

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 17, 2023 at 7:00 PM

PUBLIC NOTICE: THIS MEETING IS RECORDED AND PLACED IN AN ONLINE FORMAT. PERSONS MAY EITHER VIEW OR LISTEN TO VIDEO / AUDIO OF THIS MEETING UNTIL SUCH TIME THE RECORDING IS DESTROYED UNDER THE CITY'S RETENTION POLICY.

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Dylan Austin with LifeSpring Church
3. **ROLL CALL**
4. **PRESENTATIONS**
 - A. **Star Police Department Report** - Police Chief Zach Hessing
5. **CONSENT AGENDA (ACTION ITEM)** **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
 - A. **Approval of Minutes:** January 3, 2023
 - B. **Approval of Claims Provided & Previously Approved:** January
 - C. **Findings of Fact:** First Interstate Bank Conditional Use Permit (**FILE: CUP-22-08**)
 - D. **Findings of Fact:** Munger Creek Subdivision (**FILE AZ-22-09/DA-22-09/PP-22-14**)
6. **ACTION ITEMS:** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **Ordinance 377-2023 & Development Agreement: Gary & Teri Opper Annexation (FILES: AZ-22-14 / DA-22-15)** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 3130 N. CAN ADA ROAD, IN STAR, IDAHO (ADA COUNTY PARCELS R7284770800 & S0406223100) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY GARY & TERESA OPPER; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-1-DA) OF APPROXIMATELY 5.0 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. (**ACTION ITEM**)
 - B. **Approval of Request for Proposals for Pathways (ACTION ITEM)**
 - C. **Request for Qualifications Award** - Approval / Award / Authorization to proceed with the Request for Qualifications for Construction, Engineering & Inspection (CE&I) for State Highway 44 Bent Lane to Star Road Improvement Project (**ACTION ITEM**)
 - D. **Approve / Authorize Expenditure for Historical Committee** - Approve / Authorize the expenditure of up to \$21,100 for Oral History Interviews on Film (**ACTION ITEM**)
 - E. **Approval / Authorize Expenditure for Riverhouse Fence** - Approval of Fence Installation utilizing Park Impact Fees for the Capital Expenditure (**ACTION ITEM**)
7. **ADJOURNMENT**



DECEMBER 2022 POLICE REPORT

(Released January 11, 2023)

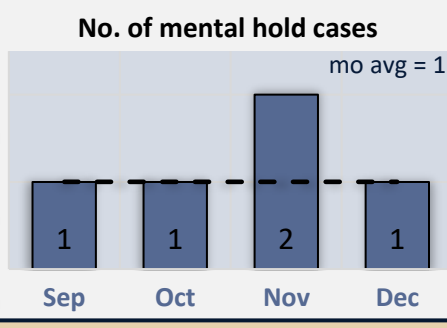
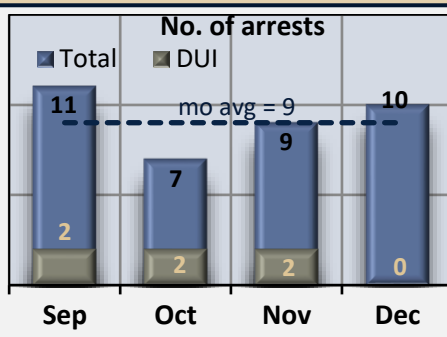
Section 4, Item A.

Offense Reported ¹	2022			Previous Years		
	Dec	YTD	Projected Range*	2021	2020	2019
Crimes (#)	25	266	245-277	185	209	186
Person	3	107		74	60	54
Property	8	92		59	99	94
Society	14	67		52	50	38
Crimes / Pop (#/1000 population)		17.1	16.1-18.2	13.8	18.8	16.9

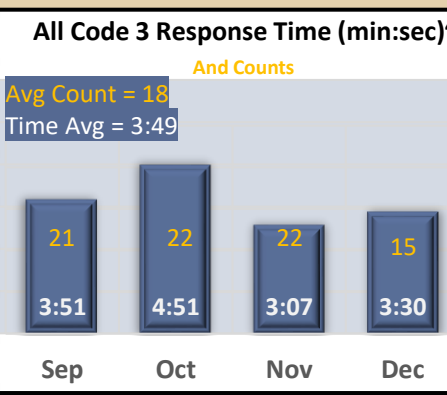
*Projected 2022 Crimes Range is based on Jan-June and year % averages from years 2019-2022.



- ### Case Report Types
- Person Crimes** = murder, manslaughter, rape/sodomy, assault, intimidation and kidnapping offenses
 - Property Crimes** = robbery, burglary, larceny/theft, arson, destruction of property, counterfeiting, fraud, embezzlement, blackmail and stolen property offenses
 - Society Crimes** = drugs/narcotics, gambling, pornography, prostitution and weapons law violations



Police Calls Activity ²	Monthly Average ³	Sep-22	Oct-22	Nov-22	Dec-22	Dec-21
Citizen Calls for Service (CFS)	297	314	329	270	273	206
Proactive Policing	1,112	1,061	862	1,201	1,323	544
Selected Call types						
Domestic Violence	6	8	5	6	6	1
Crisis/MentalHealth ⁵	7	9	8	9	3	10
Juvenile Activity	12	8	12	12	15	17
School Checks	53	52	38	65	57	48
Traffic Stops	266	237	172	333	322	109
Location Checks ⁶	403	362	337	408	506	191
Crash Response	35	38	31	30	41	16
Welfare Checks	22	27	22	16	23	12
Property Crime Calls ⁷	21	17	25	20	22	3



¹Offense Reports are compiled from NIBRS RMS. ²Police Call data reflects calls within the City of Star and all dispatched calls with a Star Deputy. ³Monthly averages are based on identified 2022 months. ⁴Code 3 calls - Represents ALL incidents that are routed at Priority 3, where Priority 3 calls require an immediate emergency response. ⁵Calls are for Crisis Holds, Suicidal Subject and CIT calls. ⁶Location Checks include Construction Site, Property, and Security checks. ⁷Property Crime Calls include calls for theft, vandalism, burglary, and fraud.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 03, 2023 at 7:00 PM

1. CALL TO ORDER

Mayor Trevor Chadwick called the meeting to order at 7:00 p.m.

2. INVOCATION

Relief Society President Kristi Dyer of the Church of Jesus Christ of Latter-Day Saints provided the invocation.

3. ROLL CALL

Council Members present: Council President Hershey, Council Members Wheelock and Salmonsens, and Mayor Chadwick were present. Council Member Nielsen was absent (excused absence).

City Staff present: City Clerk-Treasurer Qualls, Public Information Officer Partridge, City Attorney Yorgason, Police Chief Hessing, Planner Nickel, Assistant Planner Field, City Engineer Morgan, and Deputy City Clerk Conly.

4. PRESENTATIONS**A. Ada County Emergency Management / Emergency Operations Plan**

Planner & Special Projects Manager Randy McLeland with the Ada County Emergency Management & Community Resilience Department spoke about the proposed Emergency Operations Plan. McLeland explained that emergency operation plans are not a specific tactical playbook, but rather a guideline for response. He stated that the existing EOP was originated back in 2014. This effort to produce a joint update involved feedback from City leaders, workshops, and seminars with staff from the city participating, using the National Emergency System as guidance. He said that the plan is designed to be a living document that will incorporate the currently proposed changes and continue to evolve in the future; and that the plan dovetails with Ada County's EOP.

No action taken at the time of presentation; see Item 7A below for the associated action via resolution.

5. CONSENT AGENDA (ACTION ITEM)**A. Approval of Claims Provided & Previously Approved**

- Council Member Salmonsens moved to approve the Consent Agenda; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 03, 2023 at 7:00 PM

6. PUBLIC HEARINGS with ACTION ITEMS:

- A. **Public Hearing:** Jackson's Food Store Conditional Use Permit (**FILE: CUP-22-07**) - The Applicant is seeking approval of a Conditional Use Permit for a Jackson's Food Store. The property is located on the northwest corner of W. State Street and N. Star Road and includes 61 N. Star Road, 11273 W. 1st Street, 11289 W. 1st Street and 11253 W. 1st Street in Star, Idaho. Property consists of a total of 1.41 acres. (**ACTION ITEM**) - **TABLE TO FEBRUARY 7, 2023**
- Council Member Hershey moved to table the Jackson's Food Store Conditional Use Permit (FILE: CUP-22-07) Public Hearing to the City Council meeting date of February 7, 2023; Council Member Salmonsén seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsén – aye. Motion carried.
- B. **Public Hearing:** Vacation of Easement for Iron Mountain Vista Subdivision (**FILE: VAC-22-03**) - The Applicant is seeking approval of a vacation of an access easement for the Iron Mountain Vista Subdivision. The easement was for an original private street (N. Worsley Lane) accessing the property from W. Floating Feather Road. The property is located at 2327 N. Worsley Lane in Star, Idaho. (**ACTION ITEM**)

Mayor Chadwick explained the public hearing process. Chadwick asked the City Council members if any had ex parte communication, and hearing none, opened the Public Hearing at 7:09 p.m.

Applicant presentation:

Jay Walker of Kimley Horn at 849 E. State Street in Eagle presented on behalf of Todd Campbell Custom Homes Construction. Mr. Walker utilized the map (see Agenda Packet Topic 6B for map) to explain that the vacation has to do with the Iron Mountain Vista subdivision (IMV); IMR, IME, and IMV are all located within the vicinity near Star Middle School. He explained that this pertains to Lots 4 and 5 of the original subdivision plat of the property referenced as Worsley's Folly. The easement extended through Lot 4 for access to Lot 5. Because the applicant is working with the City on the platting process and there is now a preliminary plat, the easement is no longer needed due to public road access being developed. Walker further described that the corner of the property has a well and pump station. Per the map, Lots 4, 8, 10, 16, and 17 are part of the plat to be associated with the well. The third lot has its own well and is not included. He stated that Worsley Lane will continue as emergency access/egress in the interim until the road is in that connects to the Toll Brothers development. The applicant stood for questions.

Council Member Wheelock asked about water access for fire and if the line goes down the old Worsley Lane, Walker indicated it is an eight inch line and will remain to the north.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 03, 2023 at 7:00 PM

Public Testimony:

Blake Estes of 8932 Broken Arrow Road, Star, noted he lived at the middle lot. He said his lot is fed by the well on the corner. Mr. Estes stated he is not necessarily against the applicant's proceeding, but he needs to go back across to have access to the well. He noted the well will eventually need to be serviced/replaced, and expressed concern.

Applicant Rebuttal:

Jay Walker explained that the easement over the common lot is going to continue over the referenced line, so a pump truck and any other needed service technician will be able to access the well. Walker also noted that Broken Arrow remains the northeasterly boundary with the adjacent easement for pump and well in the common lot.

Mayor Chadwick suggested that it be called out as part of the approval process to perpetually maintain the easement discussed by Mr. Walker and Mr. Estes. Mayor Chadwick closed the Public Hearing at 7:22 p.m.

Council Deliberations:

- Council Member Hershey moved to approve the Easement Vacation for Iron Mtn Vista Subdivision with the condition of continuing to have the easement on Worsley's Folly for access to the pump and well in the common lot; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- C. **PUBLIC HEARING: Colt Heights Subdivision (FILES: PP-22-09 & PR-22-03)** - The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 5 residential lots and 2 common lots. The property is located on the north side of the existing Colt Place Subdivision in Star, Idaho, and consists of 10.96 acres with a proposed density of .46 dwelling units per acre. **(ACTION ITEM)** - INITIALLY TABLED FROM NOVEMBER 15, 2022 TO DECEMBER 6, 2022 to JANUARY 3, 2023

Mayor Chadwick asked if Council had had any ex parte communication. Council members advised that they saw the recent news reports and an article; City Attorney Yorgason verified that this was okay and did not constitute ex parte communication.

Mayor Chadwick opened the Public Hearing at 7:24 p.m.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 03, 2023 at 7:00 PM

Applicant Presentation:

Becky McKay of 1029 N Rizarrio in Meridian presented the applicant, Barton. Ms. McKay stated the developer Harley Jones started the project back in 2005, and that subject development was 47.26 acres with an application for 102 lots. She explained that the Council approved the development agreement, and the zoning was R3DA density not to exceed three units per acre; with no more than five lots north of the Foothill Ditch. She explained that she was at Council to review the northern portion, with a request for five one-acre lots.

McKay testified there had been a neighbor meeting, and that neighbors were concerned about the wetlands, birds, and nesting.

After the developer's submittal, they made an appointment with the Army Corps of Engineers to review subject land; City Planner Shawn Nickel and City Engineer Ryan Morgan attended this meeting with the developer and the Army Corps of Engineers and walked the land. McKay summarized that after the Corps of Engineers representatives examined the site, the Corps considered it upland property.

The hydrology of the land was impacted by ditches and berms; and the quality of possible wetlands was considered marginal. She described the land as with a pond, and canopy of trees; with four identified drainage outlets into Foothills ditch. She asked Council to contemplate the riparian area for future connection to other paths.

McKay said that Wyatt Earp Drive will extend water and sewer, and they would plan to come in with a 28-foot-wide private road, with the idea being to have a smaller street, less grading, and less impact on properties. She noted the common lot is 4.36 acres and is attached to Foothills Canal.

The property is already annexed and zoned for improvement. She stated the applicant feels they are going over and above standards in this application.

There is an existing pump station onsite and another pump needs to be added and pump housing improved, and the applicant is willing to do this. McKay said they spoke with the HOA president.

McKay asked Council for a waiver for a 28-foot road instead of the required 36-foot width because there are very few lots and feel the 28-foot road is sufficient.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 03, 2023 at 7:00 PM

The original preliminary plat was projected to have a 40 foot setback for these five lots on the northern boundary. She described that two houses in Star Acres abut the buildable lots. McKay noted that subject land was always shown as Phase 4, and the applicant feels it is a good compromise and took the suggestions given by the City Engineer, Planning Staff, and Army Corps of Engineers.

McKay mentioned a meeting with neighbors and referenced a 2006 wetland delineation study previously prepared by Carl Gephart, Engineer, who stated the wetlands were passable, that contributing irrigation created them, and did not find that the hydrology was naturally created. She noted the applicant sent City Planner Shawn Nickel a copy of this historical report. The applicant stood for questions.

Mayor Chadwick inquired about the 4.63 acre open space and asked if the applicant was proposing the City take that over. If yes, he asked if that could go into a Conservation Easement. City Attorney Yorgason verified the City could pursue that with other entities, and that it could be put in place. Council Member Hershey inquired if the 4.63 acre donation could be made as a condition of approval. City Attorney Yorgason guided that if the applicant is suggesting this, that a donation could be part of the final plat and that there were various ways to handle. Discussion surrounded the far eastern lot and whether it could be a viable nature path for the subdivision and a throughway for students to walk to the middle school.

Mayor Chadwick noted that with respect to the private road, that the lots would be part of the HOA but that the road would be funded by a separate account to be laid out in the CCNR's. Chadwick asked for feedback from Deputy Fire Chief Victor Islas (participating via remote online) as to whether or not he would support the 28 foot road. Deputy Chief Islas noted that he would need to see the AutoCAD models that proved that the Fire Department could get their ladder trucks through.

McKay noted that Shawn Nickel had a condition of the applicant seeking Fire Department approval. She explained that the street would have to be "no parking" and that subject properties would have ample parking available in their driveways. Shawn Nickel noted there would also be a waiver of sidewalks.

Council Member Salmonsens asked to verify that it was R3 setbacks, with the exception of the northern boundary at forty feet. McKay replied that the applicant was comfortable with R1 but noted the original approval was forty feet and assumes Council will wish to continue with that. Salmonsens asked if there were any other areas of the property that could have wetlands.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 03, 2023 at 7:00 PM

McKay explained that the Army Corps of Engineers examined plants, walked various areas, and determined no wetland. They examined specific areas of concern, noting that there was some water present but plants on the Eastern side were not matched to wetland plants.

Council Member Salmonsens verified that with respect to the Colt Place CC&R, that the five lots would be subject to all other CC&R covenants, but that the private road is a separate matter. McKay answered in the affirmative, and noted also that the applicant supported the idea of a pathway to the school.

Public Testimony:

Katy Slater of 2091 Sunny Lane, Star, said she was here to ask Council in goodwill and in the spirit of the Comprehensive Plan to reduce the lots by one and approve four lots rather than five. She said she and her husband have been stewards of subject land for the 18 years that they have lived by it. She showed photos of hawks and ponds. She asked to protect her view from her property, noting she wants to protect her property value and avoid having headlights shining into her house.

Peggy Fahy of 10274 W Wyatt Earp Drive, Star, showed a video taken in her backyard. She said her home is East of Wagon Wheel, so she feels her property is most impacted. She said she is concerned about the development as proposed, and worries about depreciation in her property value.

Carol Ward of 2090 N. Sunny Lane, Star, said she noticed Owyhee County and Eagle limiting development and worries that developers may see Star as an easy mark. She presented slides on the issue of sliding homes in Boise's Foothills neighborhood. She said Boise now requires a second engineer be at the site at developments. She requested consideration for a study by a botanist. She showed images of trees at the north end of the Corey Barton property and noted they hold soil.

Amy Berg of 10296 W Wyatt Earp Dr, Star, said her family purchased their home one year ago and it was not disclosed that building might go on. She asked Council to take time in considering this matter. She expressed concern over the potential for her children's windows to be facing the proposed homes.

Michael Ware of 12178 W Virginia City St., Star, said he was a retired forest engineer and expressed concern over the proposal. He noted concern for possible adverse impact to existing roads in Colt Place and for the water supply. He expressed concern that there was only a single ingress/egress to this addition, with only one way to go. He noted that he felt neutral but had concerns.

Mayor Chadwick noted that Fire Code calls for one access point for every thirty homes.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 03, 2023 at 7:00 PM

Maxine McCombs of 2211 N Schreiner Lane, Star, said she gave her support to those against the development. She said she supported open space and land, noting that deer, eagles, and quail are all gone near her property. She said this was a chance to help keep this land as a habitat.

Rosalyn Studarus of 6474 Foothill Road, Star, said she supported keeping everything as rural as possible. She said she did not realize she was living in an impact area. She stated she was not in favor of development.

Layla Lockhart of 10158 Wyatt Earp Drive, Star, said she and her husband were told the green space would continue. She said her home is near the southernmost, densest end of the riparian area. She is south of a large poplar nesting area and has seen two successful nestings of young hawks. She said she is concerned over the potential for middler schooler and smoking on the proposed foot path, but that she hopes for a carefully done wildlife path.

Bob Fehlan of 2203 N Sunny Lane, Star, said he is located just north of the Slater lot. He stated that he felt the current development proposal left open space, which is responsible. He requests open style fencing so wildlife can migrate. Fehlan noted that in the project narrative, the applicant states the road is owned by the development, and feels the graphic presented is inaccurate. He suggested that lots 3 and 4 be merged, to allow the developer to shelter some wetland area.

Vic Warr of 2050 N. Brandon, Star, said he owns the property to the West of Lots 5 and 6. He said he is not really for or against the development but attended the meeting for informational purposes. He said he feels the area near him is quite steep and is concerned about how they will fill or grade that. He asked about responsibility areas, and also asked for clarification on common lots. He said he would oppose an access to the West, as it would dead end at his property.

Applicant rebuttal:

Becky McKay referenced the neighborhood meeting with staff, and noted the intent was not to bully or speak over neighbors. She said she thought it was a good idea of Shawn Nickel to hold the round table, that Mr. Barton attended and mostly just listened. She said he wants the applicant wants to be a good neighbor, noted he has paid his property taxes all this time, and that it has always been identified as five lots.

McKay explained regarding the Boise slide and Terra Nativa, she said there is no comparison and explained why a natural spring had been filled which created the instability.

The property in this application does not have slopes even close to the level of Terra Nativa. McKay said the developer does not intend on filling natural drainage and that they are working on drainage

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 03, 2023 at 7:00 PM

and plans the design to use the topography of the land to create a natural pad for the houses and may incorporate retaining walls.

With respect to five lots, the infrastructure is there, and it is stubbed.

McKay reported the developer will add the second pump and make repairs of the irrigation well house.

Regarding the concern over the single lot access, there is one point of access allowed for every thirty lots. She said the developer will meet all Fire Department requirements. The project engineer will determine and get that road set up based on grading.

In regard to the trees, she noted that if trees can be saved, it will be done, especially as these are estate lots. She said open style fencing is a great idea.

McKay noted that the development agreement pre-exists tonight's action and is still valid. She stated that Mr. Barton recognizes sensitivities of the area but has owned the land for fifteen years and paid taxes and needs to do something with it. She further stated that they will be cautious with pads, etc., and that they have to rely on the experts. The developer feels they have worked with everyone and voluntarily deferred several matters in order to get this project right.

Mayor Chadwick closed the public hearing at approximately 9:20pm.

Council Deliberations:

Council Member Wheelock expressed concern over the road, and that his point of view is that if it is moved, he would expect the new homeowner could potentially cut down any dead trees over time even if it is a riparian area. He also expressed concern over no available street parking. Ms. McKay replied that unlike with a standard urban lot, with lots of this size they will have nice large driveways.

