



**Van Doren
Hazard
Stallings**

Architects • Engineers • Planners

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 1-15-80 JOB NO. 79-229-A0

PROJECT Pawnee Mesa

TO Mr. Mike Lindebak

FROM Kenneth H. Bengtson

REFERENCE Pawnee Mesa Drainage Plan

Confirmation
memo

COPIES TO:

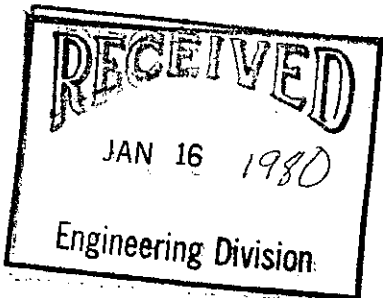
Yash Desai ✓
Paul Johnston

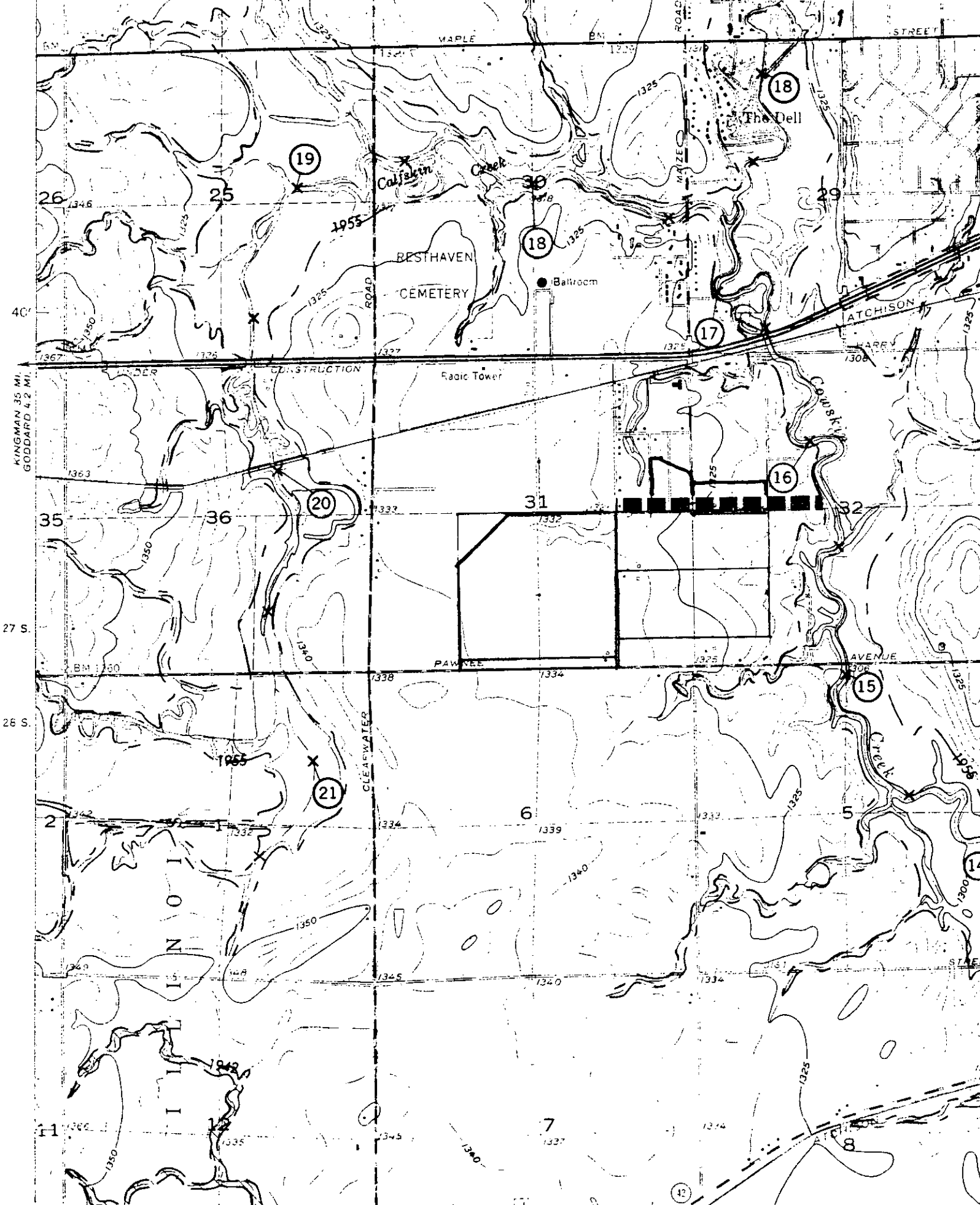
In our meeting of January 9, 1980 we submitted a drainage plan which used the following standards:

- Minimum street grades of 0.32%
- Drainage Dedication with channels having 4:1 side slopes and 15 foot access on each side.
- Two year frequency storm to be collected within the storm sewers and the 100 year design storm to be contained within public right of way.

Also, the 100 year storm will not be directed through the developed area to the northeast, but as indicated in our meeting will be conveyed directly east to Cowskin Creek.

Kenneth H. Bengtson





97°30'00"
 Base from U.S. Geological Survey topographic
 quadrangles: Wichita West, 7½', 1961 and
 Wichita East, 7½', 1961

R. 2 W. R. 1 W.

SCHULIF 2.4 MI
 VIOLA 12 MI

RAYNEVILLE 4.9 MI



January 17, 1980

Mr. Alexander L. Dean
Builders, Inc.
1000 Parklane
Wichita, Kansas 67218

Re: Pawnee Mesa Addition

Dear Mr. Dean:

As we discussed on the phone, I would anticipate that the sanitary sewer plans for a 100 lot phase of Pawnee Mesa Addition would be complete within 60 days if we had projects and project guarantees today. Street paving plans and storm water sewer plans would be completed prior to the actual construction of the sanitary sewers. Within six weeks any number of project guarantees could be filed, therefore it would not be fair for me to give you an estimated time to complete your first phase of engineering at this time.

Once we have projects and project guarantees, we will give you our best estimate of the time required to complete engineering on these projects. At that time we will be able to respond based on our actual workload. Any response today would be extremely speculative.

If you wish to call once your plat has been scheduled to be heard by the City Commission, we will be in a better position to discuss work schedules.

Sincerely,

Mike Lindebak
Program Development Engineer

ML:ck

BUILDERS, INC.

1000 PARKLANE / WICHITA, KANSAS 67218

January 15, 1980

Mr. Mike Lindebak
Engineering Department
City of Wichita Public Works
455 North Main
Wichita, Kansas 67202

Dear Mr. Lindebak:

As we discussed on the phone today, I am writing to request an estimated time schedule for preparing the detailed engineering on Phase I of Pawnee Mesa Addition.

Please assume in your calculations that guarantees will be posted by February 24 and that the plat and petitions will receive the City Commission approval then. I would like your best estimate, based on current and anticipated workload, of start and completion dates for engineering of sanitary sewer (extension of main and on-site trunks and laterals), storm sewer (on-site sewers, drainage channel, and pipe/channel to Cowskin Creek), and street paving.

Phase I of Pawnee Mesa is that portion of the plat generally east of the drainage easement and north of Rita. It includes the lots on the south side of Rita.

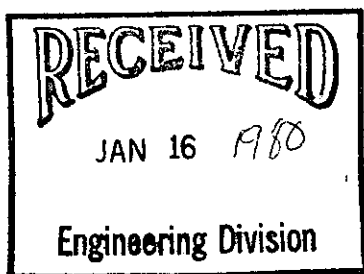
Thank you for your prompt reply.

