

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
October 8, 2002
11:00 a.m.

City Hall
911 North 7th Avenue

11:00 a.m. Council Chambers

Call to Order – Chairman Neuhardt

Acknowledge Guests of Board, if any

Disclosure of Conflicts of Interest, if any

Agenda - Add or Delete Action or Discussion Items

Action and Discussion Items

Minutes for September 10 – Motion to Approve and/or Amend

Financial Report: September Income and Expenses

South Cliffs Project

Consider Approving Requisition #E-12

Project Update

Stormwater Sewer Project—Phase I & II

Project Update—Engineer

Project Update—Contractor

Consider Election of Officers for 2002-2003

Executive Session, if required

DISTRICT ENDING BALANCES
September 30, 2002

Bank Balance		\$735,559.81
General Fund	50,590.70	
Discretionary Funds	15,911.14	
Kress Project	29.01	
Newtown District	0.00	
Alvin Ricken District	0.00	
Old Town District	6,909.19	
North Main District	24,058.97	
Roosevelt District	413,714.62	
Central Corridor District	<u>224,346.18</u>	
District Totals		\$735,559.81

**POCATELLO DEVELOPMENT AUTHORITY
TIF District Breakdown--2001 through 2007(a)**

TAX YEAR ^(b)	ANTICIPATED REVENUE	DISTRICT RESERVES	ANNUAL DEBT SERVICE				TOTAL DEBT SERVICE	EXCESS REVENUES ^(d)	
			<u>NEWTOWN</u>	<u>ALVIN RICKEN^(c)</u>	<u>OLD TOWN</u>	<u>NORTH MAIN</u>			<u>CORRIDOR</u>
2001	2,729,407.03		54,212.50		76,243.75	46,740.00	258,242.50	435,438.75	\$2,293,968.28
2002	2,702,112.96		56,600.00	438,788.00	73,411.25	44,980.00	508,242.50	1,122,021.75	\$1,580,091.21
2003	2,675,091.83	41,000.00	97,612.50		75,450.00	45,165.00	466,492.50	684,720.00	\$2,031,371.83
2004	2,648,340.91				72,360.00	45,240.00	560,932.50	678,532.50	\$1,969,808.41
2005	2,621,857.50				74,141.25	45,205.00	815,170.00	934,516.25	\$1,687,341.25
2006	2,595,638.93				75,665.00	45,060.00	811,015.00	931,740.00	\$1,663,898.93
2007	2,569,682.54	96,000.00			76,931.25	73,980.00	780,325.00	931,236.25	\$1,734,446.29
2008	2,543,985.71						934,325.00	934,325.00	\$1,609,660.71
2009	2,518,545.86						933,672.50	933,672.50	\$1,584,873.36
2010	2,493,360.40	650,000.00					930,577.50	930,577.50	\$2,212,782.90

Additional Central Corridor Projects:

Terry Substation Upgrade: \$439,000
 Cheyenne Crossing: \$1 million
 Stormwater Sewer Project (Phase II): \$2.3 million
 North Main Curb, Gutter, Sidewalk Project: \$600,000
 Ross Park Swimming Pool: \$800,000 (loan to City repaid--2000-2006)

NOTES:

- (a) Assumes tax assessments FY 2000-2006.
- (b) Tax year in which revenue is received.
- (c) Refund Series--(1996B)
- (d) Excess revenue figure is subjective.

