

METROPOLITAN AREA PLANNING DEPARTMENT

May 6, 1981

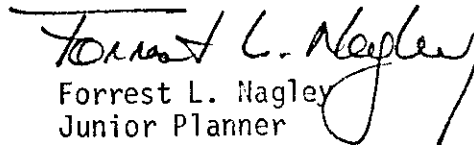
TO Subdivision Committee and Utility Advisory Committee

FROM Forrest L. Nagley, Junior Planner

SUBJECT May 14th Agenda, Item #8: Appeal of Patton Addition Sketch Plat.
Located on the North Side of Zimmerly in an Area West of Palisade.
(S/D 81-29)

Attached is a copy of the Patton Addition Sketch Plat and the applicant's sketch plat appeal letter. The applicant's reason for appeal of this sketch plat centers around his desire not to dedicate the areas indicated on the drawing as, "City Request for Dedication", for either street right-of-way or for riverbank maintenance, flood control and river beautification purposes. The location of the drainage dedication line was provided by City Engineering. The area required for drainage dedication includes the design bank of the river and a 15-foot wide strip needed for maintenance access purposes. The 15-foot strip needed for maintenance access could be platted as an easement, however, an outright dedication is preferred in order to prevent possible fencing and encroachment problems in the future. The disputed street right-of-way dedication is required in order to provide for the termination of Zimmerly Street with a hammer-head turnaround. A portion of this required street dedication could be platted to overlay the maintenance access portion of the drainage right-of-way dedication.

The area required for the drainage dedication is in alignment with existing drainage rights-of-way south of Zimmerly and south of Lincoln.


Forrest L. Nagley
Junior Planner

FLN:jps

Attachments (2)

cc: Baughman Company, P.A., 330 Laura, 67211 (Surveyor)
Duane Patton, 1341 South 119th Street West, 67209 (Applicant)
Robert A. Lakin, Director of Planning

ITEM NO. 8

April 20, 1981

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: Letter dated April 15, 1981 from Mr. Louise Olivarez of the
Metropolitan Area Planning Department regarding S/D 81-29
Sketch plat of Patton Addition.

Gentlemen:

This letter is in response to the referenced letter. Since your Company has represented me up to now in preparing and submitting the referenced sketch plat to the city I will address my comments of their letter to you. Should you desire any assistance in transmitting these comments to the city I will be happy to provide it. Following are my comments.

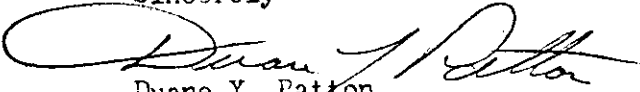
I do not wish to dedicate the land area identified in comment no. 1 of the city's letter because of its impact on reducing the total number of lots from four to three. Purchase of this particular parcel of land was made because it was already zoned for four fourplex lots. At the time of negotiations with the previous owner a check was made with city personnel (zoning and flood control) to see if there would be any restrictions placed on these lots. There was none indicated that would restrict the land useage to three lots. Because of this information the valuation of the land was established for four lots.

If the area requested by the city is dedicated to them and the number of lots reduced to three, a large financial burden will be placed on them and their future development. For this reason I am not desirous of dedicating any of the land but prefer staying with four lots. It is requested that you continue to proceed with obtaining approval of the existing four lot sketch plat.

Should this decision be unacceptable with the city and they insist on obtaining the requested land along Palisade, the hammer head turn around and along the river I would consider selling it to them at the going market value. However, my preference remains retaining the four fourplex lots.

Your continued assistance with this matter is appreciated.