Sincerely,



Alexander L. Dean
Manager, Property Development

/lb



yash

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill Div. DATE January 21, 1980

TO Louise Olivarez, Sr. Planner, MAPD

FROM Paul Johnston, Flood Control Engineer

SUBJECT - Pawnee Mesa Addn. Drainage Plan

In reviewing the revised final plat of subject Addition received by this office January 15, 1980, and the drainage plan submitted by Van Doren-Hazard-Stallings on January 9, 1980, it seems premature to be scheduling same for subdivision action. A drainage scheme was presented at a meeting of January 9th in which the drainage from Pawnee Mesa will flow directly east from the northeast corner of the plat to Cowskin Creek. The concept appeared feasible; however, to work it was mentioned that easements must be obtained, other developers were being contacted to see if they would share in the cost and additional arrangements would probably be necessary with the Park Board for crossing their property.

To my knowledge the above items have not been resolved and should be, prior to proceeding. Acknowledging this, the following comments are offered:

- 1) The applicant should provide an approved storm and drainage easement of adequate size to convey Q100. It should be recorded and submitted prior to finalizing.
- 2) Sufficient guarantees should be obtained to construct the necessary channels, storm sewers, structures, outfall to Cowskin Creek, protective measures and seeding and mulching.
- 3) The applicant should submit information on the flow lines and designate the proposed structures crossing Ute.
- 4) The applicant should indicate how the necessary structure crossing Lark Lane is to be financed.
- 5) If the 66" culvert is to remain at the south side of Rita and the drainage dedication, it will be necessary to increase the latter from 70 to 78 feet, otherwise designate a different method and submit same.
- 6) The northeast corner of the plat is presently a discharge point handling drainage from the north. Since this was not addressed, the applicant should be prepared to discuss how this is to be conveyed.
- 7) The applicant is to submit sufficient information on the necessary swales to convey Q100-Q2 as to insure its containment within the easement.
- 8) The original drainage plan was to drain a minimal section of the eastern edge of the plat to the drainage ditch adjacent to Lark Lane. It is now being proposed to drain from 300-500 feet to the east. The applicant is to comment on the condition of the roadside ditch and how and where they mean to convey the runoff from the lots, the proposed commercial area, etc.

Louise Olivarez

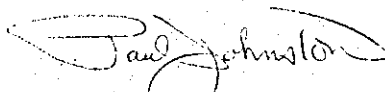
Subject: Pawnee Mesa Addn. Drainage Plan

January 21, 1980

Pg. 2

9. The applicant should comment on whether the two drainage structures crossing Lark Lane south of Ute are to be removed.
- 10) The final plat should have storm and drainage easements indicated as such rather than utility easements.
- 11) A scale dimension is required on the final plat.
- 12) Sufficient distances and bearings should be indicated on the final plat as to be able to stake the drainage dedication.
- 13) Due to minimal freeboard provisions in the drainage dedication, minimum pad elevations will be required and should be indicated on both the plat and within the text. The applicant is to contact Flood Control concerning same.
- 14) Certain sections of the storm sewer are in excess of 500 feet between manholes. The applicant should contact Darrell Brewer of Sewer Maintenance concerning approval of this.

Based upon the magnitude of the comments, it might be advisable to defer the plat on drainage. If you have any further questions, please advise.



Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Phil Dietrich
Yash Desai
Ken Bengston
Pawnee Mesa Addn. Plat File
Tommy Allen
Darrell Brewer

WICHITA 268-491

January 22, 1980

Mr. Ken Bengton
Van Doren-Heard-Stallings
260 North Rock Rd.
Wichita, Kansas 67206

Subject: Pawnee Mesa Addn.

Dear Mr. Bengton:

Based upon a meeting of April 19, 1977 between Dick Linn, Dean Sellers, John Lundblade, Tommy Allen, Max Greene and you, the developer was to construct a 2 year frequency storm sewer in May Avenue and a 10 year frequency from Carwood across the Pawnee Prairie Park, a pipe is to be laid within the 20' easement granted by the Park.

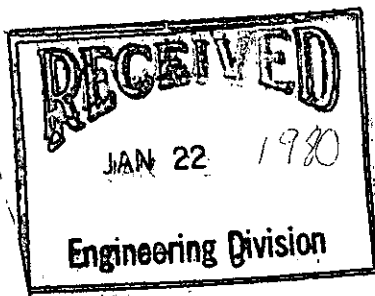
The proposal you indicated above does not agree with the initial arrangement, therefore as agreed at the January 9, 1980 meeting, contact should be made with Mr. Allen of the Park Board for possible approval or further discussion.

Yours truly,

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Tommy Allen
Yash Desai
Prairie Park 2nd Addn. Plat
Louise Olivarez
Pawnee Mesa Addn. Plat File



SCREENING COMMITTEE MEETING

(Selection of Consultants for Engineering Services)

Minutes of the Meeting of January 23, 1980, 2:05 p.m.

PRESENT: Ray Bruggeman, Director of Public Works, Chairman
Bob Lakin, Director of Planning
Russ Brenner, Director of Administration
Stan Issinghoff, Assistant City Attorney
Donald C. Gisick, City Clerk, Secretary

ALSO PRESENT: John Wynkoop, Director of Water
Bill Otten, Chief Engineer - Water Engineer
Dean Sellers, Acting City Engineer

The Staff Screening and Selection Committee met to consider selection of firms to provide engineering services on five new development projects which appear at this time would create a work load on engineering staff.

* (1) Echo Hills Addition - Phase I (13th St. and 119 St. West)--
The Water Department reviewed the project needs relative to water engineering work and noted that the firm of Professional Engineering Consultants (PEC) was doing the plat work, were available and could adequately provide the services needed, and recommended that PEC be selected.

Lakin moved that PEC be selected to perform the engineering services needed for water lines for Echo Hills Addition, based upon their prior work in subject area and their capability and availability to do the work, and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work. Motion carried unanimously.

Public Works/Engineering reviewed the project needs relative to streets, sewers and storm drain for Echo Hills Addition and stated that at present the Engineering Staff is planning to do the work but the developer does not want to be delayed on his development when the engineering becomes necessary; therefore, it was recommended that PEC be selected for this work also, to be contracted for in the event the City Engineering Division could not perform the work.

Lakin moved that PEC be selected to perform the engineering services needed for streets, sewer and storm drain for Echo Hills

Addition - Phase I, based upon their prior work in subject area and their capability and availability to do the work, and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work, and subject to the Engineering Division certifying that they do not have engineering staff available to perform the work. Motion carried unanimously.

(2) Oak Knoll Addition (south of Pawnee, east of Rock Road)--
The Water Department reviewed the project needs and noted that the firm of PEC was doing the plat work and were available and could adequately provide the services needed. The Water Department recommended that PEC be selected on that basis.

Lakin moved that PEC be selected to perform the engineering services needed for water lines for Oak Knoll Addition, based upon their prior work in subject area and their capability and availability to do the work, and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work. Motion carried unanimously.

(3) Overbrook 2nd Addition (Central & 143rd St. East)--
The Water Department reviewed the project needs and noted that the firm of Reiss and Goodness was doing the plat work and were available and could adequately provide the services needed. The Water Department recommended that Reiss and Goodness be selected on that basis.

Lakin moved that Reiss and Goodness be selected to perform the engineering services needed for water lines for Overbrook 2nd Addition, based upon their prior work in subject area and their capability and availability to do the work, and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work. Motion carried unanimously.

