



COMMISSION MEETING MINUTES

Commission Chamber
Tuesday, May 20, 2025
2:00 PM

Present:

Mayor Garnett Johnson.
Commissioner Jordon Johnson
Commissioner Stacy Pulliam
Commissioner Cathrine Rice
Commissioner Alvin Mason
Commissioner Don Clark
Commissioner Tony Lewis
Commissioner Tina Slendak
Commissioner Brandon Garrett
Commissioner Francine Scott
Mayor Pro Tem Wayne Guilfoyle

INVOCATION

Reverend Anthony M. Booker, Pastor, Broadway Baptist Church

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

RECOGNITION(S)

- A. **Congratulations!!!! 2025 April Years of Service** (YOS) 25–50-year recipients and
Richana Walker as the recipient of the 2025 Georgia Emergency Communications Officer of the Year award.

Presentation and recognitions made honoring the recipients.

DELEGATION(S)

- B. **Aziza Eil'Yudah** regarding an initiative entitled The Augusta Summer Adventure.
Presentation made.
- C. **Mr. Ben Hasan** clarity about the service agreements on the agenda with Trane.
Presentation made.
- D. **Mr. Brian Green** relative to the reciprocity of improved public transportation.
Presentation made.

- E. Augusta/CSRA Habitat for Humanity via Bernadette Kelliher, CEO, regarding Affordable Housing Application approval for two homes being constructed on Hummingbird Lane, Augusta, Ga.

Delegation deleted from agenda.

CONSENT AGENDA

(Items 1-21)

PLANNING

1. **Z-25-07** – A request for concurrence with the Augusta Planning Commission to **DENY** a petition by Southern Civil Solutions, LLC on behalf of Property Developers, LLC requesting a rezoning from zone R-1A (One-Family Residential) to zone R-1E (One-Family Residential) to develop a townhome community, affecting properties containing approximately 41.5 acres located at 3302, 3304, 3306, 3308, 3310, 3312, 3316, and 3330 Gibson Road, 3320 Winn Drive, and 3227 Tate Road. Tax Map #'s 069-4-034-00-0, 069-4-033-00-0, 069-4-032-00-0, 069-4-031-00-0, 069-4-030-00-0, 069-4-029-02-0, 069-4-029-01-0, 084-1-013-01-0, 069-3-057-00-0 & 084-1-025-00-0.

Motion to forward to next Planning Commission Meeting

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

2. **Z-25-11** – A request for concurrence with the Augusta Planning Commission to **DENY** a petition by Southern Civil Solutions, LLC on behalf of Property Developers, LLC requesting a rezoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop an office complex, affecting properties containing approximately 1.45 acres located at 3301 and 3303 Gibson Road. Tax Map #'s 069-4-020-00-0 & 069-4-021-00-0.

Motion to forward to next Planning Commission

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

3. **Z-25-14** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Honesta Real Estate Group, LLC on behalf of MPL Construction requesting to amend PUD (Planned Unit Development) zoning conditions from zoning case Z-23-54 for major modifications to the mixed-use development proposing 312 residential units, affecting properties containing approximately 21.54 acres located at 1312, 1314, 1408 and 1409 Steiner Avenue and

1733 Mill Street. Tax Map #'s 059-3-028-00-0, 059-027-00-0, 059-3-029-00-0, 059-3-001-00-0 & 059-3-026-00-

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

4. **SE-25-05** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Kenneth Rayburn requesting a special exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a paintball recreational facility affecting property containing approximately 28.1 acres located at 5250 Mike Padgett Highway. Tax Map #355-0-004-00-0. Zoned A (Agriculture).

Motion to forward to next Planning Commission

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

5. **SE-25-07** – A request for concurrence with the Augusta Planning Commission to **DENY** a petition by N K Patel, LLC requesting a special exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store affecting property containing approximately 0.52 acres located at 2059 Central Avenue. Tax Map #044-2-157-00-0. Zoned B-1 (Neighborhood Business).

Motion to approve

Motion made by J. Johnson and seconded by Guilfoyle

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 10-0 with Garrett out

6. **Z-25-19** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Kenneth E. Washington requesting a rezoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to construct a duplex affecting property containing approximately 0.18 acres located at 1424 Brown Street. Tax Map #046-3-226-00-0.

