeared in the hardcopy that we received and must be removed from the final version of the contract that becomes public record.

Please let us know whether you have any questions. We appreciate your time and attention to the contract, and we forward to being in a position to execute the contract.

Thanks,

Matt

Matthew Cowan
General Counsel



P: 954-947-4000

M: 305-803-1890

www.coastalwasteinc.com

Field Support Office - 4950 Communication Ave Ste 920, Boca Raton, FL 33431

Contractor acknowledges that its performance relative to the Monthly Performance Summary shall not be construed to mean that the Contractor is meeting its performance obligations as required by this Agreement. Should the Contractor not comply with any other material provision of this Agreement, Augusta may declare the Contractor in default notwithstanding its performance levels relative to the Monthly Performance Summary.

3.4 Materials to be Collected

The Contractor shall provide alley collection and curbside collection of Residential Garbage, Yard Waste, Recyclables and Bulky Waste placed for collection in accordance with the Collection Schedule in the Designated Collection Area, and as further described this document.

3.4.1 Mixing

The Contractor shall not mix Garbage with Bulky Waste, Yard Waste or Recyclables from Recyclables Carts. Further, the Contractor shall not mix any Yard Waste and Recyclables from Recyclables Carts. The Contractor shall not collect material in the same truckload from both Recyclables Carts and Roll-Out Carts, unless Augusta has identified the Recyclables Carts as containing an excess of non-recyclable material. The Contractor shall not be responsible for non-conforming waste or waste mixed by the Customers.

Augusta may allow mixing of Yard Waste and Bulky Waste in the same truckload.

3.4.2 Damages

delete If the Contractor's equipment operator collects ~~Recyclables from Recyclables Carts~~ *delete ?* one or more commodities ~~in the same truckload with~~ Bulky Waste, Yard Waste or Garbage in the same truckload without permission, or as otherwise allowed by this Agreement, from Augusta, the Contractor shall be assessed Damages in the amount of one thousand dollars (\$1,000) per incident and Augusta may declare it an event of default.

3.5 Collection Service Frequency

The Contractor shall collect Residential Garbage, Recyclables in Contractor-provided Roll-Out Carts placed at curbside, Yard placed at curbside, and Bulky Waste placed at curbside at each Residential Unit and Designated Non-Residential Location. Yard Waste placed at curbside, and Bulky Waste placed at curbside at each Unoccupied Location shall also be collected. Each Customer's Residential Garbage, Recyclables, Yard Waste and Bulky Waste must be collected on the same day of the week (i.e., the collection of Residential Garbage, Recyclables, Yard Waste and Bulky Waste for a single Customer shall be coordinated so that the designated collection day of each type of material occurs on the same day of the week at the Customer's collection point). The Customers' collection day shall be in accordance with the approved Collection Schedule. Augusta expects Roll-Out Carts, Recyclables Carts, Yard Waste and Bulky Waste to be placed at curbside by 7:00 a.m. on the designated collection day. RFP fee schedule describes the service frequencies. When the contract is awarded, selected levels of service described fee schedule will be chosen to be provided and will be inserted below as Table 1 Service Levels

Table 1: Service Levels

Designated Collection Area			
	Waste Type	Service Type	Service Frequency
1	Garbage, Yard Waste, Bulky Waste	Residential	Weekly
2	Garbage	Non-Residential	Weekly
3	Yard Waste, Bulky Waste	Unoccupied	Weekly
4		Extra Cart	Weekly
RECYCLING			
	Recycling service is provided by the Contractor by direct contracting with residents and others on request and offering recycling services fee unite rate offered under this contract.		
NOTES			
	1) No fuel type preference. The Contractor has option to use diesel or alternate fuel vehicles		

3.6 Collection Days

Routes for Residential Garbage, Yard Waste and Bulky Waste must be spread out evenly over five (5) collection days, Monday through Friday. For each Residential Unit, Designated Non-Residential

Location, and Unoccupied Location, all services will be performed on the same day as Residential Garbage. Waste Pick schedule may change based on contract awarded service level options. According this section will be revised and will be included in final contract document.

3.7 Hours of Collection

No Residential Garbage, Recyclables, Yard Waste or Bulky Waste collection shall commence prior to 7:00 a.m., and the Contractor must request permission to continue collection after 8:00 p.m.

3.8 Holiday Collection

The Contractor shall provide Collection Services on all legal holidays except New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and Christmas. Collection services shall be delayed one (1) day for each observed holiday. For example, if Friday is a holiday then collections normally scheduled on Friday will be collected on Saturday.

3.8.1 Extra Holiday Collections

Contractor shall provide adequate resources to collect the increased holiday waste loads during the five (5) day(s) following the holiday, as listed in Section 3.8. Extra bags of Refuse and Residential Garbage placed outside the Roll-Out Carts shall be collected, and may be collected as Bulky Waste.

3.9 Extra Masters Collections

Contractor shall provide adequate resources to collect the increased waste loads during the week prior to, the week of, and the week after the Masters Golf Tournament. Extra bags of Refuse and Residential Garbage placed outside the Roll-Out Carts during that period shall be collected, and may be collected as Bulky Waste.

3.10 Dead Animals

Augusta personnel will pick up Dead Animals within Augusta limits. Augusta reserves the right to transfer these Dead Animals to any of the Contractor's solid waste trucks operating in the vicinity when Dead Animals are collected by Augusta crews. Contractor's Supervisor shall provide immediate direction and/or location of nearest Contractor solid waste collection truck upon request. Dead Animals shall not be placed in a Collection Vehicle collecting Recyclables.

3.11 Requests for Service

Once any route has been completed, or is scheduled to have been completed, any Customer missed will be designated as a Request for Service, regardless of the time of day.

3.11.1 Communication of Requests for Service and Completion

- a. Upon the receipt of a Request for Service, Augusta will notify the Contractor immediately, through the issuance of a Request for Service, with the date and address where the Request for Service occurred.
- b. If Augusta sends a Request for Service or provides verbal notification of a Request for Service to the Contractor between the hours of 7:00 a.m. to 5 pm. on any given collection day, the Contractor shall provide collection by 5 p.m. the following calendar day excluding Sunday and day of five (5) major holidays (Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day). Once Augusta has sent a Request for Service, it shall be considered received by the Contractor, in accordance with Section 10.1.
- c. When Contractor's equipment operators are collecting material based on Requests for Service, they shall be responsible for checking other Residential Units, Designated Carry-out Collection Locations, Designated Non-Residential Locations and Unoccupied Locations in the same vicinity for other possible misses in order to prevent additional calls from other Customers reporting collection misses.
- d. Requests for Service and other emergency calls received by Augusta on non-collection days and evenings will be conveyed to the Contractor's emergency representative, as designated in Section 10.1. The Contractor shall respond to such requests in the same timeframe and manner as specified in Section 3.11 for Requests for Service, or as specified in other sections of this Agreement for other requests.

assessed. The grace period is intended solely for one (1) to five (5) Residential Units, Designated Non-Residential Locations, and Unoccupied Locations missed on any one (1) route due to driver unfamiliarity with new routes, therefore any misses of six (6) or more Residential Units, Designated Non-Residential Locations, and Unoccupied Locations on any one (1) route will not be covered by the grace period. Any such misses shall be designated as Valid Misses and shall be subject to Damages. The Contractor shall use its best efforts to limit the number of collection misses, and shall remain responsible for the timely collection of any collection misses during the grace period.

f. Area Misses: The Contractor shall respond to Area Misses in the same timeframe and manner as specified above. The Contractor shall pay Augusta Damages in the amount of:

- (i) Two thousand dollars (\$2,000) for the first one hundred (100) Residential Units, Designated Non-Residential Locations and Unoccupied Locations missed, and
- (ii) Twenty dollars (\$20) for each Residential Unit, Designated Non-Residential Location or Unoccupied Location missed over the first one hundred (100) Residential Units, Designated Non-Residential Locations and Unoccupied Locations.
- (iii) In addition, if the Contractor fails to provide collection by the times specified in Section 3.8.a.2, Augusta may elect to provide the service and charge the Contractor Augusta's fee for such service.

*No. 11122 Bums
Augusta
Commission
APR 2014*

g. Contract Launch: Notwithstanding any other provision to the contrary, Contractor and Augusta agree that as part of the Implementation Plan Contractor shall not be subject to Damages for the first ninety (90) days of the Contract.

3.11.5 Courtesy Collections

The Contractor shall be responsible for providing Courtesy Collections, upon request by Augusta. Contractor shall limit Courtesy Collections to a number not to exceed the number of Residential Units times 0.15% percent in any calendar week. This service consists of collections of Residential Garbage, Recyclables, Yard Waste and Bulky Waste from specific Residential Units, Designated Non-Residential Locations and Unoccupied Locations.

The Contractor shall respond to Courtesy Collection requests from Augusta in the same timeframe and manner as specified in Section 3.11.1.b. Augusta shall designate Courtesy Collection requests that are not collected in the specified timeframe to be a Valid Miss, which shall be subject to the Damages specified in Section 3.11.4

3.11.6 Review of Damages Assessed

If Augusta assesses damages that the Contractor believes are not justified by the facts, the Contractor will provide its evidence and schedule a meeting with the Contract Administrator to review. If the matter is not resolved at the review meeting the Contractor may ask the Contract Administrator (or his designee) in writing to review the record and make a determination as to the amount of damages assessed. The Contract Administrator's review shall be made and a written answer provided to the Contractor no later than ten (10) Augusta working days following the receipt of the request for review by the Contract Administrator. Upon receipt of any decision finding liability following the review, the amount of the damages for which liability is found may be withheld by Augusta from the next payment due to Contractor without such withholding being considered a breach of this Agreement. Any damages assessed will be provided to the Contractor within 60 days of the end of the month in which they occurred. Any damages assessed outside 90 days timeframe will not be collected by Augusta from Contractor.

3.12 Designated Non-Residential Location Collection

The Contractor shall provide collection service to Designated Non-Residential Locations identified and designated by Augusta, which may include facilities such as fire stations, schools, churches, non-profit agencies, businesses, and public buildings. Each Designated Non-Residential Location shall be counted as one stop. Payment for collection at Designated Non-Residential Locations will be based on the actual number of Roll-Out Carts at each location. Each Designated Non-Residential Location is required to be served by a Grey, Augusta Roll-Out Cart. Any Roll-Out Carts without the Augusta hot-stamp on the cart shall not be emptied, but shall be reported immediately to Augusta for investigation.

result in disruption of collection service. When conditions require special efforts to complete collection service, the Contractor shall notify Augusta's Contract Administrator within four (4) hours of scheduled service such impediment, and make these additional efforts at no additional cost to Augusta. For the impediments described in this section, the Contractor shall attempt service at least one time on service day; and one time the next business day. If the material cannot be accessed; then the Contractor will not be penalized, but service will be provided the following designated collection day. Under these circumstances, additional trash outside the Carts may be collected as trash or Bulky Waste. Failure to notify Augusta's Contract Administrator within four (4) hours of scheduled service such impediment will be logged as missed pick up.

SECTION 5 - ROLL-OUT CARTS AND RECYCLABLES CARTS

5.1 Provision & Maintenance of Roll-Out and Recyclables Carts

Except as otherwise provided for in this Agreement, Contractor will be responsible for providing and delivering Roll-Out and Recyclables Carts to Customers, and delivering replacement Roll-Out and Recyclables Carts for those which are lost, stolen, damaged or worn beyond their useful life. Roll-out Garbage and Recyclable carts that are provided by Contractor shall be wholly owned by the Contractor. Contractor shall be responsible for keeping all carts in good repair and proper functionality.

5.2 Roll-Out Cart Size & Types

Roll-Out Carts provided to Customers by Contractor will include 65-gallon, and 95-gallon garbage carts in color schemes as specified and approved by Augusta. Augusta may request Contractor to distribute Roll-Out Carts of other sizes; however, all such Roll-Out Carts will be compatible with the approved collection equipment. The number of Roll-Out distributed will be at the sole discretion of Augusta. Recyclables Carts in the size of 65-gallon, shall be provided to Customers who enter into individual direct service agreements with Contractor.

UNIT PRICE IS FOR 95-GALLON

5.3 Roll-Out and Recyclables Cart Loss & Damage

The Contractor shall exercise all reasonable care and diligence to ensure that Roll-Out and Recyclables Carts are not damaged by its collection vehicles while providing collection service.

When Contractor's equipment operators observe any damaged Roll-Out Cart, the Contractor shall report the address and description of the damaged Roll-Out Cart to Augusta through the onboard computer.

5.4 Cart Inventory

The Contractor shall keep on hand in inventory at all times roll-out garbage carts in amounts at a minimum of no less than 3% of the total amount of carts within their designated service area(s). The contractor shall also keep on hand in inventory at all times sufficient numbers of wheels, axles, lids, handles, lift bars, RFID tags, and any other parts necessary for the maintenance and upkeep of all carts within their designate service area(s). Augusta reserves the right to inspect cart and parts inventory at Contractor's facility upon 24 hours notice to Contractor.

5.5 Cart Delivery, Replacement, Removal

The Contractor shall exercise all reasonable care and diligence to ensure that Roll-Out and Recyclables Carts are not damaged by its collection vehicles while providing collection service.

Contractor shall be solely responsible to provide cart delivery, removal, and replacement for carts which are faulty, lost, stolen, damaged or worn beyond their useful life.

5.5.1 Damages

Should Contractor fail to provide cart delivery, replacement, or removal within 5 business days from date of work order entry, Contractor shall pay \$50.00 damages to Augusta per each daily occurrence.

5.6 Cart Repair

The Contractor shall provide cart repairs to include wheels, axles, lids, handles, lift bars, and RFID tags as well as any other repair to maintain proper function of all carts.

When Customer or Augusta staff observes any damaged Roll-Out Garbage Cart or Recyclables Cart, Augusta

shall report the address and description of the damaged Roll-Out Cart or Recyclables Cart to the Contractor through work order entry into the collection management software. Contractor shall provide delivery, replacement, removal and repair within 5 working days from date of work order entry. However, Contractor shall place urgency upon waste cart deliveries and replacement requests wherein the customer does not have a waste cart onsite.

5.6.1 Damages

Should Contractor fail to provide cart repair within 5 business days from date of work order entry, Contractor shall pay \$50.00 damages to Augusta per each daily occurrence.

5.7 Cart - Customer Request for Change of Service

After selecting a level of service, Augusta will grant each customer the opportunity to change their level of service twice per year. Change of service level include changes in cart size, number of carts property type classification, and request for release submitted on the Augusta Service Modification Request Form. In the event that a customer elects to change their level of service, the Contractor will provide cart delivery, exchange, removal to the customer within five 5 working days after receiving notice.

5.7.1 Damages

Should Contractor fail to provide cart delivery, exchange, or removal within 5 business days from date of work order entry, Contractor shall pay \$50.00 damages to Augusta per each daily occurrence.

5.8 Cart - Customer Damage

Following inspection, should Augusta, in its sole judgement, determine that the customer was responsible for the damage to the cart, Augusta will assess a cart damage fee to the customer. Augusta will then credit the Contractor the amount of the customer cart damage fees assessed to the next monthly collection service invoice payable to Contractor.

5.9 Roll-Out and Recyclables Cart Placement

Contractor shall return Roll-Out and Recyclables Carts to their original location, or to a safe location, taking special care not to create a hazard to the traveling public, not to block access to driveways or mailboxes. The Roll-Out and Recyclables Carts shall be located a safe distance from either side of the driveway to assure Customers are not impeded in entering their driveway. Roll-Out ca-rts and Recycling Carts shall not be left in the gutter line of the street, but shall be placed behind the curb where curb and gutter exist and off the road, on public right-of-way when no curb and gutter exist.

5.9.1 Due Care

The Contractor shall exercise all reasonable care and diligence to ensure that Roll-Out and Recyclables Carts are not damaged by its collection vehicles while providing collection service.

X 5.10 This Article 5, including damages related thereto, as part of the Implementation Plan Contractor shall not be subject to Damages for the first ninety (90) days of the Contract.

WILL REDACT AUGUSTA
COMMISSION APPROVAL

SECTION 6 - EQUIPMENT/FACILITIES

6.1 Collection Vehicles

The Contractor shall provide and maintain during the Contract a fleet of collection vehicles sufficient in number and capacity to perform the services described in this Agreement. All vehicles shall be appropriately licensed with the State of Georgia in Richmond County and comply with all applicable federal, state, and local laws and regulations.

The Contractor shall provide and use only such equipment, material, and facilities as are capable of performing quality and timely services required by this Agreement. The fleet shall be sufficient to the special requirements of adverse weather, holiday and Masters overloads. The Contractor's collection vehicles shall be maintained by the Contractor, kept clean, neat, kept in good repair and working order. The Contractor shall furnish, at its sole expense, whatever backup or substitute equipment may be required to continue performance of the services in an amount no less than 10% of current fleet which is dedicated this Contract.

- b. The Contractor may use new or used equipment so long as the equipment is capable of performing the required services in accordance with this Agreement. Collection equipment utilized in this Agreement shall not be more than three (3) years old at the Starting Date of this Agreement. In no event shall a vehicle operating under this Agreement exceed a maximum age of 10 years. **As part of the Implementation Plan this section shall not become applicable and enforceable until ninety (90) days after the Effective Date.** *August 1, 2015*
- c. The noise level for collection vehicles during the stationary compaction process shall not exceed seventy-five (75) decibels at a distance of twenty-five (25) feet from the collection vehicle and at an elevation of five (5) feet from the ground elevation of such vehicle.
- d. Prior to the Starting Date and then quarterly thereafter, the Contractor shall supply Augusta with a list of all equipment to be used in providing services and shall notify Augusta of additions or deletions as they occur.
- e. The Contractor shall maintain a dedicated fleet solely for use to provide Augusta collection services included in this Contract. With Augusta approval, and at the sole discretion of Augusta, vehicles used in the provision of services under this Agreement may be used for other purposes, provided that the Contractor has made a request in writing, and such request was approved by Augusta in writing. Any such use shall not interfere in any way with the Contractor's provision of services under this Agreement. Augusta reserves its right to revoke such authorization at any time for any reason.
- f. The Contractor shall be responsible for arranging for tare weights with the Designated Disposal Facility and the Designated Recycling Facility for all collection vehicles prior to the Starting Date, and shall periodically, upon request from Augusta, arrange for updating tare weights.
- g. All vehicles equipped with a cart tipper/dumper, shall be designed to empty carts pursuant to ANSI 2245.30-2008 and ANSI 2245.60-2008. Cart tippers/dumpers shall be operated at the original equipment manufacturers specifications. Cart tippers/dumpers which do not meet this requirement shall not be used. Augusta has the right to inspect and test cart tipper/dumpers. Should a cart tipper/dumper not pass inspection, the collection vehicle shall be removed from service until such time as the deficiency has been remedied. If a cart tipper/dumper is used that does not meet the above specifications, the Contractor risks being responsible for additional damages to Roll-Out Carts and Recyclables Carts to include the cost of repair or replacement under Section 5.4.
- h. All collections vehicles used to perform functions under this Contract shall be equipped with the following in complete and sound working order:
1. Progressive ambient noise back-up alarm.
 2. Back-up camera with monitor visible from any driving position.
 3. A 10 pound fire extinguisher.
 4. A 25 person first aid kit.
 5. Minimum of three safety marking devices (flares, or reflective triangles).
 6. Rear-mounted strobe light(s) activated while collecting materials.
 7. A spill kit with a minimum size of 10 gallons to handle operational spills.
 8. Onboard computer hereinafter defined.
- i. All supervisors vehicles used to perform functions under the Contract shall be equipped with the following in complete and sound working order:
1. A 10 pound fire extinguisher.
 2. A 25 person first aid kit.
 3. Minimum of three safety marking devices (flares, or reflective triangles).
 4. A spill kit with a minimum size of 10 gallons to handle operational spills.
 5. Onboard computer hereinafter defined.
- j. All collection vehicles or personnel must be equipped with a communication device (i.e. cell phone or radio) which allows for immediate communication between the collection vehicle and a supervisor, and/or the Contractor's office, so long as use of such device does not conflict with the Contractor's company policies and procedures. In case of such conflict, the Contractor must submit alternate communication technology to Augusta for review and

MONTHLY PERFORMANCE SUMMARY

COASTAL WASTE AUGUST, 2025

Section	KEY PERFORMANCE AREAS		UNITS OBSERVED	UNITS ASSESSED	DAMAGES
3.11.4.a	Request for Service	\$100.00 each	938	9	\$900.00
3.11.4.b	Request for Service	\$5,000.00 per month	0	0	\$0.00
3.11.4.c	Request for Service	\$500.00 each	0	0	\$0.00
3.11.4.di	Repeat collection miss	\$500.00	78	69	\$34,500.00
3.11.4.dii	Repeat collection miss	\$1,000.00 each	5	5	\$5,000.00
3.11.4.f	Area misses	\$2,000.00	100	100	\$2,000.00
3.11.4.f	Area misses	\$20.00 each	265	265	\$5,300.00
3.11.5	Courtesy collections	\$100.00 each	0	0	\$0.00
4.4.1	Route Order	\$500.00 per route	0	0	\$0.00
5.5.1	Cart deliver, replace, remove, exchange	\$50.00 each	1627	1627	\$81,350.00
5.6.1	Cart repair	\$50.00 each	238	238	\$11,400.00
5.8	Cart damage by Customer	+ \$80.13 credit each	0	0	\$0.00
6.4	Emergency unloading	\$100.00 per 2-hr period	0	0	\$0.00
6.4	Emergency unloading	\$2,000.00 per event	0	0	\$0.00
6.5.2	Vehicle leaks and spills	\$3,000.00 per event	5	0	\$0.00
6.5.2.a	Vehicle leaks and spills	\$1,500.00 each	5	0	\$0.00
6.5.2.b	Vehicle leaks and spills	\$1,000.00 each additional	5	3	\$3,000.00
7.2.1	Designated disposal facility	breach	0	0	\$0.00
11.3.3	Property Damage	\$2,000.00 each	7	0	\$0.00
11.4	Care and Diligence - Littering	\$250.00 per event	9	2	\$500.00
3.4.2	Mixed Loads	\$1,000.00 each	0	0	\$0.00
					\$143,950.00

PLEASE PROVIDE

- 6.1 Vehicle List
- 11.2.1 Statement of quarterly substance abuse testing for Contractor and Subcontractors
- 11.5 January 1st Contractor required to provide training on safety and contract requirements
- 11.6 Provide written Communication Plan within 30 days of Contract, each Jan 1st, and each July 1st
- 14.3 Certificate of Insurance
- 14.5 Performance Bond and Payment Bond



Engineer Service Committee

Meeting Date: 5/12/2026

#7 Rwps Diesel Engine

- Department:** 4416- Utilities
- Presenter:** Wes Byne
- Caption:** Motion to Approve Sole Source Service of #7 RWPS Diesel Repair to W.W. Williams in the amount \$83,160.90
- Background:** There are three diesel pumps at the canal pumping station. One of the units, named the #7 diesel, was having issues staying running and has developed oil and water leaks. The vendor has recommended service be performed on it to restore the pump to normal operating service.
- Analysis:** **“This is an Sole-Source request, and a PO was requested due to the time sensitiveness of the repair. Therefore, this agenda is for your information only”.**
- Financial Impact:** This is a cost Of \$83,160.90 for the Service of #7 Rwps Diesel
- Alternatives:** To not have the service done will limit our backup capacity.
- Recommendation:** Recommendation is to award the Emergency Service to W.W. Williams
- Funds are available in the following accounts:** 506-04-3580-5421110
- REVIEWED AND APPROVED BY:** N/A

Agenda 2027

Print Form



Sole Source Justification (Reference Article 6, Procurement Source Selection Methods and Contract Awards, § 1-10-56 SOLE SOURCE PROCUREMENT

Vendor: W.W. Williams E-Verify Number: 79443

Commodity: #7 Diesel Engine Repair

Estimated annual expenditure for the above commodity or service: \$ 83,160.90

Initial all entries below that apply to the proposed purchase. Attach a memorandum containing complete justification and support documentation as directed in initialed entry. (More than one entry will apply to most sole source products/services requested).

- 1. SOLE SOURCE REQUEST IS FOR THE ORIGINAL MANUFACTURER OR PROVIDER, THERE ARE NO REGIONAL DISTRIBUTORS. (Attach the manufacturer's written certification that no regional distributors exist. Item no. 4 also must be completed.)
2. SOLE SOURCE REQUEST IS FOR ONLY THE AUGUSTA GEORGIA AREA DISTRIBUTOR OF THE ORIGINAL MANUFACTURER OR PROVIDER. (Attach the manufacturer's — not the distributor's — written certification that identifies all regional distributors. Item no. 4 also must be completed.)
3. THE PARTS/EQUIPMENT ARE NOT INTERCHANGEABLE WITH SIMILAR PARTS OF ANOTHER MANUFACTURER. (Explain in separate memorandum.)
4. THIS IS THE ONLY KNOWN ITEM OR SERVICE THAT WILL MEET THE SPECIALIZED NEEDS OF THIS DEPARTMENT OR PERFORM THE INTENDED FUNCTION. (Attach memorandum with details of specialized function or application.)
X 5. THE PARTS/EQUIPMENT ARE REQUIRED FROM THIS SOURCE TO PERMIT STANDARDIZATION. (Attach memorandum describing basis for standardization request.)
6. NONE OF THE ABOVE APPLY. A DETAILED EXPLANATION AND JUSTIFICATION FOR THIS SOLE SOURCE REQUEST IS CONTAINED IN ATTACHED MEMORANDUM.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the service or material described in this sole source justification be authorized as a sole source for the service or material.

Name: Stephen Orton Department: 4416 Date: 4/28/2026

Department Head Signature: [Signature] Date: 29 Apr 26

Approval Authority: [Signature] Date: 05/01/20


Administrator Approval: (required - not required) [Signature] Date:

COMMENTS: Requires Commission Approval



UTILITIES DEPARTMENT

Wes Byne, P.E.
Director

TO: Andy Penick 
Director, Procurement Department

THRU: Wes Byne, P.E.
Director, Utilities Department

FROM: Steve Orton, P.E

CC:

DATE: 4/28/2026

SUBJECT: JUSTIFICATION FOR SOLE SOURCE

Approved:

AUD Director

The #7 diesel engine is critical to our back up pumping if the canal was to fail. Without it, our pumping ability would be greatly impacted in case of canal failure.

W.W. Williams Company has previously performed work on this diesel engine and possesses the proprietary software required for diagnostics and repair. This software is exclusively owned by the manufacturer and is not accessible to other diesel repair providers.

Please approve this request to avoid any delays on the work being done on the canal.

Thank you for your kind assistance,

Steve Orton, P.E.

AUGUSTA UTILITIES DEPARTMENT IN-HOUSE REQUISITION

CHECK ALL THAT APPLY:

- | | | | | | |
|---|------------------------------------|--------------------------------------|---|------------------------------------|---|
| <input checked="" type="checkbox"/> WATER | <input type="checkbox"/> EQUIPMENT | <input type="checkbox"/> CHEMICAL | <input type="checkbox"/> LAB | <input type="checkbox"/> IT | <input type="checkbox"/> ROUTINE |
| <input type="checkbox"/> SEWER | <input type="checkbox"/> TOOLS | <input type="checkbox"/> GASES | <input type="checkbox"/> UNIFORM | <input type="checkbox"/> SCADA | <input type="checkbox"/> EMERGENCY |
| <input type="checkbox"/> SUPPLIES | <input type="checkbox"/> SAFETY | <input type="checkbox"/> REPAIR | <input type="checkbox"/> LIFT STATION | <input type="checkbox"/> INVENTORY | <input checked="" type="checkbox"/> SOLE SOURCE |
| <input checked="" type="checkbox"/> SERVICE | <input type="checkbox"/> OFFICE | <input type="checkbox"/> MAINTENANCE | <input checked="" type="checkbox"/> OTHER | <input type="checkbox"/> BID ITEM | <input type="checkbox"/> PREFER ITEM |

REQUISITION #

DATE: 4/28/2026
 DIVISION Facilities Maintenance
 FUND #: 506043580 5421110
 SHIP TO:

VENDOR: Ww. Williams
 ADDRESS: 2810 AUGUSTA RD, WEST WEST COLUMBIA, SC 29169-4648
 PHONE #: (803) 794-2527
 QUOTED BY: Courtney Stanfield

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	Repair #7 Diesel Engine	1	83,160.90	83,160.90		0.00		0.00
2.				0.00		0.00		0.00
3.				0.00		0.00		0.00
4.				0.00		0.00		0.00
5.				0.00		0.00		0.00
6.				0.00		0.00		0.00
7.				0.00		0.00		0.00
8.				0.00		0.00		0.00
9.				0.00		0.00		0.00
10.				0.00		0.00		0.00
11.				0.00		0.00		0.00
12.				0.00		0.00		0.00
13.				0.00		0.00		0.00
14.				0.00		0.00		0.00
SHIPPING CHARGES								
TOTAL				83,160.90		0.00		0.00

JUSTIFICATION AND EXPLANATION FOR PURCHASE:

#7 Diesel Engine Repair

REQUESTED BY: *Steve Olson*

APPROVED BY: *John Goodenough*

Approved:

John Goodenough

AUD Director



Columbia
2610 Augusta Rd, W
W. Columbia, SC 29169
803-791-5910

***** Customer Review *****
Date / Time: 4/22/2026 3:49:15PM
Repair Order: 2017
Customer: 410996
Branch: CBS
Invoice Total: \$83,160.90
Charge
Page 1 of 4

Bill To: CITY OF AUGUSTA AP DPT. STE 800
535 Telfair St.
Municipal Bldg 1000
Augusta, GA 30901
Shop: 706-821-2335 Fax: 706-821-2891

Ship To: CITY OF AUGUSTA AP DPT. STE 800
1568 Broad St
Augusta, GA 30904-3912

Customer P/O: 0 cstanfield Completion Date:

Unit Number: CACANAL#7 Make/Model: MTU T1638A33
Type: Stationary Fire Pump VIN: 5272003153

Task: 1 28 Repair Work Department: Gen SVC
Complaint: THIS ESTIMATE IS TO ARRIVE ONSITE AND COMPLETE THE FOLLOWING

- REPLACE LOLW PRESSURE PUMP AND HIGH PRESSURE PUMP WITH UPDATED COMPONENTS
- REMOVE & RESEAL EXHAUST MANIFOLDS WITH UPDATED ORINGS
- RESEAL TURBOS
- REMOVE CAC, TAKE TO SAVANNAH TO HAVE CLEANED AND REINSTALL
- REPROGRAM ECU & SAM TO MATCH NEW HP PUMP
- CLEAN AND REINSTALL PREVIOUSLY REMOVED HEADS
- PERFORM OIL CHANGE
- PERFORM COOLANT FLUSH
- CLEAN CENTRIFUGAL FILTERS

Cause: ALL PARTS IN STOCK EXCEPT FOR HP FUEL PUMP - EXPECTED ETA 6/5/26

Correction: THIS IS AN ESTIMATE, THE UNIT MAY REQUIRE MORE WORK ONCE WE BEGIN REPAIR

Supp. Part	Description / Ref Number	U/M	Quantity	Price	Extended Price
Mileage	Mileage	Misc	360.00	3.25	1,170.00
X52404200042	GASKET FOR CYLINDER HEAD	Part	EACH 8.00	104.13	833.04
X52404200052	SEAL RING	Part	EACH 8.00	86.87	694.96
X59407700042	FUEL DISTRIBUTOR	Part	EACH 1.00	2,873.87	2,873.87
700429130003	O-RING	Part	EACH 1.00	12.68	12.68
700429083000	O-RING	Part	EACH 1.00	11.54	11.54
X52408100007	LINK	Part	EACH 1.00	76.75	76.75
X52808100015	FUEL DELIVERY PUMP	Part	EACH 1.00	1,454.38	1,454.38
700429042001	O-RING	Part	EACH 1.00	2.47	2.47
700429037002	O-RING	Part	EACH 3.00	3.18	9.54
700429024001	O-RING	Part	EACH 8.00	1.98	15.84
700429042000	O-RING	Part	EACH 2.00	6.28	12.56
X59408300093	EASYCHANGE FUEL FLTR	Part	EACH 2.00	109.59	219.18
700429015000	O-RING	Part	EACH 2.00	1.99	3.98
5269970045	SEAL RING (SQUARE CU T) CAC OUTLET	Part	EACH 2.00	6.91	13.82
700429140000	O-RING	Part	EACH 6.00	25.82	154.92
5240980680	GASKET	Part	EACH 12.00	10.68	128.16
0299976848	O-RING	Part	EACH 2.00	40.77	81.54
0259979048	O-RING	Part	EACH 8.00	57.10	456.80
X59507800003	PRESS RELIEF VALVE FOR 16V/20V	Part	EACH 1.00	2,902.65	2,902.65
X59308100064	FUEL LINE	Part	EACH 1.00	322.65	322.65



Columbia
2610 Augusta Rd, W
W. Columbia, SC 29169
803-791-5910

***** Customer Review *****

Date / Time: 4/22/2026 3:49:15PM
 Repair Order: 2017
 Customer: 410996
 Branch: CBS
 Invoice Total: \$83,160.90

Charge
Page 2 of 4

Bill To: CITY OF AUGUSTA AP DPT.STE 800
 535 Telfair St.
 Municipal Bldg 1000
 Augusta, GA 30901
 Shop: 706-821-2335

Ship To: CITY OF AUGUSTA AP DPT.STE 800
 1568 Broad St
 Augusta, GA 30904-3912

Fax: 706-821-2891

Customer P/O:						Completion Date:	
0	cstanfield						
X5930810065	FUEL LINE	Part	EACH	1.00		510.87	510.87
0289875248	O-RING	Part	EACH	2.00		49.48	98.96
5262030252	RESTRICTOR	Part	EACH	1.00		68.47	68.47
X00001929	RESTRICTOR	Part	EACH	1.00		64.28	64.28
5262030352	RESTRICTOR	Part	EACH	2.00		98.79	197.58
X59420200238	RESTRICTOR	Part	EACH	16.00		33.73	539.68
X59420200235	RESTRICTOR	Part	EACH	4.00		43.51	174.04
X59420200234	RESTRICTOR	Part	EACH	4.00		45.89	183.56
X59420200233	RESTRICTOR	Part	EACH	4.00		45.91	183.64
000933010092	HEX SCREW	Part	EACH	32.00		0.98	31.36
000125010524	WASHER	Part	EACH	48.00		0.34	16.32
700429200002	O-RING	Part	EACH	4.00		15.64	62.56
XP52618300032	OIL FILTER ELEMENT	Part	EACH	1.00		215.83	215.83
XP52700600009	GASKET KIT	Part	EACH	2.00		639.12	1,278.24
5501871180	GASKET	Part	EACH	4.00		4.13	16.52
700429028005	O-RING	Part	EACH	4.00		2.80	11.20
X00008917	GASKET	Part	EACH	8.00		4.22	33.76
007603018101	COPPER SEALING RING	Part	EACH	2.00		3.83	7.66
007603042101	COPPER SEALING RING	Part	EACH	4.00		3.41	13.64
700429076000	O-RING	Part	EACH	20.00		9.00	180.00
700429070000	O-RING	Part	EACH	16.00		7.73	123.68
0002040791	FILTER ELEMENT	Part	EACH	1.00		99.30	99.30
700429253000	O-RING	Part	EACH	16.00		38.17	610.72
DDE A5410180233	DIAPHRAGM	Part	EACH	12.00		45.19	542.28
DDE A0000180680	GASKET	Part	EACH	12.00		35.03	420.36
700429085002	O-RING	Part	EACH	2.00		9.25	18.50
X00004135	GASKET	Part	EACH	2.00		40.87	81.74
700429024000	O-RING	Part	EACH	16.00		3.02	48.32
5279870345	SEAL STRIP	Part	EACH	1.00		154.86	154.86
735252024000	O-RING	Part	EACH	28.00		26.51	742.28
X59499101669	O-RING	Part	EACH	18.00		49.70	894.60
X59499101667	O-RING	Part	EACH	18.00		47.79	860.22
735252080003	O-RING	Part	EACH	4.00		9.84	39.36
735252083000	O-RING	Part	EACH	4.00		22.68	90.72
700429160001	O-RING	Part	EACH	2.00		16.29	32.58
X59499100160	O-RING	Part	EACH	2.00		44.40	88.80
X59499100165	SEALING RING	Part	EACH	2.00		76.33	152.66
X00008934	O-RING	Part	EACH	8.00		40.34	322.72
700327012000	GROMMET	Part	EACH	4.00		2.81	11.24
700327028000	GROMMET	Part	EACH	2.00		8.68	17.36
X00064336	LUBRIC.GREASE KLUTHE HAKUFORM 30-11C	Part	EACH	2.00		17.36	34.72
700429021001	O-RING	Part	EACH	16.00		2.34	37.44



Columbia
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Ship To: CITY OF AUGUSTA AP DPT. STE 800
 1568 Broad St
 Augusta, GA 30904-3912

Customer P/O:						Completion Date:		
0	cstanfield							
XP52799101135	SEAL RING	Part	EACH	16.00		13.50	216.00	
700429038803	O-RING	Part	EACH	48.00		2.81	134.88	
4H2-C	HP PUMP	Inherent		1.00		4,200.00	4,200.00	
EX59507300050	HP PUMP	Part	EACH	1.00		20,233.00	20,233.00	
000912012093	SCREW	Part	EACH	16.00		2.64	42.24	
200433013001	WASHER	Part	EACH	16.00		9.11	145.76	
X52907700165	HP FUEL LINE SINGLE-WALL	Part	EACH	1.00		224.10	224.10	
Supply-Man	SUPPLIES/HOTEL	Misc		1.00		2,700.00	2,700.00	
OWI 23518918	CLNT, SCA PRCHRD PRE-MIX	Part	GALLOI	110.00		10.46	1,150.60	
	50/50, 55G DRUM							
MBL 23512703	OIL,DDC GENUINE 15W-40,CK-4	Part	EACH	82.00		15.98	1,310.36	
	1-GAL (4/CS)							
Freight In	Freight Inbound	Misc		1.00		400.00	400.00	
IB Labor	Inter-Branch Labor	Misc		1.00		3,200.00	3,200.00	

Quote



January 12, 2021

To whom it may concern,

I have been requested to provide supporting documentation which validates that The W.W. Williams Co. LLC is an authorized service and warranty provider for MTU and MTU Onsite Energy products. W.W. Williams is considered a full line Distributor for MTU and MTU Onsite Energy to provide parts and service in (21) locations across the Unites States. We are the only authorized warranty provider for the State of Georgia for MTU Onsite Energy products, which can be verified by visiting the link provided below from the sales and service locator found on MTU's website. If you have further questions regarding the products and services that we provide from MTU, please feel free to contact me directly or contact any of our (2) branches located South Carolina. Thank you for your inquiry.

https://www.mtu-solutions.com/au/en/contact/sales-and-service-locator.partner.html?sl_partner_location_id=1218&charset=UTF-8

Sincerely,

Jordan Crider

National Sales Manager – Generator Services



Engineering Services Committee

Meeting Date: May 12, 2026

Change Order Request - Highland Avenue Water Treatment Plant - East Filter Building Roof Replacement

- Department:** Utilities
- Presenter:** Wes Byne, P.E.
- Caption:** Approve proposal to amend the current Professional Services Contract with Ardurra Group, Inc. for engineering design, bid phase, and construction administration services for the repair of Highland Avenue Water Treatment Plant East Filter Building roof to include engineering design, and construction administration services for repair of the Highland Avenue Water Treatment Plant Fort Gordon Pump Station roof and West Filter Building roof in the amount of \$43,000.00 via change order. (26AUA031)
- Background:** Following observation of localized roof leaks at the Highland Avenue Water Treatment Plant’s Fort Gordon Pump Station and West Filter Building, AUD desires to include the professional services needed for this repair as a change order to the ongoing Highland Avenue Water Treatment Plant East Filter Building Roof Replacement Project.
- Analysis:** Approval of this change order will allow AUD to include these repairs at Fort Gordon Pump Station and West Filter Building into the ongoing Highland Avenue Water Treatment Plant East Filter Building Roof Replacement Project, thus providing the city of Augusta with the potential for utilizing economies of scale for the future bidding of this project.
- Financial Impact:** We have reviewed the proposal from Ardurra Group, Inc. and find it to be reasonable. Funding in the amount of \$43,000.00 is available from accounts: G/L 516043410-5212115 - J/L 82500080-5212115.
- Alternatives:** No alternatives are recommended.
- Recommendation:** Recommend approval of the Change Order with Ardurra Group, Inc. for \$43,000.00.
- Funds are available in the following accounts:** Funds are available in account G/L 516043410-5212115 - J/L 82500080-5212115.
- REVIEWED AND APPROVED BY:** N/A




UTILITIES DEPARTMENT


Item 15.

Wes Byne, P.E.
Director

Chad Hendrix, P.E.
Assistant Director

TO: Andy Penick, Director
Procurement Department

THROUGH: Wes Byne, P.E., Director 
Utilities Department

FROM: Mitchell O'Neal, P.E., Engineering Manager 
Utilities Department

Cc: Chad Hendrix, P.E., ^{CDH} Assistant Director - Engineering & Construction
Utilities Department

DATE: May 1, 2026

SUBJECT: Change Order Request - Highland Avenue Water Treatment Plant - East Filter
Building Roof Replacement

It is the Augusta Utilities Departments request that the attached amendment provided by Ardurra Group, Inc. be approved via Change Order to include engineering design, and construction administration services for repair of the Highland Avenue Water Treatment Plant Fort Gordon Pump Station roof and West Filter Building roof in the amount of \$43,000.00 via change order under the ongoing Highland Avenue Water Treatment Plant East Filter Building Roof Replacement Project.

The attached Proposal and Contract Change Order Form outline these services, and AUD has determined the associated costs are fair and reasonable. Ardurra Group, Inc. is prequalified under RFQ 24-132, approved by the commission on June 27, 2024, and as mentioned, is currently contracted to perform the professional services required for engineering design, bid phase, and construction administration services for the repair of Highland Avenue Water Treatment Plant East Filter Building roof.



February 17, 2026

Mr. Mitchell O’Neal
Augusta Utilities Dept
452 Walker Street
Augusta, GA 30901

Subject: Amendment #1 – Roof Replacement Highland Avenue WTP East Filter Building
Roof Repairs Highland Avenue WTP West Filter Building and Fort Gordon Pump Station

Dear Mr. O’Neal:

Ardurra Group, Inc. appreciates your consideration of this Amendment to our existing scope of services to include additional engineering and technical services. At the request of Augusta Utilities Department (AUD), Ardurra performed an initial site visit to the Highland Avenue WTP West Filter Building and the Fort Gordon Pump Station along with Justice & Son who will serve as our roofing consultant. Based off of this site visit, Ardurra is prepared to include the associated roof repairs within our existing scope of services for the East Filter Building.

For the services rendered by our principals and employees assigned to this effort, we propose a not to exceed fee of forty-three thousand dollars (\$43,000) including reimbursable expenses. Fees are broken down as follows:

Task 2 – Engineering Design	\$33,000
Task 4 – Construction Administration Services	\$5,000
Task 5 – Construction Observation	\$5,000

Fees will be invoiced monthly on an accrued basis. These fees include labor and other direct costs for research, site visits, conference calls, meetings, travel and other expenses necessary to complete the project. Ardurra reserves the right to manage the work hours between tasks and employee classifications and/or utilize other employee classifications, provided that the work assignment total fee is not exceeded, and the designated project personnel are not changed without prior approval of AUD. In the performance of these services, Ardurra may use personnel and resources from affiliated companies and our teaming partners.

Thanks in advance,

Jeffrey L. Duplantis, MS, PE, PMP
Client Service Manager

PURCHASE ORDER

AUGUSTA, GEORGIA

SUITE 605, PROCUREMENT DEPARTMENT
 535 TELFAIR STREET, MUNICIPAL BUILDING 1000
 AUGUSTA, GEORGIA 30901-2377
 PHONE: (706) 821-2422

Item 15.

PURCHASE ORDER NO.
 26AUA031
 REQUISITION/QUOTE NO.
 R415743

DATE 02/12/26	DEPARTMENT 043410	VENDOR PHONE # (225) 921-3067	
VENDOR # 25942	E-VERIFY # 11815	EMAIL JDUPLANTIS@ARDURRA.COM	PURCHASE ORDER NUMBER ABOVE MUST APPEAR ON ALL INVOICES, SHIPPING PAPERS, AND PACKAGES.

VENDOR ARDURRA GROUP INC. 4921 MEMORIAL HIGHWAY SUITE 30 TAMPA, FL 33634	ATTN: BID NUMBER: CONTRACT #: 26AUA031 BUYER:
---	--

SHIP TO: AUGUSTA UTILITIES ADMIN 452 WALKER STREET SUITE 200 AUGUSTA, GA 30901	BILL TO: AUGUSTA, GEORGIA ACCOUNTING DEPARTMENT, SUITE 800 535 TELFAIR STREET, MUNICIPAL BUILDING 1000 AUGUSTA, GA 30901-2379 (706) 821-2335 ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO ABOVE ADDRESS REGARDLESS OF SHIPPING DESTINATION.
--	---

ITEM #	QUANTITY	UNIT	PRODUCT ID	DESCRIPTION	UNIT PRICE	AMOUNT
0001	1	LS		PROF SVCS FOR HIGHLAND AVENUE WATER TREATMENT PLANT EAST FILTER BUILDING - ROOF REPLACEMENT APPROVED BY COMMISSION 12/16/25, ITEM #35 516-04-3410/52-12115	595,000.00	595,000.00

- CONDITIONS - READ CAREFULLY**
- The purchaser is exempt by statute from payment of Federal, State, and Municipal sales, excise and other taxes.
 - Shipping charges prepaid by vendor.
 - Payment will be made on complete shipments only, unless otherwise requested.
 - DELIVERY TICKET MUST ACCOMPANY GOODS.**
 - No back orders. We will reorder if available.
 - Please make deliveries between 9 A.M. and 4 P.M.
 - All goods received with subsequent privilege to inspect and return at Vendor's expense if defective or not in compliance with our specifications.
 - Indoor delivery if necessary.
 - Payment Net 30 or according to contract.

NET TOTAL.....	595,000.00
APPROVED FOR ISSUE	<i>Andy Penick</i>
	DIRECTOR OF PROCUREMENT

VENDOR COPY

PROFESSIONAL SERVICES CONTRACT CHANGE ORDER

CO NUMBER	001
BID ITEM	N/A
DATE	5/1/2026

PROJECT TITLE Highland Avenue WTP East Filter Building Roof Replacement
ORIGINAL CONTRACT DATE 2/6/2026 **PROJECT NUMBER** 2025-029
OWNER AUGUSTA, GEORGIA **PO NUMBER** 26AUA031

The following change is hereby made to the contract for the above project:

Description of Change (for a more detailed description see attached proposal):

Inclusion of engineering design, and construction administration services for repair of the Highland Avenue Water Treatment Plant Fort Gordon Pump Station roof and West Filter Building roof into the professional services contract with Ardurra Group, Inc. for the Highland Avenue WTP East Filter Building Roof Replacement Project.

PAYEE Ardurra Group, Inc.

TOTAL AMOUNT OF THIS CHANGE ORDER \$ 43,000.00

The contract time will be INCREASED by 0 calendar days as a result of this change.

ORIGINAL CONTRACT AMOUNT \$ 595,000.00

PREVIOUS CHANGE ORDER (N/A) \$ 0.00

THIS CHANGE ORDER (INCREASE) \$ 43,000.00

TOTAL REVISED CONTRACT AMOUNT WITH CHANGE ORDER \$ 638,000.00

FUNDING NUMBER/ACCOUNT NUMBER G/L: 516043410 / 5212115

J/L: 82500080 / 5212115

PROPOSED BY: _____ DATE: _____
CONTRACTOR/CONSULTANT

REQUESTED BY: [Signature] DATE: 4/29/26
ENGINEER

SUBMITTED BY: [Signature] DATE: 30 Apr 26
DEPARTMENT HEAD

FINANCE ENDORSEMENT: _____ DATE: _____
COMPTROLLER

RECOMMENDED BY: _____ DATE: _____
ADMINISTRATOR

APPROVED BY: _____ DATE: _____
MAYOR



Engineering Services Committee

Meeting Date: May 12, 2026

Engineering Services for Augusta Canal Slope and Structural Stability Analyses

- Department:** Utilities
- Presenter:** Wes Byne, P.E.
- Caption:** Approve proposal to enter an Engineering Services Contract with Kleinschmidt Associates to provide engineering and professional services for the Federal Energy Regulatory Commission’s (FERC) required stability analyses of the Augusta Canal embankments and various structures in the amount of \$387,600.00. Kleinschmidt Assoc. is a prequalified vendor from RFQ 24-132.
- Background:** Per FERC requirements AUD is updating and performing Structural and Slope Stability Analyses for the Augusta Canal Hydropower Project. This work includes addressing prior comments and concerns, incorporating additional data collection and evaluation, and completing revised analyses to support the structural and embankment assessments.
- Analysis:** Approval of this contract will allow AUD to accurately assess the Augusta Canal Hydropower Project No. 11810 embankments and structures for future repair and mitigation per FERC regulation.
- Financial Impact:** We have reviewed the proposal from Kleinschmidt Associates and find it to be reasonable. Funding in the amount of \$387,600.00 is available from accounts: G/L 516043410-5212115 - J/L 82600040-5212115.
- Alternatives:** No alternatives are recommended.
- Recommendation:** Recommend approval of the contract with Kleinschmidt for \$387,600.00.
- Funds are available in the following accounts:** Funds are available in account G/L 516043410-5212115 - J/L 82600040-5212115.
- REVIEWED AND APPROVED BY:** N/A



UTILITIES DEPARTMENT

Item 16.

Wes Byne, P.E.
Director

Chad Hendrix, P.E.
Assistant Director

TO: Andy Penick, Director
Procurement Department

THROUGH: Wes Byne, P.E., Director
Utilities Department

FROM: Mitchell O'Neal, P.E., Engineering Manager
Utilities Department

Cc: Chad Hendrix, P.E., Assistant Director - Engineering & Construction
Augusta Utilities Department

DATE: May 1, 2026

SUBJECT: Engineering Services for Augusta Canal Slope and Structural Stability Analyses

It is the Augusta Utilities Departments request that Kleinschmidt Associates be approved to perform engineering services associated with the drilling, sampling, testing, and analysis of the Augusta Canal embankment along with performing a structural analysis of the gate structures within the canal system.

