



## COMMISSION MEETING MINUTES

Commission Chamber  
Tuesday, July 22, 2025  
2:00 PM

### INVOCATION

Pastor Bob Garrett, Elder Emeritus, Alleluia Community

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

### PRESENTATION(S)

- A. **Congratulations! 2025 June Years of Service (YOS) 25–50-year recipients.**

### DELEGATION(S)

- B. **Ms. Yolanda Brooks** regarding constructive eviction and Safe at Home Law relative to the Maxwell House Apartments.

Ms. Brooks reported the unsuitable conditions of the apartment building.

**Motion to approve conducting a hearing to determine whether to revoke the business license of the Maxwell House Apartments.**

**Motion made by J. Johnson and seconded by Guilfoyle**

**Voting Yea: Mayor Johnson, J. Johnson, Guilfoyle, Slendak, Rice, Clark, Lewis, Scott, Garrett, Pulliam**

**Motion carried 10-0**

- C. **Natasha Robinson/Jeremy Johnson** regarding affordable homes built for educators on Lyman St. being allowed to abide by HUD guidelines of 9 month rule to turn properties that haven't sold to rentals.

**Presentation made.**

- D. **Mr. Michael Dixon** regarding the pollution around Augusta and the lack of action regarding the dire conditions of our city/the health of our citizens.

**Mr. Dixon did not appear.**

- E. **Mr. Moses Todd**, I Love Augusta -discuss NO-SPLASH! NO-SPLOST!

**Presentation made**

## CONSENT AGENDA

*(Items 1-27)*

### PLANNING

1. **SE-25-07** – A request for concurrence with the Augusta Planning Commission to APPROVE 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 Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

2. **Z-25-22**– A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Southern Civil Solutions, LLC on behalf of Property Developers, LLC requesting a rezoning from zones R-1A (One-Family Residential) and A (Agriculture) to zone R-1E (One-Family Residential) to develop a townhome community, affecting properties containing approximately 49.22 acres located at 3330 Gibson Road, 2346, 2358, and 4342 Old McDuffie Road. Tax Map #'s 084-1-013-01-0, 084-1-001-01-0, 084-1-001-02-0, & 084-1-001-00-0.

**Motion to approve**

**Motion made by Clark and second by Guilfoyle**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

3. **Z-25-24** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Longleaf Manor, LLC on behalf of Susan C. Johnson, Cledous Johnson, William J. Glisson, Jr., Et al. requesting a rezoning from zone R-1A (One-Family Residential) to zone PUD (Planned Unit Development) to develop a mixed-use development, affecting properties containing approximately 12.7 acres located at 831, 833, 835, 837, 839, 841, and 843 Stevens Creek Road. Tax Map #'s 006-0-029-00-0, 006-0-030-00-0, 006-0-031-06-0, 006-0-031-01-0, 006-0-031-03-0, 006-0-031-04-0, & 006-0-033-00-0.

**Motion to approve.**

**Motion made by Clark and seconded by Guilfoyle**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

4. **Z-25-25** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Carolyn Henry requesting a rezoning from zone R-1 (One-Family Residential) to zone R-1C (One-Family Residential) to develop a residential subdivision, affecting property containing approximately 4.88 acres located at 3626 Richmond Hill Road. Tax Map # 132-2-186-00-0.

**Motion to approve.**

**Motion made by Clark and seconded by Guilfoyle**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

**Motion to reconsider:**

**Motion made by Clark and seconded by Rice**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Mayor Johnson, J. Johnson**

**Motion carried 9-0 with Garrett out**

**Motion to rescind the approval and forward back to the Planning Commission.**

**Motion made by Guilfoyle and seconded by Rice**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 9-0 Garrett out**

## **PUBLIC SERVICES**

5. Motion to **approve** Augusta Regional Airport (AGS) Motion to approve Change Order #1 to CW Matthews Contract (Bid 24-203 – PO # 25BFA147). (**Approved by Public Services Committee July 8, 2026**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