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

7. **Z-25-20** – The Augusta Planning Commission made **NO RECOMMENDATION** for a petition by Christopher Palmer requesting to amend R-1A (One-Family Residential) zoning conditions from zoning case Z-04-66 to construct a single-family residence affecting properties containing approximately 30.88 acres located at 3987 and 3991 Duncan Drive. Tax Map #181-0-003-00-0 and 181-1-065-00-0.

Motion to delete

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

FINANCE

8. Motion to **approve** Daniel Field Airport leasing a Hustler 104 inch cut, zero turn mower for grass cutting on the airfield. This is a 3-year lease of \$9,241.36 annually, for a total amount of \$27,724.10. **(Approved by Finance Committee May 13, 2025)**

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

ENGINEERING SERVICES

9. Motion to **approve** entering into a contract with Infrastructure Systems Management (ISM) per Annual Contract #25-241 in the amount of \$30,000 to design a median modification to restrict some turning movements at the intersection of Robert C. Daniel Parkway and Exchange Drive to improve safety and traffic flow. **(Approved by Engineering Services Committee May 13, 2025)**

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

- 10. Motion to approve Work Authorization #15** to provide Engineering Design Services which includes plans, specifications, and services through bidding, for the Construction of the Taxiway A4 and G2 at Augusta Regional Airport in the amount of **\$677,278.95**.

The current Estimated Cost of Construction of this proposed Taxiway A4 and G2 is approximately \$6,820,850.00. **(Approved by Public Services Committee May 13, 2025)**

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

PUBLIC SERVICES

- 11. Motion to acknowledge receipt of information. (Approved by Public Services Committee May 13, 2025)**

Motion to approve.

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

- 12 Motion to approve A.N. 25-22 – New Location: Consumption on Premises Beer, Wine & Sunday Sales.** Xing Shi Mei applicant for Osaka 2626 Restaurant Inc. d/b/a **Osaka Sushi & Steakhouse**, located at 2626 Tobacco Road. District 4, Super District 9 **(Approved by Public Services Committee May 13, 2025)**

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

- 13. Motion to approve A.N. 25-21 – New Location: Consumption on Premises Liquor, Beer, Wine & Sunday Sales.** Benjamin Zheng applicant for **Zen Ramen & Bar**, located at 2907 Washington Road Suite 300. District 7, Super District 10 **(Approved by Public Services Committee May 13, 2025)**

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

PUBLIC SAFETY

14. Motion to **approve** the acceptance of \$17,000 FY25 Learning Loss grant award for Juvenile Court's THRIVE Enrichment Program. **(Approved by Public Safety Committee May 13, 2025)**

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

ADMINISTRATIVE SERVICES

15. Motion to **approve** amendment for Antioch Ministries, Inc, HOPWA Agreement for additional funds to support the rehabilitation of the Community Residence. **(Approved by Administrative Services Committee May 13, 2025)**

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

16. Motion to **approve** the lease of two sewer vacuum trucks from Environmental Products Group for use by Engineering Department - Stormwater Utility Division at a total cost of \$1,051,993.20 under a 48-month lease contract. (ITB 24-202) **(Approved by Administrative Services Committee May 13, 2025)**

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

- 17. Motion to approve** of the following annual bid item, as the estimated annual purchases for these items are expected to exceed \$25,000.00. This request is in accordance with Sec. 1-10-58 of the Annual Contracts provision. 25-129 Landscape Maint. Service (**Approved by Administrative Services Committee May 13, 2025**)

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

- 18. Approve the request for the Building Automation Service and Mechanical Service Agreements – Year 1 in the total amount of \$580,670.97 by Trane Company. (RFQ18-164) (Approved by Administrative Services Committee May 13, 2025)**

Substitute Motion:

Postpone vote until MV5 comes here to meet with us so that we can have an opportunity to ask questions.