Sincerely


Duane Y. Patton
Land Owner

WICHITA-SEDGWICK COUNTY

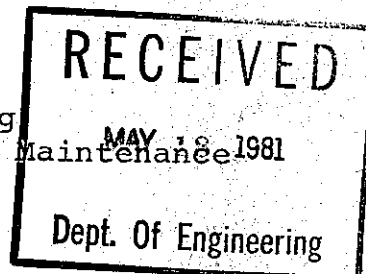
DATE
May 15, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

TO R. W. Bruggeman, Director of Engineering
David Stowe, Director of Operations and Maintenance


FROM Jack H. Galbraith, Chief Planner

SUBJECT Appeal of Subdivision Committee's decision on Patton
Addition Sketch Plat



Your joint request to appeal the May 14, 1981, decision of the Subdivision Committee not to require the dedication of land within the identified design bank of the Arkansas River and the adjacent 15-foot strip of land for maintenance access purposes has been scheduled for review by the Metropolitan Area Planning Commission. This appeal request is scheduled as part of item 3 on the May 21, 1981, agenda and will be heard shortly after the start of the meeting at 1:30 p.m.

Should you desire to review this matter prior to the appeal hearing, please advise. Our graphics division is available to assist you with the preparation of slides for your presentation if needed. If I can be of any other assistance, please call.

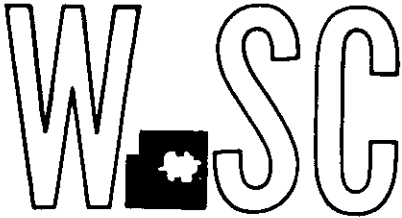

Jack H. Galbraith
Chief Planner

JHG:FLN:bh

cc: Mike Lindebak, Department of Engineering
Paul Johnston, Operations and Maintenance

RAWB

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

May 26, 1981

Baughman Company, P.A.
Attention: Bill Korber
330 Laura
Wichita, Kansas 67211

Re: Appeal of Planning Commission's decision on Patton Addition
Sketch Plat to the Board of City Commissioners

Dear Bill:

On May 21, 1981, the Metropolitan Area Planning Commission considered City Staff's appeal of the Subdivision Committee's decision not to recommend dedication of land for the design bank of the river and associated maintenance and access. The Metropolitan Area Planning Commission's action on the appeal was to uphold the recommendation of the Subdivision Committee.

The Department of Engineering has advised that they wish to appeal the Planning Commission's decision to the Board of City Commissioners. This appeal will be a part of the Planning Department's items on the June 16, 1981, Board of City Commissioners' agenda.

If you have any questions about this matter prior to the meeting, please feel free to call me.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Duane Patton, 1341 South 119th Street West, 67209
Ray Bruggeman, Director of Engineering, Department of Engineering
Paul Johnston, Flood Control and Landfill Director, Department of
Operations and Maintenance

RECEIVED

MAY 27 1981

Dept. Of Engineering

RWB

THE CITY OF WICHITA

OFFICE OF Director of Engineering

DATE May 27, 1981

TO Jack H. Galbraith, Chief Planner

FROM R. W. Bruggeman, Director of Engineering

SUBJECT Appeal of Planning Commission's Decision
on Patton Addition Sketch Plat

It is my intent that the matter of dedication of land for the design section of the Arkansas River in regard to the Patton Addition be brought to the attention of the City Commission.

Upon receipt of the minutes of the Planning Commission regarding this item, I will agree to prepare a memorandum in conjunction with Mr. Stowe that will outline various options for the City Commission's consideration on June 16, 1981.



R. W. Bruggeman
Director of Engineering

RWB:gr

cc: Robert G. Finch, Deputy City Manager
David Stowe, Director of Operations and Maintenance



THE CITY OF WICHITA

OFFICE OF Director of Engineering

DATE June 8, 1981

Honorable Board of City Commissioners
TO (Through E. H. Denton, City Manager)

FROM R. W. Bruggeman, Director of Engineering

SUBJECT S/D 81-29 Patton Addition Plat

The Departments of Engineering and Operations and Maintenance recommended to the Subdivision Committee of the Planning Commission and to the Planning Commission that 15' of the Patton Addition be dedicated for drainage purposes and the adjacent 15' be dedicated as an easement for access and maintenance. The recommendation also included a dedication for a hammerhead that would serve as a turn around for Zimmerly Street. The recommendation was made to insure that sufficient right-of-way would be available for the construction and maintenance of the design channel for the Arkansas River through this area.

