

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
August 15, 1995

COMMISSIONERS SPECIAL MEETING

A G E N D A

1. Cost consideration of additional 4-plex

Ray Crowder

Preparation for P&Z meeting tonight

2. Proposed Lease additions:

1. No discharging of any firearm, including B/B and pellet guns.
2. Children 7 years of age or younger should be supervised by an adult while playing outside.
3. Quiet hours to begin at 10:30 pm
4. No bicycling on sidewalks and lawns
5. No parking in firelanes and other marked areas

COMMISSIONERS SPECIAL MEETING
AUGUST 17, 1995

Commissioners present: All, less Dave Cornwell & Lew Kerfoot
Others present: Ray Crowder

1. **MOTION:** A motion by Paul Okamura and seconded by Estella Zamora that Change Order #8 be approved only if P/Z approves the building of a new 4-plex and that the chairman be authorized to sign such an order in the above case. Motion carried.
2. Chairman Downen brought some news from the Human Rights Commission; that there is no violation of Human Rights if we were to designate a section of apartments for Migrant Housing Only.
3. The commissioners were to prepare for the P/Z meeting tonight, but they lost their incentive when we learned that the P/Z meeting will not occur for two more weeks.

Commissioners Mtg.

Aug 17 -95

1.

Motion Change #8 be approved on only
in P/Z approval need 4 plus + Chairman

1. Paul authorized to sign then.
2. Ertella carries

2. Human Rights Commission:

not a violation to move out
~~inquire~~ designate a section
of apt's for migrant housing
only.



Canyon County Sheriff

1115 Albany Street
Caldwell, Idaho 83605
(208) 454-7510

L.A. Showalter
Chief Administrative
Deputy

Chris Smith
Senior Criminal
Deputy

George W. Nourse
Sheriff

August 2, 1995

Caldwell Housing Authority
P. O. Box 70
Caldwell, ID 83606

Attn: Donald E. Downen, Chairman

Re: Contract Law Enforcement - Farmway Village

Dear Mr. Downen:

Thank you for allowing us the opportunity to present our views on contract law enforcement to members of the Caldwell Housing Authority. We feel that through the cooperation of several local agencies, the Canyon County Sheriff's Department may be in a position to increase the patrol staff and place more emphasis on resident deputies and community policing.

This department will present to the Board of County Commissioners a proposal to hire eight more deputies through the use of grant funds for the fiscal year 1995-96. At least three of those deputies would be involved in community policing: 1) A second school resource officer to help cover Middleton and Vallivue High Schools, 2) A resident deputy for the City of Middleton, and 3) A resident deputy in the Notus area. The addition of these three officers would enable the present Farmway Village resident deputy and the department's only school resource officer to concentrate their time and effort in the communities they serve, and still have back-up help during days off.

Based on the current year's Canyon County Pay Chart, the salary and fringe benefits for each of these deputies will cost at least \$30,000 annually. For planning purposes, this cost is projected to increase to \$32,000 for the next fiscal year. The Department of Justice Grant for which we intend to apply, and if approved, will pay up to 75% of that cost, or about \$24,000 for each officer. We will be required to come up with the other \$8,000, plus the cost of all required equipment and operating costs, through whatever means are available.

Required equipment and operating costs for each deputy is being estimated at \$12,000 annually. A fully equipped patrol car can cost as much as \$28,000 new, and pro-rated over a four-year period would cost about \$7,000 per year. An additional \$5,000 is needed for uniform and equipment maintenance, training, ongoing weapons qualification, gasoline and car maintenance. These figures

don't include administrative costs for supervision, communications, clerical and administrative support functions.

Recent newspaper articles indicate that Ada County charges \$60,000 per year for a full-time resident law enforcement officer. Cassia County estimates their costs to be \$23.00 per hour, the equivalent of \$47,840 for a full time officer. Considering the salaries and benefits received by Canyon County Deputies, I think that \$48,000 per year for a full time deputy is a conservative estimate of actual costs. If we are successful in our attempts to bring Canyon County law enforcement salaries more into line with other local departments, those costs will correspondingly increase each year.

