

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 27, 1995

COMMISSIONERS MEETING

A G E N D A

1. Interim Financing - Larry Thompson (West One Bank)
2. Additional well - Michael Holladay (Holladay Engineering)
3. Budget information - Jay Smithman
4. More consideration of priorities for extra funds - Ray Crowder
From previous meeting: Back-up well
One new 4-plex
Upgrade of Block Bldgs
(Heating, Vent., Insulation)
Community Center Enlargement
Equipment
5. Financial Statement for February, 1995

COMMISSIONERS MEETING
3/29/95

Those present: All the commissioners and, additionally, Larry Stachler, Jay Smithman, Ray Crowder, Larry Thompson & Michael Holladay.

1. **ADDITIONAL WELL:** Michael Holladay explained to all that he knows of no other aquifer below the one we are using. A back-up motor and pump is the only advantage to adding another well. Lab tests will be needed for the new pump to go on line. The commissioners suggested that the secretary should work with Larry Stachler and Michael Holladay to get it going.

2. **MOTION:** To approve 1st draw for Ray Crowder of \$86,315.00 and a another draw for West One Bank for Bank fees of \$ 2,042.00. The motion was made by Lew Kerfoot and seconded by Paul Okamura; motion carried.

MOTION: A motion by Estella Zamora and seconded by Dave Cornwell to require David Linden or Ayde Cortina to sign draw request checks along with one for the commissioner body. Motion carried.

3. **USE OF EXTRA FUNDS:** Of all the ways to spend these monies, Jay thought that the 4-plex was the most likely to be funded. It would require secondary funding to do anything to the Block Buildings. With that in mind, the commissioners asked Jay to invite Mr Free, from the Idaho Housing Agency, connected with HUD, to visit us for the next meeting.

4. **CONTRACTOR REQUEST:** Via Ray Crowder, Seufert wanted to know if he could do some ditch work before the contract is signed. The commissioners approved the award notice saying; "he can do so, but only at his own risk, since we are not authorizing but only allowing him to proceed at his own risk."

5. **MOTION:** A motion by Lew Kerfoot and seconded by Dave Cornwell to Authorize the Chairman to sign notice of award for the Housing Authority. Motion carried.

6. **MOTION:** A motion by Paul Okamura and seconded by Lew Kerfoot to approve the financial statement for February, 1995. Motion carried.

Larry Stackler
Jay Smith
Ray Crowder
Larry Thompson
Michael Holladay

Commissioners Wtey

3-29-95

1. Additional Well: Michael Holladay explains to all that he knows of no other aquifer below the one being used.

Best motor & pump is the only advantage. To add another well - laboratory ~~pump~~ test will be needed for the new pump to go on line.

Secretary to work with Larry & Michael to get it going.

Motion appear 1st draw for Contract of ^{amt}

" Bank fee -

Low -

Paul - covered.

Motion - - David or Gabe
Estelle one of Commissioners
Dave Carnes

4. Jay: ^{Ray} Joe thought 4-plex was
(more likely to be funded
(secondary funding) for Block Bldgs
Invite ~~Mr~~ Free to next meeting
(Video - Council #7)
could be used.

Page II

3. Contractor wants to do ditch work before contract is signed. Commission signed award motion saying he could continue at his own risk.

do so
we are not authorizing but allowing Seafert to continue at own risk.

Motion: Authorize Commission to
Lee 5872 notice of award for
Dave Housing Authority
Motion Carried.