Council Member Hershey expressed concern over the road, and support for merging the two aforementioned lots. He suggested waiving park impact fees and offered to table the action so the applicant's representative could go back to Mr. Barton to discuss the merging.

Mayor Chadwick noted canal easements are always included, that this is a private road and thus is included in the acreage calculation.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 03, 2023 at 7:00 PM

Shawn Nickel stated that Council has regularly approved lots with private roads previously, so this is not out of the ordinary.

Council Member Wheelock stated support of blending lots 3 and 4 and noted he is not a fan of 32-foot roads.

Mayor Chadwick suggested tabling to the February 7th meeting for time for Ms. McKay to talk with Cory Barton and clarified for everyone that the public is not to contact Council Members during this time.

City Attorney Yorgason clarified the Public Hearing has closed, Council has received all information, and that this is being done for clarification to hear the applicant's response; he also clarified that the city collects various impact fees, the open matter for applicant is only the waiving of park impact fee and merging lot 3 and 4.

- Council Member Hershey moved to table the Colt Heights Subdivision Private Road and Preliminary Plat Public Hearing Decision to the February 7, 2023, meeting; Council Member Salmonsén seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsén – aye. Motion carried.

Mayor Chadwick called a brief recess at 9:26 p.m.

Chadwick called the meeting back to order at 9:32 p.m.

7. ACTION ITEMS

- A. **Resolution TBD-2023:** Adopting the December 2022 Basic Emergency Operations Plan as presented by the Ada County Emergency Management (**ACTION ITEM**)

- Council President Hershey moved to approve Resolution TBD-2023 adopting the December 2022 Basic Emergency Operations Plan as presented; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsén – aye. Motion carried.

- B. **Skate Park Shade Structure** - Discuss / Approve Skate Park Shade Structure Estimate (**ACTION ITEM**)

Mayor Chadwick explained that three groups were invited to provide bids and what the recommended amount was. Council Member Wheelock asked to lighten the color of the proposed sunshade, to help keep it cool in hot weather. Council Member Salmonsén noted the original plan for the skate park included the proposed shade structure and that stairs on the side would make it ADA compliant.



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 03, 2023 at 7:00 PM

- Council President Hershey moved to approve the proposed skate park shade structure estimate as presented; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

C. **Highway 44 Widening Construction Contract Award** - Approval / Authorization Construction Contract Award (**ACTION ITEM**)

Mayor Chadwick asked City Engineer Ryan Morgan to approach the podium in case there might be any questions, and explained the bid process and proportional share process. He clarified that ITD has come back and said they only have to do 100 feet, so if approved the City award the contract and do a Change Order. Council Member Salmonsens asked clarification that this was the lowest responsible bidder. Ryan Morgan verified that all three bidders were qualified. Mayor Chadwick noted that it was a bonded project and the winner of the bid was obligated to complete the project on time. Ryan Morgan noted that the numbers were very close to the engineer's estimate. Council discussion surrounded infrastructure and growth paying for itself.

- Council Member Salmonsens moved to approve the notice of award to Cap Paving not to exceed the bid amount and use ITD Proportionate Share funds; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:52 p.m.

Trevor A Chadwick, Mayor

ATTEST _____
Jacob M Qualls, City Clerk - Treasurer

* ... Over spent expenditure

Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1439	21297S	1278 AAA FENCE RENTAL INC	500.00						
1	01/03/23	Temporary Fence Panels	500.00			10 45110	735		10110
		Total for Vendor:	500.00						
1442	21276S	19 ADA COUNTY EMERG MGMT & COMM	512.00						
		FY 2023 - ANNUAL MEMBERSHIP CONTRIBUTION - Corrected Amount							
1	80223.00 01/11/23	Membership Corrected Amount	512.00			10 41810	570		10110
		Total for Vendor:	512.00						
1427	21277S	21 ADA COUNTY LANDFILL	70.31						
1	2301120142 01/12/23	Landfill Fees	15.00			10 41540	411		10110
2	2301120213 01/12/23	Landfill Fees	15.00			10 41540	411		10110
3	2301120305 01/12/23	Landfill Fees	40.31			10 41540	411		10110
		Total for Vendor:	70.31						
1410	21260S	22 ADA COUNTY PROSECUTORS OFFICE	2,500.00						
1	JAN 2023 12/27/22	Prosecutions Contract - Jan	2,500.00			10 42110	322		10110
		Total for Vendor:	2,500.00						
1424	21278S	1275 AMANDA TULLER	35.00						
1	01/09/23	Refund Futsal	35.00			10 220 44021	698		10110
		Total for Vendor:	35.00						
1408	21261S	149 BUTTE FENCE	4,825.57						
		Canceled Claim 1408 and Check 21261 - should have been only half the amount							
1	0145243 11/29/22	Fencing for Police Station Re	4,825.57			10 800 45110	741		10110
1419	21272S	149 BUTTE FENCE	2,500.00						
1	0145243 11/29/22	50% Fencing Police Station Re	2,500.00			10 800 45110	741		10110
		Total for Vendor:	7,325.57						
1409	21262S	159 CANYON COUNTY CLERK	100.00						
1	Dec 2022 01/03/23	Prosecution Services	100.00			10 42110	322		10110
		Total for Vendor:	100.00						

* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1401	21254S	168 CASH.	107.00						
		For Treasurer's Office Draw Float							
1	01/05/23	Treasurer's Office Draw Float	107.00			10 10300			10110
		Total for Vendor:	107.00						
1418	21279S	184 CINTAS	320.61						
1	4141748838	12/28/22 City Hall Mat Cleaning	46.37			10 41540	344		10110
2	4141748819	12/28/22 Riverhouse Mat Cleaning	60.50			10 41540	344		10110
3	4142400884	01/04/23 City Hall Mat Cleaning	46.37			10 41540	344		10110
4	4142400852	01/04/23 Riverhouse Mat Cleaning	60.50			10 41540	344		10110
5	4142998881	01/10/23 City Hall Mat Cleaning	46.37			10 41540	344		10110
6	4142998932	01/10/23 Riverhouse Mat Cleaning	60.50			10 41540	344		10110
		Total for Vendor:	320.61						
1430	21280S	190 CLEARFLY	230.55						
1	INV479743	01/01/23 Telephone Services	230.55			10 41810	416		10110
		Total for Vendor:	230.55						
1405	21258S	231 DANA PARTRIDGE	2,392.70						
1	01/06/23	Services Week of December 26	1,155.00			10 41140	351		10110
2	01/06/23	Services Week of January 2	1,080.00			10 41140	351		10110
3	01/06/23	Reimburse - NYE Event	157.70			10 41140	351		10110
		Total for Vendor:	2,392.70						
1438	21281S	1213 DOUBLE TAP ELECTRIC	156.00						
		Paid EL2023-013 twice for the same project							
1	09/28/22	Refund - Duplicate Permit	156.00			10 41510	698		10110
		Total for Vendor:	156.00						
1399	21255S	1273 EXTREME ELECTRIC	130.00						
1	01/04/23	Refund - Overpayment on Permit	130.00			10 41510	698		10110
		Total for Vendor:	130.00						

* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1414	21263S	302 FATBEAM, LLC	1,640.50						
1	31286	01/01/23 Monthly Gigabit Fiber Optic	1,350.00			10 41810	419		10110
2	31286	01/01/23 Monthly Maintenance Fiber	250.00			10 41810	419		10110
3	31286	01/01/23 Property Surcharge	40.50			10 41810	419		10110
		Total for Vendor:	1,640.50						
1421	21282S	325 GAMEFACE ATHLETICS	1,161.65						
1	315555	01/04/23 Volleyball tees	1,161.65			10 44021	615		10110
		Total for Vendor:	1,161.65						
1404	21259S	382 IDAHO CENTRAL CREDIT UNION	2,772.83						
1	4825	11/29/22 Chadwick gsdirect	29.33			10 41510	324		10110
2	4825	11/30/22 Chadwick ParkBoi	15.00			10 41810	552		10110
3	4825	12/03/22 Chadwick Chevron	40.27			10 57 41810	598		10110
4	4825	12/03/22 Chadwick Chevron	42.00			10 57 41810	598		10110
5	4825	12/06/22 Chadwick Coynes	212.10			10 41810	585		10110
6	4825	12/14/22 Chadwick ID Press Tribune	18.63			10 41810	570		10110
14	4825	12/14/22 Chadwick Westside Pizza	156.70			10 41510	610		10110
15	4825	12/14/22 Chadwick Albertsons	45.49			10 41510	610		10110
16	3463	11/29/22 Qualls Remarkable Oslo	2.99			10 41810	610		10110
17	3463	11/29/22 Qualls Remarkable Oslo	2.99			10 41810	610		10110
18	3463	12/06/22 Qualls Remarkable Oslo	2.99			10 41810	610		10110
19	3463	12/06/22 Qualls Staples	57.98			10 41810	611		10110
20	3463	12/08/22 Qualls Amazon	117.99			10 41810	611		10110
21	3463	12/08/22 Qualls Amazon	11.40			10 41810	611		10110
22	3463	12/09/22 Qualls Harland Clarke	239.61			10 41810	610		10110
24	3463	12/13/22 Qualls Amazon	53.98			10 41810	611		10110
25	3463	12/14/22 Qualls Amazon	18.98			10 41810	611		10110
26	3463	12/14/22 Qualls Remarkable Oslo	2.99			10 41810	610		10110
27	3463	12/14/22 Qualls Albertsons	1,000.00			10 41810	598		10110
28	3463	12/15/22 Qualls Amazon	18.48			10 41810	611		10110
29	3463	12/15/22 Qualls Pitney Bowes	157.89			10 41810	641		10110
30	3463	12/17/22 Qualls Albertsons	19.04			10 41810	598		10110
31	3463	12/17/22 Qualls Adobe	198.76			10 41810	751		10110
32	3463	12/19/22 Qualls Remarkable Oslo	2.99			10 41810	610		10110
34	3463	11/29/22 Qualls Int'l Fee	0.02			10 44022	610		10110

* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
35	3463	11/29/22 Qualls Int'l Fee	0.02			10 41810	610		10110
41	3463	12/06/22 Qualls Int'l Fee	0.02			10 44022	610		10110
43	3463	12/14/22 Qualls Int'l Fee	0.02			10 44021	610		10110
48	3463	12/19/22 Qualls Int'l Fee	0.02			10 44022	610		10110
57	6074	11/30/22 Little The Home Depot	213.75			10 41540	435		10110
58	6074	12/01/22 Little Tacoma Screw	6.25			10 41540	611		10110
59	6074	12/01/22 Little Tacoma Screw	84.15			10 41540	611		10110
		Total for Vendor:	2,772.83						
1417	21264S	399 IDAHO PRESS TRIBUNE	447.27						
1	122219333	12/27/22 Legal/Pub Notice Willowbroo	110.16			10 41510	530		10110
2	122219333	12/27/22 Legal/Pub Notice Ord 376-20	201.66			10 41810	530		10110
3	122219333	12/27/22 Unapplied Amount	-95.52			10 41510	530		10110
4	29897	01/04/23 Legal/Pub Notice Bids State	230.97			10 41510	530		10110
		Total for Vendor:	447.27						
1423	21283S	421 INTERMOUNTAIN GAS COMPANY	1,083.28						
1	*30002	01/04/23 City Hall	585.25			10 41810	414		10110
2	*10001	01/04/23 B&G Shop-1310 N Little Camas	388.02			10 41540	414		10110
3	*30001	01/04/23 Outreach Building	110.01			10 41810	414		10110
		Total for Vendor:	1,083.28						
1431	21284S	1277 J & J EAGLE LLC	201.11						
1	01042023	01/04/23 Firehouse Subs Staff Meeting	201.11			10 41810	699		10110
		Total for Vendor:	201.11						
1426	20744S	1276 JAMES MCGEE	900.00						
		PURCAHSE OF BOAT FOR PARKS DEPARTMENT - PURCAHSED FROM PRIVATE PARTY							
1	BOB 08/22/22	PARKS DEPT BOAT	900.00			10 41540	742		10110
		Total for Vendor:	900.00						
1412	21265S	502 KEELY ELECTRIC.	989.72						
		Price includes all labor and materials to install duplex outlets and recessed light in Public Meeting Room							
1	20-1886	12/30/22 Replace Lights Blake & HC Par	989.72			10 41540	733		10110
		Total for Vendor:	989.72						

* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1413	21266S	503 KELLER ASSOCIATES INC	19,830.00						
1	0223988	12/31/22 Star SH 44 Widening	19,830.00			10 500 41510	736		10110
		Total for Vendor:	19,830.00						
1372	21285S	1270 LUKE LONGLEY	259.56						
		Unnecessary permit of building for a Co2 System which the City does not require portal permit. BPC2022-106.							
1	12/20/22	Refund of permit not required	259.56			10 41510	698		10110
		Total for Vendor:	259.56						
1402	21256S	583 MASTERCARD	1,723.68						
1	ACCT 1402	11/11/22 Chadwick - Chef"Store	663.20			10 56 41810	598		10110
21	ACCT 0973	11/20/22 Qualls - Amazon	34.99			10 41810	599		10110
22	ACCT 0973	11/21/22 Qualls - Remarkable Oslo	2.99			10 41810	610		10110
26	ACCT 0973	11/22/22 Qualls - Remarkable Oslo	2.99			10 41810	610		10110
32	ACCT 0973	11/22/22 Qualls - Amazon	17.98			10 44022	324		10110
33	ACCT 0973	12/03/22 Qualls - Bi-Mart	32.17			10 41810	699		10110
34	ACCT 0973	12/08/22 Qualls - Amazon	84.78			10 41810	611		10110
35	ACCT 7586	12/10/22 Little - Tacoma Screw	884.58			10 41540	616		10110
		Total for Vendor:	1,723.68						
1416	21267S	635 MOUNTAIN ALARM	80.00						
3	3263059	01/01/23 Fire Alarm Inspection	15.00			10 41810	344		10110
4	3263059	01/01/23 Fire Monitoring	32.50			10 41810	344		10110
5	3263058	01/01/23 Security Cellular Backup	13.00			10 41810	344		10110
6	3263058	01/01/23 Security Monitoring	19.50			10 41810	344		10110
		Total for Vendor:	80.00						
1420	21273S	654 NORTHWEST TRAFFIC SERVICES	10,879.00						
1	1009	07/08/22 Hometown Traffic Control	10,879.00			10 50 41810	597		10110
		Total for Vendor:	10,879.00						
1436	21286S	656 OFFICE SAVERS ONLINE	189.26						
1	8817	01/11/23 Office Supplies - Copy Paper	117.98			10 41810	611		10110
2	8818	01/11/23 Office Supplies - Folders	71.28			10 41810	611		10110
		Total for Vendor:	189.26						

01/13/23
11:50:47

CITY OF STAR
Claim Details by Posted Date
For Claims from 01/01/23 to 01/13/23

Page: 6 of 9
Report ID: AP100V

Section 5, Item B.

* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1415	21268S	1153 PAIGE BRYANT	300.00						
1	01/02/23	Basketball Promo Photos	300.00			10 44021	530		10110
		Total for Vendor:	300.00						
1403	-99895E	1274 PEEBLES DISTRICT VOLUNTEER FIR	905,000.00						
		CASHIER'S CHECK FOR FIRE TRUCK							
1	FIRE TRUCK 07/07/22	2018 pIERCE / dASH aSCENDA	905,000.00			10 801 45110	742		10110
		Total for Vendor:	905,000.00						
1425	-99894E	685 PITNEY BOWES	200.00						
		Paid 7/13/22 - jmq ACH							
1	On Account 07/13/22	Postage	200.00			10 41810	641		10110
		Total for Vendor:	200.00						
1433	21287S	686 PORTAPROS LLC	277.60						
1	112049AF-1	01/06/23 River Walk Park	277.60			10 41540	411		10110
		Total for Vendor:	277.60						
1400	21257S	693 PROTECT YOUTH SPORTS	158.70						
1	1021552	12/31/22 Sports Programming	52.90			10 44021	355		10110
2	1021552	12/31/22 Recreation Programming	105.80			10 44022	355		10110
		Total for Vendor:	158.70						
1422	21288S	707 REPUBLIC SERVICES INC	878.78						
1	001282835	12/31/22 Hunters Creek Park	479.10			10 41540	411		10110
2	001282951	12/31/22 Star River Access 1000 S Ma	81.34			10 41540	411		10110
3	001282974	12/31/22 River Park 1000 S Main St	110.78			10 41540	411		10110
7	001283724	12/31/22 Star City Hall	121.24			10 41540	411		10110
8	001283772	12/31/22 Blake Haven Park	86.32			10 41540	411		10110
		Total for Vendor:	878.78						
1429	21289S	1243 RIVER VALLEY WOODWORKS	19,500.00						
		Phase 2 of the tree house project delivered and installed.							
1	01/10/23	Tree House	19,500.00			10 703 45110	737		10110
		Total for Vendor:	19,500.00						

* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1432	21290S	1238 ROYALTY ELECTRIC	15,000.00						
		Fixtures, finished trim-out, pulled data cabling, hung TV, installed speakers for the new Star Police Station							
1	22109-4	12/23/22 Star Police Station	15,000.00			10 800 45110	741		10110
		Total for Vendor:	15,000.00						
1428	21291S	752 SBI CONTRACTING INC	265.00						
1	10417	01/11/23 Repair to Riverhouse Wall	265.00			10 45110	737		10110
		Total for Vendor:	265.00						
1407	21269S	1239 SIMPSON PLUMBING	8,462.50						
1	2340	12/31/22 Sink, Water Heater, Bath Polic	8,462.50			10 800 45110	741		10110
		Total for Vendor:	8,462.50						
1441	21292S	794 SPARKLIGHT	723.76						
1	ACCT 2476	01/01/23 City of Star	333.00			10 41810	419		10110
2	ACCT 4171	01/01/23 City of Star Suite 100	109.91			10 41810	419		10110
3	ACCT 3712	01/01/23 Hunter's Creek Park	93.18			10 41540	419		10110
4	ACCT 3481	01/01/23 City Hall	174.91			10 41810	419		10110
5	Acct 1215	01/01/23 Residential	12.76			10 41810	419		10110
		Total for Vendor:	723.76						
1398	21293S	812 STAR MERCANTILE INC	69.76						
1	02-2998302	12/16/22 AA Batteries	11.99			10 41810	611		10110
2	02-3013218	12/29/22 Hardware - ASK BOB	46.47			10 41540	611		10110
3	03-1457848	12/29/22 Hardware - ASK BOB	11.30			10 41540	611		10110
		Total for Vendor:	69.76						
1411	21270S	793 SW IDAHO BUSINESS ALLIANCE	25.00						
1	11/16/22	Annual Membership Renewal	25.00			10 41810	570		10110
		Total for Vendor:	25.00						
1434	21294S	898 TREASURE VALLEY COFFEE	110.15						
2	08651436	01/03/23 Bldg Maint Coffee	50.00			10 41540	611		10110
3	08735155	01/03/23 Ciity Hall Coffee Tea Water	60.15			10 41810	611		10110
		Total for Vendor:	110.15						

01/13/23
11:50:47

CITY OF STAR
Claim Details by Posted Date
For Claims from 01/01/23 to 01/13/23

Page: 8 of 9
Report ID: AP100V

Section 5, Item B.

* ... Over spent expenditure

Claim/ Line #	Check #	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1440	21295S	935 VERIZON WIRELESS	965.21						
		Charges for 18 Phone Lines and 1 Jetpack							
1	9924310745	01/01/23 Montly Cell Phone Charge	965.21			10 41810	416		10110
		Total for Vendor:	965.21						
1406	21274S	963 YORGASON LAW OFFICES PLLC	3,512.76						
1	Contract	01/03/22 City Attorney Monthly Servic	3,500.00			10 41310	322		10110
2	2022-Dec	01/03/22 City Attorney Additional Svc	12.76			10 41310	322		10110
		Total for Vendor:	3,512.76						
1435	21296S	965 ZING LLC	6,608.00						
1	11/05/22	Christmas Lights Install RH	6,608.00			10 41810	598		10110
		Total for Vendor:	6,608.00						
		# of Claims	45	Total:	1018,594.82	# of Vendors	42		
		Total Electronic Claims			905,200.00				
		Total Non-Electronic Claims			113394.82				

** This report runs by Claim Posted Date, which is a system generated field that always shows the date on which the Claim was actually posted in the system. If a Claim was cancelled and re-posted, the posted date will show as of the date it was re-posted. **

01/13/23
11:50:47

CITY OF STAR
Fund Summary for Claims by CL Posted Date
For Claims from 01/01/23 to 01/13/23

Page: 9 of 9
Report ID: AP110

Section 5, Item B.

Fund/Account	Amount
10 General 10110 ICCU - GEN CHECKING #3766	\$1,018,594.82
Total:	\$1,018,594.82

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
FIRST INTERSTATE BANK CONDITIONAL USE PERMIT
FILE NO. CU-22-08**

The above-entitled Conditional Use Permit application came before the Star City Council for their action on December 20, 2022, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law;

Procedural History:

A. Project Summary:

The Applicant is seeking approval of a Conditional Use Permit to construct a drive through within a new bank facility. The property is located at 10615 W. State Street in Star, Idaho. The property is currently zoned Commercial (C-1-DA). The subject property is generally located on the southwest corner of W. State Street and S. Cosmo Ave. Ada County Parcel No. S0417212585.