We are appealing to the communities and entities that will benefit the most from departmental growth to assist with the costs associated with community policing and resident deputies. To put this into perspective, and using the assumptions in the previous paragraph, 40 hours of law enforcement per week costs \$48,000 per year. Department of Justice Grants, if approved, would pay only 75% of the deputy cost for up to three years (subject to renewal each year), leaving 25% of the deputy cost plus 100% of equipment and administrative costs to be paid by Canyon County and other entities choosing to participate in contract law enforcement. Grantees are expected to increase their share of the costs during the second and third years, so that in the fourth year, if the program is to be continued, the county and other entities can be prepared to pay the total cost of ongoing community policing.

I think it is important to point out that a full time resident deputy does not equate to 24-hour coverage 365 days per year. It is actually less than 24% coverage based on a 168 hour week. However, team deputies assigned to other areas of the county are available on a 24-hour basis to respond to emergencies and spend as much time as possible in each of the communities we serve.

Canyon County's law enforcement officer ratio to the rural population served is woefully inadequate compared to the national average. Canyon County is rated at .9 officer(s) per thousand of population, and the national average is reported at 2.2 per thousand of population. Our proposal to add more officers is intended to bring Canyon County's law enforcement capabilities up to present state and national standards. Looking into the future presents quite a dilemma when considering the numbers of officers desired and the salaries and benefits that will be needed to attract and retain qualified help.

We have not specified an exact amount of money expected from Farmway Village or any other entity at this stage of our plans. However, we are looking for commitments to get this program started. Ongoing supplemental funding to sustain matching funds, help pay for police cars and other essential equipment, and ultimately independent financing for additional officers, will be necessary to continue increased staffing into the future.

I feel that Sheriff's Department staffing in the patrol and and detective divisions is critically low. For at least three successive years, it has been mandated that departmental growth go toward increased jail staff to accommodate a jail population that has increased from 100 inmates to well over 300 in just two years. Much of the increase in jail expenses has been recouped through room and board fees, but even that trend is changing as the local inmate population increases, and fewer beds become available for rent to other agencies.

It is time to seriously address the needs of law enforcement. Attempts to adequately cover Canyon County with only 24 officers assigned to the Patrol Division (that's a maximum of six per shift for 24-hour coverage) puts too much stress on our officers, and results in too many lengthy "code 3" runs in response to emergencies. Ranking officers are also severely underpaid compared to their peers in Caldwell, Nampa, Ada County and Boise City.

We respectfully request your consideration of our needs, and your attempts at financial assistance. Much of what we need might be dependent upon your ability to assist with matching funds to whatever extent you can afford.

If you have any questions regarding this appeal for assistance, please contact me at your convenience.

Sincerely,


George W. Nourse
Canyon County Sheriff

cc: Board of County Commissioners
Mr. David Linden



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

102 S. 17TH STREET • SUITE 301
P.O. BOX 1757 • BOISE, IDAHO 83701-1757
(208) 342-7488
FAX (208) 342-7488

August 16, 1995

Caldwell Housing Authority
P.O. Box 70
Caldwell, Idaho 83606

re: Farmway Village

Dear Board Members;

I have reviewed the current financial status of the project to determine whether or not remaining funds are adequate for construction of an additional four-plex dwelling. Below is listed the current status of expenses for the project:

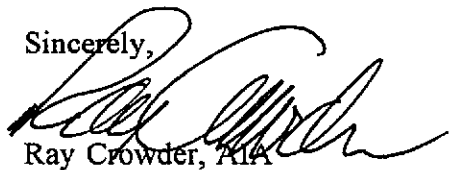
Available Funding		\$ 3,517,500
Bid Amount - Seufert	2,784,521	
Approved Change Orders (1-7)	19,876	
Pending Changes		
Change Order #8	230,770	
Connect exist. sprinkler system to new irrigation system	waiting proposal	
Wall heaters at units N & O	waiting proposal	
Bid Amount - Sewer	134,624	
Crowder Associates	121,400	
JUB Engineers	26,150	
Well design & construction (est.)	35,000	
Interim Financing (est.)	28,000	
Developers Fee	waiting proposal	
Total expenses to date:		\$ 3,380,341
Balance remaining:		\$ 137,159
Uncommitted funds: \$137,159 - \$5,000 (est.) =	\$132,159	