2002 Alvin Ricken payment covers the repayment of the Terry Substation Tax Anticipation Note.

Pocatello Development Authority
Cash Budget - 2002

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Estimated October	Estimated November	Estimated December	Current Estimate 2002	Approved 2002
Beginning Balance	\$437,260.09	\$1,062,556.26	\$1,095,462.46	\$617,692.04	\$757,041.98	\$770,420.90	\$767,999.09	\$2,943,348.44	\$589,532.73	\$735,559.81	\$853,787.81	\$858,182.81	\$422,060.09	\$416,250.13
SOURCES OF FUNDS														
Kress District	2,280.44	0.00	0.00	0.00	0.00	0.00	3,166.93	0.00	29.01	0.00	0.00	0.00	\$5,476.38	\$5,473.00
Newtown District	23,750.03	25.55	1,289.05	0.00	0.00	175.43	33,744.67	0.00	0.00	0.00	0.00	0.00	\$58,984.73	\$56,000.00
Al Ricken Drive District	390,155.58	0.00	0.00	89.86	0.00	31,587.46	1,649,455.01	0.00	0.00	0.00	0.00	0.00	\$2,071,287.91	\$2,071,286.00
Old Town District	1,484.56	6,189.04	13,282.54	7,160.46	5,052.58	26,922.28	143,639.26	4,227.97	2,681.22	0.00	0.00	0.00	\$210,639.91	\$193,000.00
North Main District	34,082.22	0.00	22,829.01	0.00	0.00	0.00	55,730.28	0.00	24,058.97	0.00	0.00	0.00	\$136,700.48	\$133,737.00
Roosevelt District	172,825.41	845.14	5,421.16	16.68	1,031.70	46,912.69	147,226.52	0.00	0.00	0.00	0.00	0.00	\$374,279.40	\$364,338.00
Central Corridor District	4,485.15	27,838.33	81.43	139,184.72	10,675.04	3,733.90	147,679.90	17,145.55	122,634.13	120,000.00	0.00	0.00	\$593,458.15	\$483,491.00
General Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,542.00	0.00	\$2,542.00	\$2,542.00
Interest Income	1,119.00	987.71	1,756.28	1,829.32	1,291.08	1,400.84	1,380.11	1,403.01	1,139.72	1,500.00	2,000.00	2,000.00	\$17,807.17	\$30,000.00
TOTAL	630,182.39	35,885.77	44,659.47	148,281.04	18,050.40	110,732.70	2,182,022.78	22,776.53	150,543.05	121,500.00	4,542.00	2,000.00	\$3,471,176.13	\$3,339,866.00
CASH AVAILABLE	\$1,067,442.48	\$1,098,442.03	\$1,140,121.93	\$765,973.08	\$775,092.38	\$881,153.60	\$2,950,021.87	\$2,966,124.97	\$740,075.78	\$857,059.81	\$858,329.81	\$860,182.81	\$3,893,236.22	\$3,756,116.13
APPLICATION OF FUNDS														
Kress District	0.00	2,760.41	0.00	0.00	0.00	0.00	0.00	3,166.93	0.00	0.00	0.00	0.00	\$5,927.34	\$6,473.00
Newtown District	0.00	0.00	23,897.31	0.00	0.00	0.00	0.00	35,209.15	0.00	0.00	0.00	0.00	\$59,106.46	\$56,000.00
Al Ricken Drive District	0.00	0.00	390,155.58	0.00	0.00	0.00	0.00	1,681,132.33	0.00	0.00	0.00	0.00	\$2,071,287.91	\$2,415,302.89
Old Town District	0.00	0.00	15,867.42	0.00	0.00	0.00	0.00	198,057.12	0.00	0.00	0.00	0.00	\$211,924.54	\$193,000.00
North Main District	0.00	0.00	34,082.22	0.00	0.00	0.00	0.00	78,559.29	0.00	0.00	0.00	0.00	\$112,641.51	\$82,333.00
Roosevelt District	1,610.00	0.00	5,400.00	5,700.00	4,530.00	0.00	0.00	6,054.90	4,400.00	0.00	0.00	182,169.00	\$209,863.90	\$267,539.00
Central Corridor District	0.00	0.00	52,866.77	0.00	0.00	112,991.56	0.00	376,277.94	0.00	0.00	0.00	0.00	\$542,136.27	\$363,491.00
General Funds	3,229.98	171.31	113.15	3,171.66	94.23	115.81	6,626.18	87.14	68.08	3,215.00	90.00	90.00	\$17,072.54	\$13,580.00
Bank Charges	46.24	47.85	47.44	59.44	47.25	47.14	47.25	47.44	47.89	57.00	57.00	57.00	\$608.94	\$684.00
TOTAL	4,886.22	2,978.57	522,429.89	8,931.10	4,671.48	113,154.51	6,673.43	2,376,592.24	4,515.97	3,272.00	147.00	182,316.00	\$3,230,569.41	\$3,397,402.88
ENDING BALANCE	\$1,062,556.26	\$1,095,462.46	\$617,692.04	\$757,041.98	\$770,420.90	\$767,999.09	\$2,943,348.44	\$589,532.73	\$735,559.81	\$853,787.81	\$858,182.81	\$677,866.81	\$662,666.81	\$358,713.25

