



## **PUBLIC SERVICES COMMITTEE MEETING AGENDA**

Commission Chamber  
Tuesday, June 09, 2026  
1:00 PM

### **PUBLIC SERVICES**

- 1.** 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) (Referred from the May 21, 2026 Commission Meeting)**
- 2.** Augusta Regional Airport (AGS) - Approve the Construction Contract to Piedmont Mining, LLC in the amount of \$2,140,506.52 for the Northwest Development Roadway & Utility project. This item was approved by the Augusta Aviation Commission 05/28/26 and the Augusta Commission on 5/21/26 (26-144).
- 3.** Augusta Regional Airport (AGS) - Approve Change Order No. 01 of the construction contract with Contract Management, Inc. in the amount of \$10,117.72, along with an addition of three (3) calendar days to the contract time. This item was approved by the Augusta Aviation Commission 05/28/26. (ITB 24-264)
- 4.** Augusta Regional Airport (AGS) - Approve Work Authorization #23 for Mead and Hunt to provide Construction Administration and Construction Observation (CA/CO) services for the construction of the NW Dev Roadway & Utilities in the amount of \$430,705.65. This item was approved by the Augusta Aviation Commission 05/28/26. (RFP 23-158)
- 5.** Augusta Regional Airport (AGS) - Approve this Georgia Power Easement that runs underground in the Northwest Development Project Limits. This item was approved by the Augusta Aviation Commission 05/28/26.
- 6.** **A.N. 26-22** – Existing Location, New Ownership: Florence Henley is the applicant for Tiffany’s Fashow, requesting consumption on premise liquor, beer, wine and Sunday sales, to be used in connection with 1524 Gordon Highway, Augusta GA 30906. District 2, Super District 9
- 7.** **A.N. 26-31 – New Location:** A request by Gianluca DeBerardinis for a Nano Distillery License to be used in connection with Grazed Distilling Company LLC, located at 2227 North Leg Road. District 2, Super District 9.
- 8.** **A.N. 26-32** – New Location: Retail Package Beer and Wine. Krinesh Patel applicant for MA ASHA LLC dba Prime Market & Lottery, to be used in connection with 2658 Barton Chapel Road Suite A. **District 5, Super District 9.**

- 9. A.N. 26-33** – Existing Location, New Ownership: **Retail Package Beer and Wine**. Salman Aman applicant for IGI dba Downtown Grocery LLC, to be used in connection with **2 Greene Street**, Augusta GA 30901. **District 1, Super District 9**.
- 10. A.N. 26-34: New Location**, Full-Service Restaurant. Judy Mitchell is requesting a **consumption on premise liquor, beer and wine license with Sunday sales**, to be used in connection with **718 Broad Street**, Augusta GA 30901. **District 1, Super District 9**
- 11. Discussion** regarding Business Operating Hours and Shutdown Operations. (**Requested by Commissioner Don Clark**)(**Deferred from the May 21, 2026 Commission**)
- 12. Motion** to approve the minutes of the May 26, 2026 Public Services Committee Meeting.



**Public Services Committee Meeting**

May 12, 2026

Current Alcohol Ordinance on alcohol licensing

<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Reconvene the discussion from <b>August 13, 2024</b> , regarding our current ordinance on alcohol licensing Motion to <b>approve</b> 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. <b>(Requested by Commissioner Stacy Pulliam) (Lack committee quorum August 13, 2024) (Requested by Commissioner Stacy Pulliam 5-12-26)</b>
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A



## Public.Services.Committee.Meeting

Meeting Date: 06/09/26

Augusta Regional Airport (AGS) - Northwest Development Roadway  
& Utilities Construction Contract 26-144

- Department:** Augusta Regional Airport (AGS)
- Presenter:** Herbert L. Judon, Jr., Airport Executive Director
- Caption:** Augusta Regional Airport (AGS) - Approve the Construction Contract to Piedmont Mining, LLC in the amount of \$2,140,506.52 for the Northwest Development Roadway & Utility project. This item was approved by the Augusta Aviation Commission 05/28/26 and the Augusta Commission on 5/21/26 (26-144).
- 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.
- The scope of this Project is to connect Cargo Road to Doug Barnard Parkway and provide new access to Hangar N1 and Future Hangars N2 & N3. The project was designed to provide the new hangar (and future hangars) parking area access from Cargo Road to the south or Doug Barnard Parkway to the north. Additional utilities will also be constructed along the roadway. Utilities shall include but not be limited to a new water line and sewer line.
- The base bid of the project includes but is not limited to Mobilization, Erosion Control, grading and excavation adjacent to Cargo Road, the construction of approximately 1,450 linear feet of new asphalt roadway, Drainage improvements, and Electrical improvements.
- The construction phase services contract is based on a 380-calendar day construction period. It is anticipated that the Contractor will mobilize for 60 days and work in the field for 320 calendar days, five (5) to six (6) days / week. The Cost of Construction is \$2,140,506.52 (Base Bid) + \$430,705.65 (CA/CO) = \$2,573,712.17.
- April 30, 2026, Aviation Commission Meeting, Airport Staff recommended Award for 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.

Mead and Hunt reviewed the response to the advertisement for bids (IFB #26-144) for the NW Development Roadway project and recommends awarding the project to Piedmont Mining in the amount of \$2,140,506.52.

This Contract 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 \$2,452,222.23 in FY 2026. GDOT plans to participate via their standard federal grant match of 5% resulting in AGS providing the remaining 5%.

**Alternatives:** N/A

**Recommendation:** Approve the Construction Contract 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:** 551081301-5412110

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

# NOTICE OF AWARD

TO: **PIEDMONT MINING LLC**

PROJECT: **AUGUSTA REGIONAL AIRPORT NW DEVELOPMENT ROADWAY & UTILITY**

The Owner has considered the bid submitted by you for the above-described WORK in response to its Advertisement for Bids and Information for Bidders.

You are hereby notified that your bid has been accepted for items in the amount of **\$2,140,506.52**.

You are required by the Invitation to Bid to execute the Contract and furnish the required Contractor's Performance and Payment Bonds within fifteen (15) calendar days from the date of this Notice to you.

If you fail to execute said Contract and to furnish said bonds within fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all rights arising out of the Owner's acceptance of your bid as abandoned and as a forfeiture of your Bid Bond. The Owner will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the Owner.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

AUGUSTA REGIONAL AIRPORT

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

\*\*\* ACCEPTANCE OF NOTICE \*\*\*

Receipt of the above NOTICE OF AWARD is hereby

acknowledged by \_\_\_\_\_

this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

# PERFORMANCE BOND

(NOTE: THIS BOND IS ISSUED SIMULTANEOUSLY WITH PAYMENT BOND, IN FAVOR OF THE OWNER CONDITIONED FOR THE PAYMENT OF LABOR AND MATERIAL.)

KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_ as Principal, hereinafter called CONTRACTOR, and \_\_\_\_\_, a corporation organized and existing under the laws of the State of \_\_\_\_\_, with its principal office in the City of \_\_\_\_\_, State of \_\_\_\_\_, as Surety, hereinafter called SURETY, are held and firmly bound unto AUGUSTA, GEORGIA BY AND THROUGH THE AUGUSTA-RICHMOND COUNTY COMMISSION as Obligee, hereinafter called the OWNER, in the penal amount of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) for the payment whereof CONTRACTOR and SURETY bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents for the faithful performance of a certain written agreement.

WHEREAS, CONTRACTOR has by said written agreement dated \_\_\_\_\_ entered into a Contract with OWNER for the construction of **AUGUSTA REGIONAL AIRPORT NW DEVELOPMENT ROADWAY & UTILITY**, Augusta, Georgia, in accordance with the drawings and specifications issued by the Augusta Aviation Commission and the Augusta-Richmond County Commission, which contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, the condition of this obligation is such that, if CONTRACTOR shall promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The SURETY hereby waives notice of any alteration or extension of time made by the OWNER.

Whenever CONTRACTOR shall be, and declared by OWNER to be in default under the Contract, the OWNER having performed OWNER's obligations thereunder, the SURETY may promptly remedy the default, or shall promptly

- (1) Complete the Contract in accordance with its terms and conditions, or
- (2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by SURETY of the lowest responsive and responsible bidder, or, if the OWNER elects, upon determination by the OWNER and the SURETY jointly of the lowest responsive and responsible bidder, arrange for a contract between such bidder and OWNER, and make available as Work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract price; but not exceeding, including other costs and damages for which the SURETY may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract price," as used in this paragraph, shall mean the total amount payable by OWNER to CONTRACTOR under the Contract and any amendments thereto, less the amount properly paid by OWNER to CONTRACTOR.

Any suit under this bond must be instituted before the expiration of two (2) years from the date on which final payment under the Contract falls due.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the OWNER named herein or the heirs, executors, administrators or successors of the OWNER.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

Witness \_\_\_\_\_ (Seal)  
\_\_\_\_\_ (Contractor)

Attest \_\_\_\_\_ (Seal)  
By \_\_\_\_\_ (Title)

Witness \_\_\_\_\_ (Seal)  
\_\_\_\_\_ (Surety)

Attest \_\_\_\_\_ (Seal)  
By \_\_\_\_\_ (Title)

## LABOR AND MATERIAL PAYMENT BOND

(NOTE: THIS BOND IS ISSUED SIMULTANEOUSLY WITH PERFORMANCE BOND, IN FAVOR OF THE OWNER CONDITIONED FOR THE PERFORMANCE OF THE WORK.)

KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_ as Principal,

hereinafter called CONTRACTOR, and \_\_\_\_\_

a corporation organized and existing under the laws of the State of \_\_\_\_\_, with

its principal office in the City of \_\_\_\_\_, State of \_\_\_\_\_, as Surety, hereinafter called SURETY, are held and firmly bound unto AUGUSTA, GEORGIA BY AND THROUGH THE AUGUSTA-RICHMOND COUNTY COMMISSION, as Obligee, hereinafter called the OWNER, for the use and benefit of claimants as herein below defined in the amount of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) for the payment whereof CONTRACTOR and SURETY bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, CONTRACTOR has by written agreement dated \_\_\_\_\_ entered into a Contract with Owner for the construction of **AUGUSTA REGIONAL AIRPORT NW DEVELOPMENT ROADWAY & UTILITY**, in accordance with drawings and specifications issued by the Augusta Aviation Commission and Augusta-Richmond County Commission, which Contract is by reference made a part hereof, and is hereinafter referred to as the CONTRACT.

NOW, THEREFORE, the condition of this obligation is such that, if the CONTRACTOR shall promptly make payment to all claimants as hereinafter defined, for all labor and material used or reasonably required to use in the performance of the Contract, then this obligation shall be void; otherwise it shall remain in full force and effect, subject, however, to the following conditions:

- (1) A claimant is defined as one having a direct contract with the CONTRACTOR or with a subcontractor of the CONTRACTOR for labor, material, or both, used or reasonably required for use in the performance of the Contract labor and material being construed as to include that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental of equipment directly applicable to the Contract.
- (2) The above named CONTRACTOR and SURETY hereby jointly and severally agree with the OWNER that every claimant as herein defined, who has not been paid in full before the expiration of a period of ninety (90) days after the date on which the last of such claimant's work or labor was done or performed, or materials were furnished by such claimant, may sue on this bond for the use of such claimant, prosecute the suit to final judgment for such sum or sums as may be justly due claimant, and have execution thereon. The OWNER shall not be liable for the payment of any costs or expenses of any such suit.
- (3) No suit or action shall be commenced hereunder by any claimant,
  - (a) Unless claimant, other than one having a direct contract with the CONTRACTOR, shall have given written notice to any two of the following: The CONTRACTOR, the OWNER, or the SURETY above named, within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed.

Such notice shall be served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the CONTRACTOR, OWNER or SURETY, at any place where an office regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the state in which the aforesaid project is located, save that such service need not be made by a public officer.

- (b) After the expiration of one (1) year following the date on which CONTRACTOR ceased work on said Contract, it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.
- (c) Other than in Richmond County Superior Court, or in the United States District Court for the Middle District of Georgia.
- (4) The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by SURETY of mechanics' liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against this bond.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

Witness \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Contractor)

Attest \_\_\_\_\_ (Seal)  
 By \_\_\_\_\_ (Title)

Witness \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Surety)

Attest \_\_\_\_\_ (Seal)  
 By \_\_\_\_\_ (Title)

# NOTICE TO PROCEED

DATE: \_\_\_\_\_

SUBJECT: NOTICE TO PROCEED

PROJECT: **AUGUSTA REGIONAL AIRPORT NW DEVELOPMENT ROADWAY & UTILITY,**

Gentlemen:

You are hereby notified to commence work in accordance with the Contract, within Ten (10) calendar days following the date first written above, and you are to complete the work within \_\_\_\_\_ ( ) consecutive calendar days after the date of this notice. The date set for completion of all work is therefore \_\_\_\_\_.

AUGUSTA REGIONAL AIRPORT

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

\*\*\* ACCEPTANCE OF NOTICE \*\*\*

Receipt of the above NOTICE TO PROCEED is hereby acknowledged by \_\_\_\_\_ this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

TITLE: \_\_\_\_\_

## CONTRACT

THIS CONTRACT made and entered into to be effective \_\_\_\_\_, 20\_\_ by and between, AUGUSTA GEORGIA, “Augusta,” a political subdivision of the State of Georgia, acting through the AUGUSTA AVIATION COMMISSION, whose address is 1501 Aviation Way, Augusta Regional Airport at Bush Field, Augusta, Georgia 30906-9600, hereinafter called “Airport”, and PIEDMONT MINING LLC, hereinafter called “Contractor”.

### WITNESSETH:

**WHEREAS**, Augusta is the owner and operator of a full-service commercial airport known as the Augusta Regional Airport;

**WHEREAS**, Augusta has solicited a bid to **CONSTRUCT NW DEVELOPMENT ROADWAY & UTILITY**, for the Airport;

**WHEREAS**, the Contractor submitted a bid for said services; and

**WHEREAS**, Augusta, on behalf of the Airport, accepted the Contractor’s Bid for said services;

**NOW THEREFORE**, in consideration of the mutual covenants, promises, and agreements herein contained, Augusta and the Contractor hereby agree as follows:

The Contractor’s Services shall be in accordance with the scope of services and all provisions provided herein.

## ARTICLE 1 SCOPE OF THE WORK

1.1 The Contractor hereby agrees to furnish all of the materials and all of the equipment and labor necessary, and to perform all of the work shown on the Plans and described in the specifications for the Project entitled:

**AUGUSTA REGIONAL AIRPORT NW DEVELOPMENT ROADWAY & UTILITY,**

and in accordance with the requirements and provisions of the Contract Documents as defined in the Provisions hereto attached which are hereby incorporated and made a part of this contract.

1.2 **Definitions**

The following terms have the following meanings whenever used in the Contract Documents (defined below), or in related documents, the terms or pronouns used in place of them shall be defined as follows:

1.2.1 **Airport Executive Director.** The person tasked with the day-to-day operations of the Airport.

1.2.2 **Augusta Aviation Commission.** The Augusta Regional Airport Aviation Commission tasked with the overall administration of the Airport.

1.2.3 **Augusta, Georgia or City or Owner.** Augusta, Georgia’s Commission.

- 1.2.4 **Engineer.** The Work has been designed by Mead & Hunt, Inc., whose corporate headquarters is located at 2240 Deming Way, Middleton, WI 53562, who is hereinafter called Engineer and who is to assume all duties and responsibilities and have the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.
- 1.2.5 **Project.** Augusta Regional Airport NW Development Roadway & Utility Construction **Base Bid**, including but not limited to the construction of approximately **1,450 LF** of new two lane asphalt roadway, new **12”** water line, new sanitary sewer, fencing demolition and other miscellaneous drainage & electrical improvements.
- 1.2.6 **Airport’s Administrator.** Airport’s Representative shall be the Airport’s Executive Director or his designee.
- 1.2.7 **Contractor’s Representative(s).** The Contractor’s representative (“Contractor’s Representative”) for all dealings with Airport shall be \_\_\_\_\_. Contractor’s Representative may be changed upon prior written notice delivered to Owner.
- 1.3 Subject to controlling law, the Owner will refuse to permit the Contractor to use any employee on this job if the Owner reasonably deems that individual unfit to work at the Airport facilities in any respect.
- 1.4 All Contractor employees shall strictly adhere to Airport regulations while on the Airport premises, including but not limited to Augusta, Georgia, County, and Transportation Security Authority (TSA) and Federal Aviation Administration (FAA) regulations governing access to buildings, personal conduct, and possession of prescribed substances, parking, and traffic. The Owner reserves the right to require the removal of Contractor employees from the Project.
- 1.5 **Design, Standards, and Practices.** The design, strength, quality of materials, and workmanship must conform to the highest standards of construction practices and/or services.

## **ARTICLE II**

### **TERM**

- 2.1 The Contractor must begin work within ten (10) calendar days of receiving the Notice to Proceed (NTP) from the Owner. It is anticipated the NTP will be issued \_\_\_\_\_. The Contractor will mobilize with sufficient forces such that all work is completed within three hundred and eighty (**380**) calendar days after the issuance of the NTP. Contract time charges will begin as set forth in Section 80 of the General Provisions
- 2.2 Contractor working times shall be as designated on the Construction Safety & Phasing Plan sheets in the Construction Drawings. At the Owner’s discretion, work times may be further restricted.

- 2.3 For additional details please review Section 80 of the attached Specifications.
- 2.4 It is hereby understood and mutually agreed, by and between the Contractor and the Owner, that the date of beginning, rate of progress and the time for completion of the work to be done hereunder are ESSENTIAL CONDITIONS of this Contract. Contractor agrees that said work shall be prosecuted regularly, diligently, and uninterruptedly at such rate of progress as will ensure full completion thereof within the time specified. It is expressly understood and agreed by and between the Contractor and the Owner, that the time for the completion of the work described herein is a reasonable time for the completion of the same, taking into consideration the average climatic range and construction conditions prevailing in this locality.
- 2.5 It is further agreed that **time is of the essence** of each and every portion of this Contract and the specifications wherein a definite portion and certain length of time is fixed for the performance of any act whatsoever; and where under the Contract an additional time is allowed for the completion of any work, the new time limit fixed by extension shall be the essence of the Contract.

### **ARTICLE III** **LIQUIDATED DAMAGES**

- 3.1 The Contractor acknowledges that time is of the essence with respect to the Work governed by the Contract. The Contractor acknowledges and recognizes that if it fails to achieve Substantial Completion of any portion of the Work within the Contract Time as may be extended in accordance with the terms of this Contract, the Owner will sustain substantial losses as a result of such failure. The Contractor further acknowledges that the Owner will suffer damages that are difficult, if not impossible, to accurately estimate. The Contractor shall be assessed liquidated damages as set forth in Section 80, Execution and Progress, subsection 80-08.

### **ARTICLE IV** **PAYMENT**

#### 4.1 **The Contract Sum**

The Owner shall pay to the Contractor for completion of the Work in strict accordance with the Contract Documents, and in accordance with the unit bid prices submitted on MARCH 27, 2026 with a contract price of \$2,140,506.52.

#### 4.2 **Progress Payments**

- 4.2.1 Contractor shall submit Applications for Payment in accordance with Section 90 of the General Provisions but in no case shall submit Applications for Payment more than once per month. Application for Payment will be processed by Engineer as provided in the General Provisions.

4.2.2 Progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as Engineer shall determine, or Owner may withhold, in accordance with Section 90 of the General Provisions.

- 1) 90% of Work completed as determined by Engineer.
- 2) 90% of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to Owner as provided in paragraph 90-07 of the General Provisions.

4.2.3 Within ten (10) business days of receiving each Application for Payment, the Engineer shall either indicate in writing a recommendation of payment and present the application to the Owner or return the Application to the Contractor indicating in writing necessary corrections. In the latter case, the Contractor shall make the corrections and resubmit the application.