Per FERC requirements AUD is updating and performing Structural and Slope Stability Analyses for the Augusta Canal Hydropower Project. This work includes addressing prior comments and concerns, incorporating additional data collection and evaluation, and completing revised analyses to support the structural and embankment assessments.

The attached proposal outlines these services, and AUD has determined the associated costs are fair and reasonable. Kleinschmidt Associates is prequalified under RFQ 24-132, approved by the commission on June 27, 2024.



STATE OF GEORGIA
RICHMOND COUNTY

MAJOR PROJECTS
CONSULTANT SERVICES AGREEMENT
BETWEEN
AUGUSTA, GEORGIA
(CITY)
AND
CONSULTANT

CONSULTANT: Kleinschmidt Associates

PROJECT: Augusta Canal Stability Analyses

DATE EXECUTED:

DATE COMPLETED:



STATE OF GEORGIA
RICHMOND COUNTY

MAJOR PROJECTS
CONSULTANT SERVICES AGREEMENT
BETWEEN
AUGUSTA, GEORGIA
(CITY)

AND

CONSULTANT

This Agreement is made and entered into this 27th day of April 2026 by and between AUGUSTA, Georgia, a political subdivision of the State of Georgia, hereinafter called the "CITY" and Kleinschmidt Associates, a Corporation authorized to do business in Georgia, hereinafter called the "CONSULTANT."

WHEREAS, the CITY desires to engage a qualified and experienced consulting firm to furnish professional services for:

Augusta Canal Stability Analyses

and,

WHEREAS, the CONSULTANT has represented to the CITY that it is experienced and qualified to provide the services contained herein and the CITY has relied upon such representation.

NOW, THEREFORE, in consideration of the mutual promises and covenant herein contained, it is agreed by and between the CITY and the CONSULTANT that:



GENERAL PROVISIONS

CONSULTANT has agreed, in this Agreement with CITY to procure the services of licensed design professionals, to provide the engineering services required to provide professional engineering and design services for the Project in accordance with the requirements as outlined in and attached as Attachment A – Scope of Services and other relevant data defining the Project.

CONSULTANT COORDINATION

The CONSULTANT shall cooperate fully with all municipalities, local government officials, utility companies, and other consultants as directed by the CITY. CONSULTANT and all relevant parties agree to work together on the basis of trust, good faith and fair dealing, and shall take actions reasonably necessary to enable each other to perform this Agreement in a timely, efficient and economical manner. All parties agree to cooperate in a manner consistent with good design practice and will exercise the degree of skill and diligence normally employed by professional engineers or consultants practicing under similar conditions. CONSULTANT will re-perform any services not meeting this standard without additional compensation.

AMENDMENTS TO AGREEMENT

Every amendment to the Scope of Services shall become and is hereby made a part of this Agreement. Amendments must be fully executed by both the CONSULTANT and CITY to be valid.

REDUCTION IN REQUIRED SERVICES

If reductions in the required services are ordered by CITY, the credits shall be the amounts for such services as described in subsequently executed Amendments to this Agreement, and no claim for damages for anticipated profits shall accrue to the CONSULTANT.

DATE CHANGES

If in this Agreement specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided and if such periods of time or dates are changed through no fault of CONSULTANT, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment.

AGREEMENT MODIFICATIONS

This Agreement shall not be modified except by a duly executed Amendment hereto in writing under the hands and seals of both parties hereto.

TIME OF COMPLETION

The time of completion shall be as described in the schedule attached hereto as Attachment D - Schedule.



This Agreement shall terminate immediately and absolutely at such time as appropriated and otherwise obligated funds are no longer available to satisfy the obligations of the CONSULTANT on behalf of the CITY under this Agreement. However, CONSULTANT will be compensated for all work prior to termination of contract even if the CITY has obligated the funds to other projects.

PROJECT PROGRESS

CONSULTANT'S services and compensation under this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion.

LITIGATION

Nothing in this Agreement shall be construed as obligating the CONSULTANT to appear, support, prepare, document, bring, defend or assist in litigation either undertaken or defended in behalf of the CITY except in consideration of compensation. All such services required or requested of CONSULTANT by the CITY except suits or claims between the parties to this Agreement will be reimbursed as additional services.

BINDINGS

It is further agreed that the CITY and CONSULTANT each binds itself and themselves, its or their successors, executors, administrators and assigns to the other party to this Agreement and to its or their successors, executors and assigns in respect to all covenants of this Agreement. Except as above, neither CITY nor the CONSULTANT shall assign, sublet or transfer its or their interest in this Agreement without prior written consent of the other party hereto.

EXTENT OF THE AGREEMENT

This Agreement represents the entire agreement between CITY and CONSULTANT and supersedes all prior negotiations, representations and agreements, either written or oral.



DEFINITIONS

Wherever used in this Agreement, whether in the singular or in the plural, the following terms shall have the following meanings:

Agreement Execution - means the date on which CONSULTANT executes and enters into an Agreement with CITY to perform the Work.

Agreement Price - means the total monies, adjusted in accordance with any provision herein, payable to the CONSULTANT under this Agreement.

CITY - means a legal entity AUGUSTA, Georgia, a political subdivision of the State of Georgia.

CONSULTANT - means the party or parties contracting directly with the CITY to perform Work pursuant to this Agreement.

Contract - means the Agreement Documents specifically identified and incorporated herein by reference.

Contract Time - means the period of time stated in this Agreement for the completion of the Work.

Subcontractor - means any person, firm, partnership, joint venture, company, corporation, or entity having a contractual agreement with CONSULTANT or with any of its subcontractors at any tier to provide a part of the Work called for by this Agreement.

Supplemental Agreement - means a written order to CONSULTANT signed by CITY and accepted by CONSULTANT, effecting an addition, deletion or revision in the Work, or an adjustment in the Agreement Price or the Contract Time, issued after execution of this Agreement.

Task Order - means a written order specifying a Scope of Services, time of completion and compensation limit for services being provided by CONSULTANT. Task Orders shall be incorporated by reference as part of the Supplemental Conditions of this Agreement.

Work - means any and all obligations, duties and responsibilities, including furnishing equipment, engineering, design, workmanship, labor and any other services or things necessary to the successful completion of the Project, assigned to or undertaken by CONSULTANT under this Agreement.



CONTRACT DOCUMENTS

List of Documents

The Agreement, the General Conditions, the Attachments, and any Supplemental Agreements, including Task Orders shall constitute the Agreement Documents (the “Agreement”).

Conflict and Precedence

The Agreement Documents are complementary, and what is called for by one is as binding as if called for by all. In the event there are any conflicting provisions or requirements in the component parts of this Agreement, the several Agreement Documents shall take precedence in the following order:

1. Agreement - Including Attachments
2. General Conditions
3. Supplemental Conditions - Including Task Orders

DRAFT



GENERAL CONDITIONS

1. COMMENCEMENT OF WORK

The performance of services as defined in the Prime Agreement between CONSULTANT and the CITY, and herein described in this Agreement as Attachment A shall be commenced upon receipt by the CONSULTANT of a written Notice To Proceed. The effective date of services shall be defined in the Notice To Proceed.

2. PROFESSIONAL STANDARDS

The standard of care for all services performed or furnished by CONSULTANT under this Agreement will be the level of care and that is ordinarily used by members of CONSULTANT'S profession practicing under similar conditions.

3. CHANGES AND EXTRA WORK

The CITY may, at any time, request changes in the work to be performed hereunder. All such changes, including any increase or decrease in the amount of the CONSULTANT'S compensation, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated in written Supplemental Agreements to the Agreement.

Changes that involve an increase in the compensation shall be considered major, and require the approval of the CITY.

4. PERSONNEL

The CONSULTANT represents that it has secured or will secure, at its own expense, all personnel necessary to complete this Agreement; none of whom shall be employees of, or have any contractual relationship with, the CITY. All of the services required hereunder will be performed by the CONSULTANT under its supervision, and all personnel engaged in the work shall be qualified and shall be authorized or permitted under law to perform such services.

All key professional personnel, including subcontractors, engaged in performing services for the CONSULTANT under this agreement are indicated in a personnel listing attached hereto as Attachment C - Listing of Key Personnel and incorporate herein by reference. No changes or substitution shall be permitted in the CONSULTANT'S Key Personnel without the prior written approval of the CITY or his designee.

The CONSULTANT shall employ only persons duly registered in the appropriate category in responsible charge of supervision and design of the work. The CONSULTANT shall endorse all reports, contract plans, and survey data. Such endorsements shall be made by a person duly registered in the appropriate category by the Georgia State Board of Registration for Professional Engineers and Land Surveyors, being in the full employ of the CONSULTANT and responsible for the work prescribed by this Agreement.



5. ACCURACY OF WORK

The CONSULTANT shall be responsible for the accuracy of the work and shall promptly correct errors and omissions in its plans and specifications without additional compensation. The CONSULTANT shall give immediate attention to these changes so there will be a minimum of delay to others.

Acceptance of the work by the CITY will not relieve the CONSULTANT of the responsibility for subsequent correction of any errors and the clarification of any ambiguities.

6. CONFIDENTIALITY

The CONSULTANT agrees that its conclusions and any reports are for the confidential use and information of the CITY and that it will not disclose its conclusions in whole or in part to any persons whatsoever, other than to submit its written documentation to the CITY, and will only discuss the same with it or its authorized representatives. Upon completion of this Agreement term, all documents, drawings, reports, maps, data and studies prepared by the CONSULTANT pursuant thereto shall become the property of the CITY and be delivered thereto.

Articles, papers, bulletins, reports, or other materials reporting the plans, progress, analyses, or results and findings of the work conducted under this Agreement shall not be presented publicly or published without prior approval in writing of the CITY.

It is further agreed that if any information concerning the PROJECT, should be released by the CONSULTANT without prior approval from the CITY, the release of same shall constitute grounds for termination of this Agreement without indemnity to the CONSULTANT, but should any such information be released by the CITY or by the CONSULTANT with such prior approval, the same shall be regarded as public information and no longer subject to the restrictions of this Agreement.

7. OPEN RECORDS

CONSULTANT acknowledge that all records relating to this Agreement and the services to be provided under the contract may be a public record subject to Georgia’s Open Records Act (O.C.G.A. § 50-18-70, et seq.). CONSULTANT shall cooperate fully in responding to such request and making all records, not exempt, available for inspection and copying as provided by law.

8. JURISDICTION

The law of the State of Georgia shall govern the CONTRACT between CITY and CONSULTANT with regard to its interpretation and performance, and any other claims related to this agreement.

All claims, disputes and other matters in question between CITY and CONSULTANT arising out of or relating to the Agreement, or the breach thereof, shall be decided in the Superior Court of Richmond County, Georgia. The CONSULTANT, by executing this Agreement, specifically consents to jurisdiction and venue in Richmond County and waives any right to contest the jurisdiction and venue in the Superior Court of Richmond County, Georgia.

9. TERMINATION OF AGREEMENT FOR CAUSE



If through any cause, the CONSULTANT shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the CONSULTANT shall violate any of the covenants, agreements or stipulations of this Agreement, CONSULTANT will be given the opportunity to commence correction of obligation within 5 days of written notice and diligently complete the correction thereafter. Failure to maintain the scheduled level of effort as proposed and prescribed, or deviation from the aforesaid schedule without prior approval of the CITY, shall constitute cause for termination. The CITY shall thereupon have the right to terminate this Agreement by giving written notice to the CONSULTANT of such termination, and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, maps, data, studies, work papers and reports prepared by the CONSULTANT under this Agreement shall become the property of the CITY, and the CONSULTANT shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents, as mutually agreed by the CITY and CONSULTANT.

9. TERMINATION FOR CONVENIENCE OF THE CITY

The CITY may terminate this contract in part or in whole upon written notice to the CONSULTANT. The CONSULTANT shall be paid for any validated services under this Contract up to the time of termination.

11. COORDINATION AND COOPERATION WITH OTHER UTILITIES AND CONSULTANTS

CONSULTANT shall thoroughly research all utility records to identify the existing facilities on the submitted roadway plans for avoidance, or resolution, of conflicts with the proposed Scope of Services.

If the CITY undertakes or awards other contracts for additional related work, the CONSULTANT shall fully cooperate with such other CONSULTANTS and the CITY employees or appointed committee(s), and carefully fit its own work to such additional work as may be directed by the CITY. The CONSULTANT shall not commit or permit any act which will interfere with the performance of work by any other CONSULTANT or by CITY employees.

12. COVENANT AGAINST CONTINGENT FEES

The CONSULTANT warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by CONSULTANT for the purpose of securing business and that the CONSULTANT has not received any non-CITY fee related to this Agreement without the prior written consent of the CITY. For breach or violation of this warranty, the CITY shall have the right to annul this Agreement without liability or at its discretion to deduct from the Agreement Price of consideration the full amount of such commission, percentage, brokerage or contingent fee.

13. RESPONSIBILITY FOR CLAIMS AND LIABILITY



The CONSULTANT shall be responsible for any and all damages to properties or persons caused by its employees, subcontractors, or agents, and shall hold harmless the CITY, its officers, agents and employees from all suits, claims, actions or damages of any nature whatsoever to the extent found to be resulting from the CONSULTANT, its subcontracts, or agent in the negligent performance or non-performance of work under this Agreement. These indemnities shall not be limited by reason of the listing of any insurance coverage.

14. INSURANCE

The CONSULTANT shall, at all times that this Agreement is in effect, cause to be maintained in force and effect an insurance policy(s) that will ensure and indemnify the CITY against liability or financial loss resulting from injuries occurring to persons or property or occurring as a result of any negligent error, act, or omission of the CONSULTANT in performance of the work during the term of this Agreement.

The CONSULTANT shall provide, at all times that this agreement is in effect, Worker's Compensation insurance in accordance with the laws of the State of Georgia.

The CONSULTANT shall provide, at all times that this Agreement is in effect, Insurance with limits of not less than:

- A. Workmen's Compensation Insurance - in accordance with the laws of the State of Georgia.
- B. Public Liability Insurance - in an amount of not less that One Million (\$1,000,000) Dollars for injuries, including those resulting in death to any one person, and in an amount of not less than One Million (\$1,000,000) Dollars on account of any one occurrence.
- C. Property Damage Insurance - in an amount of not less than One Million (\$1,000,000) Dollars from damages on account of an occurrence, with an aggregate limit of One Million (\$1,000,000) Dollars.
- D. Valuable Papers Insurance - in an amount sufficient to assure the restoration of any plans, drawings, field notes, or other similar data relating to the work covered by the Project.
- E. Professional Liability Insurance - in an amount of not less than One Million (\$1,000,000) Dollars or an amount that correlates to the aggregate fee on the project should it exceed \$1,000,000.

CITY will be named as an additional insured with respect to CONSULTANT's liabilities hereunder in insurance coverage's identified in items (b) and (c).

The policies shall be written by a responsible company(s), to be approved by the CITY, and shall be noncancellable except on thirty-(30) days' written notice to the CITY. Such policies shall name the CITY as co-insured, except for worker's compensation and professional liability policies, and a copy of such policy or a certificate of insurance shall be filed with the Director at the time of the execution of this Agreement.

15. PROHIBITED INTERESTS



- 15.1 Conflict of Interest: The CONSULTANT agrees that it presently has no interest and shall acquire no interest, direct or indirect, that would conflict in any manner or degree with the performance of its services hereunder. The CONSULTANT further agrees that, in the performance of the Agreement, no person having such interest shall be employed.
- 15.2 Interest of Public Officials: No member, officer, or employee of the CITY during his tenure or for one year thereafter, shall have any interest, direct or indirect, in this Agreement or the proceeds thereof.
- 15.3 Employment of CITY's Personnel: The CONSULTANT shall not employ any person or persons in the employ of the CITY for any work required by the terms of the Agreement, without the written permission of the CITY except as may otherwise be provided for herein.

16. SUBCONTRACTING

The CONSULTANT shall not subcontract any part of the work covered by this Agreement or permit subcontracted work to be further subcontracted without the CITY's prior written approval of the subcontractor.

All subcontracts in the amount of \$5,000 or more shall include, where possible, the provisions set forth in this Agreement.

17. ASSIGNABILITY

The CONSULTANT shall not assign or transfer whether by an assignment or novation, any of its rights, obligations, benefits, liabilities or other interest under this Agreement without the written consent of the CITY.

18. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this Agreement, the CONSULTANT agrees as follows: (1) the CONSULTANT will not discriminate against any employee or applicant for employment because of race, creed, color, sex or national origin; (2) the CONSULTANT will, in all solicitations or advertisements for employees placed by qualified applicants, receive consideration for employment without regard to race, creed, color, sex or national origin; (3) the CONSULTANT will cause the foregoing provisions to be inserted in all subcontracts for any work covered by the Agreement so that such provision will be binding upon each subcontractor, provided that the foregoing provision shall not apply to contracts or subcontracts for standard commercial supplies of raw materials.

19. DRUG FREE WORK PLACE

CONSULTANT shall be responsible for insuring that its employees shall not be involved in any manner with the unlawful manufacture, distribution, dispensation, possession, sale or use of a controlled substance in the workplace. For purposes of the policy, "workplace" is defined as CITY owned or leased property, vehicles, and project or client site. Any violation of the prohibitions may result in discipline and/or immediate discharge.



CONSULTANT shall notify the appropriate federal agencies of an employee who has a criminal drug statute conviction for workplace violation.

CONSULTANT may require drug or alcohol testing of employees when contractually or legally obligated, or when good business practices would dictate.

20. ANTI-KICKBACK CLAUSE

Salaries of architects, drafters, engineer's, and technicians performing work under this Agreement shall be paid unconditionally and not less often than once a month without deduction or rebate on any account except only such payroll deductions as are mandatory by law. The CONSULTANT hereby promises to comply with all applicable "Anti-kickback" laws, and shall insert appropriate provisions in all subcontracts covering work under this Agreement.

21. AUDITS AND INSPECTORS

At any time during normal business hours and as often as the CITY may deem necessary, the CONSULTANT shall make available to the CITY and/or audit representatives of the CITY for examination all of its records with respect to all matters covered by this Agreement. It shall also permit the CITY and/or representatives of the audit, examine and make copies, excerpts or transcripts from such records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

The CONSULTANT shall maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred on the Project and used in support of its proposal and shall make such material available at all reasonable times during the period of the Agreement, and for three years from the date of final payment under the Agreement, for inspection by the CITY or any reviewing agencies, and copies thereof shall be furnished upon request at cost plus 10%. The CONSULTANT agrees that the provisions of this Article shall be included in any Agreements it may make with any subcontractor, assignee, or transferee.

22. OWNERSHIP, PUBLICATION, REPRODUCTION AND USE

All documents and materials prepared as an instrument of service pursuant to this Agreement are the property of the CITY. The CITY shall have the unrestricted authority to publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data, maps, or other materials prepared under this Agreement without according credit of authorship. The CITY shall hold harmless the CONSULTANT against all claims arising out of such use of documents and materials without the CONSULTANT's knowledge and written consent.

23. VERBAL AGREEMENT OR CONVERSATION

No verbal agreement or conversation with any officer, agent, or employee of the CITY, either before, during, or after the execution of this Agreement, shall affect or modify any of the terms or obligations herein contained, nor shall such verbal agreement or conversation entitle the CONSULTANT to any additional payment whatsoever under the terms for this Agreement. All changes to this Agreement shall be in writing and appended hereto as prescribed in Article 3 above.



24. INDEPENDENT CONTRACTOR

The CONSULTANT shall perform the services under this Agreement as an independent contractor and nothing contained herein shall be construed to be inconsistent with this relationship or status. Nothing in this Agreement shall be interpreted or construed to constitute the CONSULTANT or any of its agents or employees to be the agent, employee, or representative of the CITY.

25. NOTICES

All notices shall be in writing and delivered in person or transmitted by certified mail, postage prepaid. Notices shall be addressed as follows:

CITY:
ADMINISTRATOR
AUGUSTA, GEORGIA
535 Telfair St., Suite 910
Augusta, GA 30911

CONSULTANT:

Copy to:
DIRECTOR
AUGUSTA UTILITIES DEPARTMENT
452 Walker Street; Suite 200
Augusta, GA 30901

26. TEMPORARY SUSPENSION OR DELAY OF PERFORMANCE OF CONTRACT

To the extent that it does not alter the scope of this agreement, Augusta, GA may unilaterally order a temporary stopping of the work, or delaying of the work to be performed by CONSULTANT under this agreement.

27. DEFECTIVE PRICING

To the extent that the pricing provided by CONSULTANT is erroneous and defective, the parties may, by agreement, correct pricing errors to reflect the intent of the parties.

28. SPECIFIED EXCUSES FOR DELAY OR NON-PERFORMANCE

CONSULTANT is not responsible for delay in performance caused by hurricanes, tornadoes, floods, and other severe and unexpected acts of nature. In any such event, the contract price and schedule shall be equitably adjusted.

29. HOLD HARMLESS

Except as otherwise provided in this agreement, CONSULTANT shall indemnify and hold harmless Augusta, GA, and its employees and agents from and against all liabilities, claims, suits,



demands, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from the negligent performance of its Work.

30. GEORGIA PROMPT PAY ACT NOT APPLICABLE

The terms of this agreement supersede any and all provisions of the Georgia Prompt Pay Act.

31. RIGHT TO INSPECT PREMISES

Augusta, Georgia may, at reasonable times, inspect the part of the plant, place of business, or work site of CONSULTANT or any subcontractor of CONSULTANT or subunit thereof which is pertinent to the performance of any contract awarded or to be awarded by Augusta, Georgia.

32. E-VERIFY

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.

33. LOCAL SMALL BUSINESS LANGUAGE

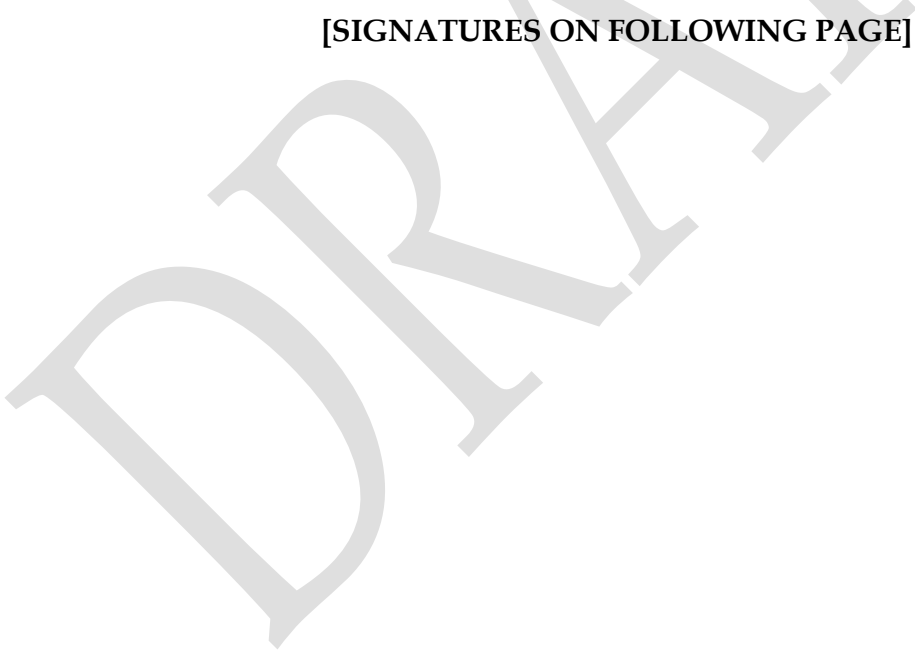
In accordance with Chapter 10B of the AUGUSTA, GA. CODE, Contractor expressly agrees to collect and maintain all records necessary to for Augusta, Georgia to evaluate the effectiveness of its Local Small Business Opportunity Program and to make such records available to Augusta, Georgia. The requirements of the Local Small Business Opportunity Program can be found at www.augustaga.gov. In accordance with AUGUSTA, GA. CODE § 1-10-129(d)(7), for all contracts where a local small business goal has been established, the contractor is required to provide local small business utilization reports. Contractor shall report to Augusta, Georgia the total dollars paid to each local small business on each contract, and shall provide such payment affidavits, regarding payment to subcontractors as may be requested by Augusta, Georgia. Such documents shall be in the format specified by the Director of minority and small business opportunities, and shall be submitted at such times as required by Augusta, Georgia. Failure to provide such reports within the time period specified by Augusta, Georgia shall entitle Augusta, Georgia to exercise any of the remedies set forth, including but not limited to, withholding payment from the contractor and/or collecting liquidated damages.



34. ACKNOWLEDGEMENT

"Consultant 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, Consultant is deemed to possess knowledge concerning Augusta, Georgia's ability to assume contractual obligations and the consequences of Consultant'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 Consultant may be precluded from recovering payment for such unauthorized goods or services. Accordingly, Consultant agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if the Consultant 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 Consultant. Consultant 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." This acknowledgement shall be a mandatory provision in all Augusta, Georgia contracts for goods and services, except revenue producing contracts.

[SIGNATURES ON FOLLOWING PAGE]





IN WITNESS WHEREOF, said parties have hereunto set their seals the day and year written below:

CITY:

AUGUSTA, GEORGIA (CITY)

BY: _____

PRINTED NAME: Garnett L. Johnson

AS ITS: MAYOR

CONSULTANT:

KLEINSCHMIDT ASSOCIATES

BY: *Steven R. Layman*

PRINTED NAME: Steven R. Layman Ph.D.

AS ITS: Project Director, Vice President Southeast Region

ATTEST CLERK:

PRINTED NAME: Lena J. Bonner

AS ITS: Clerk of Commission

DATE: _____

ATTEST:

Lauren Chamblin

PRINTED NAME: Lauren Chamblin

AS ITS: Project Manager

DATE: April 27, 2026

Copy To:

DIRECTOR
AUGUSTA UTILITIES DEPARTMENT
452 Walker Street, Suite 200
Augusta, GA 30901



CONSULTANT’S RESPONSIBILITIES

CONSULTANT , in order to determine the requirements of the Project, shall review the information in Attachment A - Scope of Services. CONSULTANT shall review its understanding of the Project requirements with CITY and shall advise CITY of additional data or services which are not a part of CONSULTANT’s services, if any, necessary for design to begin.

PROJECT UNDERSTANDING

Upon request from the CONSULTANT, CITY may provide all criteria and full information as to CITY's and CONSULTANT'S requirements for this part of the project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations. CONSULTANT may request from the CITY to furnish data, reports, surveys, and other materials that may be relied upon in performing CONSULTANT'S services.

REVIEW OF WORK

Authorized representatives of the CITY may at all reasonable times review and inspect the project activities and data collected under the Agreement and amendments thereto. All reports, drawings, studies, specifications, estimates, maps and computation prepared by or for the CITY in association with this Agreement shall be subject to review.

The CITY may at any time request progress reports, prints or copies of any work performed under this Agreement. Refusal by the CONSULTANT to submit progress reports and/or plans shall be cause to withhold payment to the CONSULTANT until the CONSULTANT complies with the CITY’s request in the regard.

The CITY’s review recommendations shall be incorporated into the plans by the CONSULTANT.

CONSULTANT'S INSURANCE

CONSULTANT will maintain throughout this AGREEMENT the following insurance limits as specified in General Condition 14 - Insurance.



CITY'S RESPONSIBILITIES

CITY-FURNISHED DATA

CITY will provide to CONSULTANT all data in CITY's possession relating to CONSULTANT's services on the PROJECT. CONSULTANT will reasonably rely upon the accuracy, timeliness, and completeness of the information provided by CITY.

RIGHT TO ENTER

The CONSULTANT will notify all property owners or occupants of the intent to enter properties for the purpose of accomplishing work in accordance with the practices of the CITY. The CONSULTANT shall discuss with and receive approval from the CITY prior to sending notices of intent to enter private property. Upon request by the CONSULTANT, the CITY will provide the necessary documents identifying the CONSULTANT as being in the employ CITY for the purpose described in the Agreement.

ADVERTISEMENTS, PERMITS, AND ACCESS

Unless otherwise agreed to in the Scope of Services, CITY will obtain, arrange, and pay for all advertisements for bids; permits and licenses required by local, state, or federal authorities; and land, easements, rights-of-way, and access necessary for CONSULTANT's services or PROJECT construction.

TIMELY REVIEW

CITY will examine CONSULTANT's studies, reports, sketches, drawings, specifications, proposals, and other documents; obtain advice of an attorney, insurance counselor, accountant, auditor, bond and financial advisors, and other consultants as CITY deems appropriate; and render in writing decisions required by CITY in a timely manner.

PROMPT NOTICE

CITY will give prompt written notice to CONSULTANT whenever CITY observes or becomes aware of any development that affects the scope or timing of CONSULTANT's Services, or of any defect in the work of CONSULTANT or construction contractors.

CITY'S INSURANCE

CITY will maintain property insurance on all pre-existing physical facilities associated in any way with the PROJECT.

LITIGATION ASSISTANCE

The Scope of Services does not include costs of CONSULTANT for required or requested assistance to support, prepare, document, bring, defend, or assist in litigation undertaken or defended by CITY. All such Services required or requested of CONSULTANT by CITY, except for suits or claims between the parties to this AGREEMENT, will be reimbursed as additional services.



ATTACHMENT A - SCOPE OF SERVICES

DRAFT

March 13, 2026

Revised April 27, 2026

Via E-mail

Mr. Chad Hendrix
Augusta Utilities Department
452 Walker Street
Augusta, GA 30901

Proposal for Engineering Services (Kleinschmidt Proposal No. 2097005.00)
Augusta Canal Stability Analyses

Dear Mr. Hendrix:

Kleinschmidt Associates (Kleinschmidt) presents this proposal to the Augusta Utilities Department (AUD) to provide engineering services for the Augusta Canal Stability Analyses. Kleinschmidt will conduct slope stability and structural stability analyses of the Augusta Canal Project, following FERC's current *Engineering Guidelines*, and the updated analyses will account for comments from FERC and an independent reviewer on previously submitted analyses.

Project Background

In December 2020, AUD submitted a structural stability analysis report for multiple structures of the Augusta Canal Hydropower Project No. 11810. The stability analysis was completed in response to recommendations in the 2019 Third Part 12D 5-year Independent Consultant Safety Inspection Report (3rd Part 12D CSIR). Since that time, FERC has submitted comments on the stability analysis report and has participated in meetings with AUD to discuss their concerns with the methodology and results.

In December 2023, AUD submitted a slope stability analysis report for the canal system's embankments, also in response to the 3rd Part 12D CSIR. Based on comments received from FERC on this report, AUD contracted with an independent peer reviewer who identified several issues of concern that require further attention and additional investigation. The independent review of the slope stability analysis identified concerns in both structural stability analyses and slope stability analyses previously conducted. As a result, AUD wishes to update the analyses to address comments from FERC and the independent reviewer.

Proposed Scope of Work

To address the concerns with the previous analyses, Kleinschmidt proposes the following scope of work.

Task 1 Background Review and Summary of Existing Information

Task 1 will consist of a review of background documents made available by AUD including prior geotechnical studies and analyses, structural analyses, documentation of repairs to the canal embankment, and correspondence with FERC and other consultants regarding stability analyses. Kleinschmidt's background review will include, but is not limited to, the documents listed below, which have been received from AUD:

- Schabel Engineering 2025. Design Memorandum Augusta Canal Embankment Repairs, December 19.
- Schnabel Engineering 2025. Response to Comments from FERC, dated December 4, 2025, Augusta Canal Embankment Repairs – 50% and 90% Design Drawings, Augusta, Georgia.
- FERC 2025. FERC Comments on Augusta Canal Embankment Repairs – 50 and 90% Design Drawings. December 4.
- ECS Southeast, LLP 2020. Geotechnical Data Report Weigles Gate Spillway - Geotech ECS Project Number 38:2292. December 11.
- S&ME 2007. Subsurface Exploration Augusta Canal Dikes S&ME Project No. 1261-06-630. March.
- S&ME 2007. Supplemental Subsurface Exploration Augusta Canal Dikes S&ME Project No. 1261-06-630. June.
- S&ME 2013. Bridge Foundation Investigation (BFI) Report Archibald Butt Memorial Bridge (15th Street Bridge) Augusta-Richmond County, Georgia. January 29.
- S&ME 2020. Report of Geotechnical Exploration Long Gate Spillway - Augusta Canal Goodrich Street, Augusta, Georgia FERC Project No. 11810 NID #83011 S&ME Project No. 3319-20-026. December 8.
- Cranston, Robertson, & Whitehurst, P.C. Augusta Canal Bank Fault: An Engineering Report. Augusta, Georgia, February 18, 1992.
- Augusta Canal Bank Improvements – Tree Removal & Repairs by Cranston Engineering Group, P.C., December 2008.
- Qore Property Sciences. Geotechnical Engineering Services Raw Water Pumping Station Project No, 10250 Augusta-Richmond County, Georgia. April 10, 2002.

- Augusta Canal Bank Improvements – Undercut Repairs by Cranston Engineering Group, P.C., December 2008.
- Augusta Canal Bank Improvements – Reach 7 Repairs by Cranston Engineering Group, P.C., September 2009. (Includes Specifications).
- Augusta Canal Bank Leakage Repairs by Cranston Engineering Group, P.C., August 7, 2013.
- Augusta Canal Embankment Repair and Water Line Improvements Adjacent to Butt Bridge by Cranston Engineering Group, P.C., July 2015.
- Cranston Engineering Group, P.C. Augusta Canal Bank Study: An Engineering Report. Augusta, Georgia, Revised June 29, 2007.
- S&ME. Report of Geotechnical Exploration – 1,000 Foot Section of the Augusta Canal. March 12, 2013.

Kleinschmidt will prepare a memorandum summarizing available geotechnical information, canal geometry, and canal repairs. The memo will rely heavily on the 2007 Augusta Canal Bank Study by Cranston Engineering and build upon it with more recent information. The purpose of this memo is to consolidate the historic subsurface information to leverage available data and identify data gaps to inform additional geotechnical explorations (Tasks 2 and 3) and seismic and stability analyses (Tasks 4, 5, and 6).

The memorandum will include:

- List of reviewed documents.
- Canal plan based on most recent survey data (provided by AUD) with prior boring locations, locations of canal improvements, and prior stability analyses.
- Compiled available boring logs and lab data.
- Tables summarizing geotechnical exploration and lab data information.
- Identification of data gaps for completing liquefaction and stability analysis updates.
- Review of cross sections analyzed by prior consultants, including documentation of the selection rationale and representative reaches/stations for each, and recommendations on alternative cross sections, if applicable.

After identifying data gaps, Kleinschmidt will host a meeting with AUD and FERC to discuss the planned field investigation and approach to the analysis for FERC agreement.

Deliverables:

- Background Review Memorandum
- Meeting Minutes

Assumptions:

- AUD will provide the most updated survey information for the project, in .dwg format (with Civil3D surfaces if available).
- AUD will delineate which data are from topographic survey or publicly available LiDAR and the dates the information was collected.
- No additional survey data is needed. If during our background review we determine the existing survey data is insufficient, we will provide recommendations to AUD for additional survey needs.
- Assuming the information above if available, this task does not require a site visit.

Task 2 Drilling Program Plan (DPP) Development

Kleinschmidt will develop a DPP to perform seismic cone penetrometer test (sCPT) soundings to supplement existing subsurface exploration data at the Augusta Canal. The number and locations of the CPTs will be determined based on the results of Task 1.

A Kleinschmidt geologist or engineer will make a half-day site visit to the site to support the development of the DPP. The DPP will include the purpose of each exploration and will be prepared in accordance with the FERC 2016 "Guidelines for Drilling In and Near Embankment Dams and Their Foundations" (Guidelines) for preparation of the DPP.

Kleinschmidt will procure S&ME as a subcontractor to perform the sCPTs. S&ME has drilled borings at several locations along the Augusta Canal and has experience drilling and performing sCPT soundings in embankment dams to meet FERC requirements. The subcontractor's qualifications will be included with the DPP.

We will submit a draft DPP to AUD for review. After AUD's comments are addressed, Kleinschmidt, AUD, and FERC staff will participate in a 1-hour conference call to discuss the DPP prior to submittal to FERC to facilitate their review. Recommendations from this call will be incorporated into the final DPP, which will be submitted to FERC. If comments are received from FERC on this draft, we will revise the DPP and submit a revised Final DPP.

Deliverables:

- Draft DPP to AUD (electronic, PDF format).
- One 1-hour conference call with Kleinschmidt, AUD, and FERC staff to discuss the DPP prior to submittal to FERC.
- Final DPP to AUD (electronic, PDF format).
- Revised Final DPP if FERC comments are received (electronic, PDF format).

Assumptions:

- The DPP will include up to 14 CPTs at 7 locations along the canal, generally paired with existing boring locations.
- The proposed schedule assumes a 2-week review by AUD of the draft DPP, and submittal of the Final DPP within 1 week after the comment review meeting with AUD.
- We have budgeted 6 hours to address one round of FERC comments.

Task 3: sCPT Program and Field Support

Task 3 involves the implementation of the DPP, including subcontractor support (in the office and field) by Kleinschmidt.

At least one week before mobilization, a Kleinschmidt geologist or engineer will make a half-day site visit to mark out the planned sCPT locations. Approximately one week before mobilization, Kleinschmidt will host a virtual coordination call with S&ME staff, the Kleinschmidt field representative, AUD personnel, and other stakeholders to be determined and invited by AUD.

A Kleinschmidt geologist or engineer will provide full-time oversight of the sCPTs in the field and will coordinate with AUD and S&ME. The geologist/engineer will collect GPS coordinates for sCPT locations as well as measure the sCPT with a tape measure from fixed features at the site with known elevations. Kleinschmidt recommends that the sCPT locations be surveyed to obtain accurate elevations/locations, but survey is not included with this scope of work.

The sCPT soundings are planned to be pushed until refusal or a depth of 35 feet, whichever is shallower. The sCPTs will include pore pressure measurements, pore water dissipation tests in fine-grained material, and will include seismic testing to obtain shear wave velocity data. Termination criteria for each location will be better defined during preparation of the DPP.

S&ME will be responsible for preparing PDFs of sCPT logs with data processed by the program CPeT-IT and providing raw and processed data to Kleinschmidt in Excel format.

Assumptions:

- The sCPT Program will include up to 14 sCPTs at 7 locations along the canal, generally paired with existing boring locations. sCPTs are planned to be pushed until refusal or a depth of 35 feet, whichever is shallower.
- The field investigation program will be completed in 7 days.
- AUD will be responsible for marking subsurface utilities and structures a minimum of 2 days before the start of the exploration program.
- The sCPT subcontractor will be responsible for calling Georgia811 for utility clearance prior to mobilization.
- sCPT logs will be included in the report in Task 5.

Task 4: Seismic Hazard and Dynamic Ground Response Analysis

An updated liquefaction and deformation analysis is needed to address FERC comments and comments from the Independent Reviewer. Based on review of ECS's boring logs, the embankment soils at least one or more sections previously analyzed are likely to be liquefiable and fall into Site Class F, which requires a site-specific hazard analysis. The site class will be evaluated based on the sCPT data collected in Task 3.

MPERA will act as a subconsultant to provide earthquake engineering support to Kleinschmidt. MPERA will perform seismic hazard characterization and dynamic ground response analyses to develop seismic loading parameters for use in the canal embankment stability evaluations. The analyses will be performed following completion of the sCPT investigation and development of representative subsurface profiles by Kleinschmidt.

Services under this task will include:

- Definition of one design seismic loading level for the analyses based on project requirements and applicable guidance for hydraulic and embankment structures.
- Development of a target response spectrum representing the selected seismic design level for use in input ground motion selection and scaling.
- Selection of seven (7) pairs of horizontal ground motions representative of the regional tectonic environment and compatible with the hazard disaggregation.
- Scaling of the selected ground motions to match the target response spectrum over the period range relevant to the canal embankment system.
- Development of one representative dynamic soil profile (1-D) based on additional exploration data, laboratory testing results, and subsurface interpretations prepared by Kleinschmidt.

- Assignment of nonlinear dynamic soil properties, including modulus reduction and damping characteristics, and selection of appropriate constitutive models to represent soil behavior during seismic shaking.
- Performance of dynamic ground response analyses (DGRA) to evaluate the seismic response of the representative soil profile. Analyses will include both total stress and effective stress simulations, as appropriate, to evaluate nonlinear soil behavior and potential excess pore pressure generation in potentially liquefiable soils.
- Evaluation of excess pore pressure development and liquefaction potential within the soil profile during seismic shaking.
- Development of surface response spectra and seismic design parameters for use in the canal embankment stability evaluations.
- Estimation of seismically induced vertical settlements using results of the dynamic ground response analyses.
- Preparation of a technical memorandum summarizing the seismic hazard assumptions, selected ground motions, representative soil profile, analysis procedures, and results of the dynamic ground response analyses.

For budgeting purposes, this task assumes evaluation of one seismic design level (such as the one representative one-dimensional soil profile and associated dynamic ground response analyses. Additional canal sections or soil profiles can be analyzed for an additional fee.

Task 5: Slope Stability Analysis and Report

A slope stability analysis is needed to address FERC comments and comments from the Independent Reviewer.

Kleinschmidt will perform a screening-level liquefaction triggering analysis based on sCPT data at up to eight soundings.

Kleinschmidt will use GeoStudio's Slope/W slope stability computer program with Spencer's limit equilibrium method to estimate the factor of safety for each loading condition evaluated. Load cases and the recommended minimum factors of safety will come from the current FERC *Engineering Guidelines* and industry standards.

- Geometry and Stratigraphy
 - Stability analyses will be performed on up to four cross sections, to be determined in Task 1. Geometry will be determined from survey provided by AUD and adjusted to be representative of the critical cross sections. These cross sections are likely to be at Sta. 40+00 (Reach 1, B-05), Sta. 180+00 (Reach 5, B-03), Sta. 220+00 (Reach 8, B-02), and Sta. 320 (Reach 9/10, B-01), which are the four sections for which the

- ECS 2023 stability analysis indicated the FERC-recommended minimum factors of safety were not met for the steady state and/or rapid drawdown cases or the analysis was not completed (B-05).
- Stratigraphy will be based on existing geotechnical exploration information and sCPT data. The geometry and stratigraphy selection will be clearly documented in the report.
 - Kleinschmidt understands that Schnabel is currently working on the design of a repair to the canal channel and upstream slope in response to damage from Hurricane Helene, and that this work will be constructed in stages over the next few years. We understand this repair will include placing a 2-foot-thick layer of Georgia DOT Type III riprap on the upstream slope of the embankment where it is 2H:1V or flatter and that where the upstream slope of the embankment is steeper than 2H:1V, additional riprap will be placed to produce a minimum surface slope of 2H:1V. Kleinschmidt's slope stability models will be based on current existing conditions. If the upstream factors of safety for the current existing conditions do not meet the FERC-recommended minimum factors of safety, Kleinschmidt will flatten the slope in the stability models at up to two cross sections to be similar to the typical sections in the proposed design. The material properties will be assumed for the riprap and should be vetted by the design engineer based on actual in-place conditions once constructed.
 - The phreatic surface will be conservatively estimated from data collected from sCPTs and canal operating levels provided by AUD.
 - Load cases to be run will include:
 - Sudden drawdown, using the Duncan, Wright, and Wong 1990 method (upstream slope).
 - Normal Pool (upstream & downstream slopes).
 - Flood Pool (downstream slope).
 - Pseudo-static (upstream & downstream slopes); using seismic loading by applying horizontal seismic coefficients. Analyses will be performed to estimate a yield acceleration, which is the horizontal seismic coefficient that reduces the factor of safety to 1.0, in which may be used in the subsequent deformation analyses, if appropriate.
 - Post-Earthquake (upstream & downstream slope); using residual strengths for soils where liquefaction or cyclic softening is expected, if appropriate based on field data and liquefaction screening. If this case is run using soil strengths based on analyses performed in Task 4.

- Soil properties will be developed based on prior geotechnical field and lab data collected for the site, new sCPT information, and results of the seismic hazard analysis (Task 4).
- We will perform a simplified deformation analysis to estimate anticipated crest displacement following the methodology consistent with the U.S. Society of Dams (USSD) *Analysis of Seismic Deformation of Embankment Dams* (2022).

Kleinschmidt will document analyses, assumptions, and results from geotechnical slope stability and deformation analyses in a Draft Report that will be electronically submitted to AUD for their review. The seismic hazard report by MPERA will be appended to this report and summarized in the text. For each loading condition evaluated, a cross-section showing the computed factor of safety and critical failure surface will be presented. After AUD comments are received, we will hold a 1-hour virtual meeting to discuss any questions or review comments. Kleinschmidt will then address comments and issue a final report to AUD (sent in an electronic, PDF format), stamped and signed by a Professional Civil Engineer licensed in the State of Georgia.

Assumptions:

- No seepage modelling will be performed.
- There are no known wells at the site.
- AUD will provide the normal pool, flood pool, and sudden drawdown pool elevation.
- The proposed schedule assumes a 2-week review by AUD of the draft report and submittal of the Final Report within 2 weeks after the comment review meeting with AUD.
- This task does not include responding to comments from FERC on the Final Calculation Package. Such services could be provided if requested and would be performed as a separate or additional scope of work.
- This task includes up to 8 hours of coordination with Schnabel to coordinate inclusion of planned channel repairs if applicable.

Deliverables:

- Draft Report to AUD (electronic, PDF format)
- 1-hour virtual meeting to discuss AUD review comments on Draft Report
- Final Report to AUD (electronic, PDF format)

Task 6: Structural Stability Assessment and Report

Kleinschmidt is proposing to perform gravity stability analyses for 11 cross-sections of nine structures. The 11 cross-sections will align with the previously analyzed gravity structures for the site. The following structures and their approximate cross-section station locations will be analyzed.

Structure	Cross-Section/Station	Foundation
Diversion Dam	361+62	Bedrock
Headgates	361+07	Soil
Reed Creek Waste Gate	322+85	Soil
Rock Creek Waste Gate	220+68	Soil
Long Gate Spillway	120+20	Soil
	123+75	Soil
Tin House Waste Gate	106+68	Soil
Bulkhead Gates Structure	103+64	Soil
Weigle's Gate Spillway	47+50	Soil
	49+00	Soil
13th Street Headgates	1+25	Soil

Dimensions and foundation assumptions for the analyses will be determined using available Project information and drawings and information obtained during the field investigation (Task 3). The stability analyses will be generated using Kleinschmidt’s KAStable program, a 2D static gravity analysis in-house stability program. The stability analysis will be performed in accordance with the current criteria in FERC’s *Engineering Guidelines for the Evaluation of Hydropower Projects (Guidelines)*. The analyses will be performed for Normal Pool, Post-Earthquake, and Inflow Design Flood load cases. For the headgate and bulkhead gate sections, Kleinschmidt will also analyze the structure’s performance during dewatered conditions and for floatation.

The above calculations will be submitted to AUD in a Calculations Package containing a summary memorandum covering analyses assumptions, results, and recommendations as a result of the revised analyses. The Calculations Package will have detailed sketches and KAStable outputs for each structure and load case analyzed as an attachment. The Calculations Package will conform to FERC requirements and provide sufficient information for FERC to re-create the analyses themselves when checking the analysis.

We have assumed a single review period for AUD, with a duration of four weeks, to review the Calculations Package and provide comments. Following the review, we will hold a 1-hour virtual meeting to discuss and address any questions or review comments. Kleinschmidt will

then address comments and issue a final report (sent in an electronic, PDF format), stamped and signed by a Professional Civil Engineer licensed in the State of Georgia.

Deliverables:

- Draft Calculation Package to AUD (electronic, PDF format).
- 1-hour virtual meeting to discuss AUD review comments on Draft Report.
- Final Calculation Package stamped and signed by a Professional Civil Engineer licensed in the State of Georgia to AUD (electronic, PDF format).

Assumptions:

- This task does not include liquefaction, deep-seated failures, and dewatering analyses.
- The proposed schedule assumes a single 4-week review period by AUD of the Draft Calculation Package, and submittal of the Final Calculation Package within 4 weeks after the comment review meeting with AUD.
- This task does not include responding to comments from FERC on the Final Calculation Package. Such services could be provided if requested and would be performed as a separate or additional scope of work.

Task 7: Contingency

Per our conversation on April 15, 2026, this Contingency Task has been added and may be used to coordinate external review of work products or for other contingency items as directed by AUD.

Schedule

The Scope of Work will be performed and documents provided per the following schedule:

Task	Completion Date
Expected Receipt of Notice to Proceed (NTP)	June 10, 2026
Task 1: Background Review and Summary of Existing Information	August 10, 2026
Task 2: Drilling Program Plan Development	Draft to AUD August 10, 2026 Final to FERC: August 24, 2026
Task 3: sCPT Program and Field Support	Est. November 2026, pending FERC approval

Task	Completion Date
Task 4: Seismic Hazard and Dynamic Ground Response Analysis	8 weeks after receipt of processed field data and liquefaction screening results (Est. February 2027)
Task 5: Slope Stability Analysis and Report	Draft: 8 weeks after receipt of Task 4 Deliverables (Est. March 2027) Final: 4 weeks after receiving comments (Est. Q3 2027)
Task 6: Structural Stability Assessment and Report	Draft October 16, 2026 Final December 18, 2026

Due to the potential for delay at multiple stages of the work (FERC DPP approval, drill availability, etc.), Kleinschmidt anticipates coordinating potential schedule revisions with AUD proactively. Kleinschmidt and AUD will coordinate with FERC schedule revisions, as necessary.

Cost of Services

Kleinschmidt will perform the proposed work on an Hourly Rate plus Expenses basis for the estimated cost of **\$387,600** (Three hundred eighty-seven thousand six hundred dollars). The Cost of Services is calculated using Kleinschmidt’s Standard Rates. The Table below presents an estimate of cost for each task of the Proposed Scope of Work. The estimate is not a fixed price or an upper limit. We will not exceed the estimated amount without first discussing the need with you and receiving your authorization to proceed. Attachment A shows the hourly billing rates for 2026. Costs for labor in 2027 were estimated assuming a 3.5% increase from 2026 rates.

