

February 2, 2010

**LONG-RANGE PLANNING/REAL ESTATE & BUILDINGS
COMMITTEE REPORT**

The Long Range Planning/Real Estate & Buildings Committee met Thursday, February 2, 2010 at 5:30 p.m., in the Quorum Court Meeting Room, Third Floor, County Administration Building, 215 East Central, Bentonville, Arkansas

Committee Members Present: Sandlin, Brown, Hubbard, Winscott

Others Present: JP Moore, JP Douglas, County Judge David Bisbee, Circuit Judge Jay Finch, Circuit Judge Doug Schrantz, Circuit Judge John Scott, Circuit Judge David Clinger, Circuit Clerk Brenda DeShields, Prosecuting Attorney Van Stone, Juvenile Detention Director Dennis Cottrell, Juvenile Probation Director Petie Cobb

Media: Tabatha Hunter –Morning News

1. Call to Order

The meeting was called to order by JP Winscott at 5:30 p.m.

JP Hubbard stated that through a feeling of no confidence, he would like to make a motion to suspend the current building program and its funding, until the ongoing investigation of the County Judge David Bisbee is over, and forward the motion to the Committee of Thirteen since he is aware that the Finance Committee has forwarded some expenses to the Committee of Thirteen.

JP Winscott stated that they will discuss it following public comments, and that the County Judge has requested that a discussion of the War Eagle Bridge be added to the agenda, so it will be inserted prior to the Building Program Report.

2. Public Comments

Dennis Cottrell, Juvenile Detention Center Director, stated that he is concerned because for five years he has been coming to the Quorum Court, and reported that a JDC worker was beaten to death in Pine Bluff a few days ago. He said they have major problems—they have had as many as 25 kids in the facility, some sleeping in classrooms, some sleeping in hallways. He said he does not know about the issue raised by Justice Hubbard, but he does know that they need to provide a safe place, and they have had these needs for years. He said that the JDC is overcrowded with juveniles who are at-risk as far as what they might do, and as adults, we are responsible for providing safe facilities. He said he understands that there are issues, and while he does not want to take sides, he hopes that they can move forward and address the needs in a timely fashion.

3. Motion to Suspend Building Program – JP Bobby Hubbard

JP Hubbard made motion to suspend the current building program and its funding until after the ongoing investigation, and that the motion be forwarded to the Committee of Thirteen, seconded by JP Brown.

County Attorney George Spence requested clarification of the motion, and asked JP Hubbard if the motion to suspend the building program includes the Center For Nonprofits, because that has been approved and the county is contractually bound to complete the purchase.

JP Hubbard stated that his motion does not include the Center For Nonprofits, because the court already approved that purchase and also the construction of the minimum-security barracks. He said his motion refers to anything new that has not been approved. He said that he feels like they should keep talking about the program, and keep developing it, but he does not think they should take any action or spend any money on it.

JP Hubbard stated that he feels there are some ethical questions, and he would like to get those out of the way and see what the outcome is. He also said he feels like they should spend more time on this before they rush into a vote by the whole court, and the Finance Committee has already forwarded some items on to the Committee of Thirteen, which he believes should have come through the Long Range Planning/Real Estate & Buildings Committee first, as should any kind of architectural work or hiring of architects.

He said that it seems like there are a lot of communication breakdowns, which have been expressed by the Circuit Judges and other Elected Officials as far as their input. He said this may be a good time to regroup, even on the proposal before them tonight, because he previously asked to receive it several days before the meeting so they would have time to review it, and he only received it two days ago. He said the numbers in it do not add up to the numbers they have looked at before, and it is not settling with him, which is why he brought up “no confidence” when he first spoke earlier, although that is not in the motion, only personally felt.

JP Sandlin asked if the proposal to suspend the program is to include any architectural work on the JDC, because she thought they had committed to that.

JP Hubbard stated that they committed to that some years ago, and have spent money on it before. But he did not recall committing to any funds recently on architectural fees. He said he is not sure what the Finance Committee forwarded, but he assumes that the only thing they should have an architect working on is the minimum-security barracks at the County Jail.

JP Winscott stated that the Finance Committee forwarded a motion approving \$300,000 for architectural fees to start construction drawings and specifications for the JDC. JP Moore stated that in order to get a firm number on the cost, they are going to have to get architectural drawings, so they have to commit to get firm estimates.

JP Hubbard stated that this is making his point, because a plan has not been voted on stating where the JDC will even be located. He said there have been assumptions, such as the one locating the JDC where the Health Department is currently located once it is moved to Rogers. He added that he has heard several proposed uses for that building, but nothing has been put in the form of a motion.

