



Consortium Member Agency Meeting

Thursday, December 14, 2006 2:00 P.M. to 4:00 P.M.

ACHD Auditorium

AGENDA

I. Consent Agenda

- a. Approval of the November 2 Meeting Notes (pg. 3-8)

II. Informational Items

a. **Second Intergovernmental Agreement Status**

Jurisdictions reviewed the BGG Second Intergovernmental Agreement and determined that more specificity is necessary regarding Phase II work products, schedule, and BGG committee involvement. The second Intergovernmental Agreement will not be adopted at this time. Further review of the Phase II items are anticipated in Spring 2007 with adoption of a revised Intergovernmental Agreement to follow in Spring 2007. *This agenda item provides 10 minutes of discussion if necessary by the Consortium. Detailed discussion of the Steering/Technical Committees' discussions on Phase II items will occur in Item IV.c.*

III. Action Items

a. **Area of City Impact Process Status**

Ada County and the six cities are at a critical point in the Area of City Impact Process update. The parties still need to resolve several key issues and should review the impact of legislation proposed by the Idaho Association of Cities and Counties on Area of Impact. Services of a third-party, independent specialist have been suggested to facilitate consensus building on this issue. Matthew McKinney and Merik Hobben from the Consensus Building Institute, Inc. have been recommended to provide these services. Daily rates for Matthew are \$1,500 and \$1,100 for Merik. **The Steering/Technical Committee discussed this issue during their December 14 meeting and members will provide a verbal update to the Consortium on this item.**

Actions requested by the Consortium are as follows:

- 1) Authorization of a process for review of Idaho Association of Cities/Counties legislation concerning Area of City Impact Revision Process.**
- 2) Direction as to whether a third-party consensus builder to assist in resolving the outstanding issues within the Ada County area should be included in Spring 2007 work.**

**Blueprint for Good Growth - c/o Doherty & Associates – 575 E. Parkcenter Blvd, Suite 200 - Boise, ID 83706
Business (208) 336-0420 - Fax (208) 336-2407 – Email kdoherly@dohertyeng.com
www.blueprintforgoodgrowth.com**

b. Supplemental Contract for Continuing Project Coordination Services (pg. 9-10)

The contract for project coordination services by Doherty & Associates expires on December 31, 2006. Staff members of several jurisdictions recommend the contract be extended. Refer to Attachment III.b. for more information. **Action requested by the Consortium is approval of 6-month supplemental.**

c. Phase II Expectations

Discussion about Phase II work products, consultant involvement, schedule, and BGG committee involvement was held during the Steering/Technical Meeting on the morning of December 14. **The Consortium will receive a verbal update from Tricia Nilsson regarding their Phase II expectations discussion.**

Action requested by the Consortium is authorization for Doherty & Associates (in their role as project coordinator) to visit individually with each jurisdiction to confirm each jurisdiction's Phase II expectations. A revised project scope will be developed based on these discussions for confirmation by the Technical/Steering Committee and Consortium in Spring 2007.

d. 2007 Meeting Schedule (pg. 11)

Action requested by the Consortium is approval of the attached schedule. The Consortium will be provided with an update from the Technical/Steering Committee regarding their anticipated 2007 schedule.

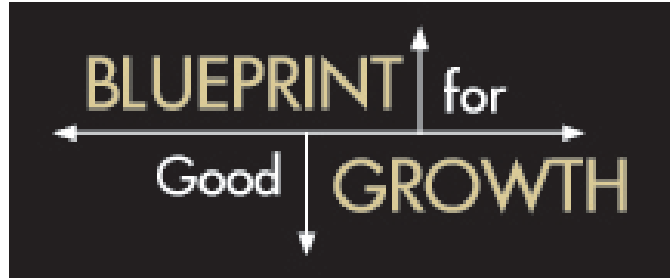
IV. Other Information

a. Project Coordinator's Report (pg. 12-13)

b. Funding Status (pg. 14-15)

c. BGG Celebration at BSU Lookout Room

The celebration will be held on December 14 from 6:00 PM to 8:00 PM at the Lookout Room in the BSU Student Union Building. Hors d' Oeuvres will be served. Parking is available at the visitors' lot immediately east of the Student Union Building.