Task	Estimated Cost
Task 1: Background Review and Summary of Existing Information	\$ 29,600
Task 2: Drilling Program Plan Development	\$ 14,000
Task 3: sCPT Program and Field Support	\$110,000
Task 4: Seismic Hazard Analysis	\$ 66,500
Task 5: Slope Stability Analysis and Report	\$ 84,500
Task 6: Structural Stability Assessment and Report	\$ 78,000
Task 7: Contingency	\$ 5,000
Total	\$387,600

Terms and Conditions

The proposed Scope of Work will be performed on an Hourly Rate plus Expenses basis in accordance with this proposal and the Major Projects Consultant Services Agreement Between Augusta, Georgia (City) And Consultant, Kleinschmidt’s 2026 Rate Schedule (Attachment A) and Method of Payment (Attachment B).

Kleinschmidt appreciates the opportunity to assist Augusta Utilities with this project. If you have any questions regarding this proposal, please call or e-mail Lauren Chamblin at 704.702.2456 or Lauren.Chamblin@KleinschmidtGroup.com. Please return a countersigned copy of this proposal as your acknowledgement and concurrence with the Proposed Scope of Work, Schedule, Cost, and Terms and Conditions. Receipt of the countersigned copy will be our Notice to Proceed. If Augusta Utilities issues a purchase order to authorize the work, please reference Kleinschmidt Proposal No. 2097005.00 in the purchase order and note that any terms and conditions on the purchase order are null and void. This proposal is valid for 90 days. Receipt of authorization after this date may require adjustments to project team, schedule of work, and/or budget requirements.

Sincerely,

Accepted By:

KLEINSCHMIDT ASSOCIATES


AUGUSTA UTILITIES DEPARTMENT



Signature

Lauren Chamblin
Project Manager

Printed Name



Title

Steven R. Layman, Ph.D.
Project Director

Date

LMC/KAK

Attachment A: 2026 Rate Schedule
Attachment B: Method of Payment

cc: Proposal Distribution

ATTACHMENT A
2026 RATE SCHEDULE

LABOR CATEGORY	HOURLY BILLING RATE
SENIOR MANAGERS/CONSULTANTS	
Principal Consultant F1	\$328.00
ENGINEERS	
Senior Engineering Advisor E7	\$304.00
Senior Engineering Consultant E6	\$275.00
Senior Engineer E5	\$226.00
Project Engineer E4	\$202.00
Engineer E3	\$190.00
Staff Engineer E2	\$169.00
Engineer Technician E1	\$128.00
LICENSING COORDINATORS	
Senior Regulatory Advisor L7	\$302.00
Senior Licensing Coordinator L6	\$242.00
Project Licensing Coordinator L5	\$199.00
Licensing Coordinator L4	\$174.00
Staff Licensing Coordinator L3	\$150.00
Associate Licensing Coordinator L2	\$128.00
Licensing Technician L1	\$108.00
SCIENTISTS	
Senior Science Advisor S7	\$290.00
Senior Scientist S6	\$230.00
Project Scientist S5	\$196.00
Scientist S4	\$166.00
Staff Scientist S3	\$150.00
Associate Scientist S2	\$118.00
Scientist Technician S1	\$102.00
PROJECT AND PROGRAM MANAGEMENT	
Project Director	\$320.00
Senior Project Manager	\$290.00
Project Manager PM1	\$244.00
Senior Support Staff A7	\$244.00
Project Controller A6	\$202.00
Senior Project Coordinator or Administrator /Accountant A5	\$162.00
Project Administrator or /Accountant A4	\$141.00
Administrative Staff A3	\$122.00
Associate Administrative Staff A2	\$105.00
Office Assistant A1	\$96.00
DESIGNERS/DRAFTERS	
Lead Designer D5	\$186.00
Senior Designer D4	\$170.00
Designer D3	\$149.00
Drafter D2	\$130.00
CAD Technician D1	\$112.00

Effective January 1, 2026

ATTACHMENT B

METHOD OF PAYMENT

KLEINSCHMIDT ASSOCIATES**METHOD OF PAYMENT**

1. Client may pay Kleinschmidt either on a negotiated Lump Sum basis or Hourly Rate basis, as defined in the Work Authorization and agreed by the *Client* and Kleinschmidt in writing.
2. Client agrees to pay Kleinschmidt for Services the amounts quoted in the Proposal or Work Authorization, in accordance with the compensation terms laid out in the contract. Kleinschmidt agrees not to exceed the estimated consulting costs as stated in the proposal without explaining the need to the Client and obtaining the Client's authorization to proceed.
3. For Lump Sum projects, Kleinschmidt will invoice monthly as a percent complete of the project or Work Authorization, unless otherwise defined in the Work Authorization.
4. For Time and Materials, or Hourly Rate projects, Kleinschmidt will invoice monthly for all employee time at the hourly billing rate currently in effect, times a number of hours worked on the project plus subconsultant fees and expenses as described below. Client agrees to pay for expert testimony and direct preparation for testimony in any litigation, arbitration, or other legal or administrative proceeding at 150% of the standard billing rates with a minimum daily charge based upon an 8-hour day, plus Reimbursable Expenses.
5. For any projects where expenses are invoiced separately from labor, the following apply:
 - a. Client agrees to pay Kleinschmidt a 15 percent markup for subconsultant services.
 - b. Client agrees to pay 3 percent of labor costs for telecommunications (e.g., phone, data transmission and storage, fax, conference and video conference, data security).
 - c. Client agrees to pay for specialized computer programs, field equipment, and other unit charges (e.g., photocopies, mileage, photos, drawing reproductions, CD preparation, SharePoint hosting) according to the current rates in effect.
 - d. Client agrees to pay any other reimbursable expenses actually incurred by Kleinschmidt at cost.

V:\Admin Group\Contractual Documents\2023 Files\Method of Payment.docx



ATTACHMENT B - COMPENSATION

The CITY shall compensate the CONSULTANT for services, which have been authorized by the CITY under the terms of this Agreement.

The CONSULTANT may submit to the CITY a monthly invoice, in a form acceptable to the CITY and accompanied by all support documentation requested by the CITY, for payment for the services, which were completed during the billing period. The CITY shall review for approval said invoices. The CITY shall have the right to reject payment of any invoice or part thereof if not properly supported, or if the costs requested or a part thereof, as determined solely by the CITY, are unreasonably in excess of the actual phase of completion of each phase. The CITY shall pay each such invoice or portion thereof as approved, provided that the approval or payment of any such invoice shall not be considered to be evidence of performance by the CONSULTANT to the point indicated by such invoice, or of receipt of acceptance by the CITY of the service covered by such invoice. The CITY shall pay any undisputed items contained in such invoices.

Each invoice shall be accompanied by a letter progress report describing the total work accomplished for each phase and any problems, which have been encountered, which may inhibit execution of the work. The CONSULTANT shall also submit an accurate updated schedule, and an itemized description of the percentage of total work completed for each phase during the billing period.

When the CITY authorizes the CONSULTANT to proceed with the work authorized in a Task Order, it agrees to pay the CONSULTANT for work completed, on the basis of the standard billing rates shown in Attachment B to the Contract of those principals and employees engaged directly on the work.

Compensation for design services shall be invoices based on the sum of all actual costs incurred in the performance of the work, including all direct, payroll, overall and profit cost in an amount not-to-exceed the compensation set forth in the terms of the Agreement or any authorized Task Order. All invoices submitted by the CONSULTANT shall be detailed to reflect incurred expenses, labor hours and costs by authorized Task.

Overtime may be performed at the discretion of the CONSULTANT, but the premium time portion of the overtime will not be billed to the CITY unless the CONSULTANT has requested acceleration of the scheduled work in writing.



ATTACHMENT C - LISTING OF KEY PERSONNEL

CONSULTANT shall provide qualified personnel to perform its work. The list of key personnel below, including a designated Program Manager will not change or be reassigned without the written approval of the CITY. Those personnel committed for this work are as follows:

Name	Role	
Lauren Chamblin	Project Manager	
Steve Layman	Project Director	
Kathy Kitchin	Project Coordinator	
Nick Ciomei	Senior Engineer	
Jess DeBellis	Senior Geotechnical Engineer	
S & ME	Drilling Subconsultant	
MPERA Group	Liquefaction Analysis Subconsultant	



ATTACHMENT D - SCHEDULE FOR PERFORMANCE

The term of services will be as shown in the schedule Section of Attachment A.

DRAFT



CONSULTANT SERVICES

As a part of this Agreement the CONSULTANT agrees to furnish the following checked items (CONSULTANT to initial in the space provided acknowledging responsibility to furnish said item).

Prior to Authorization To Proceed:

- Detailed Scope of Services based upon Schedule A of this Agreement to be submitted with Cost Proposal clearly defining the CONSULTANT'S understanding of the project limits, design objectives and CONSULTANT'S services to be provided.
- Cost Proposal that will include cost of surveying, design, preparation of construction plans and specifications, and other services requested in the CITY'S Request for Proposal.
- Schedule for submittal of review documents at 30%, 60%, and 90% completion; and final documents.

Prior to submitting 30% review documents:

- Locate all existing utilities using available information collected by the CONSULTANT. The CITY will furnish available information on water and sewer locations however the CONSULTANT must verify to CITY'S satisfaction.
- Provide CITY with information on the project site(s), including the following:
 - Past and present use of the land (specifically identify any landfilling activities in the area); identify any nearby designated wetlands
 - Soil type(s)
 - Boring results when required by CONSULTANT for new facilities or where depth of line and existing site conditions warrant.
 - Brief description of the area (e.g., residential, commercial, industrial) including general slope of the land, and whether trees, signs, etc. will be in conflict with the new facilities. Include number of properties affected and number of easements required with property owners identified
 - Identification of potential problems in meeting design objectives.
- Site Plan (If Required)

Throughout project:

- Prepare printed responses to comments received from the CITY following reviews.
- Provide the necessary plats for easement acquisition and DOT/other permit application.
- Prepare Public Works/DOT/Other permit applications for signature by the CITY.
- Prepare and submit plans to EPD for review and approval when required.



- Prepare plans and specifications, using *Augusta Utilities Design Standards and Specifications (latest version)*. Specifications must mirror that provided by the CITY.
- Prepare construction cost estimates at each review stage, 30%, 60%, 90%, and with the submittal of Final documents. Provide cost breakdown for any items to be lump sum in the construction contract.

Upon completion of design:

- Coordinate with the City Procurement Department to advertise the project.
- Fax bid information to CITY.
- Attend the Pre-Bid Meeting as a technical reference to the CITY.
- Prepare letter of recommendation for award of the contract.
- Develop conformed contract documents and forward to the CITY for execution.
- Attend the pre-construction meeting as a technical reference to the CITY.
- Provide clarification related to the plans/specifications throughout design and construction.
- Provide record drawings at completion of the project electronically, per the *Utilities Design Standards and Specifications (latest version)*.
- Provide Services During Construction as follows:
 - Attend project meetings as scheduled by the CITY
 - Recommend design changes as field conflicts arise (site visits may be required)
 - Review and approval of pay requests from the construction Contractor (line of communication will be construction contractor to resident observer to CONSULTANT to CITY)
 - Provide clarification of plans and specifications throughout construction
 - Revise/update plans and/or easement plats as changes occur that require resubmittal to DOT/other agencies.

AUGUSTA UTILITIES DEPARTMENT

CONSULTANT

BY: _____

BY: _____

PRINTED NAME: _____

PRINTED NAME: _____

TITLE: DIRECTOR

TITLE: Principal

DATE: _____

DATE: _____



ADDITIONAL SERVICES:

1. Revisions to the plans/contract documents to extend the limits of the project after this AGREEMENT has been executed by the CITY.
2. Revisions due to incorrect locations of existing utilities by the CONSULTANT (i.e., correct location given by CITY, incorrectly marked on plans by engineer) will be the responsibility of the CONSULTANT. Other revisions required by the CITY, DOT, EPD, or other government agency at their request will be considered an additional service.
3. Out-of-town meetings or conferences required of the CONSULTANT by the CITY.
4. Other not described above, as approved by the CITY.

NOTE:

It is the responsibility of the CONSULTANT as contracted by the CITY to provide professional surveying and engineering services. It is expected that such professionals will operate in a manner which assures the interests of the common welfare, rather than in a manner which promotes their own financial gain. It is expected that such professionals will act as a faithful agent for the CITY as a client. It is the duty of the CONSULTANT to protect the safety, health and welfare of the public in the performance of their professional duties.



BEST AND FINAL FEE PROPOSAL

DRAFT

Cost of Services

Kleinschmidt will perform the proposed work on an Hourly Rate plus Expenses basis for the estimated cost of **\$387,600** (Three hundred eighty-seven thousand six hundred dollars). The Cost of Services is calculated using Kleinschmidt's Standard Rates. The Table below presents an estimate of cost for each task of the Proposed Scope of Work. The estimate is not a fixed price or an upper limit. We will not exceed the estimated amount without first discussing the need with you and receiving your authorization to proceed. Attachment A shows the hourly billing rates for 2026. Costs for labor in 2027 were estimated assuming a 3.5% increase from 2026 rates.

Task	Estimated Cost
Task 1: Background Review and Summary of Existing Information	\$ 29,600
Task 2: Drilling Program Plan Development	\$ 14,000
Task 3: sCPT Program and Field Support	\$110,000
Task 4: Seismic Hazard Analysis	\$ 66,500
Task 5: Slope Stability Analysis and Report	\$ 84,500
Task 6: Structural Stability Assessment and Report	\$ 78,000
Task 7: Contingency	\$ 5,000
Total	\$387,600



RFQ Opening: RFQ Item #24-132 Engineering Consulting Services
for Augusta, GA - Utilities Department
RFQ Due: Tuesday, April 30, 2024 @ 11:00 a.m.

Total Number Specifications Mailed Out: 24
 Total Number Specifications Download (Demandstar): 20
 Total Electronic Notifications (Demandstar): 593
 Georgia Procurement Registry:
 Pre-Qualifications Conference Attendees: 40
 Total packages submitted: 17
 Total Noncompliant: 2

VENDORS	Attachment "B"	Addendum 1	E-Verify #	Save Form	Original	7 Copies
Kleinshmidt Associates, Inc. 141 Main Street Pittsfield, ME 04967	YES	YES	876285	YES	YES	YES
Geosyntec Consultants 1255 Roberts Blvd NW Suite 200 Kennesaw, GA 30144	YES	YES	1581049	YES	YES	YES
Stantec Consulting Services, Inc. 229 Peachtree Street NE Suite 1900 Atlanta, GA 30303	YES	YES	19959	YES	YES	YES
CHA Consulting, Inc. 3 Winners Circle Albany, NY12205	YES	YES	868890	YES	YES	YES
Kimley-Horn and Associates, Inc. 3930 East Jones Bridge Road Ste 350 Peactree Corners, GA 30092	YES	YES	2023677	YES	YES	YES
ADS LLC 340 The Bridge Street Suite 204 Huntsville, AL 35806	YES	YES	23043	YES	YES	YES
Infrastructure Systems Management, LLC 1557 Broad Street Augusta, GA 30904	YES	YES	1266225	YES	YES	YES
Benesch 1005 Broad Street, Suite 200 Augusta, GA 30901	YES	YES	307873	YES	YES	YES
A & S Engineering 1100 Sumter Landing Circle Evans, GA 30809	YES	YES	340435	YES	YES	YES



**RFQ Opening: RFQ Item #24-132 Engineering Consulting
Services
for Augusta, GA - Utilities Department
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Georgia Procurement Registry:
Pre-Qualifications Conference Attendees: 40
Total packages submitted: 17
Total Noncompliant: 2

VENDORS	Attachment "B"	Addendum 1	E-Verify #	Save Form	Original	7 Copies
HDR Engineering, Inc. 1100 Peachtree Street NE, Suite 400 Atlanta, GA 30309	YES	YES	19959	YES	YES	YES
Ardurra Group Inc 973 Broad Street, Suite A Augusta, GA 30901	YES	YES	11815	YES	YES	YES
W K Dickson & Co Inc 1450 Green Street Suite 505C Augusta, GA 30901	YES	YES	110665	YES	YES	YES
Goodwin Mills Cawood, LLC 801 Broad Street, Suite 900 Augusta, GA 30901	YES	YES	1215852	YES	YES	YES
Johnson, Laschober & Associates, PC 1296 Broad Street Augusta, GA 30901	YES	YES	226309	YES	YES	YES
Schnabel Engineering, LLC. 6445 Shiloh Road, Suite A Alpharetta, GA 3005	YES	YES	45353	YES	YES	YES



RFQ Opening: RFQ Item #24-132 Engineering Consulting Services

**for Augusta, GA - Utilities Department
RFQ Due: Tuesday, April 30, 2024 @ 11:00 a.m.**

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VENDORS	Attachment "B"	Addendum 1	E-Verify #	Save Form	Original	7 Copies
Hazen and Sawyer 1300 Altmore Avenue, Suite 520 Atlanta, GA 30342	YES	YES	70249	NO Non-Compliant	YES	YES
Cranston Engineering	LATE SUBMITTAL/Non-Compliant					

RFQ #24-132

Engineering Consultant Services Rosters

Category 1 – Water Distribution and Wastewater Collection System Analysis & Design:

- A & S Engineering, LLC
- Ardurra Group, Inc.
- Benesch
- CHA Consulting, Inc.
- Geosyntec Consultants, Inc.
- Goodwyn Mills Cawood, LLC
- HDR Engineering, Inc.
- Infrastructure Systems Management, LLC
- Johnson, Laschober & Associates, P.C.
- Kimley-Horn and Associates, Inc.
- Stantec Consulting Services, Inc.
- W.K. Dickson & Company, Inc.

Category 2 – Water Treatment Plants:

- Ardurra Group, Inc.
- Goodwyn Mills Cawood, LLC
- Stantec Consulting Services, Inc.

Category 3 – Wastewater Treatment Plants:

- Ardurra Group, Inc.
- Goodwyn Mills Cawood, LLC
- Stantec Consulting Services, Inc.

Category 4 – Wastewater Collection System Flow Monitoring:

- ADS, LLC
- CHA Consulting, Inc.
- W.K. Dickson & Company, Inc.

Category 5 – Grant Funding Administration

- HDR Engineering, Inc.
- Kimley-Horn and Associates, Inc.
- W.K. Dickson & Company, Inc.

Category 6 – Dam Safety Engineering and Design

- HDR Engineering, Inc.
- Kleinschmidt Associates, Inc.
- Schnabel Engineering, LLC



Authorize the acquisition of a Right of Way and Permanent Easement involving property located at 2664 Willis Foreman Road (Parcel 178-0-071-00-0) and 2678 Willis Foreman Road (Parcel 178-0-001-01-0) for the Willis Foreman Road Improvement project

Engineering Services Committee Meeting

Meeting Date: May 12, 2026

- Department:** Law Department
- Presenter:** James T. Plunkett, Interim General Counsel
- Caption:** Authorize the acquisition of a Right of Way and Permanent Easement involving property located at 2664 Willis Foreman Road (Parcel 178-0-071-00-0) and 2678 Willis Foreman Road (Parcel 178-0-001-01-0) for the Willis Foreman Road Improvement project
- Background:** In connection with the Willis Foreman Road Improvement project it is necessary to acquire 0.104 Acres of Right of Way in fee simple and 0.356 Acres of Permanent Easement for Construction and Maintenance of Slopes and Drainage and Right to Place and Maintain Utilities, and 0.074 Acres for Temporary Easement for Construction of Drives.
- The negotiated option is for \$62,700.00, which includes \$18,529.95 as Cost to Cure for Parking. The option price exceeds the Administrator's approval authorization for this project and Commission approval is required.
- Analysis:** Acquisition of the right of way and easements are necessary to complete the project.
- Financial Impact:** The necessary costs will be covered under the project budget.
- Alternatives:** No practical alternative.
- Recommendation:** Approve

Funds are available in G/L 340041110-54.11120
the following J/L TP1809005-54.11120
accounts:

REVIEWED AND N/A
APPROVED BY:



Engineering Services Committee

Meeting Date: 4/24/26

Authorize Final Payment for VacCon Truck Lease (ITB 20-261)

- Department:** Utilities
- Presenter:** Wes Byne
- Caption:** Authorize Funding for VacCon final lease Payment to Kanas State Bank in the amount of \$261,070.12 . (ITB 20-261)
- Background:** We are at the end of the five (5) year lease for 2 VacCon trucks. With the payment of the final lease, the trucks become the property of Augusta.
- Analysis:** Vacuum trucks are essential for removing debris from storm and sanitary manholes and for digging around pipes in areas that have a lot of conflicting pipes underground. As the vehicles are essential for operations, AUD requests this item be approved.
- Financial Impact:** \$261,070.12 from 507043420-5422510 / 82600030-5422510
- Alternatives:** No alternative is presented.
- Recommendation:** AUD recommends approving funding for these vehicles.
- Funds are available in the following accounts:** 507043420-5422510
- REVIEWED AND APPROVED BY:** N/A

EXHIBIT B-3

Schedule (01)

**PAYMENT SCHEDULE
(REVISED MARCH 2026)**

RE: Government Obligation Contract dated as of November 20, 2020, between Republic First National Corporation (Obligee) and City of Augusta, Georgia (Obligor)

Date of First Payment	April 01, 2021
Original Balance	\$829,894.00
Total Number of Payments	Five (5)
Number of Payments Per Year	One (1)

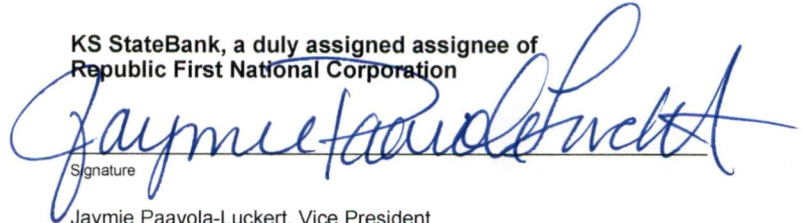
Pmt No.	Due Date	Contract Payment	Applied to Interest	Applied to Principal	*Purchase Option Price
1	01-Apr-21	\$164,046.94	\$10,870.31	\$153,176.63	Not Available
2	01-Apr-22	\$164,046.94	\$24,174.38	\$139,872.56	Not Available
3	01-Apr-23	\$164,046.94	\$19,177.71	\$144,869.23	Not Available
4	01-Apr-24	\$164,046.94	\$14,002.55	\$150,044.39	\$247,564.03
5	31-May-26	\$261,070.12	\$19,138.93	\$241,931.19	\$0.00

This Exhibit B-3, Payment Schedule (revised March 2026, shall replace and supersede the previously signed Exhibit B, Payment Schedule signed on behalf of the Obligor by Hardie Davis, Jr., Mayor. This Exhibit B-3 is now the operative Payment Schedule for the above referenced Contract and all Contract Payments under this Contract are now due as shown above.

City of Augusta, Georgia

KS StateBank, a duly assigned assignee of Republic First National Corporation

Signature



Signature

Garnett L. Johnson, Mayor

Jaymie Paavola-Luckert, Vice President

Printed Name and Title

Printed Name and Title

*Assumes all Contract Payments due to date are paid

**PAYMENT SCHEDULE
(REVISED MARCH 2026)**

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City of Augusta, Georgia

KS StateBank, a duly assigned assignee of Republic First National Corporation

Signature

Hardie Davis, Jr., Mayor

Printed Name and Title

Signature

Jaymie Paavola-Luckert, Vice President

Printed Name and Title

*Assumes all Contract Payments due to date are paid



Engineering Services Committee

Meeting Date: May 12, 2026

AUD Mayo Road Sanitary Sewer – RFQ 24-132

Department:	Utilities
Presenter:	Wes Byne, P.E.
Caption:	Motion to approve a proposal to enter an Engineering Services Contract with Johnson, Laschober, & Associates, PC (JLA) to provide engineering services for the abandonment of the existing Mayo Road Pump Station and realignment of sanitary sewer in this area in the amount of \$61,900.00. (RFQ 24-132)
Background:	This contract will provide the necessary professional engineering services to ensure that sewer infrastructure is sufficient in the project area and will allow AUD to serve an unsewered pocket within Augusta-Richmond County. This project will include permitting, environmental services (if necessary), design, bidding, and construction administration.
Analysis:	Expanding infrastructure in this area is consistent with Augusta’s long-term strategy to address growth needs. It will also improve service and will allow for better operations and maintenance of the sanitary sewer infrastructure within the area.
Financial Impact:	The proposal from Johnson, Laschober & Associates, PC has been reviewed and determined to be reasonable. Funding in the amount of \$61,900 is available from these accounts: G/L 507043420-5212115 and J/L 80500030-5212115.
Alternatives:	No alternatives are recommended.
Recommendation:	Recommend approval of the contract with Johnson, Laschober & Associates, PC for \$61,900.00.
Funds are available in the following accounts:	Funds are available in these accounts: G/L 507043420-5212115 and J/L 80500030-5212115.
<u>REVIEWED AND APPROVED BY:</u>	N/A



UTILITIES DEPARTMENT

Wes Byne, P.E.
Director

Chad Hendrix, P.E.
Assistant Director

TO: Andy Penick, Director
Procurement Department

THROUGH: Wes Byne, P.E., Director *Sub*
Utilities Department

FROM: John DeRosa, Project Manager *JD*
Utilities Department

Cc: Chad Hendrix, P.E., Assistant Director *CDH*
Utilities Department

DATE: 05/12/2026

SUBJECT: Engineering Services Justification
AUD Mayo Road Sanitary Sewer

Augusta Utilities (AUD) has engaged Johnson, Laschober & Associates, PC to provide engineering services including assessment, design, permitting, environmental services (if necessary), bidding, and construction administration services for the extension of sewer utilities to support the abandonment of the existing Mayo Road Pump Station which is at the end of its service life. This project would also allow service for an unsewered pocket in the vicinity of Mayo Road and Riverwatch Parkway. JLA previously designed a sanitary sewer alternative in the area, and this project will serve to update the previous design efforts.

The attached proposal outlines these services, and AUD has determined that the associated costs are fair and reasonable. Johnson, Laschober & Associates, PC is prequalified under RFQ 24-132, approved by the Commission on June 27, 2024.

Augusta Utilities – Engineering & Construction Division
452 Walker Street, Ste 200 - Augusta, GA 30901
(706) 312-4154 – Fax (706) 312-4123
WWW.AUGUSTAGA.GOV

Office of the Administrator



Takiyah A. Douse
Interim Administrator

June 27, 2024

Wes Byne, Director
Utilities Department
452 Walker Street, Suite 200
Augusta, GA 30901

Dear Mr. Byne,

At the regular meeting held Tuesday, June 27, 2024, the Augusta, Georgia Commission took action on the following:

13. Approved a contract with ISM to install and maintain rainfall and water level monitoring equipment (RFQ 18-132))
14. Approved Hypochlorite Generator Service Agreement as a sole source procurement.
15. Approved professional services with ISM to provide technical services to support AMI infrastructure. \$309,120.00 (RFQ 18-132)
16. Approved a sole source contract to Industrial Scientific Corporation for confined Gas Monitoring Services at an annual cost of \$11,745.40 – Contract is for 4 years (48 months) at a total cost of \$47,013.60.
17. Approved Landscape Maintenance Agreement for Water Plants. The term of the award is to begin at the notice of award and will expire on 5/1/25. (ITB 24-209)
18. Approved a contract with Janus Research to evaluate Automated Metering Infrastructure Technology as a sole source procurement in the amount of \$457,339.39.
19. Approved the deed of dedications, maintenance agreements, and road resolutions submitted by the Engineering Department and the Augusta Utilities Department for Captains Corner, Phase I.
20. Approved RFQ #24-132 Selection of Engineering Firms for the Engineering Consultants Roster. Award will be for five (5) years, based upon continued satisfactory performance by the firms.
24. Approved resolution authorizing the issuance of \$80 million in bonds and the refunding of the Water and Sewer Bonds Series 2012 for Water and Sewer Capital Projects.

If you have any questions, please contact me.

In Service,

A handwritten signature in blue ink that reads "Takiyah A. Douse".

Takiyah A. Douse, Interim Administrator

TAD/nd

RFQ #24-132

Engineering Consultant Services Rosters

Category 1 – Water Distribution and Wastewater Collection System Analysis & Design:

- A & S Engineering, LLC
- Ardurra Group, Inc.
- Benesch
- CHA Consulting, Inc.
- Geosyntec Consultants, Inc.
- Goodwyn Mills Cawood, LLC
- HDR Engineering, Inc.
- Infrastructure Systems Management, LLC
- Johnson, Laschober & Associates, P.C.
- Kimley-Horn and Associates, Inc.
- Stantec Consulting Services, Inc.
- ~~W.K. Dickson & Company, Inc.~~ → *Acquired by Ardurra Group, 2024*

Category 2 – Water Treatment Plants:

- Ardurra Group, Inc.
- Goodwyn Mills Cawood, LLC
- Stantec Consulting Services, Inc.

Category 3 – Wastewater Treatment Plants:

- Ardurra Group, Inc.
- Goodwyn Mills Cawood, LLC
- Stantec Consulting Services, Inc.

Category 4 – Wastewater Collection System Flow Monitoring:

- ADS, LLC
- CHA Consulting, Inc.
- ~~W.K. Dickson & Company, Inc.~~ → *Acquired by Ardurra Group, 2024*

Category 5 – Grant Funding Administration

- HDR Engineering, Inc.
- Kimley-Horn and Associates, Inc.
- ~~W.K. Dickson & Company, Inc.~~ → *Acquired by Ardurra Group, 2024*

Category 6 – Dam Safety Engineering and Design

- HDR Engineering, Inc.
- Kleinschmidt Associates, Inc.
- Schnabel Engineering, LLC

AUGUSTA - RICHMOND COUNTY REQUISITION

Item 19.

FUND# 507 - Capital Improvements

CHECK ALL THAT APPLY:

DATE: 5/12/2026

Department: Utilities

- WATER
- SEWER
- BOTH

- ENGINEERING
- CONSTRUCTION
- PROFESSIONAL SERVICES

- COMMISSION APPROVAL
- ADMINISTRATIVE APPROVAL
- CHANGE ORDER

Date 06/27/2024

Date _____

Date _____

GL#: 507043420 - 5212115

JL#: 80500030 - 5212115

BID ITEM # RFQ 24-132

VENDOR: Johnson, Laschober & Associates, PC
 ADDRESS: 1296 Broad Street, PO Box 2103 Augusta, GA 30903
 PHONE #: 706-724-5756
 QUOTED BY: Trevor Wimberly

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	Engineering Services for permitting, design, environmental services, bidding, and construction administration of sewer associated with the AUD Mayo Road Sanitary Sewer project	1	61,900.00	61,900.00		0.00		0.00
2.				0.00		0.00		0.00
3.				0.00		0.00		0.00
4.				0.00		0.00		0.00
5.				0.00		0.00		0.00
6.				0.00		0.00		0.00
7.				0.00		0.00		0.00
8.				0.00		0.00		0.00
9.				0.00		0.00		0.00
10.				0.00		0.00		0.00
11.				0.00		0.00		0.00
12.				0.00		0.00		0.00
13.				0.00		0.00		0.00
14.				0.00		0.00		0.00
SHIPPING CHARGES				0.00		0.00		0.00
TOTAL				61,900.00		0.00		0.00

JUSTIFICATION AND EXPLANATION FOR PURCHASE:

Vendor approved via Engineering Consultant Roster, RFQ 24-132 Commission Approved 06/27/2024

REQUESTED BY: AUD-ENGINEERING *JD*

APPROVED BY: *C.D. King*

Directors Signature: *JW By*



ARCHITECTS ♦ ENGINEERS ♦ LANDSCAPE ARCHITECTS

FEE AGREEMENT**DATE:** 4/23/2026**PROPOSAL #:** 061_R1
SENT BY: PHONE
 FAX
 EMAIL chendrix@augustaga.gov

To: Chad Hendrix
Assistant Director
Augusta Utilities Department
452 Walker St., Suite 200
Augusta, GA 30901
RE: AUD Mayo Road Sanitary Sewer**BY:** TREVOR WIMBERLY, P.E.
TIME FRAME: Design Phase - 150 Days from Notice to Proceed including required permitting (railroad and GDOT encroachment)
FEE ARRANGEMENT:**Design Phase**
Utility and Topographic Survey: \$ 8,500
Utility Design & Bid Documents: \$18,400
Lump Sum Total: \$26,900

Environmental Services: \$12,000 Hourly, Not to Exceed
Design Phase Total: \$38,900
Construction Phase
Bid Phase Services: \$ 5,500
Easement Plats: \$ 3,600
Construction Phase Services: \$ 6,100
Project Close-Out (As-builts): \$ 7,800
Total: \$23,000 Hourly, Not to Exceed
Total Purchase Order Amount: \$61,900

Estimated Reimbursables including permit fees, printing, mileage, etc. are not included in the Design Phase lump sum fee above. These and the Construction Phase services shall be billed per the attached fee schedule

SCOPE OF SERVICES:

- I. Project Scope:
 - A. Design a wastewater collection system to:
 1. Eliminate the existing sanitary lift station on Mayo Road by designing a gravity sanitary sewer from the nearest downstream extent of the AUD's existing sanitary sewer located on the south side of River Watch Parkway and the railroad tracks up to the existing lift station.
 2. The sanitary sewer will be sized to serve existing customers presently served by the lift station and additional areas tributary to the sewer.
 3. Eliminate the existing sanitary lift station for the restroom of Brookfield Park by designing a gravity sanitary sewer to connect to the new gravity sanitary sewer system for Mayo Road.
 - B. Total estimated length of sewer – approximately 1,500 LF.

II. Basic Professional Services and Compensation:

A. Engineering

1. Perform field survey for approximately 1,500 LF of sanitary sewer.
2. Prepare bid documents (constructions drawings and a bid tabulation).
3. Provide necessary permitting related to utility encroachments of right of ways.
4. Provide bid and limited construction phase services for the 1,500 LF of sanitary sewer.
5. Soil borings to provide an adequate representation of sub-surface conditions along anticipated sewer alignment to be completed by others

B. Easements:

1. Research and prepare up to 6 easement plats for permanent and/or temporary (construction) easements.
2. Work to be performed on a time and expense basis not to exceed \$3,600.
3. Work will be invoiced on a per unit basis for each property for \$600 per property.

C. Bid Documents - JLA will provide drawings and specifications, including the following front-end specifications in digital format for AUD/Procurement:

1. Index of Specifications
2. Instruction to Bidders
3. Bid Form
4. Agreement
5. Notice of Award
6. Notice to Proceed
7. Change Order
8. Bid Bonds
9. Performance and Payment Bonds
10. General Conditions
11. Supplementary Conditions
12. Special Conditions
13. Application for Payment
14. Certificate of Substantial Completion

D. Bid Phase Services:

1. Attend Pre-Bid Meeting.
2. Issue Addendum (if required).
3. Attend Bid Opening.
4. Provide Certified Bid Tabulation and letter of recommendation.

E. Construction Phase Services

1. Attend Pre-construction meeting
2. Review Submittals
3. Attend monthly contractor meetings and progress review
4. Respond to RFI's and field conflicts
5. Perform key inspections
6. Review pay requests
7. Participate in semi-final, final inspections and project acceptance.

F. Project Close-Out (As-builts):

1. Augusta-Richmond County requires as-built certification for permitted construction projects. This requirement involves an updated site survey of the completed project including constructed site hardscapes, stormwater infrastructure, utilities and as-built checklist all to be stamped and certified by a Professional Surveyor and Professional Engineer.

SPECIAL CONDITIONS:

- A. Environmental Services (if required, to be determined by the Local Issuing Authority): Wetland delineation associated with wetland encroachments and permitting and stream buffer variances associated with Waters of the State:
1. Stream Buffer Variance: Prepare documentation and complete application for stream buffer variance for encroachment into Waters of the State on a time and expense basis.
 2. Wetland Delineation and NWP 12 Application, if wetlands are encroached upon. Work to be performed includes:
 - a. Provide wetland and stream determination/delineation/location and USACE On-site Verification Meeting
 - b. If required, provide preliminary cultural resources and protected species survey and Nationwide Permit Application:
 - c. **Total Estimated Fee for Environmental Services: \$12,000**

Terms and Conditions

Johnson, Laschober & Associates P.C. (JLA) shall perform the services outlined in this agreement for the stated fee agreement.

Access to Site -- Unless otherwise stated, JLA will have access to the site for activities necessary for the performance of the services. JLA will take precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage.

Fee --The total fee, except stated lump sum, shall be understood to be an estimate, based upon Scope of Services, and shall not be exceeded by more than ten percent, without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered.

Billings/Payments -- Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoices shall be considered PAST DUE if not paid within 30 days after the invoice date and JLA may, without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

Indemnifications -- The Client shall indemnify and hold harmless JLA and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorneys' fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except JLA) or anyone for whose acts any of them may be liable.

Hidden Conditions -- A hidden condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If JLA has reason to believe that such a condition may exist JLA shall notify the client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the client fails to authorize such investigation or correction after due notification, or (2) JLA has no reason to believe that such a condition exists, the client is responsible for all risks associated with this condition, JLA shall not be responsible for the existing condition nor any resulting damages to persons or property.

Risk Allocation -- In recognition of the relative risks, rewards and benefits of the project to both the Client and JLA, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, JLA's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of JLA's fee or other amount agreed upon when added under Special Conditions. Such causes include, but are not limited to JLA's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Jobsite Safety -- Neither the professional activates of JLA, nor the presence of JLA or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties, and responsibilities including but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. JLA and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, JLA, and the Consultant's subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance.

Termination of Services -- This agreement may be terminated upon 10 days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay JLA for all services, rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership Documents -- All documents produced by JLA under this agreement shall remain the property of JLA and may not be used by this Client for any other endeavor without the written consent of JLA.

Applicable Law -- Unless otherwise specified, this agreement shall be governed by the laws of the principal place of business of JLA.

Johnson, Laschober & Associates, P.C.:

Accepted by **Augusta Utilities Department:**

(signature)

(signature)

(printed name/title)

(printed name/title)

Billing Address: _____

(executed agreement date)



FEE SCHEDULE

Effective September 1, 2025

<u>Description</u>	<u>Billing Class</u>	<u>Hourly Fee</u>
Sr. Project Manager	Sr. Associate III	\$ 255
Sr. Engineer/Project Manager	Sr. Associate II	\$ 225
Sr. Engineer/Sr. Architect	Professional XII	\$ 215
Engineer/Project Manager	Professional XI	\$ 190
Engineer/Project Manager	Professional X	\$ 185
Engineer – Level IX	Professional IX	\$ 170
Landscape Architect – Level VIII	Professional VIII	\$ 155
Engineer – Level VII	Professional VII	\$ 150
Engineer – Level VI	Professional VI	\$ 135
Interior Designer – Level VI	Professional VI	\$ 135
Engineer – Level V	Professional V	\$ 125
Landscape Architect – Level V	Professional V	\$ 125
Engineer – Level IV	Professional IV	\$ 115
Engineer – Level III	Professional III	\$ 112
Landscape Architect -- Level II	Professional II	\$ 110
Engineer – Level I	Professional I	\$ 105
Architect – Level I	Professional I	\$ 105
Sr. Designer – Level II	Technician VI	\$ 135
Sr. Designer – Level I	Technician V	\$ 125
Designer/CAD Operator	Technician IV	\$ 105
CAD Operator – Level III	Technician III	\$ 95
CAD Operator – Level II	Technician II	\$ 85
CAD Operator – Level I	Technician I	\$ 75
Accountant – Level III	Support Staff III	\$ 150
Administration – Level II	Support Staff II	\$ 100

EXPENSES.....

Printing & Shipping/Postage cost + 15%
 Mileagecurrent IRS rate
All Sub-consultant services marked up 15%



MEMO

Memo No: 001

Date: 4/16/2026

To: John DeRosa (AUD)

Job #: PZL 061

From: TREVOR WIMBERLY, P.E.

Subject: AUD Mayo Road Sanitary Sewer Extension

The following is the estimated design schedule for the subject project:

Milestone	Duration (weeks)	Start	End
Mayo Road Sanitary Sewer	26	5/4/26	11/5/26
Topographic Survey	4	5/4/26	6/1/26
Preliminary Design Submission	4	6/2/26	6/30/26
Railroad Permit Submission & Review	8	7/1/26	8/26/26
100% ARC Submission & Review	8	7/15/26	9/9/26
GDOT Permit Submission & Review	8	9/10/26	11/5/26
Issued for Bid Documents	TBD		

NOTE: Plan review times are estimates, times may vary.

cc: file



STATE OF GEORGIA
RICHMOND COUNTY

MAJOR PROJECTS
CONSULTANT SERVICES AGREEMENT
BETWEEN
AUGUSTA, GEORGIA
(CITY)

AND

CONSULTANT

CONSULTANT: [REDACTED]

PROJECT: [REDACTED]

DATE EXECUTED:

DATE COMPLETED:



STATE OF GEORGIA
RICHMOND COUNTY

MAJOR PROJECTS
CONSULTANT SERVICES AGREEMENT
BETWEEN
AUGUSTA, GEORGIA
(CITY)

AND

CONSULTANT

This Agreement is made and entered into this _____ day of _____, 2024 by and between AUGUSTA, Georgia, a political subdivision of the State of Georgia, hereinafter called the "CITY" and Business Name, a Corporation authorized to do business in Georgia, hereinafter called the "CONSULTANT."

WHEREAS, the CITY desires to engage a qualified and experienced consulting firm to furnish professional services for:

Project Title

and,

WHEREAS, the CONSULTANT has represented to the CITY that it is experienced and qualified to provide the services contained herein and the CITY has relied upon such representation.

NOW, THEREFORE, in consideration of the mutual promises and covenant herein contained, it is agreed by and between the CITY and the CONSULTANT that:



GENERAL PROVISIONS

CONSULTANT has agreed, in this Agreement with CITY to procure the services of licensed design professionals, to provide the engineering services required to provide professional engineering and design services for the Project in accordance with the requirements as outlined in and attached as Attachment A – Scope of Services and other relevant data defining the Project.

CONSULTANT COORDINATION

The CONSULTANT shall cooperate fully with all municipalities, local government officials, utility companies, and other consultants as directed by the CITY. CONSULTANT and all relevant parties agree to work together on the basis of trust, good faith and fair dealing, and shall take actions reasonably necessary to enable each other to perform this Agreement in a timely, efficient and economical manner. All parties agree to cooperate in a manner consistent with good design practice and will exercise the degree of skill and diligence normally employed by professional engineers or consultants practicing under similar conditions. CONSULTANT will re-perform any services not meeting this standard without additional compensation.

AMENDMENTS TO AGREEMENT

Every amendment to the Scope of Services shall become and is hereby made a part of this Agreement. Amendments must be fully executed by both the CONSULTANT and CITY to be valid.

REDUCTION IN REQUIRED SERVICES

If reductions in the required services are ordered by CITY, the credits shall be the amounts for such services as described in subsequently executed Amendments to this Agreement, and no claim for damages for anticipated profits shall accrue to the CONSULTANT.

DATE CHANGES

If in this Agreement specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided and if such periods of time or dates are changed through no fault of CONSULTANT, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment.

AGREEMENT MODIFICATIONS

This Agreement shall not be modified except by a duly executed Amendment hereto in writing under the hands and seals of both parties hereto.

TIME OF COMPLETION

The time of completion shall be as described in the schedule attached hereto as Attachment D - Schedule.



This Agreement shall terminate immediately and absolutely at such time as appropriated and otherwise obligated funds are no longer available to satisfy the obligations of the CONSULTANT on behalf of the CITY under this Agreement. However, CONSULTANT will be compensated for all work prior to termination of contract even if the CITY has obligated the funds to other projects.

PROJECT PROGRESS

CONSULTANT'S services and compensation under this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion.

LITIGATION

Nothing in this Agreement shall be construed as obligating the CONSULTANT to appear, support, prepare, document, bring, defend or assist in litigation either undertaken or defended in behalf of the CITY except in consideration of compensation. All such services required or requested of CONSULTANT by the CITY except suits or claims between the parties to this Agreement will be reimbursed as additional services.

BINDINGS

It is further agreed that the CITY and CONSULTANT each binds itself and themselves, its or their successors, executors, administrators and assigns to the other party to this Agreement and to its or their successors, executors and assigns in respect to all covenants of this Agreement. Except as above, neither CITY nor the CONSULTANT shall assign, sublet or transfer its or their interest in this Agreement without prior written consent of the other party hereto.

EXTENT OF THE AGREEMENT

This Agreement represents the entire agreement between CITY and CONSULTANT and supersedes all prior negotiations, representations and agreements, either written or oral.



DEFINITIONS

Wherever used in this Agreement, whether in the singular or in the plural, the following terms shall have the following meanings:

Agreement Execution - means the date on which CONSULTANT executes and enters into an Agreement with CITY to perform the Work.

Agreement Price - means the total monies, adjusted in accordance with any provision herein, payable to the CONSULTANT under this Agreement.

CITY - means a legal entity AUGUSTA, Georgia, a political subdivision of the State of Georgia.

CONSULTANT - means the party or parties contracting directly with the CITY to perform Work pursuant to this Agreement.

Contract - means the Agreement Documents specifically identified and incorporated herein by reference.

Contract Time - means the period of time stated in this Agreement for the completion of the Work.

Subcontractor - means any person, firm, partnership, joint venture, company, corporation, or entity having a contractual agreement with CONSULTANT or with any of its subcontractors at any tier to provide a part of the Work called for by this Agreement.

Supplemental Agreement - means a written order to CONSULTANT signed by CITY and accepted by CONSULTANT, effecting an addition, deletion or revision in the Work, or an adjustment in the Agreement Price or the Contract Time, issued after execution of this Agreement.

Task Order - means a written order specifying a Scope of Services, time of completion and compensation limit for services being provided by CONSULTANT. Task Orders shall be incorporated by reference as part of the Supplemental Conditions of this Agreement.

Work - means any and all obligations, duties and responsibilities, including furnishing equipment, engineering, design, workmanship, labor and any other services or things necessary to the successful completion of the Project, assigned to or undertaken by CONSULTANT under this Agreement.



CONTRACT DOCUMENTS

List of Documents

The Agreement, the General Conditions, the Attachments, and any Supplemental Agreements, including Task Orders shall constitute the Agreement Documents (the “Agreement”).

Conflict and Precedence

The Agreement Documents are complementary, and what is called for by one is as binding as if called for by all. In the event there are any conflicting provisions or requirements in the component parts of this Agreement, the several Agreement Documents shall take precedence in the following order:

1. Agreement - Including Attachments
2. General Conditions
3. Supplemental Conditions - Including Task Orders

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GENERAL CONDITIONS

1. COMMENCEMENT OF WORK

The performance of services as defined in the Prime Agreement between CONSULTANT and the CITY, and herein described in this Agreement as Attachment A shall be commenced upon receipt by the CONSULTANT of a written Notice To Proceed. The effective date of services shall be defined in the Notice To Proceed.

2. PROFESSIONAL STANDARDS

The standard of care for all services performed or furnished by CONSULTANT under this Agreement will be the level of care and that is ordinarily used by members of CONSULTANT’S profession practicing under similar conditions.

3. CHANGES AND EXTRA WORK

The CITY may, at any time, request changes in the work to be performed hereunder. All such changes, including any increase or decrease in the amount of the CONSULTANT’S compensation, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated in written Supplemental Agreements to the Agreement.

Changes that involve an increase in the compensation shall be considered major, and require the approval of the CITY.

4. PERSONNEL

The CONSULTANT represents that it has secured or will secure, at its own expense, all personnel necessary to complete this Agreement; none of whom shall be employees of, or have any contractual relationship with, the CITY. All of the services required hereunder will be performed by the CONSULTANT under its supervision, and all personnel engaged in the work shall be qualified and shall be authorized or permitted under law to perform such services.

All key professional personnel, including subcontractors, engaged in performing services for the CONSULTANT under this agreement are indicated in a personnel listing attached hereto as Attachment C - Listing of Key Personnel and incorporate herein by reference. No changes or substitution shall be permitted in the CONSULTANT’S Key Personnel without the prior written approval of the CITY or his designee.

The CONSULTANT shall employ only persons duly registered in the appropriate category in responsible charge of supervision and design of the work. The CONSULTANT shall endorse all reports, contract plans, and survey data. Such endorsements shall be made by a person duly registered in the appropriate category by the Georgia State Board of Registration for Professional Engineers and Land Surveyors, being in the full employ of the CONSULTANT and responsible for the work prescribed by this Agreement.



5. ACCURACY OF WORK

The CONSULTANT shall be responsible for the accuracy of the work and shall promptly correct errors and omissions in its plans and specifications without additional compensation. The CONSULTANT shall give immediate attention to these changes so there will be a minimum of delay to others.

Acceptance of the work by the CITY will not relieve the CONSULTANT of the responsibility for subsequent correction of any errors and the clarification of any ambiguities.

6. CONFIDENTIALITY

The CONSULTANT agrees that its conclusions and any reports are for the confidential use and information of the CITY and that it will not disclose its conclusions in whole or in part to any persons whatsoever, other than to submit its written documentation to the CITY, and will only discuss the same with it or its authorized representatives. Upon completion of this Agreement term, all documents, drawings, reports, maps, data and studies prepared by the CONSULTANT pursuant thereto shall become the property of the CITY and be delivered thereto.

Articles, papers, bulletins, reports, or other materials reporting the plans, progress, analyses, or results and findings of the work conducted under this Agreement shall not be presented publicly or published without prior approval in writing of the CITY.

It is further agreed that if any information concerning the PROJECT, should be released by the CONSULTANT without prior approval from the CITY, the release of same shall constitute grounds for termination of this Agreement without indemnity to the CONSULTANT, but should any such information be released by the CITY or by the CONSULTANT with such prior approval, the same shall be regarded as public information and no longer subject to the restrictions of this Agreement.

7. OPEN RECORDS

CONSULTANT acknowledge that all records relating to this Agreement and the services to be provided under the contract may be a public record subject to Georgia's Open Records Act (O.C.G.A. § 50-18-70, et seq.). CONSULTANT shall cooperate fully in responding to such request and making all records, not exempt, available for inspection and copying as provided by law.