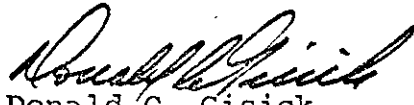
* (4) Pawnee Mesa Addition (north of Pawnee, west of Lark Lane)--
The Water Department reviewed the project needs and noted that the firm of Van Doren-Hazzard-Stallings was doing the plat work and were available and could adequately provide the services needed. The Water Department recommended that Van Doren-Hazzard-Stallings be selected on that basis.

Brenner moved that Van Doren-Hazzard-Stallings be selected to perform the engineering services needed for water lines for Pawnee Mesa Addition, based upon their prior work in subject area and their capability and availability to do the work, and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work. Motion carried unanimously.

(5) All Timber Valley Additions (Harry and 143rd St. East)--
The Water Department reviewed the project needs and noted that the firm of PEC was doing the plat work and were available and could adequately provide the services needed. The Water Department recommended that PEC be selected on that basis.

Brenner moved that PEC be selected to perform the engineering services needed for water lines for all of the Timber Valley Additions, based upon their prior work in subject area and their capability and availability to do the work, and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work. Motion carried unanimously.

The meeting adjourned at 2:40 p.m.


Donald C. Gisick
Secretary

BUILDERS, INC.

1000 PARKLANE / WICHITA, KANSAS 67218

January 25, 1980

Mr. Dean Sellers
Acting City Engineer
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Mr. Sellers:

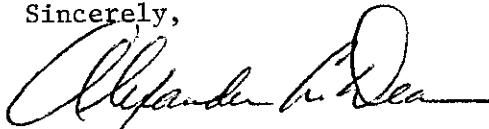
In a recent conversation with Joe Boyd, he raised the possibility of having the city contract out the engineering on our current plat, Pawnee Mesa Addition.

The timetable of our engineer, Van Doren, Hazard, Stallings, is such that working drawings for sewer and storm sewer could commence immediately, putting us in a position to build houses on the plat in synchronization with the proposed mortgage revenue bond program. Working drawings would be completed and ready for city review and letting of sewer contracts by the time the plat is recorded. This schedule would advance the timetable for housing construction by 2 - 3 months compared with the city's normal procedure of waiting until the plat is recorded to begin engineering.

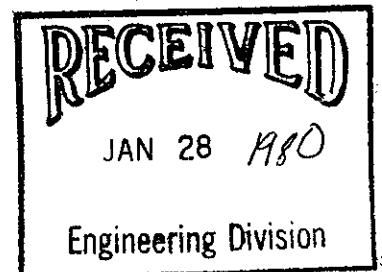
This letter is to request that Van Doren, Hazard, Stallings be awarded an engineering contract now before City Commission approval of the plat and before the usual petitions and guarantees are submitted. We are willing to put up whatever financial guarantees for the engineering contract the city may require, relieving the city of the possibility that the plat would not be recorded or valid petitions submitted. Such financial guarantees would relieve the city of all risk, while allowing valid engineering fees to be spread on special assessments at such time as the plat is recorded and valid petitions filed. More importantly, it will permit a major homebuilding effort to move ahead rapidly and help meet the housing shortage in Wichita.

I look forward to your affirmative reply so that this project can move forward without delay.

Sincerely,



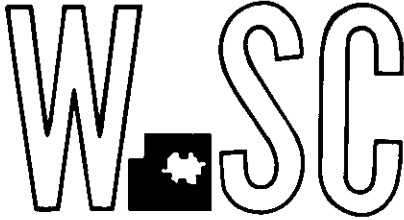
Alexander L. Dean
Manager, Property Development



/lb

cc: Mr. Joe Boyd, Dept. of Housing and Economic Development

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

January 25, 1980
(316) 748-4561

Van Doren-Hazard-Stallings
260 N. Rock Road, Suite 250
Wichita, Ks. 67206

Re: S/D 79-20 - Revised final plat of Pawnee Mesa Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 24, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's drainage plan has been approved subject to his obtaining the necessary drainage dedications between Pawnee Mesa and the Cowskin Creek and subject to his providing the necessary guarantees for the proposed drainage improvements.
- B. The applicant shall guarantee the paving of all streets, including Lark Lane.
- C. The applicant shall guarantee the extension of sanitary sewer service to all lots.
- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The street name "Ute" shall be changed to Jewell and "Rita" between Lark Lane and the drainage dedication shall be changed to Grant.
- F. The applicant shall guarantee the construction of sidewalks at the following locations:
 1. Both sides of Parkridge (collector).
 2. Both sides of Jewell (collector).
 3. One side of Rita/Grant (greater than 48 dwelling units).
 4. South side of Blake adjacent to Lot 1, Block 15 (multi-family zoning).
 5. East side of Fieldcrest adjacent to Lot 1, Block 15 (multi-family zoning).

Van Doren-Hazard-Stallings

January 25, 1980

Page 2


6. South and east sides of Haskell adjacent to Lot 1, Block 16 (multi-family zoning).
7. North side of Blake adjacent to Lot 1, Block 16 (multi-family zoning).
- G. The right-of-way for Shefford north of Jewell shall be reduced to 64 feet.
- H. K.G.&E. requests a 10-foot utility easement along the east line of Lots 28 through 32, Block 19 and also a 20-foot easement along the rear of lots abutting the drainage dedication if sanitary sewer is to be placed in these rear lot easements.
- I. The right-of-way for Lark Lane shall be dimensioned on the plat tracing as 33 feet.
- J. 40 feet of complete access control shall be dedicated at the corner of Pawnee and Lark Lane.
- K. 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. Forms for the bond and irrevocable letter of credit are available from this office.

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 January 31, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Alexander L. Dean, Manager, Land Development, Builders, Inc.,
1000 Parklane, 67218
Phil Dietrich, Co. Department of Public Works
X Dean Sellers, Acting City Engineer

January 30, 1980

Mr. Alexander L. Dean
Manager, Property Development
Builders, Inc.
1000 Parklane
Wichita, Kansas 67218

Dear Mr. Dean:

In regard to your request that the City of Wichita hire Van Doren, Hazard & Stallings to prepare design plans for Phase I development of your Pawnee Mesa plat, Van Doren, Hazard & Stallings will be recommended for selection prior to your recording of the final plat. The week after the plat is recorded and adequate financial guarantees have been submitted, it would be possible to have an approved contract for engineering services. Not knowing if it will be one month or six months, we naturally would want to evaluate our ability to do the engineering at that time.

If I can be of further assistance, please do not hesitate to write or call at 268-4502.

Sincerely,

Mike Lindebak
Program Development Engineer

ML:ck

February 4, 1980

Mr. Alexander L. Dean
Manager, Property Development
Builders, Inc.
1000 Parklane
Wichita, Kansas 67218

Dear Mr. Dean:

Attached you will find a copy of the minutes from the Consultant Screening Committee meeting of January 30, 1980 in which Van Doren - Hazard - and Stallings were approved for engineering Phase I of Pawnee Mesa.

Sincerely,

Mike Lindebak
Program Development Engineer

ML:ck

Enc. (1)

RECEIVED

JAN 31

Engineering Division

SCREENING COMMITTEE MEETING

(Selection of Consultants for Engineering Services)

Minutes of the Meeting of January 30, 1980, 11:00 a.m.

PRESENT: Ray Bruggeman, Director of Public Works, Chairman
Ray Trail, Executive Assistant, rep. the City Manager
Doug Moshier, Assistant City Attorney
Donald C. Gisick, City Clerk, Secretary

ALSO PRESENT: John Wynkoop, Director of Water
Dean Sellers, Acting City Engineer

The Staff Screening and Selection Committee met to consider selection of firms to provide engineering services on two new development projects which appear at this time would create a work over-load on engineering staff.