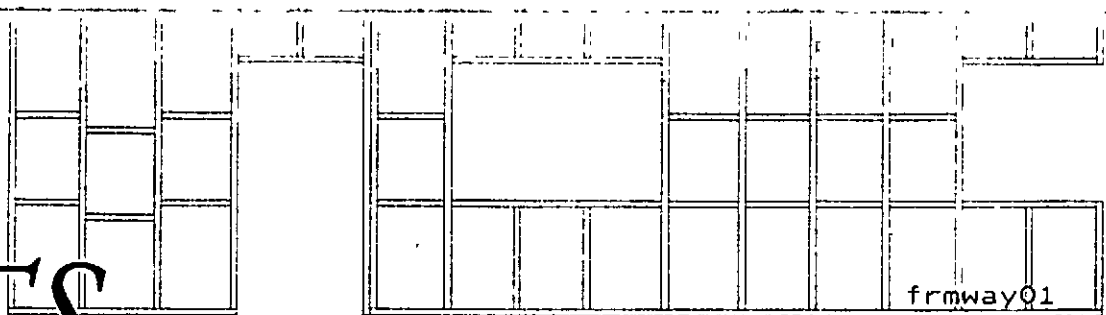
~~Motion: [unclear]~~
~~Lee 5872~~

Financial Statement: Feb '95
Paul approved
Lee Carried.

Tell Estella
Pre-Court mtg.
4-5-95

Talk to Farp -

WTS



Crowder Associates Architects
102 S. 17th Street Suite 301
Boise, Idaho 83702

23 March 95

Re: Farmway Village Project PH-II

Dear Sir:

We propose a change in the project specifications to substitute Potlatch Oxboard for the plywood roof sheathing, this will reduce the cost to the owner, as follows:

1)	57.6MBF	plywood @ \$356/MBF	\$ 20,505.00
	57.6MBF	Oxboard @ \$321/MBF	<u>- 18,489.00</u>
		Savings to the owner of	\$ 2,016.00

Regarding the construction of one (1) additional TYPE II Building the approximate cost would be \$ 191,400.00, if the owner wishes to pursue this further we can provide a more precise cost.

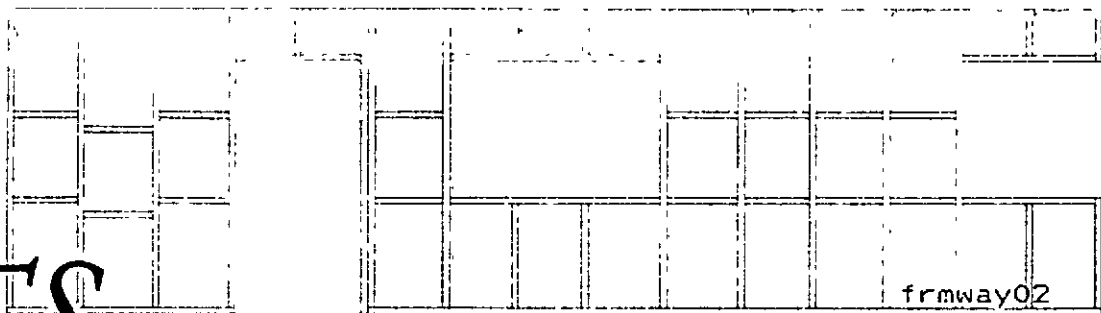
I have enclose a list of sub-contractors.

Respectfully,

Ken Campbell
Ken Campbell
Project Manager

cc File

WTS



Crowder Associates Architects
102 S. 17th Street Suite 301
Boise, Idaho 83702

28 March 95

Re: Farmway Village Project PH-II

Dear Sir:

I have been told that we can not have a pre-construction meeting to set notice to proceed date until 5 April 95, this date will conflict with timely installation of irrigation ditch piping.

As water is normally turned in to the ditches on 15 April each year, I need some type of owner approval to start the ditch piping 31 March or 3 April 95.

Your help in this matter will be greatly appreciated.

Respectfully,

Ken Campbell
Project Manager

cc File

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1995
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1995 BUDGET	REMAINING BUDGET
Dwelling rent	\$ 38,709	\$ 79,047	\$ 463,104	\$ 384,057
Non-dwelling rent	740	1,480	8,880	7,400
Other project income	1,289	2,366	9,140	6,774
Interest income	116	235	9,400	9,165
Total revenues	<u>\$ 40,854</u>	<u>\$ 83,128</u>	<u>\$ 490,524</u>	<u>\$ 407,396</u>