#### 4.3 **Invoices.**

Contractor shall submit invoices to:  
 Mead & Hunt, Inc.  
 Attn: Edwin Scott  
 5955 Core Road, Suite 515  
 North Charleston, SC 29406

4.4 **Retainage and Partial Payments.** If payment request is approved by the Owner, the approved payment request shall be submitted to the Owner's Finance Department for processing on or before the fifth day of the following month, and payment (less retainage) shall be made to the Contractor thirty (30) calendar days after the date the approved payment request is received by the Owner's finance department. If a payment request is not approved by the Owner, then no payment shall be made to the Contractor until such time as the Owner approves the payment request. The amount of retainage shall be as follows:

4.4.1 Five percent (5%) of each partial payment shall be withheld as retainage until the value of fifty percent (50%) of the Contract Price, including Change Orders and other authorized additions provided in the Contract, is due;

4.4.2 When fifty percent (50%) of the Contract Price, as described above, becomes due and the manner of completion of the Work and its progress, quality, schedule are reasonably satisfactory to the Owner, and there are no outstanding claims by the Contractor, subcontractors or material suppliers, the withholding of retainage shall be discontinued.

- 4.4.3 If after discontinuing retainage, the Owner determines that the Work is unsatisfactory or has fallen behind schedule, withholding of five percent (5%) of each request for payment may be resumed. When the Work has reached Substantial Completion and the Owner determines the Work to be reasonably acceptable, the Contractor shall submit an invoice or other documents as may be required and receive payment thereof within thirty (30) calendar days. If there are any remaining incomplete minor items, an amount equal to two hundred percent (200%) of the value of each item, as determined by the Owner, shall be withheld until such items are complete;
- 4.4.4 The Contractor shall within ten (10) calendar days from its receipt of retainage from the Owner pass through payments to Subcontractors and shall reduce each Subcontractor's retainage in the same manner as the Contractor's retainage is reduced by the Owner. The Subcontractor shall within ten (10) calendar days from the Subcontractor's receipt of retainage pass through payments to lower tier subcontractor's and shall reduce each lower tier subcontractor's retainage in the same manner as the Subcontractor's retainage is reduced.
- 4.4.5 The Contractor and Owner agree to abide by all applicable provisions of Georgia State Law concerning retainage, including but not limited to O.C.G.A. § 13-10-80. If the terms of this Contract concerning retainage conflict with Georgia State Law, Georgia State Law shall govern.

## **ARTICLE V** **FINAL INSPECTION**

- 5.1 Upon notice from the Contractor that the Work is completed, the Owner shall make a Contractor during the course of final inspection of the Work and shall notify the Contractor of all instances where the Work fails to comply with the Drawings and Specifications, as well as any defects the Owner may discover. At no cost to the Owner, the Contractor shall immediately make such alterations as are necessary to bring the Work into compliance with the Contract, the Drawings, and Specifications.

## **ARTICLE XI** **ACCEPTANCE AND FINAL PAYMENT**

- 6.1 **Final Payment.** Upon final completion and acceptance of the Work in accordance with Section 50 of the General Provisions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said paragraph 90-09.
- 6.2 Before final payment is due the Contractor shall submit evidence satisfactory to the Engineer that all payrolls, material bills, and other indebtedness connected with the work have been paid, except that in case of disputed

indebtedness or liens the Contractor may submit in lieu of evidence of payment a surety bond satisfactory to the Owner guaranteeing payment of all such disputed amounts when adjudicated in cases where such payment has not already been guaranteed by surety bond.

- 6.3 The making and acceptance of the final payment shall constitute a waiver of all claims by the Owner other than those arising from unsettled liens, from faulty work appearing within twelve (12) months after final payment, from requirements of the specifications, or from manufacturers' guarantees. It shall also constitute a waiver of all claims by the Contractor except those previously made and still unsettled.
- 6.4 If after the Work has been substantially completed, full completion thereof is materially delayed through no fault of the Contractor, and the Engineer, so certifies, the Owner shall upon certificate of the Engineer, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

## **ARTICLE VII** **CHANGES**

- 7.1 The Owner may, during the Contract period, make changes to the Scope of Work, which may result in changes to the general scope of the Contract and its provisions.
- 7.2 Written/verbal agreements, changes, or amendments to this Contract shall not be binding upon the Owner unless approved and signed by the Owner in advance of performing work.
- 7.3 Contractor 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 Augusta Aviation Commission or Augusta, Georgia Board of Commissioners and approval of the Mayor. Under Georgia law, Contractor is deemed to possess knowledge concerning Augusta, Georgia's ability to assume contractual obligations and the consequences of Contractor'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 Contractor may be precluded from recovering payment for such unauthorized goods or services. Accordingly, Contractor agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if the Contractor provides goods or services to Augusta, Georgia in excess of the any contractually authorized goods or services, as required by Augusta, Georgia's Charter and Code, Augusta, Georgia may withhold payment for any unauthorized goods or services provided by Contractor. Contractor 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.

## **ARTICLE VIII** **INSURANCE**

- 8.1 During the term of this Contract, Contractor shall provide, pay for, and maintain with companies reasonably satisfactory to the Owner the types of insurance as set forth in the Augusta Code, and Georgia Law as the same may be amended from time to time, and as described herein. All insurance shall be issued by insurance companies eligible to do business in the State of Georgia and Best Rated A+ or equivalent. In the event of a conflict between the provisions of the Augusta Code and this Contract, the more stringent requirement shall govern. In no event shall Contractor maintain any insurance less than the requirements set forth in the Augusta Code, as amended.
- 8.2 All liability policies of Contractor and its subcontractors shall provide coverage that includes, or has the same substantive effect as the following:
- 8.2.1 Augusta, Georgia, the Augusta Aviation Commission, and each of its Commissioners, officers, agents, elected representatives, volunteers, and employees, in their respective capacities as such, shall be additional insured hereunder with respect to the products, premises, and operations of the named insured.
- 8.2.2 This insurance policy shall apply as primary, and any insurance and/or self-insurance as may be maintained by the Augusta, the Augusta Aviation Commission, or its Commissioners, officers, agents, elected representatives, volunteers, and employees shall apply in excess of, and shall not contribute with insurance provided by this policy.”
- 8.2.3 This insurance shall not be materially changed, altered, canceled, or non-renewed until after thirty (30) calendar days advanced written notice has been given to Augusta, Georgia except that only ten (10) calendar days’ notice shall be required in the event of cancellation due to non-payment of premium.
- 8.3 All such evidence of insurance shall be in the form of certificates of insurance satisfactory to the Augusta and its Risk Manager, accompanied by a certified true copy of an endorsement to each policy containing the above language. Properly executed certificates of insurance shall evidence the insurance coverage and limits required. The authorized representative of the insurance company shown on the certificate shall sign these certificates. The required policies of insurance shall comply with the laws of the State of Georgia.

- 8.4 If at any time the Executive Director requests a written statement from the insurance company as to any impairment to the aggregate limit, Contractor shall promptly authorize and have delivered such statement to the Augusta Aviation Commission. Contractor authorizes the Augusta Aviation Commission and/or the Augusta's Risk Manager to confirm with Contractor's insurance agents, brokers, and insurance companies all information furnished.
- 8.5 The acceptance of delivery to the Owner of any certificate of insurance evidencing the insurance coverage and limits required under this Contract does not constitute approval or acceptance by the Owner that the insurance requirements in this Contract have been met. No operations shall commence at the Airport unless and until the required certificates of insurance are in effect and approved by the Augusta's Risk Manager.
- 8.6 The Contractor and the Owner understand and agree that the minimum limits of the insurance herein required may, from time to time, become inadequate, and Contractor agrees that it will increase such minimum limits upon receipt of written notice defining the basis of the increase. The Contractor shall furnish the Owner, within sixty (60) calendar days of the effective date thereof, a certificate of insurance evidencing that such insurance is in force.
- 8.7 Contractor's insurance companies or its authorized representative shall give the Owner thirty (30) calendar days prior written notice of any cancellation, intent not to renew, or material reduction in any policy's coverage, except in the application of the Aggregate Limit Provisions. In the event of a reduction to the Aggregate Limit, it is agreed that immediate steps will be taken to have the prior Aggregate Limit reinstated.
- 8.8 If at any time, the Airport Executive Director requests a written statement from the insurance companies as to any impairment(s) to the Aggregate Limit, prompt authorization and delivery of all requested information will be given to the Augusta Aviation Commission. Renewal Certificates of Insurance must be provided to the Owner as soon as practical but in every instance prior to expiration of current coverage.
- 8.9 The amounts and types of insurance shall conform to the following minimum requirements with the use of Insurance Service Office policies, forms, and endorsements or broader, where applicable. Notwithstanding the foregoing, the wording of all policies, forms, and endorsements must be reasonably acceptable to the Owner.

8.10 Workers' Compensation and Employer's Liability Insurance shall be maintained in force by Contractor during the term of this Contract for all employees engaged in the operations under this Contract. The limits of coverage shall not be less than:

Workers' Compensation	Georgia Statutory
Employer's Liability	\$1,000,000.00 Limit Each Accident
	\$1,000,000.00 Limit Disease Aggregate
	\$1,000,000.00 Limit Disease Each Employee

8.11 **Commercial General Liability** – Occurrence Form. Policy shall include bodily injury, property damage, personal injury and broad form contractual liability coverage with limits no less than five million dollars (\$5,000,000.00) in Broad Form Comprehensive General Liability insurance.

8.12 **Automobile Liability Insurance.** For any vehicles authorized in writing by the Executive Director to operate on the Aircraft Operating Area (AOA) of the Airport, Automobile Insurance in the minimum amount of Five Million Dollars (\$5,000,000.00) combined single limit coverage. If the Contractor's Comprehensive General Liability coverage includes vehicular operations on the Airport, separate automobile insurance shall not be required. The foregoing insurance shall be endorsed to state that it will be primary to the Augusta, Georgia and the Augusta Aviation Commission's insurance and that the carrier waives its right of subrogation against Augusta, Georgia, the Augusta Aviation Commission, and their officers, agents, elected and appointed officials, representatives, volunteers, and employees. Augusta, Georgia, the Augusta Aviation Commission, and their officers, agents, employees, elected and appointed officials shall be added as additional insureds on said policies. Said policy shall contain Severability of Interest Clause and shall include contractual liability coverage at least as broad as that given in the most current CA 00 01 ISO form.

8.13 **Excess Liability:** \$2,000,000.00  
Policy must follow form of General Liability Policy and all insurance together for general liability must total at least a minimum of two million dollars (\$2,000,000.00). Any form of underlying and excess policies may satisfy such requirement.

8.14 The Commercial General Liability Insurance coverage as required in the paragraph above shall include those classifications, as listed in Standard Liability Insurance Manuals, which are applicable to the operations of the Contractor in the performance of this Contract.

- 8.15 Within sixty (60) calendar days of the effective date thereof or any subsequent term, Contractor shall provide Owner with certificate(s) of insurance evidencing that such insurance as described herein be in force. Insurance binder letter(s) or a Certificate(s) of Insurance as described above must be sent to the address below with a copy to the Owner:

Augusta, Georgia  
 Risk Management  
 535 Telfair Street  
 Suite 920  
 Augusta, GA 30901  
 (706) 821-2502 (Fax)

- 8.16 **Subcontractors.** It is the sole responsibility of the general Contractor to ensure that all subcontractors working under it have separately procured any and all types and limits of insurance that are required under any and all pertinent local, state, or federal ordinances or resolutions that are suitable for the particular trade that the subcontractor is performing. It is also the sole responsibility of the general and/or prime Contractor to ensure that any and all subcontractors or vendors carry types and limits of insurance not less than those listed herein and that the subcontractors and/or vendors carry and/or procure endorsements to waive all subrogation rights against and name “Augusta, Georgia, its appointed and elected Officials, departments, agencies, boards, commissions, its officers, agents, employees and volunteers” as additional insureds.

## **ARTICLE IX**

### **AIRPORT SECURITY REQUIREMENTS**

- 9.1 Contractor’s employees shall be required to operate in Airport’s secure areas. Contractor shall be required to obtain the Airport’s Security Identification Display Area (SIDA) badges for any employee working in the secured area. Contractor shall comply, at its own expense, with the Transportation Security Administration (TSA) and the Owner’s security requirements for the Airport including, but not limited to employee training and badges. Contractor shall cooperate with the TSA and the Owner on all security matters and shall promptly comply with any project security arrangements established by the Owner. Compliance with such security requirements shall not relieve Contractor of its responsibility for maintaining proper security for the above-noted items, nor shall it be construed as limiting in any manner Contractor’s obligation with respect to all applicable federal, state and local laws and regulations and its duty to undertake reasonable action to establish and maintain secure conditions at and around the Project and throughout the Airport. All employees shall be properly badged and comply with all Owner’s safety and security rules.
- 9.2 Any Contractor employees assigned to work in a secured area are required to be “badged” or a “badged” Contractor employee must escort them the entire time they are in these secured areas.

- 9.3 To qualify for the badge, individual must be fingerprinted and have a background investigation completed. In addition, the Owner will conduct a background inquiry and require finger printing of all individuals who will be working on the secured side of the Airport screening point. This may also include collection of appropriate criminal history information, contractual and business associations and practices, employment histories, reputation in the business community and credit reports for the Contractor, as well as, its employees.
- 9.4 Contractor consents to such an inquiry and agrees to make available to the Owner such books and records the Owner deems necessary to conduct the review.
- 9.5 Contractor shall pay all costs associated with providing SIDA badges.
- 9.6 Contractor shall be responsible for any fines assessed by the FAA or TSA as a result of the actions of its employees or subcontractors.

**ARTICLE X**  
**REPRESENTATIONS AND WARRANTIES**

In order to induce the Owner to enter into this Contract, Contractor hereby represents and warrants that as of the date above written that:

- 10.1 Contractor is duly organized and validly existing in good standing under the laws of the State of \_\_\_\_\_ in which it is organized, is qualified to do business in all jurisdictions in which it is operating, and has the power and authority to execute and deliver and to perform its obligations under this Contract and the documents to which it is signatory; and
- 10.2 The execution, delivery and performance by Contractor and its undersigned representative(s) of this Contract and other documents to which Contractor is a signatory do not require the approval or consent of any other person, entity or government agency and do not result in any breach of any agreement to which Contractor is a party or by which it is bound; and
- 10.3 The execution, delivery and performance by Contractor of this Contract and other documents to which it is a signatory have been duly authorized by all necessary action, and constitute legal, valid, and binding obligations of Contractor, enforceable against Contractor in accordance with its terms; and

- 10.4 No action, suit or proceeding to which Contractor is a party is pending or threatened that may restrain or question this Contract, or any other document to which it is a signatory, or the enjoyment of rights or benefits contemplated herein; and
- 10.5 Contractor has all State of Georgia Licenses and permits required for the performance of the Work and shall only use properly licensed and trained persons to perform such services.

**ARTICLE XI**  
**NOTICES**

- 11.1 **Delivery.** All notices given by either party to the other under this Contract must be in writing and delivered by: (i) regular mail, postage prepaid; (ii) certified or registered mail; (iii) facsimile; or (iv) hand - delivery, to the parties at the addresses and facsimile numbers set forth in the Clause titled “Addresses.”
- 11.2 **Receipt.** Notices sent by mail will be deemed to be received upon deposit in the mail, properly addressed. Notices sent by certified or registered mail will be deemed to be received upon the date of the acknowledgment. Notices sent by facsimile will be deemed to be received upon successful transmission to the proper facsimile number. Notices delivered by hand- delivery will be deemed to be received upon acceptance by the respective party or its agent.
- 11.3 **Change of Address or Facsimile Number.** Either party may, at any time, change its respective address or facsimile number by sending written notice to the other party of the change.
- 11.4 **Addresses.**

To OWNER:

Augusta Regional Airport  
 Attn: Executive Director  
 1501 Aviation Way  
 Augusta, Georgia 30906  
 Telephone: (706) 798-3236  
 Fax: (706) 798-1551

To CONTRACTOR:

Attn:  
  
 Telephone:  
 Fax:

With a copy to:

Augusta General Counsel  
 Augusta Richmond County Department of Law  
 535 Telfair St.  
 Building 3000  
 Augusta, GA 30901  
 Fax: (706) 842-5556

- 11.5 Georgia Prompt Pay Act not applicable. The terms of this agreement supersede any and all provisions of the Georgia Prompt Pay Act.

**ARTICLE XII**  
**INDEMNIFICATION AND HOLD HARMLESS**

- 12.1 Except where, and to the extent caused by the gross negligence of Augusta, Georgia, the Augusta Aviation Commission, their agents, employees, contractors, officers or, Contractor shall protect, defend, reimburse, indemnify, and hold Augusta, Georgia, the Augusta Aviation Commission, its members, agents, employees, and elected officers and each of them, free and harmless at all times as set forth in Augusta, Georgia Code, and particularly Article 1, Chapter 3, Division 1, Section 1-3-8.5, Indemnity and Insurance, as the same may be amended from time to time, and described herein. In the event of a conflict between the provisions of the Augusta Code and this Contract, the broader requirement shall govern.

**ARTICLE XIII**  
**PERMITS**

- 13.1 Contractor shall obtain and maintain at all times all necessary licenses, permits, and certifications to perform the work described in the Contract. Contractor shall furnish copies of all licenses, permits, and certifications to the Administrator.

**ARTICLE XIV**  
**WORK PERMITS REQUIRED**

- 14.1 Contractor agrees and acknowledges that its employees and agent's employees, as well as any subcontractors or subcontractors' personnel, working on the Contract must be United States citizens, or must be lawfully admitted for residence and be permitted to work in the United States under the Immigration and Naturalization Act, 8 U.S.C. 1101, et. seq.

**ARTICLE XV**  
**FEDERAL WORK AUTHORIZATION**

- 15.1 Pursuant to O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02, the Owner cannot enter a contract for the physical performance of services unless the Contractor and its Subcontractors register and participate in the Federal Work Authorization Program to verify specific information on all new employees.

- 15.2 The Contractor certifies that it has complied and will continue to comply with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02.
- 15.3 The Contractor agrees to sign an affidavit evidencing its compliance with O.C.G.A. § 13- 10-91 and Georgia Department of Labor Rule 300-10-1-.02. The signed affidavit is attached to this Contract as an exhibit
- 15.4 The Contractor agrees that in the event that it employs or contracts with any Subcontractor(s) in connection with this Contract, the Contractor will secure from each Subcontractor an affidavit that indicates the employee-number category applicable to that Subcontractor and certifies the Subcontractor's current and continuing compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02. Any signed Subcontractor affidavit(s) obtained in connection with this Contract shall be attached hereto as an exhibit.

**ARTICLE XVI**  
**MISCELLANEOUS CONTRACT PROVISIONS**

**16.1 Independent Contractor/Subcontractor**

Contractor is acting, in performance of this Contract, as an independent contractor. Personnel supplied by the Contractor or its agents or subcontractors hereunder are not the Owner's employees or agents and Contractor assumes full responsibility for their acts. Contractor shall be solely responsible for the payment of compensation to Contractor's employees. The Owner shall not be responsible for payment of Worker's Compensation, disability benefits, and unemployment insurance or for withholding and paying employment taxes for any Contractor employee, or Contractor's subcontractors or its agent's employees, but such responsibility shall be solely that of Contractor. This clause of the contract does not prevent the Airport from requiring Contractor to have its employees follow normal rules and guidelines for work performance, redirecting the efforts of the employees to meet the needs of the facilities, performing safety or from requiring Contractor to perform the requirements of this Contract satisfactorily, according to the General Conditions, Scope of Services, Performance Work Statement, Service Performance Standards and Methods described herein.

**16.2 Force Majeure**

16.2.1 Neither party hereto shall be considered in default in the performance of its obligations hereunder to the extent that the performance of any such obligation, except the payment of money, is prevented or delayed by any cause, existing or future, which is beyond the reasonable control of the affected party, or by a strike, lockout or other labor difficulty, the settlement of which shall be within the sole discretion of the party involved.

16.2.2 Each party hereto shall give notice promptly to the other of the nature and extent of any Force Majeure claimed to delay, hinder or prevent performance of the services under this Contract. In the event either party is prevented or delayed in the performance of this obligation because of such Force Majeure, there shall be an equitable adjustment of the schedule. In the event there is a fluctuation in the costs or price associated with the project due to occurrence of a force majeure event, such price differential shall be borne by the party claiming the force majeure delay. However, if the party claiming the delay can show good faith efforts to mitigate the costs and demonstrates that the party's action, inaction, or omission did not contribute to the price or costs fluctuation, said increased costs shall be borne equally by both parties.