(1) Bo-Mar Addition - Phase I (55th St. So. and Hydraulic) --
The Water Department reviewed the project needs relative to water engineering work and noted that the firm of Professional Engineering Consultants (PEC) was doing the plat work, were available and could adequately provide the services needed, and recommended that PEC be selected to be contracted for in the event Water Engineering could not perform the work.

Public Works/Engineering reviewed the project needs relative to streets and storm water sewer design and it was recommended that PEC be selected for this work also, to be contracted for in the event the City Engineering Division could not perform the work.

Bruggeman moved that PEC be selected to perform the engineering services needed for water lines, streets and storm water sewer for Bo-Mar Addition - Phase I, based upon their prior work in subject area and their capability and availability to do the work, and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work, and subject to the Engineering Division and Water Engineering certifying that they do not have engineering staff available to perform the work. Motion carried unanimously.

(2) Pawnee Mesa Addition (north of Pawnee, west of Lark Lane) --
Public Works/Engineering reviewed the project needs relative to street, sewer and storm water sewer design and noted that the firm of Van Doren-Hazzard-Stallings was previously selected for water engineering work and recommended that they be selected for this

Screening Committee Meeting

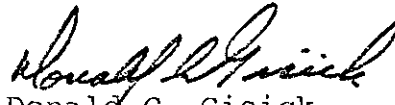
January 30, 1980

Page Two

work also, to be contracted for in the event the City Engineering Division could not perform the work.

Bruggeman moved that Van Doren-Hazzard-Stallings be selected to perform the engineering services needed for street, sewer, and storm water sewer design for Pawnee Mesa Addition, based upon their prior work in subject area and their capability and availability to do the work, and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work. Motion carried unanimously.

The meeting adjourned at 11:08 a.m.



Donald C. Gisick
Secretary

THE CITY OF WICHITA

OFFICE OF Public Works Engineering

DATE February 11, 1980

TO Robert L. Young, Principal Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Pawnee Mesa Addition

Attached is the legal description for the annexation ordinance requested for Pawnee Mesa plat. Note that the entire right-of-way for Lark Lane has been included with this annexation. Development of the Pawnee Mesa plat will require paving Lark Lane.

The following is an estimate of City costs involved with the development of Pawnee Mesa:

Streets	-	\$300,000
San. Sewer Main	-	<u>85,000</u>
Total		\$385,000

Sewer Main expense will be an initial expense for the City at the time the first phase of development occurs. Street paving expenses will be spread out over each phase of development.

Mike Lindebak
Program Development Engineer

ML:ck

Attachment: (1)

ANNEXATION

A tract of land in Section 31, Township 27 South, Range 1 West of the 6th P.M. more fully described as follows:

Beginning at a point forty (40) feet North and six hundred forty (640) feet, more or less, East of the Southwest Corner of the East Half of the Northeast Quarter of said Section 31; thence West parallel to the South line of said Northeast Quarter to a point thirty (30) feet West of the west line of the East Half of said Northeast Quarter; thence South parallel to said west line for a distance of forty (40) feet to the north line of the South Half of said Section 31; thence West along said north line to the west line of the East Half of the Southwest Quarter of said Section 31; thence South along said west line to a point fifty (50) feet North of the south line of said Section 31; thence East parallel to said south line to a point thirty (30) feet East of the east line of the West Half of the Southeast Quarter of said Section 31; thence North parallel to said east line to the north line of the South Half of said Section 31; thence East along said north line to a point six hundred forty (640) feet, more or less, East of the Southwest Corner of the East Half of the Northeast Quarter of said Section 31; thence North for a distance of forty (40) feet to the point of beginning.

WILLARD W. GARVEY
300 WEST DOUGLAS
WICHITA, KANSAS 67202

Office Of Title City Manager	
<input checked="" type="checkbox"/> EHD	<input type="checkbox"/> JHP
<input type="checkbox"/> RHP	<input type="checkbox"/> JWH
<input type="checkbox"/> RT	<input type="checkbox"/>
FEB 15 1980	
<input type="checkbox"/> Copies To	_____
<input type="checkbox"/> Send Te	_____
<input type="checkbox"/> File	_____

13 February 1980

City Manager Gene Denton
City of Wichita
455 North Main
Wichita, KS 67202

Gene, Happy Anniversary! One year ago today I gave you the Pawnee Mesa plat to process. It's still "in channels."

In the old days -- when the city was really growing -- we concluded entire projects within one year from scratch.

The Institute of Logopedics, for example, we designed, platted, financed, constructed and occupied within 12 months after the idea was first presented by them.

How can we afford the 100% added cost -- plus delays, and frustration of self-serving political bureaucracies at the City, County, State and Federal levels?

Can you help with a 10% cut in personnel and spending at City Hall this year?

Don't you think a meataxe approach to cut your personnel, spending, taxes, red tape, and improve service is indicated?

With best wishes


WILLARD W. GARVEY

WWG/kg

cc: Harry Coombs
Lionel Alford
Frank Hedrick
Russell W. Meyer, Jr.

PLEASE SEE BACK SIDE FOR REPLY.

February 29, 1980

Pawnee Mesa
file

Dear Willard:

This will acknowledge your letter of February 13, 1980, concerning the Pawnee Mesa plat.

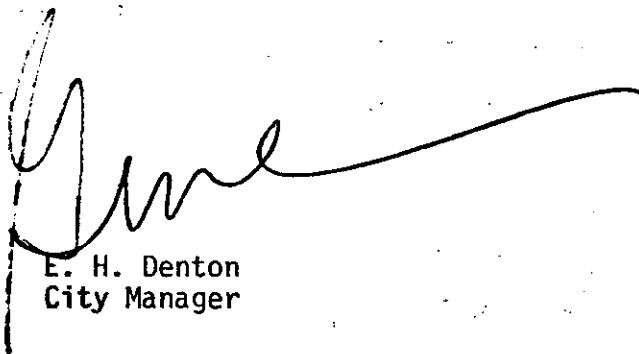
A check on the status of this plat indicates that all staff work is done by Engineering and Planning. The plat has been approved subject to your engineering consultant submitting the guarantees for the public improvements and the right-of-way dedications. We certainly regret that it was necessary for you to change engineering consultants in mid-stream on this project, but we stand ready to expedite any work when we hear from you.

Because you have raised the issue of management efficiency and cost reductions, I want to share a concern that has come to my attention regarding the Amortibanc and mortgage revenue bonds. As you know, the City of Wichita overcame many obstacles to develop the mortgage revenue bond program in record time. We spared no effort to make these funds available to the lending institutions to help provide housing in Wichita as a response to area industry concern.

The most recent records submitted to the City indicate that Amortibanc, a Garvey subsidiary, lags behind every other lending institution in the community in the percentage of committed and expended funds in the bond program. The overall average is 61.5% and Amortibanc is only 46.5% committed and expended as of January 31, 1980.

Perhaps you should take an introspective look at Amortibanc operations for efficiencies. Because they are 15% behind the average of other lending institutions, maybe a 15% cut in Amortibanc personnel and administrative costs would improve services to the homebuying public.

Best wishes.