B. Application Submittal:

A neighborhood meeting was held on November 2, 2022 in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The land use application was deemed complete on November 28, 2022.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on December 2, 2022. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on November 29, 2022. Notice was sent to agencies having jurisdiction in the City of Star on November 28, 2022. The property was posted in accordance with the Star Unified Development Code on December 12, 2022.

D. History of Previous Actions:

On February 9, 2006, a Development Agreement was signed and recorded by the City of Star as part of a Comprehensive Plan Amendment and Rezone approval for the property (CPA-RZ-06-02).

LAND USE:

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for a drive through within a bank facility. The property has an existing Development Agreement that has specific uses already approved, one of which is a bank or financial institution. The Unified Development Code, Section 8-3A-3 requires all drive-throughs to be approved through a Conditional Use Permit.

Section 3.1.2 of the Development Agreement states that the " *developer agrees to go through a staff level Design Review for all building(s) and landscaping.*" This will be reviewed through a Certificate of Zoning Compliance and presentation before the Design Review Committee.

This Conditional Use Permit is for approval of the drive through only.

Section 8-4B-3 requires banks and financial institutions to provide a queue for (4) four cars per drive-up window. The applicant is proposing three drive up service lanes. It does appear that the proposed queue area will accommodate 4 average sized cars without an extensive redesign of the site, and possible reduction in square footage of the bank.

Access will be taken from Hwy 44 using the currently established ingress and egress. Applicant will need to work with the owner of the property to the west to provide paved access to this parcel. Applicant will also need to secure a cross access agreement for the northern and southern access points for this parcel. This will need to be in place before occupancy will be given.

The two-way drive aisles also need to be 25 feet wide; the site plan appears to call out 25 feet widths on the north and south of the building. **The drive aisle on the west of the building is only showing as 12.5 feet wide. The applicant is relying on the lot next door to provide an additional 12.5 feet, creating a shared drive.**

Applicant will need to work with the landowner to the west on constructing the remaining width needed for the drive aisle. This can be an all-weather surface but must be approved by the Fire District prior to occupancy.

All signage, including building, drive through and monuments will need separate permit and approval from Staff.

E. Agencies Responding:

ITD	December 9, 2022
DEQ	December 5, 2022
ACHD	December 2, 2022

F. *Letters/Emails from the Public:*

None

G. *Comprehensive Plan and Unified Development Code Provisions and Conformance:*

Comprehensive Plan

8.2.3 Land Use Map Designations:

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.5 Policies Related Mostly to The Central Business District Planning Areas:

- The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- The city should develop a street improvement plan for the CBD identifying drainage and street improvements with a functional grid system and use public

private partnerships to assure the system is built and that “ad hoc” development of parcels within the CBD do not block good planning.

- The city should develop a downtown grid system, in part, planning for the easterly extension of Tempe Lane and easterly extension of West First Street to help provide better downtown access and parking facilities.
- The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.
- Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.
- The city should encourage assemblage of the smaller properties where appropriate.

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

- Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star’s role as the urban core while protecting existing property rights. B. Encourage commercial facilities to locate on transportation corridors. C. Locate neighborhood services within walking distance to residential development. D. Discourage the development of strip commercial areas. E. Maintain and develop convenient access and opportunities for shopping and employment activities. F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- #### 8.5.9 Additional Land Use Component Policies:
- Encourage flexibility in site design and innovative land uses.
 - Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
 - Support well-planned, pedestrian-friendly developments.
 - Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

Unified Development Code

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

C-1 NEIGHBORHOOD BUSINESS DISTRICT: To provide for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods, where compatible.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	C-1
Drive-through establishment/drive-up service window	C

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
C-1	35'	20'	5'	0' 4	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a particular property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use in [chapter 3](#), "District Regulations", of this title, and as otherwise required by specific development standards in [chapter 5](#), "Specific Use Standards", of this title.

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.
3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the exact location and nature of the use and the property development.
6. Require the provision for on site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

Findings for Conditional Use Permits (UDC §8-1B-4E):

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
The Council finds nothing in the record indicating that the site of the proposed use would not be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.
The Council finds that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development meets the intent or purpose.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Council finds that operation of the proposed use would be compatible with the other uses in the general area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council finds that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council finds that the proposed use be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council finds that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community. The City has not received notice from any agency having jurisdiction stating that this application will create excessive additional costs for the public facilities and services as the development will pay for all changes in services.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council finds that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council finds that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

Public Hearing of the Council:

a. A public hearing on the application was held before the City Council on December 20, 2022, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony in favor of the application was presented to the City Council by:

Josh Hersel, Applicant

Theresa Tinsley

- c. Additional Oral testimony to the application was presented to the Council by:
None
- d. Oral testimony uncommitted to the application was presented to the Council by:
Mark Ehrman
- e. Written testimony in favor of or opposing the application was presented to the City Council by:
Steven Dahlin

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed conditional use permit application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in discussions on the request.

Council finds that, with added conditions of approval, the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements.

Council added to the Conditional Use Permit the following site-specific conditions of approval to their decision to approve the application to include the following:

- **There shall be no trees or shrubs within 15’ of the irrigation ditch located south of the southern property line. Council hereby approves any variance or waiver of the UDC landscaping requirements addressing landscape buffering to accommodate this.**
- **The applicant shall be required to adjust the volume of any speaker within the drive-thru if requested by the City as a result of complaints by the City or neighboring property owners resulting from excessive noise at the property lines of the property.**

Conditions of Approval:

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to issuance of a building permit, the applicant shall receive a certificate of zoning compliance and design review for compliance with the Architectural Design Guidelines.**
3. **Applicant will work with the adjacent property owner to provide paved access from W. State Street (Hwy 44) to this parcel.**
4. **Applicant shall work with the adjacent property owner to construct an all-weather road on the west side of the parcel, wide enough to meet the drive aisle requirements of the City and obtain Fire District approval.**
5. **Applicant shall provide recorded cross access agreements with the property to the west for both the norther and southern access points to this parcel prior to issuance of a certificate of occupancy.**
6. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
7. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
8. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
9. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
10. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
11. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
12. A Certificate of Zoning Compliance will be required prior to the start of construction.
13. Any additional Condition of Approval as required by Staff and City Council.
14. Any Conditions of Approval as required by Star Fire Protection District.

The Council voted unanimously to approve the Conditional Use Permit on December 20, 2022.

Dated this 17th day of January, 2023.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
MUNGER CREEK SUBDIVISION
FILE NO. AZ-22-09/DA-22-09/PP-22-14**

The above-entitled Annexation, Development Agreement and Preliminary Plat land use applications came before the Star City Council for their action on November 15, 2022, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. Project Summary:

The Applicant is seeking approval of Annexation and Zoning (R-4-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 90 residential lots and 13 common lots. The property is located at 12101 W. Circle Bar Lane & 1821 N. Munger Lane in Star, Idaho, and consists of 25.19 acres with a proposed density of 3.57 dwelling units per acre. The subject property is generally located near the northeast intersection of N. Munger Road and W. Floating Feather Road. Ada County Parcel Numbers R9262210010 & R9262210020.

B. Application Submittal:

A neighborhood meeting was held on November 9, 2021, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on August 30, 2022.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on October 30, 2022. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on October 26, 2022. Notice was sent to agencies having jurisdiction in the City of Star on August 29, 2022. The property was posted in accordance with the Star Unified Development Code on November 3, 2022.

D. History of Previous Actions:

This property does not have any history of land use applications within the City of Star.

E. *Comprehensive Plan Land Use Map and Zoning Map Designations:*

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Rural Residential (RR)	Neighborhood Residential	Agricultural/Single-Family Residential
Proposed	R-4-DA	Neighborhood Residential	Single Family Residential
North of site	Residential (R-3)	Estate Urban Residential	Craftsman Estates Subdivision
South of site	Rural Urban Transition (RUT)	Estate Urban Residential	Single Family Residential /Agricultural
East of site	Residential (R-3)	Estate Rural Residential	Starcreek Subdivision
West of site	Rural Urban Transition (RUT)/Residential (R-3-DA)	Estate Urban Residential	Single Family Residential (Aliso Creek Subdivision)/Agricultural

F. *Development Features:*

ANNEXATION & ZONING:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-4-DA) on 25.19 acres. This zoning district would allow for a maximum residential density of 5 dwelling unit per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The property will be accessed by a public road and all roads in the development will be public. The zoning request includes a development agreement that will address future density and development standards.

The applicant testified before the Star City Council in 2022 during the Comprehensive Plan Land Use Map revisions, requesting that this property be designated as Neighborhood Residential (3-5 dwelling units per acre). The Council revised the proposed land use designation to reflect the applicants request.

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 90 single family residential lots and 13 common area lots, 3 of which are shared driveways, on 25.19 acres with a proposed density of 3.57 dwelling units per acre. The lots will have access and frontage from a public street. Lots will range in size from 5,500 square feet to 9,104 square feet with the average buildable lot being 6,691 square feet. The submitted preliminary plat is showing all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on W. Catamaran Way from N. Munger Road. Applicant is providing a stub

street in the southwest corner of the property that will connect to a road in Wildrye Creek Subdivision, being marketed as Aliso Creek Subdivision, Phase 4. Sidewalks are proposed to be detached with a 5-foot wide, concrete sidewalk and an 8-foot-wide landscape strip. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 2.47 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 3 site amenities. The applicant is proposing a covered picnic area and playground. Applicant will need to provide another site amenity to satisfy code.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the development.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code.
Applicant has provided a streetlight plan but has not provided a street light design/cut sheet for City approval. The plan meets City code for light locations. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat.
- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat
- Subdivision Name
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for both the open space and street trees.**

- Setbacks – **The applicant is not requesting a setback waiver and will follow the setbacks for the R-4 zone identified in this report.**
- Block lengths – All blocks meet the 750' block length requirement.
- Mailbox Cluster – **Applicant has not provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. This will be required prior to signing the final plat.**
- Phasing – The applicant has not provided a phasing plan for the development.
- Future Floating Feather Road – The applicant is showing an area on the southern boundary of the project (Lot 1, Block 2) with future W. Floating Feather Road (location to be determined). At this time, ACHD is requiring dedication of 39-feet of right-of-way for the future roadway alignment.
- Common Driveways – The preliminary plat indicates three locations that contain common driveways, each serving two lots. The Star Fire District must approve the use of common driveways. If not approved, the applicant shall submit a revised preliminary plat showing the removal of the common driveways.
- ITD Proportionate Shares and Police and Fire District Mitigation Fees – In an effort to have growth pay for growth, Proportionate Shares for ITD and Mitigation Fees for Police and Fire protection will be required for all new homes constructed within this development. This is in addition to current ACHD, Parks and Fire Impact Fees being paid.

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Density;
- ITD Proportionate Share Fees;
- Emergency Access
- Additional Site Amenity

The Development Agreement may also contain additional items as directed by the City Council as part of the review and approval process.

H. *On-Site Features:*

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – No.
- ✪ Floodplain – No.
- ✪ Mature Trees – Yes.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – No.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – No known sensitive wildlife habitat observed.

I. *Agencies Responding:*

The following agencies responded, and correspondence was attached to the staff report.

ITD - Email	October 12, 2022
Star Fire District	November 8, 2022
ACHD	September 23, 2022
City Engineer	October 6, 2022
Ada County Development Services	September 1, 2022
USPS Postmaster – Email	August 30, 2022

J. Staff received the following letters & emails for the development:

Richard Strain – email	November 4, 2022
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K. *Comprehensive Plan and Unified Development Code Provisions:*

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed

immediately adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

- A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

18.4 Implementation Policies:

- F. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

Unified Development Code:

8-1B-1: ANNEXATION AND ZONING; REZONE:

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.
4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.
5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

- 2. The map amendment complies with the regulations outlined for the proposed district;
- 3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.
- 5. The annexation (as applicable) is in the best interest of city.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

DA DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	A	R-R	Section 5, Item D.
Accessory structure	A	A	A
Dwelling:			
Multi-family 1	N	N	C
Secondary 1	A	A	A
Single-family attached	N	N	C
Single-family detached	P	P	P
Two-family duplex	N	N	P

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	7.5' ⁽²⁾	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-4E-2: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - STANDARDS:

A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
2. Each development is required to have at least one site amenity.

3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.

4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.

5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Open Space: The following may qualify to meet the common open space requirements:

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:

a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;

b. Qualified natural areas;

c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;

d. A plaza.

2. Additions to a public park or other public open space area.

3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.

4. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;

2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.

3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space total.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
 - a. Swimming pool.
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 5% usable space.
 - e. RV parking for the use of the residents within the development.
 - f. School and/or Fire station sites if accepted by the district.
 - g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
 - (1) The system is not required for sidewalks adjacent to public right of way;
 - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
 - (3) The system is designed and constructed in accord with standards set forth by the city of Star;
- D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

8-6B-2: SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

D. Common Driveways:

1. **Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District.**
2. For commercial or other non-residential uses, common driveways serving multiple structures

and/or properties shall meet the requirements of the Fire District.

3. Width Standards: Common driveways shall be a minimum of twenty-eight feet (28') in width.

4. Maximum Length: Common driveways shall be a maximum of one hundred fifty feet (150') in length or less, unless otherwise approved by the fire district.

5. Improvement Standards: Common driveways shall be paved with a surface capable of supporting emergency services vehicles and equipment.

6. Abutting Properties: Unless limited by significant geographical features, all properties that abut a common driveway shall take access from the driveway.

7. Turning Radius: Common driveways shall be straight or provide a twenty-eight foot (28') inside and fifty foot (50') outside turning radius.

8. Depictions: For any plats using a common driveway, the setbacks, building envelope, and orientation of the lots and structures shall be shown on the preliminary and/or final plat.

9. Easement: A perpetual ingress/egress easement shall be filed with the county recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.

8-1B-1C ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.

The Council finds that the purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area.

Some of the prime objectives of the Comprehensive Plan include:

- ✓ *Protection of property rights.*
- ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
- ✓ *Ensure the local economy is protected.*
- ✓ *Encourage urban and urban-type development and overcrowding of land.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

The goal of the Comprehensive Plan for Residential Districts is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council finds that this annexation and zoning is in compliance with the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

The Council finds that the residential purpose statement states that the purpose of the residential districts is to provide for a range of housing opportunities consistent with the Star Comprehensive Plan. Connection to the Star sewer and water district is a requirement for all residential districts, when available. Residential districts are distinguished by the allowable density of dwelling units per acre and corresponding housing types that can be accommodated within the density range. Council finds that this request is consistent with the statement.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

The Council finds that there is no indication from the material and testimony submitted that the rezoning of this property will be materially detrimental to the public health, safety or welfare.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

The Council finds that the City has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows. Emergency services were reviewed and mitigation recommended by the Star Fire District.

5. The annexation is in the best interest of the city.

The Council finds that the annexation and rezone request proposed is reasonably necessary for the continued, orderly development of the City.

8-6A-7: PRELIMINARY PLAT FINDINGS:

1. The plat is in conformance with the Comprehensive Plan;
The Council finds that the Preliminary Plat, as originally submitted and accepted meets all requirements associated with Section 8-6A-3 of the UDC and is consistent with the Comprehensive Plan and will meet the intent of the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development. Emergency services were reviewed and mitigation fees will be required to serve the Police Department and Star Fire District.
3. There is public financial capability of supporting services for the proposed development;

The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.

4. The development will not be detrimental to the public health, safety or general welfare; *The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use and are compatible with other residential uses in the immediate area.*
5. The development preserves significant natural, scenic or historic features; *The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.*

Public Hearing of the Council:

- a. A public hearing on the application was heard by the City Council on November 15, 2022, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.
- b. Oral testimony regarding the application was presented to the City Council by:
 - Wendy Shrief
 - Murry Lodge
 - Riley Vernon
- c. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:
 - Kathleen McCoy
 - Doug Barrow
 - Rhonda Boyce
 - David Bundy

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed annexation and preliminary plat application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the annexation and platting of the development. Review and discussion included development layout, access and street configuration, density, setbacks, open space, flag lots and adjacent property circulation. The Council placed conditions of approval on the application to address these concerns. Council concluded that the Applicant's request, as conditioned, meets the requirements for annexation and preliminary plat. Council hereby incorporates the staff report dated November 15, 2022 into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements.

Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- **Fire District must approve the proposed flag-lots prior to submission of the final plat application. If the flag-lots are denied, the applicant shall submit a revised preliminary plat to Staff prior to submission of the final plat application.**
- **Prior to submittal of a final plat application, the applicant shall work with ACHD and City Staff on traffic mitigation on N. Catamaran Way. This may include traffic calming or other measures designed to prevent cut-through traffic between Floating Feather and Munger Road. Responsibility of costs associated with the mitigation shall be determined by Council during final plat approval. It is not the intent of Council to place the entire financial burden of this mitigation strictly on the developer and/or on the neighboring subdivision, if the mitigation remedy becomes too expensive.**
- **An improved pathway and public easement, built to current City pathway standards, shall be provided along the Middleton Mill Canal in the southern portion of the development, connecting to the subdivision to the west.**
- **The applicant shall provide a road trust for sidewalk along Munger Road at the time of the first phase of the final plat.**

Conditions of Approval:

1. The approved Preliminary Plat for the Munger Creek Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
3. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat**

approval. Streetlights shall comply with the Star City Code regarding light trespass and “Dark Sky” initiative.

4. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
5. **Applicant shall provide staff with one additional amenity for the development, including amenity specifics and location.**
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
9. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
10. A plat note supporting the “Right to Farm Act” as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
11. A copy of the CC&R’s shall be submitted to the City of Star at Final Plat.
12. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service. Mailbox cluster locations shall be determined and located based on the Postmaster.**
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
14. **Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names, and they should be accurately reflected on the plat.**
15. Prior to signing the final plat, the development name shall be accurately reflected on the mylar and be consistent with the approval from Ada County.
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
18. All common areas shall be owned and maintained by the Homeowners Association.
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running

through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

20. A sign application is required for any subdivision signs.

21. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.

Council Decision:

The Council voted 4-0 to approve the Annexation, Development Agreement, and Preliminary Plat for Munger Creek Subdivision on November 15, 2022.

Dated this 17th day of January, 2023.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

ORDINANCE NO. 377-2023
(OPPER ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 3130 N. CAN ADA ROAD, IN STAR, IDAHO (ADA COUNTY PARCELS R7284770800 & S0406223100) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY GARY & TERESA OPPER; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-1-DA) OF APPROXIMATELY 5.0 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex and to incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 370-2022, adopted on July 19, 2022 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on December 6, 2022 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Residential with a Development Agreement (R-1-DA) pursuant to the Unified Development Code of the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is contiguous to the City, that said property can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said property have requested, in writing, annexation of said property by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property, have been satisfied.

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Ada County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances,

resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Residential with a Development Agreement (R-1-DA), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Residential with a Development Agreement (R-1-DA) land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2023.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk



City of Star
Annexation Description
September 21, 2022

All of Lot 8, Block 1, Quarter Circle NL Acres, according to the official plat thereof, filed in Book 58 of Plats at Pages 5529-5530, Ada County Records and a portion of Government Lot 4 in Section 6, Township 4 North, Range 1 West, Boise Meridian, located in the County of Ada, State of Idaho, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 8, also being the Northwest corner of said Section 6;

thence on the North line of said Lot 8 and North line of said Section 6, South 89°23'56" East, a distance of 409.33 feet to the Northeast corner of said Lot 8;

thence on the East line of said Lot 8, South 01°03'48" West, a distance of 421.47 feet to the Southeast corner of said Lot 8;

thence on the Southerly line of said Lot 8, South 61°50'45" West, a distance of 466.54 feet to the West line of said Government Lot 4;

thence on said West line, North 00°52'26" East, a distance of 645.90 feet to the **POINT OF BEGINNING**;

Containing an approximate area of 217,999 square feet or 5.005 acres, more or less.

End of Description.



