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The Board of Trustees of the University of Central Arkansas convened in regular meeting Friday, February 21, 1992, at 10:00 a.m. in the Administration Building Board Room with the following officers and members present, to-wit:

Chairman:	Mrs. Elaine Goode
Vice Chairman:	Mr. Jerry Malone
	Mr. Madison P. Aydelott III
	Mr. Ben F. Burton
	Mr. Joe White
	Mr. Rush Harding III

and with the following absent, to wit: Mr. Dalda F. Womack

constituting a quorum of said Board, at which meeting the following business was transacted, to wit:

Minutes of the last regular meeting, January 31, 1992, were approved as circulated on motion by Mr. White, seconded by Mr. Burton, and passed.

PRESIDENT'S REPORT

President Thompson gave each Board member a copy of a Log Cabin Democrat article reporting on the last game between UCA and Hendrix College.

President Thompson reported on the following items:

Petition Drive - Language of Governing Statutes - Since the last Board meeting, a petition drive was initiated to request signatures of faculty, staff, students, administration, and Board members in support of removing racial language from UCA's governing statutes. The petition will be presented to the Legislature when it convenes in special session Monday, February 24. Julie McDonald will represent UCA at the special session.

Legal Counsel Search - The number of applicants for the legal counsel position has been narrowed to five. Three finalists have been scheduled for campus visits during the first week in March. If none of the first three finalist seem to be satisfactory, the remaining two finalists will be invited to campus for interviews. President Thompson will make a decision on this position as quickly as possible.

Lone Star Conference Visit - President Thompson and Mr. Bill Stephens met with representatives of the Lone Star Conference in Dallas, Texas on Wednesday, February 19, to discuss possible athletic affiliation with that league. A list of constituent schools in the Lone Star Conference and the Gulf South Conference, which is the other conference being considered, was distributed. Both President Thompson and Mr. Stephens were favorably impressed with the Lone Star Conference institutions and their representatives. In evaluating a decision the administration will have to consider the kinds of institutions in each Conference, their athletic programs, and travel costs. Both the Lone Star Conference and the Gulf South Conference are considering the possibility of expansion to enable each conference to divide into two divisions which would reduce the travel costs for all institutions. The Lone Star Conference is interested in exploring the utilization of tournaments which would also reduce travel costs. President Thompson hopes to have a recommendation for the Board at its next meeting.

Catastrophic Leave Program - As discussed in previous Board meetings, a catastrophic leave program for classified employees is mandated by state statute. UCA's program as adopted on campus has been approved by the State of Arkansas and will be in effect July 1, 1992.

Math and Science School - A group in Conway has been looking at the possibility of making a proposal to the State Department of Education to locate the State Math and Science High School in Conway. UCA's administration has suggested that approximately 10 acres on the south side of the campus may be donated for the location of that facility. A number of communities in the state will be interested in the Math and Science High School and it will require a community effort and commitment. President Thompson hopes that UCA will be able to participate with the community and offer a good proposal. The State Department of Education will make its final decision by July 1.

Mr. Burton voiced his support of the concept.

UCA/ASU 3-2 Engineering Agreement - The University of Central Arkansas and Arkansas State University have reached an articulation agreement concerning a "3-2" engineering program. The program will coordinate curriculum offerings between UCA and ASU to enable students who attend UCA to avoid complications when transferring to ASU's engineering program. Under the terms, a student may complete at UCA two years or more of work, including all general education, math, physics, and chemistry requirements, for the bachelor of science in engineering and the bachelor of science in agricultural engineering at Arkansas State. ASU will also accept eight existing courses, six in physics, one in computer science, and one in technology, as engineering courses.

This agreement has been received from Arkansas State University and has been approved by the appropriate departments and academic councils on the UCA campus. Copies of a suggested course of study for a 3-2 transfer program in engineering to Arkansas State University were distributed.

Other:

Kevork Mardirossian, a member of UCA's music faculty, will appear tonight with the Arkansas Symphony Chamber Orchestra.