8. JURISDICTION

The law of the State of Georgia shall govern the CONTRACT between CITY and CONSULTANT with regard to its interpretation and performance, and any other claims related to this agreement.

All claims, disputes and other matters in question between CITY and CONSULTANT arising out of or relating to the Agreement, or the breach thereof, shall be decided in the Superior Court of Richmond County, Georgia. The CONSULTANT, by executing this Agreement, specifically consents to jurisdiction and venue in Richmond County and waives any right to contest the jurisdiction and venue in the Superior Court of Richmond County, Georgia.

9. TERMINATION OF AGREEMENT FOR CAUSE



If through any cause, the CONSULTANT shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the CONSULTANT shall violate any of the covenants, agreements or stipulations of this Agreement, CONSULTANT will be given the opportunity to commence correction of obligation within 5 days of written notice and diligently complete the correction thereafter. Failure to maintain the scheduled level of effort as proposed and prescribed, or deviation from the aforesaid schedule without prior approval of the CITY, shall constitute cause for termination. The CITY shall thereupon have the right to terminate this Agreement by giving written notice to the CONSULTANT of such termination, and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, maps, data, studies, work papers and reports prepared by the CONSULTANT under this Agreement shall become the property of the CITY, and the CONSULTANT shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents, as mutually agreed by the CITY and CONSULTANT.

10. TERMINATION FOR CONVENIENCE OF THE CITY

The CITY may terminate this contract in part or in whole upon written notice to the CONSULTANT. The CONSULTANT shall be paid for any validated services under this Contract up to the time of termination.

11. COORDINATION AND COOPERATION WITH OTHER UTILITIES AND CONSULTANTS

CONSULTANT shall thoroughly research all utility records to identify the existing facilities on the submitted roadway plans for avoidance, or resolution, of conflicts with the proposed Scope of Services.

If the CITY undertakes or awards other contracts for additional related work, the CONSULTANT shall fully cooperate with such other CONSULTANTS and the CITY employees or appointed committee(s), and carefully fit its own work to such additional work as may be directed by the CITY. The CONSULTANT shall not commit or permit any act which will interfere with the performance of work by any other CONSULTANT or by CITY employees.

12. COVENANT AGAINST CONTINGENT FEES

The CONSULTANT warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by CONSULTANT for the purpose of securing business and that the CONSULTANT has not received any non-CITY fee related to this Agreement without the prior written consent of the CITY. For breach or violation of this warranty, the CITY shall have the right to annul this Agreement without liability or at its discretion to deduct from the Agreement Price of consideration the full amount of such commission, percentage, brokerage or contingent fee.

13. RESPONSIBILITY FOR CLAIMS AND LIABILITY



The CONSULTANT shall be responsible for any and all damages to properties or persons caused by its employees, subcontractors, or agents, and shall hold harmless the CITY, its officers, agents and employees from all suits, claims, actions or damages of any nature whatsoever to the extent found to be resulting from the CONSULTANT, its subcontracts, or agent in the negligent performance or non-performance of work under this Agreement. These indemnities shall not be limited by reason of the listing of any insurance coverage.

14. INSURANCE

The CONSULTANT shall, at all times that this Agreement is in effect, cause to be maintained in force and effect an insurance policy(s) that will ensure and indemnify the CITY against liability or financial loss resulting from injuries occurring to persons or property or occurring as a result of any negligent error, act, or omission of the CONSULTANT in performance of the work during the term of this Agreement.

The CONSULTANT shall provide, at all times that this agreement is in effect, Worker's Compensation insurance in accordance with the laws of the State of Georgia.

The CONSULTANT shall provide, at all times that this Agreement is in effect, Insurance with limits of not less than:

- A. Workmen's Compensation Insurance - in accordance with the laws of the State of Georgia.
- B. Public Liability Insurance - in an amount of not less than One Million (\$1,000,000) Dollars for injuries, including those resulting in death to any one person, and in an amount of not less than One Million (\$1,000,000) Dollars on account of any one occurrence.
- C. Property Damage Insurance - in an amount of not less than One Million (\$1,000,000) Dollars from damages on account of an occurrence, with an aggregate limit of One Million (\$1,000,000) Dollars.
- D. Valuable Papers Insurance - in an amount sufficient to assure the restoration of any plans, drawings, field notes, or other similar data relating to the work covered by the Project.
- E. Professional Liability Insurance - in an amount of not less than One Million (\$1,000,000) Dollars or an amount that correlates to the aggregate fee on the project should it exceed \$1,000,000.

CITY will be named as an additional insured with respect to CONSULTANT's liabilities hereunder in insurance coverage's identified in items (b) and (c).

The policies shall be written by a responsible company(s), to be approved by the CITY, and shall be noncancellable except on thirty-(30) days' written notice to the CITY. Such policies shall name the CITY as co-insured, except for worker's compensation and professional liability policies, and a copy of such policy or a certificate of insurance shall be filed with the Director at the time of the execution of this Agreement.

15. PROHIBITED INTERESTS



15.1 Conflict of Interest: The CONSULTANT agrees that it presently has no interest and shall acquire no interest, direct or indirect, that would conflict in any manner or degree with the performance of its services hereunder. The CONSULTANT further agrees that, in the performance of the Agreement, no person having such interest shall be employed.

15.2 Interest of Public Officials: No member, officer, or employee of the CITY during his tenure or for one year thereafter, shall have any interest, direct or indirect, in this Agreement or the proceeds thereof.

15.3 Employment of CITY's Personnel: The CONSULTANT shall not employ any person or persons in the employ of the CITY for any work required by the terms of the Agreement, without the written permission of the CITY except as may otherwise be provided for herein.

16. SUBCONTRACTING

The CONSULTANT shall not subcontract any part of the work covered by this Agreement or permit subcontracted work to be further subcontracted without the CITY's prior written approval of the subcontractor.

All subcontracts in the amount of \$5,000 or more shall include, where possible, the provisions set forth in this Agreement.

17. ASSIGNABILITY

The CONSULTANT shall not assign or transfer whether by an assignment or novation, any of its rights, obligations, benefits, liabilities or other interest under this Agreement without the written consent of the CITY.

18. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this Agreement, the CONSULTANT agrees as follows: (1) the CONSULTANT will not discriminate against any employee or applicant for employment because of race, creed, color, sex or national origin; (2) the CONSULTANT will, in all solicitations or advertisements for employees placed by qualified applicants, receive consideration for employment without regard to race, creed, color, sex or national origin; (3) the CONSULTANT will cause the foregoing provisions to be inserted in all subcontracts for any work covered by the Agreement so that such provision will be binding upon each subcontractor, provided that the foregoing provision shall not apply to contracts or subcontracts for standard commercial supplies of raw materials.

19. DRUG FREE WORK PLACE

CONSULTANT shall be responsible for insuring that its employees shall not be involved in any manner with the unlawful manufacture, distribution, dispensation, possession, sale or use of a controlled substance in the workplace. For purposes of the policy, "workplace" is defined as CITY owned or leased property, vehicles, and project or client site. Any violation of the prohibitions may result in discipline and/or immediate discharge.



CONSULTANT shall notify the appropriate federal agencies of an employee who has a criminal drug statute conviction for workplace violation.

CONSULTANT may require drug or alcohol testing of employees when contractually or legally obligated, or when good business practices would dictate.

20. ANTI-KICKBACK CLAUSE

Salaries of architects, drafters, engineer's, and technicians performing work under this Agreement shall be paid unconditionally and not less often than once a month without deduction or rebate on any account except only such payroll deductions as are mandatory by law. The CONSULTANT hereby promises to comply with all applicable "Anti-kickback" laws, and shall insert appropriate provisions in all subcontracts covering work under this Agreement.

21. AUDITS AND INSPECTORS

At any time during normal business hours and as often as the CITY may deem necessary, the CONSULTANT shall make available to the CITY and/or audit representatives of the CITY for examination all of its records with respect to all matters covered by this Agreement. It shall also permit the CITY and/or representatives of the audit, examine and make copies, excerpts or transcripts from such records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

The CONSULTANT shall maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred on the Project and used in support of its proposal and shall make such material available at all reasonable times during the period of the Agreement, and for three years from the date of final payment under the Agreement, for inspection by the CITY or any reviewing agencies, and copies thereof shall be furnished upon request at cost plus 10%. The CONSULTANT agrees that the provisions of this Article shall be included in any Agreements it may make with any subcontractor, assignee, or transferee.

22. OWNERSHIP, PUBLICATION, REPRODUCTION AND USE

All documents and materials prepared as an instrument of service pursuant to this Agreement are the property of the CITY. The CITY shall have the unrestricted authority to publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data, maps, or other materials prepared under this Agreement without according credit of authorship. The CITY shall hold harmless the CONSULTANT against all claims arising out of such use of documents and materials without the CONSULTANT's knowledge and written consent.

23. VERBAL AGREEMENT OR CONVERSATION

No verbal agreement or conversation with any officer, agent, or employee of the CITY, either before, during, or after the execution of this Agreement, shall affect or modify any of the terms or obligations herein contained, nor shall such verbal agreement or conversation entitle the CONSULTANT to any additional payment whatsoever under the terms for this Agreement. All changes to this Agreement shall be in writing and appended hereto as prescribed in Article 3 above.



24. INDEPENDENT CONTRACTOR

The CONSULTANT shall perform the services under this Agreement as an independent contractor and nothing contained herein shall be construed to be inconsistent with this relationship or status. Nothing in this Agreement shall be interpreted or construed to constitute the CONSULTANT or any of its agents or employees to be the agent, employee, or representative of the CITY.

25. NOTICES

All notices shall be in writing and delivered in person or transmitted by certified mail, postage prepaid. Notices shall be addressed as follows:

CITY:
ADMINISTRATOR
AUGUSTA, GEORGIA
535 Telfair St., Suite 910
Augusta, GA 30911

CONSULTANT:

Copy to:
DIRECTOR
AUGUSTA UTILITIES DEPARTMENT
452 Walker Street; Suite 200
Augusta, GA 30901

26. TEMPORARY SUSPENSION OR DELAY OF PERFORMANCE OF CONTRACT

To the extent that it does not alter the scope of this agreement, Augusta, GA may unilaterally order a temporary stopping of the work, or delaying of the work to be performed by CONSULTANT under this agreement.

27. DEFECTIVE PRICING

To the extent that the pricing provided by CONSULTANT is erroneous and defective, the parties may, by agreement, correct pricing errors to reflect the intent of the parties.

28. SPECIFIED EXCUSES FOR DELAY OR NON-PERFORMANCE

CONSULTANT is not responsible for delay in performance caused by hurricanes, tornadoes, floods, and other severe and unexpected acts of nature. In any such event, the contract price and schedule shall be equitably adjusted.

29. HOLD HARMLESS

Except as otherwise provided in this agreement, CONSULTANT shall indemnify and hold harmless Augusta, GA, and its employees and agents from and against all liabilities, claims, suits,



demands, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from the negligent performance of its Work.

30. GEORGIA PROMPT PAY ACT NOT APPLICABLE

The terms of this agreement supersede any and all provisions of the Georgia Prompt Pay Act.

31. RIGHT TO INSPECT PREMISES

Augusta, Georgia may, at reasonable times, inspect the part of the plant, place of business, or work site of CONSULTANT or any subcontractor of CONSULTANT or subunit thereof which is pertinent to the performance of any contract awarded or to be awarded by Augusta, Georgia.

32. E-VERIFY

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.

33. LOCAL SMALL BUSINESS LANGUAGE

In accordance with Chapter 10B of the AUGUSTA, GA. CODE, Contractor expressly agrees to collect and maintain all records necessary to for Augusta, Georgia to evaluate the effectiveness of its Local Small Business Opportunity Program and to make such records available to Augusta, Georgia. The requirements of the Local Small Business Opportunity Program can be found at www.augustaga.gov. In accordance with AUGUSTA, GA. CODE § 1-10-129(d)(7), for all contracts where a local small business goal has been established, the contractor is required to provide local small business utilization reports. Contractor shall report to Augusta, Georgia the total dollars paid to each local small business on each contract, and shall provide such payment affidavits, regarding payment to subcontractors as may be requested by Augusta, Georgia. Such documents shall be in the format specified by the Director of minority and small business opportunities, and shall be submitted at such times as required by Augusta, Georgia. Failure to provide such reports within the time period specified by Augusta, Georgia shall entitle Augusta, Georgia to exercise any of the remedies set forth, including but not limited to, withholding payment from the contractor and/or collecting liquidated damages.



34. ACKNOWLEDGEMENT

"Consultant 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, Consultant is deemed to possess knowledge concerning Augusta, Georgia's ability to assume contractual obligations and the consequences of Consultant'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 Consultant may be precluded from recovering payment for such unauthorized goods or services. Accordingly, Consultant agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if the Consultant 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 Consultant. Consultant 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." This acknowledgement shall be a mandatory provision in all Augusta, Georgia contracts for goods and services, except revenue producing contracts.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, said parties have hereunto set their seals the day and year written below:

CITY:

AUGUSTA, GEORGIA (CITY)

BY: _____

PRINTED NAME: Garnett L. Johnson

AS ITS: MAYOR

CONSULTANT:

BY: _____

PRINTED NAME: _____

AS ITS: Principal

ATTEST CLERK:

PRINTED NAME: Lena J. Bonner

AS ITS: Clerk of Commission

DATE: _____

ATTEST:

PRINTED NAME: _____

AS ITS: Principal

DATE: _____

Copy To:

DIRECTOR
AUGUSTA UTILITIES DEPARTMENT
452 Walker Street, Suite 200
Augusta, GA 30901

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CONSULTANT’S RESPONSIBILITIES

CONSULTANT , in order to determine the requirements of the Project, shall review the information in Attachment A – Scope of Services. CONSULTANT shall review its understanding of the Project requirements with CITY and shall advise CITY of additional data or services which are not a part of CONSULTANT’s services, if any, necessary for design to begin.

PROJECT UNDERSTANDING

Upon request from the CONSULTANT, CITY may provide all criteria and full information as to CITY's and CONSULTANT'S requirements for this part of the project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations. CONSULTANT may request from the CITY to furnish data, reports, surveys, and other materials that may be relied upon in performing CONSULTANT'S services.

REVIEW OF WORK

Authorized representatives of the CITY may at all reasonable times review and inspect the project activities and data collected under the Agreement and amendments thereto. All reports, drawings, studies, specifications, estimates, maps and computation prepared by or for the CITY in association with this Agreement shall be subject to review.

The CITY may at any time request progress reports, prints or copies of any work performed under this Agreement. Refusal by the CONSULTANT to submit progress reports and/or plans shall be cause to withhold payment to the CONSULTANT until the CONSULTANT complies with the CITY’s request in the regard.

The CITY’s review recommendations shall be incorporated into the plans by the CONSULTANT.

CONSULTANT'S INSURANCE

CONSULTANT will maintain throughout this AGREEMENT the following insurance limits as specified in General Condition 14 – Insurance.



CITY'S RESPONSIBILITIES

CITY-FURNISHED DATA

CITY will provide to CONSULTANT all data in CITY's possession relating to CONSULTANT's services on the PROJECT. CONSULTANT will reasonably rely upon the accuracy, timeliness, and completeness of the information provided by CITY.

RIGHT TO ENTER

The CONSULTANT will notify all property owners or occupants of the intent to enter properties for the purpose of accomplishing work in accordance with the practices of the CITY. The CONSULTANT shall discuss with and receive approval from the CITY prior to sending notices of intent to enter private property. Upon request by the CONSULTANT, the CITY will provide the necessary documents identifying the CONSULTANT as being in the employ CITY for the purpose described in the Agreement.

ADVERTISEMENTS, PERMITS, AND ACCESS

Unless otherwise agreed to in the Scope of Services, CITY will obtain, arrange, and pay for all advertisements for bids; permits and licenses required by local, state, or federal authorities; and land, easements, rights-of-way, and access necessary for CONSULTANT's services or PROJECT construction.

TIMELY REVIEW

CITY will examine CONSULTANT's studies, reports, sketches, drawings, specifications, proposals, and other documents; obtain advice of an attorney, insurance counselor, accountant, auditor, bond and financial advisors, and other consultants as CITY deems appropriate; and render in writing decisions required by CITY in a timely manner.

PROMPT NOTICE

CITY will give prompt written notice to CONSULTANT whenever CITY observes or becomes aware of any development that affects the scope or timing of CONSULTANT's Services, or of any defect in the work of CONSULTANT or construction contractors.

CITY'S INSURANCE

CITY will maintain property insurance on all pre-existing physical facilities associated in any way with the PROJECT.

LITIGATION ASSISTANCE

The Scope of Services does not include costs of CONSULTANT for required or requested assistance to support, prepare, document, bring, defend, or assist in litigation undertaken or defended by CITY. All such Services required or requested of CONSULTANT by CITY, except for suits or claims between the parties to this AGREEMENT, will be reimbursed as additional services.



ATTACHMENT A - SCOPE OF SERVICES

Please see the attached JLA proposal for this item.

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ATTACHMENT B - COMPENSATION

The CITY shall compensate the CONSULTANT for services, which have been authorized by the CITY under the terms of this Agreement.

The CONSULTANT may submit to the CITY a monthly invoice, in a form acceptable to the CITY and accompanied by all support documentation requested by the CITY, for payment for the services, which were completed during the billing period. The CITY shall review for approval said invoices. The CITY shall have the right to reject payment of any invoice or part thereof if not properly supported, or if the costs requested or a part thereof, as determined solely by the CITY, are unreasonably in excess of the actual phase of completion of each phase. The CITY shall pay each such invoice or portion thereof as approved, provided that the approval or payment of any such invoice shall not be considered to be evidence of performance by the CONSULTANT to the point indicated by such invoice, or of receipt of acceptance by the CITY of the service covered by such invoice. The CITY shall pay any undisputed items contained in such invoices.

Each invoice shall be accompanied by a letter progress report describing the total work accomplished for each phase and any problems, which have been encountered, which may inhibit execution of the work. The CONSULTANT shall also submit an accurate updated schedule, and an itemized description of the percentage of total work completed for each phase during the billing period.

When the CITY authorizes the CONSULTANT to proceed with the work authorized in a Task Order, it agrees to pay the CONSULTANT for work completed, on the basis of the standard billing rates shown in Attachment B to the Contract of those principals and employees engaged directly on the work.

Compensation for design services shall be invoices based on the sum of all actual costs incurred in the performance of the work, including all direct, payroll, overall and profit cost in an amount not-to-exceed the compensation set forth in the terms of the Agreement or any authorized Task Order. All invoices submitted by the CONSULTANT shall be detailed to reflect incurred expenses, labor hours and costs by authorized Task.

Overtime may be performed at the discretion of the CONSULTANT, but the premium time portion of the overtime will not be billed to the CITY unless the CONSULTANT has requested acceleration of the scheduled work in writing.



ATTACHMENT C - LISTING OF KEY PERSONNEL

CONSULTANT shall provide qualified personnel to perform its work. The list of key personnel below, including a designated Program Manager will not change or be reassigned without the written approval of the CITY. Those personnel committed for this work are as follows:

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ATTACHMENT D - SCHEDULE FOR PERFORMANCE

The term of services will be one year, with the start and end date issues in the Notice to Proceed. Augusta has the option to renew the agreement annually for the duration of four (4) additional one-year terms.

Please see the attached JLA proposal for this item.

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CONSULTANT SERVICES

As a part of this Agreement the CONSULTANT agrees to furnish the following checked items (CONSULTANT to initial in the space provided acknowledging responsibility to furnish said item).

Prior to Authorization To Proceed:

- Detailed Scope of Services based upon Schedule A of this Agreement to be submitted with Cost Proposal clearly defining the CONSULTANT'S understanding of the project limits, design objectives and CONSULTANT'S services to be provided.
- Cost Proposal that will include cost of surveying, design, preparation of construction plans and specifications, and other services requested in the CITY'S Request for Proposal.
- Schedule for submittal of review documents at 30%, 60%, and 90% completion; and final documents.

Prior to submitting 30% review documents:

- Locate all existing utilities using available information collected by the CONSULTANT. The CITY will furnish available information on water and sewer locations however the CONSULTANT must verify to CITY'S satisfaction.
- Provide CITY with information on the project site(s), including the following:
 - Past and present use of the land (specifically identify any landfilling activities in the area); identify any nearby designated wetlands
 - Soil type(s)
 - Boring results when required by CONSULTANT for new facilities or where depth of line and existing site conditions warrant.
 - Brief description of the area (e.g., residential, commercial, industrial) including general slope of the land, and whether trees, signs, etc. will be in conflict with the new facilities. Include number of properties affected and number of easements required with property owners identified
 - Identification of potential problems in meeting design objectives.
- Site Plan (If Required)

Throughout project:

- Prepare printed responses to comments received from the CITY following reviews.
- Provide the necessary plats for easement acquisition and DOT/other permit application.
- Prepare Public Works/DOT/Other permit applications for signature by the CITY.
- Prepare and submit plans to EPD for review and approval when required.



- Prepare plans and specifications, using *Augusta Utilities Design Standards and Specifications (latest version)*. Specifications must mirror that provided by the CITY.
- Prepare construction cost estimates at each review stage, 30%, 60%, 90%, and with the submittal of Final documents. Provide cost breakdown for any items to be lump sum in the construction contract.

Upon completion of design:

- Coordinate with the City Procurement Department to advertise the project.
- Fax bid information to CITY.
- Attend the Pre-Bid Meeting as a technical reference to the CITY.
- Prepare letter of recommendation for award of the contract.
- Develop conformed contract documents and forward to the CITY for execution.
- Attend the pre-construction meeting as a technical reference to the CITY.
- Provide clarification related to the plans/specifications throughout design and construction.
- Provide record drawings at completion of the project electronically, per the *Utilities Design Standards and Specifications (latest version)*.
- Provide Services During Construction as follows:
 - Attend project meetings as scheduled by the CITY
 - Recommend design changes as field conflicts arise (site visits may be required)
 - Review and approval of pay requests from the construction Contractor (line of communication will be construction contractor to resident observer to CONSULTANT to CITY)
 - Provide clarification of plans and specifications throughout construction
 - Revise/update plans and/or easement plats as changes occur that require resubmittal to DOT/other agencies.

AUGUSTA UTILITIES DEPARTMENT

CONSULTANT

BY: _____

BY: _____

PRINTED NAME: _____

PRINTED NAME: _____

TITLE: DIRECTOR _____

TITLE: Principal _____

DATE: _____

DATE: _____



ADDITIONAL SERVICES:

1. Revisions to the plans/contract documents to extend the limits of the project after this AGREEMENT has been executed by the CITY.
2. Revisions due to incorrect locations of existing utilities by the CONSULTANT (i.e., correct location given by CITY, incorrectly marked on plans by engineer) will be the responsibility of the CONSULTANT. Other revisions required by the CITY, DOT, EPD, or other government agency at their request will be considered an additional service.
3. Out-of-town meetings or conferences required of the CONSULTANT by the CITY.
4. Other not described above, as approved by the CITY.

NOTE:

It is the responsibility of the CONSULTANT as contracted by the CITY to provide professional surveying and engineering services. It is expected that such professionals will operate in a manner which assures the interests of the common welfare, rather than in a manner which promotes their own financial gain. It is expected that such professionals will act as a faithful agent for the CITY as a client. It is the duty of the CONSULTANT to protect the safety, health and welfare of the public in the performance of their professional duties.

DRAFT



BEST AND FINAL FEE PROPOSAL

DRAFT



ARCHITECTS ♦ ENGINEERS ♦ LANDSCAPE ARCHITECTS

FEE AGREEMENT**DATE:** 4/23/2026**PROPOSAL #:** 061_R1
SENT BY: PHONE
 FAX
 EMAIL chendrix@augustaga.gov

To: Chad Hendrix
Assistant Director
Augusta Utilities Department
452 Walker St., Suite 200
Augusta, GA 30901
RE: AUD Mayo Road Sanitary Sewer**BY:** TREVOR WIMBERLY, P.E.
TIME FRAME: Design Phase - 150 Days from Notice to Proceed including required permitting (railroad and GDOT encroachment)
FEE ARRANGEMENT:**Design Phase**
Utility and Topographic Survey: \$ 8,500
Utility Design & Bid Documents: \$18,400
Lump Sum Total: \$26,900

Environmental Services: \$12,000 Hourly, Not to Exceed
Design Phase Total: \$38,900
Construction Phase
Bid Phase Services: \$ 5,500
Easement Plats: \$ 3,600
Construction Phase Services: \$ 6,100
Project Close-Out (As-builts): \$ 7,800
Total: \$23,000 Hourly, Not to Exceed
Total Purchase Order Amount: \$61,900

Estimated Reimbursables including permit fees, printing, mileage, etc. are not included in the Design Phase lump sum fee above. These and the Construction Phase services shall be billed per the attached fee schedule

SCOPE OF SERVICES:

- I. Project Scope:
 - A. Design a wastewater collection system to:
 1. Eliminate the existing sanitary lift station on Mayo Road by designing a gravity sanitary sewer from the nearest downstream extent of the AUD's existing sanitary sewer located on the south side of River Watch Parkway and the railroad tracks up to the existing lift station.
 2. The sanitary sewer will be sized to serve existing customers presently served by the lift station and additional areas tributary to the sewer.
 3. Eliminate the existing sanitary lift station for the restroom of Brookfield Park by designing a gravity sanitary sewer to connect to the new gravity sanitary sewer system for Mayo Road.
 - B. Total estimated length of sewer – approximately 1,500 LF.

II. Basic Professional Services and Compensation:

A. Engineering

1. Perform field survey for approximately 1,500 LF of sanitary sewer.
2. Prepare bid documents (constructions drawings and a bid tabulation).
3. Provide necessary permitting related to utility encroachments of right of ways.
4. Provide bid and limited construction phase services for the 1,500 LF of sanitary sewer.
5. Soil borings to provide an adequate representation of sub-surface conditions along anticipated sewer alignment to be completed by others

B. Easements:

1. Research and prepare up to 6 easement plats for permanent and/or temporary (construction) easements.
2. Work to be performed on a time and expense basis not to exceed \$3,600.
3. Work will be invoiced on a per unit basis for each property for \$600 per property.

C. Bid Documents - JLA will provide drawings and specifications, including the following front-end specifications in digital format for AUD/Procurement:

1. Index of Specifications
2. Instruction to Bidders
3. Bid Form
4. Agreement
5. Notice of Award
6. Notice to Proceed
7. Change Order
8. Bid Bonds
9. Performance and Payment Bonds
10. General Conditions
11. Supplementary Conditions
12. Special Conditions
13. Application for Payment
14. Certificate of Substantial Completion

D. Bid Phase Services:

1. Attend Pre-Bid Meeting.
2. Issue Addendum (if required).
3. Attend Bid Opening.
4. Provide Certified Bid Tabulation and letter of recommendation.

E. Construction Phase Services

1. Attend Pre-construction meeting
2. Review Submittals
3. Attend monthly contractor meetings and progress review
4. Respond to RFI's and field conflicts
5. Perform key inspections
6. Review pay requests
7. Participate in semi-final, final inspections and project acceptance.

F. Project Close-Out (As-builts):

1. Augusta-Richmond County requires as-built certification for permitted construction projects. This requirement involves an updated site survey of the completed project including constructed site hardscapes, stormwater infrastructure, utilities and as-built checklist all to be stamped and certified by a Professional Surveyor and Professional Engineer.

SPECIAL CONDITIONS:

- A. Environmental Services (if required, to be determined by the Local Issuing Authority): Wetland delineation associated with wetland encroachments and permitting and stream buffer variances associated with Waters of the State:
1. Stream Buffer Variance: Prepare documentation and complete application for stream buffer variance for encroachment into Waters of the State on a time and expense basis.
 2. Wetland Delineation and NWP 12 Application, if wetlands are encroached upon. Work to be performed includes:
 - a. Provide wetland and stream determination/delineation/location and USACE On-site Verification Meeting
 - b. If required, provide preliminary cultural resources and protected species survey and Nationwide Permit Application:
 - c. **Total Estimated Fee for Environmental Services: \$12,000**

Terms and Conditions

Johnson, Laschober & Associates P.C. (JLA) shall perform the services outlined in this agreement for the stated fee agreement.

Access to Site -- Unless otherwise stated, JLA will have access to the site for activities necessary for the performance of the services. JLA will take precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage.

Fee --The total fee, except stated lump sum, shall be understood to be an estimate, based upon Scope of Services, and shall not be exceeded by more than ten percent, without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered.

Billings/Payments -- Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoices shall be considered PAST DUE if not paid within 30 days after the invoice date and JLA may, without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

Indemnifications -- The Client shall indemnify and hold harmless JLA and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorneys' fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except JLA) or anyone for whose acts any of them may be liable.

Hidden Conditions -- A hidden condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If JLA has reason to believe that such a condition may exist JLA shall notify the client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the client fails to authorize such investigation or correction after due notification, or (2) JLA has no reason to believe that such a condition exists, the client is responsible for all risks associated with this condition, JLA shall not be responsible for the existing condition nor any resulting damages to persons or property.

Risk Allocation -- In recognition of the relative risks, rewards and benefits of the project to both the Client and JLA, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, JLA's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of JLA's fee or other amount agreed upon when added under Special Conditions. Such causes include, but are not limited to JLA's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Jobsite Safety -- Neither the professional activates of JLA, nor the presence of JLA or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties, and responsibilities including but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. JLA and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, JLA, and the Consultant's subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance.

Termination of Services -- This agreement may be terminated upon 10 days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay JLA for all services, rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership Documents -- All documents produced by JLA under this agreement shall remain the property of JLA and may not be used by this Client for any other endeavor without the written consent of JLA.

Applicable Law -- Unless otherwise specified, this agreement shall be governed by the laws of the principal place of business of JLA.

Johnson, Laschober & Associates, P.C.:

Accepted by **Augusta Utilities Department:**

(signature)

(signature)

(printed name/title)

(printed name/title)

Billing Address: _____

(executed agreement date)



FEE SCHEDULE

Effective September 1, 2025

<u>Description</u>	<u>Billing Class</u>	<u>Hourly Fee</u>
Sr. Project Manager	Sr. Associate III	\$ 255
Sr. Engineer/Project Manager	Sr. Associate II	\$ 225
Sr. Engineer/Sr. Architect	Professional XII	\$ 215
Engineer/Project Manager	Professional XI	\$ 190
Engineer/Project Manager	Professional X	\$ 185
Engineer – Level IX	Professional IX	\$ 170
Landscape Architect – Level VIII	Professional VIII	\$ 155
Engineer – Level VII	Professional VII	\$ 150
Engineer – Level VI	Professional VI	\$ 135
Interior Designer – Level VI	Professional VI	\$ 135
Engineer – Level V	Professional V	\$ 125
Landscape Architect – Level V	Professional V	\$ 125
Engineer – Level IV	Professional IV	\$ 115
Engineer – Level III	Professional III	\$ 112
Landscape Architect -- Level II	Professional II	\$ 110
Engineer – Level I	Professional I	\$ 105
Architect – Level I	Professional I	\$ 105
Sr. Designer – Level II	Technician VI	\$ 135
Sr. Designer – Level I	Technician V	\$ 125
Designer/CAD Operator	Technician IV	\$ 105
CAD Operator – Level III	Technician III	\$ 95
CAD Operator – Level II	Technician II	\$ 85
CAD Operator – Level I	Technician I	\$ 75
Accountant – Level III	Support Staff III	\$ 150
Administration – Level II	Support Staff II	\$ 100

EXPENSES.....

Printing & Shipping/Postage cost + 15%
 Mileagecurrent IRS rate
All Sub-consultant services marked up 15%



MEMO

Memo No: 001

Date: 4/16/2026

To: John DeRosa (AUD)

Job #: PZL 061

From: TREVOR WIMBERLY, P.E.

Subject: AUD Mayo Road Sanitary Sewer Extension

The following is the estimated design schedule for the subject project:

Milestone	Duration (weeks)	Start	End
Mayo Road Sanitary Sewer	26	5/4/26	11/5/26
Topographic Survey	4	5/4/26	6/1/26
Preliminary Design Submission	4	6/2/26	6/30/26
Railroad Permit Submission & Review	8	7/1/26	8/26/26
100% ARC Submission & Review	8	7/15/26	9/9/26
GDOT Permit Submission & Review	8	9/10/26	11/5/26
Issued for Bid Documents	TBD		

NOTE: Plan review times are estimates, times may vary.

cc: file



Public Safety Committee Meeting

Meeting Date: 4/28/26 1:05 PM

FY 26 Delinquency Prevention Supplemental Award Juvenile Court

Department: Juvenile Court

Presenter: Paige Ford

Caption: Motion to approve FY26 Delinquency Prevention Supplemental Grant award in the amount of \$8,000.

Background: Supplemental award increases the original grant award from \$42,000 to \$50,000.

Analysis: N/A

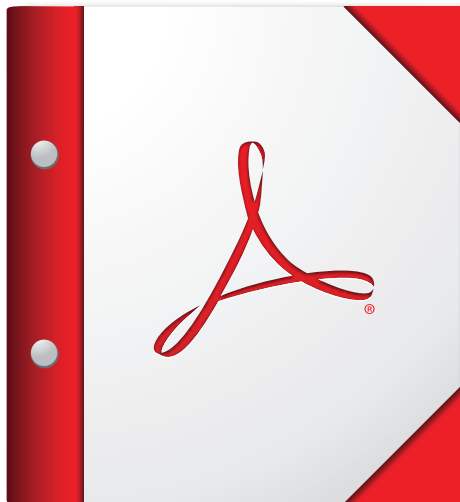
Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: Add \$8,000 to Delinquency Prevention GL 220022661

REVIEWED AND APPROVED BY: N/A



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AUGUSTA, GEORGIA New Grant Proposal/Application

Before a Department/agency may apply for the grant/award on behalf of Augusta Richmond County, they must first obtain approval signature from the Administrator and the Finance Director. The Administrator will obtain information on the grant program and requirements from the funding agency and review these for feasibility to determine if this grant/award will benefit Augusta Richmond County. The Finance Director will review the funding requirement to determine if the grant will fit within our budget structure and financial goals.

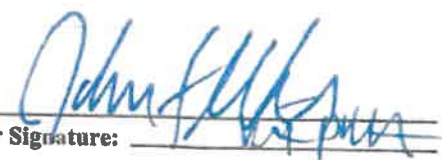

Proposal	Project No.	Project Title
PR000584	JUVENILE	DELIQUENCY PREVENTION CJCC FY 26

Requesting grant funds offered by the Criminal Justice Coordinating Council Delinquency Prevention. NO CASH MATCH.

Start Date: 10/01/2025	End Date: 09/30/2026	Juvenile Court	Cash Match?	N
Submit Date: 08/01/2025	Department: 022	42,000.00	Total Cash Match:	0.00
Total Budgeted Amount: 42,000.00	Total Funding Agency:			


Sponsor: GM0012	Criminal Justice Coord Co	Flow Thru ID:
Sponsor Type: S	State	
Purpose: 2	Serve Comm Juvenile Cts	

Type	ID	Name	Contacts	Phone
I	GMI028	Victoria Ford		(706)823-4424

<u>Type</u>	<u>By</u>	<u>Date</u>	Approvals
FA	J. FLYTHE	08/04/2025	Dept. Signature: 
			Grant Coordinator Signature: 

1.) I have reviewed the Grant application and enclosed materials and:


- Find the grant/award to be feasible to the needs of Augusta Richmond County
- Deny the request


Finance Director

15, September 2025
Date

2.) I have reviewed the Grant application and enclosed materials and:

- Approve the Department Agency to move forward with the application
- Deny the request


Administrator

9/17/2025
Date

This form will also be used to provide the external auditors with information on all grants for compliance and certification requirements as required by the State and Federal Government.

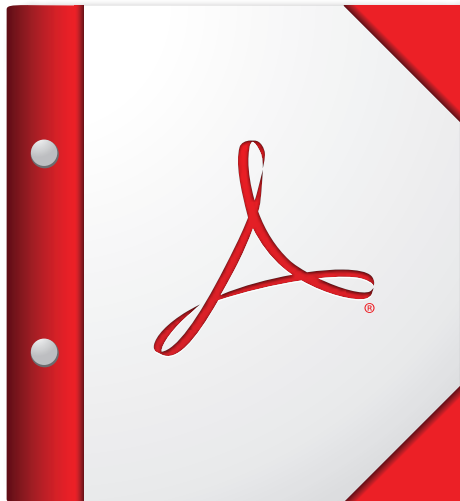


Public Safety Committee Meeting

Meeting Date: 4/28/26 1:05 PM

FY 26 CHINS Supplemental Award Juvenile Court

- Department:** Juvenile Court
- Presenter:** Paige Ford
- Caption:** Motion to approve FY26 CHINS Supplemental Grant award in the amount of \$25,000.
- Background:** Supplemental award increases the original grant award from \$100,000 to \$125,000.
- Analysis:** N/A
- Financial Impact:** N/A
- Alternatives:** N/A
- Recommendation:** N/A
- Funds are available in the following accounts:** Add \$25,000 to CHINS GL 220022668
- REVIEWED AND APPROVED BY:** N/A



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AUGUSTA, GEORGIA New Grant Proposal/Application

Before a Department/agency may apply for the grant/award on behalf of Augusta Richmond County, they must first obtain approval signature from the Administrator and the Finance Director. The Administrator will obtain information on the grant program and requirements from the funding agency and review these for feasibility to determine if this grant/award will benefit Augusta Richmond County. The Finance Director will review the funding requirement to determine if the grant will fit within our budget structure and financial goals.

Proposal **Project No.** **Project Title**
PR000585 JUVENILE CHINS CJCC GRANT FY26

Requesting grant funds offered by the Criminal Justice Coordinating Council CHINS grant solicitation. NO CASH MATCH.

Start Date: 10/01/2025 **End Date:** 09/30/2026
Submit Date: 08/01/2025 **Department:** 022 Juvenile Court **Cash Match?** N
Total Budgeted Amount: 100,000.00 **Total Funding Agency:** 100,000.00 **Total Cash Match:** 0.00

Sponsor: GM0012 Criminal Justice Coord Co
Sponsor Type: S State
Purpose: 2 Serve Comm Juvenile Cts **Flow Thru ID:**

Type	ID	Name	Contacts	Phone
I	GMI028	Victoria Ford		(706)823-4424

Type	By	Date	Approvals
FA	J. FLYTHE	08/04/2025	Dept. Signature:  Grant Coordinator Signature: _____

- 1.) I have reviewed the Grant application and enclosed materials and:
- Find the grant/award to be feasible to the needs of Augusta Richmond County
 - Deny the request

Finance Director 15 September 2025
Date

- 2.) I have reviewed the Grant application and enclosed materials and:
- Approve the Department Agency to move forward with the application
 - Deny the request

Administrator 9/17/2025
Date

This form will also be used to provide the external auditors with information on all grants for compliance and certification requirements as required by the State and Federal Government.



Meeting Name

Meeting Date: EnterTextHere

Item Name

Department: Information Technology

Presenter: Reggie Horne, CIO

Caption: Approve addition to the IT Citywide Policies and Procedures regarding Generative Artificial Intelligence

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: Approve addition to the IT Citywide Policies and Procedures regarding Generative Artificial Intelligence

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

Policy draft – Generative AI

1.17 Use of Generative AI

1.17.1 Generative AI Vision for the City of Augusta

Generative AI is a powerful tool that, when used responsibly, can improve employee output and workflow. Implementation of this technology, where applicable, is intended to empower our workforce, not replace it, ensuring human oversight remains at the core of every process. Through implementation with intent, the City of Augusta can responsibly leverage this technology to offer a high level of service to residents and businesses, positioning our city for long-term success.

1.17.2 Purpose

This policy establishes guidelines on how to safely use generative AI while allowing it in the workplace environments where it is applicable. The Information Technology Department will regularly review and update this policy to align with advances in technology. Elected Officials and Department Directors may establish additional provisions or more restrictive policies as needed, provided they do not conflict with this or any other policy.

1.17.3 Definitions

- **Generative Artificial Intelligence (Gen AI)** – The class of AI models that emulate the structure and characteristics of input data in order to generate derived synthetic content. This can include images, videos, audio, text, and other digital content. (*National Institute of Standards & Technology, NIST*)
- **Confabulation (AI hallucination)**- Refers to a phenomenon in which Generative AI systems generate and confidently present erroneous or false content in response to prompts. Confabulations also include generated outputs that diverge from the prompts or other input or that contradict previously generated statements in the same context. (*NIST sec. 2.2*)

AI bias – Refers to when data used to train the AI model is skewed to a majority. The Generative AI may not present the right answer, but instead the “most likely answer” as defined by its data set. Additionally, this leads the generative AI to often underrepresent minorities in its decision making and output. For example, when prompted to generate images of CEOs, doctors, lawyers, and judges, current text-to-image models underrepresent women and/or racial minorities, and people with disabilities. This bias can also affect the performance of the generative AI with different subgroups and languages (e.g., a Gen AI may perform less well for non-English languages or certain dialects).

Such disparities can contribute to discriminatory decision-making or amplification of existing societal biases. (*NIST sec. 2.6*)

1.17.4 Acceptable Use

Generative AI shall be used for appropriate business use only - that is, for the employee's job-related duties and responsibilities. This policy recognizes the specific definition of appropriate business use may differ among departments based on their mission and functions. Therefore, each department shall define appropriate business use and ensure employees are informed of their guidelines.

Any AI tools to be used on the City's network are subject to review and approval by the Information Technology Department. No AI tools should be procured, downloaded, or used without prior authorization.

Acceptable uses may include but are not limited to:

- General research using publicly available information
- Summarizing publicly available/non-confidential materials
- Brainstorming and idea generation
- Editing and proofreading
- Generating an outline for a document
- Template or formatting assistance

Gen AI applications shall not be used to independently make decisions involving:

- Employment actions
- Disciplinary actions
- Law enforcement actions
- Emergency response prioritization
- Legal determinations
- Judicial decisions
- Technical Implementations
- Financial authorization or budget approvals

1.17.5 Data Protection

Entering confidential data into a gen AI tool (e.g. ChatGPT, Google Gemini, and others) is strictly prohibited and is possibly a violation of local, state, and federal law in certain instances. Public AI tools may store or reuse input data, which can expose sensitive information to unauthorized parties. Additionally, employees shall not upload Augusta documents, data sets, or records into a gen AI platform unless the platform has been approved by the Information Technology Department. Should the city procure a gen AI platform for employee use, all gen AI work should be completed using the selected platform. When using publicly available generative AI models, make sure that all confidential and personally identifiable information (PII), such as employee IDs, Social Security Numbers (SSNs), home addresses, and similar data as identified by law and policy, are removed from the prompts. This prohibition also applies to information related to customers, vendors, and any external partners. Each department shall review its standard operating procedures and current privacy laws to determine what information is classified as confidential and update their policies as needed. Additionally, the use of generative

AI is subject to all prohibitions established in section 1.04.6 of the IT Citywide Policies and Procedures.

Prohibited information includes, but is not limited to:

- Personal records
- Criminal justice information
- Emergence communications data
- Court case records
- Protected health information
- Citizens' personal identifying information
- Financial records
- Social security numbers
- Investigative materials
- Internal Security Procedures
- Confidential county operational data

As a guiding principle, assume that any information entered into a generative AI tool will become publicly accessible.

1.17.6 Data Validation

Data integrity is paramount to city operations. **Therefore, it is essential that all AI-generated content is reviewed and verified by an employee before being submitted, shared, or used in any official capacity.** There are multiple ways AI can generate information that may not be accurate due to hallucinations or biases within its data (see definitions above). These issues may result in the generation of inaccurate, incorrect, or non-existent content, including broken links or fabricated sources. **Employees are ultimately individually responsible for the content they use, share, or publish as a part of their duties, including anything they create with the assistance of generative AI;** it is their responsibility to ensure the accuracy and reliability of the content before use.

1.17.7 AI Dependency

Generative AI shall be used as a support or editing tool to enhance employee work, rather than as the sole author of official documents. Employees are encouraged to use generative AI to assist with tasks such as grammar refinement, summarization, formatting, or improving clarity. However, core content must originate from employees to ensure accuracy, alignment with city policies, and preservation of institutional knowledge. No matter what task the generative AI platform performs, its output must be reviewed by an employee. This inspection is paramount to city operations and prevents generative AI's mistakes from making it into official work.

1.17.8 Transparency

It is best practice for employees to include a citation on any work created with the assistance of generative AI. **This citation should include the following:**

- **AI platform/tool used**
- **Model version**

- **The nature or extent of its use**
- **Date accessed**

This is to keep track of where information comes from, not to ostracize the work created.

Citation Examples:

- Written by John Doe, with the assistance of ChatGPT- 5 (October 13, 2025)
- Images created by Google Gemini 2.5 Flash (09/21/2025)
- Written by Jess Jane, Outline provided by Copilot (08/20/2025)

1.17.9 AI Note Taker Apps

AI notetakers provide a useful summary and transcription of virtual meetings, but the lack of administrative safeguards and data protection pose a serious risk to the security, privacy, and data of the city and its vendors. Due to this, **the use of AI notetaking apps is prohibited for all city meetings**. A primary concern is the autonomous nature of these platforms. Once linked to a user’s email account, the notetaker platform will auto-join all meetings scheduled, even when the user is not in attendance. This opt-out approach leads to the notetakers’ presence going unnoticed until post-meeting summaries are distributed via mass email, leading to the potential exposure of sensitive information.

1.17.10 Enforcement

Any employee found to have violated this policy shall be subject to remedial training. Major violations may result in a suspension of the employee’s network/computer access or other disciplinary action up to and including termination (e.g. entering proprietary information into a web-based generative AI).

1.17.11 Acknowledgements/ Resources

This Section was produced by Augusta I.T. and edited with the assistance of GPT – 5. (October 13, 2025)

- **Georgia Artificial Intelligence Responsible Use (SS-23-002)**
<https://gta-psg.georgia.gov/psg/artificial-intelligence-responsible-use-ss-23-002>
- **Artificial Intelligence Risk Management Framework: Generative Artificial Intelligence Profile**
<https://nvlpubs.nist.gov/nistpubs/ai/NIST.AI.600-1.pdf>
- **State of Connecticut Policy AI-01 AI Responsible Use Framework**
<https://portal.ct.gov/-/media/OPM/Fin-General/Policies/CT-Responsible-AI-Policy-Framework-Final-02012024.pdf>



Commission Meeting

May 21, 2026

Minutes

Department:	N/A
Presenter:	N/A
Caption:	Motion to approve the minutes of the Commission meeting held May 5, 2026.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Public Services Committee Meeting

May 12, 2026

Alcohol License

- Department:** Planning & Development
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-21 – New Location: Ammar Raza is the applicant for Skyrise Investment 2026 Inc, is requesting Retail Package Beer and Wine, located at 3526 Wrightsboro Road, Augusta GA 30909. District 5, Super District 9.
- Background:** New Location
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant to pay a fee of \$1,330.00
- Alternatives:** N/A
- Recommendation:** 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.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A

Case Number: A.N. 26-21
Application Type: Retail Package Beer & Wine--New Location
Business Name: Skyrise Investment 2026 Inc
Hearing Date: May 12, 2026
Prepared By: Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

Applicant: Ammar Raza
Property Owner: Beta- Columbia LLC
Address of Property: 3526 Wrightsboro Road
Tax Parcel #: 040-0-097-00-0
Commission Districts: District 5,
Super District 9



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 with 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 \$1,330.00.

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.

Alcohol License Application
Physical Address:
Augusta Planning & Development
1803 Marvin Griffin Rd
Augusta, GA 30906
706-312-5038



Alcohol License Number (Office Use Only): LCB 2026 - 390 253

Alcohol Beverage Application AN 26-21

Business Legal Name: SKYRISE INVESTMENTS 2026 INC
If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 3526 WRIGHTSBORO ROAD, AUGUSTA, GA, 30909
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 040-0-097-00-0 Zoning: B2

Business Phone: (762) 218-3526 Home Phone: () _____

Applicant Name: AMMAR RAZA

Applicant's Address: [REDACTED]
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [REDACTED] Date of Birth: [REDACTED]

If Applicant is a transfer, list previous Applicant: _____

- Location Manager(s): 1. RAJU VEMUGANTI
2. _____
3. _____

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency? Yes No

Ownership Information

Corporation (if applicable): Date Chartered: 1/14/2026

Mailing Address:

Name of Business: SKYRISE INVESTMENTS 2026 INC DBA BELAIR LUCKY LOTTO
Attention: AMMAR RAZA
Address: 3526 WRIGHTSBORO ROAD,
City/State/Zip: AUGUSTA, GA, 30909

Ownership Type: Corporation Partnership Individual

Corporate Name: SKYRISE INVESTMENTS 2026 INC DBA BELAIR LUCKY LOTTO

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text. AMMAR RAZA	Click or tap here to enter text. PRESIDENT	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. 100%
Click or tap here to enter text.	Click or tap here to enter text. 5642	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

- Restaurant – Full
 Restaurant – Limited
 Hybrid
 Lounge
 Convenience Store
 Package Store
 Other: _____

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

Total License Fee: \$ 1330 Prorated License Fee (After July 1 ONLY): \$ 665

Have you ever applied for an Alcohol Beverage License before: Yes No

If so, give year of application and its disposition: _____

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?

Yes
 No
 If so, please initial: AR

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

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 regulation 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:

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 offense 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.

List owner or owners of the building and property.

OWNER (BETA COLUMBIA LLC)

LEASE OWNER (SUDHA INVESTMENTS 2025 LLC), I AM THE SUBLET

List the name and other required information for each person, firm or corporation having any interest in the business.

AMMAR RAZA (100%)

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 being sold.

A) Church: _____ C) School _____

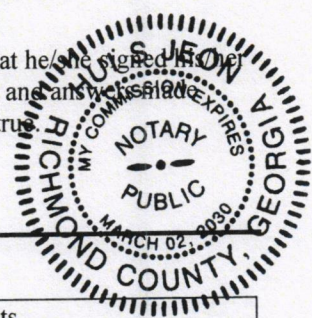
B) Library: _____ D) Public Recreation: _____

State of Georgia, Augusta-Richmond County, I, AMMAR RAZA, 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.