16.2.3 Contractor will not be liable for failure to perform or for delay in performance because of Force Majeure, including the following:

16.2.3.1 any cause beyond its reasonable control;

16.2.3.2 any act of God;

16.2.3.3 inclement weather;

16.2.3.4 earthquake;

16.2.3.5 fire;

16.2.3.6 explosion;

16.2.3.7 flood;

16.2.3.8 strike or other labor dispute;

16.2.3.9 any shortage or disruption of or inability to obtain labor, material, manufacturing facilities, power, fuel, or transportation from unusual sources, or any other;

16.2.3.10 delay or failure to act of any governmental or military authority;

16.2.3.11 any war, hostility, or invasion;

16.2.3.12 any embargo, sabotage, civil disturbance, riot, or insurrection;

16.2.3.13 any legal proceedings; or

16.2.3.14 failure to act by Contractor's suppliers due to any cause which Contractor is not responsible, in whole or in part.

16.2.3.15 any disease, epidemic, or pandemic

### 16.3 Commercial Activities

Neither Contractor nor its employees may establish any commercial activity or issue concessions or permits of any kind to third parties for establishing activities at the Airport.

#### 16.4 **Records and Audit**

Contractor and its subcontractors shall maintain records and accounts in connection with all aspects in the performance of this Contract, including those, which will accurately document incurred costs, both direct and indirect, of whatever nature, during and for a period of three (3) years from the expiration or other termination of this Contract, unless otherwise specified by applicable law. The Owner may examine and copy, at all reasonable times, with advance notification, those records and accounts. Contractor shall maintain all records in a central location in Augusta, Georgia.

#### 16.5 **Contingent Fees**

Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working for Contractor, to solicit or secure this Contract; and that Contractor has not paid or agreed to pay any company, association, corporation, firm or person, other than a bona fide employee working for Contractor, any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Contract. For the breach or violation of this warranty and upon a finding after notice and hearing, the Owner may terminate the Contract and, at its discretion, may deduct from the Contract sum, or otherwise recover the full amount of any such fee, commission, percentage, gift or consideration.

#### 16.6 **Rights and Remedies**

The rights and remedies of the Owner provided in this paragraph are not exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

#### 16.7 **Non-Appropriations**

Notwithstanding anything contained in this Contract, if sufficient funds have not been appropriated to support continuation of this Contract for an additional calendar year or an additional term of the Contract, this Contract shall terminate absolutely and without further obligation on the part of the Owner at the close of the calendar year of its execution or if the Owner suspends performance pending the appropriation of funds.

#### 16.8 **Assignment**

Without the prior written consent of the Owner, Contractor may not assign, transfer, or convey any of its interests under this Contract, nor delegate any of its obligations or duties under this Contract except as provided herein.

- 16.8.1 **Consent of the Owner Required.** Any assignment of this Contract or rights under this Contract, in whole or part, without the prior written consent of the Owner will be void, except that, upon ten-(10) calendar days prior written notice to the Owner, Contractor may assign monies due or to become due under this Contract. Any assignment of monies will be subject to proper setoffs in favor of the Owner and to any deductions provided for in this Contract.
- 16.8.2 **No Relief of Responsibilities.** No assignment will be approved which would relieve Contractor of its responsibilities under this Contract.
- 16.9 **Parties Bound.** This Contract will be binding upon and inure to the benefit of the Owner and Contractor and their respective successors and assigns.
- 16.10 **No Partnership or Joint Venture.** Nothing contained in this Contract will be deemed to create a partnership or joint venture between the Owner and Contractor or cause the Owner to be responsible for the debts or obligations of Contractor or any other party. Contractor must not represent to anyone that its relationship to the Owner is other than as the Owner's Contractor. Contractor must act as an independent agent and not as the agent of the Owner in performing this Contract and shall maintain complete control over its employees and all of its lower-tier suppliers and subcontractors. Nothing contained in this Contract or any lower tier purchase order or subcontract awarded by Contractor will create any contractual relationship between any lower-tier supplier or subcontractor and the Owner. No act or direction of the Owner shall be deemed to be the exercise of supervision or control of the Contractor's performance hereunder.
- 16.11 **Waiver**
- The failure of the Owner to seek redress for any violation of or to insist upon the strict performance of, any term of this Contract will not prevent a subsequent violation of this Contract from being actionable by the Owner. The provision in this Contract of any particular remedy will not preclude the Owner from any other remedy.
- 16.12 **Compliance with Applicable Laws and Regulations**
- Contractor covenants and agrees that it, its agents and employees shall comply with all Georgia, county, state, and federal laws, Airport Rules and Regulations, and Augusta, Georgia Ordinances applicable to the work to be performed under this Contract, and that it shall obtain all necessary permits, pay all license fees and taxes to comply therewith. Further, Contractor agrees that it, its agents, and employees will abide by all rules, regulations, and policies of Airport during the term of this Contract, including any renewal periods.

**16.13 Patent Indemnity**

Except as otherwise provided, the Contractor shall indemnify Augusta, Georgia and its Board of Commissioners, officers, agents, and employees against liability, including costs and expenses for infringement upon any letters or patent of the United States arising out of the performance of this Contract or out of the use or disposal by or for the account of the Owner of supplies furnished or construction work performed hereunder.

**16.14 Use of Augusta, Georgia Landfill**

Contractor shall dispose of all debris and trash from the Airport will be transported to and disposed of at the Augusta, Georgia Solid Waste Landfill in accordance with local and state regulations. The Contractor shall provide evidence of proper disposal through manifests, which shall include the types of material disposed of, the name and location of the disposal facility, date of disposal and all related fees.

**16.15 Inspection**

The Owner may, at reasonable times, inspect the part of the plant, place of business, or work site of a contractor or subcontractor or subunit thereof which is pertinent to the performance of the contract.

**16.16 Temporary Suspension or Delay of Performance of Contract**

To the extent that it does not alter the scope of this Contract the Owner may unilaterally order a temporary stopping of the work or delaying of the work to be performed by the Contractor under this Contract.

**16.17 Entire Agreement**

This Contract, together with all of the attachments shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Contract shall not be binding upon either party except to the extent incorporated in this Contract.

**16.18 Governing Law**

This Contract will be construed under Georgia law, including the Georgia Uniform Commercial Code; all remedies available under that code are applicable to this Contract. Contractor and the Owner fix jurisdiction and venue for any action brought with respect to this Contract in Augusta, Georgia.

16.19 **Legal Construction**

If any provision contained in this Contract is held to be invalid, illegal, or unenforceable, that invalidity, illegality, or unenforceability will not affect any other provision of this Contract and this Contract will be construed as if the invalid, illegal, or unenforceable provision had never been contained in this Contract.

16.20 **Prior Contracts Superseded**

This Contract and the attachments constitute the sole and only agreement between Contractor and Owner with respect to the subject matter of this Contract and supersede any prior understandings or written or oral contracts respecting the subject matter of this Contract.

16.21 **Counterparts**

This Contract may be executed concurrently in one or more counterparts, each of which will be deemed an original, but all of which will together constitute one (1) Contract.

16.22 **Further Acts**

Owner and Contractor each agrees to perform any additional acts and execute and deliver any additional documents as may reasonably be necessary in order to carry out the provisions and affect the intent of this Contract.

**IN WITNESS WHEREOF**, the parties hereto have caused this Contract to be executed by their appropriate officials, as of the date first written above.

**[SIGNATURES ON THE FOLLOWING PAGE]**

**AUGUSTA, GEORGIA**

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

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

**AUGUSTA AVIATION COMMISSION**

\_\_\_\_\_  
Ronic West, Aviation Commission Chair

Attest: \_\_\_\_\_  
Jennifer Humphrey, Clerk of Augusta Aviation Commission

**CONTRACTOR**

\_\_\_\_\_

Sworn to and subscribed before me  
this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_

Notary Public

My commission expires: \_\_\_\_\_

(NOTARIAL SEAL)



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

**Augusta Aviation Commission Meeting Minutes  
May 28, 2026  
10:00 a.m.  
Orwen Aviation Commission Chambers  
2nd Floor - Terminal Building**

**Commission Members:** Commissioner Michael Cioffi; Commissioner William Fennoy; Commissioner Dan Troutman; Commissioner Wilbert Barrett; Commissioner Dr. Charles Larke; Commissioner James Germany; Commissioner Davis Beman

**Absent:** Commissioner Ronic West; Commissioner Larry Harris; Commissioner Marshall McKnight; Commissioner Randy Sasser; Commissioner Kay Roland

**Staff:** Mr. Herbert L. Judon, Jr.; Mr. Kenneth Hinkle; Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey; Ms. Elizabeth Giles; Chief Richard Beal; Ms. Diane Johnston; Mr. Tyler Good; Mr. Stephen Hedden; Mr. Korey Anderson; Mr. DeAndre Davis

**Others:** Ms. Debbie Dent – Mead & Hunt; Mr. Clay Jessie – Mead & Hunt; Ms. Pamela Davison – Bravo Air

*Waited for the Quorum of Aviation Commission Members until 10:08am.*

**CALL TO ORDER & PRAYER –** *Vice-Chairman Commissioner Michael Cioffi called the meeting to order and offered prayer at 10:08am.*

**I. AGENDA, MINUTES, STATISTICS, & CONSENT – Vice-Chairman Michael Cioffi**

*Vice-Chairman Commissioner Michael Cioffi amended the May 28, 2026, Augusta Aviation Commission Meeting Agenda by removing Item IV.H. Security Camera Improvements Const. Contract and walking on Item addendum Construct NW Dev Roadway & Utilities CA/CO WA #23*

- A. May 28, 2026, Augusta Aviation Commission Meeting Agenda
- B. April 29, 2026, Augusta Aviation Commission Meeting Minutes
- C. April 2026 Statistics
- D. Consent Items
  - 1. Director Action Requests – IV. A – H (Approved in Augusta Aviation Marketing & Construction Committee Meetings)

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy to approve amended May 28, 2026, Augusta Aviation Commission Meeting Agenda, April 29, 2026, Augusta Aviation Commission Meeting Minutes, April 2026 Statistics, & Consent Items.  
No Discussion; Unanimous Ayes; Motion Carries*

## II. COMMITTEE REPORTS

- A. Marketing Committee Report – Commissioner Michael Cioffi
- B. Construction Committee Report – Commissioner Dan Troutman

*Chairwoman Commissioner Ms. West joined the meeting at 10:22am.*

## III. FINANCIALS – Mr. Stephen Hedden

- A. March & April Financials  
*Motion by Commissioner Barrett 2<sup>nd</sup> by Commissioner Beman to accept March and April Financial Reports  
No Discussion; Unanimous Ayes; Motion Carries*

## IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – Golden Harvest Food Bank / It’s Spooky to Be Hungry - DeAndre Davis
- B. Augusta Regional Airport (AGS) – Westobou / Seasons Launch Events - DeAndre Davis
- C. Augusta Regional Airport (AGS) – Helping Hands, Inc. / A Chef’s Extravaganza - DeAndre Davis
- D. Augusta Regional Airport (AGS) – Greater Augusta HBCU Alumni Alliance / 12<sup>th</sup> Annual HBCU 5K and Health Fair - DeAndre Davis
- E. Augusta Regional Airport (AGS) – Security Checkpoint Modernization – Change Order No. 01 – Elizabeth Giles
- F. Augusta Regional Airport (AGS) - GreenJacket Project – Georgia Power Easement for Northwest Development Project – Elizabeth Giles
- G. Augusta Regional Airport (AGS) - Northwest Development Roadway & Utilities Construction Contract – Elizabeth Giles
- H. Augusta Regional Airport (AGS) – Security Camera Improvements Construction Contract – Elizabeth Giles

*Vice-Chairman Commissioner Michael Cioffi amended the May 28, 2026, Augusta Aviation Commission Meeting Agenda by removing Item IV.H. Security Camera Improvements Const. Contract and walking on addendum Construct NW Dev Roadway & Utilities CA/CO WA #23*

*Commissioner Dr. Larke exited meeting at 10:36am – Quorum remained intact, with 7 commissioners present.*

## V. INFORMATION ITEMS

- A. 2026 Masters® After-Action Presentation – Kenneth Hinkle & Tyler Good

## VI. EXECUTIVE SESSION

*Motion by Commissioner West 2<sup>nd</sup> by Commissioner Fennoy at 11:00am to enter Executive Session to discuss litigation. Requested to remain in Executive Session: Airport Legal Counsel, Mr. Robert Kerr, Mr. Herbert L. Judon, Jr., Ms. Elizabeth Giles, & Mr. Kenneth Hinkle  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Beman to exit Executive Session at 11:36am  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy that staff be directed to spend the necessary money with the third party to make all the noted repairs for the fuel farm and any additional additions and repairs necessary to complete the construction as designed by Mead & Hunt and staff further then take those numbers with the other costs that have been enumerated and pursue recovery from the general contractor.  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy to execute the Closed Meeting Affidavit  
No Discussion; Unanimous Ayes, Motion Carries*

## VII. COMMISSION COMMENTS / ACTION REQUESTS

- A. Vote to schedule 2<sup>nd</sup> session of the Ordinance Update Workshop – Commissioner Ronic West

i. June 9, 2026, 9:00am – 11:00am

ii. June 23, 2026, 9:00am – 11:00am

*Commissioner Fennoy requesting progress updates at the beginning of each workshop session. After discussion, Commissioners present decided to keep both workshop dates on the calendar, amending the times to begin at 10:00am and conclude at 12:00pm.*

## GENERAL DISCUSSION

## ADJOURN MEETING

**At 11:40 a.m., Commissioner Barrett departed the meeting. With his departure, a quorum no longer existed, and the meeting could not continue to conduct official business.**

**Office of the Administrator**

Tameka Allen  
Administrator

May 21, 2026

Herbert Judon, Director  
Augusta Regional Airport  
1501 Aviation Way  
Augusta, GA 30906

Dear Mr. Judon,

At the regular meeting held Thursday, May 21, 2026, the Augusta, Georgia Commission took action on the following:

32. Augusta Regional Airport (AGS) – Approved 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.

33. Augusta Regional Airport (AGS) – Approved 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. 26-150

34. Augusta Regional Airport (AGS) – Approved 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.

If you have any questions, please contact me.

In Service,

A handwritten signature in black ink, appearing to read "Ms Stevens".

Mattie Sue Stevens, Deputy Administrator

MS/sg



## Public.Services.Committee.Meeting

Meeting Date: 06/09/26

Augusta Regional Airport (AGS) – Security Checkpoint Modernization – Change Order No. 01 (ITB 24-264)

- Department:** Augusta Regional Airport (AGS)
- Presenter:** Herbert L. Judon, Jr., Airport Executive Director
- Caption:** Augusta Regional Airport (AGS) - Approve Change Order No. 01 of the construction contract with Contract Management, Inc. in the amount of \$10,117.72, along with an addition of three (3) calendar days to the contract time. This item was approved by the Augusta Aviation Commission 05/28/26. (ITB 24-264)
- Background:** The Checkpoint Modernization Project is intended to improve passenger experience and throughput at the security screening checkpoint by expanding the building into the adjacent courtyard to accommodate up to four screening lanes. The project also extends the exit lane to meet TSA standards, eliminating the need for a staffed exit.
- Contract Management, Inc. is under contract to construct the improvements within the security screening checkpoint and courtyard areas at the Augusta Regional Airport terminal. Construction commenced on May 13, 2025, and is contractually scheduled for completion on May 12, 2026.
- This change order provides for the repair of existing porch drains due to water ponding and leakage.
- The original contract amount: \$5,708,278.00. The change Order No. 01 amount is \$10,117.72. This revises the total contract amount to \$5,716,395.72 and is a net increase of 0.18% of the original contract value. This change order also provides three (3) calendar days to revise the Contract Completion date to May 15, 2026.
- Analysis:** The contractor completed this work to address water ponding and an existing leak in support of continued project progress. Supporting documentation submitted by Contract Management, Inc. has been reviewed and determined to be reasonable.

**Financial Impact:** This change order will be paid for with AIP Funds if approved or with Airport Enterprise Funds.

**Alternatives:** N/A

**Recommendation:** Approve Change Order No. 01 of the construction contract with Contract Management, Inc. in the amount of \$10,117.72, along with an addition of three (3) calendar days to the contract time.

**Funds are available in the following accounts:** 551081301-5413120

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

**PROPOSAL REQUEST - Porch Drains - Requested AGS Internal via Elizabeth Giles (R1)**Date  
4/21/2026Contract No. C2024-004 - AGS Checkpoint Modification  
Prime Contractor CONTRACT MANAGEMENT, INC.**Porch Drain Repair**1 SUBCONTRACTOR COST

DIRECT LABOR (including Fringes)		\$3,193.52		
<i>Payroll Burden @</i>	26.55%	0.00		
Materials cost		\$0.00		
Materials-sales tax	9%	\$0.00		
Equipment (Hauling-1 Day/Truck)		\$0.00		
<b>Subtotals</b>		<b>\$3,193.52</b>		
Overhead	15.00%	\$0.00		
		\$0.00	TOT. O/H	<b>\$479.03</b>
<b>Subtotal</b>		<b>\$0.00</b>		
<b>Subtotal</b>		<b>\$3,672.55</b>		
Profit	10.00%	\$0.00	TOT. PROF.	<b>\$367.25</b>
		\$0.00		
<i>Payroll Burden @</i>	8.45%			<b>0.00</b>
<b>Subtotal</b>		<b>\$4,039.80</b>		

II LOWER-TIER SUBCONTRACTOR COST

The Drain Surgeon		\$5,301.04		
<b>TOTAL</b>		<b>\$5,301.04</b>		

<i>Subcontractor mark-up @</i>	10%	\$530.10		
Lower-tier cost				<b>\$5,831.14</b>
SUBTOTAL				\$9,870.95
BOND	2.5%			\$246.77
<b>GRAND TOTAL</b>				<b>\$10,117.72</b>

Mead and Hunt has review this change order proposal. Our evaluation deems the scope and pricing within to be fair and reasonable. As such, we recommend acceptance of this proposal. Owner approval was provide via email (enclosed) on 4/22/2026

Christopher Dougan 04/28/2026



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**RE: [EXTERNAL] RE: Porch Drain Change Request - Cost Proposal @ AGS Checkpoint Modification**

---

**From** Elizabeth Giles <EGiles@augustaga.gov>

**Date** Wed 4/22/2026 2:23 PM

**To** Gregory Williams @ CMI <gregoryw@contractmgmtinc.com>; Debbie Dent <Debbie.Dent@meadhunt.com>; estimating@contractmgmtinc.com <estimating@contractmgmtinc.com>

**Cc** Dane Ridenour <dane.ridenour@meadhunt.com>; Edwin Scott <edwin.scott@meadhunt.com>; barrettb@contractmgmtinc.com <barrettb@contractmgmtinc.com>; ddockstater@contractmgmtinc.com <ddockstater@contractmgmtinc.com>; 'Jo Jo Grimes' <grimesjoacinto@gmail.com>; Marc Godzina <marc.godzina@meadhunt.com>; 'Andrew Wright' <awright@aulickengineering.com>; Chris Dougan <Chris.Dougan@meadhunt.com>; Charlee Cowger <Charlee.Cowger@meadhunt.com>

Gregory,

Agrees to proceed with the work detailed in this proposal and agrees with the price detailed in this proposal.

Kind regards,

Elizabeth Giles



### Elizabeth Giles

*Senior Construction Project Manager*  
Augusta Regional Airport

Main: 706.798.3236 | Direct: 706.796.4010 | Cell: 706.421.5141

[FlyAGS.com](http://FlyAGS.com)

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**From:** Gregory Williams @ CMI <gregoryw@contractmgmtinc.com>

**Sent:** Tuesday, April 21, 2026 5:59 PM

**To:** 'Debbie Dent' <Debbie.Dent@meadhunt.com>; Elizabeth Giles <EGiles@augustaga.gov>; estimating@contractmgmtinc.com

**Cc:** 'Dane Ridenour' <dane.ridenour@meadhunt.com>; 'Edwin Scott' <edwin.scott@meadhunt.com>; barrettb@contractmgmtinc.com; ddockstater@contractmgmtinc.com; 'Jo Jo Grimes' <grimesjoacinto@gmail.com>; 'Marc Godzina' <marc.godzina@meadhunt.com>; 'Andrew Wright' <awright@aulickengineering.com>; 'Chris Dougan' <Chris.Dougan@meadhunt.com>; 'Charlee Cowger' <Charlee.Cowger@meadhunt.com>

**Subject:** [EXTERNAL] RE: Porch Drain Change Request - Cost Proposal @ AGS Checkpoint Modification

Good Afternoon,

Please see attached **Revision #1 of our Change Order Proposal for the Internal Porch Drain Repair** for your review and approval.