All tickets have been sold for the Wynton Marsalis concert which is scheduled for Sunday, March 1. In addition to performing Sunday night Mr. Marsalis will give a master class in the Music Department while on campus. President Thompson expects the performance to be a very successful event.

A date for the next Board meeting has not been set. The major item of business at the meeting will be budget planning for the next fiscal year which will include a discussion on tuition. Based on preliminary work, President Thompson anticipates that he will recommend an increase in tuition between five and twelve percent. Copies of a comparison of fall term 1991 general registration, athletic, and other mandatory fees for full-time in-state undergraduate students among Arkansas public four-year universities were distributed.

OLD BUSINESS

Academic Complex Bond Issue - At its January 31, 1992 meeting, the Board of Trustees granted permission to the Administration to request and secure from the Department of Higher Education, the requisite feasibility study for the issuance of bonds in an amount not to exceed \$5,000,000. These funds were authorized for a variety of academic facility needs.

Based on that authority, the university requested and the State Board of Higher Education approved the economic feasibility of UCA issuing \$3,500,000 in bonds with a life of 20 years and an interest rate not to exceed 10 percent. Current market interest rates should be substantially lower than the 10 percent upon which the feasibility study was based.

We based this request upon our need for approximately \$2,500,000 to add to approximately \$1,000,000 of the college bond funding (Act 523 of 1991) to finance that portion of the Academic Complex to be located where the Ben T. Laney building now stands. This academic facility will contain approximately 33,000 square feet and be dedicated to laboratory and other specialized academic space needs. It will complement that portion of the Academic

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Complex previously authorized to be built with Act 523 college bond proceeds at the location where Irby Hall now stands. Issuance of the remaining \$1,000,000 of the \$3,500,000 in bonds authorized by the State Board of Higher Education may be brought to the Board of Trustees for consideration as plans for other academic needs are completed.

The Irby Hall replacement, funded under the College Savings Bond Act (Act 523 of 1991), is expected to cost \$6,007,606. This includes \$4,994,888 on the outstanding bid with Cone Construction Company plus \$1,012,718 for completion of the attic, contingencies, and equipment and furniture. This leaves \$992,394 of the \$7,000,000 college savings bond funds allocated to the university to be added to the \$2,500,000 bond proceeds described in the preceding paragraph.

The average annual debt service on the \$2,500,000 in 20 year bonds with a maximum interest rate of 10 percent is \$293,750. It is expected that these bonds will sell at a much lower rate, near 7 percent, at an annual debt service cost of approximately \$250,000.

In response to a question from Mr. Malone, President Thompson explained that phase I of the academic complex will have some specialized space (i.e. language and geography labs) but is generally for the liberal arts and will include basic office and classroom space. Phase II will be for more specifically oriented space uses. Some prime candidates for the space in phase II are Radio, TV, and Journalism, Speech-Language Pathology, and one of the departments now located in the Lewis Science Center.

In response to a question from Mr. White, President Thompson explained that no decision has been made at this point concerning the present tenants of the Laney Building during construction of phase II.

Copies of a comparison of educational and general square feet per FTE student enrollment among Arkansas four-year public universities were distributed. This chart indicates that UCA has more students per square foot than any other institution in the state with the exception of UALR and the difference there is inconsequential. President Thompson stated that even though we have done a tremendous amount of construction work on campus, with the growth in enrollment we have not substantially increased the amount of space available per student.

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In response to a question from Mr. Harding concerning procedures for hiring legal counsel for bond issues President Thompson explained that there is a state procedure which UCA must follow but it is generally at the discretion of the institution to choose its legal counsel. Fees for legal counsel are negotiated. The legal counsel arranges for the bidding of the bonds and ensures that it is a fair process for everyone.

Mr. Malone asked if the State Board of Higher Education had any concerns or hesitancy in approving our request. President Thompson reported that the SBHE vote to approve the economic feasibility of UCA issuing \$3,500,000 in bonds was 11 to 1. The Department of Higher Education has approved the MOF (Method of Finance) both to complete and revise the work on Irby Hall and to complete construction on the second phase of the building. The second MOF will go the Legislative Council during the first week in March.