Ammar Raza
Applicant Signature

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

This 13 day of March, in the year 2026.



Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

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

Administrator Date



Public Services Committee Meeting

May 12, 2026

Alcohol License

- Department:** Planning & Development
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-23 – New Location: Arisa Albright is the applicant for Tiger Thailicious LLC dba Suea Thai, requesting Consumption on Premise Liquor, Beer, Wine, and Sunday Sales. This is located at 123 James Brown Blvd, Augusta GA 30901. District 1, Super District 9
- Background:** New Location.
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant to pay a fee of \$5610.00
- Alternatives:** N/A
- Recommendation:** 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.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



Augusta-Richmond County
 Planning & Development Department
 Alcohol License Staff Report

Case Number: A.N. 26-23

Application Type: Consumption on Premises Liquor, Beer, Wine, and Sunday Sales– New Location (Full-Service Restaurant)

Business Name: Tiger Thailicious DBA Suea Thai

Hearing Date: May 12, 2026

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

Applicant: Arisa Albright

Property Owner: 901 Broad Street LLC

Address of Property: 123 James Brown Blvd

Tax Parcel #: 037-3-088-00-0

Commission Districts: District 1,
 Super District 9



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 fee of \$5,610.00

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.

COPY

Alcohol License Application
Licensing Division
1803 Marvin Griffin Rd
Augusta, GA 30904
706-312-5038



Alcohol License Number (Office Use Only): LCB2026 0000335

Alcohol Beverage Application

Business Legal Name: TIGER THAILICIOUS LLC.
If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 123 James Brown Blvd, Augusta
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 037-3-088-00-0 Zoning: B-2

Business Phone: () _____ Home Phone: ^{cell} (678) 665-6452

Applicant Name: ARISA ALBRIGHT

Applicant's Address: [REDACTED]
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [REDACTED] Date of Birth: [REDACTED] 75

If Applicant is a transfer, list previous Applicant: _____

- Location Manager(s): 1. ARISA ALBRIGHT
- 2. _____
- 3. _____

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency? Yes No

Ownership Information

Corporation (if applicable): Date Chartered: _____

Mailing Address:
Name of Business: TIGER THAILICIOUS LLC
Attention: ARISA ALBRIGHT
Address: 631 Fieldstone Way
City/State/Zip: EVANS Ga 30809

Ownership Type: Corporation Partnership Individual

Corporate Name: _____

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text. <u>ARISA ALBRIGHT</u>	Click or tap here to enter text. <u>Owner/Mgr</u>	Click or tap here to enter text. <u>[REDACTED]</u>	Click or tap here to enter text. <u>[REDACTED]</u>	Click or tap here to enter text. <u>50%</u>
Click or tap here to enter text. <u>TIPPAWAN WONGKHEW</u>	Click or tap here to enter text. <u>Owner</u>	Click or tap here to enter text. <u>[REDACTED]</u>	Click or tap here to enter text. <u>[REDACTED]</u>	Click or tap here to enter text. <u>50%</u>
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

- Restaurant – Full
 Restaurant – Limited
 Hybrid
 Lounge
 Convenience Store
 Package Store
 Other: _____

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

Total License Fee: \$ 5610 Prorated License Fee (After July 1 ONLY): \$ 2805

Have you ever applied for an Alcohol Beverage License before: Yes No

If so, give year of application and its disposition: _____

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?

Yes
 No
 If so, please initial: AA

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

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 regulation 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:

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 offense 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.

List owner or owners of the building and property.

List the name and other required information for each person, firm or corporation having any interest in the business

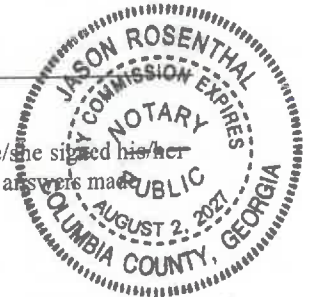
ARISA ALBRIGHT
TIPPAWAN WONGKAEW

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 being sold.

A) Church: _____ C) School _____
B) Library: _____ D) Public Recreation: _____

State of Georgia, Augusta-Richmond County, I, ARISA ALBRIGHT, 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.

[Signature]
Applicant Signature



I hereby certify that Arisa Albright is personally known to be. That he/she stated 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 administered by me, has sworn that said statements and answers are true.

This 2nd day of March, in the year 2020.

Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

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

Administrator Date



Public Services Committee Meeting

May 12, 2026

Alcohol License

- Department:** Planning & Development Department
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-24 – Existing Location, New Ownership: Aziz Ratnani is the applicant for Alex & Kavita Food Mart LLC requesting Retail Package Beer, and Wine located at 2078 Old Savannah Road, Augusta GA 30901. District 2, Super District 9
- Background:** Existing location, new ownership
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant will pay a fee of \$1,330.00
- Alternatives:** N/A
- Recommendation:** 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 applicant’s statements.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT**

Case Number: A.N. 26-24
Application Type: Retail Package Beer, and Wine – Exiting Location, New Ownership
Business Name: Alex & Kavita Food Mart LLC
Hearing Date: May 12, 2026
Prepared By: Cecilia Woodruff, Planning Services Branch Manager

Applicant: Aziz Ratnani
Property Owner: Real Fortune 7 Inc
Address of Property: 2078 Old Savannah Road
Tax Parcel #: 087-02-012-01-0
Commission Districts: District 2,
Super District 9



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



Augusta-Richmond County
 Planning & Development Department
 Alcohol License Staff Report

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 in 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 fee of \$1,330.00

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 reserves the right to make an oral recommendation at the hearing based on all information available at that time.

COPY

Alcohol License Application
Licensing Division
1803 Marvin Griffin Rd
Augusta, GA 30904
706-312-5038



Alcohol License Number (Office Use Only): LCB20260000377

Alcohol Beverage Application

Business Legal Name: ALEX & KAVITA FOODMART LLC
If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 2078 OLD SAVANNAH RD AUGUSTA, GA 30901
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 087-2-012-01-0 Zoning: B2

Business Phone: () 7327910937 Home Phone: () _____

Applicant Name: AZIZ RATNANI

Applicant's Address: [REDACTED]
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [REDACTED] Date of Birth: [REDACTED]

If Applicant is a transfer, list previous Applicant: _____

- Location Manager(s): 1. _____
- 2. _____
- 3. _____

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency? Yes No

Ownership Information

Corporation (if applicable): Date Chartered: 1/15/2026

Mailing Address:

Name of Business: ALEX & KAVITA FOODMART LLC
Attention: _____
Address: 2078 OLD SAVANNAH RD AUGUSTA GA, 30901
City/State/Zip: AUGUSTA, GA 30901

Ownership Type: Corporation Partnership Individual

Corporate Name: ALEX & KAVITA FOODMART LLC

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

- Restaurant - Full
 Restaurant - Limited
 Hybrid
 Lounge
 Convenience Store
 Package Store
 Other: _____

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

Total License Fee: \$ 1330 Prorated License Fee (After July 1 ONLY): \$ 665

Have you ever applied for an Alcohol Beverage License before? Yes No

If so, give year of application and its disposition: _____

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?

Yes
 No
 If so, please initial:

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

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 regulation 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:

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 offense 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.

List owner or owners of the building and property.

AZIZ RATNANI

List the name and other required information for each person, firm or corporation having any interest in the business.

ALEX & KAVITA FOODMART LLC

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 being sold.

A) Church: _____ C) School _____
B) Library: _____ D) Public Recreation: _____

State of Georgia, Augusta-Richmond County, I, _____, 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.

[Signature]
Applicant Signature

I hereby certify that _____ 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 administered by me, has sworn that said statements and answers are true.

This 3 day of May, in the year 2026

Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

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

Administrator Date



Public Services Committee Meeting

May 12, 2026

Alcohol License

- Department:** Planning & Development Department
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-25– Existing Location, New Ownership: Darshana Somaiva is the applicant for DAZ Petroleum, LLC requesting Retail Package Beer and Wine located at 1898 Gordon Hwy, Augusta GA 30904. District 2, Super District 9
- Background:** Existing location, new ownership
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant will pay a fee of \$1,330.00
- Alternatives:** N/A
- Recommendation:** 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 applicant’s statements.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Case Number: A.N. 26-25

Application Type: Retail Package Beer, and Wine – Exiting Location, New Ownership

Business Name: DAZ Petroleum, Inc

Hearing Date: May 12, 2026

Prepared By: Cecilia Woodruff, Planning Services Branch Manager

Applicant: Darshana Somaiva

Property Owner: Shivling LLC

Address of Property: 1898 Gordon Hwy

Tax Parcel #: 070-1-058-00-0

Commission Districts: District 2,
 Super District 9



ANALYSIS:

Location Restrictions:

- **Zoning:** Light Industrial L-1
- **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



Augusta-Richmond County
 Planning & Development Department
 Alcohol License Staff Report

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 in 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 \$1,330.00

RECOMMENDATION:

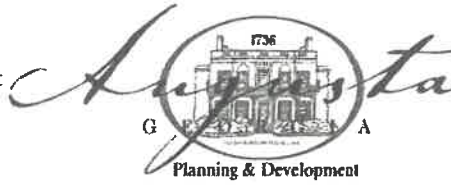
Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

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 reserves the right to make an oral recommendation at the hearing based on all information available at that time.

COPY

Alcohol License Application
Physical Address:
Augusta Planning & Development
1803 Marvin Griffin Rd
Augusta, GA 30906
706-312-5038



Alcohol License Application
Mailing Address:
Augusta Planning & Development
P.O. Box 9270
Augusta, GA 30906

Alcohol License Number (Office Use Only): LCB 2026000225

Alcohol Beverage Application

Business Legal Name: DAZ Petroleum Inc

If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 1898 Gordon Hwy, Augusta, GA-30904
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 0701058000 Zoning: _____

Business Phone: [REDACTED] Home Phone: [REDACTED]

Applicant Name: Darshana Somaiva

Applicant's Address: [REDACTED]
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [REDACTED] Date of Birth: [REDACTED]

If Applicant is a transfer, list previous Applicant: _____

- Location Manager(s): 1. Ravi
- 2. _____
- 3. _____

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency? Yes No

Ownership Information

Corporation (if applicable): Date Chartered: 11/18/2025

Mailing Address:

Name of Business: DAZ Petroleum Inc
Attention: Darshana Somaiva
Address: 1898 Gordon Hwy
City/State/Zip: Augusta, Ga- 30904

Ownership Type: Corporation Partnership Individual

Corporate Name: DAZ Petroleum Inc

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text. Darshana Somaiya 100% shareholder	Click or tap here to enter text.	Click or tap here to enter text. [REDACTED] 03	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

- Restaurant – Full
 Restaurant – Limited
 Hybrid
 Lounge
 Convenience Store
 Package Store
 Other: _____

Convenience Store

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

Total License Fee: \$ 1330 Prorated License Fee (After July 1 ONLY): \$ 665

Have you ever applied for an Alcohol Beverage License before: Yes No

If so, give year of application and its disposition: _____

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

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

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 regulation 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:

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 offense 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.



List owner or owners of the building and property.

DAZ 1898 Properties LLC

List the name and other required information for each person, firm or corporation ~~having~~ any interest in the business.

Darshana Somaiva - 100% shareholder

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 being sold.

Existing Convenience St

A) Church: _____

C) School: _____

B) Library: _____

D) Public Recreation: _____

State of Georgia, Augusta-Richmond County, I, Darshana Somaiva, 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.

Darshana
Applicant Signature

I hereby certify that Darshana Somaiva 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 administered by me, has sworn that said statements and answers are true.

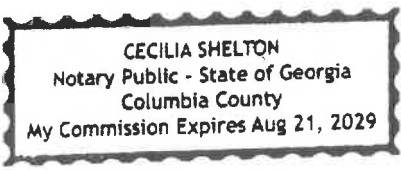
This 6 day of January, in the year 2026.

Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

The Board of Commissioners on the ____ day of _____, in the year _____, (Approved/Disapproved) the forgoing application.

Administrator Date



Cecilia Shelton
Notary Public



Public Services Committee Meeting

May 12, 2026

Alcohol License

- Department:** Planning & Development
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-26 – New Location: Consumption on Premises Beer, Wine, and Sunday Sales. Karmarsha Johnson is the applicant for Anthony Johnson d/b/a Big Mama Soul Food #2, located at 720 E Robinson Ave Ste 101, Grovetown GA 30813. District 3, Super District 10
- Background:** New Location- Full Restaurant
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant to pay a fee of \$2,495.00
- Alternatives:** N/A
- Recommendation:** 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.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



Augusta-Richmond County
Planning & Development Department
Alcohol License Staff Report

Case Number: A.N. 26-26

Application Type: Consumption on Premises Beer, Wine, and Sunday Sales– New Location
(Full-Service Restaurant)

Business Name: Anthony Johnson d/b/a Big Mama Soulfood #2

Hearing Date: May 12, 2026

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

Applicant: Karmarsha Johnson

Property Owner: Shank Inc

Address of Property: 720 E. Robinson Avenue Ste 101

Tax Parcel #: 078-0-177-00-0

Commission Districts: District 3,
Super District 10



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 fee of \$2495.00

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.

COPY

Item 28.

Alcohol License Application
Licensing Division
1803 Marvin Griffin Rd
Augusta, GA 30904
706-312-5038



Alcohol License Number (Office Use Only): LCB20260000506

Alcohol Beverage Application

Business Legal Name: Anthony Johnson
If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 720 E Robinson Ave Ste 101
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 078-0-177-00-0 Zoning: B2

Business Phone: (706) 755-2043 #1 Biz Home Phone: (706) 699-2460

Applicant Name: Karmarsha Johnson
Applicant's Address: [Redacted]
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [Redacted] Date of Birth: [Redacted]

If Applicant is a transfer, list previous Applicant: _____

Location Manager(s): 1. Anthony Johnson
2. _____
3. _____

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency? Yes No

Ownership Information

Corporation (if applicable): Date Chartered: _____

Mailing Address:
Name of Business: Big Mama Soul food
Attention: Karmarsha Johnson
Address: 2803 Wrightboro Rd # 30
City/State/Zip: Augusta Ga 30909

Ownership Type: Corporation Partnership Individual

Corporate Name: _____

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

- Restaurant – Full
 Restaurant – Limited
 Hybrid
 Lounge
 Convenience Store
 Package Store
 Other: _____

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

Total License Fee: \$ 2495 Prorated License Fee (After July 1 ONLY): \$ 1247.50

Have you ever applied for an Alcohol Beverage License before: Yes No

If so, give year of application and its disposition: _____

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?

Yes
 No
 If so, please initial: *KS*

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

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 regulation 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:

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 offense 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.

List owner or owners of the building and property.

Meybohm, Shank Inc.

List the name and other required information for each person, firm or corporation having any interest in the business.

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 being sold.

A) Church: _____

C) School: _____

B) Library: _____

D) Public Recreation: _____

State of Georgia, Augusta-Richmond County, I, _____, 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.

Karl John
Applicant Signature

I hereby certify that Kamarsha Johnson 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 administered by me, has sworn that said statements and answers are true.

This 6 day of April, in the year 2020.

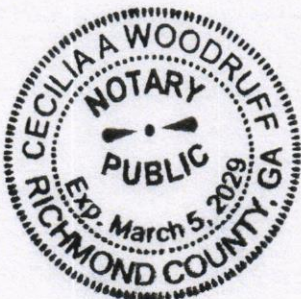
Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

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

Administrator

Date





Public Services Committee Meeting

May 12, 2026

Massage Operator’s License Application

- Department:** Planning and Development Department
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** M.N. 26-05: A request by Cheryl Connell for Massage Operator’s License to be used in connection with C-Y Transformations located at 3154 Perimeter Parkway Ste 1. District 3, Super District 10.
- Background:** New Location
- Analysis:** The applicant meets the requirements of the City of Augusta’s Massage Therapy Ordinance.
- Financial Impact:** The applicant will pay an application fee of \$120.00, and a fee based on Gross Revenue.
- Alternatives:** N/A
- Recommendation:** Planning & Development recommends approval of the application subject to additional information not contradicting the applicant’s statements.
 Sheriff’s Office recommends approval of the application subject to additional information not contradicting the applicant’s statements.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



Augusta-Richmond County
Planning & Development Department
Massage License Staff Report

Application Type: Massage Operators License – New Location
Business Name: C-Y Transformations
Hearing Date: May 12, 2026
Prepared By: Cecilia Woodruff, Planning Services Branch Manager
Planning & Development Department

Applicant: Cheryl Connell
Property Owner: Snelling Properties LLP
Address of Property: 3154 Perimeter Parkway Ste 1
Tax Parcel #: 022-4-031-00-0
Commission Districts: District 3,
Super District 10
Background: New Location



ANALYSIS:
Location Restrictions:

- **Zoning:** B2

LICENSE REQUIREMENTS:

- Any person desiring to own, operate, conduct, or carry on in Augusta, Georgia, the business of offering or providing massage therapy, before doing so shall have in his/her possession the current operator’s license. A licensee holding an operator’s license under this chapter is not authorized or licensed to actually perform the massage therapy on the customers of the massage therapy business unless such licensee also holds a massage therapy license. Any person other than an exempt person , employed or otherwise engaged by a massage therapy business to perform massage therapy on menders of the public shall, prior to engaging in such activity, have in person’s possession, a then current massage therapy license issued by the Augusta-Richmond County Commission. A licensee holding a massage therapy license is not licensed to own, operate, conduct, or carry on a massage therapy business without an operator’s license. Any massage therapy business which does not maintain an office in Augusta-Richmond County, but which sends a massage therapist into Augusta-Richmond County to provide massage therapy on an outcall basis, must possess an operator’s License. Any person providing massage on an outcall basis must possess a massage therapy license.

Qualifications for Operator’s License, Section 6-4-3

- Must be at least 18 years of age and have received a high school diploma or graduate equivalency diploma.
- Must be a citizen of the United States or alien lawfully admitted.
- Must show ownership in the business.
- Consent to criminal background check. No operator's license shall be issued to any person convicted of or pleading guilty or nolo contendere to any charge under any federal, state, or local law within ten (10) years prior to filing date of the application for an operator's license.
- No operator's license shall be issued to any person who has had any license under the police powers of Augusta revoked within two (2) years to filing the application for an operator's license,
- If a person in whose name an operator's license is issued is not a resident of Augusta, such person must appoint and continuously maintain in Augusta a registered agent upon whom any process, notice or demand required or permitted by law or under this chapter may be served.
- An operator's license may be denied where it appears to the Augusta-Richmond County Commission that the applicant does not have adequate financial strength or adequate financial participation on the proposed business to direct and manage its affairs, or where it appears that the applicant is intended or likely to be a surrogate for a person who would not otherwise qualify for an operator's license.
- At the time of filing the application for an operator's license and thereafter, the applicant must have in his/her employ or under a binding contract, a person who holds a massage therapy license for the applicant if the operator's license is granted.

FINANCIAL IMPACT: The applicant will pay an administrative fee of \$120.00 for the Massage Operator's License, and a fee based on estimated gross revenue reported.

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 reserves the right to make an oral recommendation at the hearing based on all information available at that time.

COPY

**PERSONNEL STATEMENT
1803 MARVIN GRIFFIN ROAD
AUGUSTA, GA. 30906**

- 1) Full Name of Applicant: Cheryl Lynn Connell
- 2) Home Address: 155 Morehead DR, Martinez, GA 30907
- 3) Telephone #: [REDACTED] SS#: [REDACTED] Date of Birth [REDACTED]
- High School Diploma: Yes No or GED: Yes No
- 4) Trade name of Business of which personnel statement is a part of: C-4 Transformations
-
- 5) Business Address: 3154 Perimeter Parkway, Suite 1, Augusta GA 30909
- 6) Business Telephone: (706) 284-9481
- 7) Position of Applicant in Business: Owner/operator
- 8) Other names used by applicant: maiden name, names used in former marriages, alias, stage name and/or nicknames Graham, Rodriguez, King
- 9) Place of Birth: Columbia, Missouri U.S. Citizen yes () no
- Naturalized: _____ Date, Place and Court: _____
- Certification No: _____
- 10) Martial Status: () Married Divorced () Separated () Widowed () Single
- 11) If married, divorced, or widowed, complete the information requested below.
- Full name of spouse: Marvin Fred Graham JR SS# _____
- 12) Applicants: Height: 5'9" Weight: 185 Age: ? 56 - he's deceased
- Color Hair: Black Color Eyes: Brown
- 13) Employment Records: (Give most recent experience first. If self-employed, give details)

From		To		Occupation and Description of Duties Performed	Salaries Received	Employees	State	Reason for Leaving
Month	Year	Month	Year					
Aug	2015	Dec	2025	Massage Practice Owner/operator	125/hr	-	GA	Lease Expired
Dec	2007	Current		RN in Surg/Traum ICU	42.50	-	GA	Still employed
April	2005	Dec	2007	RN in CCU U Hosp	?	-	GA	Changed to MCG
	1998	April	2005	LPN Select Spec. Hosp		-	GA	Became RN A ¹⁰¹ Hosp.
OCT	1989	Aug	1997	medic/LPN US Army	E-5	-	GA	ETS ^{id}

14) List in reverse chronological order all of your residence for the past ten years.

From		Street	City	State
Month	Year			
Aug	1999 - Current	155 Morehead Dr	Martinez	GA

15) References: Give three personal references, not relatives, former employers, fellow employees, or school teachers, who are responsible, reputable, adults, business or professional men or women, who have known you well during the past five years. (Name, residence, business, address, and number of years known).
Linda Carter, 184 Bobhill St, N. Augusta, SC 29810 - Nurse Practitioner - 4yrs
Annalise Premier, 4081 Speaker St, Martinez GA 30507 - Physician Assistant - 4yrs
Adam Jeter, 630 Morris Run, N. Augusta, SC 29810 Home Inspector - 5yrs

16) Military service: (Serial numbers, branch of service, period of service, type of discharge)
US Army 91C, OCT 1989 - Aug 1997 - Honorable

17) Have you ever been arrested, or held by Federal, State, or other law enforcement authorities, for any violations of any federal, state, county, or municipal law, regulation or ordinance? (Do not include traffic violations, unless they are offenses pertaining to alcohol or drugs, such as driving under the influence.) All other charges must be included even if they were dismissed: Give reason charged or held, date, place where charged and disposition. Technically NO - However [REDACTED]

18) Attach two (2) copies of driver's license and or picture I.D. to application. [REDACTED]

Note: Before signing this statement, check all answers and explanations to see that you have answered all questions correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herein.

VERIFICATION

State of Georgia Richmond County

Cheryl Lynn Connell do solemnly swear, subject to the penalties of false swearing that the statements and answers made by me as the applicant in the forgoing personnel statement are true.

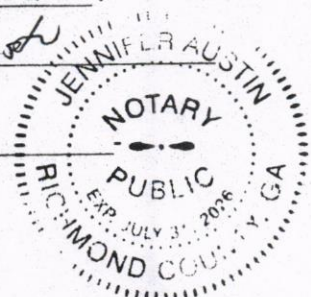
Cheryl Lynn Connell
 Applicant's signature (Full name in ink)

I hereby certify that Cheryl Lynn Connell
 (the above signed person) is personally known to me, 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 therein, and, under oath.

This 17th day of March in the year 2026

Jennifer Austin
 Notary Public

Sheriff Department Approval _____ Disapproval _____





Public Services Committee Meeting

May 12, 2026

Augusta Soccer Club

Department:	N/A
Presenter:	N/A
Caption:	Consider a request from Mr. Nick Edmond/Augusta Soccer Club regarding partnership overview and future collaboration.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

AGENDA ITEM REQUEST FORM

Commission/Committee: (Please check one)

- Commission**
- Public Services Committee**
- Administrative Services Committee**
- Engineering Services Committee**
- Finance Committee**
- Public Safety Committee**

Contact Information for Individual/Presenter Making the Request:

Name: Nick Edmond
 Address: 3824 Maddox Rd, Augusta GA 30909
 Telephone Number: 706-854-0149
 Fax Number: _____
 E-Mail Address: nedmond@augustasoccer.com

Caption/Topic of Discussion to be placed on the Agenda:

The Augusta Soccer Park and Augusta Arsenal Soccer Club: Partnership Overview and Future Collaboration

Please send this request form to the following address:

Ms. Lena J. Bonner	Telephone Number: 706-821-1820
Clerk of Commission	Fax Number: 706-821-1838
Room 806 Municipal Building	E-Mail Address: lbonner@augustaga.gov
530 Greene Street	
Augusta, GA 30911	

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 5:00 p.m. on the Wednesday preceding the Commission or Committee meeting of the following week. A five-minute time limit will be allowed for presentations.

Commission meetings are held on the first and third Tuesdays of each month at 2:00 p.m. Committee meetings are held on the second and last Mondays of each month from 12:30 to 3:30 p.m.

Augusta Soccer Park & Augusta Arsenal Partnership



Augusta Arsenal Soccer Club

May 12, 2026

Agenda

1. Opening
2. Mission
3. Community Impact
4. Economic Impact
5. Player Pool Increase
6. Augusta Soccer Park Today
7. The Next 40 Years
8. Thank You

Opening

Thank you to the Mayor, Commission, and staff for the opportunity to be here today.

My name is Nick Edmond, Executive Director of Augusta Arsenal Soccer Club. I grew up in this club as a player, coach here, and have served as its Director since 2022.

I'm here to briefly walk you through who we are as a club, our partnership with the city, the investments we've made, and what we hope to keep building together.

Mission

Our mission is to develop players for life through the pursuit of excellence in soccer.



Community Impact

734 players · 20+ licensed coaches · serving the CSRA since 1982

Part of our mission is to make soccer accessible to everyone.

We give out \$40,000 worth of scholarships every season and have plans to expand that program.

Entered MLS Go partnership in Fall 2025 to offer recreational soccer programs in Richmond County.

Started our own semi-pro UPSL team in the spring of 2026.

Economic Impact

Augusta Arsenal Spring Shootout (April 25-26, 2026)

- Recently brought back this home tournament which we hadn't run since 2001
- 40+ teams attended from the GA/SC region

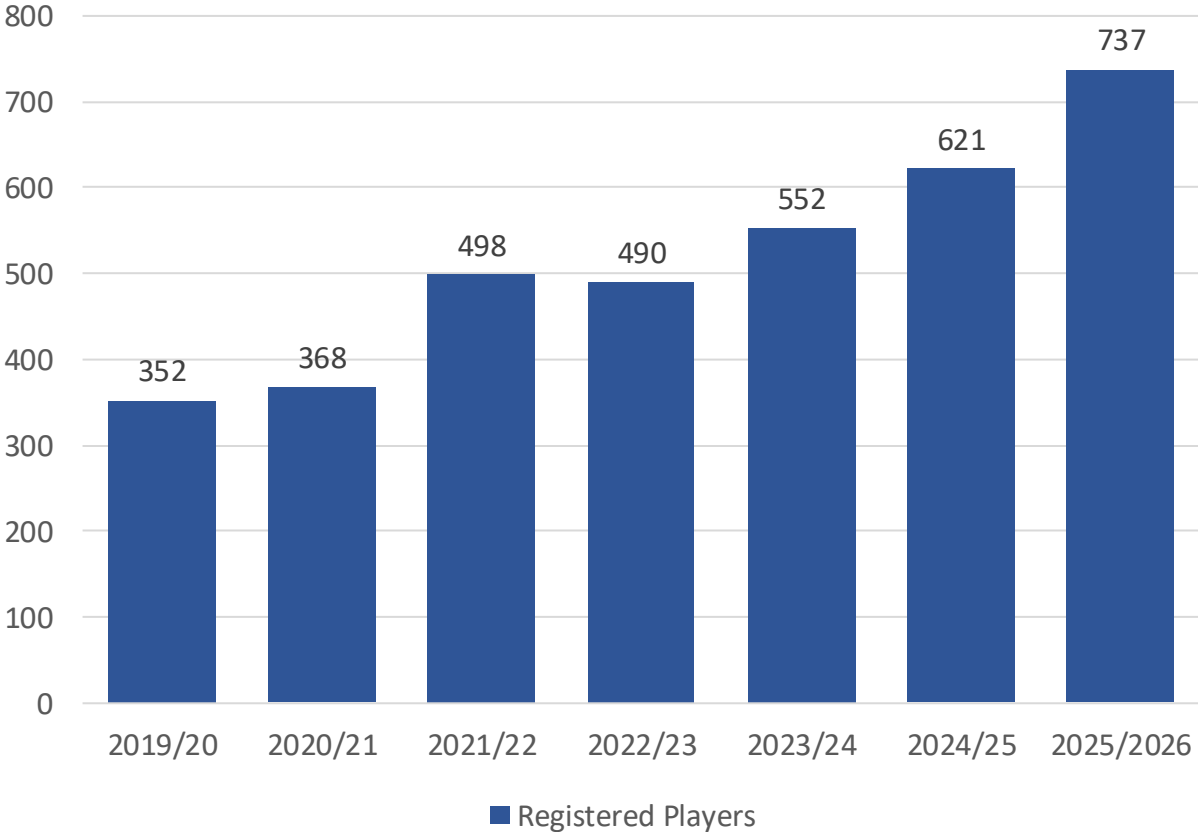
DPL Crossover Event

- Hosted 80+ teams from FL, GA, NC, SC over 3 days
- Augusta Sports Council estimated the impact to be \$800k

ODP Events

- Partnered with Georgia ODP to host regional identification center sessions at Arsenal
- Plans to host regional crossover event with GA and SC

Player Pool Increase



The year-over-year growth reflects strong community engagement, program quality, and rising demand for competitive and developmental soccer in the Augusta area.

Partnership & History

Augusta Arsenal has proudly partnered with the City of Augusta for over 30 years through our lease at the Augusta Soccer Park.

Together, we've built a place where thousands of Augusta kids have learned the game — and where families gather every week.

And we're proud of what this partnership has built — with more still ahead.



Augusta Soccer Park Today



Over the past several years, our club has made significant investments into the park:

2022: Purchased adjacent land (fields 8 and 9) — \$350,000

2023-2025: Purchased various equipment: turf tank, golf cart, storage shed, new goals

2023: replaced park banners and signage

2024: Clubhouse renovation — \$5,000

2024-2025: Helene storm cleanup — \$90,000

2025: Parking lot seal coat & restripe — \$10,000

Ongoing: AbaCare partnership for professional turf management

We've cared for this park as if it were our own.

The Next 40 Years

As we look ahead, we see an opportunity to deepen our partnership with the City and secure the long-term future of Augusta Soccer Park.

With **10 years** remaining on our current lease, **we're asking the Commission to extend our lease at Augusta Soccer Park for the next 40 years.**

A 40-year agreement allows us to:

- Invest resources in reviving rec soccer in Richmond County
- Continue investing in the park with the confidence that comes from a long-term home

Together, we can make Augusta Soccer Park a place where this community grows for another generation.

Thank You



Thank you for 30+ years of partnership.

We're ready for the next 40.



Public Services Committee Meeting

April 28, 2026

Update and progress for short term rentals/ordinance

- Department:** N/A
- Presenter:** N/A
- Caption:** Update and progress for new Short Term Rental Agreement/Ordinance to assist with AirBnB issues and complaints. **(Requested by Commissioner Tina Slendak)**
- Background:** N/A
- Analysis:** N/A
- Financial Impact:** N/A
- Alternatives:** N/A
- Recommendation:** N/A
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



Public.Services.Committee.Meeting

Meeting Date: 05/12/26

Augusta Regional Airport (AGS) – Northwest Development Roadway & Utilities

- Department:** Augusta Regional Airport (AGS)
- Presenter:** Herbert L. Judon, Jr.
- Caption:** Augusta Regional Airport (AGS) – Approve Recommendation of Award to Piedmont Mining LLC in the amount of \$2,140,506.52 for the Northwest Development Roadway & Utility project.
- Background:**
- Bids were opened and read publicly on March 27, 2026, at 11:00 am, local time at the Augusta Procurement Department. Bids were received from ER Snell Contractor, Inc. headquarters in Snellville, GA, Piedmont Mining LLC. headquartered in Wrens, GA, and Reeves Construction Company headquartered in Augusta, GA.
- Based on Mead & Hunt’s review, we recommend awarding the project to Piedmont Mining in the amount of \$2,140,506.52 (See attached Bid Tabulation). After reviewing and evaluating the unit prices associated with the various construction line items, the costs associated seem to fall within the current market averages seen across the region and country in similar projects, with multiple being at or below the engineer’s estimate. Based upon our review and the City’s Procurement Department’s review, we believe Piedmont Mining has submitted a responsive bid and is a responsible, experienced airport contractor.
- It is hereby requested that the Aviation Commission approve this Recommendation of Award, allowing Augusta Regional Airport to award the project to Piedmont.
- Analysis:** Mead & Hunt’s construction estimate for this project was \$2,905,367.04. Piedmont’s bid for the same bid package came in at \$2,140,506.52.
- This Recommendation of Award has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.

Financial Impact: This contract is proposed to be funded through a Congressional Directed Spending (CDS) Grant in the amount of \$1,926,455.87 in FY 2026. GDOT plans to participate via their standard federal grant match of 5% resulting in GDOT & AGS providing the remaining \$107,025.33 each.

Alternatives: N/A

Recommendation: Approve Recommendation of Award to Piedmont Mining LLC in the amount of \$2,140,506.52 for the Northwest Development Roadway & Utility project.

Funds are available in the following accounts: Account Number: 55108.1301.54.12110

REVIEWED AND APPROVED BY: N/A



**BID Opening: BID Item #26-144 NW Development Roadway & Utility Project
for Augusta, GA - Augusta Regional Airport
BID Date: Friday, March 27, 2026 @ 11:00 a.m.**

Total Number Specifications Mailed Out: 16
Total Number Specifications Download (Demandstar): 471
Total Electronic Notifications (Demandstar): 7
Georgia Procurement Registry: 824
Pre-Bid Conference Attendees: 5
Total Packages Submitted: 3
Total Non-Compliant: 0

Vendors	Attachment "B"	Addendum 1, 2, & 3	E-Verify Number	SAVE Form	Bid Bond	Base Bid Total
E. R. Snell Contractor, Inc. 1785 Oak Rd. Snellville, GA 30078	Yes	Yes	22114	Yes	Yes	\$2,802,076.04
Piedmont Mining LLC 815 N. Main Street Wrens, GA 30833	Yes	Yes	924422	Yes	Yes	\$2,140,506.52
Reeves Construction Company 1 APAC Industrial Way Augusta, GA 30907	Yes	Yes	667047	Yes	Yes	\$2,350,237.90

Invitation to Bid

Sealed bids will be received until **Wednesday, March 18, 2026 @ 3:00 p.m.** Bid openings are open to the public in the Procurement Department located at 535 Telfair Street, Suite 605, Augusta, GA 30901, and via Teams meeting ID: Teams: Meeting ID: 286 161 788 071 92; Passcode: DM2Zu98U for furnishing:

Bid Item #26-144 NW Development Roadway & Utility Project for Augusta, GA – Augusta Regional Airport

No submittal will be accepted by email. All submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No bids may be withdrawn for a period of ninety (90) days after bids have been opened. Please mark BID number on the outside of the submittal envelope.

Bid documents may be examined at the office of the Augusta, GA Procurement Department, 535 Telfair Street – Suite 605, Augusta, GA 30901 **(706-821-2422)**. **Plans and specifications for this project shall be obtained by all prime, subcontractors and suppliers exclusively from Augusta Blueprint. There is a non-refundable fee of \$160.00 for the plans and specifications for this project. Addenda will also be posted on the plan room's websites.**

It is the wish of the Owner that all businesses are given the opportunity to submit on this project. To facilitate this policy the Owner is providing the opportunity to view plans online (www.augustablue.com) at no charge through Augusta Blueprint (706-722-6488) beginning **Thursday, February 5, 2026**. Bidders are cautioned that submitting a package without Procurement of a complete set are likely to overlook issues of construction phasing, delivery of goods or services, or coordination with other work that is material to the successful completion of the project.

Pre-bid conference will be held on **Monday, March 2, 2026 @ 11:00 a.m.** via Teams meeting ID:276 568 383 890 20; Passcode: rx6HH6VB. The site visit will be on **Tuesday, March 3, 2026**. Please contact Elizabeth Giles in advance at (706) 796-4010 for details.

All request for clarifications or interpretations must for this bid must be submitted in writing by electronic email to procbidandcontract@augustaga.gov to the Procurement Department on or before the close of business **Wednesday, March 4, 2026 @ 5:00 P.M.**

Augusta Procurement Department
Attn: Tywana Scott
535 Telfair Street - Room 605
Augusta, Georgia 30901
Phone: 706-821-2422
Email: procbidandcontract@augustaga.gov

A 5% Bid bond is required to be submitted along with the bidders' qualifications. A 100% performance bond and a 100% payment bond will be required for award.

Bidders are cautioned that acquisition of BID documents through any other source than the office of the Procurement Department is not advisable. Acquisition of BID documents from unauthorized sources places the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Publish:

Augusta Chronicle February 5, 12, 19, 26, 2026



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April 23, 2026

Andy Penick, Procurement Director
Augusta, Georgia Procurement Department
535 Telfair Street, Suite 605
Augusta, GA 30901

RE: Northwest Development Roadway & Utility Project – Recommendation of Award

Dear Mr. Penick,

I am requesting IFB#26-144, for Northwest Development Roadway & Utility Project be awarded to Piedmont Mining LLC. who is the qualifying low bidder. The amount of this base bid was \$2,140,506.52

If you have additional questions, please contact me at (706) 796-4040 or via email at hjudon@augustaga.gov.

Sincerely,

A handwritten signature in black ink that reads 'Herbert L. Judon, Jr.'.

Herbert L. Judon, Jr., A.A.E, IAP
Executive Director

Cc: Nancy M. Williams, Contract Compliance Administrator, Augusta Procurement Department



5955 Core Road, Suite 515
North Charleston, South Carolina 29406
803-520-2986
meadhunt.com

April 30, 2026

Mr. Herbert L. Judon, Jr. A.A.E., IAP
Executive Director
Augusta Regional Airport
1501 Aviation Way
Augusta, Georgia 30906

Subject: Northwest Development Roadway & Utility Project – Recommendation of Award

Dear Mr. Judon:

The Augusta Procurement Department has publicly Bid the Plans and Specifications for the Northwest Development Roadway & Utility project (IFB #26-144) which includes but is not limited to the construction of approximately **1,500 linear feet** of new asphalt roadway, new 12" water line, new sanitary sewer line, electrical and Drainage improvements (see attached exhibit).

Mead and Hunt, Inc. has reviewed the response to the advertisement for bids (IFB #26-144) for the Project. Bids were opened and read publicly on March 27, 2026, at 11:00 am, local time at the Augusta Procurement Department. Bids were received from ER Snell Contractor, Inc. headquartered in Snellville, GA, Piedmont Mining LLC. headquartered in Wrens, GA, and Reeves Construction Company headquartered in Augusta, GA.

Based on Mead & Hunt's review, we recommend awarding the project to Piedmont Mining in the amount of \$2,140,506.52 (See attached Bid Tabulation). After reviewing and evaluating the unit prices associated with the various construction line items, the costs associated seem to fall within the current market averages seen across the region and country in similar projects, with multiple being at or below the engineer's estimate. Based upon our review and the City's Procurement Department's review, we believe Piedmont Mining has submitted a responsive bid and is a responsible, experienced airport contractor.

Should you have any questions, please feel free to contact us.

Sincerely,

MEAD & HUNT, INC.

Edwin J Scott, Jr., P.E.

RW Allen Construction
1015 Broad Street
Augusta, GA 30901

Reeves Construction Company
#1 APAC Industrial Way
Augusta, GA 30907

E R Snell
1785 Oak Rd SW
Snellville, GA 30078

Contractors South Inc.
18118 Atomic Road
Jackson, SC 29831

Paveway of Augusta, Aiken Inc.
1353 Gordon Hwy #3825
Augusta, GA 30901

Garden City Asphalt Solutions
1927 Hopie Road
Augusta, GA 30904

McKnight Construction Company
635 NW Frontage Rd
Augusta, GA 30907

Holmes Haulers LLC
637 Bakers Branch Drive
North Augusta, SC 29860

Georgia Paving
3625 Buford Hwy
Duluth, Ga 30096

C.W. Matthews Contracting Co.
1600 Kenview Drive
Marietta, GA 30060

Precision 2000, Inc.
2215 Lawson Way
Atlanta, GA 30341

ACC Construction Co
635-A NW Frontage Rd
Augusta, GA 30907

Hayes Construction
3542 Carnoustie Dr
Augusta, GA 30907

C.D. Moody Construction
6017 Redan Road
Lithonia, GA 30058

D. Shephard Construction & Utilities
LLC
2428 Peach Orchard Road
Augusta, Ga 30906

TJF Construction
692 Woodward Lake Rd
Trenton, SC 29847

Herbert Judon
Augusta Regional Airport

Elizabeth Giles
Augusta Regional Airport

Dr. Yolonda Jackson
Compliance

Bid Item #26-144 NW Development
Roadway & Utility Project for Augusta,
GA-Augusta Regional Airport
Bid Due: Wed, 03/18/26 @3:00 p.m.

Bid Item #26-144 NW Development
Roadway & Utility Project for Augusta,
GA-Augusta Regional Airport
Mail Date: 02/05/26

Nancy M. Williams

From: bidnotice.donotreply@doas.ga.gov
Sent: Friday, February 6, 2026 3:29 PM
To: Nancy M. Williams
Subject: [EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2026-000000175

Dear Nancy Williams,
 nwilliams@augustaga.gov

Please review the particulars of an event for 72155-AUGUSTA, CITY OF furnished below.

Event Number: PE-72155-NONST-2026-000000175
Event Title: ITB 26-144 Construction Svcs. NW Development Roadway & Utilities Project
Event Type: Non-State Agency

Process Log
2026/02/06 15:23:44 : Log starts for - 41150693 - EVENT_RELEASE_TO_SUPPL
2026/02/06 15:23:49 : Email Process Log for the Event#: PE-72155-NONST-2026-000000175
2026/02/06 15:23:49 : Email Batch# 2602060677
2026/02/06 15:23:49 : Notification Type: EVENT_RELEASE_TO_SUPPL
2026/02/06 15:29:08 : Total No of Contacts found for sending Email: 824
2026/02/06 15:29:08 : No of Email(s) not sent due to Bad Email Address: 0

The sourcing event can be reviewed at: <https://ssl.doas.state.ga.us/gpr/eventDetails?SourceNumber=PE-72155-NONST-2026-000000175&sourceSystemType=gpr20>

02/06/2026 03:29:08 PM

[NOTICE: This message originated outside of the City of Augusta's mail system -- **DO NOT CLICK** on links, open attachments or respond to requests for information unless you are sure the content is safe.]

Planholders

Add Supplier

Export To Excel

Supplier (7)

Supplier ⌵	Download Date
Barnett Southern Corp.	02/06/2026
BP CARGO &LAWN	02/11/2026
ConstructConnect	02/09/2026
Dodge Data	02/06/2026
G & P CONSTRUCTION HAULING AND ENVIRONMENTAL, LLC	02/12/2026
Onvia, Inc. - Content Department	02/06/2026
Triple R Paving	02/06/2026

Add Supplier

Supplier Details

Supplier Name	Barnett Southern Corp.
Contact Name	Gary Justice
Address	PO Box 704 , Washington, GA 30673
Email	gary@barnettsouthern.com
Phone Number	706-678-1507

Documents

Filename	Type	Action
26-144_ITB	Bid Document / Specifications	View History
26-144_ADD1	Addendum	View History

26-144_ADD3

Addendum

View
History



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Augusta Aviation Commission Meeting Minutes

April 30, 2026

10:00 a.m.

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

Commission Members: Commissioner Ronic West; Commissioner Michael Cioffi;
Commissioner William Fennoy; Commissioner Marshall McKnight;
Commissioner Wilbert Barrett; Commissioner James Germany;
Commissioner Randy Sasser; Commissioner Kay Roland;
Commissioner Davis Beman

Absent: Commissioner Dan Troutman; Commissioner Larry Harris;
Commissioner Dr. Charles Larke;

Staff: Mr. Herbert L. Judon, Jr.; Ms. Lauren Smith; Mr. Kenneth Hinkle;
Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey;
Ms. Elizabeth Giles; Chief Fred Shaver; Ms. Diane Johnston;
Ms. Catherine Highsmith; Mr. Tyler Good; Mr. Stephen Hedden;
Mr. Greg Larsen; Mr. Bruce Keller; Mr. Herman Ruffin;
Mr. Robert Patterson; Ms. Patricia Brooks; Mr. Korey Anderson;
Mr. DeAndre Davis

Others: Ms. Dana Lynn McIntyre – Augusta Business Daily
Ms. Jennifer Carrol – Reimagined Parking
Ms. Nancy Williams – AGS Procurement

CALL TO ORDER & PRAYER – *Chairwoman Commissioner Ronic West called the meeting to order at 10:00am, Prayer offered by Commissioner Wilbert Barrett*

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

- A. April 29, 2026, Augusta Aviation Commission Meeting Agenda
- B. March 26, 2026, Augusta Aviation Commission Meeting Minutes
- C. March 2026 Statistics

*Motion by Commissioner Beman to correct March 2025 Statistics to reflect March 2026 Statistics
Motion by Commissioner Beman 2nd by Commissioner Barrett to approve amended April 29, 2026,
Augusta Aviation Commission Meeting Agenda, March 26, 2026, Augusta Aviation Commission Meeting
Minutes, and March 2026 Statistics.*

No Discussion; Unanimous Ayes; Motion Carries

II. EMPLOYEE RECOGNITION

- A. Introduce Finance Director – Herbert L. Judon, Jr. & Catherine Highsmith
 - i. Mr. Stephen Hedden
- B. Retirements – Herbert L. Judon, Jr., Catherine Highsmith, Diane Johnston, Patricia Brooks, Bruce Keller, Kenneth Hinkle
 - i. Mr. Greg Larsen – 9 years
 - ii. Mr. Robert Patterson – 9 years
 - Mrs. Patricia Brooks corrected Mr. Robert Patterson's years of service as he was a contract employee for AGS, therefore working a total of 14 years.*
 - iii. Mr. Herman Ruffin – 9 years
 - iv. Ms. Deranda (Faye) Westbrook – 23 Years

III. FINANCIALS – Mr. Stephen Hedden

- A. March Financials to be presented during May Augusta Aviation Commission Meeting

IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – Northwest Development Roadway & Utilities Recommendation of Award (ROA) – Elizabeth Giles
 - Motion by Commissioner Sasser 2nd by Commissioner Beman to approve Northwest Development Roadway & Utilities Recommendation of Award (ROA)*
 - No Discussion; Unanimous Ayes; Motion Carries*
- B. Augusta Regional Airport (AGS) – Security Camera Improvements Recommendation of Award (ROA) – Elizabeth Giles
 - Motion by Commissioner Fennoy 2nd by Commissioner Barrett to approve Security Camera Improvements Recommendation of Award (ROA)*
 - Discussion; Unanimous Ayes; Motion Carries*
- C. Augusta Regional Airport (AGS) - Memorandum of Understanding (MOU) with Destination Augusta (DA) – Lauren Smith
 - Motion by Commissioner Fennoy 2nd by Commissioner Beman to approve Memorandum of Understanding (MOU) with Destination Augusta (DA)*
 - Discussion; Unanimous Ayes; Motion Carries*

V. INFORMATION ITEMS

- A. Augusta Regional Airport (AGS) 26-111A Routine Maintenance & Emergency Maintenance Services to HVAC Systems – Bruce Keller
- B. Preliminary Masters Overview – Herbert L. Judon, Jr., Lauren Smith & Kenneth Hinkle
- C. Airline Updates – Herbert L. Judon, Jr.

D. Air Edu / Intern Presentation – Korey Anderson & Cody Mitchell

*Motion by Commissioner Fennoy 2nd by Commissioner Roland to enter Executive Session at 10:58am
No Discussion; Unanimous Ayes; Motion Carries*

VI. EXECUTIVE SESSION

- A. To Discuss Personnel
- B. To Discuss Real Estate

*Motion by Commissioner Barrett 2nd by Commissioner Fennoy to adjourn Executive Session at 11:50am
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2nd by Commissioner Fennoy to execute Executive Session Affidavit
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Fennoy 2nd by Commissioner Sasser to approve Budget Amendment request in the amount of \$200,000
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Fennoy 2nd by Commissioner Roland to approve staff move forward with FY2027 Salary Study actions.
No Discussion; Unanimous Ayes; Motion Carries*

VII. COMMISSION COMMENTS / ACTION REQUESTS

- A. Vote to publicly advertise scheduled Ordinance Update Workshops – Commissioner Ronic West
 - i. May 4, 2026, 9:00am – 11:00am; 6 Commissioners available
 - ii. May 21, 2026, 9:00am – 11:00am; 8 Commissioners available

*Motion by Commissioner Fennoy 2nd by Commissioner Sasser to schedule Ordinance Update Workshop
May 21, 2026, 9:00am – 11:00am
Discussion; Unanimous Ayes; Motion Carries*

GENERAL DISCUSSION

ADJOURN MEETING

**Motion to adjourn by Commissioner Fennoy 2nd by Commissioner McKnight
No Discussion; Unanimous Ayes; Motion Carries**

Meeting adjourned at 11:57pm

Ronic West, Chairwoman
Augusta Aviation Commission

Date



Public.Services.Committee.Meeting

Meeting Date: 05/12/26

Augusta Regional Airport (AGS) – Security Camera Improvements

- Department:** Augusta Regional Airport (AGS)
- Presenter:** Herbert L. Judon, Jr.
- Caption:** Augusta Regional Airport (AGS) – Approve Recommendation of Award to NetPlanner Systems Inc. in the amount of \$1,556,877.35 for the Security Camera Improvement project.
- Background:** Bids were opened and read publicly on March 27, 2026, at 11:00 am, local time at the Augusta Procurement Department. Bids were received from Johnson Controls Building Solutions headquartered in Columbia, SC, CelPlan Technologies headquartered in Reston, VA, and NetPlanner Systems Inc. headquartered in Martinez, GA.
- Based on Mead & Hunt’s review, we recommend awarding the project to NetPlanner in the amount of \$1,556,877.35 (See attached Bid Tabulation). After reviewing and evaluating the unit prices associated with the various construction line items, the costs associated seem to fall within the current market averages seen across the region and country in similar projects, with multiple being at or below the engineer’s estimate. Based upon our review and the City’s Procurement Department’s review, we believe NetPlanner has submitted a responsive bid and is a responsible, experienced security contractor.
- Analysis:** Mead & Hunt’s construction estimate for this project was **\$1,440,600.00**. NetPlanner’s bid for the same bid package came in at **\$1,556,877.35**.
- This Recommendation of Award has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.
- Financial Impact:** This contract is proposed to be funded through an FAA Airport Improvement Program (AIP) Grant and/or via the Airport Infrastructure Grant (AIG) program in the amount of \$1,401,189.62 in FY 2026. GDOT plans

participate via their standard match of 5% resulting in AGS providing
remaining 5%.