October 4, 2002

Chairman Harry Neuhardt
Pocatello Development Authority
150 S. Arthur Avenue
Pocatello, ID 83204

RE: Pocatello Stormwater Improvements, Project No.'s 00033/01029/01023/02045

Dear Chairman:

We are pleased to inform you that construction is complete on the phase I Halliday Street Storm Water Project. We recommended to you in our September 10, 2002 letter to you that you withhold payment of \$15,000 of their final pay request (which we have signed and forwarded to the City and you for execution) until the work of Items 1 and 2 of Schedule III were completed. The work of Items 1 and 2 are now completed. However, the final quantity for Item 2 was 2 instead of 3. The unit price for this item is \$402. This means that in the final pay request that was forwarded to you, HK should be paid a total of \$304,342.27 minus \$402 or \$303,940.27. If you have already paid HK \$289,342.27 (\$304,342.27 - \$15,000) then we recommend that you pay them \$14,598 as final payment. For your information, we have attached a final cost summary of Phase I work.

We want to make sure that PDA understands that any invoices for flagging that may come from UPRR via HK Contractors will be given to the City of Pocatello, but should be paid by PDA. The City will forward these invoices to you as they become available.

As part of our own close out procedures, we have completed the project record drawings and forwarded copies of those to the City of Pocatello under separate cover. We have also satisfied our requirements to DEQ on Phase I as per the attached letter from Chuck Ketterman dated October 4, 2002.

We have also provided a final Halliday Street Stormwater Improvements Project cost summary for both work phases.

We have attached our close out letter to DEQ on Phase II dated October 4, 2002. As noted in this letter, we are still assisting the contractor to complete the 20 psi pressure test in every way we can. We will notify you and DEQ when they have satisfactorily completed this requirement.

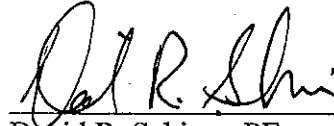
Chairman Harry Neuhardt
October 4, 2002
Page 2

We have enjoyed working with you on these projects. Please call if you have any questions.

Sincerely,



Paul H. Scoresby, PE



David R. Schiess, PE

Attachments:

- Chuck Ketterman letter dated October 4, 2002 copy of the record drawings for Phase I work
- Final Phase I Cost Summary
- Final Halliday Street Stormwater Improvement Cost Summary
- Chuck Ketterman letter dated October 4, 2002 copy of record drawings for Phase II work

Cc: Greg Lanning
Cac Turner
Curt Neville
Mayor Roger Chase
Charlene DeWall

 **Schiess & Associates**
CONSULTING ENGINEERS

7103 SOUTH 45TH WEST, IDAHO FALLS, ID 83402
OFFICE: (208) 522-1244 • FAX: (208) 522-9232

WATER SYSTEM DESIGN • WASTEWATER TREATMENT • STORM WATER MANAGEMENT
PLANNING • TRANSPORTATION • CONSTRUCTION MANAGEMENT

October 4, 2002

Chuck Ketterman
DEQ
444 Hospital Way #300
Pocatello, ID 83201

Subject: Pocatello Stormwater Improvements Phase II Cadet Field Diversion,
Project No. 01023/02045, DEQ # 03-02-02