STATEMENT OF EXPENDITURES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1995
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1995 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,540	\$ 10,018	\$ 66,375	\$ 56,357
RM & R salaries	5,177	11,418	68,415	56,997
Electricity	1,606	3,491	17,300	13,809
Unemployment tax	204	450	4,000	3,550
State retirement & FICA	1,835	4,061	25,960	21,899
Other management expense	2,763	4,558	18,100	13,542
Irrigation water			2,200	2,200
Insurance - Blue Cross	1,998	3,996	29,545	25,549
Insurance - other	1,729	2,823	28,500	25,677
Legal and accounting	3,592	4,376	10,000	5,624
Repairs and maintenance	3,374	8,403	86,334	77,931
Sanitation & garbage removal	1,620	3,240	19,440	16,200
Lawn care			24,000	24,000
Debt retirement	2,196	4,392	26,355	21,963
Debt reserve	4,000	8,000	64,000	56,000
Bank charges	44	89		(89)
Total expenditures	<u>\$ 34,678</u>	<u>\$ 69,315</u>	<u>\$ 490,524</u>	<u>\$ 421,209</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED FEBRUARY 28, 1995
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY</u> <u>DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$ 69,414	\$ 100	\$ 656	\$20,136	\$1,026
Deposits:					
Operations	45,389				
Change fund	5,872		5,872		
Interest	88			28	
Transfers					
Disbursements:					
Operations	(36,350)			(11)	
Change fund	(5,872)		(5,872)		
Transfers	(4,000)				
End of month	74,541	<u>\$ 100</u>	<u>\$ 656</u>	<u>\$20,153</u>	<u>\$1,026</u>
Less: Accounts Payable	<u>(19,985)</u>				
Available after payment of current period payables	<u>\$ 54,556</u>				

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED FEBURARY 28, 1995
(UNAUDITED)

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month		\$ 2,526		\$245,528
Deposits:				
Operations				
Transfers				4,000
Interest				
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		\$ 2,526		\$249,528

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1995

CONSTRUCTION COSTS - REIMBURSABLE:

Check Date	Description	Amount
1-01-94	Beginning Balance	\$ 3,398.58
2-10-95	Idaho Press Tribune Bid Advertisement	348.75
3-10-95	Idaho Statesman Advertising	77.88
3-10-95	Idaho Press Tribune Advertising	<u>67.50</u>
	Total	<u>\$ 3,892.71</u>

PHASE II CONSTRUCTION

1-01-95	Beginning Balance	\$ 3,373.58
1-27-95	Hardcastle Excavating PVC Pipe	<u>14,160.00</u>
	Total	<u>\$ 17,533.58</u>





HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

1431 Bus. Alt.-Hwy. 95

P.O. Box 235

Payette, ID 83661

(208) 642-3304 • Fax # (208) 642-2159

March 21, 1995

Mr. David Linden
Caldwell Housing Authority
P.O. Box 70
Caldwell, ID 83606

Re: Caldwell Housing Authority Supplemental Well
Project No. 061193

Dear Mr. Linden:

The following is a proposal for an 8" diameter well 180 feet deep with a 12" exterior casing with grout seal. The cost of constructing the well and getting it ready for placing into production would be approximately \$17,500.

The cost of the pump and motor assembly including installation, minor electrical wiring and equipment for the unit to produce approximately 150 gallons a minute would be \$7,500. This is based on being able to use the existing building for location of the electrical equipment and being able to drill the well in close proximity so that no well house would have to be constructed over the new well nor would there have to be a long pipe line configuration to connect up to the existing facility.

This does not include engineering costs of the project. It is for actual construction and installation of the well and the pump and motor assembly.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.

Michael E. Holladay, P.E.

MEH/dq



HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

1431 Bus. Alt.-Hwy. 95

P.O. Box 235

Payette, ID 83661

(208) 642-3304 • Fax # (208) 642-2159

January 23, 1995

Mr. Dave Linden
Caldwell Housing Authority
P.O. Box 70
Caldwell, ID 83606

Re: Caldwell Housing Authority Supplemental Well
Project No. 061193

Dear Mr. Linden:

The following proposals were prepared for your review for the construction of a 200' deep well, in close proximity to your existing well, to use as a supplemental supply. Work will encompass working with you and your Board of Directors, along with Farm Home Administration, to provide a serviceable domestic well for your facility. The following items are the scope of work that will need to be included in the project.