Countywide Land Use and Transportation Guide Plan

Meeting Minutes

**Consortium Meeting – ACHD Auditorium
Thursday, Nov 2, 2006 1:30 P.M. to 3:30 P.M.**

Attendees:

David Bieter, Mayor, City of Boise *
Elaine Clegg, Council member, City of Boise
Tammy deWeerd, Mayor, City of Meridian *
John Franden, President, ACHD *
Randy Grove, City of Kuna *
Nancy Merrill, Mayor, City of Eagle *
Nathan Mitchell, Mayor, City of Star *
Judy Peavey-Derr, Commissioner, Ada County
Eric Shannon, District 3 Engineer, ITD*
Fred Tilman, Commissioner, Ada County
Rick Yzaguirre, Commissioner, Ada County *
Karen Doherty, Doherty & Associates
Dr. Robert Freilich, Paul Hastings

Others:

(See attached sign-in sheet)

President Bieter called the meeting to order at 1:30 P.M. Official delegates are noted with a * in the attendee listing.

CONSENT AGENDA

- a. Approval of the October 5 Meeting Notes**
 - b. Approval of Correspondence to the Urban Land Institute**
 - c. Approval of Contract for Professional Services between BGG and Ada County**
 - d. Authorization of Payment for Sept 2006 Paul Hastings Invoice**
- Consent agenda approved.

INFORMATION ITEMS

II.a. Potential Process & Standards for Modifications of Area of Impact

Dr. Robert Freilich summarized status on the Area of Impact process recommendations. Initial recommendations were provided to the Consortium for their October meeting. Comments had been received from the Cities via joint report, Ada County, and ACHD.

Tricia Nilsson summarized the joint City recommendations including the following steps: 1) identification of 20-year Area of City Impact Expansion Boundary, 2) completion of subarea plan, and 3) adoption of the subarea plan(s) and amended Area of City Impact ordinance. Tricia noted that the BGG Tiers Map plays a role in this process and should be reviewed at the next meeting.

Dr. Freilich reviewed the current process for Area of Impact modifications, including the process for mediation in the case of dispute. Next, he reviewed his memorandum included in the meeting packet regarding the Area of Impact issues. That memorandum included summaries of recommendations by the jurisdictions that he has received to date.

Tricia Nilsson also summarized the following items from the joint Steering and Technical meeting held that morning:

- 1) Steering/Technical Committee members generally agreed that the subarea plans should be created with involvement from the City, County, ACHD, ITD, Valley Regional Transit, and should include ample time for public involvement. Upon acceptance of the subarea plan, the County would no longer be involved with individual annexations since they participated in the subarea plan process. The County would also not approve applications which would create “barriers” for urbanization and the Cities would work towards infill to realize the capacity within their boundaries.
- 2) During the morning meeting, Dean Gunderson/Ada County broached the topic of Planned Communities within the Areas of Impact. He questioned if Cities are supportive of Ada County lifting the self-imposed ban against Planned Communities within the Areas of Impact. City representatives indicated this needed to be negotiated with each City but essentially Areas of Impact should be developed to urban densities. Dr. Freilich suggested requiring developers to fund subarea plans for Planned Communities. The City would perform the subarea plan independent of the developer but the cost for the plan would be reimbursed by the developer. Clustering of development within Areas of Impact was suggested to assist future infrastructure connectivity.

Dr. Freilich continued the discussion by suggesting a mandatory cluster requirement until sewer/water capacity is available in the Area of Impact.

Councilmember Elaine Clegg challenged the Cities to utilize infill development inside the City limits while integrating land-use and transportation. She stressed developments surrounding primary transportation corridors and suggested a mechanism for accountability thereof. Dr. Freilich said there will be benchmarks in the plan to monitor growth and development. He also indicated his experience is that the Capital Improvements costs that developers must bear will naturally cause development to be constrained towards cluster or infill types.

Mayor Bieter asked about schedule for Adequate Public Facilities (APFs). Although the Blueprint defines APFs, each City and County must determine these limits. These APFs will be further refined in the Phase II process.

Mayor Merrill noted that the current committee of nine format for A of I resolution doesn't work. She said a committee of the Associations of Idaho Cities and Counties are moving towards removing the committee of nine and instead indicating a distance for boundary changes if negotiations don't work. Bieter asked the group to be cautious not to open the Local Planning Act. An update about this process will be provided by Merrill and Tilman at next months meeting.