Closure Calculation

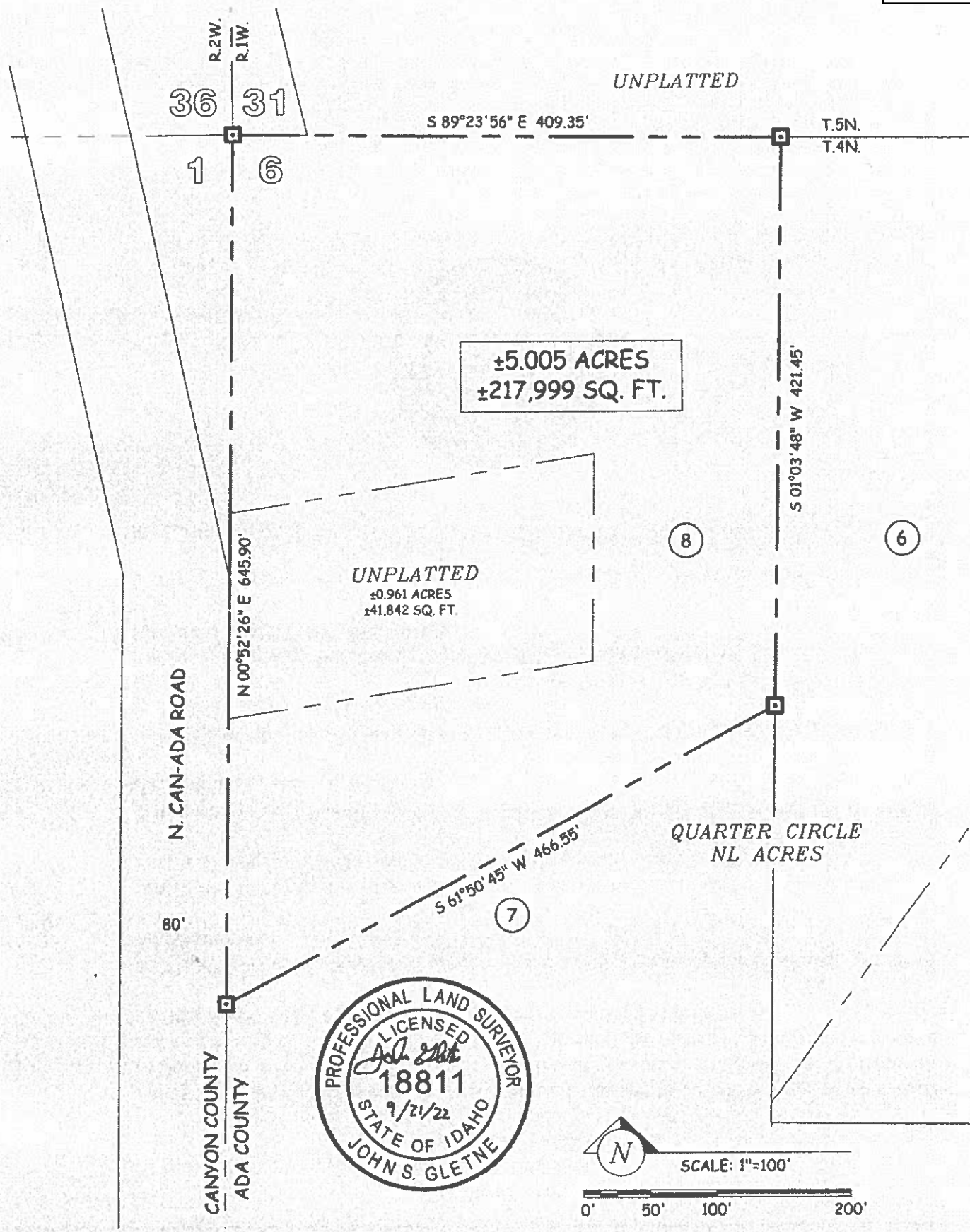
Tue Sep 20 21:07:21 2022

PntNo	Bearing	Distance	Northing	Easting
PP	S 89°23'56" E	409.33	11377.12	7510.50
PP	S 01°03'48" W	421.47	11372.83	7919.81
PP	S 61°50'45" W	466.54	10951.43	7911.98
PP	N 00°52'26" E	645.90	10731.30	7500.65
PP			11377.12	7510.50

Closure Error Distance > 0.0000
 Total Distance Inversed > 1943.24

Area: 217999 Sq. Feet, 5.0046 Acres





VALLEY
LAND SURVEYING
PROFESSIONAL LIMITED LIABILITY COMPANY
5099 S. Valley St., Boise, ID 83709
www.valleylandsurveying.com
Phone: (208) 264-2226

EXHIBIT DRAWING FOR
CITY OF STAR ANNEXATION

A PORTION OF GOVERNMENT LOT 4 IN SECTION 6,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
LOCATED IN THE COUNTY OF ADA, STATE OF IDAHO

PROJECT NO.
22-130

DRAWN BY
J.S.G.

DATE
09/16/2022

SHEET
10 54

**DEVELOPMENT AGREEMENT
OPPER ANNEXATION**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Gary and Theresa Oppen, hereinafter referred to as "Owner".

WHEREAS, Owner owns parcels of land of approximately 5.0 acres in size, currently located within Ada County, zoned RUT, and more particularly described in **Exhibit A** of Ordinance 377, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner requested that the Property be annexed into the City, and that the Property be developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned and developed in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for the Property as provided in Exhibit A;

WHEREAS, a Request for Annexation and Zoning of the Property to R-1-DA was made as File No. AZ-22-14/DA-22-15, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances, which applications were approved;

WHEREAS, the intent of this Agreement is to protect the rights of Owner use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Property described in **Exhibit A**, Owner is allowed to develop the 5.0 acres as follows:

- Zoning Classification: The zoning classification of the Property shall be a R-1-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

2.2 Uses. The Property is hereby approved for a maximum of 1 dwelling unit per acre. Any additional density shall require submittal and approval of a rezone application.

2.3 Setbacks. Future development shall comply with the standard setbacks for the R-1 zone that are in place at the time of building permit.

2.4 Additional Requirements:

- **Owner shall be responsible for payment of ITD Proportionate Share for all new residential units.**
- **The City will not require a sidewalk along Can Ada Road.**

2.5 Proportionate Share Agreement for ITD Improvements. Owner has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Owner shall pay \$1,000.00, per new residential building permit, a traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Owner will pay the City \$1,000.00 at the time of issuance of the building permit for a new dwelling. The City will allocate the funds to roadway improvements in the vicinity of the project. The Owner shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.6 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owners shall be in default of this Agreement.

2.7 Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. At the City's request, Owner shall provide an affidavit agreeing to submit the Property to this Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. Each commitment

and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owners of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owners: Gary and Theresa Oppen
3130 N. Can Ada Road
Star, Idaho 83669

7.5 **Effective Date.** This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 **Attorney Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this ____ day _____, 2023.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk



City of Star
Annexation Description
 September 21, 2022

All of Lot 8, Block 1, Quarter Circle NL Acres, according to the official plat thereof, filed in Book 58 of Plats at Pages 5529-5530, Ada County Records and a portion of Government Lot 4 in Section 6, Township 4 North, Range 1 West, Boise Meridian, located in the County of Ada, State of Idaho, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 8, also being the Northwest corner of said Section 6;

thence on the North line of said Lot 8 and North line of said Section 6, South 89°23'56" East, a distance of 409.33 feet to the Northeast corner of said Lot 8;

thence on the East line of said Lot 8, South 01°03'48" West, a distance of 421.47 feet to the Southeast corner of said Lot 8;

thence on the Southerly line of said Lot 8, South 61°50'45" West, a distance of 466.54 feet to the West line of said Government Lot 4;

thence on said West line, North 00°52'26" East, a distance of 645.90 feet to the **POINT OF BEGINNING**;

Containing an approximate area of 217,999 square feet or 5.005 acres, more or less.

End of Description.



Closure Calculation

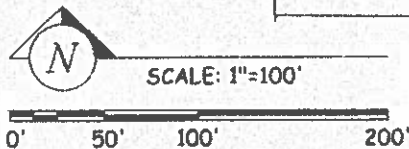
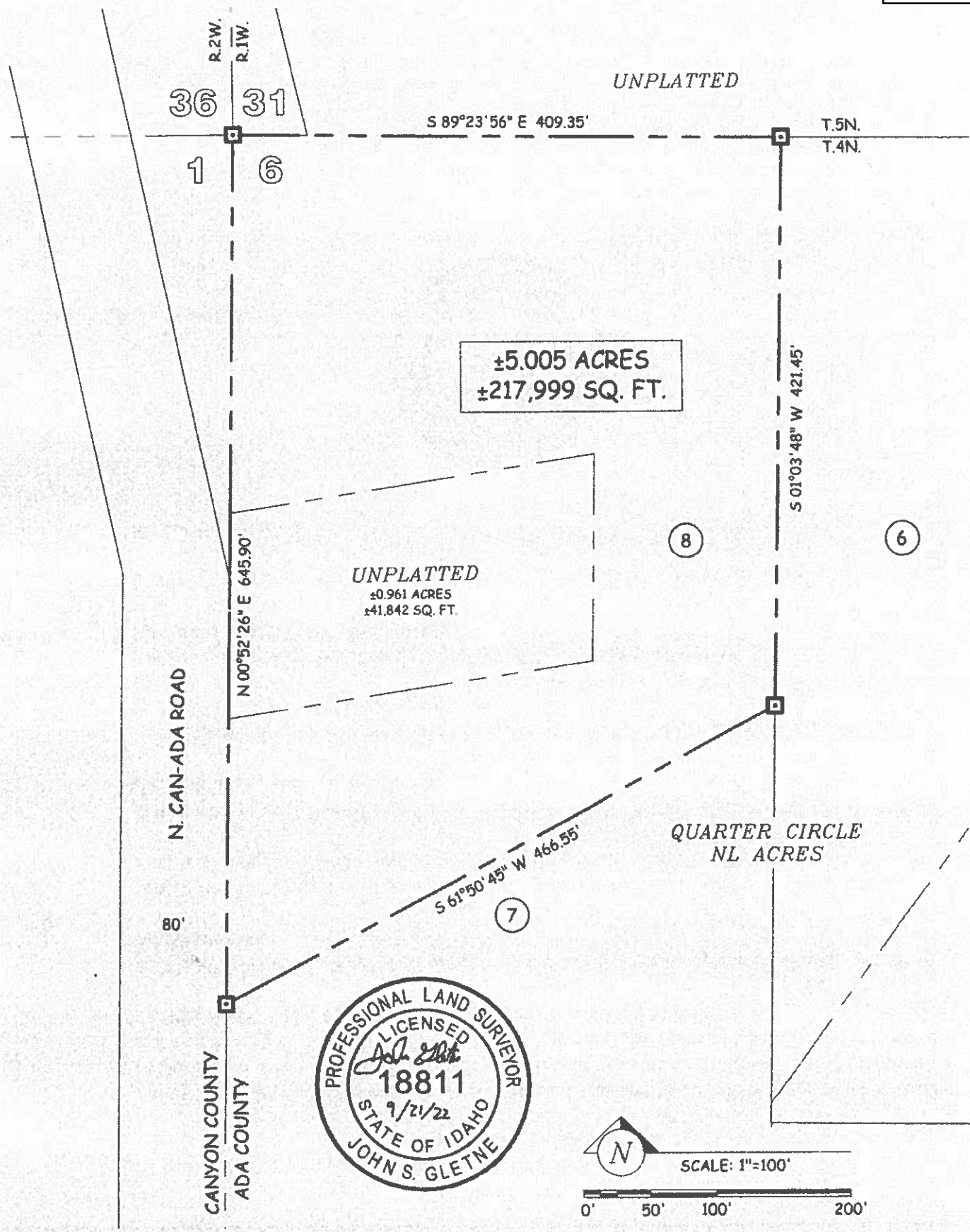
Tue Sep 20 21:07:21 2022

PntNo	Bearing	Distance	Northing	Easting
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Closure Error Distance > 0.0000
 Total Distance Inversed > 1943.24

Area: 217999 Sq. Feet, 5.0046 Acres





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EXHIBIT DRAWING FOR
CITY OF STAR ANNEXATION

A PORTION OF GOVERNMENT LOT 4 IN SECTION 6,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
LOCATED IN THE COUNTY OF ADA, STATE OF IDAHO

PROJECT NO.
22-130

DRAWN BY
J.S.G.

DATE
09/16/2022

SHEET
10 63

**REQUEST FOR PROPOSAL (RFP)
For Professional Services**

Star Pathway Master Plan

The City of Star, hereinafter “City” or “Star”, is seeking the services of a consultant team of professional planners, engineers and architects experienced with urban pathway design, and planning, hereinafter the “Proposer”. This experience shall be translated into a comprehensive master pathway plan document that can help guide the City as pathways are implemented in the future.

PROPOSAL DELIVERY AND SCHEDULE

Proposals will be received until 3:00 PM, _____. Proposals may be hand-delivered to Shawn Nickel by 3:00 PM on _____ at Star City Hall, 10769 W. State St., Star, ID 83669. Alternatively, proposals may be mailed to Star City Hall, c/o Shawn Nickel, P.O. Box 130, Star, ID 83669. Five (5) proposals shall be delivered together in an envelope addressed to Shawn Nickel, Planning Director & Zoning Administrator with the words “Star Pathway Master Plan Proposal” clearly written on the envelope. Additionally, a memory stick shall be provided in the envelope with a PDF of the proposal.

SCOPE OF SERVICES/DELIVERABLES/PRODUCT

Please refer to Appendix A – Star Pathway Master Plan Scope of Work for the effort requested, hereafter referred to as the “Scope”.

PROPOSALS

Proposers should letter and number responses exactly as the questions are presented herein. Proposals shall be prepared using size 11 font not including headings and shall not exceed ten (10) 8 ½”x11” sheets of paper, not including the front and back cover. Sheets may be double sided. All pages shall be numbered.

1. Introduction (Transmittal Letter)

By signing the letter and/or offer, the Proposer certifies that the signatory is authorized to bind the Proposer. The transmittal letter should include the title “Professional Services for the Star Pathway Master Plan” and include the company name, address, telephone number, federal tax identification number and the name, title, address, telephone number, fax number and email address of the contact person authorized to contractually obligate the Proposer on behalf of the Proposer.

By signing the letter and/or offer, the Proposer certifies that the signatory is authorized to bind the Proposer. The proposal shall include:

- a. A brief statement of the Proposer’s understanding of the scope of work to be performed.
- b. A confirmation that the Proposer meets the appropriate state licensing requirements to practice in the State of Idaho, if applicable.

- c. A confirmation that, if awarded the contract, the Proposer acknowledges its complete responsibility for the entire contract, including payment of any and all charges resulting from the contract.
- d. A brief statement of which subconsultants will be included in the Proposer's team and a confirmation the prime consultant has secured teaming commitments and can commit the subconsultant resources listed in the Proposal.
- e. Any other information the Proposer feels is appropriate.
- f. The signature of an individual who is authorized to make offers of this nature in the name of the Proposer submitting the proposal.
- g. The Introduction shall be limited to one page and shall be Page 1.

2. Firm Experience and Qualifications

Proposers should:

- a. Describe Proposer's firm by providing its full legal name, date of establishment, type of entity and business expertise, short history, current ownership structure and any recent or materially significant proposed change in ownership. The same information shall be provided for any subconsultants involved.
- b. Describe any prior engagements in which the Proposer's firm assisted a municipality with any other similar projects. Proposer shall include all relevant examples of work on similar projects as described in the Scope. Proposer shall provide the names, phone numbers and emails of contact persons in the organizations for whom any projects referenced in this section were conducted. Proposer may include written references (letters or forms are acceptable) from previous clients attesting to the quality of work Proposer cites in this section.
- c. Describe any issue the characteristics of which would be uniquely relevant in evaluating the experience of Proposer's firm to handle the proposed project.
- d. Provide current information on professional errors and omissions coverage carried by Proposer's firm, including amount of coverage.
- e. Describe any relevant specialized knowledge in planning.

3. The "Team"

The City believes the people working on a project make a significant difference. As a minimum, the City requires that:

- The Proposer's project manager shall be local to the Treasure Valley area.
- The project manager shall be either a licensed planner, architect or professional engineer, licensed in the State of Idaho.
- The project manager shall have prior experience working on at least one (1) master plan project.

Proposers shall:

- a. Identify staff members who would be assigned to act for the Proposer in key management and field positions providing the services described in the Scope and the functions to be performed by each.

- b. Provide an organizational chart showing the Proposer's team with name, position title, areas of responsibility, and firm shown.
- c. Include resumes of each team member shown in the organizational chart including name position, telephone number, email address, education, licensing credentials, if applicable, and years and type of experience. Describe for each such person, the relevant projects on which they have worked. Provide contact information including names, telephone numbers and email addressed of contact person with the firms or organizations with whom these staff members worked on similar or related projects.

4. Project Approach

Proposers shall:

- a. Clearly describe the unique approach, methodologies, knowledge and capability to be employed in the performance of the Scope.
- b. Present innovative concepts, approaches, and methodologies, if any, not discussed in the Scope for consideration.
- c. Identify expected challenges and proposed solutions to those challenges.

5. Project Schedule

The City is interested in moving forward as quickly as possible. The Proposer shall:

- a. Propose a schedule for the development of the Star Pathway Master Plan using the review time assumptions listed in the Scope.
- b. Assume the Notice to Proceed and the beginning point of the schedule is _____, 2023. This date has been established as a baseline for all proposers for comparison purposes and is subject to change.
- c. Identify all assumptions made in the development of the schedule including those listed in the Scope.
- d. The Project Schedule shall be limited to one page.

6. Cost Proposal

Compensation shall be on a time and materials basis with a not-to-exceed amount for each task identified in the Scope.

Proposer shall:

- a. Provide a cost proposal in table format showing each task and subtask identified in the Scope with total labor and total direct expenses shown.
- b. Identify general assumptions made in the development of the Cost Proposal including expected meetings,
- c. The Cost Proposal shall be limited to one page.

Once selected, the Proposer shall submit to the City during contract negotiations a breakdown of labor rates, overhead rates, and expected hours for those expected to be involved on the project.

The City shall not be liable for any cost incurred by any Proposer prior to the execution of an agreement or contract created as a result of this RFP. The City shall not be liable for any costs incurred by the selected consultant that are not specified in the contract.

7. Contract Concerns

The Proposer shall identify any exceptions and propose alternative language to Appendix B – Sample Consultant Agreement.

SELECTION CRITERIA

The City of Star reserves the right to accept or reject any or all proposals. All proposals become the property of the City. The City shall evaluate each proposal as follows:

1. The following categories shall be evaluated using the weighting shown.
 - a. **Firm Experience and Qualifications (200 points)**

The Proposer’s firm and subconsultants have the necessary experience and qualifications and capacity for the satisfactory performance of the required services. References shall be checked and considered in the evaluation.
 - b. **The “Team” (300 points)**

The Proposer has identified a Project Manager and key staff with the experience and qualifications necessary for the satisfactory performance of the required services. References shall be checked and considered in the evaluation.
 - c. **Project Approach (300 points)**

Proposer demonstrates an understanding of the level of effort required and what the project will entail overall.
 - d. **Project Schedule (100 points)**

The Proposer recognizes the need to complete this project in a timely manner without sacrificing the quality of the final product.
 - e. **Cost Proposal (100 points)**

Cost Proposals amounts shall be listed lowest to highest. The lowest score shall be awarded 200 points, the highest cost proposal shall be awarded the lowest points. Depending on the number of proposers, the 200 points will be equally prorated. For example, if there are 4 proposers, the lowest proposer shall be awarded 200 points, the second lowest 150, the third lowest 100 and the highest cost awarded 50 points.

CONTRACT REQUIREMENTS

Contract discussion and negotiation will follow award selection

The agreement will be based on a time and materials, not-to-exceed price basis, with payment terms to be negotiated with the selected respondent.

The contract shall not be considered executed unless signed by the authorizing representative of the City and the successful respondent. The contract may be extended beyond the original term by agreement of both parties.

Please refer to Appendix B – Sample Consultant Agreement for the requirements the City anticipates for this work effort.

COMPLIANCE WITH LAWS

The selected firm agrees to be bound by all applicable federal, State, and local laws, regulations and directives as they pertain to the performance of the contract.

QUESTIONS

Questions concerning this RFP shall be in writing and submitted no later than 10 business days prior to the submittal date. Questions may be emailed, mailed, or hand delivered. Inquiries made orally are not allowed and shall not be answered. The subject line on a question submitted via email must have “PATHWAY MASTER PLAN – QUESTION” as the subject line. Mailed or hand delivered questions must be in an envelope addressed as shown below and must have “PATHWAY MASTER PLAN – QUESTION” written on the envelope. Emails and addresses are shown below.

Email

snickel@staridaho.org

Mailed

City of Star
c/o Shawn Nickel/City Planner
P.O. Box 130
Star, ID 83669

Hand Delivered

City Hall
Shawn Nickel
10769 W. State Street
Star, ID 83669

APPENDIX A

STAR PATHWAY MASTER PLAN SCOPE OF WORK

GENERAL OVERVIEW

The City of Star is soliciting proposals through invitation to perform Consultant Services for the preparation of the Star Pathway Master Plan. The project shall be managed by Star's Planning Director. Funding for the project will be through local funds.

Star is seeking the services of a consultant team of professional planners, engineers and/or architects experienced with urban pathway design, planning and construction. This experience shall be translated into a comprehensive master plan document that can help guide the City as pathways are implemented in the future.

Star has established a pathway map showing approximately 66 miles of pathways throughout Star including approximately 31 miles of community pathways within developments and neighborhoods typically along ditch easements, 13 miles of greenbelt pathways along the Boise River and 22 miles of Highway pathways along US Highway 20/26, State Highway 44, and State Highway 16. A draft pathway agreement has been created and shared with the Middleton Mill Ditch Company but execution of this agreement remains pending. A preliminary pathway map has been established and approved by the Star City Council, see Appendix C – City of Star Master Pathway Map.

The anticipated Scope of Work "Scope" for the Consultant Services is outlined below.