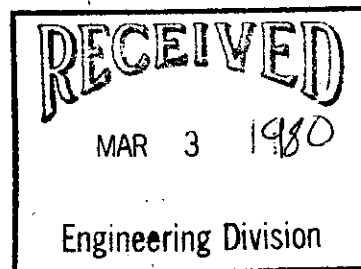


E. H. Denton
City Manager

EHD/tpd

cc: Harry Coombs
Lionel Alford
Frank Hedrick
Russell W. Meyer, Jr.
The Honorable Board of City Commissioners (w/a)

bcc: Robert A. Lakin, Director of Planning
Public Works Engineering



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the

undersigned, Joseph Weber and Frances Weber

being the owners of the following described real estate in Sedgwick County, Kansas, to wit:

The north 115 feet of the east one-half of the southeast quarter Section 31, Township 27 south, Range 1 west and the north 115 feet of the west one-half of the southwest quarter of Section 32, Township 27 south, Range 1 west.

do hereby dedicate the above described real estate to the public for _____

Storm Water Channel purposes.

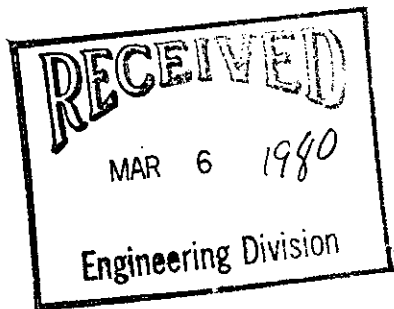
Executed this 29 day of February, 1980.

Joseph Weber
Joseph Weber

a.k.a.
a.k.a.

Joseph N. Weber Jr.
Joseph N. Weber, Jr.

Frances Weber



file

PANTEE MESA ADDITION - PHASE II UTILITY COST

	2-29-80	2	3	2-x-3	1-x-4	1-x-5	7	8	9	10	11	12
	Original	Months	Pro	%	Total	New	35%					
	Petition	to act.	rata	In Cost	Increase	Pet. Cost	of 6					
	Cost Est.	let	per month									
Phase II												
San. Sewer	3,101.00	13	1 1/2%	19 1/2%	46,884	371,784	129,950					
Water	1,167.00	13			21,584	132,884	46,300					
Storm Sewer	1,452.50	13			39,324	173,574	60,752					
Paving	672,000	13			13,104	803,040	281,064					
Totals	1,038,450				211,536	1,480,184	518,064					
Phase VI												
Water	21,800	13	1 1/2%	19 1/2%	4,251	26,051	9,118					
Paving	134,000	13			26,130	160,130	56,045					
Sewer	30,000	13			5,850	35,850	12,547					
Totals	185,800				36,231	222,031	77,110					
Grand Total	1,424,450				217,767	1,702,217	595,174					
Letter of Credit						1,702,217						
						X 35%						
						595,174						

Prepared By	Initials	Date
Approved By		

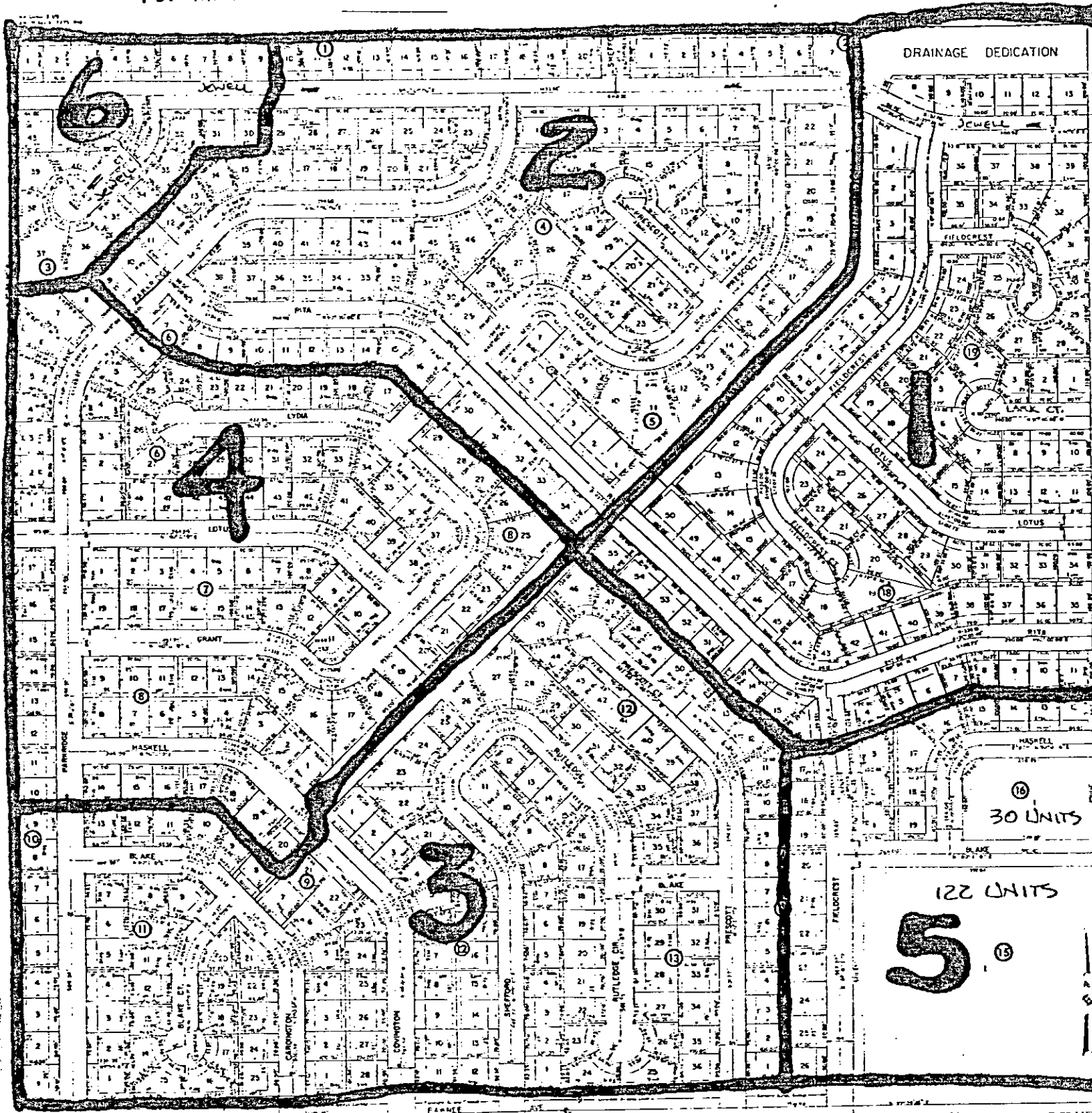
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

PAWNEE MESA ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

PAWNEE MESA ADDITION to Wichita is located at the northwest corner of Pawnee Rd. and Lark Lane (approximately 1.25 miles west of Tyler Rd.) There will be a total of 545 lots including the First Phase of 111 lots. Utilities are all underground. Lots will be available for spring or early summer construction.

For information on lot sales contact **HOST INC. 683-8541**



Developer, BUILDERS, INC., 1000 Parklane, Wichita, Kansas, 67218



250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

March 5, 1980

Mr. Mike Lindebak
Program Development Engineer
City Engineering Division
455 North Main Street
Wichita, Kansas 67202

Re: Pawnee Mesa

Dear Mr. Lindebak:

I would like to take this opportunity to express appreciation for both the cooperation and extra effort extended this past weekend in connection with the Pawnee Mesa plat. Though the attitude and effort extended typifies, I believe, your dealings with the general public, it makes their and our efforts much easier.