II.b. Land Use Assumptions in North Ada County

Both Ada County and Eagle are currently performing plans for this area. Ada County has current land-use authority. No conclusion was made pending outcomes of the land use studies and Area of Impact update processes.

II.c. Phase II Schedule Update

Dr. Freilich provided an update to the Consortium regarding the Phase II schedule. The proposed second Intergovernmental Agreement of the additional information provides for duration of agreement through Dec 31, 2008. Individual jurisdictions should ratify the IGA prior to the December 14 meeting. Mayor Merrill expressed concern that we must have the A of I process update detailed prior to executing the second IGA, especially the provisional boundaries. Dr. Freilich's opinion was that the plan should not be held up waiting for the geographical boundaries. Nichoel Baird-Spencer thought that a preliminary map of provisional boundaries could be presented by December.

III.a. Project Coordinator's Report

Karen Doherty reported that her firm is completing on the tax return for Blueprint for Good Growth, Inc. She also indicated that public inquiries about the project have been increasing.

III.b. Funding Status

The BGG checking account will have a minimal balance after accounts payable are processed. This situation will be remedied by the receipt of jurisdiction contributions now that the new fiscal year has begun. The funding committee is still working to secure commitments from Star, Kuna, and Garden City as well as about \$100,000 from private donations.

The meeting was adjourned at 3:15 P.M.

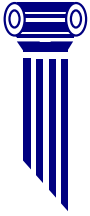
Blueprint for Good Growth

Committee: Consortium

Date: Nov. 2, 2006

Name	Contact Number	Representing
Karen Doherty	336 0420	B66
Tammy Wheeler	888-4433	Meridian
Eric Shannon	334-8301	Idaho Transportation Dept.
JUDY M. PEAVEY-DERR	287-7000	Ada County
JOHN S. FRANZEN	938-1413	ACHD
Fred TILMAN	287-7000	Ada County
Nancy Manuel	489-8790	Eagle City
Rich Yarbrough	287-7000	Ada County
ELAINE CLEGG	333-8066	CITY OF BOISE
ROBERT FREILICH	213-683-6314	CONSULTANT
Gene Pieter	384-4422	Boise
Randy Grove	442-6950	City of Kuna
Nathan Mitchell	941-2688	STAR
Dean Gunderson		Ada County Dev. Services
Karan Waters	287-7996	Ada County Dev Services
Scott Cook	287-7905	
Patricia Nilsson	384-3842	Boise City
Charles Trainor	855-2558	COMPASS
DIANE KUSHLAN	433-9352	PLANNING & MGR SERVICES
GERRY ARMSTRONG	287-7922	ADA COUNTY
Quentin Krieger	387-4263	ULI Idaho
JBS Suggs	342-6941	JBS Enterprises
Gary Allen	388-1200	Givens Purkey
MIKE WARDLE	939-0343	SunCOR Idaho

Name	Contact Number	Representing
Garry Robbins	602-677-1902	M3 Companies
Bill Brownlee	602-677-9912	M3 Companies
Sharon Gallivan	208-388-3868	Spink Butler
Jan Butler	208-388-1000	Spink Butler, LLP
Kelli Fairless	846-8547 x4212	Valley Regional Transit
Ruby German	922-4550	Agriculture
Kent M'Carthy	388-2565	Idaho Power Co.
Chris Danley	387 6202	ACHO
Michael David Spencer	939-0227	Eagle
Susan Buxton	331-1800	Eagle & Star
CARL WITHPOE	331-1800	same



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December 7, 2006

Rick Yzaguirre, Chair
Ada County Commissioners
200 W. Front Street
Boise, Idaho 83702

John S. Franden, President
Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714

Mayor Dave Bieter
City of Boise
150 N. Capitol Blvd
Boise, Idaho 83702

Mayor Nancy Merrill
City of Eagle
P.O. Box 1520
Eagle, Idaho 83616

Mayor John Evans
City of Garden City
6015 Glenwood Street
Garden City, Idaho 83714

Mayor Dean Obray
City of Kuna
231 Kay Avenue
Kuna, Idaho 83634

Mayor Tammy deWeerd
City of Meridian
33 E. Idaho
Meridian, Idaho 83642

Mayor Nathan Mitchell
City of Star
P.O. Box 130
Star, Idaho 83669

District Engineer Eric Shannon
Idaho Transportation Department
P.O. Box 8028
Boise, Idaho 83707

Subject: Contract Supplemental for Project Coordination Services for Blueprint for Good Growth, Inc.