PROJECT APPROACH

The project approach entails gaining a familiarization with the pathway program and the work that has been to date. The City's participants in this process include the City's Mayor, City Council, City staff, and Star's volunteer Pathway Subcommittee and in this document shall be recognized as the City's Team. Understanding the dynamics of where pathways are intended to go, the various types of pathways, and the relationship between the City and the entities that control the various jurisdictions where the pathways will be placed including but not limited to ditch companies, Ada County Highway District (ACHD) and Canyon Highway District No. 4 (CHD4) corridors, or ITD corridors shall be required with the project approach.

Field work will have to be conducted to get a full understanding of existing and proposed pathway locations.

Ultimately, the City desires to have a comprehensive map(s) showing where pathways exist and are planned so when property is developed or made available, the City can clearly see what pathway effort needs to be promoted.

Finally, the City needs a master plan document that identifies the types of pathways planned in different locations, a discussion of how the pathways will be used, typical sections showing how different pathway types will be constructed, the types and frequency of amenities that should be implemented, wayfinding, and any other common facets typical to a community pathway system and a master plan document.

PROJECT TASKS

Task 1.0 – Project Management

This task includes oversight and direction of the entire work effort including each of the below stated tasks. This task ensures consistent coordination and communication throughout the project.

Monthly, the Project Manager shall provide the City with a progress report including a schedule update. The progress report shall address progress made during the month and identify any “road blocks” the consultant needs assistance with from the City in order to keep the project on schedule.

Deliverables

1.0a - Monthly progress report.

Task 2.0 – Pathway Master Plan

2.1 Mapping

The Consultant shall use the City’s existing CAD pathway map as a starting point. The map files will be provided or can be requested during the RFP process. The Consultant shall update the mapping files to delineate between existing pathways and proposed pathways. This will require the Consultant to field verify the existing and proposed pathways. The mapping of the pathways does not need to be surveyed; limits can be visually approximated.

The Consultant shall prepare the following maps:

Pathway Types Map – This map shows the various types of pathways including Community, Greenbelt, Highway, Natural Pathways and segments of sidewalks that will serve a dual purpose as a sidewalk and connectivity between pathways. The map must show existing and proposed pathway locations.

Pathway Jurisdictional Map – This map shows the same information as the Pathway Types Map in addition to showing the various special districts (ditch companies), government agencies, or highway districts along the pathway corridors including but not limited to the ditch companies, ACHD, CHD4 or ITD. Each homeowner’s association or private property owner does not need to be identified.

Pathway Materials Map – This map shows the various pathway materials types anticipated for each pathway shown.

All PDF files of the pathway maps shall be created for implementation into a document or as a handout on 11x17 paper at a reasonable scale and presentation at a 22x34 scale for hanging on a wall. All maps shall be consistent with the City’s map standard including borders, logos and legends.

The final pathway maps shall be integrated into the Master Plan document.

A sample electronic file of the pathway mapping files shall be submitted early in the effort to the City’s engineer for review. Draft e-files, both CAD and PDF, shall be submitted to the City

Engineer on a memory stick and ten (10) full size plots of the pathway maps listed above shall be submitted to the City's Team for review. Reviews shall take no longer than 30 days. Submittal of the drafts shall coincide with the monthly City Transportation & Pathway Committee meeting.

Deliverables

- 2.1a – CAD Mapping Files, draft and final
- 2.1b – PDF Pathway Types Map, draft and final
- 2.1c – PDF Pathway Jurisdictional Map, draft and final
- 2.1d – PDF Pathway Materials Map, draft and final

2.2 Pathway Typical Sections

The Consultant shall develop typical sections of the four types of pathways; Community, Greenbelt, Highway, and Natural. The typical sections shall identify corridor width, pathway width, depth of materials, and material types. The consultant shall work with the City's Team to identify which pathway material types shall be used at various locations.

Draft plots of the pathway typical sections shall be submitted to the City's Team for review. Reviews shall take no longer than 30 days. Submittal of the drafts shall coincide with the monthly City Transportation & Pathway Committee meeting.

The final typical sections shall be integrated into the Master Plan document.

Deliverables

- 2.2a – CAD Section Files, final
- 2.2b – PDF Files of Pathway Typical Sections, draft and final

2.3 Amenities

The Consultant shall provide recommendations to the City on the types and frequency of amenities to utilize on the various pathway types. Consideration shall be given to cost, ease of installation, durability, operations, and maintenance needs. Types of amenities include (but are not limited to) trash receptacles, pet waste facilities, bicycle repair, benches, and wayfinding. Wayfinding information shall be limited to sign and post types and a general discussion regarding regional signs, local signs, and other considerations in a wayfinding program. Pathway heads, their location and associated amenities shall be addressed in a cursory manner.

A memorandum with graphics of proposed amenities shall be submitted to the City's Team for review. Reviews shall take no longer than 30 days. Submittal of the drafts shall coincide with the monthly City Transportation & Pathway Committee meeting.

The feedback gathered from the review of the amenities memorandum shall be incorporated into the Master Plan document.

Deliverables

- 2.3a – Memorandum with graphics of proposed amenities.

2.4 Public Outreach

The City desires to gather public input in the development of the City Pathway Master Plan regarding pathway locations, pathway types, and pathway amenities. The Consultant shall host at least two (2) 3-hour public open houses at either City Hall or the River House. The information shown shall include the draft pathway maps identified in Task 2.1, draft typical sections developed in Task 2.2 and the proposed compliment of amenities identified in Task 2.3. A presentation is not necessary but ample display boards at a scale the public can clearly view and understand is required. Computer monitors and the ability for the public, with assistance from the consultant, to zoom in on their area of interest shall be used.

The input from the public meetings shall be compiled and discussed with the City. At the direction of the City, comments shall be implemented into the final maps, typical sections, and amenity selection.

A description of the public outreach efforts and the feedback gathered shall be incorporated into the Master Plan document.

Deliverables

2.4a – (2) 3-hour Open Houses

2.5 Maintenance

The Consultant shall develop a memorandum on the anticipated pathway maintenance the City will need to implement consistent with the pathway maintenance programs used by other municipalities in the Treasure Valley.

The memorandum shall address daily maintenance (trash, landscape), routine maintenance (sweeping, leaf blowing, snow removal, general maintenance, tree trimming, etc), periodic maintenance (removal of ditch debris, resurfacing, regrading, tree removal, striping, etc), and long-term maintenance (pavement replacement, bridge inspection, painting, etc).

The feedback gathered from the review of the maintenance memorandum shall be incorporated into the Master Plan document.

Deliverables

2.5a – Maintenance memorandum.

2.6 Master Plan Document

The Consultant shall prepare a master plan document that compiles the information gathered Tasks 2.1 – 2.5 above in a comprehensive manner. An outline of the Master Plan document shall be submitted to the City’s Team early in the process to ensure the document will address all of the City’s needs. The City shall provide feedback on the outline in no more than 10 days.

A complete draft document shall be submitted in PDF format to the City’s Team for review. Reviews shall take no longer than 30 days. Submittal of the draft shall coincide with the monthly City Transportation & Pathway Committee meeting.

Once comments are received, the Consultant shall advance the final master plan document without delay. The final master plan submittal shall include (2) bound hard copies, a single

PDF file of the document, indexed, and an organized directory with all e-files used to create the document including MS Word files and other files as appropriate.

Deliverables

- 2.6a – Master Plan Outline
- 2.6b – Master Plan, draft and final

Task 3.0 - Cost Estimate

The Consultant shall prepare a cost estimate for the implementation of the pathway system identified in the prepared pathway maps. The cost estimate shall provide the length of each pathway type in the proposed system, a unit price for each pathway type per mile, a total cost for each pathway type and a total cost of the overall program. Unit costs shall only include construction costs and will not include right of way costs or design costs. A comprehensive breakdown and write-up of each unit price is expected.

Additionally, the Consultant shall prepare a maintenance cost per mile estimate for the various pathway types and maintenance categories (daily, routing, periodic, and long term). A comprehensive breakdown and write-up of each unit price is expected.

The draft and final estimates shall be submitted to the City’s Team in PDF format along with any MS Word and MS Excel files. For scheduling purposes, assume the draft review shall last 30 days.

Deliverables

- 3.0a – Capital Cost Estimate, draft and final
- 3.0b – Maintenance Cost Estimate, draft and final

Task 4.0 – Land Use Plan Update

The Consultant shall review the City’s existing Land Use Plan and provide an updated section as it relates to pathways.

The Consultant shall review the City’s existing Comprehensive Plan and provide an updated section at it relates to pathways.

The draft and final update shall be submitted to the City’s Team in PDF format along with any MS Word files. For scheduling purposes, assume the draft review shall last 30 days.

Deliverables

- 4.0a – Land Use Plan Pathways Section Update, draft and final

Task 5.0 – City Transportation & Pathway Committee Meetings


The Consultant’s Project Manager or representative shall attend the monthly City Transportation Committee meeting held at the Star City Hall, typically the first Wednesday of each month. The Consultant shall provide a brief update of the Master Plan effort and be provided a limited time for discussion. The Consultant shall compile and provide a list of questions in advance of the meeting to make the most of the available time. This meeting addresses many topics and cannot solely focus on the Master Plan discussion. The meeting typically lasts 2 hours.

Deliverables

5.0a – Participation in the monthly meeting.



CITY OF STAR
ENGINEER DEPARTMENT
MEMO

TO: Mayor & Council
FROM: Ryan V. Morgan, P.E., City Engineer 
MEETING DATE: **January 13, 2023**
RE: **Acceptance of Request For Qualifications for SH-44 CE&I**

ACTION

Staff, together with Mayor Chadwick and Council President Hershey has reviewed the two (2) submitted Statement of Qualifications (SOQ) for the SH-44 Bent Lane to Star Road CE&I and is hereby providing a recommendation to Council for the acceptance of Horrocks Engineers as the consultant team for this process. We would like to have this accepted by Council at the January 17, 2023, Council hearing so that we can start working with Horrocks on preparing a scope of work and contract for the project. We would like to have that contract prepared to present to the Council at the February 7, 2023, meeting.

The two proposals received were from:

- Horrocks Engineering
- Keller Associates, Inc

The items taken into consideration by the review team and their waited values for this recommendation are listed below.

- Project Manager (x3)
- Lead Inspector(s) Onsite (x3)
- Key Personnel (x2)
- Project Team Success (x4)

Staff has included each of the two Statement of Qualifications for Council, should you be interested in reviewing and commenting at the hearing.



STATEMENT OF QUALIFICATIONS FOR:
SH-44 STAR IMPROVEMENTS

Presented to:

City of Star

Mayor Trevor A. Chadwick
10769 W State Street, Star, ID 83669

January 10
2023



January 10, 2023

Mayor Trevor A. Chadwick
City of Star
10769 W. State Street
Star, ID 83669

RE: SH-44, Bent Ln. to Can Ada Rd. and Can Ada Rd. to Star Rd. (SH-44 Star Improvements)

Dear Mayor Chadwick and Members of the Selection Committee:

Horrocks respectfully submits the attached proposal to the City of Star (Star) to provide construction engineering and inspection (CE&I), surveying, sampling, and testing services on the SH-44 Star Improvements project.

OUR TEAM OFFERS THE FOLLOWING ADVANTAGES:

- **Our Project Manager, Cory Brown, PE, has 13 years of transportation construction experience and has provided administration, inspection, and testing services on multiple successful Federal-aid projects for ITD.** He understands the requirements for CE&I projects and will effectively manage the Horrocks team to achieve timely completion and closeout. Cory has recent experience working with government agencies on highway transportation projects in the Treasure Valley, and served as the Lead Inspector on the SH-44; I-84 to Star CE&I project, which gives him directly applicable knowledge of the project area and an understanding of local site conditions.
- **Our highly qualified and experienced Lead Inspector Onsite, Roman Guevara, has 17 years of construction experience and has performed inspection, testing, and document control on complex ITD roadway projects.** He excels in identifying issues in the field and collaborating with the project team to develop workable solutions. Roman is fluent in CE&I project software and procedures and maintains the WAQTC and IQP certifications necessary to successfully complete the scope of work.
- **A local team that includes Ardurra (formerly T-O Engineers), with the ability to service the project from our Meridian offices and Horrocks' Meridian laboratory.** With the project located near our Meridian offices and laboratory, our staff will be responsive to project needs in a timely manner and available onsite on short notice. We understand all elements associated with the scope of the project and will monitor and respond appropriately to conditions encountered in the field. Our key personnel are generally dual-certified in inspection and materials testing and can be used to fill multiple roles on the project. This helps keep the team lean and provides the flexibility to meet dynamic project and schedule needs.
- **A project team with the experience and procedures in place to provide exceptional construction quality control and project closeout.** In the past five years, Horrocks has successfully closed out 7 CE&I projects to Federal-aid standards.

Cory and the key personnel identified in this proposal are committed to meeting Star's quality and schedule expectations. Horrocks has reviewed the Sample Agreement, accepts any and all terms and provisions included in the agreement, and is willing to execute said agreement. We appreciate your consideration of our response and look forward to a successful working relationship with Star.

Sincerely,

HORROCKS



Cory Brown, PE
Project Manager
208.731.0022 | coryb@horrocks.com

CRITERIA 1: PROJECT MANAGER



CORY BROWN, PE | PROJECT MANAGER

Education: BS Civil Engineering

License: ID PE No. 16308

IQP & WAQTC: No. 22177, C&S, CA, E&B, E. NPDES, ST&PP, TCI, AsTT II

As the Project Manager, Cory will be responsible for the overall quality, timeliness, and delivery of the CE&I team and ensuring adequate personnel and resources are available.

Cory will effectively and transparently communicate with Star on project status, budget, and potential challenges. He will ensure clear, reliable, and accurate information and analysis is provided to Star so informed project decisions can be made. Cory will attend weekly project meetings, conduct submittal reviews, generate change orders and progress pay estimates, and provide schedule reviews/analysis. He will maintain a submittals log to track review and responses as well as oversee the document control process to ensure timely closeout.

UNIQUE QUALIFICATIONS TO BENEFIT THE PROJECT

13

Years of Experience

23

ITD/LHTAC CE&I Projects

17

Federal-aid CE&I Projects

- Known for providing high-quality work and has recently served as Project Manager on multiple fast-paced and complex CE&I projects on I-84 between Nampa and Caldwell for ITD D3.
- Experienced in all aspects of construction project management from initiation to closeout and excels in contract administration on complex ITD Federal-aid bridge and roadway projects.
- Extremely knowledgeable of ITD's requirements for review of documentation, ProjectWise file generation, contract initiation in AASHTOWare, materials summary report (MSR) generation, change orders, progress estimates, project inspection, materials testing, quality control/quality assurance (QC/QA) analysis, environmental standards, project budget and payment tracking, and project closeout.

405 SPECIFICATION AND QASP EXPERIENCE:
Cory has been performing the QASP calculations for the last four years for Horrocks' Meridian Construction group. He was instrumental in determining the QASP spreadsheet that calculates the bonus or deduction was not calculating the bonus correctly for the new specification and correcting the workbook to provide the appropriate bonus/deduction. Cory is one of Horrocks' most-knowledgeable personnel regarding the QASP and 405 Specification.

RELEVANT FEDERAL AID CE&I EXPERIENCE:
Cory has worked on various projects for ITD and local agencies, and has provided contract administration and closeout. The following projects highlight his experience providing project management, administration, and CE&I for local highway transportation projects.

ITD D3 | I-84, Ustick Overpass, Caldwell, ID | Project Manager: Cory is managing a team for this \$13.5M Federal-aid project consisting of a bridge over I-84 and a bridge over the Notus Canal, as well as updating the local road system to meet current standards. He is administering the contract for ITD and overseeing the document control, schedule analysis, testing, and team coordination. Cory also coordinated with the City of Caldwell to plan for waterline installations and initiation of an adjoining City project.

SUCCESS IN OVERCOMING PROJECT CHALLENGES

The Ustick Overpass is located in the area of several active construction projects on the I-84 corridor between Nampa and Caldwell. Cory coordinated the traffic control closures on I-84 between three adjacent construction projects during the week that girders were being erected. He successfully coordinated with two traffic control subconsultants, three contractors, and two ITD Project Managers. All shifts were executed safely and efficiently under Cory's guidance. When the contractor claimed a utility delay was preventing them from completing a milestone, Cory analyzed the CPM schedule and determined the utility was not the cause of the delay, and that additional time was not justifiable.

ITD D3 | I-84, Middleton Overpass, Nampa, ID | Project Manager: Horrocks provided contract administration, inspection, materials sampling/testing, a staff engineer, and document control services for this Federal-aid bridge over I-84. Cory managed the closeout of this \$5.5M project and coordinated with the contractor and Records Office Manager (ROM) to bring this project to final materials and financial audit. This project was successfully completed on schedule and within budget.

ITD D3 | I-84, Karcher Interchange (IC) to Franklin Blvd., Nampa, ID | Project Engineer: As the Project Engineer, Cory provided contract administration for these \$64M and \$25M GARVEE Federal-aid projects that reconstructed 2.5 miles of I-84. The widening required removal and replacement of the Northside IC Bridge and the UPRR Bridge. Cory managed the roadway and drainage team, and was instrumental in connecting the field staff with the office staff. Cory managed the quantity tracking for imported materials that are subject to QASP analysis.

SUCCESS IN OVERCOMING PROJECT CHALLENGES

He routinely visited the site to assist the contractor with construction challenges. Prior to a major traffic swap, Cory was notified that the striping was not lining up with the as-built portion of this phase. Cory took survey data and modified the construction staging plans to accommodate this change.

See 5-Year CE&I Project Log for additional experience.

AVAILABILITY AND CURRENT PROJECT ASSIGNMENTS:

Cory will be 90% available.

Project Name	Time Spent	End
I-84, Ustick Overpass	10%	3/23-5/1

CRITERIA 2: LEAD INSPECTOR ONSITE



ROMAN GUEVARA | LEAD INSPECTOR ONSITE

IQP & WAQTC: No. 22042, ACI-CFT, AGTT, ASTT II, EBTT, DTT, C&S, CA, E&B, E. NPDES, ST&PP, TCI

To provide Star with the highest level of service and the most qualified CE&I staff, Horrocks will assign Roman to fill the role of Lead Inspector Onsite. His vast inspection and testing experience, knowledge of ITD standards and Federal-aid requirements, and ability to multi-task and adapt to change makes him ideal for this role. Roman will ensure all elements of the SH-44 Star Improvements project are constructed in accordance with the contract documents and identify any potential issues early. He will effectively communicate with Cory Brown to relay accurate information to the project team. Roman will coordinate with the project team daily to make sure all work is documented, tests are performed at the proper frequencies, and certifications are received for all materials incorporated into the project. He will verify that all material quality control and acceptance sampling and testing is performed in conformance with the contract documents, is accepted, and is properly documented. Roman will also complete a daily work report (DWR) to document the hours worked by the contractors, weather conditions, data relative to work performed, changed conditions, site visitors, daily activities, labor and civil rights compliance, decisions made, and observations in general.

UNIQUE QUALIFICATIONS TO BENEFIT THE PROJECT



- Offers a wealth of experience in completing inspection and sampling/testing for heavy highway and bridge construction projects for ITD throughout Idaho.
- Well-versed in ITD's standards and protocols for road and bridge construction procedures.
- Knows ITD's processes, procedures, and documentation for removal items, bases, HMA pavements, excavation, traffic control, approaches, utilities, sediment and erosion control, and seeding.
- Recent experience providing inspection services on Federally funded roadways constructed to ITD specifications.
- Has performed inspection and sampling/testing for every element required on the SH-44 Star Improvements project.

405 SPECIFICATION AND QASP EXPERIENCE:

Roman has 17 years in the construction industry and has been heavily involved in using the various 405 and QASP specifications. He has worked on several projects that have used the new version of the specification and understands new state-provided acceptance testing requirements.

RELEVANT CE&I EXPERIENCE:

ITD D3 | I-84, Franklin to Karcher EB & WB Canyon Co., ID (Federal-aid) | Inspector: These two projects consist of reconstructing I-84 between Nampa and Caldwell to accommodate three lanes of traffic in each direction. Roman inspected the grade work which incorporated 200,000 tons of granular sub-base, 100,000 tons of 3/4-inch aggregate base, 35,000 tons of asphalt pavement, and 75,000 cubic yards of concrete pavement. Horrocks is providing materials testing and inspection for base and embankment, aggregates, concrete, plant mix pavement, pipe compaction, and backfill. In addition to his inspector duties, Roman was tasked with sampling and collecting the appropriate documentation and certifications of steel elements for these projects.

SUCCESS IN OVERCOMING PROJECT CHALLENGES Rain and snow melt caused the base material to become saturated which then froze due to winter weather conditions. Roman brought the issue up with the Project Manager and contractor team. Due to his early correspondence, the contractor was able to quickly remove and replace the base material and keep the project on schedule.