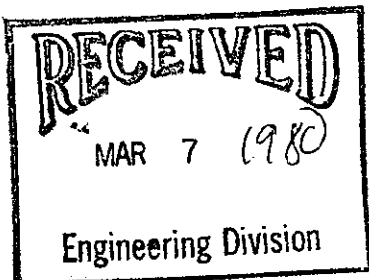
Once again, thank you.

Sincerely,

VAN DOREN-HAZARD-STALLINGS

By: *Kenneth H. Bengtson*
Kenneth H. Bengtson
Partner

cc: Mr Dean Sellers, Acting City Engineer ✓
Mr. R.W. Bruggeman, Director of Public Works



THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING DATE May 21, 1980

TO Tom Powell, Senior Assistant City Attorney

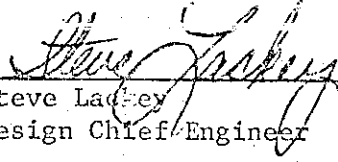
FROM Steve Lackey, Design Chief Engineer

SUBJECT Consulting Contract--
Pawnee Mesa Addition

Attached for your review are four (4) copies of a contract between Van Doren-Hazard-Stallings and the City for engineering services in connection with water, sanitary sewer, storm drainage, and street improvements within Pawnee Mesa Addition. The wording of this contract has been discussed with you previously.

If this agreement is satisfactory, please return three (3) approved copies to this office.

Thank you for your assistance.



Steve Lackey
Design Chief Engineer

SL:AK:md

Attachments

CONTRACT

for

ENGINEERING SERVICES

between

THE CITY OF WICHITA, KANSAS

and

VAN DOREN-HAZARD-STALLINGS
260 North Rock Road, Suite 250

THIS CONTRACT, made this _____ day of _____, 1980 by and between

THE CITY OF WICHITA, KANSAS

Party of the First Part, hereinafter

called the

"CITY"

and

VAN DOREN-HAZARD-STALLINGS
260 North Rock Road, Suite 250

called the

"CONSULTANT"

WITNESSETH:

WHEREAS the CITY intends to construct certain water, sanitary sewer, storm drainage and street improvements within Pawnee Mesa Addition, to the City of Wichita, Kansas, more fully described as follows:

- A. Project No.: 468-76-245-80932-000-000-001
Construction of Main 13, Southwest Interceptor Sewer in the City of Wichita, Kansas to serve Pawnee Mesa Addition and adjacent unplatted land (between Parkridge and Stoney Point from Pawnee to Carr).

- B. Project No.: 468-76-245-80941-000-000-001
Construction of Lateral 1, Main 13, Southwest Interceptor Sewer in the City of Wichita, Kansas, which lies between Blake and Jewell from the Drainage Dedication to Lark Lane.
- C. Project No.: 448-80-925-80776-000-000-001 B.D.: 743-80
Construction of Water Main on Jewell, Fieldcrest, Fieldcrest Courts, Lotus, Lark Court and Grant all within Pawnee Mesa Addition.
- D. Project No.: 472-80-925-80775-000-000-001 B.D.: 742-80
Construction of Supply Line from Maize Road west along the south side of Carr Avenue then south along the west side of Lark Lane to the south line of the Addition.
- E. Project No.: 472-76-245-80939-000-000-001
Improvement of Lark Lane from the south line of Grant to the north line of Pawnee Mesa Addition; Jewell from the westerly line of Lot 9, Block 2, Pawnee Mesa Addition to the west line of Lark Lane; Grant from the westerly line of Lot 55, Block 12 and Lot 50, Block 18, Pawnee Mesa Addition to the west line of Lark Lane; Prescott from the southwest line of Lot 14, Block 14 to the south line of Grant; Fieldcrest from the southerly line of Lot 16, Block 14, and Lot 4, Block 17, Pawnee Mesa Addition to the south line of Grant; Lark Court from the west line of Lark Lane to and including cul-de-sac; Fieldcrest Court serving Lots 25 through 35 inclusive, Block 19 from the east line of Fieldcrest to and including cul-de-sac; Fieldcrest and Fieldcrest Court from the south line of Jewell to and including cul-de-sac; Lotus from the southeast line of Jewell to the west line of Lark Lane.
- F. Project No.: 468-76-245-80931-000-000-001
Construction of Storm Water Drain No. 43 serving Pawnee Mesa Addition, part of Prairie Park Second Addition and other platted lands (between Parkridge and Carrwood from Pawnee to Carr).
- G. Project No.: 468-76-245-80939-000-000-001
Construction of Storm Water Sewer to serve Phase I, Pawnee Mesa Addition (between Drainage Dedication and Lark Lane from Blake to Jewell)
- H. Project No.: 468-76-245-80933-000-000-001
Construction of Storm Water Sewer serving an area between 235 feet west of Lark Lane and 100 feet east of Lark Lane from Pawnee to Jewell.

Tot total of all projects designated under Parts A through H, inclusive, hereinafter referred to as the "PROJECT" and

WHEREAS, the CITY is authorized by law to employ Consulting Engineers to assist in the plans, supplemental specifications and estimates of cost for the PROJECT:

NOW, THEREFORE, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

The CONSULTANT shall furnish engineering and technical services as necessary to develop the Plans, Specifications and Cost Estimate for the PROJECT in the format and detail required by the City of Wichita Department of Public Works.

Specific tasks to be performed by the CONSULTANT shall include the following:

A. PHASE I - PRELIMINARY PLAN DEVELOPMENT

When authorized by the CITY, proceed with development of Preliminary Plans for the PROJECT based on the preliminary concepts approved by the CITY during the Platting Phase.

1. Field Surveys. Provide engineering and technical personnel and survey equipment to obtain field survey data as required for engineering design to supplement field surveys obtained from the CITY for the PROJECT.
2. Soils and Foundation Investigations. When authorized by the CITY direct an approved Testing Laboratory to perform subsurface borings and soils investigations for the PROJECT. (The cost of soils and boring investigations shall be passed directly to the CITY).
3. Preliminary Street Profiles. Prepare preliminary street grades for Pawnee Mesa Addition, to conform to drainage patterns developed during the platting phase.

Preliminary street grades are to be reviewed with the CITY by the CONSULTANT for approval prior to preceeding with development of preliminary plans for the PROJECT.

4. Preliminary Plans.

- a. PART A - Prepare preliminary plans for Storm Water Improvements and submit one set to the CITY for Office Check.
- b. PART B - Prepare preliminary plans for Street Improvements and submit two sets to the CITY for Office Check.

D. PHASE II - FINAL PLAN DEVELOPMENT

When authorized by the CITY proceed with development of Final Plans for the PROJECT in accordance with the Preliminary Plans as agreed upon at office review.

1. Prepare final engineering plans, supplemental specifications, and cost estimates.
 - a. Technical specifications shall in general follow the CITY'S Standard Specifications supplemented as necessary to suit PROJECT requirements.
2. Prepare right-of-way tract maps and descriptions as required in clearly drawn detail and with sufficient reference to certificate of tital legal descriptions.
3. Deliver the original tracings and supplemental specifications of the Final approved plans and supplemental specifications to the CITY for their use in printing plans and supplemental specifications for prospective bidders.

C. PHASE III - CONSTRUCTION PHASE SERVICES

1. When requested by the CITY, prepare a supplemental agreement for construction administration and for resident engineering services.
2. When authorized by the CITY, provide personnel and equipment to perform engineering services during construction of the PROJECT.