Mr. White asked Mr. McCormack if UCA will be under its limit if this request is approved by the Board. Mr. McCormack stated "absolutely" and explained that UCA is vastly under the maximum and probably under most of the other schools.

Mr. Malone asked if repayment of debt service comes from student fees. President Thompson explained that repayment comes generally from the general funds of the institution, a part of which consists of student fees. There is also a reimbursement formula under the state appropriation process where we in effect receive part of the funds for the payment of bond issues from the state.

Mr. Malone stated his concern that if the Board approves this request today it will require and increase in student fees. President Thompson explained that the State Board's approval is based on UCA's current fee structure.

The following resolution was adopted upon motion by Mr. Aydelott, seconded by Mr. Harding, and passed with a negative vote by Mr. Malone:

"BE IT RESOLVED: THAT THE BOARD OF TRUSTEES APPROVES THE CONSTRUCTION OF AN ACADEMIC COMPLEX TO REPLACE LANEY HALL AT A TOTAL COST OF APPROXIMATELY \$3,500,000 TO BE FINANCED FROM \$992,394 FROM THE COLLEGE BOND PROCEEDS (ACT 523 OF 1991), \$2,500,000 IN UNIVERSITY OF CENTRAL ARKANSAS BOND PROCEEDS AND THE BALANCE FROM CASH FUNDS.

BE IT FURTHER RESOLVED: THAT THE PRESIDENT OF THE UNIVERSITY OF CENTRAL ARKANSAS IS HEREBY AUTHORIZED TO PREPARE FOR THE SALE OF BONDS FOR THIS PROJECT IN THE AMOUNT OF \$2,500,000 FOR A LIFE OF 20 YEARS AND A MAXIMUM INTEREST RATE OF 10 PERCENT, AND TO SECURE COUNSEL TO PREPARE THE NECESSARY DOCUMENTS FOR SIGNATURES OF THE BOARD TO COMPLETE SUCH SALE.

BE IT FURTHER RESOLVED: THAT THE PRESIDENT SHARE WITH THE BOARD AT SUBSEQUENT MEETINGS THE ARCHITECTURAL PLANS AS THEY PROGRESS AND PROVIDE INFORMATION ON THE DEVELOPMENT OF THE PENDING BOND ISSUE."

Baldrige Property - In return for a specified life annuity, Dr. Doyle Baldrige has offered to the university property he owns east of Donaghey Avenue on the unopened section of Elizabeth Street between Bruce Street and South Boulevard. Because of its close proximity to campus, this property can provide married student housing as well as additional parking space near the center of the campus.

Description of Property

The property consists of four (4) apartment buildings and land adjacent to the buildings, on some of which mobile homes are now located. The total acreage is approximately 2.09 acres. The location and description of the apartment buildings according to the information available to us is as follows:

1. 229 Elizabeth - A two-story brick and wood structure with eight (8) two-bedrooms/one-bath apartments. Built in 1984, it contains approximately 7,680 square feet of heated and cooled space and is in good condition.

2. 2003 Bruce - A two-story frame house with five (5) two-bedrooms/one-bath apartments, one (1) three-bedrooms/two-baths apartment, and one (1) one-bedroom/one bath apartment. This building contains approximately 6,000 square feet of heated and cooled space and is in poor condition with a useful life expectancy of 5 - 10 years.

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3. 2005 Bruce - A one-story brick and wood structure with four (4) two-bedrooms/one-bath apartments. Built in 1983, it contains approximately 3,840 square feet of heated and cooled space and is in good condition.
4. 232 Elizabeth - A two-story brick house with four (4) two-bedrooms/two-baths apartments. This building contains approximately 3,393 square feet of heated and cooled space. Its condition is good.

Estimated Value of Property

One appraisal of the property has been done. However, the university has not ordered its own appraisal of the property.

Life Annuity Requested

Dr. and Mrs. Baldrige are interested in conveying the property to the university in return for a life annuity. The life annuity requested by the Baldridges would be a joint annuity payable annually until the death of the surviving spouse. The annuity would be paid largely from the net income from the apartments. If additional funds are needed in future years, parking fees will be utilized to supplement the apartment income. At present, university staff are talking with Dr. Baldrige about the appropriate amount of the annuity.