JP Winscott stated that the purpose of this meeting is for the County Judge to present a plan, which has been developed with an architect, on where the JDC should be located, including the remodeling of the Health Department and the addition of the hardened facility on that site.

JP Winscott stated that he is not sure that this committee could make a motion of “no confidence”.

JP Hubbard stated that the motion does not contain the words “no confidence”; that was just a personal feeling that he threw in. He said the motion is to suspend the building program and its funding.

Discussion was held on the meaning of “suspend” or “table”.

JP Moore noted that a straw vote was taken by Quorum Court members to suspend all negotiations on the Highway 12 property, and that is why the assumption was made that the JDC would go to the current Health Department site.

JP Douglas stated that there seems to be some confusion, and perhaps they have the cart before the horse. He said that he would like to see the committee that the Circuit Judges have proposed meet and have a plan in 30 days, so they will at least have their input, even if they cannot afford to do everything the Judges want. He said they need the bigger picture, a plan for all of the county’s needs for the next 5 to 10 years.

JP Brown stated that the JDC has been for as long as he's been on the court, and he does not feel like it should even be discussed as part of a long range plan because it has to be done. He said the problem is the procedure, and that anything that goes to Finance should first come before the committee it affects, and this item did not.

He expressed frustration at the lack of information, and added that he does not recall any proposal for a Road Department Building coming through this committee.

JP Douglas pointed out that moving the JDC to the Health Department site requires tearing down the Road Department garage, so a new one will have to be built. He said that the JDC is a priority, but they cannot do it until they get the whole plan put together. JP Brown said no one has ever said that the Road Department had to be torn down and moved.

JP Hubbard stated that he agreed with JP Douglas' statement about confusion, and noted that JP Douglas may be more informed than the committee due to private conversations that have taken place. He said he thinks that private conversations between the County Judge and JPs cause confusion for the committees, and the entire Quorum Court. He said an observer of the court may wonder why they cannot all get on the same page, and that may be why some of the meetings are so lengthy, because they are all trying to catch up. He agreed with JP Brown's statement about the increases in the cost estimates. He questioned how they can develop a plan with a larger scope, when they do not know where the pieces of the puzzle are coming from.

JP Winscott asked the committee to table the motion until they hear from the County Judge and the architect concerning the plan they had intended to present tonight.

JP Hubbard stated that would be acceptable, but the reason he wanted the motion discussed first, was because he does not want to see this plan presented tonight, and have a new plan developed tomorrow with completely different numbers and sites.

JP Winscott stated that this is a working committee, but he is sure some of their questions will be answered during the presentation.

Discussion was held on the procedure to table the motion.

JP Hubbard stated that he would not withdraw the motion, because this has been going on for a year. He said his intention is not to cancel the rest of the meeting; they can continue discussion of the building plan, but they will not be spending any money on it or sending it on to the Committee of Thirteen. He said they could use this meeting as a working meeting, and hear from all of the people who are here. JP Hubbard requested a vote on the motion.

County Attorney George Spence restated the motion to clarify what was included. JP Brown restated that he does not want the JDC treated as if there is an option to not do it, because the consensus has been for the last five years that is going to be done.

County Judge David Bisbee was recognized by the chair, and stated that the plan will never come back accurate, or the same, until they get architect on board, and that has caused the problem. He said he has only guessed at numbers, with the help of reliable sources, which is why the JDC estimate was \$2.5 million, with a \$500,000 contingency because they were concerned it was too low, which actually brings the estimate to \$3 million. He said they will continue to deal in "guess-timates" until an architect is involved. He said they are talking about suspending the building program, then asking the architect to make a presentation, and work for free, which he has done for the last month. He said the plan will be the court's plan, not his; all he can do is bring them proposals, as requested, because the court is the decision-making body. He said he will not build anything that does not have their blessing, and repeated that they will never have consistency until they hire an architect. He said he has tried to do everything he has been asked to do in the way of planning, but until they get building professionals on board, it will never happen.

JP Brown stated that their decision on the Center For Nonprofits was based on the proposals previously presented as “A”, “B”, and “C”, and a \$1.3 million difference is a lot of money, and if they felt at the time it was presented that it was too low, they should have made it higher.

County Judge David Bisbee stated that the number they have tonight is only a guess, and they cannot say what a building is going to cost without a plan, which requires an architect. He said he hopes that this number is high, and explained the process by which they arrived at the \$2.5 million.