**DATE** 4/21/2026

Prepared by Lorenzo Mason

Checked by Gregory Williams

Approved by \_\_\_\_\_

**PROPOSAL REQUEST - Porch Drains - Requested AGS Internal via Elizabeth Giles (R1)**

**Contract No.** C2024-004 - AGS Checkpoint Modification

**Contractor:** CONTRACT MANAGEMENT, INC.

1	2	3A	3B	3C	4	5A	5B	5C	5D	5E	5F	6	Fringe	
													Total	rate
DESCRIPTION	Quantity	Hours of use	Unit Price	TOTAL	Equip	Unit	Total	Rate	TOTAL	Total fringe	Total fringe	TOTAL		
PROJECT MANAGER	1						6	\$115.00	\$690.00	\$0.00	\$0.00	\$690.00		
SUPERINTENDENT	1						16	\$100.00	\$1,600.00	\$0.00	\$0.00	\$1,600.00		
Escort	1						16	\$56.47	\$903.52	\$0.00	\$0.00	\$903.52		
Truck / Hauling	0						0	\$28.00	\$0.00	\$0.00	\$0.00	\$0.00		
Totals				\$0.00	#VALUE!				\$0.00	\$0.00				\$3,193.52

**ASSUMPTIONS** NO OVERTIME IN PROPOSAL

**Porch Drain Repair**



1613 Barton Chapel Rd  
Augusta, GA 30909  
(706) 854-8288  
drainsurgeoncsra@gmail.com

# Estimate

ESTIMATE#	1087603187
DATE	04/21/2026
PO#	

<b>CUSTOMER</b>
Augusta Bushfield Airport 1501 Aviation Way Augusta Georgia 30906-9620 (706) 339-6176

<b>SERVICE LOCATION</b>
Augusta Bushfield Airport 1501 Aviation Way Augusta Georgia 30906-9620 (706) 339-6176

<b>DESCRIPTION</b>	Thank you for the opportunity to bid on this project. Our price includes saw cutting and removing concrete to accommodate drain replacements. We will replace 3 drains and reconnect to existing cast Iron piping. We will patch back all concrete using hydraulic cement. This work will take 2 to 3 days to complete.
	Materials \$ 1825.21 Labor \$ 3475.83

Estimate			
Description	Qty	Rate	Total
Drain replacement	1.00	5,301.04	5,301.04

**CUSTOMER MESSAGE**

**PRE-WORK SIGNATURE**

Signed By:

**Estimate Total: \$5,301.04**



Scan this QR code to start a financing application

**From \$65/month**

Checking options will not impact your credit score

## CHANGE ORDER REQUEST PROPOSAL – PORCH DRAIN (REVISION #1)

**Project:** AGS Checkpoint Modernization  
**Change Order Title:** Internal Porch Drain (#AGS Internal)  
**Reference:** Mead & Hunt Email dated April 1, 2026  
**Date:** April 21, 2026

---

### 1. PURPOSE OF REVISION

This revised Change Order Request is submitted in response to direction received from Mead & Hunt in their email dated April 1, 2026.

Per their request, **CMI has removed payroll burden costs** from this proposal. The updated cost breakdown reflects only allowable and documented costs associated with this additional scope of work.

---

### 2. SCOPE OF WORK (ADDITIONAL WORK)

This work is **not included in CMI's original contract scope** and is therefore considered **extra work**.

Scope includes, but is not limited to:

- Investigation and discovery of internal porch drain leakage
  - Coordination with Augusta Airport Authority representative, Elizabeth Giles
  - Procurement and coordination of subcontractors
  - Execution of repairs to address identified drainage deficiencies
- 

### 3. CMI DISCOVERY, COORDINATION & MANAGEMENT EFFORT

CMI performed multiple field investigations, coordination efforts, and preconstruction activities at the direction of the Owner's representative.

#### Detailed Labor Breakdown:

- Initial Walkdown with Owner Representative (Barrett Bowden & Lorenzo Mason) – 2 Hours
- Field Discovery of Drain Leakage – 1 Hour
- Subcontractor Procurement & Site Coordination:
  - Universal Plumbing Site Visit – 1 Hour
  - Drain Surgeon Site Visit (Original Quote) – 1 Hour
  - Drain Surgeon Site Visit (Revised Quote) – 1 Hour
- Supervision & Project Management of Work (2–3 Days Duration) – 16 Hours

**Total CMI Hours: 22 Hours**

---



#### 4. SUBCONTRACTOR COSTS

Per Mead & Hunt's request, **The Drain Surgeon** has provided a fully itemized breakdown of labor and materials.

- **Estimate #:** 1087603187
- **Date:** April 21, 2026
- **Scope Duration:** 2–3 Days

All supporting documentation is attached to this proposal.

---

#### 5. COST ADJUSTMENTS (REVISION)

- Payroll burden costs have been **removed** per Mead & Hunt direction
- Updated pricing reflects only direct labor, supervision, and subcontractor costs

**Total Revised Cost:** \$10,117.72

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#### 6. SCHEDULE IMPACT (TIME EXTENSION REQUEST)

CMI formally requests a **contract time extension of three (3) calendar days** associated with this additional work.

**Basis:**

- The work is **new scope**, not included in the original contract
- Subcontractor duration is **2–3 days minimum**
- Additional coordination, supervision, and execution impact field operations

CMI respectfully **does not agree** with the position that this work warrants **no time extension** due to lack of impact on the current critical path.

Per standard construction contract provisions:

- **Additional scope = entitlement to additional time**, regardless of current critical path status at time of occurrence
- This work introduces **new activities** that were not planned, scheduled, or resourced under the original contract

CMI reserves its rights under the contract for both **time and cost adjustments** associated with this change.

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## 7. ATTACHMENTS

- Drain Surgeon Estimate #1087603187 (dated 4/21/26)
- Supporting cost breakdown documentation

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## 8. CONCLUSION

This revised proposal reflects good faith compliance with Mead & Hunt's requested revisions while maintaining CMI's contractual rights regarding **additional compensation and time** for out-of-scope work.

CMI requests timely review and approval to avoid further impact to project progress.





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

**Augusta Aviation Commission Meeting Minutes**

**May 28, 2026**

**10:00 a.m.**

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

**Commission Members:** Commissioner Michael Cioffi; Commissioner William Fennoy; Commissioner Dan Troutman; Commissioner Wilbert Barrett; Commissioner Dr. Charles Larke; Commissioner James Germany; Commissioner Davis Beman

**Absent:** Commissioner Ronic West; Commissioner Larry Harris; Commissioner Marshall McKnight; Commissioner Randy Sasser; Commissioner Kay Roland

**Staff:** Mr. Herbert L. Judon, Jr.; Mr. Kenneth Hinkle; Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey; Ms. Elizabeth Giles; Chief Richard Beal; Ms. Diane Johnston; Mr. Tyler Good; Mr. Stephen Hedden; Mr. Korey Anderson; Mr. DeAndre Davis

**Others:** Ms. Debbie Dent – Mead & Hunt; Mr. Clay Jessie – Mead & Hunt; Ms. Pamela Davison – Bravo Air

***Waited for the Quorum of Aviation Commission Members until 10:08am.***

**CALL TO ORDER & PRAYER –** *Vice-Chairman Commissioner Michael Cioffi called the meeting to order and offered prayer at 10:08am.*

**I. AGENDA, MINUTES, STATISTICS, & CONSENT – Vice-Chairman Michael Cioffi**

*Vice-Chairman Commissioner Michael Cioffi amended the May 28, 2026, Augusta Aviation Commission Meeting Agenda by removing Item IV.H. Security Camera Improvements Const. Contract and walking on Item addendum Construct NW Dev Roadway & Utilities CA/CO WA #23*

- A. May 28, 2026, Augusta Aviation Commission Meeting Agenda
- B. April 29, 2026, Augusta Aviation Commission Meeting Minutes
- C. April 2026 Statistics
- D. Consent Items
  - 1. Director Action Requests – IV. A – H (Approved in Augusta Aviation Marketing & Construction Committee Meetings)

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy to approve amended May 28, 2026, Augusta Aviation Commission Meeting Agenda, April 29, 2026, Augusta Aviation Commission Meeting Minutes, April 2026 Statistics, & Consent Items.  
No Discussion; Unanimous Ayes; Motion Carries*

## II. COMMITTEE REPORTS

- A. Marketing Committee Report – Commissioner Michael Cioffi
- B. Construction Committee Report – Commissioner Dan Troutman

*Chairwoman Commissioner Ms. West joined the meeting at 10:22am.*

## III. FINANCIALS – Mr. Stephen Hedden

- A. March & April Financials  
*Motion by Commissioner Barrett 2<sup>nd</sup> by Commissioner Beman to accept March and April Financial Reports  
No Discussion; Unanimous Ayes; Motion Carries*

## IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – Golden Harvest Food Bank / It’s Spooky to Be Hungry - DeAndre Davis
- B. Augusta Regional Airport (AGS) – Westobou / Seasons Launch Events - DeAndre Davis
- C. Augusta Regional Airport (AGS) – Helping Hands, Inc. / A Chef’s Extravaganza - DeAndre Davis
- D. Augusta Regional Airport (AGS) – Greater Augusta HBCU Alumni Alliance / 12<sup>th</sup> Annual HBCU 5K and Health Fair - DeAndre Davis
- E. Augusta Regional Airport (AGS) – Security Checkpoint Modernization – Change Order No. 01 – Elizabeth Giles
- F. Augusta Regional Airport (AGS) - GreenJacket Project – Georgia Power Easement for Northwest Development Project – Elizabeth Giles
- G. Augusta Regional Airport (AGS) - Northwest Development Roadway & Utilities Construction Contract – Elizabeth Giles
- H. Augusta Regional Airport (AGS) – Security Camera Improvements Construction Contract – Elizabeth Giles

*Vice-Chairman Commissioner Michael Cioffi amended the May 28, 2026, Augusta Aviation Commission Meeting Agenda by removing Item IV.H. Security Camera Improvements Const. Contract and walking on addendum Construct NW Dev Roadway & Utilities CA/CO WA #23*

*Commissioner Dr. Larke exited meeting at 10:36am – Quorum remained intact, with 7 commissioners present.*

## V. INFORMATION ITEMS

- A. 2026 Masters® After-Action Presentation – Kenneth Hinkle & Tyler Good

## VI. EXECUTIVE SESSION

*Motion by Commissioner West 2<sup>nd</sup> by Commissioner Fennoy at 11:00am to enter Executive Session to discuss litigation. Requested to remain in Executive Session: Airport Legal Counsel, Mr. Robert Kerr, Mr. Herbert L. Judon, Jr., Ms. Elizabeth Giles, & Mr. Kenneth Hinkle  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Beman to exit Executive Session at 11:36am  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy that staff be directed to spend the necessary money with the third party to make all the noted repairs for the fuel farm and any additional additions and repairs necessary to complete the construction as designed by Mead & Hunt and staff further then take those numbers with the other costs that have been enumerated and pursue recovery from the general contractor.  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy to execute the Closed Meeting Affidavit  
No Discussion; Unanimous Ayes, Motion Carries*

## VII. COMMISSION COMMENTS / ACTION REQUESTS

- A. Vote to schedule 2<sup>nd</sup> session of the Ordinance Update Workshop – Commissioner Ronic West

i. June 9, 2026, 9:00am – 11:00am

ii. June 23, 2026, 9:00am – 11:00am

*Commissioner Fennoy requesting progress updates at the beginning of each workshop session. After discussion, Commissioners present decided to keep both workshop dates on the calendar, amending the times to begin at 10:00am and conclude at 12:00pm.*

## GENERAL DISCUSSION

## ADJOURN MEETING

**At 11:40 a.m., Commissioner Barrett departed the meeting. With his departure, a quorum no longer existed, and the meeting could not continue to conduct official business.**



# CHANGE ORDER

**OWNER -** Augusta Aviation Commission  
Augusta Regional Airport  
1501 Aviation Way  
Augusta, GA 30906  
Ph: 706-796-4010

**ARCHITECT / ENGINEER –** Mead & Hunt, Inc.  
878 South Lake Drive  
Lexington, SC 29072  
Ph (803) 996-2900

**PROJECT:** AGS Checkpoint Modernization  
Project No.: 0119700-231215.03

**CHANGE ORDER NO.:** 01  
**Date:** 05/19/2026  
**Cc:**

**CONTRACTOR:** Contract Management, Inc.  
1829 Killingsworth Dr., Augusta, GA 30904

**DESCRIPTION of CHANGE:**

Change No.	Description	Amount
COP-011	Porch Drain Repair	\$ 10,117.72
<b>Change Order 01 TOTAL</b>		<b>\$10,117.72</b>

**PROVIDED JUSTIFICATION:**

1. Costs associated with the additional work are as detailed in the attached documentation and are found to be reasonable.
2. Contractor believes that figures in the CO to be reasonable and therefore final.
3. Contract Management, Inc. has completed the work to move forward as a good faith effort and keep project work progressing toward completion.

**ADJUSTMENT of CONTRACT SUM**

Original Contract Sum: \$ 5,706,278.00  
 Prior Adjustments: \$ 0  
 Contract Sum Prior to this Change: \$ 5,706,278.00  
 Adjustment for this Change: \$ 10,117.72  
 Revised Contract Sum: \$ 5,716,395.72

**ADJUSTMENT of CONTRACT TIME**

Original Contract Time: 365 (days)  
 Prior Adjustments: 0 (days)  
 Contract Time Prior to this Change: 365 (days)  
 Adjustment for this Change: 3 (days)  
 Revised Contract Time: 368 (days)

**Contractor waives any claim for further adjustments of the Contract Sum and Contract Time related to the above described change in the work.**

**ENGINEER**

Recommended by: Mead & Hunt

**05/19/2026**

Engineer

Date

**OWNER'S REPRESENTATIVE**

Recommended by:

Representative

Date

**CONTRACTOR**

Accepted by:

Date

**OWNER**

Approved by:

Date



## Public.Services.Committee.Meeting

Meeting Date: 06/09/26

Augusta Regional Airport (AGS) - Construct Northwest Development Roadway & Utilities  
CA/CO Work Authorization # 23 (RFP 23-158)

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**Department:** Augusta Regional Airport (AGS)

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

**Caption:** Augusta Regional Airport (AGS) - Approve Work Authorization #23 for Mead and Hunt to provide Construction Administration and Construction Observation (CA/CO) services for the construction of the NW Dev Roadway & Utilities in the amount of \$430,705.65. This item was approved by the Augusta Aviation Commission 05/28/26. (RFP 23-158)

**Background:** The scope of this Project is to connect Cargo Road to Doug Barnard Parkway and provide new access to N1 Hangar and Future N2, N3 Hangars. The project was designed to give the new hangar parking areas access from Cargo Road to the south or Doug Barnard Parkway to the north. Additional utilities will also be constructed along the roadway. Utilities shall include a new water line and sewer line.

In 2023, Augusta Regional Airport (AGS) submitted a series of projects to the offices of Senator Warnock and Senator Ossoff, seeking funding through a Congressional Directed Spending (CDS) grant. Concurrently, design activities commenced for the Hangar N1 Development area, which encompasses both new landside and airside facilities, including the hangar and ramp. To facilitate access to these airside development zones, the Northwest Roadway and Utility Improvement Project was proposed. This initiative aims to construct the required access roadway and implement necessary utilities to ensure that the designated Airside (Hangar & Ramp) development area is both accessible and functional. In Spring 2024, AGS received notification that a CDS grant had been awarded to support the construction of this project. Upon completion of construction, the Northwest roadway will deliver the necessary utilities and facilitate access for both existing and prospective developments.

The base bid of the project includes but is not limited to Mobilization, Erosion Control, grading and excavation adjacent to Cargo Road, the construction of

approximately 1,450 linear feet of new asphalt roadway, Drainage improvements, and Electrical improvements.

The scope of services to be performed by Mead & Hunt, Inc. includes all work, services, materials, equipment and supplies necessary to provide Construction Administration, Construction Observation and Testing Services for the Construction of the Southeast Apron – Phase I.

For Federal projects where fees exceed \$100,000, an Independent Fee Estimate (IFE) is required for Federal participation. This proposal is contingent upon the results of an IFE. An IFE is required to determine that the proposed fee requested for the project is within the bounds (within 10%) of the requested scope. The Airport has reached out to a consultant to conduct the IFE.

**Analysis:**

The construction phase services contract is based on a 60-calendar day mobilization and a 320-calendar day construction period (380 days, total).

This Work Authorization has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.

**Financial Impact:**

This Work Authorization will be funded via a FAA CDS Grant at a 90/5/5 split between state and local funds.

**Alternatives:**

N/A

**Recommendation:**

Approve Work Authorization #23 for Mead and Hunt to provide Construction Administration and Construction Observation (CA/CO) services for the construction of the NW Dev Roadway & Utilities in the amount of \$430,705.65.