Copies of a map showing the location of the Baldrige property were distributed.

The resolution is requesting general authority to continue negotiations with Dr. and Mrs. Baldrige. If UCA reaches an agreement with the Baldridges it will be presented to the Board for final approval.

In response to a question from Mr. Burton, President Thompson explained that UCA or the Baldridges may drop consideration of an agreement at any juncture.

In response to a question from Mr. Malone, President Thompson explained that there has been no final decision made but two uses being considered for the property are housing and parking.

Mr. Malone voiced his concern about piecemeal planning instead of a long-range study of space needs. President Thompson explained that UCA has a master plan which was adopted prior to his employment which has generally been followed. As with all master plans changes occur over a period of time and certainly that has occurred. A second plan was done by Mr.

Ken Ingram, university architect. At the time the master plan was done, Dr. Baldrige had not approached the university about his property, but certainly his property fits in with the general plan of putting the buildings toward the center of the campus and gradually moving the parking to the periphery of the campus.

Mr. Malone requested an individual meeting with the architect to discuss UCA's long-range plan. President Thompson stated that he would consult with the Chairman about the request.

Following further discussion, the following resolution was adopted upon motion by Mr. Harding, seconded by Mr. Aydelott, and passed with Mr. Malone abstaining. Mr. White also abstained due to the fact that he owns property in close proximity to the Baldrige property.

"BE IT RESOLVED: THAT THE BOARD OF TRUSTEES AUTHORIZES THE PRESIDENT TO OBTAIN AN APPRAISAL OF THE DOYLE BALDRIDGE PROPERTY DESCRIBED ABOVE AND TO NEGOTIATE AN ANNUITY AGREEMENT WITH DR. AND MRS. BALDRIDGE.

BE IT FURTHER RESOLVED: THAT ANY ANNUITY AGREEMENT BE DRAFTED SUBJECT TO THE APPROVAL OF THE BOARD OF TRUSTEES."

NEW BUSINESS

Purchase and Exchange of Property Near Campus - There are pieces of property located in strategic proximity to the university campus which are owned by individuals who have indicated they are willing to trade such property for acceptable property in other locations.

In order to obtain property under these conditions, it is necessary for representatives of the university to have authority to pursue this option.

President Thompson explained that the resolution is for the purpose of negotiations only. All transactions would be subject to Board approval.

Following a discussion the following resolution was adopted upon motion by Mr. Aydelott, seconded by Mr. Burton, and passed with Mr. White abstaining:

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"BE IT RESOLVED: THAT THE PRESIDENT IS AUTHORIZED TO MAKE APPROPRIATE PLANS TO ACQUIRE PROPERTY WHICH MAY SUBSEQUENTLY BE TRADED FOR LAND ADJACENT TO THE CAMPUS NEEDED BY THE UNIVERSITY FOR FUTURE DEVELOPMENT.

BE IT FURTHER RESOLVED: THAT PROGRESS ON THE PLANS BE REVIEWED WITH THE BOARD OF TRUSTEES AT SUBSEQUENT MEETINGS AND THAT ANY CONTRACTS BE MADE SUBJECT TO THE APPROVAL OF THE BOARD OF TRUSTEES."

Executive session for the purpose of considering personnel was declared upon motion by Mr. White, seconded by Mr. Harding, and passed.

EXECUTIVE SESSION

The following personnel adjustments, appointments, and retirements as recommended by President Thompson were approved upon motion by Mr. White, seconded by Mr. Harding, and passed:

Adjustments:

1. Ellen Frazier, Instructor, part-time, Home Economics, term, non-tenure track, effective January 6, 1992 through May 15, 1992, change gross salary from \$1,400.00 to \$2,800.00.
2. Brian Conatser, Instructor, part-time, Music, term, non-tenure track, effective January 6, 1992 through May 15, 1992, change gross salary from \$3,800.00 to \$4,500.00.
3. Gay Pappin, Instructor, part-time, Music, term, non-tenure track, effective January 6, 1992 through May 15, 1992, change gross salary from \$2,900.00 to \$2,250.00.
4. Lee Phillips, Instructor, part-time, Music, term, non-tenure track, effective January 6, 1992 through May 15, 1992, change gross salary from \$5,250.00 to \$6,500.00.
5. Charlotte Pitcairn, Instructor, part-time, Music, term, non-tenure track, effective January 6, 1992 through May 15, 1992, change gross salary from \$1,400.00 to \$1,650.00.

