

Land Use Committee
May 2, 2017
Burns Hall 3rd Floor Board Room
Meeting Minutes

Members Present: Joe Spivey - Chair, President Evelyn Jorgenson, Diane Boss, Debi Buckley, Dr. Ricky Tompkins, Jerry Vervack, Heidi Migliori, Eric Smith, Jim Lay, Jack Thompson, Carey Chaney

Members Absent: Mike Shupe, Herbert Morales, Howard Slinkard, Tim McGinn

Guests: Matt Sitton, Dave Perozek, Dena Stone, Lisa Anderson, Carey Chaney

Chair Joe Spivey called the meeting to order at 2:00 p.m.

Status of Railroad and I-49 Projects

- Jim Lay provided an update regarding the status of the railroad and I-49 projects:
 - Crossland Construction has refilled the former railroad property in exchange for their I-49 project laydown area. Crossland Construction removed piles of unusable dirt and broken concrete and leveled several areas on campus.
 - Construction of the 8th Street interchange includes a walking trail tunnel and overpass. The projects will continue throughout 2017.

Status of Sidewalks

- Jack Thompson provided an update on the construction and modification of campus sidewalks:
 - Student foot traffic is used to determine locations for additional sidewalks. Additional curb cuts, crosswalks and sidewalks were constructed for increased safety and ADA compliance.

Action Items

Integrated Design Lab Architect Approval

- Jim Lay discussed the proposal to hire SCM Architects to design the Integrated Design Lab:

- Approval of an Integrated Design Lab architect is sought today per the NWACC Capital Construction Policies and Procedures manual. After publication of the requirements in an area newspaper, twelve submissions for the project were received. This group was shortlisted to the top four firms after rating them against locally established evaluation criteria. Results of interviews with representatives of the firms were tabulated using standardized scoresheets. SCM Architects, which has offices in Fayetteville and Little Rock, received the highest score. The firm created the College's main campus master plan and the Washington County master plan.

Recommendation for approval

Mr. Spivey asked for a motion to approve the selection of SCM Architects as the architect of the Integrated Design Lab. Heidi Migliori made a motion to approve, Jack Thompson, seconded. Vote: approved unanimously. All approved the motion to request that the NWACC Board of Trustees approve the selection of SCM Architects as the architectural firm for the Integrated Design Lab.

Request of support for approval of a traffic signal at Eagle Way and S.E. 14 St. – Debi Buckley with Matt Sitton

- Debi Buckley introduced Matt Sitton, a local real estate developer who plans to develop property north of the main campus. Mr. Sitton commissioned a traffic study that determined a traffic signal would be warranted at the intersection of Eagle Way and S.E. 14 St. once his property was developed. He requested that the College express support of the signal through a letter that would be mailed to the mayor of Bentonville. According to the engineering firm, Peters and Associates of Little Rock, that completed the study, the signalizing project would coordinate with a traffic system from Water Tower road to Greenhouse Road without negatively affecting traffic flow.
- Mr. Spivey and the Committee members discussed how the signal could provide additional traffic access and improve student and employee safety. Debi Buckley made a motion to approve, Dr. Ricky Tompkins seconded. All approved the motion to approve request of support for approval of a traffic signal at Eagle Way and S.E. 14 St.

The meeting was adjourned at 2:51 p.m.

Recorded by Todd Glass