Alternatives: N/A

Recommendation: Approve Recommendation of Award to NetPlanner Systems Inc. in the amount of \$1,556,877.35 for the Security Camera Improvement project.

Funds are available in the following accounts: Account Number: 55108.1301.54.21110

REVIEWED AND APPROVED BY: N/A

Invitation to Bid

Sealed bids will be received until **Wednesday, March 25, 2026 @ 3:00 p.m.** Bid openings are open to the public in the Procurement Department located at 535 Telfair Street, Suite 605, Augusta, GA 30901, and via Teams: Meeting ID: 254 568 478 727 97; Passcode: SQ7Zs3sK for furnishing:

Bid Item #26-150 Security Camera Improvements for Augusta, GA – Augusta Regional Airport

No submittal will be accepted by email. All submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No bids may be withdrawn for a period of ninety (90) days after bids have been opened. Please mark BID number on the outside of the submittal envelope.

Bid documents may be examined at the office of the Augusta, GA Procurement Department, 535 Telfair Street – Suite 605, Augusta, GA 30901 **(706-821-2422)**. **Plans and specifications for this project shall be obtained by all prime, subcontractors and suppliers exclusively from Augusta Blueprint. There is a non-refundable fee of \$220.00 for the plans and specifications for this project. Addenda will also be posted on the plan room's websites.**

It is the wish of the Owner that all businesses are given the opportunity to submit on this project. To facilitate this policy the Owner is providing the opportunity to view plans online (www.augustablue.com) at no charge through Augusta Blueprint (706-722-6488) beginning **Thursday, February 12, 2026**. Bidders are cautioned that submitting a package without Procurement of a complete set are likely to overlook issues of construction phasing, delivery of goods or services, or coordination with other work that is material to the successful completion of the project.

Pre-bid conference will be held on **Monday, March 9, 2026 @ 11:00 a.m.** via Teams meeting ID: 227 874 312 785 15; Passcode: dp9kB6eG. The site visit will be on **Tuesday, March 10, 2026**. Please contact Elizabeth Giles in advance at (706) 796-4010 for details.

All request for clarifications or interpretations must for this bid must be submitted in writing by electronic email to procbidandcontract@augustaga.gov to the Procurement Department on or before the close of business **Friday, March 13, 2026 @ 5:00 P.M.**

Augusta Procurement Department
Attn: Tywana Scott
535 Telfair Street - Room 605
Augusta, Georgia 30901
Phone: 706-821-2422
Email: procbidandcontract@augustaga.gov

A 5% Bid bond is required to be submitted along with the bidders' qualifications. A 100% performance bond and a 100% payment bond will be required for award.

Bidders are cautioned that acquisition of BID documents through any other source than the office of the Procurement Department is not advisable. Acquisition of BID documents from unauthorized sources places the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Publish:

Augusta Chronicle February 12, 19, 26, 2026 and March 5, 2026



**BID Opening: BID Item #26-150 Security Camera Improvements
for Augusta, GA - Augusta Regional Airport
BID Date: Wednesday, March 25, 2026 @ 3:00 p.m.**

**Total Number Specifications Mailed Out: 15
Total Number Specifications Download (Demandstar): 13
Total Electronic Notifications (Demandstar): 394
Georgia Procurement Registry: 1176
Pre-Bid Conference Attendees: 34
Total Packages Submitted: 3
Total Non-Compliant: 0**

Vendors	Attachment "B"	Addendum 1 & 2	E-Verify Number	SAVE Form	Bid Bond	Moblization	Base Bid Total	Base Bid + Mobilization
CelPlan Technologies, Inc. 1920 Association Dr., 4th Floor Reston, VA 20191	Yes	Yes	1887023	Yes	Yes	\$147,502.00	\$3,237,731.00	\$3,385,233.00
Johnson Controls Building Solutions 14 Woodcross Dr. Columbia, SC 29212	Yes	Yes	272768	Yes	Yes	\$182,196.00	\$1,639,759.00	\$1,821,955.00
NetPlanner Systems, Inc. 4808 Technology Drive Martinez, GA 30907	Yes	Yes	48892	Yes	Yes	\$0.00	\$1,556,877.35	\$1,556,877.35



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April 30, 2026

Andy Penick, Procurement Director
Augusta, Georgia Procurement Department
535 Telfair Street, Suite 605
Augusta, GA 30901

RE: Security Camera Improvements – Recommendation of Award - Revised

Dear Mr. Penick,

I am requesting IFB #26-150, for Security Camera Improvements Project be awarded to NetPlanner Systems Inc. who is the qualifying low bidder. The amount of this base bid was \$1,556,877.35.

The recommended approval amount is higher than the original estimated budget of \$1,450,000.00. We have had Mead & Hunt review these amounts and their recommendation is that we proceed with the Recommended bid award to NetPlanner in the amount of \$1,555,877.35. We anticipate the additional amount to be funded through our FAA Airport Improvement Program (AIP) and/or the Airport Infrastructure Grant (AIG). In addition, GDOT plans to participate via their standard match of 5% resulting in AGS providing the remaining 5% from Enterprise funds. Please let me know if you need any further clarification on this project.

If you have additional questions, please contact me at (706) 796-4040 or via email at hjudon@augustaga.gov.

Sincerely,

A handwritten signature in black ink that reads 'Herbert L. Judon, Jr.'.

Herbert L. Judon, Jr., A.A.E, IAP
Executive Director

Cc: Nancy M. Williams, Contract Compliance Administrator, Augusta Procurement Department



5955 Core Road, Suite 515
North Charleston, South Carolina 29406
803-520-2986
meadhunt.com

April 30, 2026

Mr. Herbert L. Judon, Jr. A.A.E., IAP
Executive Director
Augusta Regional Airport
1501 Aviation Way
Augusta, Georgia 30906

Subject: Security Camera Improvements – Recommendation of Award

Dear Mr. Judon:

The Augusta Procurement Department has publicly Bid the Plans and Specifications for the Security Camera Improvement project (IFB #26-150) which includes but is not limited to the installation of new security cameras in and around the commercial terminal and the necessary/related infrastructure improvements associated with the overall project (see attached exhibit).

Mead and Hunt, Inc. has reviewed the response to the advertisement for bids (IFB #26-150) for the Project. Bids were opened and read publicly on March 27, 2026, at 11:00 am, local time at the Augusta Procurement Department. Bids were received from Johnson Controls Building Solutions. headquartered in Columbia, SC, CelPlan Technologies headquartered in Reston, VA, and NetPlanner Systems Inc. headquartered in Martinez, GA.

Based on Mead & Hunt's review, we recommend awarding the project to NetPlanner in the amount of \$1,556,877.35 (See attached Bid Tabulation). After reviewing and evaluating the unit prices associated with the various construction line items, the costs associated seem to fall within the current market averages seen across the region and country in similar projects, with multiple being at or below the engineer's estimate. Based upon our review and the City's Procurement Department's review, we believe NetPlanner has submitted a responsive bid and is a responsible, experienced security contractor.

Should you have any questions, please feel free to contact us.

Sincerely,

MEAD & HUNT, INC.

A handwritten signature in black ink, appearing to read 'Edwin J. Scott, Jr.'.

Edwin J Scott, Jr., P.E.

Project Manager

cc:

Jason McCann, Mead & Hunt Inc.
Nancy Williams, City of Augusta Procurement
Tywana Scott, City of Augusta Procurement
Elizabeth Giles, Augusta Regional Airport
Lauren Smith, Augusta Regional Airport
Herbert Judon, Augusta Regional Airport

A3 COMMUNICATIONS
ATTN: MIKE BLACK
10700 ABBOTTS BRIDGE ROAD
SUITE 140
DULUTH, GA. 30097

ADAPTTOSOLVE, INC
ATTN: LARA BENNETT
111 AIRPORT PARKWAY
LAGRANGE, GA 30240

NETPLANNER SYSTEMS, INC.
ATTN: ALLISON MURPHY
4808 TECHNOLOGY DRIVE
MARTINEZ, GA 30907

ADS SECURITY, LLC
4210 COLUMBIA ROAD, SUITE 2B
MARTINEZ, GA 30907

ISO NETWORK
ATTN: ERIC CARRIER
2100 BARRETT PARK DRIVE SUITE 508
KENNESAW, GEORGIA 30144

GC&E SYSTEMS GROUP, INC.
ATTN: JIM MANN/SCOTT JOHNSON
5835 PEACHTREE CORNERS EAST,
SUITE A
PEACHTREE CORNERS, GA 30092

SWANN COMMUNICATIONS U.S.A. INC.
12636 CLARK STREET,
SANTA FE SPRINGS, CA 90670

LIGHTSPEED DATALINKS
474 SUITE C HAMILTON RD.
COLUMBUS, GA. 31904

BTV SYSTEMS
2481 ROCKY CREEK RD.
MACON, GA. 31206

BLACK CREEK INTEGRATED SYSTEMS
P.O. BOX 101747
IRONDALE, ALA. 35210

JOHNSON CONTROLS
ATTN: DALE WILLM
3243 SUNSET BLVD.
WEST COLUMBIA, SC 29169

1 ACCORD TECHNOLOGIES
ATTN: RICK DANIEL
P. O. BOX 3788
EATONTON, GEORGIA 31024

CONVERGINT
201 SHERATON BLVD
MACON, GA 31210

JOHNSON CONTROLS
DISTRICT 202
3980 DEKALB TECHNOLOGY PKWY.
BUILDING 700
ATLANTA, GA 30340

CARVER SECURITY SYSTEM, INC
1145 BANKS MILL RD SE
AIKEN, SC 29803

HERBERT JUDON
AUGUSTA REGIONAL AIRPORT

ELIZABETH GILES
AUGUSTA REGIONAL AIRPORT

YOLANDA JACKSON
COMPLIANCE

BID ITEM #26-150
SECURITY CAMERA IMPROVEMENT for
AUGUSTA GA-AUGUSTA REGIONAL
AIRPORT
Bid Due: Wednesday, 3/25/26 @3:00 p.m.

BID ITEM #26-150
SECURITY CAMERA IMPROVEMENT for
AUGUSTA GA-AUGUSTA REGIONAL
AIRPORT
Mail Date: Thursday, 02/12/26

Tywanna Scott

From: bidnotice.donotreply@doas.ga.gov
Sent: Thursday, February 12, 2026 5:48 PM
To: Tywanna Scott
Subject: [EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2026-000000176

Dear Tywanna Scott,
tscott@augustaga.gov

Please review the particulars of an event for 72155-AUGUSTA, CITY OF furnished below.

Event Number: PE-72155-NONST-2026-000000176
Event Title: 26-150 Security Camera Improvements
Event Type: Non-State Agency

Process Log
2026/02/12 17:40:22 : Log starts for - 41519812 - EVENT_RELEASE_TO_SUPL
2026/02/12 17:40:29 : Email Process Log for the Event#: PE-72155-NONST-2026-000000176
2026/02/12 17:40:29 : Email Batch# 2602120906
2026/02/12 17:40:29 : Notification Type: EVENT_RELEASE_TO_SUPL
2026/02/12 17:47:53 : Total No of Contacts found for sending Email: 1176
2026/02/12 17:47:53 : No of Email(s) not sent due to Bad Email Address: 0

The sourcing event can be reviewed at:
<https://ssl.doas.state.ga.us/gpr/eventDetails?eSourceNumber=PE-72155-NONST-2026-000000176&sourceSystemType=gpr20>

02/12/2026 05:47:53 PM


[NOTICE: This message originated outside of the City of Augusta's mail system -- DO NOT CLICK on links, open attachments or respond to requests for information unless you are sure the content is safe.]

Planholders

Add Supplier

Export To Excel

Supplier (13)

Supplier 	Download Date
Alscan, Inc.	02/16/2026
Avigilon	02/12/2026
CelPlan Technologies, Inc.	02/19/2026
Cincar Consulting Group, LLC	02/13/2026
ConstructConnect	02/17/2026
Dodge Data	02/13/2026
GovGuide	02/17/2026
Onvia, Inc. - Content Department	02/12/2026
Sentinel Consulting	02/17/2026
SMW Security & Surveillance LLC	02/12/2026
Teleco Augusta	02/13/2026
THE RKP AGENCY LLC	02/13/2026
UPTIME365	03/12/2026

Add Supplier

Supplier Details

Supplier Name	Alscan, Inc.
Contact Name	Jason Mullis
Address	1213 Dalon Rd NE , Atlanta, GA 30306
Email	jnullis@alscaninc.com
Phone Number	478-993-6286

Filename	Type	Action
26-150_ITB	Bid Document / Specifications	View History
26-150_ADD1	Addendum	View History
26-150_ADD2	Addendum	View History



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

Augusta Aviation Commission Meeting Minutes

April 30, 2026

10:00 a.m.

Orwen Aviation Commission Chambers
2nd Floor - Terminal Building

Commission Members: Commissioner Ronic West; Commissioner Michael Cioffi;
Commissioner William Fennoy; Commissioner Marshall McKnight;
Commissioner Wilbert Barrett; Commissioner James Germany;
Commissioner Randy Sasser; Commissioner Kay Roland;
Commissioner Davis Beman

Absent: Commissioner Dan Troutman; Commissioner Larry Harris;
Commissioner Dr. Charles Larke;

Staff: Mr. Herbert L. Judon, Jr.; Ms. Lauren Smith; Mr. Kenneth Hinkle;
Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey;
Ms. Elizabeth Giles; Chief Fred Shaver; Ms. Diane Johnston;
Ms. Catherine Highsmith; Mr. Tyler Good; Mr. Stephen Hedden;
Mr. Greg Larsen; Mr. Bruce Keller; Mr. Herman Ruffin;
Mr. Robert Patterson; Ms. Patricia Brooks; Mr. Korey Anderson;
Mr. DeAndre Davis

Others: Ms. Dana Lynn McIntyre – Augusta Business Daily
Ms. Jennifer Carrol – Reimagined Parking
Ms. Nancy Williams – AGS Procurement

CALL TO ORDER & PRAYER – *Chairwoman Commissioner Ronic West called the meeting to order at 10:00am, Prayer offered by Commissioner Wilbert Barrett*

- I. AGENDA, MINUTES, STATISTICS, & CONSENT** – Chairwoman Ronic West
- A. April 29, 2026, Augusta Aviation Commission Meeting Agenda
 - B. March 26, 2026, Augusta Aviation Commission Meeting Minutes
 - C. March 2026 Statistics

*Motion by Commissioner Beman to correct March 2025 Statistics to reflect March 2026 Statistics
Motion by Commissioner Beman 2nd by Commissioner Barrett to approve amended April 29, 2026,
Augusta Aviation Commission Meeting Agenda, March 26, 2026, Augusta Aviation Commission Meeting
Minutes, and March 2026 Statistics.*

No Discussion; Unanimous Ayes; Motion Carries

II. EMPLOYEE RECOGNITION

- A. Introduce Finance Director – Herbert L. Judon, Jr. & Catherine Highsmith
 - i. Mr. Stephen Hedden
- B. Retirements – Herbert L. Judon, Jr., Catherine Highsmith, Diane Johnston, Patricia Brooks, Bruce Keller, Kenneth Hinkle
 - i. Mr. Greg Larsen – 9 years
 - ii. Mr. Robert Patterson – 9 years
 - Mrs. Patricia Brooks corrected Mr. Robert Patterson's years of service as he was a contract employee for AGS, therefore working a total of 14 years.*
 - iii. Mr. Herman Ruffin – 9 years
 - iv. Ms. Deranda (Faye) Westbrook – 23 Years

III. FINANCIALS – Mr. Stephen Hedden

- A. March Financials to be presented during May Augusta Aviation Commission Meeting

IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – Northwest Development Roadway & Utilities Recommendation of Award (ROA) – Elizabeth Giles
 - Motion by Commissioner Sasser 2nd by Commissioner Beman to approve Northwest Development Roadway & Utilities Recommendation of Award (ROA)*
 - No Discussion; Unanimous Ayes; Motion Carries*
- B. Augusta Regional Airport (AGS) – Security Camera Improvements Recommendation of Award (ROA) – Elizabeth Giles
 - Motion by Commissioner Fennoy 2nd by Commissioner Barrett to approve Security Camera Improvements Recommendation of Award (ROA)*
 - Discussion; Unanimous Ayes; Motion Carries*
- C. Augusta Regional Airport (AGS) - Memorandum of Understanding (MOU) with Destination Augusta (DA) – Lauren Smith
 - Motion by Commissioner Fennoy 2nd by Commissioner Beman to approve Memorandum of Understanding (MOU) with Destination Augusta (DA)*
 - Discussion; Unanimous Ayes; Motion Carries*

V. INFORMATION ITEMS

- A. Augusta Regional Airport (AGS) 26-111A Routine Maintenance & Emergency Maintenance Services to HVAC Systems – Bruce Keller
- B. Preliminary Masters Overview – Herbert L. Judon, Jr., Lauren Smith & Kenneth Hinkle
- C. Airline Updates – Herbert L. Judon, Jr.

D. Air Edu / Intern Presentation – Korey Anderson & Cody Mitchell

*Motion by Commissioner Fennoy 2nd by Commissioner Roland to enter Executive Session at 10:58am
No Discussion; Unanimous Ayes; Motion Carries*

VI. EXECUTIVE SESSION

- A. To Discuss Personnel
- B. To Discuss Real Estate

*Motion by Commissioner Barrett 2nd by Commissioner Fennoy to adjourn Executive Session at 11:50am
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2nd by Commissioner Fennoy to execute Executive Session Affidavit
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Fennoy 2nd by Commissioner Sasser to approve Budget Amendment request in the amount of \$200,000
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Fennoy 2nd by Commissioner Roland to approve staff move forward with FY2027 Salary Study actions.
No Discussion; Unanimous Ayes; Motion Carries*

VII. COMMISSION COMMENTS / ACTION REQUESTS

- A. Vote to publicly advertise scheduled Ordinance Update Workshops – Commissioner Ronic West
 - i. May 4, 2026, 9:00am – 11:00am; 6 Commissioners available
 - ii. May 21, 2026, 9:00am – 11:00am; 8 Commissioners available

*Motion by Commissioner Fennoy 2nd by Commissioner Sasser to schedule Ordinance Update Workshop
May 21, 2026, 9:00am – 11:00am
Discussion; Unanimous Ayes; Motion Carries*

GENERAL DISCUSSION

ADJOURN MEETING

**Motion to adjourn by Commissioner Fennoy 2nd by Commissioner McKnight
No Discussion; Unanimous Ayes; Motion Carries**

Meeting adjourned at 11:57pm

Ronic West, Chairwoman
Augusta Aviation Commission

Date



Public Services Committee Meeting

Meeting Date: 05/12/26

Augusta Regional Airport (AGS) – 2026 Budget Amendment

- Department:** Augusta Regional Airport (AGS)
- Presenter:** Herbert L. Judon, Jr.
- Caption:** Augusta Regional Airport (AGS) – Approve amendment to the Airport’s 2026 Budget: transferring \$140,000.00 from “Available for Future Years” into the “Airport Administration Permanent Full Time Regular Salary & Wages.”
- Background:** In FY 2026, the Airport will be making multiple organizational (personnel) adjustments to improve operations. Most of these adjustments were unknown during the budget development cycle in 2025 and are driven by a variety of factors inclusive of the assignment of additional responsibilities, position reclassifications, promotions, retention, and succession planning initiatives. All adjustments will follow normal policies and approval processes.
- To support the compensation associated with these actions, sufficient funding must be available within the “Personnel Services & Benefits” budget section. This administrative/approval process is mandated to move funds to/from this particular section of the budget.
- Analysis:** The Airport’s budgetary line item, “*Available for Future Years*” contingency totals \$2,916,440.00 for 2026. ***This amendment will not affect or increase the Airport’s overall balanced budget; it simply administratively moves funds from one line-item to another.*** Moreover, the Airport anticipates the total impact of this request (inclusive of other internal efficiencies) to result in a net decrease to Airport personnel expenditures.
- Financial Impact:** Airport’s 2026 Budget: transferring \$140,000.00 from “Available for Future Years” into the “Airport Administration Permanent Full Time Regular Salary & Wages.”
- Alternatives:** N/A

Recommendation: Approve amendment to the Airport’s 2026 Budget: transferring \$200,000.00 from “Available for Future Years” into the “Airport Administration Permanent Full Time Regular Salary & Wages.”

Funds are available in the following accounts: 551101110/6021110

REVIEWED AND APPROVED BY: N/A



Public.Services.Committee.Meeting

Meeting Date: 05/12/26

Augusta Regional Airport (AGS) – 2026 Budget Amendment

- Department:** Augusta Regional Airport (AGS)
- Presenter:** Herbert L. Judon, Jr.
- Caption:** Augusta Regional Airport (AGS) – Approve amendment to the Airport’s 2026 Budget: transferring \$200,000.00 from the “Available for Future Years” line item into the “Airport Administration Permanent Full-Time Regular Salary & Wages” line item.
- Background:** In FY 2026, the Airport will be making multiple organizational (personnel) adjustments to improve operations. Most of these adjustments were unknown during the budget development cycle in 2025 and are driven by a variety of factors inclusive of the assignment of additional responsibilities, position reclassifications, promotions, retention, and succession planning initiatives. All adjustments will follow normal policies and approval processes.
- To support the compensation associated with these actions, sufficient funding must be available within the “Personnel Services & Benefits” budget section. This administrative/approval process is mandated to move funds to/from this particular section of the budget.
- Sufficient funds to cover these actions are technically already available within the Airport’s current Personnel Services & Benefits section.
- Analysis:** The Airport’s budgetary line item, “*Available for Future Years*” contingency totals \$2,916,440.00. ***This amendment will not affect or increase the Airport’s overall balanced budget; it simply administratively moves funds from one line-item to another.*** Moreover, the Airport anticipates the total impact of this request (inclusive of other internal efficiencies) to result in a net decrease to Airport personnel expenditures.

Financial Impact: Airport’s 2026 Budget: transferring \$200,000.00 from the “Available for Future Years” line item into the “Airport Administration Permanent Full Time Regular Salary & Wages” line item.

Alternatives: N/A

Recommendation: Approve amendment to the Airport’s 2026 Budget: transferring \$200,000.00 from the “Available for Future Years” line item into the “Airport Administration Permanent Full Time Regular Salary & Wages” line item.

Funds are available in the following accounts: Transfer funds **From Account #:** 55110.1110.60.21110
To Account #: 55108.1101.51.11110

REVIEWED AND APPROVED BY: N/A



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Augusta Aviation Commission Meeting Minutes

April 30, 2026

10:00 a.m.

Orwen Aviation Commission Chambers
2nd Floor - Terminal Building

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Commissioner William Fennoy; Commissioner Marshall McKnight;
Commissioner Wilbert Barrett; Commissioner James Germany;
Commissioner Randy Sasser; Commissioner Kay Roland;
Commissioner Davis Beman

Absent: Commissioner Dan Troutman; Commissioner Larry Harris;
Commissioner Dr. Charles Larke;

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Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey;
Ms. Elizabeth Giles; Chief Fred Shaver; Ms. Diane Johnston;
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Others: Ms. Dana Lynn McIntyre – Augusta Business Daily
Ms. Jennifer Carrol – Reimagined Parking
Ms. Nancy Williams – AGS Procurement

CALL TO ORDER & PRAYER – *Chairwoman Commissioner Ronic West called the meeting to order at 10:00am, Prayer offered by Commissioner Wilbert Barrett*

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D. Air Edu / Intern Presentation – Korey Anderson & Cody Mitchell

*Motion by Commissioner Fennoy 2nd by Commissioner Roland to enter Executive Session at 10:58am
No Discussion; Unanimous Ayes; Motion Carries*

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- B. To Discuss Real Estate

*Motion by Commissioner Barrett 2nd by Commissioner Fennoy to adjourn Executive Session at 11:50am
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2nd by Commissioner Fennoy to execute Executive Session Affidavit
No Discussion; Unanimous Ayes; Motion Carries*

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No Discussion; Unanimous Ayes; Motion Carries*

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May 21, 2026, 9:00am – 11:00am
Discussion; Unanimous Ayes; Motion Carries*

GENERAL DISCUSSION

ADJOURN MEETING

**Motion to adjourn by Commissioner Fennoy 2nd by Commissioner McKnight
No Discussion; Unanimous Ayes; Motion Carries**

Meeting adjourned at 11:57pm

Ronic West, Chairwoman
Augusta Aviation Commission

Date



Public Services Committee Meeting

May 12, 2026

Indoor Smoking Ordinance

Department:	N/A
Presenter:	N/A
Caption:	Discuss Indoor Smoking Ordinance. (Requested Commissioner Jordan Johnson)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Lena Bonner

From: Commissioner Jordan Johnson
Sent: Thursday, May 7, 2026 8:15 AM
To: Lena Bonner
Cc: Natasha L. McFarley
Subject: Agenda item request

Ms. Bonner,

Please add to the appropriate agenda, "Discuss Indoor Smoking Ordinance."

Thank you

This e-mail contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. The City of Augusta accepts no liability for the content of this e-mail or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the City of Augusta. E-mail transmissions cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the content of this message which arise as a result of the e-mail transmission. If verification is required, please request a hard copy version.
AED:104.1



Public Services Committee Meeting

May 12, 2026

Short Term Rental Ordinance

Department:	N/A
Presenter:	N/A
Caption:	Discussion on the short term rental ordinance with the respective subject matter experts that were brought together in 2024. Please refer to the STR policy analysis attached. (Requested by Commissioner Stacy Pulliam)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

SHORT-TERM RENTAL POLICY ANALYSIS

Commission Workshop
May 2023

Policy Area	Commissioner Questions/Comments	General Staff Analysis
<p>What are the Commission's Preferences (what should be regulated through ordinance?)</p>	<p>Commissioner Pulliam</p> <ol style="list-style-type: none"> 1. What are the most common policy features in localities? 2. In terms of legalities, what policy rules/features were challenged more frequently? <ol style="list-style-type: none"> a. Which localities have pending litigation? b. Examples (rentals exceeding 16 people, taxation if primary residence) c. Localities with challenges (Fulton, Gwinnett, Dekalb) 3. Scenario regarding whether a business would require a license: <ol style="list-style-type: none"> a. To rent primary residence (owner lives there); are we considering this property a business? For example, renting lake property to neighbor who moved away and returns each summer. Per Director Delaney, the exchange of monies, receipt of compensation (for services/goods) identifies this example as a business. b. House swapping would be different, although there is an phone app for this (with usage fees) 4. Scenario regarding dealing with violators <ol style="list-style-type: none"> a. Loud Parties (noise nuisance); how do we deal with STR parties versus a regular homeowner with a low party, who is not an STR owner? Sheriff will address both but the non-STR owner is not charged a fee. Per Director Delaney, Sheriff would still issue citation to non-STR owner. The STR business still has own set of rules to comply with (maintaining property, noise, closing at proper hours, based on zoning and classification). 5. Could the Masters period (Apr 1-15) be an exemption from registry (as block-out date) Note that Planning's research identified block-out dates as a favorable ordinance component. <p>Commissioner Johnson</p> <ol style="list-style-type: none"> 1. Issue where AirBNB used for parties (particularly in the Sand Hills area). (long hours, excessive vehicles) <ol style="list-style-type: none"> a. How would ordinance address these issues? 2. Length of Stay (LOS) <ol style="list-style-type: none"> a. Discussion about day-by-day hotels; owners are having difficulty moving people out b/c they stay longer than 30 days (then considered their "dwelling place")---would regulating the LOS avoid this issue with AirBNB?—meaning someone is renting for an extended tiem which then becomes a "dwelling place" issue? b. For business travelers, major hotel chains require a letter stating LOS (ex. 60 days) to address LOS, because a person doesn't always want to change a room. 3. Business License Requirement <ol style="list-style-type: none"> a. Would this apply to a regular homeowner wanting to rent out an <u>additional</u> property? Per Director Delaney a person with two (2) or more rental properties are currently required to obtain a business license. 4. Fees In General and Fees for Violators <ol style="list-style-type: none"> a. Business license requirement would help with fee collection b. Would like to consider an application fee (\$150 minimum) c. Considerable fee for violators <ul style="list-style-type: none"> - Those not registered - Noise violators - Traffic violators 5. Are AirBNB, VRBO fees currently remitted to the city? Yes, through regular excise taxes 6. Need to have staff resources to perform site inspections or deal with complaints 7. Which municipality is more comparable to Augusta-Richmond County? Hall County, 	<p>Addressing Legalities</p> <ul style="list-style-type: none"> o Per Director Delaney, the Planning Department (PD) was careful not to include recommendations challenged in the court system. o Not aware of successful challenges of requiring the owner to acquire a business license while staying in the house while providing STR, because a business license is required anytime goods/services (lodging) are provided <p>Regulating Parties Use</p> <ul style="list-style-type: none"> o Ordinance may not be able to regulate because after hour noise ordinance is regulated/enforced by the Sheriff's Department o Ex. Large family reunions would be similar to parties (ie still the same issue) o Daytime occupancy means the hours between 10:00 am and 10:00 pm. "Daytime occupants" mean the guests who may occupy a Vacation Rental during a daytime occupancy o Length of Stay: the ordinance would have a timeframe clause not to exceed 30 days (making it a STR and a housing agreement) o Could we add an exemption for special circumstances (government, etc.) <p>Regulating Registration</p> <ul style="list-style-type: none"> o Current owners who register through only hubs (AirBNB, Booking, VRBO, FlipKey, HomeAway, etc.); taxes are paid the 20th of each month. <ul style="list-style-type: none"> ▪ Have registry ▪ Have flat rate fee ▪ Have an application and application renewal fee (range from \$100-\$450) ▪ Some have an additional tax on top of the base hotel/motel excise tax <ul style="list-style-type: none"> • Savannah (\$1 transportation/tourism fee) o Need to have strong notification and penalty systems (ie warning and fines) <p>Regulating (Excise) Taxes</p> <ul style="list-style-type: none"> o Could be used as a tool to discourage violators

SHORT-TERM RENTAL POLICY ANALYSIS

Commission Workshop
May 2023

Policy Area	Commissioner Questions/Comments	General Staff Analysis
	<p>8. What events other than the Masters could cause a need for additional block-out dates? Iron Man, Rowing Club and other tourists activities.</p> <p>9. What are the unintended consequences of drafting a STR ordinance? Per Director Delaney Yes</p> <ul style="list-style-type: none"> a. Financial impact on homeowners who make lesser revenue who are bridging an income shortage b. On-street traffic violators may not be discouraged through ordinance/policy—meaning a STR business would be willing to pay the fine for violating on-street parking c. Block-out dates could have a negative impact d. Need to have a reasonable application fee e. Did not want a large application fee f. Need to crack down on those buying a multitude of properties just to use as STR as a large enterprise <p>Commissioner Frantom</p> <ul style="list-style-type: none"> 1. The AirBNB revenue that funnels through Destination Augusta, how is this collected? 2. What are the benefits of STR registration (having a database)? <p>Answer(s)</p> <ul style="list-style-type: none"> - List and location will change over time - Can easily identify as a STR when complaints occur; because STRs aren't always know to neighbors - Registry could be made public (but should it be published for safety purposes? Should we safeguard property owner's rights by not disclosing this list to the public? <ul style="list-style-type: none"> 3. We have to do better for holding owners accountable through regulation and penalties 4. Would like to include Length of Stay, block-out dates (to accommodate the Masters Tournament); a database for accountability; limit number of weeks per year a host can rent STR—one locality set a cap of seven (7) weeks in a year. 5. Need to safeguard against owners with multiple properties, and renting those as STRs 6. Need to safeguard against multifamily units becoming STRs 7. Illegal Boarding or Rooming Houses: Houses with two (2) or more unrelated families in a residence, where the owner is not a resident; Per Director Delaney, this would not be included in the STR ordinance—already addressed in current ordinances (defined and where allowed) 8. Need for significant/stiff penalties (concurred with Commissioner Johnson); adding penalties to tax bill <p>Commissioner Guilfoyle</p> <ul style="list-style-type: none"> 1. How do we capture STRs that do not enlist with the major sites (AirBNB, VRBO)?; need to ensure this is not a voluntary registration. 2. How much staff time would be required to identify those not registering? <p>Commissioner Bobby Williams</p> <ul style="list-style-type: none"> 1. What would the basis, features of the ordinance (what would it cover)? <ul style="list-style-type: none"> a. Daytime vs. night-time occupancy b. On-street vs. off-street parking c. Other common nuisances would be addressed—ie tie a penalty to a regulation 	

SHORT-TERM RENTAL POLICY ANALYSIS

Commission Workshop May 2023		
Policy Area	Commissioner Questions/Comments	General Staff Analysis
Administrator Douse Questions and Comments	<ol style="list-style-type: none"> 1. While individuals who register with a broker (AirBNB, etc.) are taxed, Augusta does not benefit from those taxes—because those dollars are part of the Hotel/Motel Tax, which goes to the Coliseum Authority and Destination Augusta (formerly know as CVB). 2. Collections started in July 2021 and in 2022, \$930,000 was collected; from Jan-March of 2023, over \$300,000 has already been collected—forecasted at \$1.2M for 2023 in Hotel/Motel Tax 3. Would a registry weed out STR property owners who are also filing for Homestead Exemption? 	
Citizen Input	None	
Next Steps (at 52:47 mark)	<ol style="list-style-type: none"> 1. Subcommittee to decide how/if it wants to move forward. <ul style="list-style-type: none"> - Go through Commission to direct staff to move forward to draft an ordinance 2. Need to contact other stakeholder agencies (to determine if they are willing to assist in enforcing an ordinance) – in cooperation with Code Enforcement <ul style="list-style-type: none"> - Sherriff (to address safety component) - Tax Commissioner, Assessor - Fire 3. Attorney Brown Guidance (at 57:43 mark) <ul style="list-style-type: none"> - Premature for Commission to authorize a drafting of an ordinance at this point - Need more conversation on the enforcement of citations - Need to involve other agencies and branches of government; this is still the preliminary stage. - We haven't quantified how real the need for a STR ordinance is; as opposed to perceived benefits of a STR ordinance; (how many complaints have we analyzed) - Public hasn't weighed in very much (in a public setting) - Schedule another meeting in 30-45 days with appropriate entities with 5 minute presentation from each on the pros and cons of a draft STR. - Stakeholder entities should have their presentation ready to introduce at the next meeting (pros and cons). 	

Lena Bonner

From: Commissioner Stacy Pulliam
Sent: Thursday, May 7, 2026 9:28 AM
To: Lena Bonner
Cc: Natasha L. McFarley
Subject: Re: Agenda Items To Be Added

Correction-

This should have read-

Reconvene our discussion on the short term rental ordinance with the respective subject matter experts that were brought together in 2024. Please refer to the STR policy analysis attached.




Stacy Pulliam

STA

**August
Comm**

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Together v

From: Commissioner Stacy Pulliam
Sent: Thursday, May 7, 2026 8:59:23 AM
To: Lena Bonner <lbonner@augustaga.gov>
Cc: Natasha L. McFarley <nmcfarley@augustaga.gov>
Subject: Agenda Items To Be Added

Great morning, please add all of the following items to our committee meeting on May 12.

1. Reconvene our discussion on the short term rental ordinance with the stake holders that were brought together in 2024. Please refer to the STR policy analysis attached.

2. reconvene the discussion from August 13, 2024, regarding our current ordinance on alcohol licensing

Motion to **approve** directing the Planning and Development Department to provide data regarding alcohol licenses for off-premise consumption, specifically for package shops and liquor stores and to research the separation/distance requirements for off-premise alcohol consumption businesses. **(Requested by Commissioner Stacy Pulliam) (Lack committee quorum August 13, 2024)**

3. **Address, Illegal Dumping and our current code.**

Kind Regards,




Stacy Pulliam

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**August
Comm**

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AED.104.1

Lena Bonner

From: Commissioner Stacy Pulliam
Sent: Thursday, May 7, 2026 8:59 AM
To: Lena Bonner
Cc: Natasha L. McFarley
Subject: Agenda Items To Be Added
Attachments: STR Policy Analysis.docx

Great morning, please add all of the following items to our committee meeting on May 12.

1. Reconvene our discussion on the short term rental ordinance with the stake holders that were brought together in 2024. Please refer to the STR policy analysis attached.
2. reconvene the discussion from August 13, 2024, regarding our current ordinance on alcohol licensing

Motion to **approve** directing the Planning and Development Department to provide data regarding alcohol licenses for off-premise consumption, specifically for package shops and liquor stores and to research the separation/distance requirements for off-premise alcohol consumption businesses. **(Requested by Commissioner Stacy Pulliam) (Lack committee quorum August 13, 2024)**

3. **Address, Illegal Dumping and our current code.**

Kind Regards,



Stacy Pulliam

STA

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AED:104.1



Public Services Committee Meeting

May 12, 2026

Current Alcohol Ordinance on alcohol licensing

Department:	N/A
Presenter:	N/A
Caption:	Reconvene the discussion from August 13, 2024 , regarding our current ordinance on alcohol licensing Motion to approve directing the Planning and Development Department to provide data regarding alcohol licenses for off-premise consumption, specifically for package shops and liquor stores and to research the separation/distance requirements for off-premise alcohol consumption businesses. (Requested by Commissioner Stacy Pulliam) (Lack committee quorum August 13, 2024) (Requested by Commissioner Stacy Pulliam 5-12-26)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Public Services Committee Meeting

May 12, 2026

Illegal Dumping

Department:	N/A
Presenter:	N/A
Caption:	Address, Illegal Dumping and our current code. (Requested by Commissioner Stacy Pulliam)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Commission Meeting

May 21, 2026

2025 Usage Metrics for the Convention Center

Department:	N/A
Presenter:	N/A
Caption:	Update from the Augusta Marriott and ARC Convention Center. Receive as information an update from the Augusta Marriott regarding 2025 usage metrics for the Augusta-Richmond County Convention Center, including event activity, performance trends, and upcoming developments. (Requested by Commissioner Don Clark)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Administrative Services Committee Meeting

Meeting Date: May 5, 2026

2026 Annual Bid Award – Procurement Department ITB 26-065A

- Department:** Procurement
- Presenter:** Andy Penick – Tameka Williams
- Caption:** Motion to approve of the following annual bid item, as the estimated annual purchases for these items are expected to exceed \$25,000.00. This request is in accordance with Sec. 1-10-58 of the Annual Contracts provision. Bid item 26-065A Fireworks for Independence Day Celebration. The recommendation for the award is for a one-year term with the option to extend for four (4) additional one (1) year terms upon mutual consent of both parties.
- Background:** Sec. 1-10-58 stipulates that upon approval of an annual contract by the Board of Commissioners, any using agency is authorized to order supplies or services under such annual contract as needed, up to the maximum amount approved in the annual bid. An annual contract is defined as any contract entered for a period of one year or multiple one-year periods, including options to renew for additional one-year periods, with a vendor or contractor. The purpose is to provide Augusta, Georgia, with specified products or services, such as paving, concrete, or office supplies, at a predetermined rate or price. These commodities or services are let in accordance with the Augusta Procurement Code. The Annual Bid Item for consideration includes the following items

1) Recreation and Parks– 2026 Budget \$38,115.00 – recommendation of award to Pyro Shows East Coast, Inc
- Analysis:** The Department may need to submit requisitions for the purchase of items that exceed the \$25,000 authority approval of the Administrator, as specified in accordance with the Procurement Code, Section 1-10-54.

Enclosed herewith are the comprehensive details of the bid submission, along with the User Department’s recommendations. We believe that this bid not only meets but exceeds the required specifications, and its approval will facilitate the seamless acquisition of essential items for our organization.
- Financial Impact:** User Departments within our organization are entrusted with the responsibility of procuring the items specified in the individual bids. Purchases are made on an as-needed basis, allowing for a flexible and efficient acquisition process that aligns with our operational requirements. This approach ensures that our organization can respond promptly to evolving needs while maintaining fiscal responsibility. The payment for requested items will be sourced from the appropriate budget line item associated with the specific department making the request.

Alternatives: Deny and require the user departments to follow the Procurement for acquiring quotes for the services needed.

Recommendation: The Procurement Department recommendation is to approve as submitted by the User Department and award the Annual Bid(s) as recommended per the Augusta Code.

Funds are available in the following accounts: User Department are responsible for the procurement of items within their approved 2026 Budget.

REVIEWED AND APPROVED BY: N/A

INVITATION TO BID

Sealed Bids will be received at this office until **Thursday, August 14, 2025 @ 11:00 a.m. via ZOOM Meeting ID: 966 517 3229 Passcode: 620177** for furnishing:

BID ITEM RECREATIONS AND PARKS DEPARTMENT – ANNUAL CONTRACT
 COMMODITY CODE (Bid Items may have more parent codes)

No.	Bid Item Description	COMMODITY CODE (Bid Items may have more parent codes)
1	26-065A - Fireworks for Independence Day Celebration	018-578-36, 018-962-36, 024-680-74

Bids will be received by Augusta, GA Commission hereinafter referred to as the OWNER at the offices of:

Darrell White, Interim Procurement Department
 535 Telfair Street - Room 605, Augusta, Georgia 30901
 706-821-2422

Bid documents may be viewed on the Augusta, Georgia web site under the Procurement Department **ARCbid**. Bid documents may be obtained at the office of the Augusta, GA Procurement Department. Documents may be examined during regular business hours at Augusta, GA Procurement Department.

All questions must be submitted in writing by fax to 706 821-2811 or email to procannualbids@augustaga.gov to the office of the Augusta, Georgia Procurement Department by Friday, August 1, 2025 @ 5:00 P.M. No bid will be accepted by fax or email; all must be received by mail or hand delivered. To ensure timely deliveries, all submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No deliveries will be accepted prior to 8:30 a.m. or after 5:00 p.m., as the building is closed to the public and delivery services outside of these hours.

The local bidder preference program is applicable to this project. No bids may be withdrawn for a period of ninety (90) days after bids have been opened.

Invitation for bids and specifications. An invitation for bids shall be issued by the Procurement Office and shall include specifications prepared in accordance with Article 4 (Product Specifications), and all contractual terms and conditions applicable to the procurement. **All specific requirements contained in the invitation to bid including, but not limited to, the number of copies needed, the timing of the submission, the required financial data, and any other requirements designated by the Procurement Department are considered material conditions of the bid which are not waiveable or modifiable by the Procurement Director.** All requests to waive or modify any such material condition shall be submitted through the Procurement Director to the appropriate committee of the Augusta, Georgia Commission for approval by the Augusta, Georgia Commission. Please mark BID number on the outside of the envelope.

GEORGIA E-Verify and Public Contracts: The Georgia E-Verify law requires contractors and all sub-contractors on Georgia public contract (contracts with a government agency) for the physical performance of services over \$2,499 in value to enroll in E-Verify, regardless of the number of employees. They may be exempt from this requirement if they have no employees and do not plan to hire employees for the purpose of completing any part of the public contract. Certain professions are also exempt. All requests for proposals issued by a city must include the contractor affidavit as part of the requirement for their bid to be considered.

Bidders are cautioned that acquisition of BID documents through any source other than the office of the Procurement Department is not advisable. Acquisition of BID documents from unauthorized sources placed the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Correspondence must be submitted via mail, fax or email as follows:

Augusta Procurement Department
Attn: Darrell White, Interim Director of Procurement
535 Telfair Street, Room 605
Augusta, GA 30901
Fax: 706-821-2811 or Email: procannualbids@augustaga.gov

No bid will be accepted by fax or email, all must be received by mail or hand delivered.

Darrell White, Interim Procurement Director

Publish:
 Augusta Chronicle
 Metro Courier

cc: Tameka Williams, Recreation and Parks Department
 Yolanda Greenwood, Recreation and Park



**Bid Opening - Bid Item #25-065A
Fireworks for Independence Day Celebration
for Augusta, Georgia - Recreation & Parks Department
Bid Due: Wed, December 3, 2025 @ 11:00 a.m. via ZOOM**

**Total Number Specifications Mailed Out: 5
Total packages submitted: 1
Total Noncompliant: 0**

Vendors	PYRO Shows East Coast, Inc. 4652 Catawba River Road Catawba, SC 29704
Attachment B	Yes
E-Verify Number	4546919
SAVE Form	Yes
Bid Price	\$38,115.00



November 25, 2025

Andy Penick, Procurement Director
Procurement Department
535 Telfair Street – Room 605
Augusta, GA 30901

Dear Mr. Penick,

In reference to Bid Item 26-065A, Fireworks for Independence Day Celebration, the Augusta Recreation and Parks Department's recommends Pyro Shows East Coast, Inc., for services, based on overall qualifications and products provided within the allotted funding.

If you need any additional information regarding this matter, please do not hesitate to contact us. We appreciate the continued assistance and support from you and your staff.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Tameka D. Williams".

Tameka D. Williams, CPRP, CYSA
Director—Augusta Recreation & Parks



Proposed revisions to the Commission Rules of Procedure

Administrative Services Committee Meeting

Meeting Date: May 12, 2026

- Department:** Law Department
- Presenter:** James T. Plunkett, Interim General Counsel
- Caption:** Proposed revisions to the Commission Rules of Procedure
- Background:** The Commission directed the Law Department to review and provide suggestions for updating the Rules of Procedure. Attached is (i) a clean and (ii) edited/marked version of the Rules of Procedure. The edits can be classified as (a) substantive, (b) clarifying and (c) stylistic.
- (a) Substantive changes include the following: removing references to the Mayor only voting to break ties; expanding Section 1.10.01 to examples of prohibited conduct by the public during a meeting; adding Section 1.10.12 regarding penalties for engaging in prohibited conduct; modifying Section 1.10.03 to lessen the amount of personal identifying information to be provided at a meeting by a speaker (but including an obligation for a speaker to state his or her county of residence or the location of any entity the speaker represents); modifying Section 1.10.04 to provide that questioning by Commissioners and responding to those questions should not reduce a speaker's opportunity to speak for five (5) minutes on a subject.
 - (b) Clarifying edits are proposed changes to suggest language so that the Rules of Procedure closer align with provisions in Roberts Rules of Order. Two examples are the suggested changes to Sections 3.04.01 and 3.07.02.
 - (c) Stylistic changes relate to capitalization, expanding the table of contents, formatting changes, and substituting language that may be more concise (see 2.03 as an example).

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

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

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

RULES OF PROCEDURE

for the

AUGUSTA, GEORGIA COMMISSION

(revised _____, 2026)

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OPERATIONAL PROCEDURE

1.01 MEETINGS -Time and place; committees.

1.01.01 Except for the months of April and July, Regular Commission meetings shall be held on the first and third Tuesday of each month at 2:00 p.m. in the Commission Chambers on the second floor of the Municipal Building, unless otherwise scheduled at the request of the Chairman-Mayor or a majority of the members of the Commission, provided that a quorum will be present at the meeting. Except as otherwise provided by law, all meetings of the Commission shall be public meetings.

1.01.01(a) The first meeting in April of each year shall be held on the last week of the preceding March.

1.01.01(b) The first meeting in July of each year shall be held on the last week of the preceding June.

1.01.01(c) The last meeting of each year shall be held on the first Tuesday of December.

1.01.02 ~~Regular Commission meetings for~~ Executive Session (Closed) meetings and Special Called meetings for any matters and matters requiring urgent approval shall be held on the second and last Tuesday of every month at 11:00 a.m. in the Commission Chambers on the second floor of the Municipal Building, unless otherwise scheduled at the request of the Chairman-Mayor or a majority of the members of the Commission, provided that a quorum will be present at the meeting.

1.01.02(a) Executive Session meetings and Special Called meetings shall be conducted in accordance with the Georgia Open Meetings Act.

1.01.03 Except for the months of April and July, all Regular Committee (or Standing Committee) meetings shall be held on the second and last Tuesday of every month in the Lee N. Beard Commission Chamber beginning at 1:00 p.m., with the Public Services Committee starting first every time followed by an alphabetic rotation of the following committees Administrative Services, Engineering Services, Finance, Public Safety on a two-month rotation cycle.

1.01.03(a) The last Committee meetings in March of each year shall be cancelled and all items on such Committee agendas shall be forwarded to the last Regular Commission meeting in March.

1.01.03(b) The last Committee meetings in June of each year shall be cancelled and all items on such Committees' agendas shall be forwarded to the last Regular Commission meeting in June.

1.01.04 ~~Other~~ Special Called (Called) meetings of the Commission and Committees and the subject, dates and time of these meetings may be scheduled as needed by request of the Chairman-Mayor or a majority of the members of the Commission or Committee, provided that a quorum will be present at the meeting and notification of such meetings shall be

provided to the public in advance as required by law.

1.01.05 If there is a necessity to change the time and/or date of ~~the regular meeting of the Commission or Committees or of any specially called meetings or any executive session meetings~~ Regular Commission meeting, Committee meeting, Special Called meeting, or Executive Session meeting, this shall be done by request of the Chairman-Mayor or a majority of the members of the Commission, provided ~~a majority of the Commissioners can attend the meeting which shall be held on a different day~~ a quorum will be present. Notice of the time and date change shall be provided to the Chairman-Mayor and Commission.

1.01.06 ~~The Chairman-Mayor or a The Commission may hold such additional meetings as shall be deemed necessary when called by the Mayor or a majority of the members of the Commission, provided all members shall have been notified at least twenty-four (24) hours in advance of the special meeting. Provided, further, that a majority of the Commission may convene the same in extraordinary session as provided by law for emergency business, such a natural disaster or civic disturbance, whenever in their judgment it may be necessary.~~

1.01.07 An Adjourned Meeting is a continuation of the meeting immediately preceding, whether a Regular Commission meeting or Special Called meeting.