Caldwell Housing Authority
August 17, 1995
Page 2

These figures indicate that an additional four-plex building could be constructed with currently available funds, still leaving a fairly large contingency fund for completion of the project.

If you have any further questions in this matter, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Crowder". The signature is fluid and cursive, with a large initial "R" and "C".

Ray Crowder, AIA

1. Replacing sewer line from office
To second man hole.
To include w/ 4-plex change order

2. additional signage OK

① } 3. What did we ~~agree~~ ~~to~~ agree to pay
Shorter the for private security?

② also what we payed bank, per wk -

③ what is the utility charge, per month, in new units

④ Places for pavement company
front on Shorter
Luzon

Other Needs for extra funds

Benefit to tenants
Recreation:

Bus stop shelters
additional parking

Financial statement for June '95

1 Lew

2 Dave

Erin

1. Charin -

auth. signs new drawing for new 4-plex

1 Lew

2 Dave

carried

PLANNING & ZONING ADMINISTRATION

Telephone 454-7458



1115 Albany Street • Caldwell, Idaho 83605

A reminder that you need to be present at the hearing in order for your case to be heard.

If for any reason you cannot be present for your hearing be sure to notify the Planning and Zoning Office as soon as possible.

**LEGAL NOTICE OF PUBLIC HEARING
BEFORE THE
CANYON COUNTY PLANNING AND ZONING COMMISSION**

LEGAL NOTICE IS HEREBY GIVEN, that the Canyon County Planning and Zoning Commission will hold Public Hearings on Thursday, August 17, 1995. Beginning at 7:00 p.m. in the first floor Public Meeting Room, Canyon County Courthouse, 1115 Albany Street, Caldwell, Idaho, as follows:

CASE #95C00017-00/23-3N-3W MYRTLE M. THIEL/TYRE & SHAWNA SWAIN
A request for a conditional use permit to divide 5.14 acres into two (2) parcels consisting of one-half acre parcel and a 4.64 acre parcel for one additional building permit in an "A" (Agricultural) Zone located at 14039 Lake Avenue, Nampa in the Southeast Quarter of Section 23, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

CASE #95C00025-00/09-4N-3W HOUSING AUTHORITY OF CALDWELL
A request for a conditional use permit to add an additional four (4) units, one four-plex of multi-family housing at the Farmway Village apartment complex in an "A" (Agricultural) Zone located at the southeast corner of Highway 44 extension and Farmway Road in the Northwest Quarter of Section 9, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

All documents concerning public hearing items may be reviewed at the Planning and Zoning office, 3rd Floor, Canyon County Courthouse, 1115 Albany Street, Caldwell, Idaho 83605. Office hours are from 8:00 a.m. to 12:00 noon and from 1:00 p.m. to 5:00 p.m., Monday thru Friday, except holidays. For more information contact the Canyon County Planning and Zoning Administration at 454-7458. Those desiring to testify in favor or opposition to any of these applications, should arrive between 6:45 and 7:00 P.M., in order to enter their name and address as witness on the "Sign-up Sheet" near the main entrance door of the Public Meeting Room.

All interested citizens are invited to attend this Public Meeting and present oral or written testimony concerning these matters. For language translation or assistance for the physically challenged please call 454-7458 at least 24 hours before the meeting.