6. William Randall, Instructor, part-time, Music, term, non-tenure track, effective January 6, 1992 through May 15, 1992, change gross salary from \$2,400.00 to \$2,800.00.

Appointments, part-time:

1. Patricia Phelps, Assistant Professor, part-time, Administration/Secondary Education, term, non-tenure track, effective January 6, 1992 through May 15, 1992, @ a gross salary of \$3,000.00.
2. Nancy Dunaway Fowlkes, Instructor, part-time, Art, term, non-tenure track, effective January 6, 1992 through May 15, 1992, @ a gross salary of \$1,500.00.
3. Joan Wright, Instructor, part-time, Educational Media/Library Science, term, non-tenure track, effective January 6, 1992 through May 15, 1992, @ a gross salary of \$933.33.
4. Brenda Sullivan, Instructor, part-time, Math Crusade Grant, term, non-tenure track, effective January 6, 1992 through May 15, 1992, @ a gross salary of \$1,400.00.
5. W. Dewayne Collins, Instructor, part-time, Mathematics/Computer Science, term, non-tenure track, effective January 6, 1992 through May 15, 1992, @ a gross salary of \$1,500.00.
6. William Christopher Hunter, Instructor, part-time, Mathematics/Computer Science, term, non-tenure track, effective January 6, 1992 through May 15, 1992, @ a gross salary of \$1,400.00.
7. Rita Fielder, Instructor, part-time, Mathematics/Computer Science, term, non-tenure track, effective January 6, 1992 through May 15, 1992, @ a gross salary of \$1,400.00.
8. Suzanne Banister, Instructor, part-time, Music, term, non-tenure track, effective January 6, 1992 through May 15, 1992, @ a gross salary of \$450.00.
9. Jann Bryant, Prep School Director, part-time, Music, term, non-tenure track, effective January 9, 1992 through January 31, 1992, @ a gross salary of \$1,000.00.
10. James Herr, Instructor, part-time, Technology, term, non-tenure track, effective January 6, 1992 through May 15, 1992, @ a gross salary of \$1,400.00.

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11. Ronnie Hallsell, Instructor, part-time, Technology, term, non-tenure track, effective January 6, 1992 to May 15, 1992, @ a gross salary of \$1,400.00.

RETIREMENTS:

1. H. B. Hardy, Jr., President's Office, June 30, 1992.
2. A. Michele Warren, Nursing, end of second summer term 1992.
3. Robert Wright, Biology, May 15, 1992.

President Thompson's performance evaluation by the Board was accepted upon motion by Mr. Burton, seconded by Mr. Aydelott, and passed.

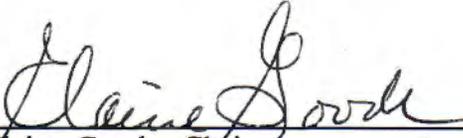
Open session was declared upon motion by Mr. Aydelott, seconded by Mr. Harding, and passed.

OPEN SESSION

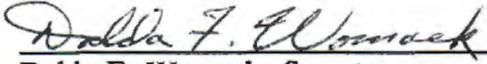
The preceding personnel adjustments, appointments, and retirements as recommended by President Thompson were approved upon motion by Mr. White, seconded by Mr. Harding, and passed.

President Thompson's performance evaluation by the Board was accepted upon motion by Mr. Burton, seconded by Mr. Aydelott, and passed.

There being no further business to come before the Board, motion to adjourn was made by Mr. White, seconded by Mr. Aydelott, and passed.



Elaine Goode, Chairman



Dalda F. Womack, Secretary