- A. Preliminary review of the site and review of the existing well and well logs to determine the location and operation of the domestic water supply for the Housing Authority.
- B. A preliminary meeting with the Board of Directors, yourself, and Farm Home Administration to make sure that the scope and detail of work is adequate for the project.
- C. Bid documents for construction of the well.
 1. Bid items
 2. Bid and construction documents
 3. Printing
 4. Bid opening
 5. Bid review and recommendations
 6. Contract preparation
 7. Preconstruction conference
 8. Construction inspection
 9. Farm Home Administration close out and project management
 10. As-built drawings
- D. Division of Environmental Quality and Idaho Dept. of Water Resources submittals.
 1. Using architectural site plan, construct a site plan layout
 2. Provide details of well construction

Mr. Dave Linden
January 23, 1995
Page 2

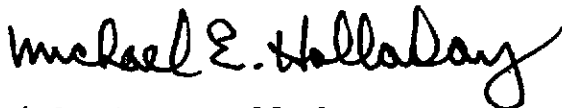
3. Submit forms for DEQ approval
4. Submit forms for drilling permit
 - a. Fees to be paid by owner
5. Submit forms for Water Rights Application
 - a. Fees to be paid by owner

All of these engineering services can be provided to your office for a cost not to exceed \$10,000.

One of the things that will need to be addressed with Farm Home Administration is what kind of advertising or proposal process they will accept for construction based on the Housing Authority not being a taxing entity and not having to advertise under Idaho State Code, if I understand it correctly.

If you have any questions, please call and we will be happy to meet with you to get this project started and get a contract put together to start the negotiation process for actual well construction.

Sincerely,
HOLLADAY ENGINEERING CO.



Michael E. Holladay, P.E.

MEH/dq

LIST OF EQUIPMENT ITEMS REQUESTED BY FARMWAY VILLAGE

- | | | |
|----|---|------------------|
| 1. | Two New Kubota FZ 2400 4WD Riding Lawn Mower | \$23,587.00 each |
| 2. | Sweepster Model TP60 GED Pick-Up Sweeper | \$15,500.00 |
| 3. | Used Full Size Pick-Up for staff, repairs & maintenance | \$ 9,326.00 |
| | Total | \$72,000.00 |

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 21, 1995

PRESENT CONTRACT: \$24,000.00 to mow and pick-up 30 acres.
(Dave Busch, aba/ Two machines take 2 days per week to do
DS Lawn & Garden) the above approximately 7 months per year.

TO DO	IN-HOUSE:	Machine cost:	\$23,587.00	
		Wage & Benefits:	7,656.00 *	
		Repairs & Maintenance:	1,500.00	
		Fuel	100.00	
			\$32,843.00	1st year
		Year two through year five at:	9,256.00	per year
		Total:	\$69,867.00	5 years

* One machine will need 4 days per week or 32 hrs to mow 30 acres.
32 hrs: @ \$6.50
Benefits (27%): @ 1.75
264.00 per week
29 weeks/yr \$7,656.00 per year

PHASE II: Near the end of 1995 an additional 30 acres will be ready for landscaping and another machines as described above will be needed.