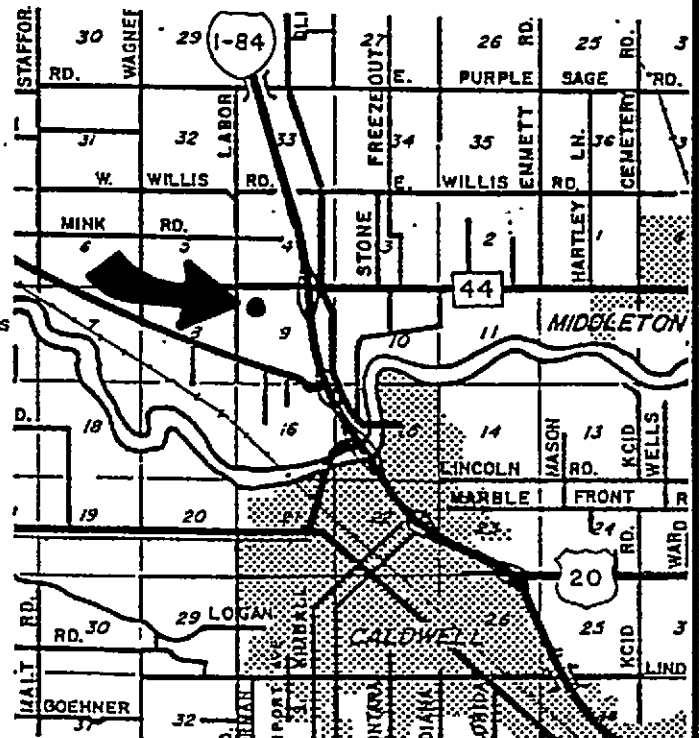
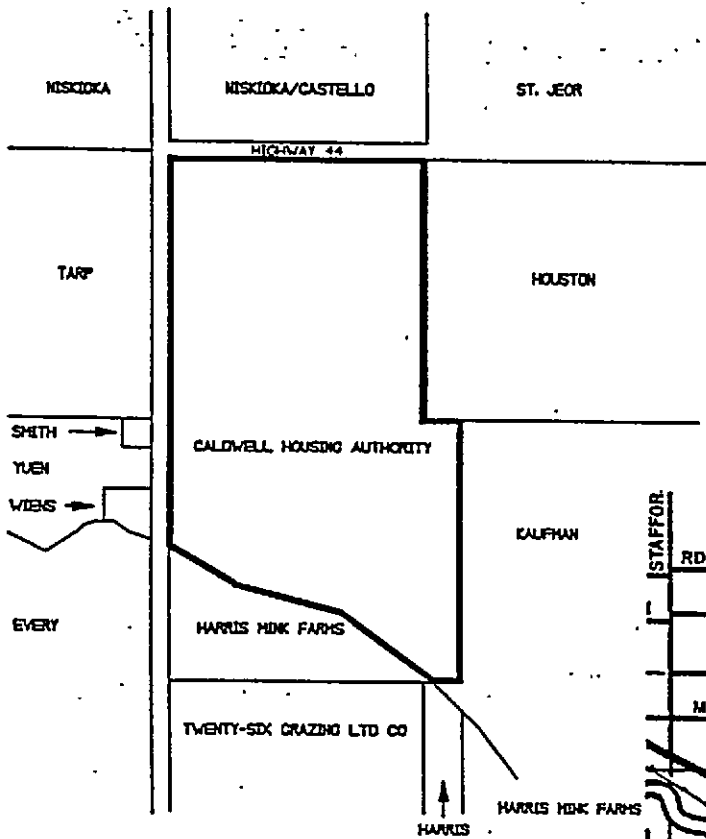
ID PRESS TRIBUNE - PUBLICATION DATE; AUGUST 2, 1995.

Case No.

95C00025-00/9-4N-3W

300' NOTIFICATION

A request by the Caldwell Housing Authority of Caldwell for a **CONDITIONAL USE PERMIT** to construct an additional one unit at the Farmway Village Apartments.



