

**NEWTON COUNTY BOARD OF COMMISSIONERS**  
**1124 Clark Street**  
**Covington, Georgia**  
**Special Called Meeting**  
**Minutes**  
**February 27, 2018**

Present: Chairman Marcello Banes, Commissioners' Stan Edwards, Lanier Sims, Nancy Schulz, J.C. Henderson, Ronnie Cowan, County Attorney Megan Martin, County Manager Lloyd Kerr and Deputy County Clerk Judy T. Johnson

A small group of citizens Covington News, Newton Citizen

Chairman Banes called the meeting to order at 8:02 a.m. and extended a welcome. The invocation was given by Commissioner Cowan and the Pledge of Allegiance to our great flag was led by Commissioner Schulz.

**DISCUSSION/SCHEDULING OF R022718a - A RESOLUTION OF THE NEWTON COUNTY BOARD OF COMMISSIONERS APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE COUNTY AND MORNING HORNET, LLC**

- County Attorney Megan Martin explained the resolution was to enter into a Development Agreement for 20 years with Morning Hornet, LLC for a Data Center to be located in Stanton Springs Industrial Park.
- Mrs. Martin went over the specifics of the agreement including fee waivers.
- Commissioner Henderson expressed his desire to see this company reach out to all ends of the community for employment.

Chairman Banes opened the public hearing for all who would like to speak in favor of the agreement.

- Shane Short with the Economic Development team for the Joint Development Authority that governs Stanton Springs spoke in favor.
- Mr. Short covered benefits of the proposed development choosing to locate in Stanton Springs citing that from an economic side the land sale would pay off any existing debt in the park and put the JDA in a position to continue to extend the parkway and develop the remaining areas of the park.
- Mr. Short also stated the proposed business under the agreement has a long history of community involvement.
- Commissioner Schulz raised concerns over the aesthetics of other Data Centers.
- Mr. Short stated that although the building itself would not be visible from the road due to the design of the green space and landscaping, that an Italian Architectural firm is designing the building.
- Commissioner Edwards asked how would the county track our lost opportunity costs with the waiving of certain fees.

- Mr. Short addressed Commissioner Edwards question stating that the negotiations with the company worked out an agreement for the PILOT taxes to exists whether all phases are completed or not.
- Mr. Kerr also addressed Commissioner Edwards question by stating a notation could be placed in the permitting software that will identify the costs.
- Commissioner Schulz inquired as to why the PILOT was not in the agreement.
- Mrs. Martin explained the PILOT was previously worked out with the Tax Assessors office and there was no need to reference in the agreement.

Chairman Banes closed the public hearing for those in favor.

Chairman Banes opened the public hearing for all who would like to speak in opposition to the agreement.

- There was no public comment in opposition.

Chairman Banes closed the public hearing.

On a motion by Commissioner Sims to move to approve resolution R022718a and the attached Development Agreement, with a second by Commissioner Edwards.  
Motion carried unanimously (5/0)

**DISCUSSION/CONSIDERATION OF R022718b - A RESOLUTION OF THE NEWTON COUNTY BOARD OF COMMISSIONERS APPROVING AND AUTHORIZING EXECUTION OF A WATER AND SEWER CAPACITY AND SERVICE AGREEMENT WITH THE NEWTON COUNTY WATER AND SEWERAGE AUTHORITY AND MORNING HORNET, LLC**

On a motion made by Commissioner Sims to approve resolution R022718b and the attached Water and Sewer Capacity and Service Agreement, and further to authorize Chairman Banes to execute, if necessary, a modified version of the resolution and agreement with minor changes if such changes are acceptable to the County Attorney, with a second by Commissioner Edwards.  
Motion carried unanimously (5/0)

With no further business, a motion by Commissioner Schulz, second by Commissioner Sims, the meeting adjourned at 8:47 a.m.

Respectfully submitted,

---

Judy T. Johnson, Deputy County Clerk

---

Marcello Banes, Chairman