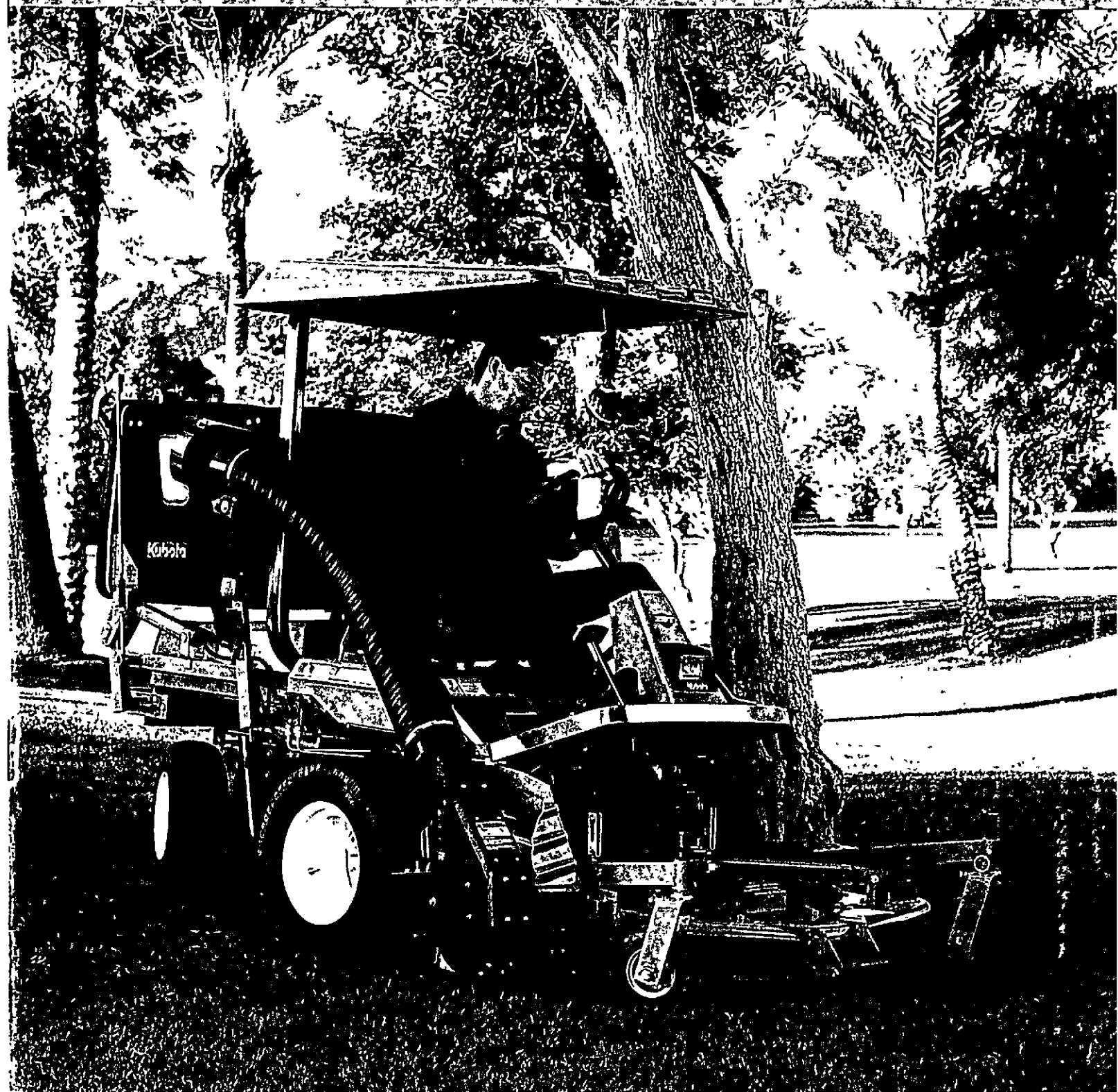
Present contract	(5 years):	\$120,000.00	
In-House:		69,867.00	
Savings:		50,133.00	
		x 2 machines	
Total:		\$100,266.00	for 5 yrs

Kubota

ZERO DIAMETER TURN AUTO ASSIST DIFFERENTIAL 4WD FRONT MOWER

The choice for diesel powered mowing performance with zero diameter turn and auto assist differential four-wheel drive.