1.01.07(a) If a scheduled Regular Commission meeting or Special Called meeting of the Commission is not completed due to time constraints or emergency, the meeting shall be adjourned to the following day or to a specific day scheduled by the Commission to allow for the completion of pending business.

1.01.07(b) In an Adjourned Meeting (regular or special), only business which would have been proper to consider at the immediately preceding meeting may be considered and acted upon at the adjourned meeting.

1.01.07(c) Adjourned Meetings resume business under the same rules, limitations and rights as the immediately preceding meeting.

1.01.08 Any action taken at any Committee meeting (other than to postpone the agenda item to the next, or a future, committee meeting) shall be placed on the agenda of the next Regular regular Commission meeting or Special Called meeting, or special meeting of the full Commission for approval of the action of the Committee. In the event there is no quorum at a Committee meeting, all such items on such agenda shall be placed on the agenda of the next Regularregular meeting of the full Commission.

1.02 QUORUM

1.02.01 Seven (7) members of the Commission, including the Chairman-Mayor, shall constitute a quorum for any meeting of the Augusta-Richmond County, Georgia Commission (herein referred to as the "Commission").

1.02.02 If a quorum is not present thirty (30) minutes following the scheduled hour for convening the meeting, the Chairman-Mayor or the Vice Chairman-Mayor Pro Tempore,

or in their absence, the Administrator (or his/her designee), calls the meeting to order, announces the absence of a quorum, and entertains one of the following motions: fix time to which to adjourn, adjourn, recess, or take measures to obtain a quorum. ~~By unanimous consent of those Commissioners present, the meeting may be adjourned to another hour and day.~~

1.02.03 If during the meeting there ceases to be a quorum, all business must stop except that the Commission, by majority vote to be recorded in the minutes (naming those present at the time of the vote) may:

1.02.03(a) fix a time to which to ~~another day at which to~~ reconvene;

1.02.03(b) adjourn and return at the next regular meeting;

1.02.03(c) recess to determine if a quorum will be present within a short period of time.

1.03 Chairman-Mayor.

1.03.01 The Chairman-Mayor shall serve as chairman and shall have the rights and privileges of the other Commissioners ~~with respect to debate, including but shall have~~ the right ~~(but is not obliged)~~ to vote on any matter (excluding appointment of any Commissioner to a committee and excluding voting as a member of any Committee as provided in the Consolidation Act) ~~only to break a tie or to create a tie~~. Additionally, his/her duties during meetings shall include:

1.03.01(a) presiding over meetings of the Commission,

1.03.01(b) calling the meeting to order at the scheduled hour,

1.03.01(c) determining that a quorum is present,

1.03.01(d) preserving decorum and order at all meetings,

1.03.01(e) making the Commissioners aware of the substance of each motion,

1.03.01(f) calling for each vote,

1.03.01(g) announcing the results of each vote,

1.03.01(h) calling for a recess at such times as deemed advisable.

1.03.02 The Chairman-Mayor shall exercise such other duties as prescribed in Consolidation Act or by ordinance.

1.04 Vice Chairman-Mayor Pro Tempore. A Vice Chairman-Mayor Pro Tempore shall be elected from among the district Commissioners at the first regular meeting in January of each odd-numbered year as provided in the Consolidation Act. The Vice Chairman-Mayor Pro Tempore

shall serve for a period of two years and shall have all rights, privileges, and duties of the chair in the absence of the chair ~~(excluding the right to vote to create or break a tie)~~, and in addition, shall have the right to make motions and vote on any issue, including matters coming before any Committee of which he/she is a member. The Vice Chairman-Mayor Pro Tempore may succeed himself/herself, subject to the two consecutive term limitation contained in the Consolidation Act.

1.05 Absence of Chairman-Mayor and Vice Chairman-Mayor Pro Tempore. In the absence of the Chairman-Mayor and Vice Chairman-Mayor Pro Tempore, the Administrator shall determine whether a quorum is present. If a quorum is present, the Administrator shall call for the election of a temporary chair. The temporary chair shall preside over that meeting or until the conclusion of the business immediately pending at the time the Chairman-Mayor or Vice Chairman-Mayor Pro Tempore arrives.

1.06 Minutes.

1.06.01 All actions of the Commission, except for actions described in O.C.G.A. § 50-14-3 and § 50-14-4, (or as these sections may be amended from time to time), shall be accurately recorded by the Clerk (or his/her designee) in the minutes which minutes shall include:

1.06.01(a) all main motions, exactly as worded when adopted (including amendments or stipulations);

1.06.01(b) the name of the maker of all important motions;

1.06.01(c) disposition of all main motions, ~~W~~hether

1.06.01(c)(1) adopted;

1.06.01(c)(2) defeated;

1.06.01(c)(3) referred to committee or to staff for further information or recommendations;

1.06.01(c)(4) held until a definite time;

1.06.01(c)(5) the vote of each Commissioner; and

1.06.01(c)(6) comments of Commissioners verbatim.

1.06.02 The minutes of meetings of the Commission shall, at a minimum, briefly describe all statements made and shall record the actions taken by the Commission. Any statement shall be recorded in full at the request of a member of the Commission. A member of the Commission may incorporate an additional statement when the minutes are read. The minutes shall be read before they are approved as soon as is possible or feasible but in no case later than the next regular meeting of the Commission.

1.06.03 The responsibility for correcting and approving the minutes shall be vested only

in the members of the Commission. The minutes of each meeting shall indicate their subsequent approval/ correction. The minutes may be corrected whenever an error is

noticed ~~upon approval of the Commission~~ regardless of the time which has elapsed since recording of the minutes. In such case, minutes can then be corrected by means of a Motion to Amend Something Previously Adopted.

1.06.04 The minutes shall be attested to by the Clerk or his/her designee.

1.07 Regular Agenda.

1.07 .01 All agenda items shall include all supporting documentation, and such shall be submitted to the Clerk for inclusion on the agenda for all meetings of the Commission.

1.07.02 Subject to the limitation of Rule 1.07.08, the Administrator, any elected official and any member of the Commission shall have the right to have an item placed on the regular agenda of the Commission provided said item is submitted to the Clerk of Commission no later than 9:00 a.m. on the Thursday prior to the Tuesday of the regular Commission meeting or any regular Committee meeting. An item may be added to the regular agenda after the 9:00 a.m. Thursday deadline with the unanimous consent of the commission members in attendance. Unanimous consent of the committee members present shall be required to add ~~an~~ item to a committee agenda after the 9:00 a.m. Thursday deadline.

1.07.03 The Clerk shall be responsible for assembling the agenda and distributing it to all Commissioners no later than Friday in advance of the scheduled meeting.

1.07.04 An item may be removed from the agenda after 9:00 a.m. on the Thursday prior to the Tuesday of the regular Commission meeting with unanimous approval of the members of the Commission attending the regular meeting.

1.07.05 An item may be removed from the agenda prior to 9:00 a.m. on the Thursday prior to the Tuesday of the regular Commission meeting upon the request of the individual who was responsible for placing the item on the agenda.

1.07.06 No item pertaining to alcoholic beverage application shall be placed on the agenda within one (1) year from the date of the denial of the application by the Commission.

1.07.07 No item pertaining to zoning shall be placed on the agenda for the same zoning classification within one (1) year from the date of the denial of the application by the Commission.

1.07.08 If an item has appeared on the Commission Agenda and been defeated, or if no action is taken on an item, it shall not be considered again by the Commission until it has been discussed at the committee level.

1.08 Consent Agenda (Calendar).

1.08.01 All items contained in the Consent Agenda (Consent Calendar) may be voted (considered) on *en gross*, without debate or amendment. Prior to the vote on the consent agenda (Consent Calendar), any Commissioner may withdraw an item from the consent agenda so that it may shall be voted on individually.

1.08.02 A non-agenda item shall be defined as that which is deemed by a Commissioner to require urgent attention, but which has not been placed on the published agenda.

1.08.02(a) If a Commissioner requests that a non-agenda item be added to the consent agenda, he/she must provide the specific item, and the reasons immediate attention is required, to the Commission.

1.08.02(b) The unanimous consent of the Commissioners present at the meeting shall be required to add an item to the consent agenda.

1.09 Voting.

1.09.01 All votes shall be taken by raised hand, except those which the chair handles through unanimous consent (i.e., "If there are no objections ... "), and unless there is a request for a roll-call vote. A single objection will require that a counted vote be taken. An affirmative vote of at least six (6) members of the Commission shall be required to adopt a motion, except where otherwise indicated.

1.09.02 Any Commissioner shall have the right to request a roll call vote on any issue, in which event the chair shall direct the Clerk to call the roll in alphabetical order; ~~except that the Chairman-Mayor's name shall be called last and only when his vote will create or break a tie.~~ As each Commissioner's name is called, such Commissioner shall vote either "yes" or "no" to the question presented. If a Commissioner does not wish to vote, such commissioner can answer present (abstain). To verify the vote and to correct possible errors, the Clerk repeats the vote after each member responds to his/her name. At the conclusion of the roll call, the Chairman-Mayor can ask if anyone entered the room after his or her name was called. Changes of the vote are also permitted before the result is announced.

1.09.03 When an entire agenda "tab" has been moved to be voted upon by an *en gross* vote (see Section 3.01.05 herein), a Commissioner may, without discussion state that he/she is voting in the affirmative on all of the agenda items on that "tab" except certain ones which he/she will name by number. In such cases, the votes of the Commissioner(s) will be recorded as negative for the items named, unless the Commissioner abstains as provided in Section 1.09.06.

1.09.04 If a motion has been voted on without discussion and a Commissioner feels that it is necessary to explain his/her vote, he/she may have no more than one minute to give public reasons for his/her vote. The chair will not allow the Commissioner to repeat discussion that has already taken place at the same meeting, however.

1.09.05 A tie vote shall cause all procedural motions to be defeated. A tie vote on a main motion shall keep the motion as pending before the Commission and the motion shall be rescheduled for another time; ~~Provided, however, the Chairman-Mayor shall have the~~

~~right to vote to create or break a tie.~~

1.10 Rules of Conduct and Public Participation in Commission Meetings.

1.10.01 ~~All attendees shall remember that while the meetings are open to the public, the purpose of the meeting is to conduct the business of Augusta, Georgia and members of the public are invited to participate in Commission meetings only as allowed by the Commission's policies and procedures, as outlined herein. For scheduling purposes, Persons wishing to address the Commission shall do so during the Public Comment portion of the agenda.~~

~~The following conduct is prohibited within the meeting chamber while the Commission is in session:~~

- ~~a) speaking without recognition by the Chairman-Mayor,~~
- ~~b) shouting, chanting, jeering, etc. or otherwise engaging in disruptive behavior,~~
- ~~c) applause, booing or other demonstrations of approval or disapproval that is disruptive,~~
- ~~d) displaying signs, placards, banners, flags, posters, or other visual displays that obstruct the views of others, interfere with the recording or broadcasting of the meeting, or disrupt or distract from the orderly conduct of the meeting (signs, placards, banners, flags, posters and other visual displays that can obstruct the views of others are prohibited inside the Commission meeting chamber),~~
- ~~e) Approaching the dais or engaging Commissioners directly without recognition.~~

1.10.02 Subject to the limitations provided for herein, speakers will be allowed to appear before the Commission at the public comment session prior to the regular agenda with each speaker allotted a maximum of five (5) minutes for their presentation.

1.10.02(a) Persons seeking to complain about the performance or lack thereof of an employee of Augusta, Georgia shall submit such requests to the Administrator for resolution. Such requests for public comment will not be heard by the Commission or any committee.

1.10.02(b) Persons or businesses seeking to do business with Augusta, Georgia shall submit such requests to the Administrator for consideration in accordance with the requirements of the Procurement Code. Requests to make presentations for products or services will not be heard by the Commission or any committee except as permitted by the Procurement Code.

1.10.03 Each speaker must submit a request in writing, which shall include his/her contact information, including a verifiable street or mailing address and telephone number for the speaker and which will state the topic of discussion, to the Clerk's office no later than 9:00 a.m. on the Thursday preceding the next regularly scheduled Commission. When recognized by the Chairman-Mayor to speak at a Regular Commission meeting or Special Called meeting, speakers will be requested to provide his or her name, the county of

residence, and if the speaker is representing a business or organization, the name of such entity and the location of the entity.

1.10.04 Speakers are limited to five (5) minutes to present his or her topic to the Commission, exclusive of any time spent responding to individual Commissioner questions. An extension of the five (5) minute limit per person may be granted by the Chairman-Mayor or upon the affirmative vote of six (6) members of the Commission.

1.10.05 If deemed advisable by the Chairman- Mayor, a written response to a speaker may be provided by the appropriate county staff within thirty (30) days. The Commission may respond verbally at the completion of any speaker's presentation.

1.10.06 After each individual speaker's remarks have concluded, the Chairman Mayor may, but shall not be required to, briefly respond, either personally or through another member of the Commission whom the Chairman-Mayor shall designate. In addition, when a request for special action or a grievance has been heard, the matter will be referred to the Administrator (or his/her designee) who will prepare a response to the matter. If necessary, action on the matter for consideration by the Commission will be placed on the agenda for the second regular meeting following the date of the comment.

1.10.07 No speaker will be allowed to make return on public comment on the same issue within a period of ninety (90) days; however, a speaker may return on another issue following the policy and procedure.

1.10.08 All speakers, other than salaried members of the Augusta, Georgia staff, shall address the Commission in the following manner:

1.10.08(a) Stating the speaker's name and State and county of the speaker's residence address ~~(address is required only if individual has not previously provided address to Clerk),~~

1.10.08(b) Stating whether he/she is speaking for himself/herself or for another,

1.10.08(c) Stating if he/she represents an organization and whether he/she is being compensated by the organization for whom he/she speaks,

1.10.08(d) Stating whether he/she or any member of his/her immediate family has a personal interest in the pending matter,

1.10.08(e) Stating his/her comments.

1.10.09 All remarks shall be to the Commission as a body and addressed through the chair. Remarks shall not be made to a particular Commissioner.

1.10.10 Questions from Commissioners, the Administrator, and/or the Augusta ~~Richmond County~~ Attorney may be made for clarification. However, no person shall be permitted to enter into any discussion, either directly or through a member of the Commission, without permission of the chair.

1.10.11 All remarks must be related to the issue on which the speaker has requested to be heard. No person shall be allowed to make impertinent, derogatory, offensive, or slanderous remarks while addressing the Commission.

1.10.11(a) A person may be barred from further speaking before the Commission in that meeting if his/her conduct is deemed "out of order";

1.10.11(b) Once barred for improper conduct, a speaker shall not be permitted to continue or again address the Commission in that meeting unless a majority vote of the Commission allows;

1.10.11(c) In the event a speaker who is barred fails for improper conduct or to obey the ruling, the chair may take such action as is deemed appropriate, including the removal of such person from the assembly;

1.10.11(d) The Commission may bar a person from addressing Commission meetings for up to sixty (60) days for improper conduct. A person barred by the Commission for this period may request a hearing by written request to the chair, which request shall state the reason(s) for a reversal of the decision. All requests for hearings shall be placed on the agenda and heard by the Commission. An affirmative vote of six (6) members of the Commission shall be required to overturn the previous decision to bar the persons.

1.10.11(e) If not otherwise recognized by the Chair, upon motion and the affirmative vote of six (6) members of the Commission, the Commission may allow public comment on an agenda item at the time the item is being considered by the Commission. These comments must be limited to the subject that is being debated. Members of the public may speak for five minutes and may only speak once. These limits can be waived by the affirmative vote of six (6) members of the Commission.

1.10.11(f) The Commission may schedule public hearings for the purpose of soliciting public comment on any subject of interest to the Commission. Hearings may be held immediately prior to or following a meeting of the Commission or at such other places and times as the Commission may determine. No official action shall be taken at any such public hearing.

1.10.12 Those attending a meeting or speaking during public participation who violate these procedures in such a way as to cause a disruption of the meeting will be called to order by the Chairman-Mayor, who may take the following actions:

- a) Call the person to order and direct that they cease their disruptive conduct.
- b) Direct removal of the prohibited items – signs, flags, banners or other visual displays that obstruct the view of others, etc.,
- c) Direct the individual to leave the meeting chamber for the remainder of the meeting if the disruptive conduct continues.
- d) If the person fails to comply with the directive, the Chairman-Mayor may order that the individual be removed from the meeting chamber.

1.11 Appointments by the Commission.

1.11.01 Appointments shall be made as necessary. When it is has been determined, by the Consolidation Act or other rule or manner, that it is the "right" or "turn" of a particular Commissioner to nominate a candidate for a position, such nominee must be elected by a majority of the Commission. If any nominee, however nominated, fails to receive a majority vote, alternate candidate(s) may be nominated until the position is filled by majority vote.

1.11.02 Any appointment to fill an expired or a new term on any board or commission, which appointment is made by the Commission, shall not have less than six (6) votes of approval.

2.00 Decorum of Debate. The following practices shall be followed in debate on motions and matters presented to the Commission.

2.01 Adherence to Agenda.

2.01.01 In discussion, the remarks made by the Commissioners shall be confined to the motion or matters immediately before the Commission.

2.01.02 All Commissioners must conduct themselves in a professional and respectful manner. All remarks should be directed to the Chairman-Mayor and not to individual Commissioners, staff, or citizens in attendance. Personal remarks are inappropriate. A Commissioner may not speak at a meeting until he has been recognized by the Chairman-Mayor. All comments made by a Commissioner shall address the motion that is being discussed.

2.01.03 During these remarks a Commissioner must observe the same rules of decorum as those set forth herein. ~~A Commissioner in Section 2.02 below and he/she may be called to order by the Chairman/Mayor or may be called out of order as set forth in Section 2.06 and 2.07. A another Commissioner may raise a point of order if there is an alleged breach of the rules of decorum. or another Commissioner if there is a breach of those rules.~~

2.01.04 A Commissioner may not interrogate another Commissioner, staff, or citizens. No one shall attempt to enter into a discussion with a Commissioner who has chosen to avail himself/herself of this opportunity to share his/her opinions with the public.

2.02 Discussion of the Issue. In discussion, a Commissioner may condemn the nature of likely consequences of the proposed measure in strong terms, but must avoid a discussion of personalities, and under no circumstances may he/she attack or question the motives of another Commissioner or staff. The issue, and not a person, shall be the item under discussion. Any Commissioner wishing to discuss an issue shall be allowed to do so; however, discussion of any ~~partieular~~ particular issue by any ~~partieular~~ Commissioner shall be limited to two (2) minutes of discussion and one (1) minute of

rebuttal, unless debate is extended by the Chairman-Mayor or by motion as provided in Section 3.04.05 hereof.

2.03 Call to Order, Remarks. The chair shall immediately call as "out of order" any remarks ~~made—outside—that are not germane to~~ the issue being addressed. Additionally, another Commissioner may call this breach of procedure to the attention of the chair and other Commissioners. In either case, the speaking Commissioner shall be required to continue with his/her remarks confined to the issue.

2.04 Discussion Through the Chair. All discussion shall be made through the chair, and one Commissioner may not interrogate another Commissioner or person speaking from the public except through the chair (or with the permission of the chair).

2.05 Disruptions. During discussion or voting, no Commissioner shall disturb the other Commissioners in any way that may be considered disruptive to the proceedings or that may hamper the transaction of business by the Commission.

2.06 Call to Order, Action. The chair may rule as "out of order" any action deemed inappropriate or dilatory and may interrupt a speaker for reasons deemed necessary by the chair. The Chairman-Mayor shall say, "Commissioner/speaker, those remarks are out of order. Please cease this line of comment and make appropriate comment to the issue."2

2.07 Call of "Out Of Order".

2.07.01 If a member of the Commission refuses to comply with these Rules of Procedure the following procedure shall be used:

2.07.01(a) The Commissioner shall be "called to order" by the chair, who shall say, "Commissioner _____ [using name], you are now out of order. If you persist a reprimand will be entered into the record."

2.07.01(b) If a Commissioner defies the ruling of the chair, the Chairman Mayor shall state, "Commissioner, you are personally out of order. Let the record indicate a reprimand against Commissioner _____ Commissioner _____"

—

_____, you have a right at this time to appeal the ruling of the chair by asking that a roll call vote of the Commissioners present be taken and a statement by each Commissioner be recorded as to why he/she is for or against the ruling of the chair. A majority vote of the members of the Commission present shall govern."

3.00 Procedure in Meetings.

3.01 Motions. _

3.01.01 In order for the Commission to take any official action on any subject, a Commissioner must propose a Main Motion or there must be a Recommended Main Motion, as provided in Section 3.01.02(a). A proposed Main Motion must be seconded before there will be discussion on the motion. A second does not require the Commissioner seconding the motion to support the motion. A Commissioner may withdraw a Main Motion that he has made as provided in Section 3.01.04 hereof, at any time before the Commission has voted on that motion. Prior to taking a vote, the chair shall state the motion (or resolution) or its substance, or he/she may call upon the Clerk or secretary to do so.

3.01.02 If the motion presented contains two (2) or more parts capable of standing as separate motions, a Commissioner may move to "Divide the Motion." This motion shall require a second and discussion shall be allowed only on why it should or should not be divided. A majority vote shall be required to adopt the motion to "divide the motion."

3.01.03 If a main motion is in the form of a resolution or document containing several paragraphs or sections which are not separate motions but could be discussed more efficiently if discussed in sections, a motion to Discuss by Paragraphs, Sections, or Numbered Agenda Items under a "tab," may be made. A second shall be required and discussion shall be brief as to the necessity for the action. A majority vote shall be required to "consider by paragraphs, sections, or numbered agenda items under a 'tab'."

3.01.04 Once a motion has been moved and seconded, it belongs to the entire Commission and not to the maker of the motion; therefore, if a Commissioner wishes to ~~W~~withdraw a motion that is officially before the Commission, action of the Commission must be taken in either of the following ways:

3.01.04(a) The chair may ask the Commission if there are any objections to the motion being withdrawn. If there are no objections, the motion shall be withdrawn by unanimous consent, without the need for the seconder to withdraw his/her second;

3.01.04(b) If there is an objection to the motion being withdrawn, then the chair shall take an official vote on the "motion to withdraw the motion", a second being required. A majority vote shall be required to adopt the motion to "withdraw the motion."

3.01.05 If a Commissioner feels that time could be saved by acting on all of the agenda items under a "tab," he/she may move that it be "Considered *en Gross*." (See Section 1.08.02.)

3.01.06 When several alternatives need to be considered (such as staff recommendations that propose various options for the Commission to consider), unlimited choices may be considered by "Filling the Blank" in the motion:

3.01.06(a) No Commissioner may suggest more than one proposal for filling the blank without unanimous consent from the other Commissioners.

3.01.06(b) Each proposal shall be debatable and shall be treated as an independent item to be voted on separately until one has been approved by a majority. As soon as one proposal has received a majority, no others shall be considered.

3.01.06(c) Alternatives (from staff recommendations and/or suggestions by Commissioners) are listed in logical order for voting:

3.01.06(c)(1) Names are listed in the order in which they were proposed,

3.01.06(c)(2) Other proposals are listed in the order of their probable acceptability, beginning with the least popular choice.

3.02 Main Motions.

3.02.01 A main motion is a motion whose introduction brings business before the Commission.

3.02.01(a) Recommended Main Motions- A recommendation from staff, or another item published in the agenda for action, shall be handled as a Recommended Main Motion by the chair. That is, the chair shall, upon the conclusion of a report, state, "The question (or motion) before you is ... " (stating the motion in the affirmative). No second will be required in these instances and the chair, in assuming such motion, is not presumed to be in favor of the motion and may speak against it if he/she so wishes.

3.03 Ranking of Motions.

3.03.01 Each subsidiary and privileged motion is assigned a specific rank. A motion of higher precedence can interrupt motion of lower precedence. The higher motion must be decided before the Commission returns to consider the motion of lower precedence.

3.03.02 A main motion has the lowest rank and does not take precedence over any other motion. A motion to ~~adjourn~~ Fix the Time to Which Adjourn has the highest rank and will take precedence over all other subsidiary and privileged motions. The order of precedence of motions shall be in

accordance with this Section. Motions at the top of the following list take precedence over motions at the bottom of the list.

HIGHEST RANK:

PRIVILEGED MOTIONS (Undebatable)

1. Fix the Time to Adjourn
2. Adjourn
- 2.3. Recess
4. Question of Privilege
- 3.5. Call for the Orders of the Day

SUBSIDIARY MOTIONS (Undebatable)

- 4.6. Lay on the Table (Postpone Temporarily)
- 5.7. Vote Immediately (Previous Question)
- 6.8. Limit Debate or Extend Debate

SUBSIDIARY MOTIONS (Debatable)

- 7.9. Postpone to a Time Certain (Postpone Definitely)
- 8.10. Refer to Committee (Commit)
- 9.11. Amend
- 10.12. Postpone Indefinitely

OTHER MOTIONS

LOWEST RANK-

- 11.13. Main Motion

3.04 Subsidiary Motions. During the course of debate, Commissioners may introduce motions that propose that the Commission take a particular action on a main motion. These motions are called subsidiary motions and they allow the Commission to reach a conclusion on the main motion. Subsidiary motions require a second before they can be voted on or debated. Three subsidiary motion, Amend, Limit Debate, and Vote Immediately, also can apply to other subsidiary motions.

3.04.01 Postpone indefinitely. If a Commissioner believes that the main motion should not be considered by the Commission, that Commissioner may move to postpone the consideration of the main motion indefinitely. If adopted, consideration of the main motion dies (for the duration of the meeting), ~~the motion is successful, consideration of the main motion stops and the main motion is tabled for the duration of the meeting.~~ A motion to postpone indefinitely can be debated, but ~~it can be~~ not amended. A majority vote of the Commission is required for the motion to pass.

3.04.02 Amend. If a Commissioner believes that a main motion that is on the table should be changed in order to make it more acceptable, he can move to amend the motion. Amendments must be closely related to the original motion and must not change the nature of the motion that they amend. Motions to refer, amend, postpone to a time certain, limit or extend debate, fix the time to which to adjourn, and the motion to recess can also be

amended. A motion cannot be amended more than

two times. Debate is allowed on a motion to amend only if the original motion is debatable. Debate is limited to the proposed amendment. A majority vote is required for the Commission to adopt an amendment. If the amendment is adopted then the Commission shall consider the amended version of the motion. Concerning the amending of particular motions:

3.04.02(a) If a Commissioner feels that the main motion might be more acceptable stated other than as presented, the Commissioner may amend through substitution, insertion of stipulations, striking out portions, or striking out and inserting portions. A substitute motion shall be treated as a motion to amend. Such proposed amendments shall be handled in one of the following ways:

3.04.02(a)(1) by unanimous consent of the Commissioners; the chair, or another Commissioner, through the chair, may suggest changes or stipulations, and if there are no objections from the Commissioners, the motion shall be amended by unanimous consent.

3.04.02(a)(2) with a second, discussion and a majority vote on the proposed amendment.

3.04.02(b) If a proposed amendment fails to obtain unanimous consent or a majority vote, the main motion considered shall be the one originally presented.

3.04.02(c) An amendment must be germane (relating to the substance of the main motion) and may not introduce an independent question.

3.04.02(d) Improper amendments shall be:

3.04.02(d)(1) one(s) which are not germane,

3.04.02(d)(2) one(s) which would make the adoption of the amended motion equivalent to a rejection of the motion;

3.04.02(d)(3) one(s) which are, in the opinion of the Chairman Mayor, frivolous or absurd.

3.04.03 Refer to A Committee (Commit). If a Commissioner believes that further information is needed before the Commission can act on a main motion, he may propose that the motion be referred to a specific committee or department for further study. If an appropriate committee does not already exist, then a committee may be formed as a part of the motion. A motion to commit should specify the date that the committee or department will report back to the Commission. A motion to refer shall require a second and shall be debatable and amendable only as to whether or not it shall be referred, to whom it shall be referred, or when the person to whom it is referred shall report back. If the motion fails, the motion to be considered shall be that motion which was on the floor prior to the

motion to refer. This motion is amendable. A majority vote is required for the motion to pass.

3.04.04 Postpone to a Time Certain (Postpone Definitely). A motion to postpone to a certain time may be proposed if a Commissioner believes that the main motion should not be considered until a future time. This motion shall set a particular time for the main motion to be considered again. It is debatable and can be amended. A motion to ~~hold~~ postpone to a time certain shall require a second and discussion shall be limited to the reason for holding postponing the motion or the time to which it is to be held. If the motion fails, the motion to be considered shall be that motion which was on the floor prior to the motion to ~~hold~~ postpone to a time certain. If this motion is passed, the Chairman-Mayor will bring the original motion back to the Commission for consideration at the specified time which may be at the same meeting, at a subsequent meeting, or upon the occurrence of a specified event. A majority vote of the Commission is required for the motion to pass.

3.04.05 Limit or Extend Limits of Debate. A motion to limit debate places a time constraint on the length of debate. The details of such a motion are to be decided by the Commissioner who makes the motion. This motion can also be used to extend the limits of debate if a limit on debate already exists. Debate is not allowed on this motion. A majority vote of the Commission is required for the motion to pass.

3.04.06 Vote Immediately (Call For The Question). A Commissioner may move to "call the question" (i.e., move to end discussion) when it is clear that further discussion is unnecessary or that discussion is becoming repetitive. This motion shall not require a second and no discussion on the motion shall be allowed. If there is no objection, then it will be presumed there is unanimous consent. Should there be an objection, an affirmative vote of a majority of the Commission shall be required.

3.04.07 Lay on the Table (Postpone Temporarily). A motion to lay on the table proposes that the consideration of a main motion be postponed/laid aside temporarily, until a later time in the same meeting. The main motion can be brought back for consideration only if a motion to Resume Consideration is accepted by the Commission during the same meeting. The motion will die if it is not taken up during the meeting. Debate is not allowed on this motion and the motion is not amendable. A majority vote of the Commission is required for the motion to pass. An affirmative vote on the motion to Lay on the Table cannot be reconsidered.

3.05 Privileged Motions. Privileged motions facilitate the running of the meeting. They do not address or relate to a main motion and can be introduced whether or not there is a main motion under consideration. Privileged motions take precedence over all subsidiary motions. Debate is not allowed on these motions.

3.05.01 Question of Privilege. A formal question addressed to the chair concerning the rights of a Commissioner or of the Commission, as a whole, is referred to as a question of privilege. It does not require a second and cannot be debated or amended. The chair is required to make a ruling on the question, and no vote is required unless a motion arises out of the privilege.

3.05.01(a) If any matters occur which impede the Commission's completion of its business (e.g., noise, mechanical difficulties with equipment, matters that affect the safety, orderliness, or comfort of the Commissioners, or affecting the honor of an individual Commissioner) any Commissioner may state to the Chairman Mayor that he/she has a question of privilege and the matter must be addressed before the pending business of the Commission continues.

3.05.02 Recess. A motion to recess proposes that the meeting be suspended for a particular amount of time when business is still pending. It is a temporary intermission of the proceedings. A recess may be taken as it appears on the agenda or as it is declared by the chair when he/she deems it advisable or by a motion from a Commissioner. The motion must specify the length of the recess. The motion must also be seconded. Debate is not allowed on this motion, but the motion can be amended. A majority vote is required for the motion to pass.

3.05.03 Adjourn. The second highest ranking motion shall be the motion to adjourn, requiring a second and a majority vote with no discussion allowed. If the motion is except that the motion to fix the time to which adjourn, which is the highest ranking motion, the motion shall contain a time to hear any non-completed items on the agenda, if such exist. If all business on the agenda has been completed, the chair may assume the motion and, without a second, obtain unanimous consent to adjourn.

3.06 Incidental Motions. Incidental motions allow Commissioners to exert their rights as a member of the Commission. Incidental motions can be introduced at any time during a meeting.

3.06.01 Appeal. Whenever a Commissioner believes that the chair is mistaken in a ruling, a Commissioner may Appeal the Chair's Decision. An appeal shall require a second and shall be debatable with the chair speaking first to explain his/her ruling. The chair may also close out the debate with a statement defending the ruling. An appeal may be made only on a ruling and may not be made:

3.06.01(a) in response to a parliamentary inquiry or point of information; or

3.06.01(b) in areas that challenge verifiable rulings of a factual nature.

3.06.01(c) The chair shall state the motion as Shall the Chair's decision be sustained? A tie vote shall sustain the chair, because a majority vote of the Commission shall be required to overturn the chair's ruling. An Appeal is high in precedence and can only be interrupted by a privileged motion or by a motion to lay on the table.

3.06.02 Parliamentary Inquiry. A Parliamentary Inquiry is a question directed to the chair to obtain information on a matter of parliamentary law or the rules of the Commission. This question should take the form of a parliamentary inquiry and should relate to the current business of the Commission. The chair will answer such questions or may ask the Augusta, Georgia Attorney or Pparliamentarian for an opinion. The chair's reply, whether

or not he/she has requested advice from the Augusta, ~~Georgia Richmond County~~ Attorney or parliamentarian, is an opinion, not a ruling. If a Commissioner does not agree with the chair's opinions he/she may act in a way contrary to this opinion and if ruled out of order may then appeal the chair's ruling. The chair is not obligated to respond to hypothetical questions.

3.06.03 Point of Order (Question of Order). If a Commissioner believes that a violation of the rules of parliamentary procedure has occurred, he can raise a point of order. A second is not required. The chair can make a ruling on the question or can allow the Commission to debate and then rule on the question by majority vote. A point of order can only be interrupted by a privileged motion or by a motion to lay on the table.

3.06.04 Point of Information (Request for Information). If a Commissioner has a question about the facts of a particular issue that is being considered, he may ask a point of information. A Point of Information is a request, directed to or through the chair, for information relevant to the business at hand, but not related to parliamentary procedure. This motion is addressed first to the appropriate person. A second is not required, and the motion is not debatable or amendable.

3.07 Supplementary Main Motions. Three motions allow the Commission to act on a main motion that has either been passed or tabled by the Commission. These motions are considered to be main motions but differ from usual main motions in the ways specified.

3.07.01 Reconsider. The motion to reconsider allows the Commission to debate whether or not to overturn a decision made at the meeting that is in progress. It allows the Commission to consider new information that may affect the decision that has already been made. Any Commissioner can make a motion to reconsider and any Commissioner may second the motion. The motion is debatable, but it cannot be amended. A majority vote of the Commission is required for the motion to pass. If a motion to reconsider is passed, the original decision will be voided, and the Commission will return to debate and revote the original motion.

3.07.02 Rescind. A motion to rescind, also known as a motion to repeal or annul, proposes that the Commission overturn (erase/cancel/kill) a motion passed at a previous meeting. AThe motion to rescind can be made by any Commissioner, regardless of his/her vote on the original motion. It is in order as long as the original motion has not been implemented, but the motion to rescind shall not be in order if:

3.07.02(a) the motion to rescind is made, at the same meeting in which the original motion is made~~action was taken~~;

3.07.02(b) a motion to reconsider was taken and lost;

3.07.02(c) the matter is routine and only part of the action needs to be changed or a portion of the motion has not be implemented, in which case the motion to "amend a previously adopted action" shall be used;

3.07.02(d) ~~something has been done as a result of the vote to implement the earlier action adopted.~~ An announcement of the intention to rescind a motion may be made at ~~the meeting where the decision was made~~ any meeting, ~~after the meeting where the main motion was adopted, and the~~ or the Commissioner seeking to rescind may place the matter on the agenda for the next meeting. The motion to rescind will then be placed on the agenda for the next meeting or the Commissioner seeking to rescind may provide notice by placing the matter on the agenda for the next meeting and at. ~~At such the next~~ meeting, the motion to rescind may will formally be made. If the motion ~~it~~ is seconded, then the Commission may shall debate and vote ~~on revision~~. A majority vote of the Commission is required for the motion to pass. Alternatively, without advance notice, any time after the meeting at which the original motion was adopted, a two-thirds vote of the Commission may approve a properly made and seconded motion. If a motion to rescind is adopted passed, the original motion decision ~~will~~ be voided. A negative vote on the motion to rescind can be reconsidered, but not an affirmative vote.

3.07.03 Resume Consideration (Take from the Table). The motion to resume consideration allows the Commission to consider a motion that has been temporarily postponed (tabled). This motion requires a second and is not debatable or amendable. It is a main motion but ranks higher than any debatable motion. A majority vote is required for the motion to pass.

4.00 Actions of the Commission. All communications to persons, firms or corporations affected by actions taken at a called or regular meeting of the Commission shall be made by the Administrator for Augusta, Georgia, informing them of the action taken.

4.01 Ordinances and Resolutions.

4.01.01 Every ordinance or resolution proposed for adoption by the Commission shall be introduced in writing and the caption of each ordinance shall be read previous to the adoption of the ordinance, unless some member of the Commission shall then and there demand that the entire ordinance be read. Upon such demand being made, the clerk shall read the entire ordinance. No ordinance or resolution shall pass which refers to more than one subject matter or contains matter different from that expressed in the title thereof, except ordinances or resolutions adopting the annual operating and capital budgets and general codification and revisions of ordinances and resolutions of the Commission.

4.01.02 Except for emergency ordinances under subsection 4.01.03 of this section or ordinances amending the Zoning Map for Augusta, Georgia, or upon a unanimous vote of the Commission, no ordinance shall be adopted until it has been read or presented in written form at two meetings held not less than one week apart. A resolution may be adopted at the same meeting at which it is introduced. The affirmative vote of at least six (6) members of the Commission shall be required for the adoption of any ordinance or resolution; Provided, however, a vote of two-thirds of the Commission, ~~excluding the Chairman Mayor~~, shall be required to change any provision of the Consolidation Act as required by said Consolidation

Act. The passage of all ordinances or resolutions shall require the recording of "ayes" and "nays" and the names of the members of the Commission voting for and against each proposed ordinance or resolution or amendment thereto shall be entered in the minutes of the proceedings of the Commission.

4.01.03 To meet a public emergency threatening life, health, property, or public peace, the Commission may adopt emergency ordinances or resolutions, but such ordinances or

to regulate the rate charged for any public utility or service, or to authorize the borrowing of money. An emergency ordinance or resolution shall be in the form prescribed for ordinances or resolutions generally, except that it shall be plainly designated as an emergency ordinance or resolution and shall contain a declaration stating what emergency exists. An emergency ordinance or resolution may be adopted with or without amendment or may be rejected at the meeting at which it is introduced, but the affirmative vote of at least six (6) members of the Commission shall be required for its adoption. It shall become effective upon adoption or at such later time as it may specify.

4.01.04 The caption of each ordinance shall be read once previous to the adoption of the ordinance. All readings of every ordinance shall be by reading the caption of such ordinance only, unless some member of the Commission shall then and there demand that the entire ordinance be read. Upon such demand being made, the clerk shall read the entire ordinance.

4.02 Signing, Authentication, and Recording. Every ordinance or resolution adopted by the Commission shall be submitted to the Chairman-Mayor for his/her signature as promptly as practicable following its adoption. The Clerk of the Commission shall authenticate by the Clerk's signature and cause to be recorded in full all ordinances and resolutions adopted by the Commission and signed by the Chairman Mayor or otherwise becoming law in a properly indexed book kept for such purpose which shall be a public record and open to public inspection. The Commission shall further provide for the periodic updating, revision, codification, and printing of all ordinances or resolutions of a general and permanent nature, together with such codes of technical regulations and other rules and regulations as the Commission may require.

4.03 Publication of Ordinances, Notices, etc. It shall be the duty of the Chairman-Mayor to have published in the official gazette or newspaper of Augusta, Georgia the ordinances of the Commission, the proclamations of the Chairman-Mayor and all other official notices of either the Commission or the Chairman-Mayor ordered to be published by them, respectively; also, such other matters as the Chairman-Mayor may deem advisable to publish. The ordinances of the Commission shall be published one time; all other matters shall be published such number of times as the Commission or the Chairman-Mayor may direct. The Chairman Mayor shall have published in such official gazette or newspaper only the captions of the ordinances of the Commission and shall not have the bodies of such ordinances published.

5.00 Parliamentarian. The Augusta, ~~Georgia~~ Attorney, or his/her designee, shall serve as parliamentarian and shall advise and assist the chair and the Commission in matters of parliamentary law. A professional parliamentarian may be consulted as deemed necessary.

6.00 Parliamentary Authority. The latest edition of ROBERT'S RULES OF ORDER NEWLY REVISED shall govern meetings of the Augusta, Georgia Commission in all areas in which it is applicable and in which it is not inconsistent with these rules adopted by the Commissioners, or with higher law. Words that are set off by parentheses and which follow a term in these rules of procedure are used to reference terms that appear in the latest edition of ROBERT'S RULES OF ORDER NEWLY REVISED. Motions described in these Rules of Procedure are illustrative but not exhaustive of motions that may be made.

7.00 Amendments. These Rules may be amended by a majority of the entire Commission at a Regular Commission meeting or Special Called meeting of the ~~Augusta-Richmond County~~ Commission, provided notice has been given of the amendment(s) at the meeting prior to the vote on the amendment(s).

APPENDIX

Parliamentary Definitions

The following parliamentary definitions apply to the RULES OF PROCEDURE FOR THE Augusta, Georgia Commission

adjourn - to officially terminate a meeting

adjourned meeting - a meeting that is a continuation at a later time of a regular or special meeting

adopt - to approve or pass by whatever vote is required for the motion affirmative vote - a vote in favor of the motion as stated

agenda - the official list of items of business planned for consideration during the meeting

approval of minutes - formal acceptance of the record at a meeting, thus making this record the official minutes of the Commission

chair - the Chairman-Mayor or Vice Chairman- Mayor Pro Tempore

Code of

Conduct - The Richmond County Code of Conduct

Commission - the Augusta, Georgia Commission

Commissioner - any of the ten members serving on the Commission elected from the ten (10) districts established by the Consolidation Act

Commission parliamentary rules- the body of rules and principles that is applied by the courts in deciding litigation involving the procedure of any organization does not include statutory law or particular rules adopted by any organization or Commission

Consolidation Act - the Act consolidating the City Council of Augusta and Richmond County found in 1995 Ga. Laws p. 3648

convene - to open a meeting

debate - formal discussion of a motion under the rules of parliamentary law and more often herein referred to as discussion

defer or hold - to delay action by referring the motion to staff (or an agency, committee, etc.) for more information, or by postponing a vote to a certain time

demand - an assertion of a parliamentary right by a Commissioner
 dilatory motions or tactics - misuse of procedures or motions that are out of order or would delay or prevent progress in a meeting

floor - when a person receives formal recognition from the chair, he/she "has the floor" and is the only person entitled to speak

germane amendment - an amendment relating directly to the motion to which it is applied

germane discussion - discussion relating directly to the matter involved

hearing - a meeting for the purpose of listening to the views of an individual or of a particular group on a particular subject in order - permissible and right from a parliamentary standpoint

majority vote - an affirmation vote of at least six (6) Commissioners or the vote of five (5) Commissioners and the vote of the Chairman-Mayor in the event of a tie

Mayor - chair or chairman

Mayor Pro Tempore - vice chair or vice chairman

minutes - the legal record of the action of the Commission after the record has been approved by vote of the body

motion - a proposal submitted to the Commission for its consideration and decision; it is introduced by the words, "I move that ... "

objection - the formal expression of opposition to a proposed action

order of business - the adopted order in which the business is presented to the meeting of the Commission

out of order - not correct, from a parliamentary standpoint, at the particular time

parliamentary authority - the code of procedure adopted by the Commission as its parliamentary guide, governing in all parliamentary situations not otherwise provided for in the Consolidation Act, the Code of Richmond County, the Code of the City of Augusta, or other governing Bodies

pending motion - sometimes referred to as pending question; a motion that has been proposed and stated by the chair for the Commission's consideration and that is awaiting decision by vote

precedence - the order or priority governing the motion

precedent - a course of action that may serve as a guide or rule for future similar situation

procedural motion - motion to assist the Commission in treating or disposing of a main motion; or, motion relating to the pending business otherwise at hand

proposal or proposition - a statement of a motion of any kind for consideration and action

O.C.G.A. - Official Code of Georgia Annotated

quorum - the number of persons that must be present at a meeting of the Commission to enable it to act legally on business; seven (7) members of the Commission shall constitute a quorum for any meeting of the Augusta, Georgia Commission

recognitions - acknowledgement by the chair, giving a person sole right to speak

reconsider - to review again a matter previously disposed of and to vote on it again; must be made on the same day of business

request - a statement to the chair asking a question or some "right"

rescind - to nullify or cancel out a previous action, cannot be made if action has already been taken to implement the motion it wishes to rescind

resolution - a formal motion, usually in writing, and introduced by the word "resolved" that is presented to the

Commission for a decision ruling - the chair's decision as it relates to the procedure of the Commission

second - a Commissioner's statement that he/she is willing to have the motion considered

seriatim - consideration by sections or paragraphs

statute - a law passed by the Georgia legislature

technical inquiry - request for information relevant to the business at hand

tie vote - a vote in which the affirmative and negative votes are equal on a motion

unanimous consent - deciding on a motion without voting on it but where no Commissioner voices objection, with a single objection a vote must be taken

unfinished business - any business that is postponed definitely to a time certain

[Vice Chair - Mayor Pro Tempore](#)

Note-The Rules of Procedure for the conduct of parliamentary business coming before the Augusta, Georgia Commission were first adopted by the Commission in 1996. Secs. 1-2-14-1-2-25. Reserved.

~~Note-The Rules of Procedure for the conduct of parliamentary business coming before the Augusta, Georgia Commission were first adopted by the Commission in 1996. Secs. 1-2-14-1-2-5. Reserved.~~

RULES OF PROCEDURE

for the

AUGUSTA, GEORGIA COMMISSION

(revised ____, 2026)

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OPERATIONAL PROCEDURE

1.01 MEETINGS -Time and place; committees.

1.01.01 Except for the months of April and July, Regular Commission meetings shall be held on the first and third Tuesday of each month at 2:00 p.m. in the Commission Chambers on the second floor of the Municipal Building, unless otherwise scheduled at the request of the Chairman-Mayor or a majority of the members of the Commission, provided that a quorum will be present at the meeting. Except as otherwise provided by law, all meetings of the Commission shall be public meetings.

1.01.01(a) The first meeting in April of each year shall be held on the last week of the preceding March.

1.01.01(b) The first meeting in July of each year shall be held on the last week of the preceding June.

1.01.01(c) The last meeting of each year shall be held on the first Tuesday of December.

1.01.02 Executive Session (Closed) meetings and Special Called meetings for any matters requiring urgent approval shall be held on the second and last Tuesday of every month at 11:00 a.m. in the Commission Chambers on the second floor of the Municipal Building, unless otherwise scheduled at the request of the Chairman-Mayor or a majority of the members of the Commission, provided that a quorum will be present at the meeting.

1.01.02(a) Executive Session meetings and Special Called meetings shall be conducted in accordance with the Georgia Open Meetings Act.

1.01.03 Except for the months of April and July, all Regular Committee (or Standing Committee) meetings shall be held on the second and last Tuesday of every month in the Lee N. Beard Commission Chamber beginning at 1:00 p.m., with the Public Services Committee starting first every time followed by an alphabetic rotation of the following committees Administrative Services, Engineering Services, Finance, Public Safety on a two-month rotation cycle.

1.01.03(a) The last Committee meetings in March of each year shall be cancelled and all items on such Committee agendas shall be forwarded to the last Regular Commission meeting in March.

1.01.03(b) The last Committee meetings in June of each year shall be cancelled and all items on such Committees' agendas shall be forwarded to the last Regular Commission meeting in June.

1.01.04 Special Called (Called) meetings of the Commission and Committees and the subject, dates and time of these meetings may be scheduled as needed by request of the Chairman-Mayor or a majority of the members of the Commission or Committee, provided that a quorum will be present at the meeting and notification of such meetings shall be

provided to the public in advance as required by law.

1.01.05 If there is a necessity to change the time and/or date of a Regular Commission meeting, Committee meeting, Special Called meeting, or Executive Session meeting, this shall be done by request of the Chairman-Mayor or a majority of the members of the Commission, provided a quorum will be present. Notice of the time and date change shall be provided to the Chairman-Mayor and Commission.

1.01.06 The Chairman-Mayor or a majority of the Commission may convene the same in extraordinary session as provided by law for emergency business, such a natural disaster or civic disturbance, whenever in their judgment it may be necessary.

1.01.07 An Adjourned Meeting is a continuation of the meeting immediately preceding, whether a Regular Commission meeting or Special Called meeting.

1.01.07(a) If a scheduled Regular Commission meeting or Special Called meeting of the Commission is not completed due to time constraints or emergency, the meeting shall be adjourned to the following day or to a specific day scheduled by the Commission to allow for the completion of pending business.

1.01.07(b) In an Adjourned Meeting (regular or special), only business which would have been proper to consider at the immediately preceding meeting may be considered and acted upon at the adjourned meeting.

1.01.07(c) Adjourned Meetings resume business under the same rules, limitations and rights as the immediately preceding meeting.

1.01.08 Any action taken at any Committee meeting (other than to postpone the agenda item to the next, or a future, committee meeting) shall be placed on the agenda of the next Regular Commission meeting or Special Called meeting of the full Commission for approval of the action of the Committee. In the event there is no quorum at a Committee meeting, all such items on such agenda shall be placed on the agenda of the next Regular meeting of the full Commission.

1.02 QUORUM

1.02.01 Seven (7) members of the Commission, including the Chairman-Mayor, shall constitute a quorum for any meeting of the Augusta-Richmond County Commission (herein referred to as the "Commission").

1.02.02 If a quorum is not present thirty (30) minutes following the scheduled hour for convening the meeting, the Chairman-Mayor or the Vice Chairman-Mayor Pro Tempore, or in their absence, the Administrator (or his/her designee), calls the meeting to order, announces the absence of a quorum, and entertains one of the following motions: fix time to which to adjourn, adjourn, recess, or take measures to obtain a quorum.

1.02.03 If during the meeting there ceases to be a quorum, all business must stop except that the Commission,

by majority vote to be recorded in the minutes (naming those present at the time of the vote) may:

1.02.03(a) fix a time to which to reconvene;

1.02.03(b) adjourn and return at the next regular meeting;

1.02.03(c) recess to determine if a quorum will be present within a short period of time.