ITD D3 | US-95, Little Salmon River Bridge, Adams Co., ID | Inspector/Tester*:

This project consisted of the demolition of the existing bridge and the construction of a wider bridge in two phases. Roman served as Inspector/Tester for the project, providing inspection duties alongside ITD and inspecting various bridge elements including reinforced concrete and epoxy overlay. He also inspected the grade work and asphalt pavement on both sides of the bridge and worked weekend shifts as needed for the project to stay on schedule. In addition to his inspection and testing duties, Roman was tasked with completing all reports and filing in ProjectWise. Documents submitted into ProjectWise included all field reports, sampling forms, and certifications. **Project experience prior to Horrocks.*

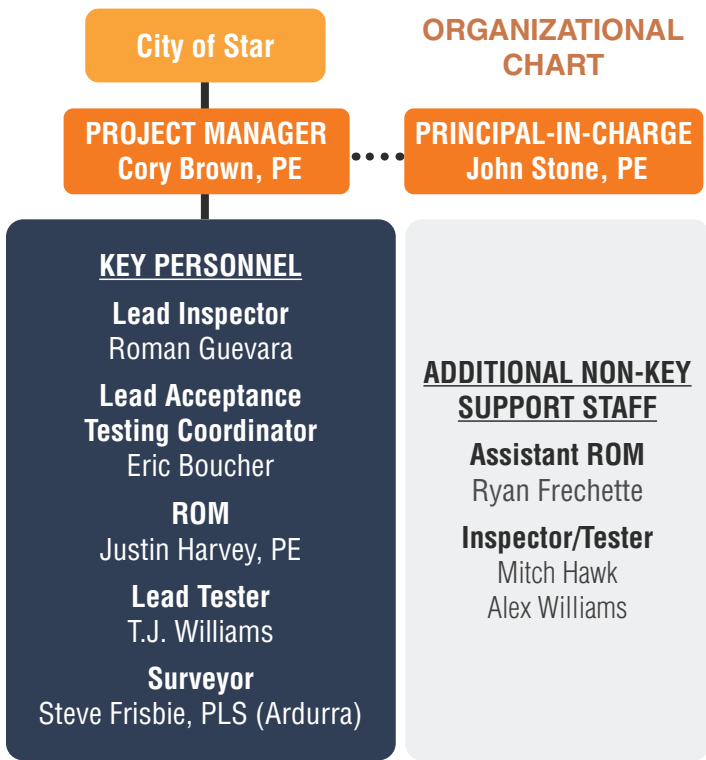
SUCCESS IN OVERCOMING PROJECT CHALLENGES When demolishing and constructing the bridge, Roman recognized a need for monitoring debris that might fall into the river when working above, which could potentially cause a schedule delay. He coordinated with ITD and the contractor to ensure adequate personnel were available throughout the duration of construction, and by identifying this early, the project was able to stay on schedule.

See 5-Year CE&I Project Log for additional experience.

AVAILABILITY AND CURRENT PROJECT ASSIGNMENTS:

Roman is 90% available and will be 100% available beginning in February 2023.		
Project Name	Time Spent	End
I-84, Franklin IC to Karcher Rd. IC EB & WB	10%	1/23

CRITERIA 3: KEY PERSONNEL ASSIGNED TO THE PROJECT



manager of an AASHTO & CCRL nationally accredited lab. Eric knows the process used with the asphalt analyzer and how that correlates to oven correction factors. He also understands the time-sensitive turnaround required to provide the contractor the opportunity to dispute any results per the QASP.

Relevant CE&I Experience: I-84, Karcher Rd. IC to Northside Blvd. & I-84, Northside Blvd. to Franklin Blvd., Nampa, ID; I-84, WB Declo POE, Cassia Co., ID; I-84, Franklin IC to Karcher Rd. IC EB & WB, Canyon Co., ID; I-84, Ustick Rd. Overpass, Caldwell, ID.

Eric is 50% available and will be 100% available beginning in February 2023.		
Current Project Assignments	Time Spent	End
I-84, Franklin IC to Karcher Rd. IC EB & WB	50%	1/23



JUSTIN HARVEY, PE | ROM

License: ID PE No. 20440

IQP & WAQTC: No. 23537, ACI-CFT, AGTT, ASTT II, E&BTT, DTT, C&S, CA, E&B, E. NPDES, ST&PP, TCI

Justin will serve as the ROM. He will generate and document project administration, review contractor submittals, and provide other administration duties as necessary. Justin has provided document control for six years, and has reviewed certified payrolls and material certifications for Federal-aid projects. He has seven years of experience on Horrocks' CE&I team. Justin has been assigned project close-out duties for local, state, and federally funded highway projects, which includes pay estimate generations, MAP entries, and materials testing report evaluation. He has recent experience collecting and reviewing material certifications and MAP entries and is familiar with the latest ITD 405 QASP changes, tracking, and calculating bonuses. Justin's experience with the new QASP is with the data entry and analysis of ITD's spreadsheet. He provides the daily random numbers so that the testing frequencies are met for acceptance testing.

Relevant CE&I Experience: I-84, Karcher Rd. IC to Northside Blvd. & I-84, Northside Blvd. to Franklin Blvd., Nampa, ID; I-84, Franklin IC to Karcher Rd. IC EB & WB, Canyon Co., ID.

Justin is 75% available and will be 100% available beginning in February 2023.		
Current Project Assignments	Time Spent	End
I-84, Franklin IC to Karcher Rd. IC EB & WB	25%	1/23



T.J. WILLIAMS | LEAD TESTER

IQP & WAQTC: No. 163099, ACI-CFT, AGTT, ASTT, ASTT II, E&BTT, DTT, C&S, CA, E&B, ST&PP, TCI

T.J. will provide materials testing for the project.

He has five years of experience in construction engineering and has provided sampling/testing of concrete, aggregates, earthwork, and asphalt on multiple ITD D3 and D4 projects. He has demonstrated proficiency in adjusting to the ever-changing testing industry, having performed sampling/testing and/or inspection services on more than 20 ITD projects. T.J. has tested asphalt on three projects with

- OFFICE LOCATION:** All personnel will service the project from Horrocks' and Ardurra's Meridian offices.
- LABORATORY LOCATION:** All personnel will service the project from Horrocks' Meridian laboratory.

The Horrocks team, led by Cory Brown, understands the requirements of ITD/LHTAC and local CE&I projects constructed with state and/or federal funds. The following key personnel will support Roman in inspection, testing, and project coordination and serve in important roles on our team. A summary of their qualifications and experience is provided, with additional project history shown on the 5-Year CE&I Project Log. Refer to Criteria 1 and Criteria 2 for qualifications and experience of our Project Manager and Lead Inspector Onsite.



ERIC BOUCHER | LEAD ACCEPTANCE TESTING COORDINATOR

IQP & WAQTC: No. 22111, ACI-CFT, AGTT, ASTT II, CTT, E&BTT, DTT, C&S, E&S, ST&PP, TCI

Eric will manage and oversee the materials testing operations to ensure the quality and timeliness of the testing reports. He brings more than 20 years of experience in inspection, sampling/testing, and managing testers on road and bridge projects for ITD. Eric is adept at managing materials testing staff, tracking materials testing frequencies, reviewing and posting material testing reports, and providing roadway and drainage construction inspection. He also has previous experience as a materials testing

the current QASP specifications. He understands the importance of source documents and how valuable they are when disputes are initiated by the contractor.

Relevant CE&I Experience: I-84, Franklin IC to Karcher Rd. IC East & West, Canyon Co., ID; I-84, Ustick Overpass, Caldwell, ID; I-84, Middleton Overpass, Nampa, ID; I-84, Northside Blvd. to Franklin Blvd., Nampa, ID.

T.J. is 75% available and will be 90% available beginning February 2023.

Current Project Assignments	Time Spent	End
I-84, Franklin IC to Karcher Rd. IC EB & WB	25%	1/23
I-84, Ustick Overpass	10%	3/23-5/23



STEVE FRISBIE, PLS | SURVEYOR

License: ID PLS No. 8961

Steve will lead all survey and right-of-way (ROW) services for this project. He has over 30 years of experience managing transportation surveying on dozens of local road and highway projects. Steve is the right person to lead all

survey efforts on this project as he has managed ROW work on dozens of similar projects, including SH-44, SH-16 to Star Rd.; SH-16, I-84 to US-20/26 & SH-44 Phase 1, 2 & 3; SH-55 Pear Ln. to Middleton Rd. NEPA Study.

Relevant Survey Experience: SH-44, SH-16 to Star Rd., Ada Co., ID; SH-16, I-84 to US 20/26, Ada Co., ID; SH-44 Ph. 1, 2, 3, Ada Co., ID; SH-55 Pear Ln. to Middleton Rd. NEPA Study, Canyon Co., ID.

Steve will be 54% available.

Current Project Assignments	Time Spent	End
SH-55, Farmway Rd. to Middleton Rd.	5%	6/23
East Lake Fork Rd.	5%	7/23
I-84, Meridian Rd. IC to Eagle Rd. IC	2%	10/23
SH-16, SH-44 to SH-52	15%	10/23
Lake Hazel Rd.	2%	10/24
Floating Feather Rd.	2%	10/24
Boise Airport	15%	Ongoing On-Call

Additional Non-Key Personnel Support Staff	IQP & WAQTC												Availability	
	Number	ACI-CFT	AgIT	AsTT II	CLIT	E&BIT	DTT	C&S	CA	E&B	E. NPDES	ST&PP		TCI
Ryan Frechette Assistant ROM	24022	✓	✓			✓	✓	✓	✓	✓			✓	100% beginning 2/23
Alex Williams Inspector/Tester	23614	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	100% beginning 2/23
Mitch Hawk Inspector/Tester	163357	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	100% beginning 2/23

CRITERIA 4: PROJECT TEAM SUCCESS

UNIQUE QUALIFICATIONS OF THE HORROCKS TEAM

SYNERGY We offer the City of Star a teaming structure of Horrocks and Ardurra, who have completed 12 projects together in the past five years and have developed a trusted relationship and share the aligned goal of successful completion of the SH-44 Star Improvements.

EXPERTISE Proposed staff have the qualifications and directly applicable, local experience to excel in performing the duties of their assigned roles. They are familiar with the conditions of the project area, scope of work, local stakeholders, and the complexities related to construction. We also have a large pool of certified and available personnel who can fill in as needed in order to keep the project on schedule.

EXPERIENCE We have completed projects similar in magnitude and complexity, contract requirements, and expected construction techniques and can anticipate potential problems early on based on this experience. In addition, our established relationships with local contractors will be of great value in order to work through any potentially contentious issues that may arise prior to costly claims resolution.

EFFICIENCY Our team members are accustomed to working together and have established effective methods of communication, processes, and collaboration strategies that provide increased efficiencies, resulting in time and cost savings.

RESPONSIBILITY Horrocks and Ardurra understand the individual responsibility and accountability associated with work tasks and know that the quality of our work directly reflects on Star's success. We are dedicated to providing the same quality CE&I services that we have delivered to other local agencies.

ITD-ACCREDITED TESTING LABORATORY IN MERIDIAN Our full-service lab provides testing for concrete, bituminous materials, and soils. Our technicians have been successfully trained with the ITD IQP and certified in Western Alliance for Quality Transportation Construction (WAQTC) standard operating procedures for the following disciplines: Embankment and Base, In-Place Density, Asphalt, Aggregates, Concrete-ACI, Sampling and Concrete Strength testing. Access to our nearby lab will provide a fast turnaround of test results, allowing the contractor to make adjustments and keep the project on schedule.

TEAM UTILIZATION TO ENSURE THE SH-44 STAR IMPROVEMENTS PROJECT IS COMPLETED EFFICIENTLY AND EFFECTIVELY

Flexibility and Management of Project Staff

Horrocks has a large local CE&I team with multiple members at all levels of experience consisting of managers, ROMs, inspectors, and testers. Should the contractor accelerate the project with double shifts or weekend work, Star can rest assured that we have the resources available to accommodate schedule variations. Our large local presence allows flexibility and movement between projects. Our office is located at I-84 and Ten Mile Rd. in Meridian, 10 miles from the project, allowing our staff to be responsive and available onsite at a moment's notice. Our fully ITD-accredited materials testing laboratory is 12 miles from the project site.

Horrocks' inspection and testing personnel are dual-certified in testing and inspection; meaning everyone is qualified to serve in multiple inspection and testing roles. Our dual-certification program allows staff to easily transition from one project role to another. Inspectors can sample and test when necessary, eliminating the need for an additional tester during odd shifts. Testers, in turn, assist in monitoring the project and keeping the inspectors informed of activities, and are available to inspect as needed. The inspectors and ROMs can adjust their roles as necessary to meet the dynamic needs of the project based on the contractor's operations.

In addition to the key personnel, we offer additional proposed support staff consisting of inspectors/testers and ROMs dedicated to the project. In the event of unforeseen circumstances, Horrocks and Ardurra can provide qualified, local staff from their pool of CE&I and survey resources to supplement the project team when needed. Experienced staff with the appropriate qualifications will be made available to serve in lead roles, while other team members with less experience can fill in as inspectors or testers with oversight from our key personnel.

Cory Brown will communicate with Star's Project Manager on a weekly basis to determine if the project requires an increase or reduction in the number of staff depending on variations in the contractor's work schedule. This system will help limit the number of required staff on the project, keeping the team lean.

Strategy to Mitigate Issues and Keep the Projects Moving

Our team members are skilled in mitigating potential issues that may be encountered on the SH-44 Star Improvements project, such as differing site conditions, substandard materials, project delays, or unmet contract requirements. **When issues arise, we will identify the issue early, swiftly communicate with Star and the contractor, and develop a final resolution in a timely manner.** Understanding the intricate balance of the delegated and retained decision-making authority of Star's Project Manager, we will mitigate issues at the lowest level possible while keeping Star informed of the final resolutions.

Horrocks has demonstrated successful decision-making process coordination to minimize project delays and avoid increased project costs. To address concerns regarding failure of the inlet grates in the traffic wheel path on the I-84, Karcher IC to Franklin Blvd. project, we inspected inlets to meticulous standards prior to the traffic switch, revised temporary traffic control plans to avoid grates, and conducted regularly scheduled grate inspections to identify grates near failure.

Team Communication to Increase Efficiency

Horrocks will conduct regular team meetings, send email updates, and hold brief conference calls for team members as needed to coordinate project direction, address project needs and challenges, and resolve conflicts. Weekly inspector/tester meetings will be used as an opportunity to openly discuss the contractor's schedule, resource assignments, and the weekly required testing activities, recent test results and any material deficiencies, and to reinforce the QC/QA testing required to be in compliance with the contract. The Horrocks team will notify Star and the contractor of any deficient or unacceptable results immediately. This also provides an opportunity to discuss project issues and decisions made to ensure the entire CE&I team is aware of project developments. Cory and his CE&I staff will be available to meet with Star during construction to provide updates or resolve problems.

Upholding High Standards of Quality Control

One of the distinguishing factors that sets Horrocks apart is our commitment to quality, our dedicated staff, and positive team attitude. When issues arise on construction sites, we strive to be part of the solution, not part of the problem.

Our CE&I staff are proficient in implementing processes, procedures, and documentation requirements for Federal-aid projects, which will greatly benefit the City of Star. Team members are commonly WAQTC- and IQP-qualified for testing and inspection and have extensive experience serving ITD and LHTAC.

We prepare project-specific QC/QA plans with sign-off responsibilities for every project. Our QC/QA process uses a minimum two-level peer review on all inspection and testing documents. Final checking of all reports and documents are completed by Horrocks' management. These independent reviews are critical in closing out the project and ensuring all inspection, testing, and documentation requirements are met as the project progresses. The Horrocks team will incorporate the following measures to ensure quality construction is obtained for this project:

- Maintain an accurate day-by-day quantity of material delivered
- Follow the QC/QA Special Provisions or QA Manual
- Attend weekly partnering meetings
- Conduct weekly inspector and management meetings
- Monitor the contractor's schedule
- Finalize daily work and test reports within 24 hours
- Frequently coordinate with Star and the contractor
- Immediately notify contractor and Star of any deficiencies
- Ensure any necessary corrective actions are taken
- Provide frequent traffic control inspection to ensure public safety

Our subconsultant, Ardurra, will adhere to Horrocks' QC/QA standards and Cory will review any CE&I and survey project documentation generated by our subconsultant team members.

Scope Change Control

Cory will manage the project scope of work beginning in negotiations. Because CE&I projects depend on the contractor's schedule, workflow, and field changes, Cory will maintain open lines of communication regarding potential scope changes with the Star Project Manager as the project progresses.

Schedule and Cost Control

The schedule and cost control will go hand-in-hand with the contractor's schedule. Horrocks will monitor schedule changes weekly with the contractor's submitted look-ahead schedule during weekly partnering meetings. We will adapt to schedule changes and supply additional staff if required to keep the project on schedule. Cory will provide a monthly budget analysis consisting of both current expenditures and anticipated cost to complete, with each monthly invoice. This allows Star to evaluate percent complete versus percent spent. Cory has a demonstrated ability to control costs and schedule, and maintain successful communication on previous CE&I projects.

METHOD OF EFFECTIVE MANAGEMENT TO CLOSE OUT THE PROJECT WITHIN 90 DAYS WITH FULL ACCEPTANCE

Consistent and thorough communication is essential to the success of CE&I projects and the key to timely project closeout is to maintain effective communication and an accurate filing system throughout the project. **Horrocks has provided services on 63 ITD/LHTAC CE&I projects in the past five years**, and has developed processes and procedures to facilitate effective completion of this project.

In order for the Horrocks team to close out the project within 90 days, we will maintain open channels of communication between ROMs, inspectors, testers, Star, and the contractor. We will complete project filing, document reviews, and compliance tracking spreadsheets as construction progresses. Horrocks will add resources as necessary to maintain a current filing system. All project material testing results will be documented and filed by the next morning so that any team member can review results. Deficiencies, changes, and other issues will be brought to Star's attention, resolved immediately, and determinations well-documented so they can be listed, if necessary, in the final closeout documents.

Our team will perform internal audits as construction progresses so final materials and financial audits will have minimal comments. A list of documents needed will be maintained and shared with the contractor continuously. As the project nears completion, we will develop a punch list to help the contractor efficiently address the remaining items of work. When the work is complete and the contractor has been paid, we will finalize the closeout forms, coordinate final inspection, and initiate the internal materials and financial audits. Comments and questions received from these audits will be promptly addressed, and the final estimate will be processed. Our process will allow us to

close out the SH-44 Star Improvements project with completion with full federal participation.

Horrocks and Ardurra are accustomed to working together through our experience as teaming partners on various other transportation projects. We will have an increased efficiency because of our established lines of communication and relationships developed between our firms and with project stakeholders to ensure meaningful and accurate communication. Horrocks and Ardurra will employ the following strategies to provide early and frequent communication with Star project staff, the contractor, and stakeholders:

Communicating with Star and Project Staff: At project initiation, a chain of command will be established among all team members. Our Project Manager, Cory Brown, will serve as the main contact for field staff and consistently communicate with Star to keep up-to-date of project developments and potential issues as they arise. We will utilize email updates, frequent calls, and brief conferences with Star, Horrocks and Ardurra staff, and the contractor as needed to coordinate project direction.

"[Horrocks] kept clear communication with ITD and [the] contractor. [They] worked well with ITD staff and responded quickly upon request." – **Chuck Sharp, ITD D4, I-84, SH-50 to Machine Pass WBL Project Coordinator**

Weekly Partnering Meetings: During these meetings, Horrocks and Ardurra staff, Star management, and the contractor will effectively address project challenges, resolve conflicts, and handle details and specific needs as they develop. Partnering meetings will be used as an opportunity to openly discuss the contractor's schedule, recent test results, resource assignments, and the weekly required testing.

Weekly Inspector/Tester Meetings: These are an effective way to discuss project status, issues, and decisions made to ensure the entire team is aware of project developments. Cory and our CE&I staff will make themselves available to meet with Star and other project stakeholders during construction to provide updates or resolve problems as needed. These meetings will include planning for inspection and materials testing needs in an effort to combine assignments whenever feasible.

Daily Test Results Reporting: Horrocks has established a unique daily reporting process and procedures to better serve Star. As our staff completes the required testing, results will be posted in Star's preferred filing system before 10:00 a.m. the following morning. Cory will send an email containing a link to the final report to the Star Project Manager and our Lead Inspector Onsite, Roman. Any non-conforming test result will be attached to the email with the link in order for Star and Roman to review the result. Attaching the non-conforming test result allows Roman immediate access to review the report through his phone.

Horrocks' Construction Projects Successfully Closed Out to Federal-aid Standards within the Last Five Years



In the past five years, **Horrocks has successfully closed out 7* projects to Federal-aid standards.** No non-participating funding issues have been identified in any ITD D3, D4, or LHTAC projects for which we have provided CE&I services. **Total includes non-Federal-aid projects closed out to Federal-aid standards*

SUCCESSFUL MITIGATION OF PAST PROJECT CHALLENGES

1 PROJECT

18th Street to Clearwater Memorial Bridge CE&I, Lewiston, ID: On ITD's US-12, 18th Street to Clearwater Memorial Bridge project, the contractor elected to implement an unplanned double shift in order to complete the project early. To accommodate this change, Horrocks assigned an additional full-time inspector to the project to cover the daytime and nighttime shifts. **By reallocating resources where they were needed most, Horrocks was able to meet the needs of the project and facilitate early completion.** Reallocated resources included not only personnel, but equipment such as a saximeter and concrete cure trailer purchased for a previous project.