Dear Mr. Ketterman:

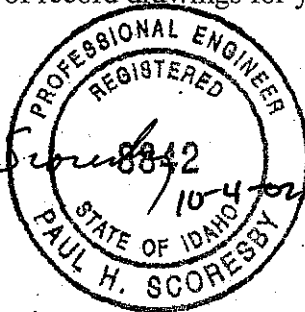
We are pleased to inform you that the construction on the referenced project is now completed except for the hydrostatic pressure test at the PVC storm drain line along Martin Luther King Avenue. The project was built in substantial conformance to the original approved plans and specifications with the noted exception. The Contractor has attempted, but failed to meet the 20 psi hydrostatic test requirement which was allowed by DEQ in your letter dated August 29, 2002. Our efforts to assist the Contractor with this issue are ongoing. We will notify you of further developments.

Please find enclosed a set of record drawings for your use.

Sincerely,

Paul H. Scoresby

Paul H. Scoresby, PE



Attachment: Record Drawings

Cc: Greg Lanning, City of Pocatello
Harry Neuhardt, PDA
Char DeWall, PDA
Mayor Roger Chase, City of Pocatello
Cac Turner, Engineering Department
Curt Neville, Street Department

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October 4, 2002

Chuck Ketterman
DEQ
444 Hospital Way #300
Pocatello, ID 83201

Subject: Pocatello Stormwater Improvements Phase I,
Project No. 00033/01029, DEQ #

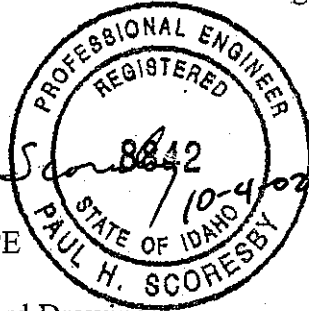
Dear Mr. Ketterman:

We are pleased to inform you that the construction on the referenced project is now complete. The project was built in substantial conformance to the approved plans and specifications and the subsequent DEQ approved modifications made within the UPRR R-O-W. As you know, these modifications consisted of switching the RCP to steel pipe to enable the steel pipe to be jacked through the existing tunnel backfill.

Please find enclosed a set of record drawings.

Sincerely,

Paul H. Scoresby
Paul H. Scoresby, PE



Attachment: Record Drawings

Cc: Greg Lanning, City of Pocatello
Harry Neuhardt, PDA
Char DeWall, PDA
Mayor Roger Chase, City of Pocatello
Cac Turner, Engineering Department
Curt Neville, Street Department

Pocatello Stormwater Improvements

Schiess & Associates Project Numbers 00033/01029/02034/01023/02045

Final Halliday Street Stormwater Project Cost Summary

Date: October 4, 2002

Phase I Items	Cost
Design Engineering	\$317,880.00
Construction Engineering	\$157,920.00
Land appraisal	\$250.00
Railroad Right of Entry Permit for Exploratory Work	\$6,100.00
Express Postage for Railroad Permit	\$9.62
B&C Construction	\$2,927.75
Contractor Endorsement for B&C	\$500.00
Railroad Liability Insurance for B&C	\$2,000.00
Railroad Crossing Agreement	\$15,200.00
IDWR Permit	\$20.00
River monitoring equipment purchased by the City	\$19,997.27
Property Appraisal for Property at HK Staging Area	\$250.00
****HK Contractors Final Cost	\$5,164,618.83
Original Bid	\$4,460,913.28
Change Order	\$518,935.07
****Quantity Overruns	\$184,770.48
Construction Engineering Overruns	\$15,748.00
*UPRR Flagging Fees	\$42,587.50
***Railroad Contaminated Soil Remediation	\$257,000.00
*Expected Phase I Project Cost	\$6,003,008.97
Phase II Items	
**Design Engineering	\$205,960.00
Construction Engineering for Cadet Field Diversion Project	\$37,785.00
HK Contractors	\$420,459.48
Original Bid	\$433,679.50
Change Order	\$13,496.28
Quantity Under-runs	(\$26,716.30)
Phase II Project Cost	\$664,204.48
*Expected Phase I and Phase II Total Project Costs	\$6,667,213.45

*Estimated

**Engineering design fee also included designs for the Cadet Field Detention Basin project, the Memorial Drive Drainage System project, and the Day Street Diversion project. The estimated probable project cost to complete these projects is \$2,742,000.