II. THE CONSULTANT AGREES:

- A. To provide the various technical and professional services, equipment, material and transportation to perform the tasks as outlined in Scope of Services.
- B. To attend meetings with the CITY and other State and Federal agencies as necessitated by the PROJECT.
- C. To make available during regular office hours at his Wichita office all calculations, sketches and drawings such as the CITY may wish to examine periodically during performance of this agreement.
- D. To notify the CITY when work on the PROJECT is completed to the point that an Office Check can be made; to furnish two (2) sets of plans for the CITY to use for Office Check; and upon receipt, to expeditiously complete all changes, modifications and corrections resulting from the Office Check.
- E. To deliver to the CITY the original tracings of the completed plans and supplemental specifications for the PROJECT; such tracings to become the property of the CITY.
- F. To submit to the CITY an Engineer's unit price cost estimate for the PROJECT incorporating all items of work included in the plans; said cost estimate to be based on unit cost data provided by the CITY for like work in this area.
- G. The Engineer agrees to save and hold harmless the Owner against all suits, claims, damages and losses for injuries to persons or property that arise or result from Engineer, its agents', employees', officers' and subcontractors' performance of work under this agreement.
- H. The Engineer shall procure and maintain such insurance as will protect the Owner from damages resulting from errors, omissions and negligent acts of the Engineer, its agents, officers, employees and subcontractors that may arise from performance of professional services rendered under this agreement. Such policy of insurance shall be in an amount not less than \$500,000.00.

In addition, a Workman's Compensation and Employer's liability policy shall be procured and maintained. This policy shall include an "all states" endorsement. Said insurance policy shall also cover claims for injury, disease or death of employees which, for any reason, may not fall within the provisions of the Workman's Compensation law. The liability limits shall be not less than:

Workman's Compensation - Statutory
Employer's Liability - \$500,000 each occurrence

Lastly, a comprehensive general liability policy shall be procured and maintained by Engineer that shall be written in a comprehensive form and shall protect Engineer and Owner against all claims arising from injuries to persons (other than Engineer's employees or damage to property of Owner or others arising out of any act or omission of Engineer, its agents, employees, or subcontractors. The liability limits shall not be less than \$500,000 per occurrence for bodily injury and property damage. Satisfactory certificates of insurance shall be filed with Owner prior to the time Engineer starts any work under this contract.

- I. The Engineer agrees, covenants and represents to be responsible for the professional and technical accuracies and the coordination of all designs, drawings, specifications, plans and other work or material furnished by the Engineer under this contract.

Engineer further agrees, covenants and represents that all designs, drawings, specifications, plans, cost estimates and other work or material furnished under this agreement, including any additions, alterations or amendments thereto, shall be free from errors, omissions or negligence.

- J. Design drawings, specifications and other Contract Documents prepared under this Agreement shall become the property of the Owner upon termination or completion of work under this Agreement.
- K. The Engineer shall not, on the grounds of race, color, sex, national origin, age or handicap, discriminate or permit discrimination against any person or groups of persons in violation of any federal, state, or local laws or of Part 21 of the regulations of the Office of the United States Department of Transportation (49 CFR 21). The Engineer, in performing the work or services required pursuant to this Agreement, shall not participate either directly or indirectly in discriminations prohibited by the non-discrimination requirements of the City of Wichita, Kansas, as set out in EXHIBIT A, attached hereto and incorporated herein by reference. The Owner reserves the right to take such action as the United States Government or any state or local government may direct to enforce this covenant.

The Engineer assures that he will under take an affirmative action program as required by 14 CFR Part 152, Subpart E, to insure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. The Engineer assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. The Engineer assures that he will require that his covered suborganizations provide assurances to the Owner that they similarly will undertake affirmative action programs and that they will require assurances from their suborganizations, as required by 14 CFR Part 152, Subpart E, to the same effect.

- L. To accept compensation for the work herein described in such amounts and at such periods as hereinafter provided and that such compensation shall be satisfactory and sufficient payment for all work performed, equipment or materials used and services rendered in connection with such work.
- M. To complete and deliver preliminary plans, specifications, and estimates to the CITY within the time allotted for each project or projects as stipulated below; EXCEPT that the CONSULTANT shall not be responsible or held liable for delays occasioned by the actions or inaction of the CITY or other agencies, or for other unavoidable delays beyond the control of the CONSULTANT.

1. PART A - Project No.: 468-76-245-80932-000-000-001
Construction of Main 13, Southwest Interceptor Sewer within 60 calendar days after notice to proceed.

2. PART B - Project No.: 468-76-245-80941-000-000-001
Construction of Lateral 1, Main 13, Southwest Interceptor within 60 calendar days after notice to proceed.
3. PART C - Project No.: 448-80-925-80776-000-000-001 B.D.: 743-80
Construction of Water Main within 60 calendar days after notice to proceed.
4. PART D - Project No.: 472-80-925-80775-000-000-001 B.D.: 472-80
Construction of Supply Line within 60 calendar days after notice to proceed.
5. PART E - Project No.: 472-76-245-80939-000-000-001
Street Improvement (Phase I) within 90 calendar days after notice to proceed.
6. PART F - Project No.: 468-76-245-80931-000-000-001
Construction of Storm Water Drain No. 43 within 90 calendar days after notice to proceed.
7. PART G - Project No.: 468-76-245-80939-000-000-001
Construction of Storm Water Sewer (Phase I) within 90 calendar days after notice to proceed.
8. PART H - Project No.: 468-76-245-80933-000-000-001
Construction of Storm Water Sewer within 90 calendar days after notice to proceed.

III. THE CITY AGREES:

- A. To furnish all available data and field surveys pertaining to the PROJECT now in the City Engineer's Office.
- B. To provide standards as required for the PROJECT.
- C. To provide Soils Surveys and Tests as required.
- D. To pay the CONSULTANT for his services in accordance with the requirements of this agreement.
- E. To provide right of entry for CONSULTANT'S Personnel in performing field surveys and inspections.

IV. PAYMENT PROVISIONS:

- A. Payment to the CONSULTANT for the performance of his services shall be on a lump sum basis for each project as follows:

	2.67%	1. Part A	\$ 6,650	3.48%	
	2.67%	2. Part B	8,250	2.10%	
		3. Part C	3,885		
		4. Part D	4,525		
	2.33%	5. Part E	23,160	3.38%	
	2.33%	6. Part F	27,400	3.28%	} VHS DESIGN ENG
	3.33%	7. Part G	4,750	4.52%	
	3.67%	8. Part H	2,750	3.89%	

C.D.W.
DES.
ENG.

- B. Payment shall be made on a monthly basis in accordance with percent of work estimated to be complete.
- C. If additional work should be necessary, by virtue of a major change in the scope of the proposed PROJECT, the CONSULTANT will be given written notice by the CITY along with a request for an estimate of the actual costs plus a fixed fee for profit for performance of such additions; but no additional work shall be performed nor shall additional compensation be paid except on the basis of a Supplemental Agreement duly entered into by both parties.