"[Horrocks] routinely worked long hours and kept ahead of the contractor's aggressive schedule with a small construction inspection staff. The project did not have any claims, was within budget, and had exceptional quality of construction."
 – Curtis Arzen, PE, ITD D2, US-12, 18th St. to Clearwater Memorial Bridge Project Manager



2 PROJECT

I-84, Karcher IC to Franklin Blvd., Cayon Co., ID: Our successful administration of past projects will reduce the risk of claims for Star. On ITD's I-84, Karcher IC to Franklin Blvd. project, the contractor sought additional compensation for overhead sign foundations. **We performed the research required to show that the contractor was obligated to complete a geotechnical investigation in the design of the overhead sign foundations with no additional compensation.** This was informally presented to the Dispute Resolution Board, who ruled in favor of ITD.

LEGEND: Key personnel indicated in blue bold text

Projects closed-out to Federal-aid standards indicated in orange bold text

ITD District 3 projects indicated with blue

5-Year CE&I Project Log (HORROCKS)							
Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
19973	4	I-84, Declo Port of Entry EB, Declo, ID	Roadway	Ongoing	Sam Purser	James Mitchell Jeremy Harker	Bart Thorngren (Inspector/Tester) Mike Rowlett (Inspector/Tester) Jim French (Tester)
20693	4	US-93, Marley Rd. to Jim Byrne Slough, Lincoln Co., ID	Roadway	Ongoing	Kabe Soran	ITD	Elmer Vichi (Tester) James Mitchell (Tester) James French (Tester) Mike Rowlett (Tester) Shaun Speirs (Tester) Bart Thorngren (Tester) Kabe Soran (ROM) Scott Parker (ROM)
20263	4	SH-46, Big Wood River Bridge Gooding Co., ID	Bridge	Ongoing	Scott Parker	ITD	Carey Allen (Precast Inspector/Tester) Jake Stone (Tester) Mike Rowlett (Tester) Shaun Speirs (Tester) Elmer Vichi (Tester) Jim French (Tester) Dakota Stokes (Tester) Kabe Soran (ROM/Inspector) Scott Parker (ROM)
19960	4	US-93, Blue Lakes Blvd; Poleline Rd. to Perrine Bridge, Twin Falls, ID	Roadway	Ongoing	Scott Parker	ITD	Shaun Speirs (Tester) Elmer Vichi (Tester) Bart Thorngren (Tester) Kabe Soran (ROM/Inspector) Mike Rowlett (Tester) Scott Parker (ROM)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
19134	4	US-93, 100 South Rd., Jerome Co., ID	Roadway	Ongoing	Scott Parker	ITD	Mike Rowlett (Tester) Kabe Soran (ROM/Inspector) Shaun Speirs (Tester) Eric Boucher (Tester) Sam Purser (Tester) Elmer Vichi (Tester) James French (Tester) Dakota Stokes (Tester) Scott Parker (ROM)
20669	4	Burley CL to Jct. I-84, Minidoka Co., ID	Roadway	Ongoing	Scott Parker	ITD/Jeremy Harker	Scott Parker (ROM) Sam Purser (Staff Engineer) Kabe Soran (Inspector/ROM) Mike Rowlett (Tester) Dakota Stokes (Tester) Elmer Vichi (Tester) Jim French (Tester)
19848	4	SH-24 & SH-25, Rupert, ID	Roadway	Ongoing	Scott Parker	ITD/Jeremy Harker	Scott Parker (ROM) Sam Purser (Staff Engineer) Kabe Soran (Inspector/ROM) Dakota Stokes (Tester) Jim French (Tester) Elmer Vichi (Tester) Mike Rowlett (Tester)
22706 & 22722	4	SH-75, Cobbleston Ln. to Cottonwood Cr., Hailey, ID	Roadway	Ongoing	Scott Parker	ITD/Jeremy Harker	Scott Parker (ROM) Kabe Soran (ROM/Inspector) Jim French (Tester) Dakota Stokes (Tester) Elmer Vichi (Tester) Mike Rowlett (Tester) Shaun Speirs (Tester) Bart Thorngren (Tester)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
22619	3	I-84, Ustick Overpass Caldwell, ID	Bridge	Ongoing	John Stone Cory Brown	ITD	Scott Parker (Materials Mgr./ROM) T.J. Williams (Tester) Jake Stone (ROM) Ali Hinshaw (ROM) Carey Allen (Inspector/Tester)
20191	4	I-84, WB Declo Port of Entry, Cassia County, ID	Roadway	Ongoing	Scott Parker	ITD/James Mitchell	Bart Thorngren (Inspector) Dakota Stokes (Inspector/Tester) Elmer Vichi (Tester) Eric Boucher (Inspector) James French (Tester) Jeremy Harker (Inspector) Kabe Soran (Inspector/ROM) Scott Parker (ROM) Mike Rowlett (Tester) Shaun Speirs (Tester/Ticket Taking) Sam Purser (Project Manager for ITD)
20025	4	FY21 D4 I-84 Bridge Repair	Roadway/Bridge	Ongoing	Scott Parker	ITD	Scott Parker (ROM) Kabe Soran (ROM) Dakota Stokes (Tester) Elmer Vichi (Tester) Mike Rowlett (Tester) James French (Tester)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
23080	3	I-84, Franklin Rd. IC to Karcher IC (West), Canyon County, ID	Roadway/Bridge	Ongoing	John Stone	Rex Adams Eric Boucher	Davey Jensen (Deputy PM) Alex Williams (Inspector) Mitch Hawk (Inspector) T.J. Williams (Tester) Justin Harvey (Inspector) Kip Burden (Inspector) Mike Rowlett (Tester) Carey Allen (Inspector/Tester) Cory Brown (ROM) Ali Hinshaw (ROM) Jake Stone (ROM) Mike Stone (Inspector) Roman Guevara (Inspector) Ryan Frechette (Inspector/Tester/ROM)
23081	3	I-84, Franklin Rd. IC to Karcher IC (East), Canyon County, ID	Roadway/Bridge	Ongoing	John Stone	Rex Adams Eric Boucher	Davey Jensen (Deputy PM) Alex Williams (Inspector) Mitch Hawk (Inspector) T.J. Williams (Tester) Justin Harvey (Inspector) Kip Burden (Inspector) Mike Rowlett (Tester) Carey Allen (Inspector/Tester) Cory Brown (ROM) Ali Hinshaw (ROM) Jake Stone (ROM) Mike Stone (Inspector) Roman Guevara (Inspector) Ryan Frechette (Inspector/Tester/ROM)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
20236	4	US-93, Shoshone to Marley, Lincoln County, ID	Roadway	1/2022	Scott Parker	ITD	Alex Williams (Tester) Dakota Stokes (Tester) Elmer Vichi (Tester) James French (Tester) Bart Thorngren (Tester) Jeremy Harker (Tester) Kabe Soran (Inspector/Tester/ROM) Mike Rowlett (Tester) Shaun Speirs (Tester) James Mitchell (ROM) Scott Parker (ROM)
20217	4	SH-25, MP 18 to Ridgeway IC, Jerome County, ID	Roadway	12/2021	Scott Parker	ITD	Alex Williams (Tester) Dakota Stokes (Tester) Elmer Vichi (Tester) James Mitchell (Inspector/Tester) Jeremy Harker (Inspector/Tester) James French (Tester) Mike Rowlett (Tester) Shaun Speirs (Tester) Kabe Soran (Inspector/ROM) Scott Parker (ROM)
19830	4	US-30, Bliss to Hagerman, Gooding County, ID	Roadway	12/2021	Scott Parker	ITD	Scott Parker (ROM) Kabe Soran (Inspector/ROM) Bart Thorngren (Tester) Elmer Vichi (Tester) Shaun Speirs (Tester) James Mitchell (ROM)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
19998	4	SH-75, Main Street, Hailey, ID	Roadway	12/2021	John Stone	Jeremy Harker	Scott Parker (Deputy PM/ROM) Jake Stone (Inspector) Mike Stone (Inspector) Kabe Soran (ROM) Don Price (ROM) Cory Brown (ROM) Jim French (Tester) Bart Thorngren (Tester) Mike Rowlett (Tester) Elmer Vichi (Tester) Shaun Speirs (Tester) James Mitchell (Inspector/Tester) Ali Hinshaw (ROM)
20781	LHTAC	Snake River Demolay Trail, Lewiston, ID	Roadway/Trail	10/2021	Cory Brown	City of Lewiston	
20066	4	SH-25, Kasota to Paul, Minidoka Co., ID	Roadway	9/2021	Scott Parker	ITD	Scott Parker (ROM) Carey Allen (Inspector/Tester) Kabe Soran (Inspector/ROM) James Mitchell (Inspector/ROM) Jeremy Harker (Inspector) Dakota Stokes (tester) Elmer Vichi (Tester) Mike Rowlett (tester) Shaun Speirs (Tester)
20165	4	SH-25, N-Canal Bridge, Jerome, ID	Roadway/Bridge	8/2021	Scott Parker	ITD/Kabe Soran	Carey Allen (Tester/Inspector) Dakota Stokes (Tester) Elmer Vichi (Tester) James Mitchell (Inspector/Tester) Kabe Soran (Inspector/ROM) Mike Rowlett (Tester) Scott Parker (ROM)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
18881	4	I-84/I-86, Salt Lake System IC, Cassia Co., ID	Bridge/Roadway	2/2021	John Stone	James Mitchell	Scott Parker (Deputy PM/ROM) James Mitchell (Tester/ROM) T.J. Williams (Tester) Justin Harvey (Tester) Mike Rowlett (Tester) Alex Williams (Tester/Inspector) Kabe Soran (Inspector/Tester/ROM) Carey Allen (Inspector/Tester) Jim French (Tester) Elmer Vichi (Tester) Bart Thorngren (Tester)
20559, 20596	4	I-84, Jerome IC to Twin Falls IC, Jerome Co., ID	Roadway	7/2021	John Stone	Kabe Soran	Scott Parker (Deputy PM/ROM) Jeremy Harker (Inspector) Shawn Speirs (Tester) Jim French (Tester) Mike Rowlett (Tester) Mitch Hawk (Tester) James Mitchell (Inspector) Bart Thorngren (Inspector/Tester) Elmer Vichi (Tester)
22618	3	I-84, Middleton Overpass, Nampa, ID	Bridge	5/2021	John Stone Cory Brown	Kip Burden	Scott Parker (Materials Mgr./ROM) T.J. Williams (Tester) Alex Williams (Inspector/Tester) Don Price (ROM) Carey Allen (Inspector/Tester)
20133	4	SH-25, Tiger Dr. to Jct US 93, Jerome, ID	Roadway	12/2020	Scott Parker	ITD	Jake Stone (Tester) Jeremy Harker (Tester) James French (Tester) Shaun Speirs (Tester) Kabe Soran (ROM) James Mitchell (ROM) Scott Parker (ROM)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
19312	4	SH-27 Poleline INT Improvement, Cassia County, ID	Roadway	12/2020	Scott Parker	ITD	Bart Thorngren (Tester) Mike Rowlett (Tester/Inspector) T.J. Williams (Tester) Kabe Soran (ROM) James Mitchell (ROM) Scott Parker (ROM) Jim French (Tester/Inspector) Shaun Speirs (Tester)
20798	3	I-84, Northside Blvd. to Franklin Blvd., Nampa, ID	Roadway	5/2021	John Stone	Rex Adams Cory Brown	Davey Jensen (Deputy PM/ROM) Justin Harvey (Inspector) Ali Hinshaw (Jr. ROM) Alex Williams (Inspector) Carey Allen (Inspector/Tester) Kip Burden (Inspector) T.J. Williams (Inspector) Mitch Hawk (Inspector) Jake Stone (Inspector) Eric Boucher (Lead Tester for GeoTek)
20799	3	I-84, Karcher IC to Northside Blvd.	Roadway	11/2020	John Stone	Rex Adams Cory Brown	Davey Jensen (Deputy PM/ROM) Justin Harvey (Inspector) Ali Hinshaw (Jr. ROM) Alex Williams (Inspector) Carey Allen (Inspector/Tester) Kip Burden (Inspector) T.J. Williams (Inspector) Mitch Hawk (Inspector) Jake Stone (Inspector) Eric Boucher (Lead Tester for GeoTek)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
19086	4	US-30, N. 400 W. to Parke Ave., Burley, ID	Roadway	10/2020	Scott Parker	Former Employee	Scott Parker (ROM) James Mitchell (Inspector/Tester/ROM) Dakota Stokes (Tester) Carey Allen (Inspector) Jeremy Harker (Tester/Inspector) Mike Rowlett (Tester) T.J. Williams (Tester) Elmer Vichi (Tester) Bart Thorngren (Tester) Shaun Speirs (Ticket Taking/Testing)
19404	4	SH-75, Four Mile Bridge, Blaine Co., ID	Bridge	10/2020	Scott Parker	ITD/Carey Allen	Scott Parker (ROM) Carey Allen (Inspector/Tester) Mitch Hawk (Inspector/Tester) Elmer Vichi (Tester)
19261	2	US-95, Culdesac Canyon Passing Lane Ph. 2 and Lapwai Creek Bridges, Lewis Co., ID	Bridge/Roadway	10/2020	John Stone	Former Employee	N/A
19863	4	SH-75, Old US-93 to Richfield, Lincoln Co., ID	Roadway	8/2020	Scott Parker	ITD	Scott Parker (ROM) Shaun Speirs (Tester) Mike Rowlett (Tester) Kabe Soran (ROM) James Mitchell (Tester) Bart Thorngren (Tester)
19130, 20040	4	US-93, Jones Rd. to Silver Cr. Br. and Silver Cr. Br. to Carey NCL, Blaine Co., ID	Roadway	8/2020	Scott Parker	ITD	Scott Parker (ROM) Mike Rowlett (Tester) Jim French (Tester) Bart Thorngren (Tester) Shaun Speirs (Ticket Taking/Testing)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
20170	4	SH-81, Declo to Burley, Cassia Co., ID	Roadway	8/2020	Scott Parker	ITD	Scott Parker (ROM) Bart Thorngren (Tester) Mike Rowlett (Tester/Inspector) Jim French (Tester) Shaun Speirs (Ticket Taking/Testing)
18798	4	US-30, Salmon Falls Creek Bridge, Twin Falls Co., ID	Bridge/Roadway	4/2020	Scott Parker	Kabe Soran	Scott Parker (ROM) Kabe Soran (ROM) Mike Rowlett (Tester) Shaun Speirs (Tester) Jim French (Inspector/Tester) James Mitchell (Inspector/Tester/ROM) Alex Williams (Tester)
13397	4	US-30, (I-84) & UPRR Bridge, Bliss, ID	Bridge/Roadway	3/2020	Scott Parker	Kabe Soran	Scott Parker (ROM) Mike Rowlett (Tester/ROM) Shaun Speirs (Tester) Jim French (Tester) Alex Williams (Inspector/Tester) T.J. Williams (Tester) James Mitchell (Inspector/Tester) Carey Allen (Inspector/Tester) Mike Christensen (Tester)
19699	4	US-20, Rock Creek Culvert, Bonneville Co., ID	Bridge/Roadway	2/2020	Scott Parker	Carey Allen	Carey Allen (Tester/ROM) Mitch Hawk (Tester) Mike Rowlett (ROM) Scott Parker (ROM) Jim French (Tester) Alex Williams (Tester) James Mitchell (Inspector) T.J. Williams (Tester)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
18742	4	US-20, Willow Creek Bridge, Bonneville Co., ID	Bridge/Roadway	2/2020	Scott Parker	Carey Allen	Scott Parker (ROM) Carey Allen (Tester/ROM) Mitch Hawk (Tester) Mike Rowlett (Tester) Jim French (Tester) Alex Williams (Tester) James Mitchell (Inspector) T.J. Williams (Tester)
19658	4	US-93, Notch Butte Climbing Lanes, Lincoln Co., ID	Roadway	11/2019	Scott Parker	Alex Williams	Scott Parker (ROM) Alex Williams (Tester/ROM) Mike Rowlett (ROM) Jim French (Inspector/Tester) T.J. Williams (Tester) Shaun Speirs (Ticket Taker)
19531	4	FY19 D4 Bridge Preservation	Bridge	10/2019	Scott Parker	Jim French	Jim French (Tester) Kabe Soran (ROM) Scott Parker (ROM) Shaun Speirs (Tester)
12009	2	US-12, 18th St. to Clearwater Bridge, Lewiston, ID	Roadway	10/2019	John Stone	Former Employee	Cory Brown (Inspector) Justin Harvey (Inspector)
20253	4	US-20, Old Hwy. 68 to Fairfield, Camas Co., ID	Roadway	9/2019	Scott Parker	ITD	Scott Parker (ROM) Kabe Soran (Assist. PM/ROM) Mitch Hawk (Tester) Mike Rowlett (ROM) Mike Christensen (Tester) Shaun Speirs (Tester) Carey Allen (Tester) Jake Stone (Tester)
19448	4	US-26, Ohlinger Rd. to Jct. 93, Shoshone, ID	Roadway	7/2019	Scott Parker	Kabe Soran	Scott Parker (ROM) Kabe Soran (Tester/ROM) Jim French (Tester) Mike Rowlett (Tester)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
19117	4	US-30, Coulee Canal, Twin Falls Co., ID	Bridge/Roadway	6/2019	Scott Parker	Kabe Soran	Mike Rowlett (Tester) Carey Allen (Inspector/Tester) James Mitchell (ROM) Scott Parker (ROM)
13947, 13930	3	I-84B, Hammett Business Loop & UPRR Bridge, Elmore Co., ID	Bridge/Roadway	4/2019	John Stone	Rex Adams	Davey Jensen (ROM) Roman Guevara (Lead Tester for Atlas)
19548, 19552, 19880	4	I-84, SH-50 to Machine Pass, WBL & I-84, Machine Pass to Valley Rd., WBL & I-84, Valley Rd. to Ridgeway IC WBL, Jerome Co., ID	Bridge/Roadway	3/2019	John Stone	Kabe Soran	Scott Parker (Deputy PM/Materials Mgr./ROM) T.J. Williams (Tester) James Mitchell (Inspector/Tester/ROM) Kabe Soran (Inspector/Tester/ROM) Alex Williams (Tester/ROM) Carey Allen (Inspector/Tester) Mike Rowlett (Tester)
19917	4	SH-46, US-30 to Ken Curtis Bridge, Twin Falls Co., ID	Bridge/Roadway	11/2018	Scott Parker	Carey Allen	Scott Parker (ROM) Mike Rowlett (Tester)
13977	4	US-93, 500 S. Rd., Jerome Co., ID	Roadway	8/2018	Scott Parker	ITD	Alex Williams (Inspector/Tester) James Mitchell (Inspector/Tester) Carey Allen (Inspector/Tester) Kabe Soran (Inspector/Tester) Scott Parker (ROM)
19892	4	B-2 Canal to Minidoka, Acequia, ID	Roadway	8/2018	Scott Parker	Former Employee	Carey Allen (Inspector/Field Tech.) James Mitchell (ROM) Scott Parker (ROM)
13931	3	I-84B, Northside Blvd. to Grant Ave., Nampa, ID	Roadway	8/2018	John Stone	Cory Brown	Roman Guevara (Lead Tester for Atlas)
13521	4	US-93, 400 S. Rd., Jerome Co., ID	Roadway	7/2018	Scott Parker	Former Employee	Kabe Soran (Inspector/Tester/ROM) Scott Parker (ROM) Carey Allen (Tester) Alex Williams (Tester) James Mitchell (Inspector/Tester)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
13532	4	US-93, Deep Cr. to Hollister, Twin Falls Co., ID	Roadway	7/2018	Scott Parker	Former Employee	T.J. Williams (Tester) Alex Williams (Tester) Carey Allen (Inspector/Field Tech.) James Mitchell (ROM) Scott Parker (ROM)
13966	4	US-20, Big Wood River Bridge, Blaine Co., ID	Bridge	7/2018	Scott Parker	ITD	Kabe Soran (Inspector/Tester/ROM) Alex Williams (Tester) Scott Parker (Materials Mgr./ROM) James Mitchell (Inspector/Tester/ROM) Carey Allen (Inspector/Tester)
18753	4	FY 18 D4 Bridge Preservation	Bridge	5/2018	Scott Parker	Alex Williams	Carey Allen (Tester) Scott Parker (ROM)
13463	3	SH-44, I-84 to Star, Canyon Co., ID	Roadway	5/2018	John Stone	Cory Brown Kip Burden (ITD)	Davey Jensen (ROM) Justin Harvey (Inspector/Tester) Carey Allen (Inspector/Tester) Rex Adams (Inspector) Scott Parker (Materials Mgr.)
19321, 19454	4	I-84, Valley to MP 191 EBL, & I-84, MP 191 to Ridgeway Rd. EBL, Jerome Co., ID	Roadway/Bridge	3/2018	John Stone	Kabe Soran	Scott Parker (Deputy PM/Materials Mgr./ROM) Carey Allen (Tester) Alex Williams (Tester) James Mitchell (Inspector/Tester/ROM)
19593, 19762	4	I-84, SH-50 to Machine Pass EBL, & I-84, Machine Pass to Valley Rd. EBL, Jerome Co., ID	Roadway/Bridge	3/2018	Scott Parker	Kabe Soran	Kabe Soran (Tester/ROM) Scott Parker (ROM) Carey Allen (Tester) Alex Williams (Tester)
13442	2	Thain and Powers Intersection, Lewiston, ID	Roadway	3/2018	John Stone	Former Employee	Justin Harvey (ROM) Davey Jensen (ROM)