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

551081301-5412110

**REVIEWED AND APPROVED BY:**

N/A

**Construction Services Fee (CA/CO)**

AIRPORT: Augusta Regional Airport (AGS)      PROJECT NUMBER:  
 LOCATION: Augusta, Georgia      DATE: 4/17/26  
 MH PROJECT NO. 0119700-221068.02      REV. NO: WA # 23  
 PROJECT DESCRIPTION: Construction Administration (CA) and Construction Observation (CO) Fees for the NW Dev. Roadway & Utilitie

	DIRECT LABOR	OVERHEAD 1.8672	FIXED FEE 15.00%	TOTAL LABOR FEE	EXPENSES	TOTAL
<b>TASK 1 - PRE-CONSTRUCTION</b>						
1.0 Pre-Construction Activities	\$5,746.00	\$10,728.93	\$2,471.24	\$18,946.17		
2.0 Initial Construction Layout	\$210.00	\$392.11	\$90.32	\$692.43		
3.0 Prepare Construction Management Plan (CMP)	\$210.00	\$392.11	\$90.32	\$692.43		
4.0 Prepare Project Files	\$1,124.00	\$2,098.73	\$483.41	\$3,706.14		
5.0 Grant Administration Assistance	\$2,576.00	\$4,809.91	\$1,107.89	\$8,493.80		
Expenses					\$3,126.75	
Subconsultant - Aulick Engineering					\$9,340.00	
<b>SUBTOTAL TASK 1 - PRE-CONSTRUCTION</b>	<b>\$9,866.00</b>	<b>\$18,421.79</b>	<b>\$4,243.18</b>	<b>\$32,530.97</b>	<b>\$12,466.75</b>	<b>\$44,997.72</b>
<b>TASK 2 - CONSTRUCTION MANAGEMENT</b>						
6.0 Construction Management	\$15,993.00	\$29,862.13	\$6,878.27	\$52,733.40		
Expenses					\$4,152.00	
Subconsultant - Cranston Engineering					\$19,680.00	
Subconsultant - Aulick Engineering					\$8,360.00	
<b>SUBTOTAL TASK 2 - CONSTRUCTION MANAGEMENT</b>	<b>\$15,993.00</b>	<b>\$29,862.13</b>	<b>\$6,878.27</b>	<b>\$52,733.40</b>	<b>\$32,192.00</b>	<b>\$84,925.40</b>
<b>TASK 3 - RESIDENT ENGINEERING</b>						
7.0 Resident Engineering (Mead & Hunt)	\$8,558.00	\$15,979.50	\$3,680.63	\$28,218.13		
Subconsultant - Aulick Engineering Resident Engineer					\$206,010.00	
Expenses					\$4,640.00	
<b>SUBTOTAL TASK 3 - RESIDENT ENGINEERING</b>	<b>\$8,558.00</b>	<b>\$15,979.50</b>	<b>\$3,680.63</b>	<b>\$28,218.13</b>	<b>\$210,650.00</b>	<b>\$238,868.13</b>
<b>TASK 4 - POST CONSTRUCTION SERVICES</b>						
8.0 Final Inspection and Documentation	\$3,232.00	\$6,034.79	\$1,390.02	\$10,656.81		
9.0 Record Drawings, Equipment Manuals, and Materials Book	\$3,315.00	\$6,189.77	\$1,425.72	\$10,930.49		
10.0 Grant Closeout Report	\$1,344.00	\$2,509.52	\$578.03	\$4,431.55		
Expenses					\$1,464.00	
Subconsultant - Aulick Engineering						
<b>SUBTOTAL TASK 4 - POST CONSTRUCTION SERVICES</b>	<b>\$7,891.00</b>	<b>\$14,734.08</b>	<b>\$3,393.77</b>	<b>\$26,018.85</b>	<b>\$1,464.00</b>	<b>\$27,482.85</b>
<b>TASK 5 - ADDITIONAL SERVICES</b>						
11.0 Update Airfield Sign Plan	\$522.00	\$974.68	\$224.50	\$1,721.18		
12.0 Update Airport Layout Plan	\$822.00	\$1,534.84	\$353.53	\$2,710.37		
13.0 AGIS Update	\$0.00	\$0.00	\$0.00	\$0.00		
Expenses					\$0.00	
<b>SUBTOTAL TASK 5 - ADDITIONAL SERVICES</b>	<b>\$1,344.00</b>	<b>\$2,509.52</b>	<b>\$578.03</b>	<b>\$4,431.55</b>	<b>\$0.00</b>	<b>\$4,431.55</b>
<b>TASK 6 - QUALITY ACCEPTANCE TESTING</b>						
Subconsultant - Nova					\$30,000.00	
<b>SUBTOTAL TASK 6 - QUALITY ACCEPTANCE TESTING</b>					<b>\$30,000.00</b>	<b>\$30,000.00</b>
<b>TOTAL MEAD &amp; HUNT FEES</b>	<b>\$43,652.00</b>	<b>\$81,507.01</b>	<b>\$18,773.85</b>	<b>\$143,932.86</b>	<b>\$13,382.75</b>	<b>\$157,315.61</b>

**COST BREAKDOWN BY TASK**

Task 1 - Preconstruction	\$44,997.72
Task 2 - Construction Management	\$84,925.40
Task 3 - Resident Engineering	\$238,868.13
Task 4 - Post Construction Services	\$27,482.85
Task 5 - Additional Services	\$4,431.55
Quality Acceptance Testing	\$30,000.00

**TOTAL ENGINEERING FEES \$430,705.65**

**COST BREAKDOWN BY CONSULTANT**

Mead & Hunt, Inc	\$157,315.65
Aulick Engineering	\$223,710.00
Cranston Engineering	\$19,680.00
Nova	\$30,000.00

Item No.	Principal \$111.00	Project Manager \$101.00	Engineer III \$55.00	Engineer II \$50.00	Senior Electrical Engineer \$68.00	Reg. Land Surveyor \$49.00	Cadd Technician IV \$50.00	Project Assist. \$40.00	Sr. Scientist \$68.00	Total Hours	Cost Summary	
<b>TASK 1 - PRE-CONSTRUCTION</b>												
<b>1.0 Pre-Construction Activities</b>												
- Schedule and coordinate meeting and materials	1	4	8	8	0	0	0	2	0	23	\$1,435.00	
- Obtain and review construction schedules	0	2	4	4	0	0	0	2	0	12	\$702.00	
- Provide Owner with project engineer credentials	0	1	0	0	0	0	0	1	0	2	\$141.00	
- Prepare submittals/testing log	0	2	4	8	0	0	0	8	0	22	\$1,142.00	
- Attend and document pre-construction conference	2	8	8	8	2	0	0	8	0	36	\$2,326.00	
<b>Estimated Total Man-hours</b>	<b>3</b>	<b>17</b>	<b>24</b>	<b>28</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>95</b>		
Summary Costs	\$333.00	\$1,717.00	\$1,320.00	\$1,400.00	\$136.00	\$0.00	\$0.00	\$840.00	\$0.00		\$5,746.00	
<b>2.0 Initial Construction Layout</b>												
<b>Estimated Total Man-hours</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	\$210.00	
Summary Costs	\$0.00	\$0.00	\$110.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$210.00	
<b>3.0 Prepare Construction Management Plan (CMP)</b>												
<b>Estimated Total Man-hours</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	\$210.00	
Summary Costs	\$0.00	\$0.00	\$110.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$210.00	
<b>4.0 Prepare Project Files</b>												
<b>Estimated Total Man-hours</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>18</b>	\$1,124.00	
Summary Costs	\$222.00	\$202.00	\$220.00	\$400.00	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00		\$1,124.00	
<b>5.0 Grant Administration Assistance</b>												
- Calculate cost summary for grant draw request	0	8	4	2	0	0	0	4	0	18	\$1,288.00	
- Assemble supporting documentation	0	8	4	2	0	0	0	4	0	18	\$1,288.00	
<b>Estimated Total Man-hours</b>	<b>0</b>	<b>16</b>	<b>8</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>36</b>		
Summary Costs	\$0.00	\$1,616.00	\$440.00	\$200.00	\$0.00	\$0.00	\$0.00	\$320.00	\$0.00		\$2,576.00	
<b>Expenses</b>												
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$75.00	\$0.00
Mileage	0	950	750	750	0	0	0	400	0	2850 Miles	\$0.655	\$1,866.75
Lodging and Per Diem	0	2	2	2	0	0	0	1	0	7 Days	\$180.00	\$1,260.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0 Trips	\$600.00	\$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	\$50.00	\$0.00
<b>Total Expenses</b>											<b>\$3,126.75</b>	
<b>TASK 1 - PRE-CONSTRUCTION TOTAL</b>											<b>\$12,992.75</b>	

Item No.	Principal \$111.00	Project Manager \$101.00	Engineer III \$55.00	Engineer II \$50.00	Senior Electrical Engineer \$68.00	Reg. Land Surveyor \$49.00	Cadd Technician IV \$50.00	Project Assist. \$40.00	Sr. Scientist \$68.00	Total Hours	Cost Summary	
<b>TASK 2 - CONSTRUCTION MANAGEMENT</b>												
6.0	<b>Construction Management</b>										<b>TOTAL HOURS</b>	
	4	24	48	16	0	0	0	0	0	92	\$6,308.00	
• Site visits & check construction activities vs. plans and specs	2	4	4	2	0	0	0	0	0	12	\$946.00	
• Provide interpretation of plans and specifications	0	4	2	2	0	0	0	0	0	8	\$614.00	
• Supervise and coordinate field inspection/testing	0	4	4	8	0	0	0	0	0	16	\$1,024.00	
• Review shop drawings/certificates for compliance	2	7	2	2	0	0	0	0	4	17	\$1,411.00	
• Review all pay estimates	0	4	2	2	0	0	0	0	0	8	\$614.00	
• Review weekly progress reports	4	2	2	0	0	0	0	0	0	8	\$756.00	
• Prepare/recommend approval of change orders	2	4	2	0	0	0	0	0	0	8	\$736.00	
• Owner consultation and construction advice	0	4	2	0	0	0	0	0	0	6	\$514.00	
• Assist Owner with reimbursement requests	0	2	8	2	0	0	0	0	0	12	\$742.00	
• Testing requirements and materials reports	0	2	8	8	0	0	8	0	0	26	\$1,442.00	
• Update record drawings during construction	0	4	2	2	0	0	0	0	4	12	\$886.00	
• Review payroll reports and contractor compliance	0	0	0	0	0	0	0	0	0	0	\$0.00	
• Monitor contractor compliance with DBE program												
<b>Estimated Total Man-hours</b>	<b>14</b>	<b>65</b>	<b>86</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>225</b>		
Summary Costs	\$1,554.00	\$6,565.00	\$4,730.00	\$2,200.00	\$0.00	\$0.00	\$400.00	\$0.00	\$544.00		\$15,993.00	
<b>Expenses</b>											<b>Rate</b>	
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$75.00	\$0.00
Mileage	0	950	3250	0	0	0	0	0	0	4200 Miles	\$0.560	\$2,352.00
Lodging and Per Diem	0	4	6	0	0	0	0	0	0	10 Days	\$180.00	\$1,800.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0 Trips	\$600.00	\$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	\$50.00	\$0.00
<b>Total Expenses</b>												<b>\$4,152.00</b>
<b>TASK 2 - CONSTRUCTION MANAGEMENT TOTAL</b>												<b>\$20,145.00</b>

Item No.	Principal \$111.00	Project Manager \$101.00	Engineer III \$55.00	Engineer II \$50.00	Senior Electrical Engineer \$68.00	Reg. Land Surveyor \$49.00	Cadd Technician IV \$50.00	Project Assist. \$40.00	Sr. Scientist \$68.00	Total Hours	Cost Summary	
<b>TASK 3 - RESIDENT ENGINEERING</b>												
7.0	<b>Resident Engineering</b>										<b>TOTAL HOURS</b>	
Field Inspection	0	2	5	10	0	0	0	0	0	0	\$0.00	
Number of Days	0	4	10	10	0	0	0	0	0	0	\$0.00	
Hours per Day	0	8	50	100	0	0	0	0	0	158	\$8,558.00	
Total Hours												
<b>Estimated Total Man-hours</b>	<b>0</b>	<b>8</b>	<b>50</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>158</b>		
Summary Costs	\$0.00	\$808.00	\$2,750.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$8,558.00	
<b>Expenses - Included in rate for Resident Engineering</b>											<b>Rate</b>	
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$75.00	\$0.00
Mileage	0	950	600	950	0	0	0	0	0	2500 Miles	\$0.560	\$1,400.00
Lodging and Per Diem	0	3	5	10	0	0	0	0	0	18 Days	\$180.00	\$3,240.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0 Trips	\$500.00	\$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	\$50.00	\$0.00
<b>Total Expenses</b>												<b>\$4,640.00</b>
<b>TASK 3 - RESIDENT ENGINEERING TOTAL</b>												<b>\$13,198.00</b>

Item No.	Principal \$111.00	Project Manager \$101.00	Engineer III \$55.00	Engineer II \$50.00	Senior Electrical Engineer \$68.00	Reg. Land Surveyor \$49.00	Cadd Technician IV \$50.00	Project Assist. \$40.00	Sr. Scientist \$68.00	Total Hours	Cost Summary	
<b>TASK 4 - POST CONSTRUCTION SERVICES</b>												
<b>8.0 Final Inspection and Documentation</b>											<b>TOTAL HOURS</b>	
8.1	2	4	8	8	0	0	0	2	0	24	\$1,546.00	
8.2	0	4	4	8	0	0	0	4	0	20	\$1,184.00	
8.3	0	2	4	0	0	0	0	2	0	8	\$502.00	
<b>Estimated Total Man-hours</b>	<b>2</b>	<b>10</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>52</b>		
Summary Costs	\$222.00	\$1,010.00	\$880.00	\$800.00	\$0.00	\$0.00	\$0.00	\$320.00	\$0.00		\$3,232.00	
<b>9.0 Record Drawings, Equipment Manuals, Materials Book</b>											<b>TOTAL HOURS</b>	
9.1	1	2	8	16	4	0	24	0	0	55	\$3,025.00	
9.2	0	0	0	0	0	0	0	0	0	0	\$0.00	
9.3	0	0	2	2	0	0	0	2	0	6	\$290.00	
<b>Estimated Total Man-hours</b>	<b>1</b>	<b>2</b>	<b>10</b>	<b>18</b>	<b>4</b>	<b>0</b>	<b>24</b>	<b>2</b>	<b>0</b>	<b>61</b>		
Summary Costs	\$111.00	\$202.00	\$550.00	\$900.00	\$272.00	\$0.00	\$1,200.00	\$80.00	\$0.00		\$3,315.00	
<b>10.0 Grant Closeout Report</b>											<b>TOTAL HOURS</b>	
<b>Estimated Total Man-hours</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>22</b>	\$1,344.00	
Summary Costs	\$222.00	\$202.00	\$440.00	\$400.00	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00		\$1,344.00	
<b>Expenses</b>											<b>Rate</b>	
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$75.00	\$0.00
Mileage	0	950	350	350	0	0	0	0	0	1650 Miles	\$0.560	\$924.00
Lodging and Per Diem	0	1	1	1	0	0	0	0	0	3 Days	\$180.00	\$540.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0 Trips	\$500.00	\$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	\$50.00	\$0.00
<b>Total Expenses</b>											<b>\$1,464.00</b>	
<b>TASK 4 - POST CONSTRUCTION SERVICES TOTAL</b>											<b>\$9,355.00</b>	

Item No.	Principal \$111.00	Project Manager \$101.00	Engineer III \$55.00	Engineer II \$50.00	Senior Electrical Engineer \$68.00	Reg. Land Surveyor \$49.00	Cadd Technician IV \$50.00	Project Assist. \$40.00	Sr. Scientist \$68.00	Total Hours	Cost Summary	
<b>TASK 5 - ADDITIONAL SERVICES</b>												
<b>11.0 Update Airfield Sign Plan</b>											<b>TOTAL HOURS</b>	
<b>Estimated Total Man-hours</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>8</b>		
Summary Costs	\$111.00	\$101.00	\$110.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00		\$522.00	
<b>12.0 Update Airport Layout Plan</b>											<b>TOTAL HOURS</b>	
<b>Estimated Total Man-hours</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>14</b>		
Summary Costs	\$111.00	\$101.00	\$110.00	\$100.00	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00		\$822.00	
<b>13.0 Airports GIS Compliance</b>											<b>TOTAL HOURS</b>	
<b>Estimated Total Man-hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
<b>Expenses</b>											<b>Rate</b>	
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$75.00	\$0.00
Mileage	0	0	0	0	0	0	0	0	0	0 Miles	\$0.560	\$0.00
Lodging and Per Diem	0	0	0	0	0	0	0	0	0	0 Days	\$180.00	\$0.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0 Trips	\$600.00	\$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	\$50.00	\$0.00
<b>Total Expenses</b>											<b>\$0.00</b>	
<b>TASK 5 - ADDITIONAL SERVICES TOTAL</b>											<b>\$1,344.00</b>	

**WORK AUTHORIZATION #23**  
**TO**  
**PROFESSIONAL SERVICES TERMS AND CONDITIONS OF AGREEMENT**

**BETWEEN:** Augusta Regional Airport (AGS) (AIRPORT) (“CLIENT”)  
1501 Aviation Way, Augusta, GA 30906

**AND:** Mead and Hunt, Inc. (“CONSULTANT”)  
A Wisconsin Corporation

**TASK ORDER EFFECTIVE DATE:** April 23, 2026

**RECITALS**

This is the twenty third (23rd) Work Authorization to the PROFESSIONAL SERVICES TERMS AND CONDITIONS OF AGREEMENT dated effective October 17, 2023 between the CLIENT and CONSULTANT (“CONTRACT”).

**AGREEMENT**

1. Services to be provided. The Scope of Services includes: all work, services, materials, equipment and supplies necessary to provide Construction Administration, Construction Observation and Testing Services for the Construction of the NW Development Roadway & Utilities. The project was designed to provide access to the Hangar N1 Development area, which encompasses both new landside and airside facilities.

In 2023, Augusta Regional Airport (AGS) submitted a series of projects to the offices of Senator Warnock and Senator Ossoff, seeking funding through a Congressional Directed Spending (CDS) grant. Concurrently, design activities commenced for the Hangar N1 Development area, which encompasses both new landside and airside facilities, including the hangar and ramp. To facilitate access to these airside development zones, the Northwest Roadway and Utility Improvement Project was proposed. This initiative aims to construct the required access roadway and implement necessary utilities to ensure that the designated Airside (Hangar & Ramp) development area is both accessible and functional. In Spring 2024, AGS received notification that a CDS grant had been awarded to support the construction of this project. Upon completion of construction, the Northwest

roadway will deliver the necessary utilities and facilitate access for both existing and prospective developments.

2. Schedule. The project shall be completed within a 380 calendar day schedule (60 calendar days of mobilization, 320 calendar days of construction).
3. Consideration. The services shall be provided for the lump sum of \$430,705.65. Services will be billed on a percentage complete basis by task. A breakdown of the fee is included in Attachment B. Progress payments shall be made in accordance with the CONTRACT.

	Consideration for Professional Services	Contract Length	Invoice Method
Construction Administration / Construction Observation (CA/CO) Services for the Construction of NW Dev Roadway & Utilities	\$430,705.65	380 days	Lump Sum

**APPROVAL AND ACCEPTANCE:** Approval and acceptance of the WORK AUTHORIZATION including any attachments shall incorporate this document as part of the CONTRACT between the AIRPORT and the CONSULTANT dated October 17, 2023. All work and services defined in this WORK AUTHORIZATION shall be performed in accordance with the terms and conditions of the aforementioned CONTRACT between the AIRPORT and CONSULTANT.

Accepted by: AUGUSTA AVIATION COMMISSION Approved by: MEAD AND HUNT, INC.

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Ronic West

Name: Edwin Scott

Title: Aviation Commission Chair

Title: Vice President, Department Manager

*The above person is authorized to sign for Client and bind the Client to the terms hereof.*

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approval: \_\_\_\_\_

*Authorized Reviewer Signature*



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**Augusta Aviation Commission Meeting Minutes**

**May 28, 2026**

**10:00 a.m.**

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

**Commission Members:** Commissioner Michael Cioffi; Commissioner William Fennoy; Commissioner Dan Troutman; Commissioner Wilbert Barrett; Commissioner Dr. Charles Larke; Commissioner James Germany; Commissioner Davis Beman

**Absent:** Commissioner Ronic West; Commissioner Larry Harris; Commissioner Marshall McKnight; Commissioner Randy Sasser; Commissioner Kay Roland

**Staff:** Mr. Herbert L. Judon, Jr.; Mr. Kenneth Hinkle; Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey; Ms. Elizabeth Giles; Chief Richard Beal; Ms. Diane Johnston; Mr. Tyler Good; Mr. Stephen Hedden; Mr. Korey Anderson; Mr. DeAndre Davis

**Others:** Ms. Debbie Dent – Mead & Hunt; Mr. Clay Jessie – Mead & Hunt; Ms. Pamela Davison – Bravo Air

***Waited for the Quorum of Aviation Commission Members until 10:08am.***

**CALL TO ORDER & PRAYER –** *Vice-Chairman Commissioner Michael Cioffi called the meeting to order and offered prayer at 10:08am.*

**I. AGENDA, MINUTES, STATISTICS, & CONSENT – Vice-Chairman Michael Cioffi**

*Vice-Chairman Commissioner Michael Cioffi amended the May 28, 2026, Augusta Aviation Commission Meeting Agenda by removing Item IV.H. Security Camera Improvements Const. Contract and walking on Item addendum Construct NW Dev Roadway & Utilities CA/CO WA #23*

- A. May 28, 2026, Augusta Aviation Commission Meeting Agenda
- B. April 29, 2026, Augusta Aviation Commission Meeting Minutes
- C. April 2026 Statistics
- D. Consent Items
  - 1. Director Action Requests – IV. A – H (Approved in Augusta Aviation Marketing & Construction Committee Meetings)

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy to approve amended May 28, 2026, Augusta Aviation Commission Meeting Agenda, April 29, 2026, Augusta Aviation Commission Meeting Minutes, April 2026 Statistics, & Consent Items.  
No Discussion; Unanimous Ayes; Motion Carries*

## II. COMMITTEE REPORTS

- A. Marketing Committee Report – Commissioner Michael Cioffi
- B. Construction Committee Report – Commissioner Dan Troutman

*Chairwoman Commissioner Ms. West joined the meeting at 10:22am.*

## III. FINANCIALS – Mr. Stephen Hedden

- A. March & April Financials  
*Motion by Commissioner Barrett 2<sup>nd</sup> by Commissioner Beman to accept March and April Financial Reports  
No Discussion; Unanimous Ayes; Motion Carries*

## IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – Golden Harvest Food Bank / It’s Spooky to Be Hungry - DeAndre Davis
- B. Augusta Regional Airport (AGS) – Westobou / Seasons Launch Events - DeAndre Davis
- C. Augusta Regional Airport (AGS) – Helping Hands, Inc. / A Chef’s Extravaganza - DeAndre Davis
- D. Augusta Regional Airport (AGS) – Greater Augusta HBCU Alumni Alliance / 12<sup>th</sup> Annual HBCU 5K and Health Fair - DeAndre Davis
- E. Augusta Regional Airport (AGS) – Security Checkpoint Modernization – Change Order No. 01 – Elizabeth Giles
- F. Augusta Regional Airport (AGS) - GreenJacket Project – Georgia Power Easement for Northwest Development Project – Elizabeth Giles
- G. Augusta Regional Airport (AGS) - Northwest Development Roadway & Utilities Construction Contract – Elizabeth Giles
- H. Augusta Regional Airport (AGS) – Security Camera Improvements Construction Contract – Elizabeth Giles

*Vice-Chairman Commissioner Michael Cioffi amended the May 28, 2026, Augusta Aviation Commission Meeting Agenda by removing Item IV.H. Security Camera Improvements Const. Contract and walking on addendum Construct NW Dev Roadway & Utilities CA/CO WA #23*

*Commissioner Dr. Larke exited meeting at 10:36am – Quorum remained intact, with 7 commissioners present.*

## V. INFORMATION ITEMS

- A. 2026 Masters® After-Action Presentation – Kenneth Hinkle & Tyler Good

## VI. EXECUTIVE SESSION

*Motion by Commissioner West 2<sup>nd</sup> by Commissioner Fennoy at 11:00am to enter Executive Session to discuss litigation. Requested to remain in Executive Session: Airport Legal Counsel, Mr. Robert Kerr, Mr. Herbert L. Judon, Jr., Ms. Elizabeth Giles, & Mr. Kenneth Hinkle  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Beman to exit Executive Session at 11:36am  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy that staff be directed to spend the necessary money with the third party to make all the noted repairs for the fuel farm and any additional additions and repairs necessary to complete the construction as designed by Mead & Hunt and staff further then take those numbers with the other costs that have been enumerated and pursue recovery from the general contractor.  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy to execute the Closed Meeting Affidavit  
No Discussion; Unanimous Ayes, Motion Carries*

## VII. COMMISSION COMMENTS / ACTION REQUESTS

- A. Vote to schedule 2<sup>nd</sup> session of the Ordinance Update Workshop – Commissioner Ronic West

i. June 9, 2026, 9:00am – 11:00am

ii. June 23, 2026, 9:00am – 11:00am

*Commissioner Fennoy requesting progress updates at the beginning of each workshop session. After discussion, Commissioners present decided to keep both workshop dates on the calendar, amending the times to begin at 10:00am and conclude at 12:00pm.*

## GENERAL DISCUSSION

## ADJOURN MEETING

**At 11:40 a.m., Commissioner Barrett departed the meeting. With his departure, a quorum no longer existed, and the meeting could not continue to conduct official business.**

**Attachment A**  
**NW Dev Roadway & Utilities**  
**Aviation Services Construction Administration / Construction Observation**  
**(CA/CO) Work Scope**

Augusta Regional Airport (AGS)  
Augusta, GA  
April 23, 2026

The scope of this Project is to connect Cargo Road to Doug Barnard Parkway and provide new access to N1 Hangar and Future N2, N3 Hangars. The project was designed to give the new hangar parking areas access from Cargo Road to the south or Doug Barnard Parkway to the north . Additional utilities will also be constructed along the roadway. Utilities shall include a new water line and sewer line.

The base bid of the project includes but is not limited to, Mobilization, Erosion Control, grading and excavation adjacent to Cargo Road, the construction of approximately 1,450 linear feet of new asphalt roadway, Drainage improvements, and Electrical improvements.

This phase of the work scope includes all basic services rendered after the award of a construction contract. The scope of services to be performed by Mead & Hunt, Inc. (Consultant) includes all work, services, materials, equipment and supplies necessary to provide Construction Administration, Construction Observation and Testing Services for the Construction of the Project in accordance with the plans and specs issued March 6, 2025. The Consultant shall complete the scope of services in accordance with generally accepted standards of practice and shall include all work necessary to complete the tasks outlined in this Work Authorization.

The construction phase services contract is based on a 380-calendar day construction period. It is anticipated that the Contractor will mobilize for 60 days and work in the field for 320-calendar days, five (5) to six (6) days / week. The Cost of Construction is \$2,140,506.52 (Base Bid) + \$430,705.65 (CA/CO) = **\$2,573,712.17.**

## PHASE I. Pre-Construction

### 1.0 Pre-Construction Activities

The Consultant will schedule, prepare for, and conduct a Pre-Construction Conference. The project manager and the Resident Project Representative (RPR) will establish this meeting to review FAA, GDOT and project specific requirements prior to commencing construction. The meeting will be conducted at the Airport and will include the Owner, the Contractor, his/her Subcontractors, the FAA-ADO (if necessary), GDOT, FAA-ATCT, the FBO, airport tenants affected by construction, utility companies, and any other interested parties. The purpose of this meeting will be to review the Contractor's proposed schedule, discuss safety and security issues, shop drawing submittals, contract requirements and to coordinate surveying and testing. Minutes shall be prepared and distributed after the conference. This task will include the following:

- Schedule meeting, send invitations, provide meeting materials, and prepare pre-meeting exhibits and materials.
- Obtain and review the project construction schedules from the contractor or contractors prior to presentation at the preconstruction conference. The Owner should be provided with copies of all the construction schedules.
- Prior to the pre-construction conference, furnish the Owner with the name of the project engineer and qualifications for Owner approval. Project engineer means 'engineer' as defined in Section 10 (Section 10-18) of the General Provisions.
- Provide the contractor with a list of required submittals that they must provide and discuss at the pre-construction conference.
- Preside at the pre-construction conference, prepare a detailed record of the conference, submit record to the Owner for review and comment, and distribute the final record.

### 2.0 Initial Construction Layout

The Contractor's survey crew will establish and identify horizontal and vertical field control, per the construction documents. The Consultant will be available to answer Contractor questions with regards to Control.

### 3.0 Prepare Construction Management Plan (CMP)

The Project Engineer and/or RPR will obtain and review the contractor's Quality Control (QC) Plan and will then prepare the Construction Management Plan (CMP). The CMP combines data from the QC Plan with information of project responsibilities from the Owner and Engineer. A preliminary copy of the CMP will be submitted to the Owner and GDOT for approval. After review, the CMP may be revised or issued to the contractor for use.

The Consultant will prepare a Construction Management Plan (CMP) that outlines the materials testing requirements, as set forth in the construction documents and contained in Federal Advisory Circular 150/5370-10H. The CMP will summarize the types and frequency of testing required for quality acceptance, in addition to the credentials of those performing the testing.

#### 4.0 Prepare Project Files

The Consultant will verify that the construction Contracts are in order, the contractor has provided proof of insurance and the bonds have been completed, and the contractor has been provided with adequate copies of the construction plans.

“Issued for Construction” plans will be prepared and distributed. The construction plans will be updated to include all addenda items issued during bidding. The quantity sheets, testing sheets, and construction report format will be prepared. Any plan changes will be completed as part of a separate work authorization.

#### 5.0 Grant Administration Assistance

The Grant for this Project is Congressional Directed Spending (CDS) Grant. This task will include assisting the Owner with necessary project tracking documentation in order to make periodic draws on the grant and will include the following:

- Calculate cost summary included in the grant draw request
- Assemble supporting documentation, such as invoices, estimates, etc.

## **PHASE II. Construction Management**

#### 6.0 Construction Management

The Engineer agrees to provide the management engineering services required for the execution of the contracted work. A Project Manager (PM) will be assigned to the Project and will be responsible for the overall administration and review of construction progress, as well as pay requests. The PM will review and provide comment on Project compliance issues for quality control testing performed by the Contractor.

The PM will review the Project on a weekly basis and will make site visits (bi-weekly) to monitor construction activities. These services shall include, but are not limited to, the following:

- Check construction activities to obtain compliance with plans and specifications.
- Attend construction meetings biweekly.
- Provide interpretation of plans and specifications.
- Supervise and coordinate sub-consultant contracts for construction observation and testing.
- Review shop drawings and submitted certificates for compliance with design concepts. Evaluate and determine the acceptability of substitute materials and equipment proposed by the contractor.

- Evaluate the contractor's suggestions on drawing or specification modification and report those suggestions to the Owner.
- Review all final pay estimates and explanation of variation between the contract and final quantities.
- Review weekly progress reports.
- Prepare change orders which include a cost estimate, cost/price analysis and record of negotiations. Project Manager shall submit copies to Owner for approval and signature before proceeding with the work. Any additional design would not be considered in the scope of this W/A.
- Meet with the Owner for consultation and advice during construction.
- Assist Owner with the preparation of reimbursement requests from Grant projects. Determine the amount owed to the contractor and recommend those payment amounts in writing to the contractor. The Project Manager will submit periodic payment recommendations to the Owner for concurrence and payment. Payment recommendations will demonstrate that work has progressed to the point indicated for payment and that, to the Project Engineer's best knowledge, information, and belief, the quality of such work is in accordance with the contract documents. The Project Engineer, as an experienced and qualified professional, will make payment recommendations from information that is gathered during on-site visits, provided by the contractor, reviewed from payment applications and accompanying data and schedules, and/or measured in the field.
- Verify that all testing required by the specifications is performed, and review all materials reports prepared in accordance with the Construction Management Plan.
- Update record drawings during construction from redline or working drawings.

### **PHASE III. Resident Engineering**

#### **7.0 Resident Engineering**

This task will include resident engineering, construction observation and construction administration for the duration of the Project. A dedicated RPR will be assigned to this Project, as will personnel for construction observation. The RPR will be on-site to coordinate and schedule staff, answer questions, observe quality control activities, process progress reports and pay requests, and record as-built changes. Additionally, the RPR will monitor compliance with plans and specifications, acquire field measurements, provide entries in the construction diary, assist in pay request processing, report non-compliance issues to Owner, and record as-built changes.

The RPR shall maintain a construction diary to record the construction history of the Project. The diary will be made available to the Owner upon request for review during site visits. The Project diary should include, but not be limited to, the following information - weather conditions, job site conditions, work in progress, general location of work, equipment in use, contractors work force and hours worked, delivered materials, tests performed, failed tests (if any) and action taken, instructions to contractors, record of visitors to Project and verbal or written instructions given, record of telephone conversations and any verbal instructions received or authorizations granted, engineering field force activity and hours worked, and any delays to construction and the reason for delays. The diary should be in a bound book of good quality that is easy to handle and carry.

Resident engineering services shall include, but are not limited to, the following:

- Check construction activities for compliance with plans and specifications.
- Make necessary acceptance tests in accordance with the cited requirements and standard methods of GDOT, the FAA, ASTM, and AASHTO; record all test results on the appropriate forms; prepare a summary and disposition of all testing and materials inspection; and record all deviating tests. Consultant shall conduct materials inspections and acceptance tests required and observe and evaluate all such tests made by the contractor in the field and laboratory as necessary in accordance with plans and specifications. Consultant shall furnish copies of all test reports to the Owner. Monitor contractor's performance of the required quality control tests. The RPR shall immediately bring any non-compliance issues to the contractor and the Owner.
- The RPR shall notify the contractor of any failure of the work or materials to conform to the requirements of the contract, plans, or specifications. The RPR may reject nonconforming materials and will notify the contractor to suspend any work in question, until such issues can be referred to the Owner for a final decision.
- Maintain daily records of the contractor's progress and activities during the course of construction and include progress of all work. These records will document work in progress, quality and quantity of materials delivered, test locations and results, instructions provided the contractor, weather conditions, equipment use, labor requirements, safety problems, and required changes.
- RPR shall furnish the Owner with periodic construction progress and inspection reports.
- RPR shall review contractor's weekly submitted payrolls for compliance with Federal and State law on classification and wage rates; check and submit reports on shop drawings and construction submittals; and prepare and maintain necessary records of construction progress.
- RPR shall receive from contractor and review the required maintenance and operating instructions, schedules, guarantees, bonds, certificates, tests, approvals, etc.
- RPR shall prepare and submit periodic estimates, including the final estimate, during the construction project.
- RPR shall determine if the work is completed and ready for final acceptance. After consultation with the Owner, the Project Manager shall furnish the contractor with a list of items that were observed and require completion or correction.
- When the Project is complete and ready for final acceptance, the RPR shall arrange for review of the finished work by the Owner and the contractor. After the final inspection and acceptance, the Project Manager shall prepare and submit the Final Pay Application to the Owner for consideration.
- RPR shall observe the progress of the Project in order to monitor the contractor's compliance to the Project plans and specifications.
- RPR shall monitor the contractor's compliance with the Construction Operations and Safety Plan and immediately bring any non-compliance issues to the attention of the contractor.
- RPR shall establish and conduct weekly construction progress meetings with the contractor to discuss pertinent construction issues such as schedules, taxiway/runway closures, materials submittals, mix design approvals, secured area access, and the need for traffic control or gate guards.

## PHASE IV. Post Construction Services

### 8.0 Final Inspection and Documentation

#### 8.1 Final Inspection

Consultant will schedule and conduct a final inspection with the Owner, contractor, and State representatives to determine whether the Project has reached substantial completion and verify that the work is in accordance with the plans and specifications. The Consultant will document items found to be deficient and will provide the contractor a listing of those items.

#### 8.2 Final Punch List

Consultant will prepare a punch list correspondence to include the deficient items and will forward the correspondence to the contractor. It will state the items in need of correction and will request a schedule for completion. The Consultant will send a copy to the Owner and include a copy in the Grant Closeout Report.

#### 8.3 Final Construction Certifications

Once all the punch list items have been completed to the satisfaction of the Owner, the Consultant will prepare a Certification of Construction Acceptance for the Project. This certification will also be included in the closeout report.

### 9.0 Record Drawings, Equipment Manuals, Materials Book

#### 9.1 Record Drawings

The Project team will collaboratively assemble the Project record drawings. The as-built plans will specify field constructed conditions included as part of this Project, such as any field surveying required to compute final quantities. Any drawings will become record information. The Consultant shall provide the Owner with two (2) sets of reproducible "Record Drawings" in both digital and hardcopy format.

#### 9.2 Equipment Manuals

Not included within the scope of this project.

#### 9.3 Materials Book

The project team will collaboratively assemble the materials book for the project. The materials book will include an accounting for all quality acceptance testing performed as part of this project. This will include a summary of passing tests, as well as failing tests and corrective measures taken in order to achieve satisfactory results. The Owner will receive two (2) copies of these documents.

## 10.0 Grant Closeout Report

Once the project is complete, a project closeout report will be prepared and assembled. Components of the report will include a summarization of the project description, periodic draws on the grant, change orders and amendments, project certifications, documentation of final project acceptance, and Outlay and Request for Reimbursement for Construction Programs. As part of this task, the project closeout will be coordinated with the Owner and FAA.

## **PHASE V. Additional Services**

### 11.0 Update Airfield Signage Plan

Not included within the scope of this project.

### 12.0 Update Airport Layout Plan to Reflect As-built Changes

Project Engineer will update the Airport Layout Plan (ALP) to show new airfield/landside configuration to the west of Runway 17-35. The Consultant shall provide the Owner with two (2) sets of reproducible ALP in both digital and hardcopy format.

### 13.0 Airports GIS Compliance

Not included within the scope of this project.

## **SPONSOR Responsibilities**

The SPONSOR shall be responsible to provide the following information and activities:

- Provide access to the project site and assist with locating any known utilities.
- Provide a single point of contact with the Sponsor to review all documents and make decisions.
- Provide any known record drawing information to the Consultant.
- Provide coordination regarding construction safety and phasing plan reviews and project scheduling with airport tenants.
- Required permits will be managed and administered by OWNER or other parties unless specifically identified in CONSULTANT scope of services. These permits may include, but are not limited to, Federal and State environmental clearances (ex: Clean Water Act 404 permit, NEPA, NPDES, Clean Air Act); public utility connection permits and review fees; construction/contractor permits (ex: hauling, erosion control, storm water, air quality, fugitive dust).
- Protection of digital information or data supplied by CONSULTANT from contamination, misuse, or changes.

**SERVICES TO BE EXCLUDED**

The OWNER and CONSULTANT agree that the following items will be excluded from this scope. If these or any additional items are added to the CONSULTANT's scope of services, they will be considered extra services and require a negotiated fee and an amendment to the contract.

- Expert witness testimony.
- Landscaping architecture services.
- Ornamental fence design.
- Architectural services for signs and structures.
- Floodplain modifications (ex: LOMR).
- Right-of-way engineering (ex: establishing/dissolving easements).
- Update of Airfield Pavement Management System (APMS) with surveyed PCI data.
- Update to Airport Land Use Compatibility Plan (ALUCP).



**Public.Services.Committee.Meeting**

Meeting Date: 06/09/26

Augusta Regional Airport (AGS) - GreenJacket Project –  
Georgia Power Easement for Northwest Development Project.

**Department:** Augusta Regional Airport (AGS)

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

**Caption:** Augusta Regional Airport (AGS) - Approve this Georgia Power Easement that runs underground in the Northwest Development Project Limits. This item was approved by the Augusta Aviation Commission 05/28/26.

**Background:** The easement will provide access to Georgia Power to run all necessary infrastructure to the new private hangar associated with the GreenJacket project. This easement will be granted to Georgia Power for the sum of Ten Dollars (\$10), which is the customary amount based on previous easement agreements.

The “Property” is defined as that certain tract of land owned by the Undersigned at 1501 AVIATION WAY, AUGUSTA, GA 30906 (Tax Parcel ID No. 1590002000) in the 85 GMD (Georgia Militia District) of Richmond County, Georgia.

**Analysis:** This Easement agreement has been reviewed by Elizabeth Giles and Robert Kerr.

**Financial Impact:** \$10 Fee

**Alternatives:** N/A

**Recommendation:** Approve this Georgia Power Easement that runs underground in the Northwest Development Project Limits.

**Funds are available in the following accounts:** 551000000-3891110

**REVIEWED AND  
APPROVED BY:**

N/A

Item 5.