At the request of JP Winscott, Deputy County Clerk Janet Reaves restated the motion.

JP Brown repeated his frustration with the low estimate of the JDC cost, and his feeling that he cannot get a simple answer to his questions.

County Judge David Bisbee repeated the explanation of how they arrived at the original \$2.5 million estimate, and again stated that they will not get a firm, consistent, estimate until an architect is hired.

JP Sandlin acknowledged that there is a lot of frustration, but even after the architect is done, they will still not have firm numbers until the bidding process is completed, and only then if there is a moratorium on change orders. She said that she does not want to see this program delayed indefinitely, because an investigation will not change the fact that they need an architect’s plans to move forward. She said they are only spending money on the plans, and that needs to move forward, because this has been going on for several years.

JP Hubbard stated that this is the first time they have seen this proposal, so he does not want to hire an architect right now. He said that a jail barracks plan was developed and brought forward with a firm budget, and the funds were allocated.

County Judge David Bisbee pointed out that the jail plan that was brought forward previously included the architect’s fees, and that has now changed, although not at his request. He said there are some inaccurate statements being made, and everything is going to remain fluid until they have plans in hand. He said that they have not seen architectural plans for the jail barracks, and they do not know what it is going to cost.

At the request of JP Winscott, Deputy County Clerk Janet Reaves again restated the motion.

Motion passed: 4 in favor – Sandlin, Brown, Lewis, Hubbard
1 opposed – Winscott

JP Winscott stated that the motion would be forwarded to the February 9, 2010 Committee of Thirteen agenda.

4. War Eagle Bridge

County Judge David Bisbee stated that is has come to his attention that the previous Quorum Court instructed the Grants Administrator to bid both the bridge and the approaches to repair the War Eagle Bridge. He said he did not know that, and because of information he got, he told her to just bid the bridge. He said he did not want to violate what the previous Quorum Court wanted to do, so he is bringing the information to them to see what this Quorum Court wants to do.

He said that since they are using State Highway Department funds, they have to use their bid procedures, which requires them to set a budget, which would be \$521,000, the amount left in the grant, and there is \$750,000 in the budget. He said that would total \$1.25 million for the bridge repair. He went over the information provided, showing the original cost estimates for the bridge

with and without the approaches. He stated that it will cost \$561,000 to rebuild the approaches, and if they bid the job with the approaches, and it comes in under \$1.25 million, they cannot choose to do the repair without the approaches. He asked the committee if they want him to bid the bridge only, or to bid the bridge with the approaches included. He stated that it would be his recommendation to just refurbish the bridge at an estimated cost to the county of \$178,000, and if they do the approaches it will cost \$740,000. He said they cannot figure out how to change the bid procedure.

County Judge David Bisbee also stated that he has spoken with Garver Engineering, and they feel that the approaches may need to be rebuilt in 10 years, but they certainly do not need to be rebuilt right now.

JP Moore recalled that during the original presentation the Quorum Court was led to believe that rebuilding the approaches was integral to refurbishing the bridge and that not redoing the approaches would cause any repairs to the bridge to be wasted money. Judge Bisbee stated that he had been led to believe that also, but when he pressed the engineers, they admitted that redoing the approaches will not result in an increased load limit; they will still not be able to get a fire truck across the bridge.

County Attorney George Spence stated that he had talked with the engineers of the State Highway Department on the procedures for taking bids on the bridge and that we could bid both ways. He said the problem would be if they got a low bid from a contractor for the full rebuild, and a low bid for the bridge only, they might have to spend extra money because they would not be able to choose between the two bids without keeping the same contractor. He added that there is some question as to whether bidding it both ways would meet the federal grant requirements, and since the County Judge feels that they do not need the approaches anyway, the subject was dropped until Comptroller Richard McComas pointed out to them that the previous Court had already approved redoing the approaches.

County Judge David Bisbee stated that the project is ready to be bid, but they will not start the project until after the Spring Arts & Crafts Fair, so it could wait another month, at which time he will have the engineer from Garver come to the Committee of Thirteen and speak to them.

JP Sandlin noted that it took 10 years to get to this point, and if they do not get the approaches done, how many more years after the 10-year life expectancy of the approaches will it take to get them done. County Judge David Bisbee stated that the county is paying for the approaches anyway, so it can be done at any time. JP Winscott stated that it will cost more in 10 years.