V. THE PARTIES HERETO MUTUALLY AGREE:

- A. That the right is reserved to the CITY to terminate this agreement at any time, upon written notice, in the event the PROJECT is to be abandoned or indefinitely postponed, or because of the CONSULTANT'S inability to proceed with the work, or because the services of the CONSULTANT are unsatisfactory, or at the option of the CITY at the completion of any of the phases; PROVIDED, however, that in any case the CONSULTANT shall be paid the reasonable value of the services rendered up to the time of termination on the basis of the provisions of this agreement.
- B. That the original tracings for the final engineering plans and other pertinent drawings and documents pertaining to the PROJECT shall become the property of the CITY upon completion or termination of the CONSULTANT'S services in accordance with this agreement; and there shall be no restriction or limitation on their further use by the CITY.
- C. The Owner and the Engineers each binds himself, his partners, successors, executors, administrators, and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement. Neither the Owner nor the Engineers shall assign, sublet, or transfer his interest in this agreement without the written consent of the other.
- D. In the event of unavoidable delays in the progress of the work contemplated by this agreement, reasonable extensions in the time allotted for the work will be granted by the CITY, provided, however, that the CONSULTANT shall request extensions in writing giving the reasons therefore.
- E. The rights and remedies of the owners provided for under this Agreement are in addition to any other rights and remedies provided by law and the Owner's review, approval or acceptance of, or payment for, any work or services required to be performed by the Engineer under this contract shall not be construed to operate as a waiver of any right under this contract or any cause of action arising out of the performance of the Agreement.

IN WITNESS WHEREOF, the CITY and the CONSULTANT have executed this agreement as of the date first written.

THE CITY COMMISSIONERS
OF THE CITY OF WICHITA, KANSAS

SEAL

Mayor

ATTEST

City Clerk

APPROVED
as to Form

Director of Law

VAN DOREN-HAZARD-STALLINGS
ENGINEERS-PLANNERS-ARCHITECTS

ATTEST _____

Partner

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF LAW

DATE May 28, 1980

TO Steve Lackey, Design Chief Engineer

FROM Thomas R. Powell, Senior Assistant City Attorney

SUBJECT Consulting Contract --
Pawnee Mesa Sewer

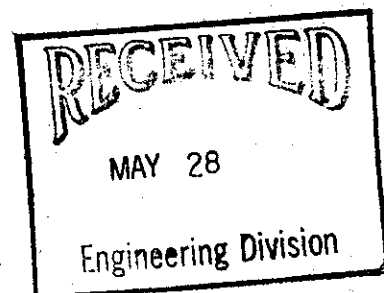
The attached agreement is approved as to legal form.



Thomas R. Powell
Senior Assistant City Attorney

TRP:cdh

Attachment





**Van Doren
Hazard
Stallings**

Architects • Engineers • Planners

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 6-11-80 JOB NO. 80-211-A0

PROJECT Part of Sections 31 & 32, T27S,

RIW of the 6th P.M. Sedgwick Cnty.

TO Mr. Paul Johnston & Mr. Steve Lackey

FROM Kenneth H. Bengtson

REFERENCE Storm Drainage Existing

Property Described Above

Confirmation memo

COPIES TO:

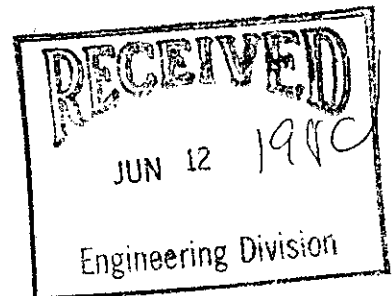
Mr. Tom Allen

Mr. Alex Dean

Mr. Mike Loveland

Per our meeting of June 9, 1980, stormwater leaving the site under Pawnee Avenue and flowing south-southeast in a natural draw may require providing additional capacity under Pawnee Avenue and Maize Road.

We also understand that any excess runoff created by development of the land which would drain across the west line of Prairie Park should be routed through the park either in pipe or in natural draws approved by the Board of Park Commissioners.



THE CITY OF WICHITA

OFFICE OF Public Works Department -
Engineering Division

DATE June 13, 1980

TO Robert Finch, Deputy City Manager

FROM Dean Sellers, Acting City Engineer

SUBJECT Consulting Contract -
Pawnee Mesa Addition

On January 23, 1980 the City's Screening Committee selected Van Doren, Hazard and Stallings to provide engineering services in connection with water, sewer and street improvements in the Pawnee Mesa Addition. This selection was made based upon their prior work in the area, their capability and their availability to do the work.

Attached are three copies of a contract prepared by Van Doren, Hazard and Stallings between the City and said firm which provides for the payment of \$81,370 for the engineering services stated above. The specific engineering services and payment for each is as follows:

1. Design of Main 13, Southwest Interceptor Sewer - \$6,650.
 2. Design of Lateral 1, Main 13, Southwest Interceptor Sewer - \$8,250.
 3. Design of a Water Main on Jewell, Fieldcrest, Fieldcrest Courts, Lotus, Lark Court and Grant - \$3,885.
 4. Design of a Supply Line from Maize Road west along the south side of Carr Avenue then south along the west side of Lark Lane to the south line of Pawnee Mesa Addition - \$4,525.
 5. Design of Streets in the Pawnee Mesa Addition; Lark Lane, Jewell, Grant, Prescott, Fieldcrest, Lark Court, Fieldcrest Court and Lotus - \$23,160.
 6. Design of Storm Water Drain No. 43 serving Pawnee Mesa Addition, part of Prairie Park Second Addition and other platted lands (between Parkridge and Carrwood from Pawnee to Carr) - \$27,400.
 7. Design of Storm Water Sewer to serve Phase I, Pawnee Mesa Addition (between Drainage Dedication and Lark Lane from Blake to Jewell) - \$4,750.
 8. Design of Storm Water Sewer serving an area between 235 feet west of Lark Lane to 100 feet east of Lark Lane from Pawnee to Jewell - \$2,750.
-

Robert Finch, Deputy City Manager
Subject: Consulting Contract - Pawnee Mesa Addition
June 13, 1980
Page 2

The contract has been approved as to form by the Law Department. Please place this contract on the Clerk's Agenda for Tuesday, June 17, 1980. The recommended action is that the contract be approved and that the Mayor be authorized to sign.

Thank you for your assistance. If there are any further questions, please don't hesitate to contact this office.

for Larry D. Henry
Dean Sellers
Acting City Engineer

DS:AK:gf

Attachments

Approved:

R. W. Bruggeman
R. W. Bruggeman
Director of Public Works Department

BUILDERS, INC.

1000 PARKLANE / WICHITA, KANSAS 67218
316-685-4391

August 4, 1980

Mr. Mike Lindebak
Public Works Engineering
7th Floor
455 North Main
Wichita, Kansas 67202

Re: Lark Lane Alignment and Easement Dedications North
of Pawnee Mesa Addition

Dear Mr. Lindebak:

This letter is to confirm the results of our meeting on July 31, 1980, concerning the above subject.

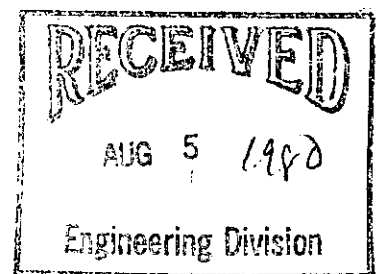
1. We agree to dedicate easement on our property North of Pawnee Mesa Addition starting at a width of six (6) feet at railroad tracks and expanding to a width of thirteen (13) feet at North Line of Pawnee Mesa Addition for street R.O.W.
2. We will dedicate easement sufficient to allow the tying together of existing Lark Lane Road and new paved Lark Lane Road on our land directly North of Pawnee Mesa Addition.
3. Consulting Engineer will redesign water line from Carr Street to the North line of Pawnee Mesa Addition and submit to city for approval.
4. Consulting Engineer will submit drawings showing how street will be curved North of Pawnee Mesa Addition and will be designed such as to convey street into its proper easement as quickly as allowed. These plans will be submitted to City for approval.

Unless I hear from you to the contrary I will assume that this letter represents the actions agreed to by all parties of our meeting July 31, 1980.

Sincerely,

Mike Loveland

Mike Loveland
Land Development Project Manager



/lb