1.03 Chairman-Mayor.

1.03.01 The Chairman-Mayor shall serve as chairman and shall have the rights and privileges of the other Commissioners including the right to vote on any matter (excluding appointment of any Commissioner to a committee and excluding voting as a member of any Committee as provided in the Consolidation Act). Additionally, his/her duties during meetings shall include:

1.03.01(a) presiding over meetings of the Commission,

1.03.01(b) calling the meeting to order at the scheduled hour,

1.03.01(c) determining that a quorum is present,

1.03.01(d) preserving decorum and order at all meetings,

1.03.01(e) making the Commissioners aware of the substance of each motion,

1.03.01(f) calling for each vote,

1.03.01(g) announcing the results of each vote,

1.03.01(h) calling for a recess at such times as deemed advisable.

1.03.02 The Chairman-Mayor shall exercise such other duties as prescribed in Consolidation Act or by ordinance.

1.04 Vice Chairman-Mayor Pro Tempore. A Vice Chairman-Mayor Pro Tempore shall be elected from among the district Commissioners at the first regular meeting in January of each odd-numbered year as provided in the Consolidation Act. The Vice Chairman-Mayor Pro Tempore shall serve for a period of two years and shall have all rights, privileges, and duties of the chair in the absence of the chair, and in addition, shall have the right to make motions and vote on any issue, including matters coming before any Committee of which he/she is a member. The Vice Chairman-Mayor Pro Tempore may succeed himself/herself, subject to the two consecutive term limitation contained in the Consolidation Act.

1.05 Absence of Chairman-Mayor and Vice Chairman-Mayor Pro Tempore. In the absence of the Chairman-Mayor and Vice Chairman-Mayor Pro Tempore, the Administrator shall determine

whether a quorum is present. If a quorum is present, the Administrator shall call for the election of a temporary chair. The temporary chair shall preside over that meeting or until the conclusion of the business immediately pending at the time the Chairman-Mayor or Vice Chairman-Mayor Pro Tempore arrives.

1.06 Minutes.

1.06.01 All actions of the Commission, except for actions described in O.C.G.A. § 50-14-3 and § 50-14-4, (or as these sections may be amended from time to time), shall be accurately recorded by the Clerk (or his/her designee) in the minutes which minutes shall include:

1.06.01(a) all main motions, exactly as worded when adopted (including amendments or stipulations);

1.06.01(b) the name of the maker of all important motions;

1.06.01(c) disposition of all main motions, whether

1.06.01(c)(1) adopted;

1.06.01(c)(2) defeated;

1.06.01(c)(3) referred to committee or to staff for further information or recommendations;

1.06.01(c)(4) held until a definite time;

1.06.01(c)(5) the vote of each Commissioner; and

1.06.01(c)(6) comments of Commissioners verbatim.

1.06.02 The minutes of meetings of the Commission shall, at a minimum, briefly describe all statements made and shall record the actions taken by the Commission. Any statement shall be recorded in full at the request of a member of the Commission. A member of the Commission may incorporate an additional statement when the minutes are read. The minutes shall be read before they are approved as soon as is possible or feasible but in no case later than the next regular meeting of the Commission.

1.06.03 The responsibility for correcting and approving the minutes shall be vested only in the members of the Commission. The minutes of each meeting shall indicate their subsequent approval/ correction. The minutes may be corrected whenever an error is noticed regardless of the time which has elapsed since recording of the minutes. In such case, minutes can then be corrected by means of a Motion to Amend Something Previously Adopted.

1.06.04 The minutes shall be attested to by the Clerk or his/her designee.

1.07 Regular Agenda.

1.07 .01 All agenda items shall include all supporting documentation, and such shall be

submitted to the Clerk for inclusion on the agenda for all meetings of the Commission.

1.07.02 Subject to the limitation of Rule 1.07.08, the Administrator, any elected official and any member of the Commission shall have the right to have an item placed on the regular agenda of the Commission provided said item is submitted to the Clerk of Commission no later than 9:00 a.m. on the Thursday prior to the Tuesday of the regular Commission meeting or any regular Committee meeting. An item may be added to the regular agenda after the 9:00 a.m. Thursday deadline with the unanimous consent of the commission members in attendance. Unanimous consent of the committee members present shall be required to add an item to a committee agenda after the 9:00 a.m. Thursday deadline.

1.07.03 The Clerk shall be responsible for assembling the agenda and distributing it to all Commissioners no later than Friday in advance of the scheduled meeting.

1.07.04 An item may be removed from the agenda after 9:00 a.m. on the Thursday prior to the Tuesday of the regular Commission meeting with unanimous approval of the members of the Commission attending the regular meeting.

1.07.05 An item may be removed from the agenda prior to 9:00 a.m. on the Thursday prior to the Tuesday of the regular Commission meeting upon the request of the individual who was responsible for placing the item on the agenda.

1.07.06 No item pertaining to alcoholic beverage application shall be placed on the agenda within one (1) year from the date of the denial of the application by the Commission.

1.07.07 No item pertaining to zoning shall be placed on the agenda for the same zoning classification within one (1) year from the date of the denial of the application by the Commission.

1.07.08 If an item has appeared on the Commission Agenda and been defeated, or if no action is taken on an item, it shall not be considered again by the Commission until it has been discussed at the committee level.

1.08 Consent Agenda (Calendar).

1.08.01 All items contained in the Consent Agenda (Consent Calendar) may be voted (considered) on *en gross*, without debate or amendment. Prior to the vote on the consent agenda (Consent Calendar), any Commissioner may withdraw an item from the consent agenda so that it may be voted on individually.

1.08.02 A non-agenda item shall be defined as that which is deemed by a Commissioner to require urgent attention, but which has not been placed on the published agenda.

1.08.02(a) If a Commissioner requests that a non-agenda item be added to the ~~consent~~ agenda, he/she must provide the specific item, and the reasons immediate attention is required, to the Commission.

1.08.02(b) The unanimous consent of the Commissioners present at the meeting shall be required to add an item to the ~~consent~~ agenda.

1.09 Voting.

1.09.01 All votes shall be taken by raised hand, except those which the chair handles through unanimous consent (i.e., "If there are no objections ... "), and unless there is a request for a roll-call vote. A single objection will require that a counted vote be taken. An affirmative vote of at least six (6) members of the Commission shall be required to adopt a motion, except where otherwise indicated.

1.09.02 Any Commissioner shall have the right to request a roll call vote on any issue, in which event the chair shall direct the Clerk to call the roll in alphabetical order. As each Commissioner's name is called, such Commissioner shall vote either "yes" or "no" to the question presented. If a Commissioner does not wish to vote, such commissioner can answer *present (abstain)*. To verify the vote and to correct possible errors, the Clerk repeats the vote after each member responds to his/her name. At the conclusion of the roll call, the Chairman-Mayor can ask if anyone entered the room after his or her name was called. Changes of the vote are also permitted before the result is announced.

1.09.03 When an entire agenda "tab" has been moved to be voted upon by an *en gross* vote (see Section 3.01.05 herein), a Commissioner may, without discussion state that he/she is voting in the affirmative on all of the agenda items on that "tab" except certain ones which he/she will name by number. In such cases, the votes of the Commissioner(s) will be recorded as negative for the items named, unless the Commissioner abstains as provided in Section 1.09.06.

1.09.04 If a motion has been voted on without discussion and a Commissioner feels that it is necessary to explain his/her vote, he/she may have no more than one minute to give public reasons for his/her vote. The chair will not allow the Commissioner to repeat discussion that has already taken place at the same meeting, however.

1.09.05 A tie vote shall cause all procedural motions to be defeated. A tie vote on a main motion shall keep the motion as pending before the Commission and the motion shall be rescheduled for another time;

1.10 Rules of Conduct and Public Participation in Commission Meetings.

1.10.01 All attendees shall remember that while the meetings are open to the public, the purpose of the meeting is to conduct the business of Augusta, Georgia and members of the public are invited to participate in Commission meetings only as allowed by the Commission's policies and procedures, as outlined herein. For scheduling purposes, Persons wishing to address the Commission shall do so during the Public Comment portion of the agenda.

The following conduct is prohibited within the meeting chamber while the Commission is in session:

- a) speaking without recognition by the Chairman-Mayor,
- b) shouting, chanting, jeering, etc. or otherwise engaging in disruptive behavior,
- c) applause, booing or other demonstrations of approval or disapproval that is disruptive,
- d) displaying signs, placards, banners, flags, posters, or other visual displays that obstruct the views of others, interfere with the recording or broadcasting of the meeting, or disrupt or distract from the orderly conduct of the meeting (signs, placards, banners, flags, posters and other visual displays that can obstruct the views of others are prohibited inside the Commission meeting chamber),
- e) Approaching the dais or engaging Commissioners directly without recognition.

1.10.02 Subject to the limitations provided for herein, speakers will be allowed to appear before the Commission at the public comment session prior to the regular agenda with each speaker allotted a maximum of five (5) minutes for their presentation.

1.10.02(a) Persons seeking to complain about the performance or lack thereof of an employee of Augusta, Georgia shall submit such requests to the Administrator for resolution. Such requests for public comment will not be heard by the Commission or any committee.

1.10.02(b) Persons or businesses seeking to do business with Augusta, Georgia shall submit such requests to the Administrator for consideration in accordance with the requirements of the Procurement Code. Requests to make presentations for products or services will not be heard by the Commission or any committee except as permitted by the Procurement Code.

1.10.03 Each speaker must submit a request in writing, which shall include his/her contact information, including a verifiable street or mailing address and telephone number for the speaker and the topic of discussion, to the Clerk's office no later than 9:00 a.m. on the Thursday preceding the next regularly scheduled Commission. When recognized by the Chairman-Mayor to speak at a Regular Commission meeting or Special Called meeting, speakers will be requested to provide his or her name, the county of residence, and if the speaker is representing a business or organization, the name of such entity and the location of the entity.

1.10.04 Speakers are limited to five (5) minutes to present his or her topic to the Commission, exclusive of any time spent responding to individual Commissioner questions. An extension of the five (5) minute limit per person may be granted by the Chairman-Mayor or upon the affirmative vote of six (6) members of the Commission.

1.10.05 If deemed advisable by the Chairman- Mayor, a written response to a speaker may be provided by the appropriate county staff within thirty (30) days. The Commission may respond verbally at the completion of any speaker's presentation.

1.10.06 After each individual speaker's remarks have concluded, the Chairman Mayor may, but shall not be required to, briefly respond, either personally or through another member

of the Commission whom the Chairman-Mayor shall designate. In addition, when a request for special action or a grievance has been heard, the matter will be referred to the Administrator (or his/her designee) who will prepare a response to the matter. If necessary, action on the matter for consideration by the Commission will be placed on the agenda for the second regular meeting following the date of the comment.

1.10.07 No speaker will be allowed to make public comment on the same issue within a period of ninety (90) days; however, a speaker may return on another issue following the policy and procedure.

1.10.08 All speakers, other than salaried members of the Augusta, Georgia staff, shall address the Commission in the following manner:

1.10.08(a) Stating the speaker's name and State and county of the speaker's residence,

1.10.08(b) Stating whether he/she is speaking for himself/herself or for another,

1.10.08(c) Stating if he/she represents an organization and whether he/she is being compensated by the organization for whom he/she speaks,

1.10.08(d) Stating whether he/she or any member of his/her immediate family has a personal interest in the pending matter,

1.10.08(e) Stating his/her comments.

1.10.09 All remarks shall be to the Commission as a body and addressed through the chair. Remarks shall not be made to a particular Commissioner.

1.10.10 Questions from Commissioners, the Administrator, and/or the Augusta Attorney may be made for clarification. However, no person shall be permitted to enter into any discussion, either directly or through a member of the Commission, without permission of the chair.

1.10.11 All remarks must be related to the issue on which the speaker has requested to be heard. No person shall be allowed to make impertinent, derogatory, offensive, or slanderous remarks while addressing the Commission.

1.10.11(a) A person may be barred from further speaking before the Commission in that meeting if his/her conduct is deemed "out of order";

1.10.11(b) Once barred for improper conduct, a speaker shall not be permitted to continue or again address the Commission in that meeting unless a majority vote of the Commission allows;

1.10.11(c) In the event a speaker who is barred fails for improper conduct or to obey the ruling, the chair may take such action as is deemed appropriate, including the removal of such person from the assembly;

1.10.11(d) The Commission may bar a person from addressing Commission meetings for

up to sixty (60) days for improper conduct. A person barred by the Commission for this period may request a hearing by written request to the chair, which request shall state the reason(s) for a reversal of the decision. All requests for hearings shall be placed on the agenda and heard by the Commission. An affirmative vote of six (6) members of the Commission shall be required to overturn the previous decision to bar the persons.

1.10.11(e) If not otherwise recognized by the Chair, upon motion and the affirmative vote of six (6) members of the Commission, the Commission may allow public comment on an agenda item at the time the item is being considered by the Commission. These comments must be limited to the subject that is being debated. Members of the public may speak for five minutes and may only speak once. These limits can be waived by the affirmative vote of six (6) members of the Commission.

1.10.11(f) The Commission may schedule public hearings for the purpose of soliciting public comment on any subject of interest to the Commission. Hearings may be held immediately prior to or following a meeting of the Commission or at such other places and times as the Commission may determine. No official action shall be taken at any such public hearing.

1.10.12 Those attending a meeting or speaking during public participation who violate these procedures in such a way as to cause a disruption of the meeting will be called to order by the Chairman-Mayor, who may take the following actions:

- a) Call the person to order and direct that they cease their disruptive conduct,
- b) Direct removal of the prohibited items – signs, flags, banners or other visual displays that obstruct the view of others, etc.,
- c) Direct the individual to leave the meeting chamber for the remainder of the meeting if the disruptive conduct continues,
- d) If the person fails to comply with the directive, the Chairman-Mayor may order that the individual be removed from the meeting chamber.

1.11 Appointments by the Commission.

1.11.01 Appointments shall be made as necessary. When it is has been determined, by the Consolidation Act or other rule or manner, that it is the "right" or "turn" of a particular Commissioner to nominate a candidate for a position, such nominee must be elected by a majority of the Commission. If any nominee, however nominated, fails to receive a majority vote, alternate candidate(s) may be nominated until the position is filled by majority vote.

1.11.02 Any appointment to fill an expired or a new term on any board or commission, which appointment is made by the Commission, shall not have less than six (6) votes of approval.

2.00 Decorum of Debate. The following practices shall be followed in debate on motions and matters presented to the Commission.

2.01 Adherence to Agenda.

2.01.01 In discussion, the remarks made by the Commissioners shall be confined to the motion or matters immediately before the Commission.

2.01.02 All Commissioners must conduct themselves in a professional and respectful manner. All remarks should be directed to the Chairman-Mayor and not to individual Commissioners, staff, or citizens in attendance. Personal remarks are inappropriate. A Commissioner may not speak at a meeting until he has been recognized by the Chairman- Mayor. All comments made by a Commissioner shall address the motion that is being discussed.

2.01.03 During these remarks a Commissioner must observe the same rules of decorum as those set forth herein. A Commissioner may be called to order by the Chairman/Mayor or may be called out of order as set forth in Section 2.06 and 2.07. A Commissioner may raise a point of order if there is an alleged breach of the rules of decorum.

2.01.04 A Commissioner may not interrogate another Commissioner, staff, or citizens. No one shall attempt to enter into a discussion with a Commissioner who has chosen to avail himself/herself of this opportunity to share his/her opinions with the public.

2.02 Discussion of the Issue. In discussion, a Commissioner may condemn the nature of likely consequences of the proposed measure in strong terms, but must avoid a discussion of personalities, and under no circumstances may he/she attack or question the motives of another Commissioner or staff. The issue, and not a person, shall be the item under discussion. Any Commissioner wishing to discuss an issue shall be allowed to do so; however, discussion of any r issue by any Commissioner shall be limited to two (2) minutes of discussion and one (1) minute of rebuttal, unless debate is extended by the Chairman-Mayor or by motion as provided in Section 3.04.05 hereof.

2.03 Call to Order, Remarks. The chair shall immediately call as "out of order" any remarks that are not germane to the issue being addressed. Additionally, another Commissioner may call this breach of procedure to the attention of the chair and other Commissioners. In either case, the speaking Commissioner shall be required to continue with his/her remarks confined to the issue.

2.04 Discussion Through the Chair. All discussion shall be made through the chair, and one Commissioner may not interrogate another Commissioner or person speaking from the public except through the chair (or with the permission of the chair).

2.05 Disruptions. During discussion or voting, no Commissioner shall disturb the other Commissioners in any way that may be considered disruptive to the proceedings or that may hamper the transaction of business by the Commission.

2.06 Call to Order, Action. The chair may rule as "out of order" any action deemed inappropriate or dilatory and may interrupt a speaker for reasons deemed necessary by the chair. The Chairman-Mayor shall say, "Commissioner/speaker, those remarks are out of order. Please cease this line of comment and make appropriate comment to the issue."

2.07 Call of "Out Of Order".

2.07.01 If a member of the Commission refuses to comply with these Rules of Procedure the following procedure shall be used:

2.07.01(a) The Commissioner shall be "called to order" by the chair, who shall say, "Commissioner [using name], you are now out of order. If you persist a reprimand will be entered into the record."

2.07.01(b) If a Commissioner defies the ruling of the chair, the Chairman Mayor shall state, "Commissioner, you are personally out of order. Let the record indicate a reprimand against Commissioner _____. Commissioner, you have a right at this time to appeal the ruling of the chair by asking that a roll call vote of the Commissioners present be taken and a statement by each Commissioner be recorded as to why he/she is for or against the ruling of the chair. A majority vote of the members of the Commission present shall govern."

3.00 Procedure in Meetings.

3.01 Motions.

3.01.01 In order for the Commission to take any official action on any subject, a Commissioner must propose a Main Motion or there must be a Recommended Main Motion, as provided in Section 3.01.02(a). A proposed Main Motion must be seconded before there will be discussion on the motion. A second does not require the Commissioner seconding the motion to support the motion. A Commissioner may withdraw a Main Motion that he has made as provided in Section 3.01.04 hereof, at any time before the Commission has voted on that motion. Prior to taking a vote, the chair shall state the motion (or resolution) or its substance, or he/she may call upon the Clerk or secretary to do so.

3.01.02 If the motion presented contains two (2) or more parts capable of standing as separate motions, a Commissioner may move to "Divide the Motion." This motion shall require a second and discussion shall be allowed only on why it should or should not be divided. A majority vote shall be required to adopt the motion to "divide the motion."

3.01.03 If a main motion is in the form of a resolution or document containing several paragraphs or sections which are not separate motions but could be discussed more efficiently if discussed in sections, a motion to Discuss by Paragraphs, Sections, or Numbered Agenda Items under a "tab," may be made. A second shall be required and discussion shall be brief as to the necessity for the action. A majority vote shall be required to "consider by paragraphs, sections, or numbered agenda items under a 'tab'."

3.01.04 Once a motion has been moved and seconded, it belongs to the entire Commission and not to the maker of the motion; therefore, if a Commissioner wishes to withdraw a motion that is officially before the Commission, action of the Commission must be taken in either of the following ways:

3.01.04(a) The chair may ask the Commission if there are any objections to the motion being withdrawn. If there are no objections, the motion shall be withdrawn

by unanimous consent., without the need for the seconder to withdraw his/her second;

3.01.04(b) If there is an objection to the motion being withdrawn, then the chair shall take an official vote on the "motion to withdraw the motion", a second being required. A majority vote shall be required to adopt the motion to "withdraw the motion."

3.01.05 If a Commissioner feels that time could be saved by acting on all of the agenda items under a "tab," he/she may move that it be "Considered *en Gross*." (See Section 1.08.02.)

3.01.06 When several alternatives need to be considered (such as staff recommendations that propose various options for the Commission to consider), unlimited choices may be considered by "Filling the Blank" in the motion:

3.01.06(a) No Commissioner may suggest more than one proposal for filling the blank without unanimous consent from the other Commissioners.

3.01.06(b) Each proposal shall be debatable and shall be treated as an independent item to be voted on separately until one has been approved by a majority. As soon as one proposal has received a majority, no others shall be considered.

3.01.06(c) Alternatives (from staff recommendations and/or suggestions by Commissioners) are listed in logical order for voting:

3.01.06(c)(1) Names are listed in the order in which they were proposed,

3.01.06(c)(2) Other proposals are listed in the order of their probable acceptability, beginning with the least popular choice.

3.02 Main Motions.

3.02.01 A main motion is a motion whose introduction brings business before the Commission.

3.02.01(a) Recommended Main Motions- A recommendation from staff, or another item published in the agenda for action, shall be handled as a Recommended Main Motion by the chair. That is, the chair shall, upon the conclusion of a report, state, "The question (or motion) before you is ... " (stating the motion in the affirmative). No second will be required in these instances and the chair, in assuming such motion, is not presumed to be in favor of the motion and may speak against it if he/she so wishes.

3.03 Ranking of Motions.

3.03.01 Each subsidiary and privileged motion is assigned a specific rank. A motion of higher precedence can interrupt motion of lower precedence. The higher motion must be decided before the Commission returns to consider the motion of lower precedence.

3.03.02 A main motion has the lowest rank and does not take precedence over any other motion. A motion to Fix the Time to Which Adjourn has the highest rank and will take precedence over all other subsidiary and privileged motions. The order of precedence of motions shall be in accordance with this Section. Motions at the top of the following list take precedence over motions at the bottom of the list.

HIGHEST RANK:

PRIVILEGED MOTIONS (Undebatable)

1. Fix the Time to Adjourn
2. Adjourn
3. Recess
4. Question of Privilege
5. Call for the Orders of the Day

SUBSIDIARY MOTIONS (Undebatable)

6. Lay on the Table (Postpone Temporarily)
7. Vote Immediately (Previous Question)
8. Limit Debate or Extend Debate

SUBSIDIARY MOTIONS (Debatable)

9. Postpone to a Time Certain (Postpone Definitely)
10. Refer to Committee (Commit)
11. Amend
12. Postpone Indefinitely

OTHER MOTIONS

LOWEST RANK-

13. Main Motion

3.04 Subsidiary Motions. During the course of debate, Commissioners may introduce motions that propose that the Commission take a particular action on a main motion. These motions are called subsidiary motions and they allow the Commission to reach a conclusion on the main motion. Subsidiary motions require a second before they can be voted on or debated. Three subsidiary motion, Amend, Limit Debate, and Vote Immediately, also can apply to other subsidiary motions.

3.04.01 Postpone indefinitely. If a Commissioner believes that the main motion should not be considered by the Commission, that Commissioner may move to postpone the consideration of the main motion indefinitely. If adopted, consideration of the main motion dies (for the duration of the meeting). A motion to postpone indefinitely can be debated, but not amended. A majority vote of the Commission is required for the motion to pass.

3.04.02 Amend. If a Commissioner believes that a main motion that is on the table should be changed in order to make it more acceptable, he can move to amend the motion. Amendments must be closely related to the original motion and must not change the nature

of the motion that they amend. Motions to refer, amend, postpone to a time certain, limit or extend debate, fix the time to which to adjourn, and the motion to recess can also be amended. A motion cannot be amended more than two times. Debate is allowed on a motion to amend only if the original motion is debatable. Debate is limited to the proposed amendment. A majority vote is required for the Commission to adopt an amendment. If the amendment is adopted then the Commission shall consider the amended version of the motion. Concerning the amending of particular motions:

3.04.02(a) If a Commissioner feels that the main motion might be more acceptable stated other than as presented, the Commissioner may amend through substitution, insertion of stipulations, striking out portions, or striking out and inserting portions. A substitute motion shall be treated as a motion to amend. Such proposed amendments shall be handled in one of the following ways:

3.04.02(a)(1) by unanimous consent of the Commissioners; the chair, or another Commissioner, through the chair, may suggest changes or stipulations, and if there are no objections from the Commissioners, the motion shall be amended by unanimous consent.

3.04.02(a)(2) with a second, discussion and a majority vote on the proposed amendment.

3.04.02(b) If a proposed amendment fails to obtain unanimous consent or a majority vote, the main motion considered shall be the one originally presented.

3.04.02(c) An amendment must be germane (relating to the substance of the main motion) and may not introduce an independent question.

3.04.02(d) Improper amendments shall be:

3.04.02(d)(1) one(s) which are not germane,

3.04.02(d)(2) one(s) which would make the adoption of the amended motion equivalent to a rejection of the motion;

3.04.02(d)(3) one(s) which are, in the opinion of the Chairman Mayor, frivolous or absurd.

3.04.03 Refer to A Committee (Commit). If a Commissioner believes that further information is needed before the Commission can act on a main motion, he may propose that the motion be referred to a specific committee or department for further study. If an appropriate committee does not already exist, then a committee may be formed as a part of the motion. A motion to commit should specify the date that the committee or department will report back to the Commission. A motion to refer shall require a second and shall be debatable and amendable only as to whether or not it shall be referred, to whom it shall be referred, or when the person to whom it is referred shall report back. If the motion fails, the motion to be considered shall be that motion which was on the floor prior to the motion to refer. This motion is amendable. A majority vote is required for the motion to

pass.

3.04.04 Postpone to a Time Certain (Postpone Definitely). A motion to postpone to a certain time may be proposed if a Commissioner believes that the main motion should not be considered until a future time. This motion shall set a particular time for the main motion to be considered again. It is debatable and can be amended. A motion to postpone to a time certain shall require a second and discussion shall be limited to the reason for postponing the motion or the time to which it is to be held. If the motion fails, the motion to be considered shall be that motion which was on the floor prior to the motion to postpone to a time certain. If this motion is passed, the Chairman-Mayor will bring the original motion back to the Commission for consideration at the specified time which may be at the same meeting, at a subsequent meeting, or upon the occurrence of a specified event. A majority vote of the Commission is required for the motion to pass.

3.04.05 Limit or Extend Limits of Debate. A motion to limit debate places a time constraint on the length of debate. The details of such a motion are to be decided by the Commissioner who makes the motion. This motion can also be used to extend the limits of debate if a limit on debate already exists. Debate is not allowed on this motion. A majority vote of the Commission is required for the motion to pass.

3.04.06 Vote Immediately (Call For The Question). A Commissioner may move to "call the question" (i.e., move to end discussion) when it is clear that further discussion is unnecessary or that discussion is becoming repetitive. This motion shall not require a second and no discussion on the motion shall be allowed. If there is no objection, then it will be presumed there is unanimous consent. Should there be an objection, an affirmative vote of a majority of the Commission shall be required.

3.04.07 Lay on the Table (Postpone Temporarily). A motion to lay on the table proposes that the consideration of a main motion be postponed/laid aside temporarily, until a later time in the same meeting. The main motion can be brought back for consideration only if a motion to Resume Consideration is accepted by the Commission during the same meeting. The motion will die if it is not taken up during the meeting. Debate is not allowed on this motion and the motion is not amendable. A majority vote of the Commission is required for the motion to pass. An affirmative vote on the motion to Lay on the Table cannot be reconsidered.

3.05 Privileged Motions. Privileged motions facilitate the running of the meeting. They do not address or relate to a main motion and can be introduced whether or not there is a main motion under consideration. Privileged motions take precedence over all subsidiary motions. Debate is not allowed on these motions.

3.05.01 Question of Privilege. A formal question addressed to the chair concerning the rights of a Commissioner or of the Commission, as a whole, is referred to as a question of privilege. It does not require a second and cannot be debated or amended. The chair is required to make a ruling on the question, and no vote is required unless a motion arises out of the privilege.

3.05.01(a) If any matters occur which impede the Commission's completion of its business (e.g., noise, mechanical difficulties with equipment, matters that affect the safety, orderliness, or comfort of the Commissioners, or affecting the honor of an individual Commissioner) any Commissioner may state to the Chairman Mayor that he/she has a question of privilege and the matter must be addressed before the pending business of the Commission continues.

3.05.02 Recess. A motion to recess proposes that the meeting be suspended for a particular amount of time when business is still pending. It is a temporary intermission of the proceedings. A recess may be taken as it appears on the agenda or as it is declared by the chair when he/she deems it advisable or by a motion from a Commissioner. The motion must specify the length of the recess. The motion must also be seconded. Debate is not allowed on this motion, but the motion can be amended. A majority vote is required for the motion to pass.

3.05.03 Adjourn. The second highest ranking motion shall be the motion to adjourn, requiring a second and a majority vote with no discussion allowed. If the motion is to fix the time to which adjourn, which is the highest ranking motion, the motion shall contain a time to hear any non-completed items on the agenda, if such exist. If all business on the agenda has been completed, the chair may assume the motion and, without a second, obtain unanimous consent to adjourn.

3.06 Incidental Motions. Incidental motions allow Commissioners to exert their rights as a member of the Commission. Incidental motions can be introduced at any time during a meeting.

3.06.01 Appeal. Whenever a Commissioner believes that the chair is mistaken in a ruling, a Commissioner may Appeal the Chair's Decision. An appeal shall require a second and shall be debatable with the chair speaking first to explain his/her ruling. The chair may also close out the debate with a statement defending the ruling. An appeal may be made only on a ruling and may not be made:

3.06.01(a) in response to a parliamentary inquiry or point of information; or

3.06.01(b) in areas that challenge verifiable rulings of a factual nature.

3.06.01(c) The chair shall state the motion as Shall the Chair's decision be sustained? A tie vote shall sustain the chair, because a majority vote of the Commission shall be required to overturn the chair's ruling. An Appeal is high in precedence and can only be interrupted by a privileged motion or by a motion to lay on the table.

3.06.02 Parliamentary Inquiry. A Parliamentary Inquiry is a question directed to the chair to obtain information on a matter of parliamentary law or the rules of the Commission. This question should take the form of a parliamentary inquiry and should relate to the current business of the Commission. The chair will answer such questions or may ask the Augusta, Georgia Attorney or Parliamentarian for an opinion. The chair's reply, whether

or not he/she has requested advice from the Augusta, Georgia Attorney or parliamentarian, is an opinion, not a ruling. If a Commissioner does not agree with the chair's opinion he/she may act in a way contrary to this opinion and if ruled out of order may then appeal the chair's ruling. The chair is not obligated to respond to hypothetical questions.

3.06.03 Point of Order (Question of Order). If a Commissioner believes that a violation of the rules of parliamentary procedure has occurred, he can raise a point of order. A second is not required. The chair can make a ruling on the question or can allow the Commission to debate and then rule on the question by majority vote. A point of order can only be interrupted by a privileged motion or by a motion to lay on the table.

3.06.04 Point of Information (Request for Information). If a Commissioner has a question about the facts of a particular issue that is being considered, he may ask a point of information. A Point of Information is a request, directed to or through the chair, for information relevant to the business at hand, but not related to parliamentary procedure. This motion is addressed first to the appropriate person. A second is not required, and the motion is not debatable or amendable.

3.07 Supplementary Main Motions. Three motions allow the Commission to act on a main motion that has either been passed or tabled by the Commission. These motions are considered to be main motions but differ from usual main motions in the ways specified.

3.07.01 Reconsider. The motion to reconsider allows the Commission to debate whether or not to overturn a decision made at the meeting that is in progress. It allows the Commission to consider new information that may affect the decision that has already been made. Any Commissioner can make a motion to reconsider and any Commissioner may second the motion. The motion is debatable, but it cannot be amended. A majority vote of the Commission is required for the motion to pass. If a motion to reconsider is passed, the original decision will be voided, and the Commission will return to debate and revote the original motion.

3.07.02 Rescind. A motion to rescind, also known as a motion to repeal or annul, proposes that the Commission overturn (erase/cancel/kill) a motion passed at a previous meeting. The motion to rescind can be made by any Commissioner, regardless of his/her vote on the original motion. It is in order as long as the original motion has not been implemented, but the motion to rescind shall not be in order if:

3.07.02(a) the motion to rescind is made, at the same meeting in which the original motion is made;

3.07.02(b) a motion to reconsider was taken and lost;

3.07.02(c) the matter is routine and only part of the action needs to be changed or a portion of the motion has not been implemented, in which case the motion to "amend a previously adopted action" shall be used;

3.07.02(d) An announcement of the intention to rescind a motion may be made at any meeting after the meeting where the main motion was adopted, and the motion to rescind will then be placed on the agenda for the next meeting or the Commissioner seeking to rescind may provide notice by placing the matter on the agenda for the next meeting and at such meeting, the motion to rescind may formally be made. If the motion is seconded, then the Commission may debate and vote. A majority vote of the Commission is required for the motion to pass. Alternatively, without advance notice, any time after the meeting at which the original motion was adopted, a two-thirds vote of the Commission may approve a properly made and seconded motion. If a motion to rescind is adopted, the original motion will be voided. A negative vote on the motion to rescind can be reconsidered, but not an affirmative vote.

3.07.03 Resume Consideration (Take from the Table). The motion to resume consideration allows the Commission to consider a motion that has been temporarily postponed (tabled). This motion requires a second and is not debatable or amendable. It is a main motion but ranks higher than any debatable motion. A majority vote is required for the motion to pass.

4.00 Actions of the Commission. All communications to persons, firms or corporations affected by actions taken at a called or regular meeting of the Commission shall be made by the Administrator for Augusta, Georgia, informing them of the action taken.

4.01 Ordinances and Resolutions.

4.01.01 Every ordinance or resolution proposed for adoption by the Commission shall be introduced in writing and the caption of each ordinance shall be read previous to the adoption of the ordinance, unless some member of the Commission shall then and there demand that the entire ordinance be read. Upon such demand being made, the clerk shall read the entire ordinance. No ordinance or resolution shall pass which refers to more than one subject matter or contains matter different from that expressed in the title thereof, except ordinances or resolutions adopting the annual operating and capital budgets and general codification and revisions of ordinances and resolutions of the Commission.

4.01.02 Except for emergency ordinances under subsection 4.01.03 of this section or ordinances amending the Zoning Map for Augusta, Georgia, or upon a unanimous vote of the Commission, no ordinance shall be adopted until it has been read or presented in written form at two meetings held not less than one week apart. A resolution may be adopted at the same meeting at which it is introduced. The affirmative vote of at least six (6) members of the Commission shall be required for the adoption of any ordinance or resolution; Provided, however, a vote of two-thirds of the Commission, shall be required to change any provision of the Consolidation Act as required by said Consolidation Act. The passage of all ordinances or resolutions shall require the recording of "ayes" and "nays" and the names of the members of the Commission voting for and against each proposed ordinance or resolution or amendment thereto shall be entered in the minutes of the proceedings of the Commission.

4.01.03 To meet a public emergency threatening life, health, property, or public peace, the

Commission may adopt emergency ordinances or resolutions, but such ordinances or to regulate the rate charged for any public utility or service, or to authorize the borrowing of money. An emergency ordinance or resolution shall be in the form prescribed for ordinances or resolutions generally, except that it shall be plainly designated as an emergency ordinance or resolution and shall contain a declaration stating what emergency exists. An emergency ordinance or resolution may be adopted with or without amendment or may be rejected at the meeting at which it is introduced, but the affirmative vote of at least six (6) members of the Commission shall be required for its adoption. It shall become effective upon adoption or at such later time as it may specify.

4.01.04 The caption of each ordinance shall be read once previous to the adoption of the ordinance. All readings of every ordinance shall be by reading the caption of such ordinance only, unless some member of the Commission shall then and there demand that the entire ordinance be read. Upon such demand being made, the clerk shall read the entire ordinance.

4.02 Signing, Authentication, and Recording. Every ordinance or resolution adopted by the Commission shall be submitted to the Chairman-Mayor for his/her signature as promptly as practicable following its adoption. The Clerk of the Commission shall authenticate by the Clerk's signature and cause to be recorded in full all ordinances and resolutions adopted by the Commission and signed by the Chairman Mayor or otherwise becoming law in a properly indexed book kept for such purpose which shall be a public record and open to public inspection. The Commission shall further provide for the periodic updating, revision, codification, and printing of all ordinances or resolutions of a general and permanent nature, together with such codes of technical regulations and other rules and regulations as the Commission may require.

4.03 Publication of Ordinances, Notices, etc. It shall be the duty of the Chairman-Mayor to have published in the official gazette or newspaper of Augusta, Georgia the ordinances of the Commission, the proclamations of the Chairman-Mayor and all other official notices of either the Commission or the Chairman-Mayor ordered to be published by them, respectively; also, such other matters as the Chairman-Mayor may deem advisable to publish. The ordinances of the Commission shall be published one time; all other matters shall be published such number of times as the Commission or the Chairman-Mayor may direct. The Chairman Mayor shall have published in such official gazette or newspaper only the captions of the ordinances of the Commission and shall not have the bodies of such ordinances published.

5.00 Parliamentarian. The Augusta Attorney, or his/her designee, shall serve as parliamentarian and shall advise and assist the chair and the Commission in matters of parliamentary law. A professional parliamentarian may be consulted as deemed necessary-

6.00 Parliamentary Authority. The latest edition of ROBERT'S RULES OF ORDER NEWLY REVISED shall govern meetings of the Augusta, Georgia Commission in all areas in which it is applicable and in which it is not inconsistent with these rules adopted by the Commissioners, or with higher law. Words that are set off by parentheses and which follow a term in these rules of procedure are used to reference terms that appear in the latest edition of ROBERT'S RULES OF ORDER NEWLY REVISED. Motions described in these Rules of Procedure are illustrative but not exhaustive of motions that may be made.

7.00 Amendments. These Rules may be amended by a majority of the entire Commission at a

Regular Commission meeting or Special Called meeting of the Commission, provided notice has been given of the amendment(s) at the meeting prior to the vote on the amendment(s).

APPENDIX

Parliamentary Definitions

The following parliamentary definitions apply to the RULES OF PROCEDURE FOR THE Augusta, Georgia Commission

adjourn - to officially terminate a meeting

adjourned meeting - a meeting that is a continuation at a later time of a regular or special meeting

adopt - to approve or pass by whatever vote is required for the motion affirmative vote - a vote in favor of the motion as stated

agenda - the official list of items of business planned for consideration during the meeting

approval of minutes - formal acceptance of the record at a meeting, thus making this record the official minutes of the Commission

chair - the Chairman-Mayor or Vice Chairman- Mayor Pro Tempore

Code of Conduct - The Richmond County Code of Conduct

Commission - the Augusta, Georgia Commission

Commissioner - any of the ten members serving on the Commission elected from the ten (10) districts established by the Consolidation Act

Commission parliamentary rules- the body of rules and principles that is applied by the courts in deciding litigation involving the procedure of any organization does not include statutory law or particular rules adopted by any organization or Commission

Consolidation Act - the Act consolidating the City Council of Augusta and Richmond County found in 1995 Ga. Laws p. 3648

convene - to open a meeting

debate - formal discussion of a motion under the rules of parliamentary law and more often herein referred to as discussion

defer or hold - to delay action by referring the motion to staff (or an agency, committee, etc.) for more information, or by postponing a vote to a certain time

demand - an assertion of a parliamentary right by a Commissioner dilatory motions or tactics - misuse of procedures or motions that are out of order or would delay or prevent progress in a meeting

floor - when a person receives formal recognition from the chair, he/she "has the floor" and is the only person entitled to speak

germane amendment - an amendment relating directly to the motion to which it is applied

germane discussion - discussion relating directly to the matter involved

hearing - a meeting for the purpose of listening to the views of an individual or of a particular group on a particular subject in order - permissible and right from a parliamentary standpoint

majority vote - an affirmation vote of at least six (6) Commissioners or the vote of five (5) Commissioners and the vote of the Chairman-Mayor in the event of a tie

Mayor - chair or chairman

Mayor Pro Tempore - vice chair or vice chairman

minutes - the legal record of the action of the Commission after the record has been approved by vote of the body

motion - a proposal submitted to the Commission for its consideration and decision; it is introduced by the words, "I move that ... "

objection - the formal expression of opposition to a proposed action

order of business - the adopted order in which the business is presented to the meeting of the Commission

out of order - not correct, from a parliamentary standpoint, at the particular time

parliamentary authority - the code of procedure adopted by the Commission as its parliamentary guide, governing in all parliamentary situations not otherwise provided for in the Consolidation Act, the Code of Richmond County, the Code of the City of Augusta, or other governing Bodies

pending motion - sometimes referred to as pending question; a motion that has been proposed and stated by the chair for the Commission's consideration and that is awaiting decision by vote

precedence - the order or priority governing the motion

precedent - a course of action that may serve as a guide or rule for future similar situation

procedural motion - motion to assist the Commission in treating or disposing of a main motion; or, motion relating to the pending business otherwise at hand

proposal or proposition - a statement of a motion of any kind for consideration and action

O.C.G.A. - Official Code of Georgia Annotated

quorum - the number of persons that must be present at a meeting of the Commission to enable it to act legally on business; seven (7) members of the Commission shall constitute a quorum for any meeting of the Augusta, Georgia Commission

recognitions - acknowledgement by the chair, giving a person sole right to speak

reconsider - to review again a matter previously disposed of and to vote on it again; must be made on the same day of business

request - a statement to the chair asking a question or some "right"

rescind - to nullify or cancel out a previous action, cannot be made if action has already been taken to implement the motion it wishes to rescind

resolution - a formal motion, usually in writing, and introduced by the word "resolved" that is presented to the

Commission for a decision ruling - the chair's decision as it relates to the procedure of the Commission

second - a Commissioner's statement that he/she is willing to have the motion considered

seriatim - consideration by sections or paragraphs

statute - a law passed by the Georgia legislature

technical inquiry - request for information relevant to the business at hand

tie vote - a vote in which the affirmative and negative votes are equal on a motion

unanimous consent - deciding on a motion without voting on it but where no Commissioner voices objection, with a single objection a vote must be taken

unfinished business - any business that is postponed definitely to a time certain

Vice Chair - Mayor Pro Tempore

Note-The Rules of Procedure for the conduct of parliamentary business coming before the Augusta, Georgia Commission were first adopted by the Commission in 1996.
Secs. 1-2-14-1-2-25. Reserved.



Administrative Services Committee Meeting

May 12, 2026

Augusta Legislative Delegation Appointments

Department:	N/A
Presenter:	N/A
Caption:	Motion to ratify the Augusta Legislative Delegation appointments of Mr. Kevin Mack to the General Aviation Commission at Daniel Field (Rep. Brian Prince) and Mr. Clarence Thompkins – Augusta Port Authority (Rep. Karlton Howard) (Deferred from the May 5, 2025 Commission Meeting)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Clerk of Commission

Commission, Authorities, & Boards Talent Bank Application

Title Mr.

First Name * Keven J.

Middle Name * Jerome

Last Name * Mack

Suffix

Date Of Birth * 8/29/1950

Address * Street Address
3603 Jamaica Dr.
Address Line 2

City Augusta State / Province / Region Georgia

Postal / Zip Code 30909 Country United States

Home Phone * 7068333532

Work Phone

Registered Voter *
 District 1 District 2
 District 3 District 4
 District 5 District 6
 District 7 District 8
 None

Marital Status * Single

Education * College Degree

Race * Black

Gender * Male

Occupation * Consultant with NFL

Interests Aviation

Commissions, Authorities, & Boards

Volunteer For * Augusta Aviation Commission - Bush Field
Click add below to apply for more than one board.

Volunteer For*

Augusta Aviation Commission - Bush Field

Click add below to apply for more than one board.

*

I currently have relatives working for the City of Augusta

Yes

No

*

I currently serve on an Augusta Board, Commission, or Authority

Yes

No

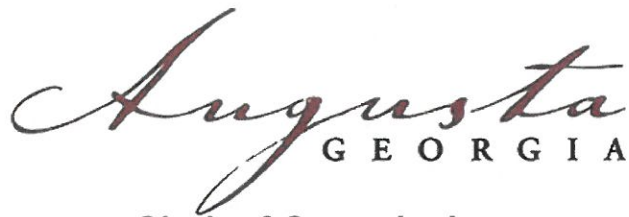
I would like to receive an email confirmation of my submission.

Yes

No

Email

kemack102@gmail.com



Clerk of Commission

Commission, Authorities, & Boards Talent Bank Application

Title Mr.

First Name* Clarence

Middle Name* -

Last Name* Thompkins

Suffix III

Date Of Birth* 9/5/1958

Address* Street Address
3203 Mesena Lane

Address Line 2

City

Augusta

Postal / Zip Code

30909

State / Province / Region

Georgia

Country

USA

Home Phone* 7065330681

Work Phone

Registered Voter* District 1 District 2
 District 3 District 4
 District 5 District 6
 District 7 District 8
 None

Marital Status* Married

Education* Associates

Race* Black

Gender* Male

Occupation* occupational health tech, burn/wound tech

Interests

Commissions, Authorities, & Boards

Volunteer For* Augusta Ports Authority
Click add below to apply for more than one board.

*

I currently have relatives working for the City of Augusta

Yes

No

*

I currently server on an Augusta Board, Commission, or Authority

Yes

No

I would like to receive an email confirmation of my submission.

Yes

No

Email

clarencetho55@gmail.com



Administrative Services Committee Meeting

May 12, 2026

Communication between the ARC Commission & RCSS Board

Department:	N/A
Presenter:	N/A
Caption:	Motion to Strengthen Communication between the ARC Commission and RCSS Board. Support the establishment of committed discussions between the Augusta-Richmond County Commission and the Richmond County School Board of Education to eliminate barriers impacting communication, coordination, and collaboration between both governing bodies. (Requested by Commissioner Don Clark)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Natasha L. McFarley

From: Commissioner Donald Clark
Sent: Thursday, April 30, 2026 9:05 AM
To: Lena Bonner
Cc: Natasha L. McFarley
Subject: Commissioner Clark Commission Agenda Additions

Good Morning

Please add the following items on the next Commission agenda:

Proposed Discussion and Agenda Items

1. **Discussion Regarding the Revised Plans for the Proposed State Veterans Cemetery in Augusta**
Discussion regarding the updated plans, project status, and next steps associated with the proposed State Veterans Cemetery in Augusta.
2. **Discussion Regarding ARC Financial Support for the State Veterans Cemetery**
Discussion regarding Augusta-Richmond County's approval and allocation of monetary support toward the construction and development of the proposed State Veterans Cemetery.
3. **Motion to Strengthen Communication Between the ARC Commission and RCSS Board**
Motion to support the establishment of committed discussions between the Augusta-Richmond County Commission and the Richmond County School System Board of Education to eliminate barriers impacting communication, coordination, and collaboration between both governing bodies.
4. **Clarification of Richmond County Marshal's Office Support Activities**
Request for the Richmond County Marshal's Office to provide clarification regarding prescribed support activities identified within the Augusta-Richmond County Charter, and to identify opportunities for collaboration with Code Enforcement to address trash, illegal signage, and community cleanup concerns.
5. **Discussion Regarding Business Operating Hours and Shutdown Operations**
Discussion regarding potential updates to the existing ordinance impacting the ability of businesses to remain open beyond currently prescribed hours for the limited purpose of conducting internal shutdown, closing, and operational wrap-up activities.
6. **Update from the Augusta Marriott and ARC Convention Center**
Receive as information an update from the Augusta Marriott regarding 2025 usage metrics for the Augusta-Richmond County Convention Center, including event activity, performance trends, and upcoming developments.
7. **Update Regarding Housing Authority Development on Deans Bridge Road**
Receive as information an update regarding the Housing Authority development project located on Deans Bridge Road, including current status, community impact, and anticipated next steps.

Don Clark
Commissioner, District 5

Augusta-Richmond County
Cell: (706) 945-4953
Office: (706) 821-1820
Fax: (706) 821-1838

"Together We Thrive, In District 5!"

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AED:104.1



Administrative Services Committee

May 12, 2026

Chief Assistant Solicitor-General

Department:	N/A
Presenter:	N/A
Caption:	Approve to convert PCN 027YE005 (Assistant Solicitor-General) to Chief Assistant Solicitor-General with a salary of \$105,000.00 (action time sensitive May 1, 2026).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Agenda Item Request Form

- Commission Meetings are held on the first and third Tuesday of each month, beginning at 2:00 PM.
- Committee Meetings are held on the second and last Tuesday of each month, beginning at 1:00 PM.

Click [here](#) to view the full Commission and Committee Calendar.

Meeting Type *

- Commission
- Public Safety Committee
- Public Services Committee
- Administrative Services Committee
- Engineering Services Committee
- Finance Committee

Meeting Date *

5/12/2026

Contact Information for Individual/Presenter Making the Request:

Name *

Omeeka Loggins

Address *

735 James Brown Blvd.

Telephone Number *

706-821-1168

Fax Number

Email Address *

ologgins@augustaga.gov

Caption/Topic of Discussion to be placed on the Agenda: *

Convert PCN 027YE005 (Assistant Solicitor-General) to Chief Assistant Solicitor-General with a salary of \$105,000.00. I have an experienced attorney I have to fill the position on by August 1, 2026.

Requests must be received in the Clerk's Office no later than 9:00 a.m. on the Thursday preceding the Commission and Committee meetings of the following week. A five-minute time limit will be allowed for presentations.

Meeting location:

Lee N. Beard Commission Chamber, 2nd Floor
 Augusta, GA Municipal Building
 535 Telfair Street
 Augusta, GA 30901

Submission Date

4/21/2026 3:47 PM



Administrative Services Committee Meeting

May 12, 2026

Marshal's Office

Department: N/A

Presenter: N/A

Caption: **Clarification of Richmond County Marshal's Office Support Activities:** Request for the Richmond County Marshal's Office to provide clarification regarding prescribed support activities identified within the Augusta-Richmond County Charter, and to identify opportunities for collaboration with Code Enforcement to address trash, illegal signage, and community cleanup concerns. **(Requested by Commissioner Don Clark)**

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A



Administrative Services Committee

May 12, 2026

Augusta Housing Authority development on Deans Bridge Road

Department:	N/A
Presenter:	N/A
Caption:	Update Regarding Housing Authority Development on Deans Bridge Road: Receive as information an update regarding the Augusta Housing Authority's development project located on Deans Bridge Road, including current status, community impact, and anticipated next steps. (Requested by Commissioner Don Clark)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Commission Meeting

May 21, 2026

Business Operating Hours

Department:	N/A
Presenter:	N/A
Caption:	Discussion regarding Business Operating Hours and Shutdown Operations. (Requested by Commissioner Don Clark)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Commission Meeting

May 21, 2026

Affidavit

Department: N/A

Presenter: N/A

Caption: Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A