

October 10, 1977

City Planning Commission
West Columbia, Texas 77486

Gentlemen:

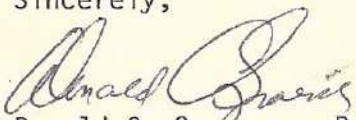
We have reviewed the attached plat of Bell Creek Subdivision as presented and find the following deficiencies in the plat.

1. In accordance with Article 3
 - a. No key map on the plat *OK*
 - b. Street names are not provided *OK*
 - c. Boundaries and location of flood plain not shown *OK*
2. In accordance with Article 4
 - a. Lot 1, Block 1 does not have 70 foot lot width at building line *OK*
 - b. All utility easements must be 20 foot total *OK*. Therefore, around outside of plat, easements must increase to 20 feet. *No!*
 - c. A statement on the drainage easement to Bell Creek must be made as required by Article 4, Section 3, A. *OK*
 - d. Intersections exceed 10° from 90°. However it is determined that the angle is required, therefore this is a waivable requirement. *OK*
 - e. A statement is required that slabs are to be built one (1) foot above flood plain. *OK - WHAT IS FLOOD ELEVATION?*

With the above corrections, we find that the Bell Creek Plat will meet the requirements for a preliminary plat and would then be in a position to be finalized.

Before finalization of the plat, it is the owner's responsibility to check existing sewer and water lines to insure the location and the proper depth of sewer and adequacy of water based on proposed need. *OK*

Sincerely,


Donald C. Graesser, P.E.

DCG:jw

October 28, 1977

Charlie Kalkomey Surveying, Inc.
1702 Walger
Rosenberg, Texas 77471

Attn: Mr. Charlie Kalkomey

Subject: Cost Estimates for Bell
Creek Subdivision, West Columbia,
Texas, Job No. 090-06-102

Gentlemen:

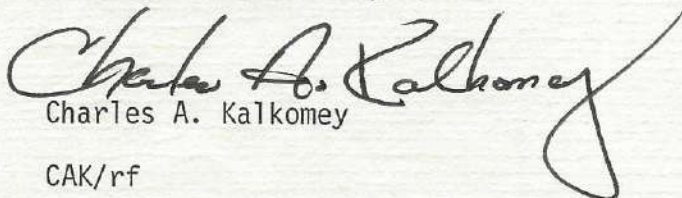
Pursuant to your request, we have prepared the enclosed cost estimates for development of the subject 25-acre tract. The first estimate outlines the construction costs associated with the project. The second estimate represents the total estimated project costs including contingencies and engineering.

These costs reflect work presently underway in the West Columbia area. However, costs are based upon the three following assumptions. The first is that no water bearing sands will be encountered during construction. Present work in this immediate vicinity has encountered these sands at varying depths. The second is that no off-site drainage will be necessary for the development of this tract. Additional field investigation would be necessary to answer that question at this time. Finally, the engineering services for which an estimated cost is provided, includes only the design work and the preparation of plans and specifications, and does not include such items as field representation during construction, preparation of monthly estimates, etc. However, these services can be included if you wish.

Should there be any questions, please call.

Very truly yours,

LANGFORD ENGINEERING, INC.


Charles A. Kalkomey

CAK/rf

Attach.



CONSTRUCTION COST ESTIMATE - Cont'd
BELL CREEK SUBDIVISION
WEST COLUMBIA, TEXAS

Page 2

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit of Measure</u>	<u>Unit Cost</u>	<u>Extension</u>
<u>Paving and Drainage</u>					
12.	1-1/2" Hot Mix, on 6" Flexible Base and Lime Stabilized Base w/Ditches on Each Side Comp.	2,515	L.F.	\$ 22.00	\$ 55,550.00
13.	Drainage Ditch	125	C.Y.	2.00	<u>250.00</u>
SUBTOTAL PAVING AND DRAINAGE					\$ 55,800.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 99,827.30



PROJECT COST ESTIMATE
BELL CREEK SUBDIVISION
WEST COLUMBIA, TEXAS

I. CONSTRUCTION COSTS	\$ 99,827.30
II. ENGINEERING FEES	4,000.00
III. CONTINGENCIES	<u>5,191.00</u>

TOTAL ESTIMATED PROJECT COST \$ 109,018.30

COST PER LOT = \$ 109,018.30/51 =\$2,137.61



Mr. John Damon

-2-

November 21, 1977

This proposal does not include any services in connection with clearing and grading of the lots within the proposed subdivision. Neither does this proposal include payment of any filing fees, recording fees, special permit fees, etc.; such fees, if required, to be paid for directly by the Developers to the appropriate parties. Furthermore this proposal does not include any surveying, lot staking, plat calculations; all of which will be performed by the surveying company you have previously selected.

Very truly yours,

LANGFORD ENGINEERING, INC.

A handwritten signature in dark ink, appearing to read 'Ivan Langford, Jr.', is written over the typed name and title. The signature is fluid and cursive.

Ivan Langford, Jr. P.E.
President

IL:rf

ACCEPTED

JOHN DAMON

By: _____

Date: _____

November 21, 1977

Mr. John Damon
P. O. Box 545
West Columbia, Texas 77486

Subject: Agreement for Engineering
Services, Bell Creek Subdivision
in West Columbia, Texas, Job No.
110-01

Gentlemen:

Pursuant to your conversation with our Mr. C. A. Kalkomey of last week, we are pleased to submit this proposal for performing the engineering services listed hereinafter for developing the subject subdivision in West Columbia, Texas for residential development.