Dear Blueprint for Good Growth Member Agencies:

It has been our pleasure to serve the Blueprint for Good Growth participants since October 2004 as the local project coordinator. The accomplishments that the Consortium, Steering, and Technical Committees have made thus far are commendable; the groups have kept the best interests of Ada County intact as they have made decisions concerning our future. You have successfully laid groundwork to tackle the challenges produced by our unprecedented growth.

The member agencies of the Consortium are currently reviewing the second next phase of Blueprint for Good Growth and we have been asked to extend our agreement for six-months through June 30, 2007 to provide continued project support. Our services as project coordinator are duration driven; therefore, we have carefully examined the project's time requirements and our anticipated costs for these services. We have enjoyed our work with the project and offer to continue these efforts until the project is

finished. Our firm prides itself on providing excellent client service and we commit to the participants of Blueprint for Good Growth to finish the project coordination activities through at least June 30, 2007 and longer if the Consortium deems necessary. We will perform continued activities with a modest increase above our current contract value to account for salary escalation due to inflation. Our 2006 contract is approximately \$5,721 per month. We have enjoyed working with the member agencies of Blueprint for Good Growth and have only included increased salaries for this supplemental request.

This supplemental agreement includes continued project coordination services between January 1, 2007 and June 30, 2007 at \$6,000 per month. This letter proposes a supplement of \$36,000 to our Agreement dated April 14, 2005, for project coordination services. The lump sum amount is based on one Consortium meeting per month and one joint Technical/Steering Committee meeting per month. It also includes project coordination efforts at an additional estimated effort of 35 hours per month. Please note that this proposal is based on our current project activities and time commitments; we are willing to discuss other options for fees based on modified time commitments. All other provisions of the original Agreement remain in effect.

Please contact me if you have any questions regarding our proposal. We look forward to continuing our working relationship through the completion of this pioneering project.

Sincerely,

A handwritten signature in blue ink that reads "Karen Doherty, President/Treasurer". The signature is written in a cursive style.

Karen Doherty, President/Treasurer
Doherty & Associates, Inc.



MEMORANDUM:

TO: Blueprint for Good Growth Consortium

FROM: Karen Doherty, P.E. – Project Coordinator

DATE: November 29, 2006

RE: Meeting Calendar 2007

ACTION REQUESTED: Adoption of the meeting calendar as presented.

The Consortium is anticipated to continue meeting on the first Thursday of every month from 1:30 P.M. – 3:30 P.M. Following are the meeting dates for 2007.

January 11, 2007 (moved to second Thursday due to the holidays)
February 1, 2007
March 1, 2007
April 5, 2007
May 3, 2007
June 7, 2007
July 12, 2007 (moved to second Thursday due to July 4 holiday)
August 2, 2007
September 6, 2007
October 4, 2007
November 1, 2007
December 6, 2007

The locations are yet to be determined and will be announced closer to the meeting dates.



MEMORANDUM:

TO: Blueprint for Good Growth Consortium

FROM: Karen Doherty, P.E. – Project Coordinator

DATE: December 7, 2006

RE: Local Project Coordinator Report

Action Requested:

Attached billing information is for your information only. No action is requested at this time.

**Blueprint for Good Growth, Inc.
Project Billing Summary
by Doherty & Associates, Inc.
for Project Coordination Services**