County Judge David Bisbee stated that he will have someone from Garver Engineering at the February 9, 2010 Committee of Thirteen meeting. County Attorney George Spence stated that he will get all of the information to them in writing since he may not be able to attend the meeting.

JP Moore asked if any progress had been made on the Fisher Ford Bridge. Judge Bisbee stated that he will ask Garver to report on that at the same meeting.

5. Building Program – County Judge David Bisbee

County Judge David Bisbee was recognized, and stated that he is perplexed as to what to present because he does not want to ask an architect to make a presentation after the committee has voted not to pay him, and he cannot give them a plan without an architect.

JP Brown stated that they did not vote not to pay him, because that appropriation has already been forwarded to the Committee of Thirteen. JP Winscott stated that this committee's motion was also forwarded to the Committee of Thirteen.

Judge Bisbee stated that the Finance Committee forwarded payment of four fees – \$115,000 for the Sheriff's Jail Barracks, up to \$300,000 for the JDC, a contract for up to \$20,000 for will-call architectural work, which will enable him to request various architectural services. He said that

Richard McComas asked that they approve two of those contracts, so they can be paid out of different funds and tracked more easily.

JP Sandlin stated that she would like to hear the plans, because the money is up to the Finance Committee and Committee of Thirteen.

Judge Bisbee stated that he would be happy to go over what he has, as long as everyone clearly understands that the plans contain only estimates, and “guess-timates”.

Judge Bisbee went over the information provided to the committee, explaining that it indicates the projects he understood the Quorum Court was ready to proceed with, a running total of expenditures, a running total of what is left in the Building Fund, and various estimated costs.

He said that there is an option for the JDC other than remodeling the old Health Department, which is to wait two to three years and do a bond issue to build a complete Justice Center at the county’s property on Highway 102. He said he does not want to remodel the Health Department for the JDC, and then tear it down in a few years to put up another building. He added there is a possibility that the county will receive another Circuit Judge, which will put them desperately short of courtroom space. He said that remodeling the current Courthouse has also been mentioned, and the Elected Officials have told him that they do not feel a storage facility is needed because the one we are using does not cost that much and the company performs record retrievals.

JP Hubbard stated that he is not in favor of spending the Capital Projects Fund below \$1 million, which is the number projected for the end of 2010. He also stated that he remembered that at the beginning of 2009 the number-one priority was getting rid of leased space, and he does not see that being accomplished in this plan.

Judge Bisbee stated that if they do not build a Justice Center for all of the courts out on Highway 102, and decide instead to relocate the JDC and Juvenile Court and Probation to the vacated Health Department site, then the Election Commission and the Prosecutors can move into the space behind the courthouse which will be vacated by the JDC. He added that the money they are talking about being available to them is in addition to the \$11.5 million that is being held in Operating Reserves.

A brief discussion was held concerning where the Home Extension Offices could be relocated. JP Douglas stated that moving them out to the Fairgrounds would be a good idea, and the Fair Board is receptive to it.

County Judge David Bisbee went over plans for the Road Department building.

Tom Johnson of Johnson-Troillet Architects gave a brief review of his firm’s history with the Juvenile Justice project and how the revised cost estimate of \$5 million was determined. He said that in the summer of 2009, they were asked to become involved again, and this time they have gotten as far as simply determining that it is feasible to remodel the current Health Department Building into the Juvenile Court and Juvenile Probation Offices, using the plans that they have already developed. He went over three alternatives for configuring the JDC, with the cost estimates for each. He said the first option is \$4 million, the second option is \$3.85 million, and the last one, (at \$4.16 million), is the best option for providing for future growth. He added that there are still a lot of unknowns concerning these cost estimates.

JP Winscott stated that a lot of work has been done on the design, and he thinks it is very functional. The committee discussed the possibility of future expansion, the number of beds in the facility, requirements for handicap provisions, and how sight lines provide safety for the staff and inmates.

County Judge David Bisbee stated that they have been given a concept that includes moving the JDC and Juvenile Court away from downtown Bentonville. He said there are two other concepts that include the possibility of moving the hardened facility out of downtown, and leaving the Juvenile Court where it is. He said that the third concept is building the JDC and the courtroom downtown. He said he does not want to spend more money following the first concept, until the

court situation is resolved. He said he was led to believe that a majority of the court wanted to move them both out to the Highway 102 site, so that is the concept he proceeded with.

JP Brown stated that the original concept was to keep all three divisions together. Judge Bisbee stated that he does not want to proceed until he has 7 votes from the Quorum Court telling him to.