The design channel on the west bank has been constructed from Seneca Street to O. J. Watson Park. The east bank has been constructed from Second Street to Pawnee Avenue with the exception of the area from Shirk to Bayley which includes the area of the Patton Addition. The right-of-way is generally available from Second Street to Broadway with the exception of the area south of Maple Street where the design channel has been constructed.

The following alternatives are being recommended in the order listed:

1. A 15' dedication with a 15' access and maintenance easement without a dedication for the hammerhead or turn around for Zimmerly Street. The hammerhead or turn around would be constructed in the Zimmerly Street right-of-way or in the 15' dedication and 15' easement for access and maintenance.
2. A 15' contingent dedication with a 15' easement for access and maintenance.
3. A 30' access and maintenance easement which would permit the City to obtain the 15' for construction of the design channel at a later date and would require that the structure or structures placed on this lot not be constructed on the easement.

A slide of this area will be available for your viewing at the Commission meeting of June 16th.



R. W. Bruggeman
Director of Engineering

RWB:gr

cc: David Stowe, Director of Operations and Maintenance

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 21, 1981

/8 S/D 81-29 - Sketch plat of Patton Addition, generally located on the north side of Zimmerly in an area between Palisade and the Arkansas River.

GALBRAITH stated that prior to the Subdivision Committee meeting, the Engineering Department recommended that approximately the west 15 feet of the area be dedicated outright for drainage purposes, with an adjacent 15 feet being an easement for access and maintenance purposes. The Subdivision Committee did not concur in the recommendations of the Department of Engineering and recommended that the west 15 feet not be dedicated outright for drainage purposes but be granted as an easement for maintenance access and river beautification. He said that the Departments of Engineering and Operations and Maintenance have asked that they be permitted to appeal that decision on to the Planning Commission. GALBRAITH pointed out that at the Subdivision Committee meeting the applicant indicated that he wanted to be able to plat four lots for fourplexes. GALBRAITH stated that if the west 15 feet was dedicated, there would still be enough lot area to construct a tri-plex on the fourth lot.

RAY BRUGGEMAN, Director of Engineering, said that the Engineering Department made what they thought was the standard request for right-of-way when this plat was reviewed by their Department.

PAUL JOHNSTON, Director of Flood Control & Landfill, explained the drawing that he had prepared indicating right-of-way that had been obtained through the platting process by the City over a period of time and the riverbank improvements made south of the railroad tracks resulting from those dedications.

HANSEN said that she would like to know why the Subdivision Committee approved the sketch plat in light of the information received.

GARDNER responded that over the course of several years the Subdivision Committee had reviewed several plats that have been adjacent to the river and in many instances Flood Control and Engineering had requested dedications outright from property owners who previously thought their property lines had run to the center of the channel. They requested a dedication, as a rule, to the high bank line with a maintenance and access easement being platted at that point to provide for maintenance. The principal behind the practice of requiring a substantial dedication in many instances is proper because it allows for the eventual improvement and maintenance of the river. The difficulty that has been evident in many areas is that there is really no access back to the maintenance easement, nor is there really the budget, equipment or