Invoice Summary as of 11/27/06

**Actual Consultant Hours Spent to Date as
of 11/24/06**

<i>Invoice #</i>	<i>Date</i>	<i>Amount</i>	<i>Name</i>	<i>Hours</i>	<i>Total</i>
1240	12/31/2004	\$ 7,058.82	Doherty	1072.00	\$ 118,271.92
1249	1/31/2005	\$ 3,529.41	Carroll	63.50	\$ 5,516.89
1254	3/9/2005	\$ 3,529.41	Slupe	270.00	\$ 8,969.17
1270	4/1/2005	\$ 3,529.41	Melander	22.75	\$ 842.18
1276	5/2/2005	\$ 3,529.41	Piepmeyer	59.90	\$ 4,389.93
1297	5/31/2005	\$ 3,529.41	Nemec	57.50	\$ 3,965.01
1312	6/30/2005	\$ 3,529.41	Brosious	3.00	\$ 89.16
1319	7/31/2005	\$ 3,529.41	Hackett	33.00	\$ 2,247.11
1331	8/30/2005	\$ 3,529.41	Total	1581.65	\$ 144,291.37
1340	10/3/2005	\$ 3,529.41			
1350	10/31/2005	\$ 4,716.91			
1360	11/28/2005	\$ 4,716.91			
1372	12/30/2005	\$ 4,716.91			
1383	1/30/2006	\$ 4,716.91	Admin 2004		\$ 5.05
1391	2/27/2006	\$ 4,716.91	Meetings 2004		\$ 23.50
1399	4/3/2006	\$ 4,716.91	Admin 2005		
1408	5/1/2006	\$ 1,187.50	Meetings 2005		
1422	5/31/2006	\$ 1,187.53	Admin 2006		\$ 263.56
1438	6/9/2006	\$ 45,000.00	Meetings 2006		\$ 1,051.10
1439	6/30/2006	\$ 5,714.29			
1449	7/31/2006	\$ 5,714.29			
1463	8/28/2006	\$ 5,714.29			
1480	10/2/2006	\$ 5,714.29			
1498	10/30/2006	\$ 5,714.29			
1507	11/27/2006	\$ 5,714.29			
Total Invoiced to date		\$ 148,785.74			
Total Initial Budget Through May 31, 2006		\$ 69,500.00			
Extra Services Through May 31, 2006		\$ 45,000.00			
Total Budget Through May 31, 2006		\$ 114,500.00			
Project Coordination June 1 - December 31, 2006		\$ 40,000.00			
Remaining Contract		\$ 5,714.26			

Direct Expenses as of 11/24/06

Total \$ 1,343.21



MEMORANDUM:

TO: Blueprint for Good Growth Consortium
FROM: Karen Doherty, P.E. – Project Coordinator
DATE: December 5, 2006
RE: **Funding Committee Status**

Action Requested:

For information only. This information provides you with a background on the funding status.

Background:
Non-Profit Status

The IRS has determined that BGG, Inc. is exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to BGG, Inc. are deductible under section 170 of the Code Ruling effective December 23, 2004.

Funding Solicitation Status

The funding committee is actively soliciting additional funds from the remaining participating jurisdictions as outlined below.

Jurisdiction	Request	Responsible Funding Member
Kuna	\$ 20,000	Bieter
Star	\$ 20,000	Peavey-Derr
Garden City	\$ 20,000	Peavey-Derr
Total	\$ 60,000	

After the remaining jurisdictions have pledged their contributions, the deficit should be approximately \$100,000 if all contributions are made according to the table shown above. The funding committee will approach private entities to raise this amount.

Mayor Bieter and Mayor Merrill are working to establish meetings with Idaho Power, Blue Cross, Blue Shield, and Intermountain Gas. Mayor Bieter and Commissioner Franden will be meeting with United Water (Greg Wyatt).

Commissioner Peavey-Derr and Commissioner Franden are working to set up meeting with Simplot to continue solicitation of funding.

Funding Status

Following is a summary of the total contributions to date.

Name	Total	Notes
Ada County	\$ 210,000	\$50k for Phase I and \$500k for Phase II; \$60k for Doherty. Addtl \$50k for Phase II in Aug 2006.
ACHD	150,000	\$122k for Phase I; \$28k for Phase II.
City of Boise	150,000	\$50k ea Phase I and II. Addtl \$50k for Phase II in June 2006.
ITD	50,000	
City of Meridian	30,000	\$30k each Phase I and II. Phase II pledged in July 2006.
US Environmental Protection Agency	22,500	
City of Eagle	40,000	\$20k each Phase I and II. Phase II pledged in June 2006.
City of Kuna	20,000	
City of Star	20,000	
City of Garden City	10,000	
COMPASS Yr End Sweep	9,266	Doherty supplemental.
Boise River Flood Control District #10	7,500	
Hewlett Packard Boise Operations	5,000	Phase II
Tom Ryder	1,000	
North End Neighborhood Assn.	300	
Total Contributions	\$755,566	

Overall Financial Status	
Phase I Budget	\$ 405,000
Phase II Budget	350,000
Local Project Coordination Budget	154,500
Total Budget	\$ 909,500
Less Total Contributions	(755,566)
Total Deficit (Phase II)	\$ 153,934