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

**Augusta Aviation Commission Meeting Minutes**

**May 28, 2026**

**10:00 a.m.**

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

**Commission Members:** Commissioner Michael Cioffi; Commissioner William Fennoy; Commissioner Dan Troutman; Commissioner Wilbert Barrett; Commissioner Dr. Charles Larke; Commissioner James Germany; Commissioner Davis Beman

**Absent:** Commissioner Ronic West; Commissioner Larry Harris; Commissioner Marshall McKnight; Commissioner Randy Sasser; Commissioner Kay Roland

**Staff:** Mr. Herbert L. Judon, Jr.; Mr. Kenneth Hinkle; Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey; Ms. Elizabeth Giles; Chief Richard Beal; Ms. Diane Johnston; Mr. Tyler Good; Mr. Stephen Hedden; Mr. Korey Anderson; Mr. DeAndre Davis

**Others:** Ms. Debbie Dent – Mead & Hunt; Mr. Clay Jessie – Mead & Hunt; Ms. Pamela Davison – Bravo Air

***Waited for the Quorum of Aviation Commission Members until 10:08am.***

**CALL TO ORDER & PRAYER –** *Vice-Chairman Commissioner Michael Cioffi called the meeting to order and offered prayer at 10:08am.*

**I. AGENDA, MINUTES, STATISTICS, & CONSENT – Vice-Chairman Michael Cioffi**

*Vice-Chairman Commissioner Michael Cioffi amended the May 28, 2026, Augusta Aviation Commission Meeting Agenda by removing Item IV.H. Security Camera Improvements Const. Contract and walking on Item addendum Construct NW Dev Roadway & Utilities CA/CO WA #23*

- A. May 28, 2026, Augusta Aviation Commission Meeting Agenda
- B. April 29, 2026, Augusta Aviation Commission Meeting Minutes
- C. April 2026 Statistics
- D. Consent Items
  - 1. Director Action Requests – IV. A – H (Approved in Augusta Aviation Marketing & Construction Committee Meetings)

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy to approve amended May 28, 2026, Augusta Aviation Commission Meeting Agenda, April 29, 2026, Augusta Aviation Commission Meeting Minutes, April 2026 Statistics, & Consent Items.  
No Discussion; Unanimous Ayes; Motion Carries*

## II. COMMITTEE REPORTS

- A. Marketing Committee Report – Commissioner Michael Cioffi
- B. Construction Committee Report – Commissioner Dan Troutman

*Chairwoman Commissioner Ms. West joined the meeting at 10:22am.*

## III. FINANCIALS – Mr. Stephen Hedden

- A. March & April Financials  
*Motion by Commissioner Barrett 2<sup>nd</sup> by Commissioner Beman to accept March and April Financial Reports  
No Discussion; Unanimous Ayes; Motion Carries*

## IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – Golden Harvest Food Bank / It’s Spooky to Be Hungry - DeAndre Davis
- B. Augusta Regional Airport (AGS) – Westobou / Seasons Launch Events - DeAndre Davis
- C. Augusta Regional Airport (AGS) – Helping Hands, Inc. / A Chef’s Extravaganza - DeAndre Davis
- D. Augusta Regional Airport (AGS) – Greater Augusta HBCU Alumni Alliance / 12<sup>th</sup> Annual HBCU 5K and Health Fair - DeAndre Davis
- E. Augusta Regional Airport (AGS) – Security Checkpoint Modernization – Change Order No. 01 – Elizabeth Giles
- F. Augusta Regional Airport (AGS) - GreenJacket Project – Georgia Power Easement for Northwest Development Project – Elizabeth Giles
- G. Augusta Regional Airport (AGS) - Northwest Development Roadway & Utilities Construction Contract – Elizabeth Giles
- H. Augusta Regional Airport (AGS) – Security Camera Improvements Construction Contract – Elizabeth Giles

*Vice-Chairman Commissioner Michael Cioffi amended the May 28, 2026, Augusta Aviation Commission Meeting Agenda by removing Item IV.H. Security Camera Improvements Const. Contract and walking on addendum Construct NW Dev Roadway & Utilities CA/CO WA #23*

*Commissioner Dr. Larke exited meeting at 10:36am – Quorum remained intact, with 7 commissioners present.*

## V. INFORMATION ITEMS

- A. 2026 Masters® After-Action Presentation – Kenneth Hinkle & Tyler Good

## VI. EXECUTIVE SESSION

*Motion by Commissioner West 2<sup>nd</sup> by Commissioner Fennoy at 11:00am to enter Executive Session to discuss litigation. Requested to remain in Executive Session: Airport Legal Counsel, Mr. Robert Kerr, Mr. Herbert L. Judon, Jr., Ms. Elizabeth Giles, & Mr. Kenneth Hinkle  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Beman to exit Executive Session at 11:36am  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy that staff be directed to spend the necessary money with the third party to make all the noted repairs for the fuel farm and any additional additions and repairs necessary to complete the construction as designed by Mead & Hunt and staff further then take those numbers with the other costs that have been enumerated and pursue recovery from the general contractor.  
No Discussion; Unanimous Ayes, Motion Carries*

*Motion by Commissioner Troutman 2<sup>nd</sup> by Commissioner Fennoy to execute the Closed Meeting Affidavit  
No Discussion; Unanimous Ayes, Motion Carries*

## VII. COMMISSION COMMENTS / ACTION REQUESTS

- A. Vote to schedule 2<sup>nd</sup> session of the Ordinance Update Workshop – Commissioner Ronic West

i. June 9, 2026, 9:00am – 11:00am

ii. June 23, 2026, 9:00am – 11:00am

*Commissioner Fennoy requesting progress updates at the beginning of each workshop session. After discussion, Commissioners present decided to keep both workshop dates on the calendar, amending the times to begin at 10:00am and conclude at 12:00pm.*

## GENERAL DISCUSSION

## ADJOURN MEETING

**At 11:40 a.m., Commissioner Barrett departed the meeting. With his departure, a quorum no longer existed, and the meeting could not continue to conduct official business.**

---

(For Official Use by Clerk's Office Only)

**Record and Return to:**  
Georgia Power Company  
241 Ralph McGill Boulevard, NE  
BIN 10151  
Atlanta, Georgia 30308-3374

**AFFIDAVIT**

**LIMS:** 2026040505-001  
**PROPERTY:** 1501 AVIATION WAY, AUGUSTA, GA 30906  
**TAX PARCEL ID:** 1590002000

Personally appeared before me, the undersigned officer duly authorized to administer oaths, **GARNETT L. JOHNSON** and **LENA J. BONNER**, who after being duly sworn, deposes and states as follows:

1. I/we are over 18 years of age and otherwise competent to make this Affidavit. The facts stated here are based upon personal knowledge.
2. I/we are duly authorized representatives of **AUGUSTA GEORGIA, a Political Subdivision of the State Of Georgia, acting through the Augusta Aviation Commission.**

3. AUGUSTA GEORGIA, a Political Subdivision of the State Of Georgia, acting through the Augusta Aviation Commission owns the property located at **1501 AVIATION WAY, AUGUSTA, GA 30906.**
4. **AUGUSTA GEORGIA, a Political Subdivision of the State Of Georgia, acting through the Augusta Aviation Commission** are tax exempt from property taxes on the referenced Property. However, according to the Property Tax Statement, AUGUSTA GEORGIA, is the owner/responsible party since before 2013 and remains currently.

On behalf of the **AUGUSTA GEORGIA, a Political Subdivision of the State Of Georgia, acting through the Augusta Aviation Commission**, I/we further represent to the best of my knowledge and belief that, as of the date of this Affidavit, there is no valid preliminary notice or claim of lien affecting the Property which has not been previously cancelled, dissolved, or expired.

[SIGNATURES APPEAR ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, sealed and delivered in the presence of:

AUGUSTA GEORGIA, a Political Subdivision of the State Of Georgia, acting through the Augusta Aviation Commission

\_\_\_\_\_  
Witness

By: \_\_\_\_\_ (SEAL)  
Name: GARNETT L. JOHNSON  
Title: MAYOR

\_\_\_\_\_  
Notary Public

Attest: \_\_\_\_\_ (SEAL)  
Name: LENA J. BONNER  
Title: CITY CLERK

[CORPORATE SEAL]

**EXHIBIT A – Property Description**

-AUGUSTA REGIONAL AIRPORT-  
1501 AVIATION WAY, AUGUSTA, GA 30906  
TAX PARCEL ID: 1590002000  
IN THE 85 GMD (GEORGIA MILITIA DISTRICT) OF RICHMOND COUNTY, GEORGIA

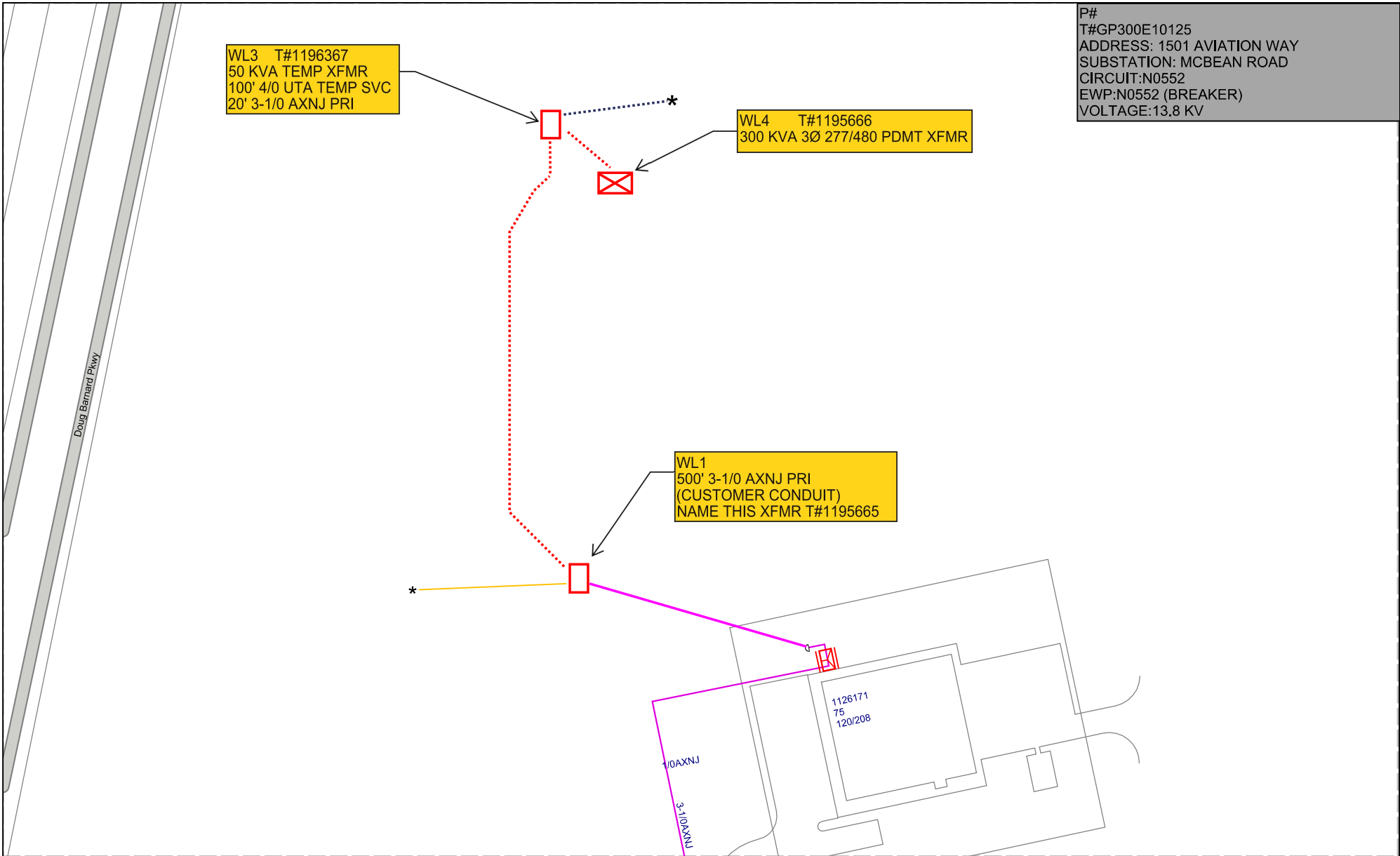
1501 Aviation Way

P#  
 T#GP300E10125  
 ADDRESS: 1501 AVIATION WAY  
 SUBSTATION: MCBEAN ROAD  
 CIRCUIT:N0552  
 EWP:N0552 (BREAKER)  
 VOLTAGE:13.8 KV

WL3 T#1196367  
 50 KVA TEMP XFMR  
 100' 4/0 UTA TEMP SVC  
 20' 3-1/0 AXNJ PRI

WL4 T#1195666  
 300 KVA 3Ø 277/480 PDMT XFMR

WL1  
 500' 3-1/0 AXNJ PRI  
 (CUSTOMER CONDUIT)  
 NAME THIS XFMR T#1195665



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D: DEED B: 1992 P: 1672 Doc #: 2025034987 LEAS  
12/03/2025 12:37:05 PM Total Pages: 8  
Recording Fee: \$ 0.00

Hattie Holmes Sullivan, Clerk of Court, Augusta-Richmond County



Returned to:  
Augusta Law Department  
Attn: Attorney Robert Kerr  
535 Telfair Street  
Building 3000  
Augusta, Georgia 30901

(Space above for Recorder's Use)

MEMORANDUM OF LEASE AND GRANT OF EASEMENT

This **MEMORANDUM OF LEASE AND GRANT OF EASEMENT** dated as of the 19th day of December, 2024 (this "Memorandum") is made and entered into by and between **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, acting by and through its Augusta Aviation Commission ("Landlord") and **NETJETS SERVICES, INC.**, a Delaware corporation ("Tenant").

WHEREAS, Landlord is the owner of that certain real property known as the Augusta Regional Airport, as further described on **Exhibit A**, attached hereto and incorporated herein (the "Airport Property");

WHEREAS, Tenant and Landlord are parties to that certain Augusta Regional Airport Property Lease dated August 15, 2023, as amended (the "Lease") pursuant to which Tenant is leasing a portion of the Airport Property, as described on **Exhibit B** attached hereto (the "Leased Property");

WHEREAS, the parties desire to record this Memorandum to provide record notice of the Lease and certain of its terms.

NOW THEREFORE, in consideration of the foregoing, the parties acknowledge the existence of the Lease, and certain of its terms, as follows:

1. The term of the Lease is for a period of twenty-five (25) years commencing August 15, 2023, as described in the Lease, unless sooner terminated or extended pursuant to the terms of the Lease.
2. Tenant has two (2) successive options, each of which entitles Tenant at its election to extend the then current Term for an additional period of ten (10) years per option Term, subject to all of the provisions of the Lease.
3. The Property may be used for the purpose of aircraft sales, aircraft storage, miscellaneous and general equipment storage and for related office use and any other applicable use consistent with the operation of Tenant's business and in compliance with applicable law.
4. Landlord hereby grants to Tenant an exclusive easement (i) to construct, at Tenant's cost, an access road on the Airport Property to connect the Property to the Airport's hangar access road (the "Drive Path"), thereby providing uninterrupted, paved vehicular access between the Property and Doug Barnard Parkway; and (ii) to use the Drive Path for uninterrupted vehicular access between the Property and Doug Barnard Parkway. Landlord shall be responsible, at Landlord's sole cost and expense, for maintaining the Drive Path in good condition.
5. Landlord hereby grants to Tenant a non-exclusive, general access easement over all of the roadways, taxiways, and runways located on the Airport Property (the "Access Easement Area") such that

Tenant's aircraft entering the Property shall have unimpeded access to taxiways and runways at all times. Landlord shall be responsible, at Landlord's sole cost and expense, for maintaining the Access Easement Area in good condition.

6. Landlord and Tenant further acknowledge and affirm that this Memorandum is not a complete summary of the Lease. Accordingly, Landlord and Tenant hereby agree that this Memorandum shall not be used in interpreting the Lease provisions and that, in the event of conflict between this Memorandum and the Lease, the Lease shall control.

(signature page follows)

IN WITNESS WHEREOF, Landlord has executed this instrument as of February 4, 2025

**LANDLORD**

**AUGUSTA, GEORGIA**, by and through its Augusta Aviation Commission

By: [Signature]  
Name: Don D. Troutman  
Title: Chairman

Approved by the City on the 4<sup>th</sup> day of February, 2025 :

**AUGUSTA, GEORGIA**

By: [Signature]  
Name: Garnett L. Johnson  
Title: Mayor

Attest: [Signature]  
Name: LENA J. BONNER  
Title: Clerk of Commission

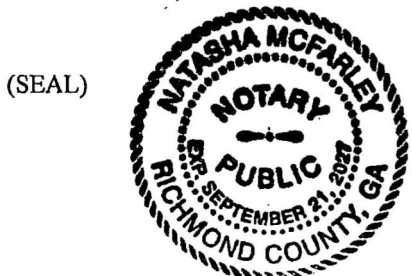


STATE OF GEORGIA  
COUNTY OF Richmond

This instrument was acknowledged before me on the 4<sup>th</sup> day of February, 2025, by Garnett L. Johnson as the Mayor of the ~~AUGUSTA AVIATION COMMISSION~~, on behalf of **AUGUSTA, GEORGIA**. S/he is personally known to me or has produced a driver's license as identification.

WITNESS my official hand and seal.

[Signature]  
Notary Public - State of Georgia  
My Commission Expires: 9/21/2027

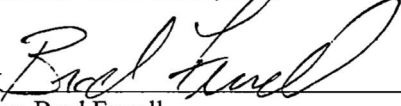



4870-4963-4814.4  
4870-4963-4814.6

IN WITNESS WHEREOF, Tenant has executed this instrument as of November 24, 2025.

**TENANT**

**NETJETS SERVICES, INC.**

By:   
Name: Brad Ferrell  
Title: EVP and Chief Legal Officer

Attest:   
Name: Adam Hook  
Title: VP, Global Procurement & Airport Development

STATE OF OHIO  
COUNTY OF Franklin

This instrument was acknowledged before me on the 24th day of November, 2025, by Brad Ferrell, as the EVP and Chief Legal Officer of **NETJETS SERVICES, INC.** He is personally known to me.

WITNESS my official hand and seal.



**Allison McMillin**  
Notary Public, State of Ohio  
Commission #: 2016-RE-614401  
My Commission Expires 10-30-2026

  
Notary Public – State of Ohio  
My Commission Expires:

**EXHIBIT A to Memorandum of Lease and Grant of Easement**

**Airport Property Legal Description**

(to be inserted upon receipt of the New Survey)

4870-4963-4814.4  
4930-1306-0705.1



**EXHIBIT B to Memorandum of Lease and Grant of Easement**

**Leased Property Legal Description**

(to be inserted upon receipt of the New Survey)

4870-4963-4814.4  
4930-1306-0705.1

All that lot or parcel of land with any improvements thereon, situate and lying and being in the G.M.D. 1660 of Augusta, Richmond County, Georgia and being more particularly described as follows:

Beginning at a point whose Northing is 1229761.60 and whose Easting is 714626.22;  
thence bearing N 12-54-48.6 E for a distance of 388.47 feet; to a point on a line  
thence bearing N 78-08-29.3 E for a distance of 257.63 feet; to a point on a line  
thence bearing N 78-08-29.3 E for a distance of 445.89 feet; to a point on a line  
thence bearing S 11-56-40.5 E for a distance of 981.02 feet; to a point on a line  
thence bearing S 11-56-40.5 E for a distance of 64.52 feet; to a point on a line  
thence bearing S 11-58-16.3 E for a distance of 254.29 feet; to a point on a line  
thence bearing S 78-09-02.0 W for a distance of 242.72 feet; to a point on a line  
thence bearing S 78-08-29.3 W for a distance of 202.89 feet; to a point on a line  
thence bearing S 78-07-19.9 W for a distance of 99.77 feet; to a point on a line  
thence bearing S 78-07-19.9 W for a distance of 55.07 feet; to a point on a line  
thence bearing N 81-57-22.3 W for a distance of 283.56 feet; to a point on a line  
thence bearing N 11-56-40.5 W for a distance of 477.51 feet; to a point on a line  
Thence, N 11° 57' 27.3" W for a distance of 56.26 feet  
to the beginning of a non-tangential curve, said curve turning to the right through an angle of  
24° 47' 12.7", having a radius of 207.84 feet, and whose long chord bears N 00° 37' 45.7" E for a  
distance of 89.21 feet to a point of intersection with a non-tangential line.  
Thence, N 14° 01' 13.5" E for a distance of 86.64 feet to the beginning of a non-tangential curve,  
said curve turning to the left through an angle of 89° 47' 37.6", having a radius of 89.02 feet,  
and whose long chord bears N 32° 40' 00.7" W for a distance of 125.67 feet to a point of  
intersection with a non-tangential line.  
Thence, N 78° 27' 54.6" W for a distance of 13.17 feet; to a point on a line.  
Thence, N 13° 31' 02.7" W for a distance of 29.07 feet; to a point on a line.  
to the POINT OF BEGINNING;

Said tract or parcel of land contains 24.681 acres and is more or less described on the Lease Plat for NetJets prepared by EMC Engineering Services, Inc. dated August 12, 2025.

Portion of TAX MAP AND PARCEL: 159-0-002-00-0

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

-----  
**TAX ID: 1590002000**

PROJECT **2026040505** LETTER FILE DEED FILE MAP FILE  
ACCOUNT NUMBER **11112430-GPC9596-VBS-GP300E10125**  
NAME OF LINE/PROJECT: **AGS LANDSIDE 1501 AVIATION WAY (RICHMOND COUNTY) DISTRIBUTION LINE**  
  
PARCEL NUMBER **001**  
-----

STATE OF GEORGIA  
RICHMOND COUNTY

**U N D E R G R O U N D E A S E M E N T**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **AUGUSTA GEORGIA, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, ACTING THROUGH THE AUGUSTA AVIATION COMMISSION** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **535 Telfair St Suite 800, Augusta, GA 30901**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **1501 AVIATION WAY, AUGUSTA, GA 30906** (Tax Parcel ID No. **1590002000**) in the **85** GMD (Georgia Militia District) of **Richmond** County, Georgia.