the manpower to maintain the many miles of land that are thereby dedicated and owned by the public. He said that he was not implying that there was not adequate maintenance, he was simply saying that they were not in a position to take care of all that they presently have, let alone additional dedication. GARDNER said that it has been the Subdivision Committee's feeling that, rather than an outright dedication, the applicant merely grant a maintenance and access easement. That way the ownership of the property is retained by the private party, while the municipality is provided with the necessary access for the maintenance which is performed. The Committee felt that there was some basis for questioning the principal of requiring an outright dedication to the high bank line in many areas. In this specific area, the necessary dedication is lacking north and south for several hundred feet to go in and actually install or construct the design channel. He said that it was the opinion of the Subdivision Committee that the likelihood of the City acquiring the balance in the relatively immediate future was probably marginal. He said that it was creating a situation where the request for outright dedication and additional easement impinged substantially upon the utility of the site. GARDNER continued that it would be proper to express that the eventual acquisition and construction of a full bank to design standards was probably a good principal. If there was not some likelihood that they would be able to proceed in the relatively near future, then he felt that they should have to wait to reduce the degree of impact upon the property owners of that requirement. GARDNER submitted that maybe the Commission should consider something along the line of contingent dedication, such as, if and when the additional adjacent land is acquired. Perhaps they could acquire this contingently and that might provide an answer. There was some feeling that this was rather an exceptional piece that was going to create a situation of hardship.

BILL KORBER, surveyor, representing the applicant, showed a cross-section of the riverbank, stating that the applicant was willing to give 15 feet of access along the riverbank for maintenance. He said that the applicant wanted to put a fourplex on the lot and any dedication off of the west lot would lose the fourplex.

GARDNER stated that it was appropriate to note that constructing a continuous bank of some continuity as far as the design channel is a good idea. He felt that they were dealing with just a few feet of variation in terms of the channel and what the City wishes to have for a design channel and this dedication to achieve that is a relatively small parcel of land. As Mr. Korber pointed out, they presently have access, and some consideration of the impact on the property owner needs to be taken into account. In the likelihood that the City should ever determine that they wished to go in and condemn the additional bank area to create the design channel, he did not believe that the expense that the City would incur in a nominal condemnation

of several feet would be excessive given the cost of their acquisition of the balance of that bank area. However, the taking, if it occurs after the construction of the fourplex, allows the fourplex to exist as a nonconforming use after the fact, but if it is dedicated outright at this point, it does in fact have some impact upon the property owner and the developability of the property. There is some loss to be incurred at this point, and he suspected that he was looking at a situation of fairness if he was to suggest that the public could afford to pay for that small property in the eventual likelihood it would condemn the bank area. He said that this is a situation where he felt that fairness was appropriate.

MOTION: That the Planning Commission approve the Subdivision Committee's recommendation. Gardner moved, Bayouth seconded and it carried with a vote of 6 in favor (Gardner, Bayouth, Hennessy, Goebel, Martens and Jones), and 1 opposed (Hansen). Cazal and Shook were not present. Lofton was absent.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

RECEIVED

DATE

JUN 9 1981 June 9, 1981

Dept. Of Engineering

TO The Honorable Board of City Commissioners (through E. H. Denton, City Manager)

FROM Robert A. Lakin, Director of Planning

SUBJECT Appeal by the Departments of Engineering and Operations and Maintenance of the Planning Commission's recommendation on the sketch plat of Patton Addition

A 4-lot sketch plat of RB-zoned property north of Zimmerly between Palisade and the Arkansas River was submitted to the Planning Department for review in late March, 1981. The property is currently platted as four lots fronting on Palisade (each lot approximately 25' x 260') in Fred Baldwin's Addition, the west property line being the left bank of the Arkansas River. The owner wishes to replat in order to reorient the lots to Zimmerly and create better shaped lots suitable for 4-plexes. Each proposed lot has slightly more than 6,000 square feet, the minimum required for a 4-plex.

After consulting with the Departments of Engineering and Operations and Maintenance regarding right-of-way or easements needed adjacent to the river, the Planning Department responded to the applicant requesting that the preliminary plat show a dedication, varying in width from 24 to 29 feet, for riverbank maintenance, flood control and river beautification purposes on the west side of the property. The sketch plat had shown a 15-foot riverbank maintenance easement only. Also required was adequate dedication for a hammerhead turnaround on Zimmerly outside of the drainage dedication area.