FZ2100/FZ2400





Nampa, Idaho 83651 • (208) 466-4611

CASE CONSTRUCTION



QUOTATION

CURT THIEL
Owner/Manager

QUOTATION TO CALDWELL HOUSING AUTHORITY MARCH 21 1995
FARMWAY VILLAGE DELIVERY DATE
22730 FARMWAY RD, CALDWELL ID WITHIN 4 WEEK OF
CALDWELL TERMS: COMMERCIAL PRICES SIGNED ORDER

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
ONE	NEW KUBOTA FZ 2400 4WD ZERO-TURNING FRONT DECK MOWER 24 HP KUBOTA DIESEL ENGINE HYDROSTATIC DRIVE TRANSMISSION	\$ 16,900	
	NEW RC-72-FZ21 MOWER DECK 3 SPINDLE, SHAFT/BELT DRIVE, 72" CUT	\$ 3445	
	ONE SET OF WHEEL WEIGHTS	122	
		20467 ⁰⁰	
ONE	NEW KUBOTA FZ 2400 4WD ZERO TURNING, FRONT DECK MOWER 24 HP KUBOTA DIESEL ENGINE HYDROSTATIC DRIVE	\$ 16,900 ⁻	
	NEW RC-54-FZ21 MOWER DECK 3 SPINDLE, SHAFT/BELT DRIVE, 54" CUT	2272 ⁻	
	NEW F 3056 GRASS CATCHER AND AXLE SHAFT EXTENSIONS	2138 ⁻	
	NEW F 3054A TURBINE FAN KIT	1272 ⁻	
	F 9319 HYDRAULIC VALVE KIT (FOR HYDRAULIC CATCHER DUMP) WITH INSTALLATION LABOR	464 ⁻	
		23046 ⁰⁰	
	BF 1141 PLASTIC CANOPY (AS PICTURED IN BROCHURE) # 541 (EACH) INSTALLED		
	MULTIPLE UNITS (3) THREE UNITS OR MORE AT ONE ORDER		

All agreements are contingent upon strikes, accidents or other delays unavoidable or beyond our control. These prices are for immediate acceptance and subject to change without notice and to revision to equalize any change in rate of freight at time of shipment. All applicable sales taxes must be added.

IDAHO TRACTOR, INC.

By Ray Beekun

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 22, 1995

Sweepster Model TP60 GED Pick-Up Sweeper

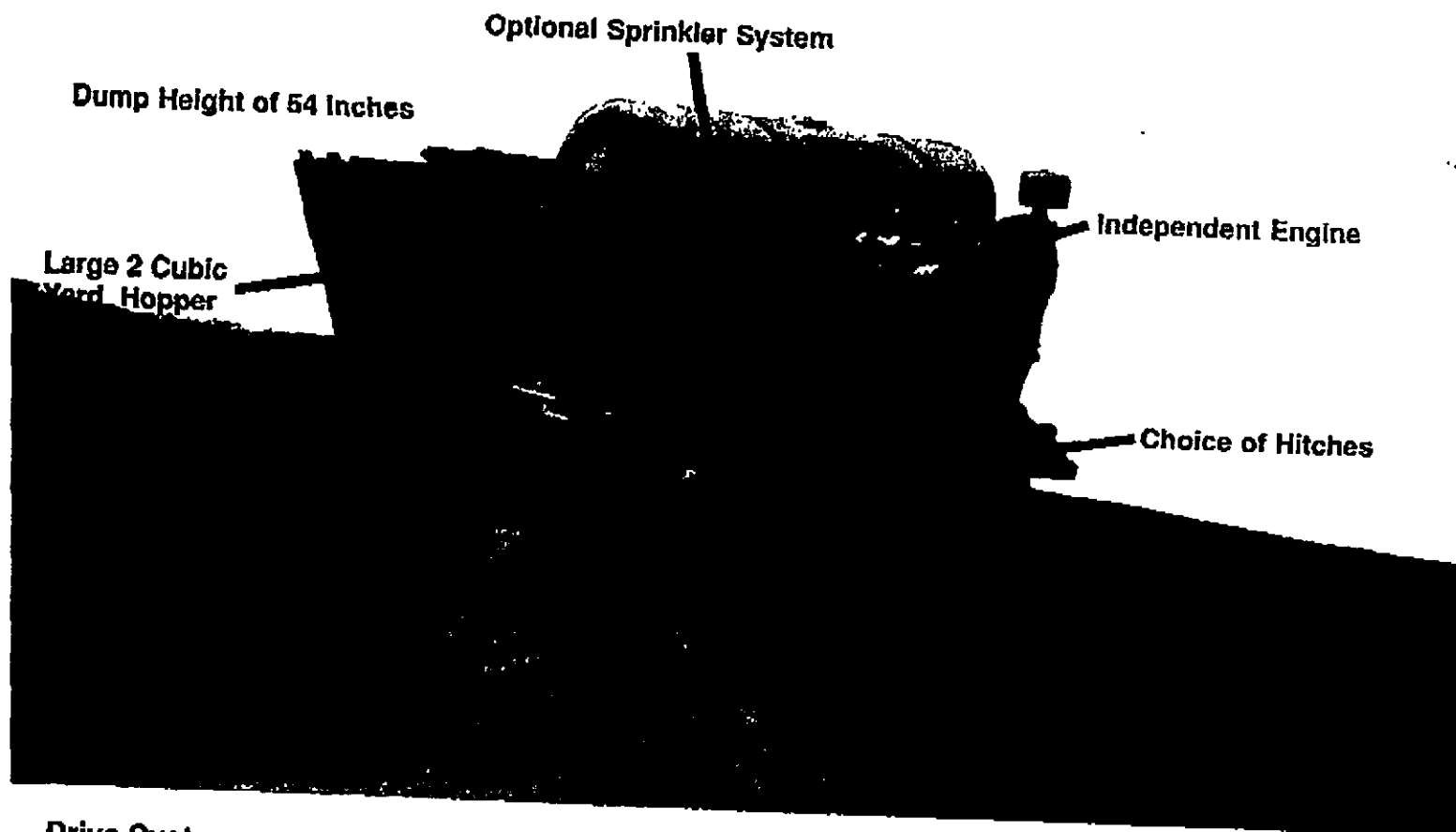
Farmway Village has 15 large parking areas and over 5 miles of curb and gutter to maintain. Presently we assign 10 -12 man hours per week to this type of cleaning. We are unable to clean the curbs and gutters all at one time. Since we have only a back-pack blower and shovels to do this cleaning, it requires approximately 6 weeks to do the whole job. From a dollar point of view the wages for this method run approximately \$3,000.00 per year.