Motion made by J. Johnson and seconded by Lewis

Voting Yea J. Johnson, Lewis, Scott and Pulliam

Voting Nay: Mayor Johnson, Clark, Mason, Slendak, Rice, Guilfoyle

Motion fails 4-6

Motion to approve

Motion made by Guilfoyle and seconded by Mason

Voting Yea: Mayor Johnson, Clark, Mason, Slendak, Rice, Guilfoyle

Voting Nay: J. Johnson, Lewis, Scott and Pulliam

Motion carried 6-4

- 19. Motion to approve Chief Judge supplement, locality pay, and fringe benefits for Superior Court Judges for remainder of FY2025 to implement compensation plan under House Bill 85, pending signature of House Bill 85 by the Governor. (Approved by Administrative Services Committee May 13, 2025)**

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

PETITIONS AND COMMUNICATIONS

20. Motion to **approve** the minutes of the Commission May 6, 2025 regular meeting.

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

21. Motion to approve Jay Shealy to represent District 8 on Daniel Field Airport Board to replace Charles Bates who resigned due to moving out of Augusta.

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

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

**AUGUSTA COMMISSION
REGULAR AGENDA**

(Items 22-25)

PUBLIC SERVICES

22. Motion for acceptance and approval to authorize the Mayor to fully execute Georgia Department of Transportation (GDOT) Grant #AP025-9000-72(245). This grant will be executed as part of GDOT's 75%/25% cost share program. The maximum obligation by GDOT is **\$7,794,774.00**. The remaining cost share, funded through Airport Enterprise Funds, is **\$2,598,257.99**.

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

ADMINISTRATOR

23. Motion to approve Supplement to Disaster Debris Removal Services contract to CERES Environmental Services. Contract for Waterways Hurricane debris removal under RFP 24-195 contract terms & conditions and attached Exhibit A fee unite rates. RFP 24-195/AE

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 11-0

PUBLIC SAFETY

24. Motion to approve a request by the Augusta Fire Department to use Ten-8 as the sole source vendor to make repairs on Fire Engine 8.

Motion to approve

Motion made by Garrett and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Voting Nay: Clark

Motion carried 9-1

Garrett out

LEGAL MEETING

A. Pending and Potential Litigation

B. Real Estate

C. Personnel

Motion to approve going into Executive Session.

Motion made by Rice and seconded by Mason

Voting Yea Mayor Johnson, Garrett, Mason, Johnson, Scott, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Voting Nay: Clark

Motion carried 9-1

Garrett out.

25. Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.

Motion to approve

Motion made my Mason and seconded by Rice

Voting Yea **Mayor Johnson, Mason, Johnson, , Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis**

Motion carried 9-0

Garrett and Scott out

Action items from Executive Session:

1. Motion to accept the resignation of Carla DeLaney as an SES employee and pay one month's severance in the form of salary continuation in consideration of her executing a separation agreement and release of any claims against Augusta.

Motion to approve.

Motion made by Guilfoyle and seconded by Mason

Voting Yea **Mayor Johnson, Mason, Johnson, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis**

Motion carried 9-0

Garrett and Scott out

2. Motion to accept the resignation of Samuel Meller as an SES employee and to pay one month severance in the form of salary continuation in consideration of his executing separation agreement and release of any claims against Augusta.

Motion to approve

Motion made by Guilfoyle and seconded by Rice

Voting Yea: Mayor Johnson, Mason, Johnson, Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Voting Nay: Mason

Motion carried 8-1

Garrett and Scott out

3. Motion to authorize the hiring of Todd Kennedy as a senior planner with the Planning Department at a salary of \$61,431.08.

Motion to approve

Motion made by Mason and seconded by Clark

Voting Yea **Mayor Johnson, Mason, Johnson, , Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis**

Motion carried 9-0

Garrett and Scott out

4. Motion to hire Chiquita Richardson as the Communication Manager at a salary of \$75,000.

Made by Rice and seconded by Mason

Voting Yea **Mayor Johnson, Mason, Johnson, , Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis**

Motion carried 9-0

Garrett and Scott out

5. Motion to approve the transfer of property located at 25 Gregg Street to the Augusta Land Bank Authority.
Motion to approve.

Motion made by Rice and seconded by Mason

Voting Yea: Mayor Johnson, Mason, Johnson, , Rice, Guilfoyle, Pulliam, Clark, Slendak, Lewis

Motion carried 9-0

Garrett and Scott out

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