1. Plans and specifications for water lines, sanitary sewers, drainage ditches and asphalt surfaced streets including all appropriate appurtenances and further including securing approval of plans and specifications by applicable City Departments, and
2. Assistance during construction (periodic visits to job-site to determine progress and quality of work review contractor's payment request, etc.).

The services set forth will be performed for a fee of nine thousand, six hundred dollars (\$9,600.00). All work performed will be billed monthly based on our estimate of the value of work complete as of the end of each particular month. All monthly engineering invoices will be due and payable within twenty-one days after date of the invoice.

In the event that the services of a commercial testing laboratory are required by the City (to check subgrade density, strength of concrete, etc.) we will make arrangements for such services, but the billing will be direct to you. The cost of such commercial testing laboratory services is not included in the hereinbefore stated amounts.

If this proposal is acceptable, please execute in the space below and return one copy to us. Our staff can commence work on this assignment within one week following receipt of this executed agreement and should complete this assignment (item 1) within five weeks barring any unforeseen delays imposed by third parties.



CONSTRUCTION COST ESTIMATE
BELL CREEK SUBDIVISION
WEST COLUMBIA, TEXAS

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit of Measure</u>	<u>Unit Cost</u>	<u>Extension</u>
<u>Water System</u>					
1.	6" A.C. Water Line, All Depths	2,315	L.F.	\$ 5.00	\$ 11,575.00
2.	3" PVC Water Line, All Depths	220	L.F.	3.75	825.00
3.	Fire Hyd. Complete w/Valve, Box and C.I. Lead	3	Ea.	625.00	1,875.00
4.	6" Gate Valve w/Box	4	Ea.	250.00	1,000.00
5.	3" Gate Valve w/Box	1	Ea.	150.00	150.00
6.	6" x 3" Tapping Sleeve & Valve, Complete	2	Ea.	200.00	400.00
7.	2" Blow-off	1	Ea.	200.00	200.00
SUBTOTAL WATER SYSTEM					\$ 16,025.00
<u>Sanitary Sewer System</u>					
8.	8" PVC ^{CLAY TILE} Sanitary Sewer, 6'-8' Depth	2,028	L.F.	9.00	18,252.00
9.	6" PVC ^{CLAY TILE} Sanitary Sewer, All Depths	587	L.F.	6.90	4,050.30
10.	Manholes	9	Ea.	600.00	5,400.00
11.	Cleanouts	2	Ea.	150.00	300.00
SUBTOTAL SANITARY SEWER SYSTEM					\$ 28,002.30

Mrs. Blackmon stated that the organization known as Citizens Against Crime has been meeting every two weeks discussing crime, gangs, drugs and community awareness. Other citizens expressing their support were Mrs. Betty Lee Anderson, Bill Schrom, and Neil Anderson. Mrs. Blackmon commended Chief Fairrel for all his help. Alderman Wilkerson stated she has spoken to several cities who have adopted a curfew or are considering one. After further discussion, Mayor Dixon appointed Aldermen Wilkerson, Foster and Arnold, and Almondo Zapata, Tracy Blackmon and Donna Dues to serve on a Committee to bring back a recommendation to the Council at its next meeting.

- E. / VARIANCE TO ALLOW MOBILE HOMES INSTALLED IN MOONEY-HALL S/D LOTS: 7-13-14-16-17-18-20-21-22-25 & 26 - JOHN DAMON. Mr. Damon requested that Council considering releasing this property from the ordinance prohibiting mobile homes inside the City Limits. Alderman Wilkerson questioned whether it was in the flood zone or not. After further consideration, motion was made by Alderman Wilkerson, seconded by Alderman Arnold and duly adopted to grant this request contingent that it is outside of the flood plain. All voted Aye.
- F. REQUEST TO HOLD CRAFT SHOW IN CIVIC CENTER AT THE END OF OCTOBER - CBISD JR. HIGH TWIRLERS. Crystal Bachelor addressed the Council stating the Jr. High Twirlers will be going to Florida Citrus Bowl and need to raise money to pay for their expenses. They would like to have a craft show in the Civic Center in October. After further discussion, motion was made by Alderman Wilkerson, seconded by Alderman Arnold and duly adopted to approve the request. All voted Aye.
- G. REQUEST FOR FOUR-WAY STOP SIGN AT 16TH & BERNARD - KEN CALHOUN, COLUMBIA METHODIST CHURCH. Rev. Ken Calhoun addressed this item to Council. Council instructed that the City Manager get with the Police Chief to survey this corner and bring back a recommendation at the next meeting. Alderman Edling suggested that a City map be posted in the Council Chambers so that Council can better determine locations of such requests.
- H. MOBILE HOME VARIANCE REQUEST - 305 N. 13TH, ROSALINE RAMIREZ. This item was tabled until the next regular meeting.
- I. NOMINATIONS FOR BOARD OF TRUSTEES - TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL. After some discussion, motion was made by Alderman Wilkerson, seconded by Alderman Foster and duly adopted to go with the ones already nominated. All