Date: 7-6-95 Location: NW 9-4N-3W Zoning: A Aerial:

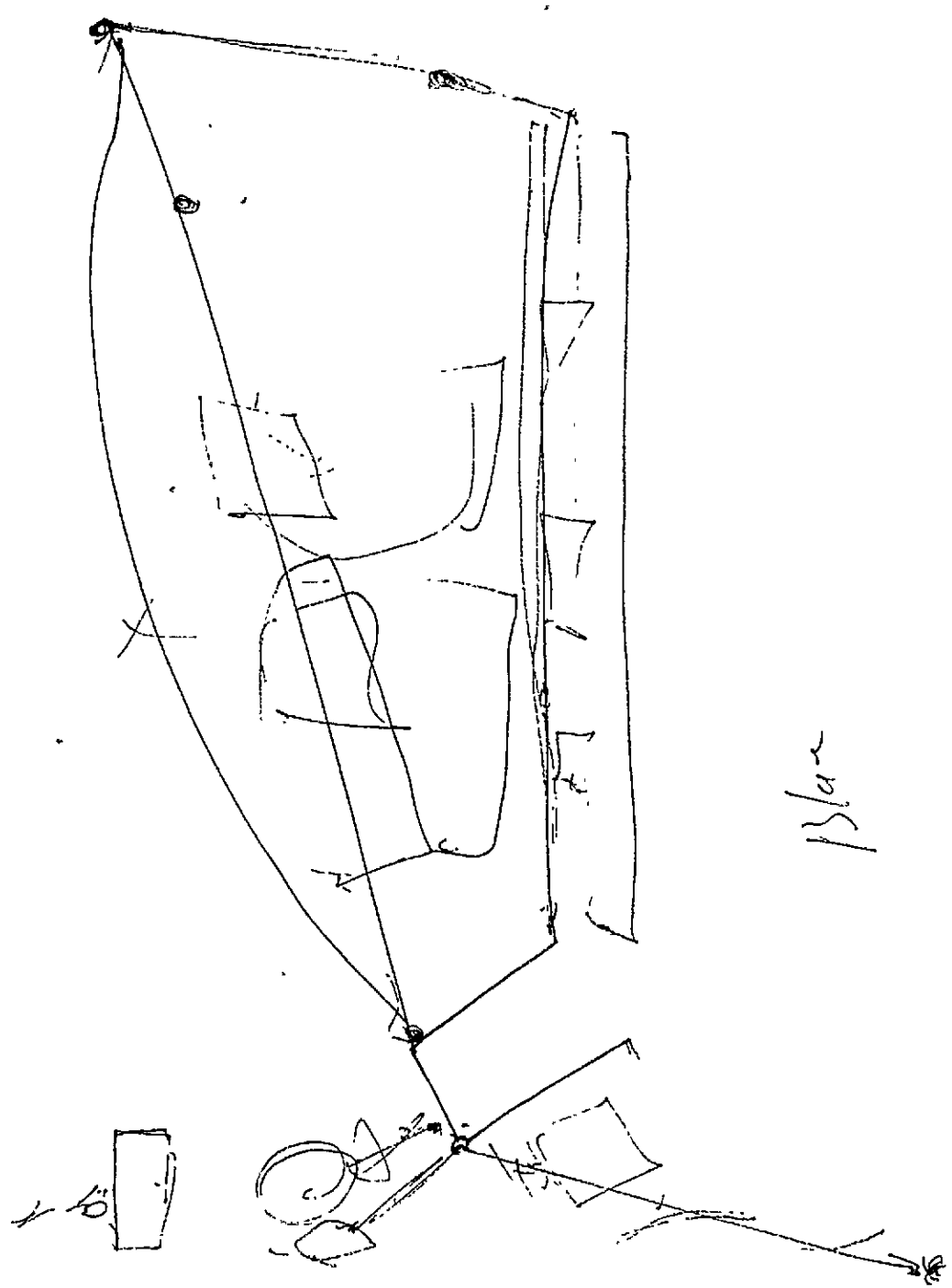
All proportions and dimensions shown on this drawing are approximate



117.

$$\begin{array}{r} \cancel{11723} \\ \cancel{187} \\ \hline 11723 \\ \hline 5.77 \end{array}$$

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