6. Augusta Regional Airport (AGS) Motion to approve project Construct Taxiway G / Apron G Change Order #3 – (Final/Balancing) to Independence Excavating's Contract, for a total

decrease of \$1,854.60. This is the third and final Change Order for this project and reduces Independence Excavating's contract to \$12,953,541.75. This item was approved by the Augusta Aviation Commission on June 26, 2025. **(Approved by Public Services Committee July 8, 2026)**

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

7. Augusta Regional Airport (AGS) Motion to approve 1st Amendment to Brown & Gold Aero Investments, LLC Lease Agreement. This item was approved by the Augusta Aviation Commission on June 26, 2025. **(Approved by Public Services Committee July 8, 2026)**

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

8. Receive an update regarding the Outdoor Urban Adventure Center via Destination Augusta; approve related Management and Operating Agreement (with The Forge Management LLC) **and approve the waiving of all associated City Planning Fees for the project. (Approved by Public Services Committee July 8, 2026)**

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

9. **Motion to approve A.N. 25-31 – New Ownership: Requesting Consumption on Premise for Liquor, Beer, Wine and Dance.** Shannon Wilson, applicant for **Shannon's Place LLC**, located at 300 Shartom Drive, Augusta GA 30907. District 7, Super District 10. **(Approved by Public Services Committee July 8, 2026)**

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

10. Motion to **ratify** the July 11, 2025 approval of A.N. 25-32 – **Existing location, New Ownership: Requesting Consumption on Premise for Beer**. James Watkins, applicant for Sport's Center LLC, located at **594 Broad Street, Augusta GA 30901**. District 1, Super District 9. (Approved by **Public Services Committee July 8, 2025- no objectors**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

### **ENGINEERING SERVICES**

11. Motion to **approve** Award of "On Call Professional Services for Environmental Compliance, Testing, Engineering & Consulting, Regulatory Compliance Emergency Construction" Services Contract to SCS Engineers, subject to receipt of signed contract and proper insurance documents. The Contract is for three years with renewal option of two additional years. AE/25-146. (Approved by **Engineering Services Committee July 8, 2025**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

12. Motion to **approve** to Supplement Construction Contract with Reeves Construction Co. in the amount of \$108,712.25 for cover additional cost of Resurfacing Reynold Industrial Blvd. AE/Bid 22-237. (Approved by **Engineering Services Committee July 8, 2025**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**



13. Motion to **approve** Construction Supplement (SA1) to JHC Corporation in the amount of \$116,474.67 for James Brown Blvd. (Twiggs to Laney Walker Blvd.) Improvements Project (PI# 0013707) for additional road paving & associated construction. AE/Bid #23-173.(**Approved by Engineering Services Committee July 8, 2025**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

14. Motion to **approve** Construction Contract supplement (SA2) to E R Snell Contactor, Inc. in the amount of \$185,967.06 for subsurface utilities/water lines conflicts construction for Transportation Investment Act (TIA) Project, Telfair Street Improvements Project. AE/ Bid 22-195. (**Approved by Engineering Services Committee July 8, 2025**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

15. Motion to **approve** Construction Supplement (SA1) to Reeves Construction Company in the amount of \$31,668.84 for CR1502/Barton Chapel Road @ SR10/US&78 (Gordon Hwy) Improvements Project (PI# 0012868) for field conflict resolution modified improvements to construction. AE/Bid #23-183.(**Approved by Engineering Services Committee July 8, 2025**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

16. Motion to **approve** funding (SA1) for Engineering Phases (Design & CST Plans) of the Design Consultant Services Agreement to Cranston LLC (Cranston) in the amount of \$120,125.00 for the Jones Street Roadway & Alley Improvements Project. AE/ RFQ 24-162(**Approved by Engineering Services Committee July 8, 2025**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

17. Motion to **approve** Construction Contract supplement (CO1) to E R Snell Contactor, Inc. in the amount of \$1,000,000.00 for subsurface utilities conflicts & unsuitable material improvements construction for Transportation Investment Act (TIA) Project, Broad Street Improvements Project. AE/ RFQ 22-167 (**Approved by Engineering Services Committee July 8, 2025**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

18. Motion to **approve** an increase to operating expenditure levels in the amount of \$4,120,000 for Engineering & Environmental Services Department Solid Waste Management (Landfill) FY2025 budget. /AE (**Approved by Engineering Services Committee July 8, 2025**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