Much more is needed. With Phase II added, there will be another 35 to 40% more curb and gutter to clean. With this addition added to our existing needs it is reasonable to care for this cleaning with mechanized help. This will help us avoid more hiring and keep long term cost down. Also, the whole Village would reflect better cleaning since would could do a better job and more often.

LABOR COST:	Without new machine:	\$3,000.00	per year
	Phase II:	2,000.00	" "
	Total:	\$5,000.00	per year
	With new machine:	800.00	per year
	Phase II:	200.00	" "
	Total:	\$1,000.00	per year
	Savings:	\$4,000.00	per year

Hiring the work done, without Phase II included, would run approximately \$1,200.00 per time or only 2 1/2 times per year using comparable cost limits. See proposal.

Cost of New Sweepster: \$15,500.00. The Sweepster would pay for itself in 3.9 years.



Drive Systems - The TP Series Sweepers are available in 2 different hydraulic drive systems.

Model TP60 - PTO Drive

Brush Drive - The Model TP60 is driven by a tractor's rear 540 PTO. A 22 GPM at 2000 PSI hydraulic system powers the sweeper. The brush is driven by two orbital hydraulic motors coupled directly to the core by means of a keyed, tapered shaft. The gutter broom is coupled directly to the hydraulic motor shaft.

The initial investment cost is lower on the Model TP60 because it utilizes the tractor PTO for power. You don't have to maintain an extra engine which keeps maintenance costs down. The Model TP60 also operates at lower noise levels. Operators have better visibility when towing the Model TP60 with a tractor.

Controls - When the Model TP60 is run by the vehicle's PTO, the control rods reach to the tractor seat and are manually controlled.

Model TP60GED - Engine Drive

Brush Drive - The Model TP60GED is driven by an independent 65 HP air cooled, gasoline engine mounted on the sweeper. A split hydraulic pump driven from the gasoline engine provides 23 GPM at 2000 PSI. The pump drives the main brush and gutter broom and powers all other hydraulic operations. The brush is driven by two orbital hydraulic motors coupled directly to the core by means of a keyed, tapered shaft. The gutter broom is coupled directly to the hydraulic motor shaft.

