

**JOINT DEVELOPMENT AUTHORITY OF
JASPER, MORGAN, NEWTON, AND WALTON COUNTIES**

**June 24, 2025
1:00 P.M.**

**Regular Meeting
Newton County Water & Sewer Authority - Scott Emmons Water Reclamation Facility at
10902 Shire Parkway, Social Circle, GA 30025.**

A regular meeting of the Board of Directors of the Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County (the "Authority") was held on June 24, 2025 1pm at the Newton County Water & Sewer Authority - Scott Emmons Water Reclamation Facility at 10902 Shire Parkway, Social Circle, GA 30025.

Directors Present:

Jerry Silvio, Newton County
Stan Edwards Newton County
Ben Riden, Morgan County
Bob Hughes, Morgan County
Bruce Henry, Jasper County
David Thompson, Walton County
Mike Owens, Walton County

Guests Present:

Andrea Gray, Attorney
Shane Short
Tony Rogers
Joellen Artz
*other members of the public and media included
on the sign-in sheet attached

Directors Absent:

Steve Jordan, Jasper County

1. Call to Order

Mr. Silvio called the meeting to order at 1:00 pm.

2. Invocation

Mr. Bruce Henry led the invocation and asked that the Board remember Mike Benton whose wife passed recently.

3. Pledge of Allegiance

Mr. Bob Hughes led the pledge of allegiance.

4. Approval or Amendment to Agenda

Mr. Bob Hughes made a motion to add the Cornerstone Contract under Agenda item 6(a)(vi). The motion was seconded by Mr. Mike Owens and unanimously approved.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on May 27, 2025: On a motion duly made by Mr. Bruce Henry, seconded by Mr. Ben Riden, and unanimously approved, the minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes reported the following:

- i. Takeda – No new updates were reported.
- ii. Meta/Baymare/Morning Hornet – No new updates were reported
- iii. Rivian – No new updates were reported.
- iv. Moore Property – Mr. Short reported that the timbering is underway and he delivered checks in the amount of \$32,177.76 with more to come. The house is unsafe for entry. The timber proceeds should be sufficient to pay to demolish the house. Mr. Thompson recommended that a “no trespassing” sign be placed on the door.
- v. Public safety consultant- Mr. Short reported that he has identified four firms that do public safety assessments and he is working with them to determine a scope for the JDA’s approval. He clarified for the record that currently, Stanton Springs has adequate public safety protection through the partnerships of Walton, Newton, Morgan Counties and Social Circle. The assessment is for future needs.
- vi. New Matters – Cornerstone Contract
 - 1. Cornerstone: Mr. Hughes stated that at the last meeting, the JDA hired Cornerstone for a one-month period for \$5,000 and that term is expiring. Cornerstone has provided a contract for 6-months for a total of \$24,000. There is a 30-day termination provision. Mr. Hughes made a motion to approve the contract. Mr. Thompson seconded the motion. Mr. Edwards asked for clarification on terms. Ms. Gray clarified that it is a lump sum payment for \$24,000 and there is a 30-day termination option. There was discussion regarding adding a requirement that if terminated, the JDA be reimbursed on a prorated basis. Ms. Gray was instructed to add this language to the contract. Mr. Hughes amended his motion to approve the contract subject to adding a provision that if terminated, the JDA would be reimbursed on a prorated basis of \$4,000 per month. The motion was seconded by Mr. Thompson and unanimously approved.

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson reported that Meta construction is ongoing, the water authority’s gray water facility is under construction, and the new interchange at Old Mill Road is making progress.

ii. Activity in the Four Counties

Tony Rogers reported for Jasper County that a new business is filling a vacant building and bringing 40 new jobs. The Southern Crescent Campus just held a ribbon cutting for an LPN and RN program that will take 25-30 students. Mr. Hughes reported that a townhall meeting is scheduled to discuss an industrial center on the Brooker property within the City of Madison. Mr. Short noted that he sees a lot of interest in the Walton County market but nothing to report yet. Mr. Thompson stated that the ribbon cutting for the new Walton County Public Safety complex is on Friday at 11am and public tours will be on Saturday. Last month, Walton County broke ground on its Hard Labor Creek Water Treatment Plant. Mr. Edwards reported for Newton County that the annexation dispute with Social Circle continues and Jones Petroleum filed to annex the property South of I-20 into Social Circle to build a truck stop. Mr. Silvio reported that Mike Hopkins, executive director of the Newton County Water & Sewer Authority won a prestigious national award at the National Water Conference. Mr. Riden reported for Morgan County that the new recreation center is open. The ballfields are already renting out for tournaments and concessions are booming.

c. Finance Committee

i. Financial Report

In Mr. Jordan's absence, Mr. Gray provided the financial report for May and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the May financials.

ii. Invoices

Eight invoices were presented as follows:

1. Legal invoices:

1. Andrea P. Gray, LLC

1. General legal services - \$2,240
2. Stanton Springs North services - \$2,040

2. Smith Gambrell and Russell

1. Zoning Litigation matters - \$9,495 (invoices for litigation are excluded from the public meeting packet under atty/client privileges)
2. Clean Water Act matters - \$180
3. Real Estate matters - \$385

1. 5P Land Management for maintenance of the frontage road - \$10,000

2. Snapping Shoals Electric - \$71.97

3. Snapping Shoals Electric- \$37.45

In addition to these invoices which were included in the meeting packet, there is a contract payment due to Cornerstone for \$24,000 which was previously discussed and approved.

Mr. Thompson made a motion to approve payment of the invoices which was seconded by Mr. Hughes and unanimously approved.

7. Public Comment

Mr. Silvio stated: We value public opinion and are appreciative of those of you who took the time to attend today. All of our meetings are open to the public. Each speaker must state their name and address. Each speaker has 2 minutes and speakers may not yield their time to others. This is not a question-and-answer session and no response from the JDA is required. We will take your comments into consideration and may reach out to you individually to discuss them further. The total time for comments will be limited to approximately 20 minutes.

One public comment was made. These comments do not represent the sentiments or opinions of the JDA and the JDA makes no representations as to the factual accuracy thereof :

Ms. Joellen Artz: Ms. Artz requested that Mr. Short add an evacuation plan for Camp Twin Lakes to the safety plan. She suggested that the JDA obtain a Mission Statement and create job descriptions for JDA members.

8. Executive Session

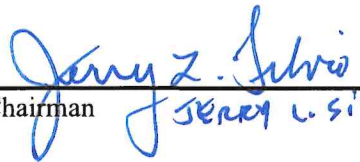
On a motion duly made by Mr. Hughes, seconded by Mr. Riden, and unanimously approved, the Authority went into executive session to discuss litigation and land acquisition at 1:33 pm.

On a motion duly made by Mr. Thompson, seconded by Mr. Hughes, and unanimously approved, the Authority came out of executive session at 2:04 pm.

9. Adjourn

On a motion duly made by Mr. Riden, seconded by Mr. Hughes, and unanimously approved, the meeting was adjourned at 2:04 pm.

Attest:


Chairman
JERRY L. SILVIO


Secretary