19. Motion to **approve** and authorize contracting Quincy COMPRESSOR through a sole source procurement for Solid Waste Facility (Facility) compressors maintenance Service Plan to keep the Facility in compliance with its regulatory permits. Also approve associated funding in the amount of \$56,232.71 per year to fund Quincy COMPRESSOR maintenance services. /AE(**Approved by Engineering Services Committee July 8, 2025**)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

20. Motion to approve supplement funding (supplement 6) in amount not to exceed \$350,000.00 for Hurricane Helene Debris Removal Monitoring Services with Goodwyn, Mills & Cawood, Inc (GMC). Also approve use of General Fund fund-balance to fund these services. AE/ 24-916(Appeared by Engineering Services Committee July 8, 2025)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

21. Motion to approve a Drinking Water State Revolving Fund (DWSRF) loan award between the Georgia Environmental Finance Authority (GEFA) and Augusta, Georgia for inventory and replacement of water service lines throughout the drinking water system and the Resolution of the Governing Body.(Approved by Engineering Services Committee July 8, 2025)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

22. Motion to **approve** the installation of thirteen (13) speed humps along Pepperidge Drive between Peach Orchard Road and Lyonia Lane per adopted Augusta speed hump policy. Approve construction funds in the amount of \$65,000. /AE(Appeared by Engineering Services Committee July 8, 2025)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

## **PUBLIC SAFETY**

23. Motion to accept the FY26 CJCC Juvenile Justice Incentive grant award in the amount of \$700,000.(Approved by Public Safety Committee July 8, 2025)

**Motion to approve**



**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

24. Motion to **approve** Task Order for Hazard Mitigation Grant Program Support with a not-to-exceed amount of \$205,025.00 through Tetra Tech and allocate General Fund contingency for the project. RFP 24-917. (Approved by Public Safety Committee July 8, 2025)

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

#### **PETITIONS AND COMMUNICATIONS**

25. Motion to **approve** the appointment of Mr. Perry Robinson to the Augusta Transit Citizens Advisory Committee representing District 5.

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

26. Motion to **approve** the minutes of the June 26, 2025 Augusta Commission Meeting.

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

27. Motion to **ratify** the Commission's rescheduling of the July 15, 2025 regular meeting to Tuesday July 22, 2025.

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

**\*\*\*\*END CONSENT AGENDA\*\*\*\***

**AUGUSTA COMMISSION**

**AUGUSTA COMMISSION**

**REGULAR AGENDA**

**(Items 28-42)**

**PUBLIC SERVICES**

**28. A motion to approve the extension of the service contract with RATP Dev.**

**Motion to approve**

**Motion made by Guilfoyle and seconded by Rice**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 8-0**

**Commissioners Lewis and Garrett out**

**ADMINISTRATIVE SERVICES**

**29. Cedric Johnson, Chairman of Augusta Coliseum Authority regarding the naming of the new arena.**

**Presentation made by Mr. Johnson.**

**30. Mr. Lawrence A. Brannen** relative to persons with criminal histories to section 1:40 of Article 5, Chapter 1 of Charter and Laws of local application under Augusta-Richmond Code.

**Presentation made by Mr. Brannen**

**31. Request Administrator's Office provide the Sheriff and Judge McIntyre give the cleanup schedules for the groups that were created. (Requested by Commissioner Stacy Pulliam)**

**32. Commissioner Tony Lewis regarding 2025 Augusta Charter Review Committee.**

**Referred to the next commission/ committee meeting(s). without objection.**

33. Receive an update from the GICH team on July 15th. **(Requested by Commissioner Stacy Pulliam)**

**Received as information without objection.**

34. Update NV5 PACT Project.

**Received as information without objection.**

35. Motion to **approve** begin the process of accepting nominations to fill the Augusta Commission District 4 vacancy. **(Requested by Commissioner Don Clark)**

**Motion to approve a Resolution calling for a Special Election to fill the vacancy of the position of Commissioner of the Fourth Commission District of Augusta, Georgia.**