JP Winscott stated that his understanding is that the Finance Committee has forwarded a request to the Committee of Thirteen for \$300,000 for architectural plans to develop a bid package which can go out for hard bids. He asked if the committee wants to proceed with recommending this concept.

County Judge David Bisbee asked how that motion would dovetail with the motion passed earlier to suspend the building program.

JP Hubbard asked what the Circuit Judges' concern is regarding the JDC, and what points have they been bringing up. Judge Bisbee stated that in meetings with the Judges, several concerns have been raised, including moving the Juvenile Court records; the division of cases among the Circuit Judges, because currently the Juvenile Judge hears 16% of the adult cases and the other Circuit Judges sometimes combine adult and juvenile cases in the same family. He said that in Washington County, the Circuit Clerk is in the courthouse, and part of the court bailiffs' duties are to pick up and deliver records that are needed in court for a particular day. He said he has heard concerns about private attorneys having cases in both locations, because the offices of the Public Defenders and Prosecutors who handle Juvenile cases are currently located in the JDC.

Judge Bisbee stated that there are only three options, to move them both, split them up, or keep both of them downtown, and until that issue is resolved he is very uncomfortable speaking for the Circuit Judges.

JP Winscott reported that the Juvenile Court is located adjacent to the JDC in Washington County, and Judge Zimmerman said that she has absolutely no problem in transporting the records. Dennis Cottrell noted that Public Defenders handle 95% to 96% of juvenile cases, so there would be very few private attorneys having to travel back and forth. He added that in all of the larger cities in the country, all of the courts are not around a downtown square, and at some point in time it will have to be done.

JP Sandlin asked if access to Melissa Street will be available. Judge Bisbee stated that it would.

The committee discussed how the estimates were reached, how to estimate utility and personnel costs, and how the Coroner's office will fit into the building.

JP Winscott reminded the committee that at the next Committee of Thirteen meeting, there will be an ordinance request to fund \$300,000 for plans for this concept. JP Sandlin stated that it will still have to go to the Quorum Court, and hopefully by then they will have time to digest, and have another meeting if necessary. He asked the committee what action they would like to take, if any.

County Judge David Bisbee pointed out that wherever the Juvenile Justice Center goes will influence where everything else will go, so he will not spend another dime on architects until they make a decision on that issue, regardless of what the Quorum Court does.

Juvenile Probation Director Petie Cobb was recognized at the request of JP Sandlin, and stated that it would be very hard for Juvenile Detention and Juvenile Probation to be separated, and she thinks this is a very good plan, with more room than they have now.

JP Winscott stated that the committee will meet next month, and that if the Quorum Court approves the funding of \$300,000 in architect's fees, no action will be taken until this committee meets again and makes a recommendation.

County Judge David Bisbee asked if the committee wants the architect to work with the Circuit Judges to develop an alternative plan to keep everything downtown together.

JP Brown stated that they have been working on this plan for years, and the Circuit Judges have had plenty of time for input if they wanted. JP Winscott stated that functionally, it does not make any sense to separate the Juvenile Judge and the JDC, so they have to move together. JP Hubbard stated

that he feels that a majority of the Quorum Court members who voted to purchase the Center For Nonprofits property did so under the assumption that Juvenile Court and Probation would be moved to the Health Department.

County Judge David Bisbee stated that he would inform the Circuit Judges of that decision. JP Sandlin stated that this is the next piece of the puzzle, so it is the most urgent one to address, and will open up additional space. She said after they have had time to review this plan, she thinks they would be happy to hear from the Circuit Judges and listen to their proposals for the future judgeship and additional space needs.

Judge Bisbee stated that he will relay that information to them, but what they want to talk about is keeping all of the courts downtown, and he is just trying to keep the messenger from getting shot.

JP Winscott stated that he would certainly be willing to entertain the Circuit Judges' position, and what they want to do with the remaining courts, but the decision is that the Juvenile Court will stay with the JDC.

Judge Bisbee stated that a motion on the concept would really clarify the matter. JP Hubbard asked what the reason is for needing a motion; the County Judge is in charge of buildings. Judge Bisbee stated that the Circuit Judges want to participate in that decision, and logically they will ask for an architect to help them do that. JP Hubbard stated that if they want input, they can come to the next Long Range Planning/Real Estate & Buildings Committee meeting, after the committee has had time to digest the plan presented today. JP Winscott stated that they can present a plan as long as it is tailored to the fact that the Juvenile Court is moving away from downtown with the JDC. Judge Bisbee stated that he would forward the committee's comments to the Circuit Judges, but they have expressed concern about moving one court away from all of the others, along with the transport of records. He said that clearly, from what they saw in Washington County, records are not an issue. He said the other concern was that they would have non-governmental lawyers traveling back and forth. He said beyond that, he is not comfortable speaking for the Circuit Judges.