***The City of Pocatello is responsible for the excess excavated material as stated in their agreement with UPRR. This amount of the excess excavated material is roughly estimated at 300 cubic yards of the 1700 total contaminated cubic yards of soil removed from pipe trench. Treatment costs are estimated at \$80/ton including shipping to Idaho Falls.

****Adjusted for the quantity decrease from 3 to 2 units of Item 2 of schedule III. This gives the project a \$402 credit that is not reflected in the final pay request previously signed by the Contractor and Engineer.

October 7, 2002

Harry Neuhardt
Pocatello Development Authority
150 S. Arthur Avenue
Pocatello, ID 83204

Subject: Pocatello Stormwater Improvements Phase II Cadet Field Diversion,
Project No. 01023/02045

Dear Harry:

Per the attached letter to DEQ, the pressure test on the PVC portion of the referenced storm drain has been satisfactorily completed by the Contractor and witnessed by DEQ. We now recommend to the board that they approve and sign all unsigned change orders, pay requests, and other documents currently held by the board unsigned and pay HK Contractors their final payment as indicated on the final pay request.

Please call if you have any questions.

Sincerely,



Paul H. Scoresby, PE

Attachment: DEQ letter dated 10/7/02

Cc: Greg Lanning, City of Pocatello
Char DeWall, PDA
Mayor Roger Chase, City of Pocatello
Cac Turner, Engineering Department
Curt Neville, Street Department
Dean Tramner, City of Pocatello

10/8/02



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October 7, 2002

Chuck Ketterman
DEQ
444 Hospital Way #300
Pocatello, ID 83201

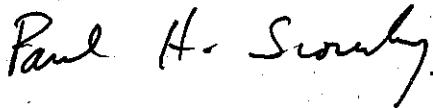
Subject: Pocatello Stormwater Improvements, Phase II Cadet Field Diversion,
Project No. 01023/02045, DEQ # 03-02-02

Dear Chuck:

This letter is a follow up letter to our project close out letter dated October 4, 2002. This letter confirms, per your eye witness and the eye witness of our resident project representative, that the pressure test conducted by HK Contractors on the PVC segment of the storm drain on Friday, October 4, 2002 was acceptable to Schiess & Associates and to DEQ, and meets the intent of the pressure test requirements mandated by DEQ in their August 29, 2002 letter.

We appreciate your cooperation concerning this matter.

Sincerely,



Paul H. Scoresby, PE

Cc: Greg Lanning, City of Pocatello
Harry Neuhardt, PDA
Char DeWall, PDA
Mayor Roger Chase, City of Pocatello
Cac Turner, Engineering Department
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Dean Tramner, City of Pocatello

Pocatello Stormwater Improvements

Schiess & Associates Project Numbers 00033/01029/02034/01023/02045

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****Adjusted for the quantity decrease from 3 to 2 units of Item 2 of schedule III. This gives the project a \$402 credit that is not reflected in the final pay request previously signed by the Contractor and Engineer.

Cost Estimate phase II

500 ft. road	37,500
500 ft. sewer	38,150
500 ft. water	38,750
500 ft. stormwater	38,750
1200 ft. C&G	17,400
500 ft. Utility trench	21,250
blast & remove 1500 yds.	11,250
2500 sq. ft.	6,875
street lights (4)	20,000
engineering	7,500
land scape ROW	10,000
fountain (1)	15,000
utilities 500'	7,500
valley cutter 450 sq ft.	<u>3,375</u>

Total
 Repayment

273,900
 25,000

 248,900
 + 360

 608,900