The gasoline engine on the Model TP60GED is mounted on the sweeper making it a self-contained sweeper. You can tow the Model TP60GED with many different trucks, tractors and utility vehicles.

In-Cab Controls - The wandering control box is connected to the sweeper via a 30 foot electrical cable. In-cab control operates the engine start/stop, sweeper on/off, hydraulic brush lift and hydraulic dump and optional sprinkler system. The control box is independent of the tow vehicle's power which allows easy transfer from vehicle to vehicle.

Brush

Main Broom - The 36 inch diameter by 5 foot wide sectional brush cleans the same path as expensive four wheel street sweepers. The brush is available in all polypropylene, all wire or 1/2 poly-1/2 wire. The main brush rides on caster wheels and follows the contours of the surface being swept. A four bar parallel lift adjusts to keep the main brush on an even plane as the brush wears.

Dual hydraulic motors supply power to the main brush and provide maximum force to propel debris into the hopper. Hydraulic motors are mounted inside the brush core to protect against accidental damage.

Gutter Broom - The TP Series comes standard with one 18 inch gutter broom mounted to the right side of the sweeper. One gutter broom provides a 72 inch sweeping path. An optional left gutter broom is available as an extra cost item.

The hydraulic powered gutter broom rides on the contours of the ground. The swing away mounting assembly allows the gutter broom to follow the contours of vertical surfaces like curbs and bridge rails. The gutter broom floats along the surface both horizontally and vertically, protecting it against damaging bumps and jolts.



21 March 1995

Mr David Linden
Caldwell Housing Authority
P.O. Box 70
Caldwell, Idaho 83606

RE: Sweepster Model TP60 Series Pick-up Sweepers

Dear Mr Linden:

I thought you may want a quote on the TP60 Series that I spoke to you on the phone about today.
I am pleased to present the following quotation for your review and consideration:

One New Sweepster Model TP60 GED Pick-Up Sweeper,
with these features:

- * 65 H.P. Wisconsin gasoline engine
- * Hydraulic dumping to 54"
- * 5 foot brush with 2 hyd. motor drive
- * Towing lights, stop and turn signals
- * One gutter broom
- * Battery included
- * Cab controls with wandering control box
- * 2 Cubic Yard Hopper

Price, FOB Caldwell...\$20,995.00

This model also comes with power provided by a PTO driven hydraulic motor. If your Kabota tractor has a standard PTO you may wish to consider this model. It is quite easy to hook up the PTO shaft and tow with your tractor.

One New Sweepster Model TP60 PTO Pick-Up Sweeper,
with these features-

- * 5 Foot Brush powered by PTO
- * 22 GPM Hyd. system with pump provided
- * Brush driven by 2 hyd. motors
- * One Gutter broom
- * Controls at front of sweeper
- * Hydraulic dumping of hopper
- * Lights for towing, stop and turn signals

Price, FOB Caldwell...\$15,500.00/

Options you may wish to add:

- Extra Gutter Broom.....\$995.00
- Water Sprinkler System...\$1,434.00

Best regards,
Hollis Putnam
Hollis Putnam

Proposal

CURTIS CLEAN SWEEP, INC.

PROMPT
PROFESSIONAL
SERVICE

P.O. Box 44112
BOISE, IDAHO 83711-0112
(208) 343-7600
FAX (208) 343-2159

PROPOSAL SUBMITTED TO <i>Farm Way Village</i>		PHONE <i>208 459 2232</i>	DATE <i>3-22-95</i>
STREET <i>Robon 20</i>		JOB NAME	
CITY, STATE and ZIP CODE <i>Caldwell Id 83606</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

*Sweep and Detail All Paved Areas
1200.00*

*OR \$50.00 PER HOUR FOR TRUCK
AND \$25.00 PER HOUR FOR BACKPACK BLOWING*

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

upon Receipt of Invoice dollars (\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____