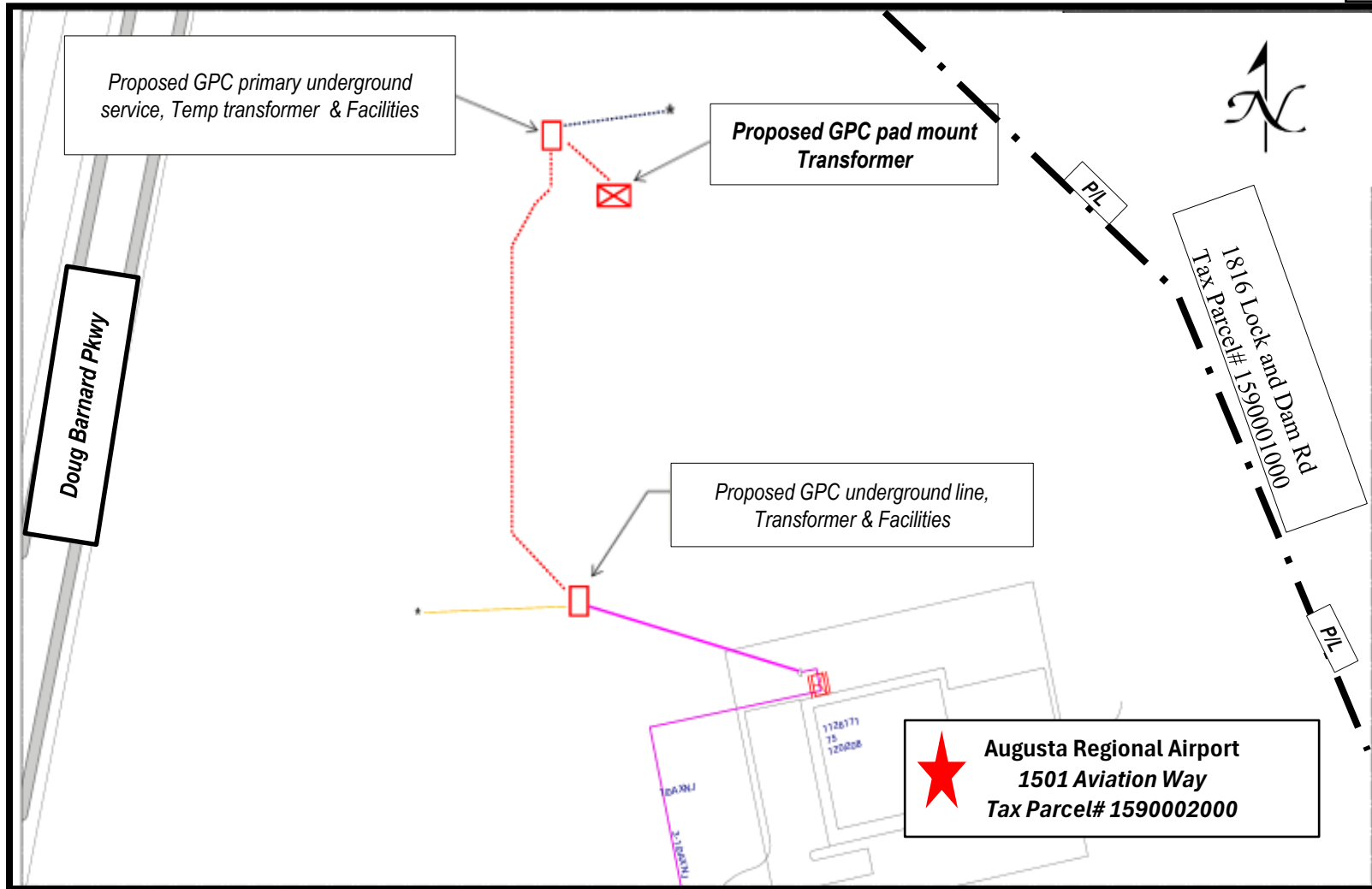
The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".





# Exhibit A

Item 5.





**Public Services Committee Meeting**

June 9, 2026

Alcohol License

- Department:** Planning & Development
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-22 – Existing Location, New Ownership: Florence Henley is the applicant for Tiffany’s Fashow, requesting consumption on premise liquor, beer, wine and Sunday sales, to be used in connection with 1524 Gordon Highway, Augusta GA 30906. District 2, Super District 9
- Background:** Existing Location, New Ownership (Full- Service Restaurant)
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant to pay a fee of \$5610.00 annually
- 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. 26-22

**Application Type:** Consumption on Premises Liquor Beer, Wine, and Sunday Sales (Full-Service Restaurant)

**Business Name:** Tiffany's Fashow

**Hearing Date:** June 9, 2026

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

**Applicant:** Florence Henley

**Property Owner:** 1524 Gordon Hwy LLC

**Address of Property:** 1524 Gordon Hwy

**Tax Parcel #:** 087-1-229-00-0

**Commission Districts:** District 2,  
Super District 9



**ANALYSIS:**

Location Restrictions:

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

**ADDITIONAL CONSIDERATIONS:**

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

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** - The number of licenses already granted for a similar business in the trading area of place for which the license is sought.

**Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled or supervised by them, the manner with which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.

- **Previous Revocation of License** – If the applicant is a person whose license issued under the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

**FINANCIAL IMPACT:** The applicant will pay a fee of \$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): LCB2020-0693

**Alcohol Beverage Application**

Business Legal Name: TIFFANY'S FASHAW  
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: 1524 Gordon Highway Augusta Ga. 30906  
(Complete Street Address- City, State, Zip Code)

Business Location: Map & Parcel #: 087-1-229-00-0 Zoning: B-2

Business Phone: 954-541-1101 Home Phone: ( )

Applicant Name: Florence Pompey Henley

Applicant's Address: 4301 NW 7th Ct Plantation Fl. 33317  
(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. JERMAIN JENKINS
- 2. TIFFANY SIMS
- 3. TINA FASHAW

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: \_\_\_\_\_  
Attention: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

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: \$ 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: 8-3-2021 - APPROVED

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?

Yes  
  No  
 If so, please initial: FPH

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.

DOUGLAS LANE

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.

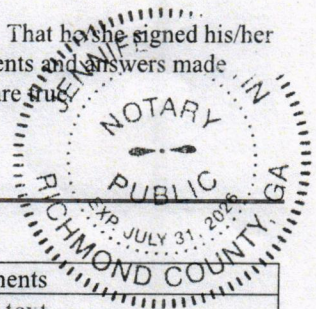
- A) Church: \_\_\_\_\_ C) School \_\_\_\_\_
- B) Library: \_\_\_\_\_ D) Public Recreation: \_\_\_\_\_

State of Georgia, Augusta-Richmond County, I, Florence Pompey Henley, 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 Florence P. Henley 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 20<sup>th</sup> 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**

June 9, 2026

Alcohol License

<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Cecilia Woodruff, Planning Services Branch Manager
<b>Caption:</b>	A.N. 26-31 – New Location: A request by Gianluca DeBerardinis for a Nano Distillery License to be used in connection with Grazed Distilling Company LLC, located at 2227 North Leg Road. District 2, Super District 9.
<b>Background:</b>	New Location, Distillery
<b>Analysis:</b>	Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
<b>Financial Impact:</b>	Applicant to pay a fee of \$1,500.00
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	Planning & Development Department approved the application subject to additional information not contradicting the applicant’s statements.  Sheriff’s Office approved the application subject to additional information not contradicting applicants’ statements.
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A



Augusta-Richmond County  
Planning & Development Department  
Alcohol License Staff Report

**Case Number:** A.N. 26-31  
**Application Type:** New Location: Nano Distillery  
**Business Name:** Grazed Distilling Company LLC  
**Hearing Date:** June 9, 2026  
**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

**Applicant:** Gianluca DeBerardinis  
**Property Owner:** RRHH Of North Augusta LLC  
**Address of Property:** 2227 North Leg Road  
**Tax Parcel #:** 069-0-013-03-0  
**Commission Districts:** District 2, Super District 9



**ANALYSIS:**

Location Restrictions:

- **Zoning:** LI
- **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 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 \$1,500.00

**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.



List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Grazed Spirits LLC	Member	[REDACTED]	[REDACTED]	0%
Gianluca DeBerardinis	Manager	[REDACTED]	[REDACTED]	06830 0%
Mark Nigbur	Manager	[REDACTED]	[REDACTED]	46077 0%

What type of business will you operate in this location?

- Restaurant - Full  
  Restaurant - Limited  
  Hybrid  
  Lounge  
  Convenience Store  
 Package Store  
 Other: Distillery

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

Total License Fee: \$ 1,500.00      Prorated License Fee (After July 1 ONLY): \$ \_\_\_\_\_

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: X [Signature]

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.

\_\_\_\_\_

\_\_\_\_\_





**Public Services Committee Meeting**

June 9, 2026

Alcohol License

- Department:** Planning & Development
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-32 – New Location: Retail Package Beer and Wine. Krinesh Patel applicant for MA ASHA LLC dba Prime Market & Lottery, to be used in connection with 2658 Barton Chapel Road Suite A.  
District 5, Super District 9.
- Background:** New Location, Convenience Store
- 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. 26-32  
**Application Type:** Retail Package Beer & Wine– New Location  
**Business Name:** MA ASHA LLC dba Prime Market & Lottery  
**Hearing Date:** June 9, 2026  
**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

---

**Applicant:** Krinesh Patel  
**Property Owner:** Edge CRE 3 LLC  
**Address of Property:** 2658 Barton Chapel Road  
Ste A  
**Tax Parcel #:** 095-0-386-02-0  
**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.
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- **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 \$1,330.00.

**RECOMMENDATION:**

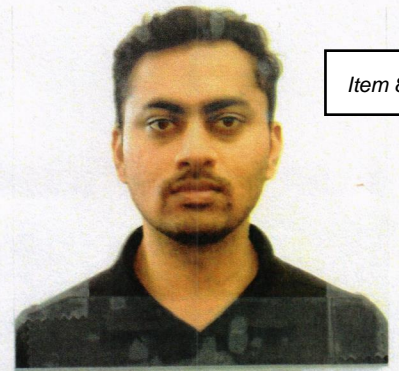
Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant’s statements.

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.

**COPY**

Alcohol License Application  
Licensing Division  
1803 Marvin Griffin Rd  
Augusta, GA 30904  
706-312-5038



Alcohol License Number (Office Use Only): LCB20260000254 AN 26-32

**Alcohol Beverage Application**

Business Legal Name: MA ASHA LLC DBA: PRIME MARKET AND LOTTERY  
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: 2658 Barton Chapel Rd, Ste A, Augusta GA 30906  
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 095-0-386-020 Zoning: B2

Business Phone: (762) 224-2880 Home Phone: ( ) [REDACTED]

Applicant Name: KRINESH PATEL

Applicant's Address: 701 Saint Andrews Dr, Augusta GA 30909  
(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. KRINESH PATEL

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: MA ASHA LLC DBA: PRIME MARKET AND LOTTERY  
Attention: KRINESH PATEL  
Address: 2658 Barton chapel Rd, ste A, Augusta GA 30906  
City/State/Zip: Augusta GA 30906

Ownership Type:  Corporation  Partnership  Individual

Corporate Name: MA ASHA 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. <b>KRINESH PATEL</b>	Click or tap here to enter text. <b>MANAGER</b>	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text. <b>50%</b>
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. <b>RAKESH PATEL</b>	Click or tap here to enter text. <b>MANAGER</b>	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text. <b>50%</b>
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		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
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: KP

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.

Edge 3 cre LLC

List the name and other required information for each person, firm or corporation having any interest in the business.

KRINESH PATEL  
RAKESH PATEL

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, KRINESH PATEL, 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 KRINESH PATEL is personally known to be. That he/she signed his/her name to the forgoing application 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 \_\_\_\_ day of \_\_\_\_\_, 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**

June 9, 2026

Alcohol License

- Department:** Planning & Development
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-33 – Existing Location, New Ownership: Retail Package Beer and Wine. Salman Aman applicant for IGI dba Downtown Grocery LLC, to be used in connection with 2 Greene Street, Augusta GA 30901.  
District 1, Super District 9.
- Background:** Existing Location, New Ownership
- 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. 26-33  
**Application Type:** Retail Package Beer & Wine– Existing Location, New Ownership  
**Business Name:** IGI dba Downtown Grocery LLC  
**Hearing Date:** June 9, 2026  
**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

---

**Applicant:** Salman Aman  
**Property Owner:** Patel Mainak, Patel Geeta  
**Address of Property:** 2 Greene Street  
**Tax Parcel #:** 048-3-044-00-0  
**Commission Districts:** District 1,  
Super District 9



---

**ANALYSIS:**

Location Restrictions:

- **Zoning:** B-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 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



COPY

Alcohol License Number (Office Use Only): LCB20260000626  
AN 26-33

**Alcohol Beverage Application**

Business Legal Name: IGI dba Downtown Grocery 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: 2 Green Street, Augusta, Ga 30901  
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 048-3-044-00-0 Zoning: B1

Business Phone: (706) 755-9632 Home Phone: ( )

Applicant Name: Salman Aman

Applicant's Address: 205 Ellis St. Augusta, Ga 30901  
(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. Salman Aman (self)  
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: Downtown Grocery LLC.  
Attention: Salman Aman  
Address: 2 Green St.  
City/State/Zip: Augusta, Ga 30901

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		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: S.A.

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.

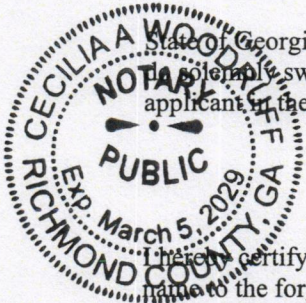
Mainak Patel

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: \_\_\_\_\_

I, Salman Aman, State of Georgia, Augusta-Richmond County, I, Salman Aman,  
 do hereby 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 Salman Aman 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 24 day of April, 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

**ALCOHOL LICENSE RESTRICTION**  
**IG I d/b/a Downtown Grocery LLC**

I, Salman Aman an agent thereof, on behalf of myself, IGI d/b/a Downtown Grocery LLC, 2 Greene Street Augusta GA 30901 agree and consent to the following enforceable and permanent conditions on any alcohol license issued for a retail package dealer for beer and wine.

1. "No Loitering" signs shall be posted around the building.
2. Employees shall report any theft or illegal activity to the police. Employees shall be trained on proper protocol for reporting illegal activity. All employees must report incidents to the manager and document incidents in an incident log within an hour. The incident log shall be available for inspection and copying by members of law enforcement.
3. Employees shall monitor store and adjacent parking lots for loitering or other illegal activity such as 'shoulder tapping,' and take appropriate action. 'Shoulder tapping' means minor asking adult to buy alcohol or tobacco products on his/her behalf. Installation of external speaker to allow employees to make trespassing warnings and announcements.
4. The sale of alcohol to intoxicated customers is prohibited. Signs shall be posted in visible location informing customers that the shop shall not sell alcohol to intoxicated customers.
5. No person under 21 will be sold alcoholic beverages and/or tobacco products.
6. Provide the number of security cameras that a reasonable person would conclude that would record any illegal activity that may occur on or around the premises. Fourth Amendment waiver for federal, state, and local law enforcement access to the security system.
7. The parking lot shall be well lit and bright during nighttime.

The undersigned agrees to the above, and swears and affirms that he has authority to bind the aforementioned parties to this agreement:

SWORN AND SUBSCRIBED BEFORE ME

this 26 day of MAY, 2026

[Signature]  
Seal:



[Signature]

SIGNATURE

Salman AMAN

PRINTED NAME



**Public Services Committee Meeting**

June 9, 2026

Alcohol License

- Department:** Planning & Development
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-34: New Location. Judy Mitchell is requesting a consumption on premise liquor, beer and wine license with Sunday sales, to be used in connection with 718 Broad Street, Augusta GA 30901. District 1, Super District 9
- Background:** New Location, Full-Service Restaurant
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant to pay a fee of \$5,610.00 annually
- 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. 26-34  
**Application Type:** New Location  
**Business Name:** Diamond Cuisine  
**Hearing Date:** June 9, 2026  
**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

**Applicant:** Judy Mitchell  
**Property Owner:** GWD Capital Holdings LLC  
**Address of Property:** 718 Broad Street  
**Tax Parcel #:** 047-1-054-00-0  
**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  
Physical Address:  
Augusta Planning & Development  
1803 Marvin Griffin Rd  
Augusta, GA 30906  
706-312-5038



Alcohol License Number (Office Use Only): LCB2025000888

AN26-34

**Alcohol Beverage Application**

Business Legal Name: DIAMOND CUISINE

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: 718 BROAD STREET AUGUSTA, GEORGIA 30901  
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 047-1-054-00-0 Zoning: B2

Business Phone: (706 ) 877.0600 Home Phone: [REDACTED]

Applicant Name: JUDY PEARL MITCHELL

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: \_\_\_\_\_

Mailing Address:  
Name of Business: DIAMOND CUISINE  
Attention: \_\_\_\_\_  
Address: 718 BROAD STREET  
City/State/Zip: AUGUSTA, GEORGIA 30901

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	YES	YES	YES		YES
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: jm

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.

VINCENT DAVIS

N/A

List the name and other required information for each person, firm or corporation having any interest in the business.

N/A

N/A

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 \_\_\_\_\_

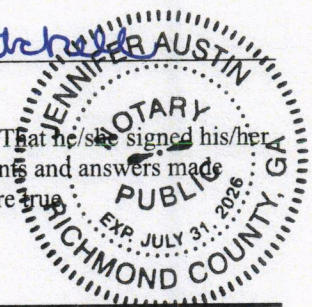
B) Library: \_\_\_\_\_ D) Public Recreation: \_\_\_\_\_

State of Georgia, Augusta-Richmond County, I, Judy P. Mitchell, 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

Judy P. Mitchell  
Applicant Signature

I hereby certify that Judy P. Mitchell 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 7<sup>th</sup> 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



**Commission Meeting**  
May 21, 2026  
Business Operating Hours

---

<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	<b>Discussion</b> regarding Business Operating Hours and Shutdown Operations. <b>(Requested by Commissioner Don Clark)</b>
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A



**Public Services Committee Meeting**

June 9, 2026

Minutes

- Department:** N/A
- Presenter:** N/A
- Caption:** Motion to approve the minutes of the May 26, 2026 Public Services Committee 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
- REVIEWED AND APPROVED BY:** N/A



**ADMINISTRATIVE SERVICES COMMITTEE MINUTES**  
Commission Chamber  
Tuesday, May 26, 2026  
1:20 PM

**PRESENT: Commissioner Slendak, Co-Chair, Clark, Lewis.**  
**ABSENT: Commissioner Brandon Garrett**

- 1. Motion to approve the replacement of asset #220168, a 2020 Ford Escape, deemed a total loss from Hurricane Helene damage, with a Ford Escape at a total cost of \$28,556 for the Richmond County Planning and Development - Licensing division. The requested amount is from the GA state contract # SWC 99999-001-SPD000287-0005.

**Motion to approve**

**Motion made by Slendak and second by Clark**  
**Motion carried 4-0**

- 2. Motion to approve the purchase of one hydraulic tilt trailer, at a total cost of \$31,619 from Aria Contracting Sales and Services, Inc. of Sarasota, FL for the Utilities Department.

**Motion to approve**

**Motion made by Slendak and second by Clark**  
**Motion carried 4-0**

- 3. Receive as information the emergency request for the assessment of the building’s structure and design services at the Richmond County Sheriff’s Office in the amount of \$27,000.00 by Johnson Laschober & Associates.

**Motion to approve**

**Motion made by Slendak and second by Clark**  
**Motion carried 4-0**

- 4. Receive as information the emergency request for the water extraction and remediation services at the Jeff Maxwell Library in the amount of \$43,118.24 by Servpro.

**Motion to approve**

**Motion made by Slendak and second by Clark  
Motion carried 4-0**

- 5. Receive a presentation regarding the Class and Compensation Study conducted by Segal and provide direction on the next steps for implementation.

**Motion to receive information with an update at the upcoming Budget Retreat without objection.**

- 6. Motion to approve the minutes of the April 28, 2026 Administrative Services Committee Meeting.

**Motion to approve**

**Motion made by Slendak and second by Clark  
Motion carried 4-0**

- 6. **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) (Deferred from May 21, 2026 Commission Meeting)**

**Presentation received as information without objection.**

- 7. **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) (Deferred from the May 21, 2026 Commission Meeting)**

**Motion to approve the Engineering Department commissioning a traffic study for the Housing Authority Development for installation of a traffic light.**

**Motion made by Clark and seconded by Slendak  
Motion carried 4-0**

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