

October 17, 2011

The Walton County Board of Commissioners held a called meeting on Monday, October 17, 2011 at 4:00 p.m. in the Commission Board Room, Walton County Government Building, 303 South Hammond Drive, Monroe, Georgia. Those present included Chairman Kevin Little, Commissioners Clinton Ayers, Chuck Bagley, Lamar Palmer, Gerald Atha and Kirklyn Dixon, County Clerk Leta Talbird and County Attorney Kirby Atkinson. A list of citizens and other employees in attendance at this meeting is on file in the auxiliary file under this meeting date. Commissioner Gasaway did not attend the meeting.

Chairman Little called the meeting to order at 4:00 p.m.

Commissioner Ayers made a motion to adopt the agenda as presented. Commissioner Atha seconded the motion. All voted in favor.

The Board discussed going forward with the proposal from Forum Municipal Development Services, LLC, and the Terms and Conditions (Term Sheet) from ORIX Municipal Finance, LLC. for the construction of a new Department of Family and Children Services Facility. Chairman Little stated that he has concerns over the ORIX documents as well as the burden the proposal would place on the County's Facilities Department and Finance Department. He stated that the County Attorney has identified at least 27 issues with the documents provided thus far from Forum and ORIX. Commissioner Bagley stated that when he made the motion to go forward with the project, he neglected to place a fifth condition on the motion that would allow Forum and ORIX the opportunity to respond to the issues found by the County Attorney. Commissioner Atha stated that negotiations should take place and the final proposal put on the table before the Board votes on acceptance of the proposal. Commissioner Ayers stated that he would like to know how much time and money would be spent negotiating in order for the County to be satisfied with going forward with the project. Commissioner Dixon expressed his concern regarding the cost of legal fees that would be incurred in order for the documents to be renegotiated. County Attorney Kirby Atkinson stated that he has not engaged in negotiations with Forum, but he was familiar with the documents that have been submitted. Commissioner Palmer stated that the City of Monroe turned the project down. Commissioner Atha stated that Forum had offered to pay \$18,000.00 toward the cost of legal fees. He also stated that he had concerns about how turning this project down would affect the State's participation with the County on future projects. After further discussion, Commissioner Bagley made a motion, seconded by Commissioner Atha, to move forward with renegotiations with all necessary parties to the transaction. Commissioner

Dixon stated, for the record, that he would vote to move forward only for the purpose of getting the final document and that he would like clarification on the November 15th deadline for the County's acceptance of the project. All voted in favor.

Commissioner Ayers requested Chairman Little contact Forum regarding reimbursement of attorney's fees.

At 4:28 p.m., Commissioner Dixon made a motion to adjourn the meeting. Commissioner Bagley seconded the motion; voted and carried unanimously.

All documents of record for this meeting are on file in the auxiliary file under this meeting date.

KEVIN W. LITTLE, CHAIRMAN

LETA P. TALBIRD, CLERK

CLINTON AYERS, DISTRICT 1

CHUCK BAGLEY, DISTRICT 2

LAMAR PALMER, DISTRICT 4

GERALD ATHA, DISTRICT 5

KIRKLYN DIXON, DISTRICT 6