**Motion to approve**

**Motion made by Guilfoyle and seconded by Clark**

**Voting Yea: Mayor Johnson, Rice, Clark, Slendak, Pulliam, Guilfoyle, Scott, J. Johnson**

**Motion carried 8-0 with Lewis and Garrett out**

36. Request the Board of Elections Director, Travis Doss, to clarify the process the ARC Commission follows to fill a Commission vacancy. **(Requested by Commissioner Don Clark)**

**Presentation made by Director Doss relative to holding a Special Election to fill the vacancy.**

**Motion to approve a Resolution calling for a Special Election to fill the vacancy of the position of Commissioner of the Fourth Commission District of Augusta, Georgia.**

**Motion to approve**

**Motion made by Guilfoyle and seconded by Clark**

**Voting Yea: Mayor Johnson, Rice, Clark, Slendak, Pulliam, Guilfoyle, Scott, J. Johnson**

**Motion carried 8-0 with Lewis and Garrett out**

## **ENGINEERING SERVICES**

37. Update- April 29, 2025, Augusta Commission discussed TIA Broad Street Improvements Project and requested exploring the project construction schedule acceleration by implementing two-shifts (day & night) construction schedule for business corridor segment. / AE**(Deferred from the Commission June 26, 2025. (No recommendation from Engineering Services Committee July 8, 2025)**

**Forward to the second meeting in August of the Engineering Services Committee without objection.**

38. Motion to approve an additional \$11,925 for the Augusta Beautification Program Agreement with Palmetto Storey, LLC for work completed in the Wheeler Road Corridor.

**Motion to approve**

**Motion made by Rice and seconded by Guilfoyle**

**Voting Yes: Mayor Johnson, Rice, Guilfoyle, Slendak, Clark, Scott.**

**Motion carried 6-0 with J. Johnson voting no and Pulliam abstaining.**

## **FINANCE**

39. Motion to approve \$90,000 funding for the July 15, 2025 Special Primary runoff

**Deleted without objections**

40. Approve the final SPLOST 9 project list.

**Deleted without objections**

## **APPOINTMENT(S)**

41. Consider request for appointment from the attached list from Mr. Sanford Lloyd, Chairman of the Richmond County Hospital Authority.

**Motion to approve the appointment of Dr. Joan Steinberg, Miriam Atkins, Virginia Patterson and Dr. Don Loeb**

**Motion made by Rice and seconded by Guilfoyle**

**Voting Yes: Mayor Johnson, Guilfoyle, Rice, Slendak, Clark, Scott, J. Johnson**

**Motion carried 8-0 with Lewis and Garrett out**

42. Discuss temporary appointment District 4 Commissioner. (Requested by Commissioner Francine Scott)

**Motion to approve a Resolution calling for a Special Election to fill the vacancy of the position of Commissioner of the Fourth Commission District of Augusta, Georgia.**

**Motion to approve**

**Motion made by Guilfoyle and seconded by Clark**

**Voting Yea: Mayor Johnson, Rice, Clark, Slendak, Guilfoyle, Scott, J. Johnson**

**Motion carried 8-0 with Lewis and Garrett out**

## **LEGAL MEETING**

**A. Pending and Potential Litigation**

**B. Real Estate**

**C. Personnel**

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

**ADDENDUM AGENDA**

- 1. Update from the Augusta Utilities Department on the Highland Water Treatment Plant. (Requested by Administration)**

**Received update from AUD as information without objection.**

**ADMINISTRATIVE SERVICES:**

- 2. Have the Administrator's office research and have the appropriate department apply for CDBG Disaster relief funding.**

**Administrator Allen advised the Commission that the city is applying in partnership with TetraTech the city's third party anytime any funding becomes available and will provide updates to the Commission accordingly.**

**PETITIONS & COMMUNICION(S)**

- 3. Motion to approve the appointment of Trent Mercer to the General Aviation Commission (Daniel Field) representing District 7. (Requested by Commission Tina Slendak)**

**Motion to approve**

**Motion made by Rice and seconded by Clark**

**Voting Yea: Rice, Clark, Pulliam, Slendak, Guilfoyle, Lewis, Scott, Garrett, Mayor Johnson, J. Johnson**

**Motion carried 10-0**

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