JP Hubbard stated that this is the plan the committee is comfortable with, and is it not the one that the County Judge is recommending. Judge Bisbee stated that it is. JP Hubbard stated that Judge Bisbee has spoken to the Circuit Judges, and listened to their concerns, and this is the plan he is presenting to them. Judge Bisbee stated that surely, he and JP Hubbard are not agreeing.

JP Sandlin stated that JP Hubbard is correct; the County Judge is responsible for assigning every Elected Official to whatever space he so chooses.

JP Winscott announced that the next Long Range Planning/Real Estate & Buildings Committee meeting will be March 4, 2010 at 5:30 p.m., and asked Judge Bisbee to notify the Circuit Judges that the committee will be available to look at whatever plan they want to present.

Judge Bisbee stated that he would, and will also tell them that if they want to communicate to the JPs individually, they need to do that between now and the next meeting.

Larry Perkin of Hight-Jackson stated that his firm has looked at two aspects, the first being the concept shown earlier by Judge Bisbee, and detailed the location of a proposed new Road Department barn and the relocation of a building that is not currently being used.

County Judge David Bisbee stated that 10 days ago, he met with area business groups and discussed how everyone needs to stop keeping plans under wraps because everyone needs to be planning together, and they all agreed. He said the downtown groups are wondering what the county is going to do downtown, and if Crystal Bridges is going to bring in 50 tourist buses to park downtown, he has to rethink what he is going to tell the Quorum Court. He said what Larry Perkin is about to show them is what they are proposing way further down the road, and is the plan they have shared with the downtown people. He said it is a possibility of what they could do with the current Administration Building, the Courthouse, and an entire Juvenile Justice Center.

Larry Perkin displayed a concept illustration showing the layout of existing buildings and said they are proposing that the existing JDC be torn down in order to construct a new 3-story courts building with four new courtrooms and court clerks' offices. He said that a fourth floor could be added for future expansion, with a parking plaza between the Administration Building and new courts building.

Judge Bisbee stated that it would allow them to have all of the courtrooms in one building. He said that the numbers he ran indicated that they could do this in about three years, and it would require a bond issue of somewhere between \$8 million and \$10 million. He said this is the last piece of the puzzle.

JP Sandlin asked if there are any provisions for future space needs of offices now occupying the Administration Building. Judge Bisbee stated that the Circuit Clerk will move to the new building, freeing up half of one floor in the Administration Building, and also some space in the Courthouse. He said the County Clerk can expand into the freed up space on the second floor, and emphasized that this is very conceptual.

Larry Perkin stated that he thinks the three drawings have shown them the big picture. JP Sandlin asked if they are planning a parking deck east of the annex building, because that is what they discussed in 1988. Larry Perkin stated that parking is a big concern, not only for the county's functions, but for everyone involved in downtown.

JP Wincott asked if the downtown people had any comments regarding the proposed expansion plan. Judge Bisbee stated that they were very excited about it, and made them realize that all of the groups need to start talking to each other. He said they have already had complaints from the Circuit Judges about the tour buses being parked outside their courtrooms so there are real issues to be addressed.

JP Wincott stated that this is very long range, and something for them to digest and think about. Judge Bisbee stated as soon as the economy starts recovering, the sooner they can bid and bond a project, the more money they will make. JP Wincott stated that he would like to see Downtown Bentonville's plan. Judge Bisbee stated that he is planning to ask them to come and speak to the Quorum Court, but he does not think it is one coordinated plan. He said that Crystal Bridges has one, the Walton group has one, Downtown Bentonville, Inc. has one, but they do not seem to be all tied together.

JP Wincott stated that he believes they must have some sort of plan, because they are buying too much property not to have one.

County Judge David Bisbee stated that he wanted to point out to the committee, that right now, both of the architects here tonight are working on the cuff, and he needs to know what the motion means that has been sent to the Committee of Thirteen. JP Wincott stated that they would find out on next Tuesday. JP Sandlin stated that they have been around since before the Administration Building was built, so they have worked on the cuff before. Larry Perkin stated that they are always pleased to serve the county.

The committee discussed current construction costs and bond rates.

6. Adjournment

After motion and second the meeting adjourned at 8:11 p.m.