The property owner appealed this requirement to the Subdivision Committee, stating that any dedication of land for river purposes would cause him to be able to plat only three lots instead of four. (He could still plat four lots but one lot could have no more than a triplex on it unless approved by the Board of Zoning Appeals.)

On May 14, 1981, the Subdivision Committee reviewed this matter. City staff proposed a compromise by asking for 15 feet of outright dedication plus a 15-foot maintenance and access easement. This would allow more area to be retained in the applicant's ownership. They also suggested that the turnaround could be constructed within the areas designated for drainage and access.

The Subdivision Committee recommended 3-0 that only a 15-foot easement for riverbank maintenance, flood control, and river bank beautification purposes be required plus adequate dedication for the turnaround. The Departments of Engineering and Operations and Maintenance appealed this decision on to the full Planning Commission which, on May 21, 1981, voted 6-1 to uphold the Subdivision Committee's recommendation. Those departments are now appealing the Planning Commission's recommendation.

Attached is a memo from Ray Bruggeman outlining his department's recommendations regarding this matter. Also attached are minutes

RMB

The Honorable Board of City Commissioners (through E. H. Denton,
City Manager


Page 2

June 9, 1981

of the Planning Commission meeting. Please schedule this matter
for review on your agenda of June 16, 1981. Possible actions are:

- 1) Concur with the Subdivision Committee and Planning Commission
and require the plat of Patton Addition to grant only a 15-foot
easement for riverbank maintenance, flood control, and river
beautification purposes, plus adequate dedication for a turn-
around on Zimmerly.
- 2) Concur with City staff and require the plat of Patton Addition to
dedicate 15 feet adjacent to the west line of the property for
drainage purposes with a 15-foot riverbank maintenance and access
easement adjacent to the east of the drainage dedication. Instruct
that the Zimmerly turnaround be designed within existing street
right-of-way plus the dedication and easement areas described
above.
- 3) Accept one of the alternate recommendations from the Department
of Engineering and require a 15-foot contingent dedication plus
15-foot easement OR a 30-foot access and maintenance easement.

Respectfully submitted,


Robert A. Lakin
Director of Planning

RAL:LO:bh

W/O Attachments

cc: ✓ R. W. Bruggeman, Director of Engineering
David Stowe, Director of Operations and Maintenance
William Korber, 330 Laura, 67211
Duane Patton, 1341 S. 119th St. West, 67209

S/D No. 81-29 Name Patton Addition
Date Application Rec'd. 3-20-81 Preliminary Approval _____
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location North side of Zimmerly, in an area west of Palisade.

Owner Duane Patton
Surveyor/Engineer Baughman Company
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>0.6</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>5</u> R/W <u>97.14</u> ft. |
| Residential <u>4</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>4</u> | TOTAL <u>97.14</u> ft. |
| 3. Minimum Lot Frontage <u>61.77</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>5,873 sq. ft.</u> | |
| 5. Existing Zoning <u>RB</u> | |
| 6. Proposed Zoning <u>RB</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

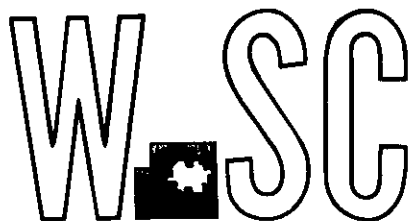
STAFF COMMENTS:

Note: On June 16, 1981, the City Commission, when reviewing an appeal of platting requirements, authorized submission of a 4-lot plat which dedicates no additional right-of-way for Palisade, but which dedicates a 9-to-14-foot wide area for riverbank purposes with an adjacent 15-foot maintenance access easement. The turnaround for Zimmerly could overlap the access easement. The applicant indicated that he would be requesting a variance to allow parking in the front yard setback and could also request a variance of the lot size to permit a 4-plex on Lot 1.

- A. It is noted that no Zimmerly turnaround has been shown on this final plat. The City Engineer's representative shall be prepared to state what is the minimum right-of-way which needs to be dedicated in order to accommodate a hammerhead turnaround. The area dedicated may overlap the access easement. The final plat tracing shall indicate the necessary right-of-way.
- B. The applicant shall guarantee the paving of Zimmerly, west of Palisade, including the turnaround.
- C. The applicant shall guarantee construction of a sidewalk on the north side of Zimmerly adjacent to these multi-family zoned lots.
- D. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state whether any drainage improvements need to be guaranteed with this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

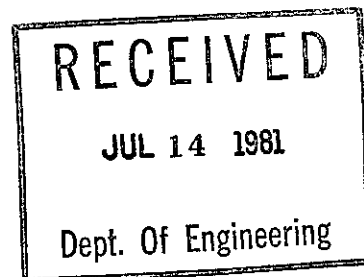
NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



July 13, 1981

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 81-29 - Final plat of Patton Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 9, 1981, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The final plat tracing shall indicate a 10-foot utility easement adjacent to the north line of each lot.
- B. The applicant shall attempt to petition for the paving of Zimmerly, west of Palisade, including the turnaround.
- C. The applicant shall guarantee construction of a sidewalk on the north side of Zimmerly adjacent to these multi-family zoned lots.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots. In this regard, the final plat tracing shall indicate a 10-foot utility easement adjacent to the south line of each lot.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

Baughman Company
July 13, 1981
Page 2

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on July 16, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

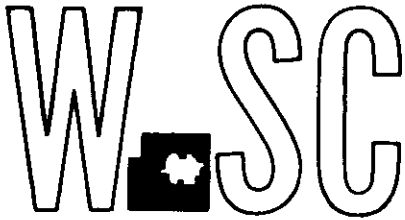
Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Duane Patton, 1341 S. 119th St. West, 67209
X Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

June 17, 1981

Mr. William Korber
Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 81-29 - Sketch plat of Patton Addition

Dear Mr. Korber:

On June 16, 1981, the Board of City Commissioners reviewed the sketch plat of Patton Addition and the Engineering and Operations and Maintenance Departments' appeal of the Planning Commission's recommendation regarding riverbank dedication. The City Commission authorized the submission of a preliminary plat which shows 4 lots, no additional dedication for Palisade Street, a dedication or easement adjacent to the west property line for flood control, riverbank maintenance, and river beautification purposes plus a 15-foot access easement adjacent to the flood control dedication (easement). The width of the flood control dedication (easement) shall be 9 feet at the north line of the plat increasing to 14 feet at the south line of the plat. Dedication for the Zimmermanly turnaround may overlap the 15-foot access easement.

Use of the access easement was discussed with the City Commission agreeing that the property owner could pave this easement and use it as an access drive to a parking area which he is proposing on the north side of the lot. The owner mentioned a possible need for a variance to allow parking in the front yard of this westernmost lot. By copy of this letter, we are advising Mr. Patton to contact Glen Lytle of our office (268-4390) if he wishes to pursue a parking variance.

Since the plat is less than 10 acres in size and less than 5 lots, you may skip the preliminary plat, if you wish, and file the final plat (25 copies) plus 15 copies of the sketch plat. The sketch plat must show existing public utilities on or adjacent to the site, as well as the information shown on the previously-submitted sketch. The balance of the platting fee (\$5.00 per lot) will be due when the final plat (or preliminary plat) is submitted. The plat's text should specify that the "access easement is hereby

He

RWB

RECEIVED
JUN 19 1981
Dept. Of Engineering

Mr. William Korber
June 17, 1981
Page 2

granted to the City of Wichita for use by the public agency authorized to maintain the riverbank. The flood control, river-bank maintenance and river beautification dedication (easement) is hereby dedicated (granted) to the public for the uses specified."

If you have any questions regarding Patton Addition which you need to discuss, please call.

Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

cc: Duane Patton, 1341 S. 119th St. West, 67209
R. W. Bruggeman, Director of Engineering
David Stowe, Director of Operations and Maintenance