5-Year CE&I Project Log (HORROCKS)

Project Information					Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Project Manager	Lead Inspector	Other/Role
12383, 13025, 18841, 19414	3	SH-55, Middleton Rd. to Pride Ln., Nampa, ID	Roadway	1/2018	John Stone	Rex Adams Kip Burden (ITD)	Davey Jensen (ROM) Justin Harvey (Inspector) Scott Parker (Materials Mgr./ROM)
11681	LHTAC	US-20 to Archer Lyman Hwy., Madison County, ID	Roadway	1/2018	John Stone	James Mitchell	Rex Adams (Inspector) Justin Harral (ROM) Justin Harvey (ROM) Davey Jensen (ROM)

5-Year CE&I Project Log (ROMAN GUEVARA PRIOR TO JOINING HORROCKS)

Project Information						Assigned Staff		
Project Key Number	ITD Dist.	Project Name	Project Type*	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other/Role
20508	3	SH-55, Donnelly to Deinhard, Donnelly, ID	Roadway	11/2021	\$3.2M	ITD	ITD	Roman Guevara (Tester)
12049	3	W. 9th Street; Pioneer to W. Indianhead Rd., Weiser, ID	Bridge	10/2021	\$1.7M	Consultant	Consultant	Roman Guevara (Tester)
12048	3	S. Cemetery Rd., Middleton, ID	Bridge	10/2021	\$3.9M	Consultant	Consultant	Roman Guevara (Tester)
19399	3	US-95, Little Salmon River Bridge, New Meadows, ID	Bridge	10/2021	\$3M	ITD	ITD	Roman Guevara (Inspector/Tester)
20139	3	I-84, Cold Springs IC to Glens Ferry IC, Elmore Co., ID	Roadway	8/2021	\$24M	ITD	ITD	Roman Guevara (Tester)
13946	3	US-95, Little Rainbow Bridge, New Meadows, ID	Bridge	10/2019	\$9.5M	ITD	ITD	Roman Guevara (Inspector/Tester)

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
AND OTHER RESPONSIBILITY MATTERS**

By signing this document, the Consultant certifies to the best of their knowledge and belief that except as noted on an attached Exception, the company:

- a. Is not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
- b. has not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records making false statements, or receiving stolen property;
- c. are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- d. has not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

NOTE: Exceptions will not necessarily result in denial of award, but will be considered in determining Consultant responsibility. For any exception noted, indicate to whom it applies, initiating agency and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

Horrocks

COMPANY NAME

YCHANXNZG766

Unique Entity Identifier (UEI)*

John R. Stone

Signature of Responsible Party

January 10, 2023

Date

***Required** (Go to SAM.Gov for information regarding the UEI)

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
AND OTHER RESPONSIBILITY MATTERS**

By signing this document, the Consultant certifies to the best of their knowledge and belief that except as noted on an attached Exception, the company:

- a. Is not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
- b. has not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records making false statements, or receiving stolen property;
- c. are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
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Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

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T-O Engineers, an Ardurra Company

 COMPANY NAME

YFJKLUUF11Y4

 Unique Entity Identifier (UEI)*

Wm H. Russell

 Signature of Responsible Party

1/5/2023

 Date

*Required (Go to SAM.Gov for information regarding the UEI)

CITY OF STAR

REQUEST FOR QUALIFICATIONS



CONSTRUCTION ENGINEERING, INSPECTION, MATERIALS TESTING, CONSTRUCTION SURVEYING AND PROJECT CLOSE-OUT

State Highway 44
Project #1 Bent Lane To CanAda Road
Project #2 CanAda Road to Star Road



January 10, 2023

Mayor Trevor A. Chadwick
10769 W State Street
Star, Idaho 83669

Re: State Highway 44 CE&I

Dear Mayor Chadwick and Selection Committee:

Keller Associates (Keller) is pleased to present you with this proposal for construction engineering and inspection (CE&I) services for the State Highway 44 CE&I Project. Reasons to select Keller:

- We know the why’s of the project, which means we will not waste time trying to figure out the design.
- We wrote the specifications and understand how the Engineers Joint Contract Documents Committee contract documents interact with Idaho Transportation Department (ITD) specifications and project special provisions.
- Our CE&I Project Manager is one of the top CE&I managers in the state, and his specialty is widening state highways in urban areas.
- Our team is immediately available and eager to help the City of Star (City) succeed.

Our Project Manager, Kevin Mertens, PE, has significant CE&I experience on both state and Federal-aid projects. Kevin brings nearly **20 years of hands-on construction engineering experience** to the State Highway 44 CE&I Project. He is committed to meeting the City’s quality, schedule, and communication expectations. Kevin is currently providing CE&I services to ITD for the US-20/26, I-84 to Middleton Road Project and is in the vicinity of your project almost daily. Kevin is available by phone—day or night—at (208) 660-7009 or by email at kmertens@kellerassociates.com.

Our Lead Inspector, Jim Wolf, has two-plus decades of Federal-aid project inspection experience—including tenure as an inspector for ITD District 3 in Boise. Jim brings recent, notable inspection experience on projects in the area such as the US-20/26 SH-16 to Linder Road Widening Project and the I-84 Sand Hollow Interchange Project. In addition, for the past three years, he has served as the lead inspector for Ada County Highway District’s (ACHD) Federal-aid pavement rehabilitation projects, following the same ITD requirements as your project. He will oversee the daily construction inspection and serve as the first point of contact with the contractor.

Our team is augmented by Atlas Technical Consultants (Atlas), who will provide materials sampling and testing, if required by ITD. Justin Bledsoe leads Atlas’ staff and is available by phone at (208) 919-4622.

Keller accepts the terms and provisions of the Sample Agreement and is ready to execute the agreement immediately. We commit our key personnel to deliver a successful project that will meet the City’s quality, schedule, and communication expectations. We look forward to continuing our mutually successful relationship.

Sincerely,

KELLER ASSOCIATES, INC.

Nathan Cleaver, PE | Principal

CRITERIA 1 | PROJECT MANAGER

COMMUNICATES, EXECUTES, SUCCEEDS!

Bottom line—Kevin keeps projects on track, eliminates issues before they become problems, and will successfully document the construction to obtain ITD acceptance.

Kevin is a hands-on Project Manager. What does this mean for you? He is not a figurehead; he does the work himself. For the State Highway 44 CE&I Project, he will proactively advocate for the City's interest and work with our team of inspectors and testers to confirm that all project inspection and testing requirements are met. Kevin will be responsible for the quality, timeliness, and delivery of our work and will ensure that adequate personnel and resources are available for the project. Kevin will work closely with our Lead Inspector to make sure accurate records are kept and work progresses smoothly for successful acceptance by ITD.

This State Highway 44 CE&I Project only has about 10,000 tons of plant mix pavement. Kevin has extensive experience with ITD's new pavement specification (section 405). He recently completed several projects within the last year using this specification. His recent projects include US-95, Cocolalla to Westmond (10,000+ tons), SH-3 Pavement Preservation (30,000+ tons), and ACHD's FY21 Capital Maintenance (25,000+ tons). Kevin reviewed test reports, tracked the paving lots in the QASP workbook, and put together pay documents for the bonus payments. He also knows the asphalt mix design approval process.

After Kevin graduated from the University of Arizona in 2004, he began his career conducting CE&I on ITD's GARVEE I-84 projects. He has experience in various roles, including Inspector, Sampler/Tester, Staff Engineer, and Project Manager on projects ranging from local Federal-aid roads and bridges to \$30M ITD interstate and interchange projects. Kevin's CE&I experience and construction background gives him a unique perspective from both the engineering and construction side.

Kevin is currently managing the US-20/26, I-84 to Middleton Road Project nearby. This project is expected to be complete in spring of 2024 and currently takes up to 60% of his time. Additionally, he is managing the SH-3 Pavement Preservation Project. This project is in winter shutdown and, when it resumes, will take less than 5% of his time. Other duties include CE&I group lead activities, which take up an additional 5% of his time. These other projects will not affect Kevin's availability to manage your project.

KEVIN'S RECENT CE&I EXPERIENCE INCLUDES:

US-20/26, I-84 to Middleton Road (2022-Current): Kevin is currently managing the \$40M widening of US-20/26 between I-84 and Middleton Road. This project includes extensive widening work (expanding out to six lanes), including irrigation, earthwork, paving, utility coordination, signal upgrades, and new installations at multiple locations throughout the corridor. He is currently working with ITD and the contractor on the significant utility relocation effort. Kevin oversees all project documentation, pay estimates, and change orders and ensures all testing requirements are met. Keller is the CE&I Lead Consultant for ITD.

US-20/26, SH-16 to Linder Road (2019-2021): Kevin was the CE&I Project Manager on this project to widen Chinden (US-20/26) from three lanes to five as part of the new Costco in Meridian. The work included significant irrigation pipe installation, excavation, base, paving, illumination, traffic signal work, a waterline, and pedestrian ramps and sidewalks. Keller was the CE&I Lead Consultant for ITD.

I-84, Sand Hollow IC (2017-2020): Kevin was the CE&I Project Manager for this ITD project to reconstruct the Sand Hollow interchange (Exit 17) near Caldwell. Work included replacing the bridge structure as well as repaving 10 miles of I-84 between Sand Hollow and the Notus-Parma exits. Kevin oversaw all project documents, pay estimates, and change orders and ensured all testing requirements were met. Keller was the CE&I Lead Consultant for ITD.



KEVIN MERTENS, PE

Licenses: ID PE #14036
IQP #21850, C&S, CA,
E&B, NPDES, ST&PP, TCI

Education: BS Civil Eng.,
University of Arizona

Experience: 18 years

Availability: 30%

Location: Meridian, ID

Assignments and

Completion:

60%, US-20/26, 5/24

5%, SH-3, 5/23

5%, CE&I Leader, on-going

Recent CE&I project experience:

- SH-3, Pavement Preservation – Various Locations, ITD D1 (CE&I Project Manager)
- US-95, Cocolalla Road to Westmond Road (CE&I Project Manager)
- US-20/26, SH-16 to Linder Road Widening, ITD D3 (CE&I Project Manager)
- US-20 Myrtle, Front, Broadway Resurfacing, ITD D3 (CE&I Project Manager)
- I-84 Sand Hollow IC & I-84 Sand Hollow to US-20/26, ITD D3 (CE&I Project Manager)
- ACHD FY21 Capital Maintenance, Phase 1, ITD D3 (CE&I Project Manager)
- US-20 Borchers Lane to Locust Grove, ITD D3 (CE&I Project Manager)

CRITERIA 2 | LEAD INSPECTOR ONSITE

Our Senior Lead Inspector, Jim Wolf will lead our inspection efforts. Jim has two-plus decades of ITD project inspection experience—including tenure as an inspector for ITD District 3. He is IQP certified and has extensive knowledge of ITD’s processes, procedures, and specifications. Jim is known for being firm but fair with contractors and works with them to ensure the project is constructed correctly.

Jim has led multiple similar ITD/Local Highway Technical Assistance Council (LHTAC)/ACHD projects in Treasure Valley. Four out of the past six years, Jim has led ITD District 3’s and ACHD’s Capital Maintenance Projects (FY17, FY19, FY20, and FY21). Due to his expertise, quality of documentation, and get-er-done attitude, he has become ACHD’s inspector of choice. For the last two seasons, he has been immersed in the newest pavement requirements (405 specification). Additionally, Jim provided inspection on the I-84, Sand Hollow IC Project (paving of 10 miles of I-84), and the US-20/26, SH-16 to Linder Road Widening Project. He was also the Lead Inspector on the US-20/26, Borchers Lane to Locust Grove Project.

As Lead Inspector, Jim will be responsible for ensuring the project is built to the plans, specifications, and ITD testing requirements. He will work with Kevin and Atlas to monitor daily activities, produce daily work reports, track quantities for testing, and assist with submittal reviews as needed as well as materials certifications. Jim will also work with the Contractor to monitor quantities and ensure testing requirements are being met.

JIM’S RECENT CE&I EXPERIENCE INCLUDES:

FY17, FY19, FY20, FY21 Capital Maintenance, ACHD (2018-Current): Jim has served as the Lead Inspector over the last several years for ACHD’s federally funded Capital Maintenance Projects. These projects include pavement rehabilitation (mill and inlay and microsurfacing) and reconstruction (full depth and CRABS) of roadway segments throughout Ada County. Jim provides lead inspection and works with the contractor to make sure the project meets the plans and specifications. Additionally, he works to resolve issues in the field, minimizing impacts to cost and schedule.

US-20/26, SH-16 to Linder Road (2019-2021): Jim provided inspection services on this major roadway widening project. The project widened Chinden (US-20/26) from three lanes to five as part of a new Costco. Work included significant irrigation pipe installation, excavation, base, paving, illumination, traffic signal work, a waterline, and pedestrian ramps and sidewalk. Challenges included property owner/public relations associated with the sound wall construction and phasing of traffic over several stages of construction. Jim provided signal installation inspection as well as served as a Backup Lead Inspector as needed throughout the project.

I-84, Sand Hollow IC (2017-2020): Jim provided inspection duties on this \$9.6M interchange reconstruction project. Work included the complete reconstruction of the existing structure with a wider bulb-tee girder bridge, ramp reconstruction, concrete paving, and 10 miles of pavement overlay of I-84 between Sand Hollow and US-20/26.



LEAD INSPECTOR

JIM WOLF

Licenses: IQP #20847
E&B, TCI (Recertification is in process for others)

Experience: 23 years

Availability: 90%

Location: Meridian, ID

Assignments and Completion:

10% US-20/26, 5/24

Recent CE&I project experience:

- FY21 Capital Maintenance, Phase 1, ACHD (Lead Inspector)
- FY20 Capital Maintenance, Phase 1, ACHD (Lead Inspector)
- FY19 Capital Maintenance, Phase 2, ACHD (Lead Inspector)
- US-20/26, SH-16 to Linder Rd (Inspection Support)
- I-84, Sand Hollow IC (Inspector)
- US-20/26, Borchers Ln to Locust Grove (Lead Inspector)

CRITERIA 3 | KEY PERSONNEL ASSIGNED TO THE PROJECT

QUALIFICATIONS AND EXPERIENCE	COMMITMENTS AND AVAILABILITY
<p>Nathan Cleaver, PE Principal: Nathan is a hands-on Principal at Keller and actively manages CE&I and ITD design projects. In his 20-plus years of diverse experience, he has designed more than 30 ITD projects and led CE&I for over \$150M of construction. With Nathan as Principal, you get an active, hands-on team leader—one who is technical across multiple disciplines, loves problem-solving, knows CE&I documentation, software, and requirements, and whose past work aligns with the needs of the projects. Nathan is currently managing the CE&I for LHTAC’s \$8M E Oneida Street project.</p> <p>Relevant CE&I Projects: <i>US-20/26 SH-16 to Linder Road; I-84 Sand Hollow IC; US-20 Chinden Borchers Lane to Locust Grove; US-20 Chinden Eagle Rd to I-184; US-20 Myrtle, Front, Broadway</i></p>	<p>Certifications: Idaho PE #12490 IQP #22537, CA, ST&PP</p> <p>Availability: 20% Location: Keller, Meridian, ID</p> <p>Current Commitments and Completion: 40%, ITD/LHTAC Design Projects, on-going 20%, ITD/LHTAC CE&I Projects, on-going 15%, Idaho Div. of Public Works Projects, on-going 5-15%, Principal Duties, on-going</p>
<p>Clifton Koon, PE Engineer of Record: Clifton brings 18 years of experience to our team. As the Engineer of Record, he has an in-depth knowledge of the design. Clifton’s background includes the geometric design and construction support for the Alaskan Way Viaduct (Seattle) and the I-5 HOV lanes through Los Angeles County. In addition, he was a CE&I Engineer for the San Francisco-Oakland Bay Bridge replacement. Clifton will work with our CE&I Project Manager and Lead Inspector to ensure that there is no delay in executing any design modifications.</p> <p>Relevant CE&I Projects: <i>US-93 200 South Widening; Nampa Lonestar and Middleton Intersection Widening</i></p>	<p>Certifications: Idaho PE #17544</p> <p>Availability: 40% Location: Keller, Meridian, ID</p> <p>Current Commitments and Completion: 30%, Iona Rd, Ammon to 45th East, 7/23 20%, Cherry Lane, Franklin to 11th Ave, 3/23 10%, LHTAC Bridge Bundle, 3/23</p>
<p>TJ Centanni, PE Project Engineer: TJ will serve as Project Engineer and provide construction administration and inspection support. He has five years of experience as a Lead Inspector on Federal-aid projects. TJ is fully IQP certified and will also provide Stormwater Pollution Prevention Plan inspections. TJ’s recent experience includes lead inspection duties on the US-20 Myrtle, Front, Broadway Resurfacing Project, as well as inspection duties on the I-84 Sand Hollow IC Project. Additionally, he provided lead inspection on the US-20/26, SH-16 to Linder Road Widening Project, a \$16M STARs Agreement project. TJ oversaw work, tracked quantities, coordinated testing, and assisted the Project Manager with change orders and estimates.</p> <p>Relevant CE&I Projects: <i>US-20/26, SH-16 to Linder Road, ITD; US-20 Myrtle, Front, Broadway Resurfacing, ITD; FY17, FY19, and FY20 Capital Maintenance, ACHD</i></p>	<p>Certifications: Idaho PE #20184 IQP #23657, C&S, CA, NPDES, E&B, ST&PP, TCI</p> <p>Availability: 50% Location: Keller, Meridian, ID</p> <p>Current Commitments and Completion: 30%, US-20/26, I-84 to Middleton, 7/24 10%, Misc Municipal Projects, on-going 10%, Idaho Div. of Public Works Projects, on-going</p>
<p>Brock Strand, PLS Surveyor: Brock has conducted the fieldwork for topographic, boundary, and control surveys for a variety of projects in Idaho, as well as construction staking for residential land development and state highway projects across both Idaho and North Dakota. He has drafted topographic maps, Records of Survey, and ALTA/NSPS surveys from acquired field data using a combination of Trimble Business Center and AutoCAD Civil 3D. Brock will be available to assist with miscellaneous construction verification surveying as needed.</p> <p>Relevant CE&I Projects: <i>ACHD FY19 Capital Maintenance; ACHD State Street and Pierce Park Lane Intersection; I-84 Burley and Heyburn Interchanges; I-15 Corridor Study—Lane Widening Between Pocatello and Idaho Falls</i></p>	<p>Certifications: Idaho PLS #19599</p> <p>Availability: 30% Location: Keller, Meridian, ID</p> <p>Current Commitments and Completion: 50%, ITD/LHTAC Surveys, on-going 20%, Misc Municipal Surveys, on-going</p>

Justin Bledsoe | Acceptance Testing Coordinator: Justin has been building roads and bridges for the last 20 years. He worked for ITD early in his career and has managed dozens of Federal-aid projects. He joined Atlas in 2020 and for the previous 12 years was responsible for managing \$40-\$60M annually in roadway construction while leading ACHD’s construction and materials laboratory sections. Justin will oversee the inspection, sampling, and testing services for the Atlas/Keller team. He will be responsible for the completeness, accuracy, and timeliness of the testing reports. Justin will also oversee all laboratory testing at Atlas’ local Boise lab and any necessary precast inspections that may be required. Justin has been involved with multiple projects using the newest 405 specifications and can assist as needed.

Relevant CE&I Projects: *KN 20266: SH44, SH16 to Linder; KN 20428: SH-21 Technology Way to Surprise Way; KN 21895: US-30 Nounan to Bennington*

Certifications: IQP #20544, C
TCI
Availability: 70% | **Location:** Atlas, Boise, ID
Current Commitments and Completion:
15%, SH-20/26 for ITD D3, 5/24
15%, I-15 System Int, 10/24

Rich Ross | Sampling/Testing Technician: Rich has 20 years of experience in roadway construction inspection and testing, including seven years working for ACHD. He consistently provides high level inspection and materials testing services for Atlas and receives great reviews from clients, project managers, and site superintendents. He has spent the last 8 years working almost exclusively on ITD and LHTAC Federal-aid projects.

Relevant CE&I Projects: *SH-44, SH16 to Linder; SH55, Donnelly to Dienhard; SH21, Technology Way to Surprise Way; US-20/26, I-84 to Middleton; S Cemetery Rd*

Certifications: IQP #20186, AGTT, ASTT II, DDT, EBTT, ACI-CFT, E&B, C&S, ST&PP, TCI
Availability: 35% | **Location:** Atlas, Boise, ID
Current Commitments and Completion:
65%, US-20/26 (w/ Keller), 4/24

Alex Costner | Sampling/Testing Technician: Alex is a veteran inspector and technician who has performed lab and field testing of excavation, embankment, concrete, aggregates, and asphalt for numerous large, heavy highway projects. He is also one of our leaders and mentors both in the field and in the lab and makes a special effort to keep project managers and inspection staff updated on field conditions, noted issues, and testing trends. Alex will be available to provide sampling, testing, and inspection when needed.

Relevant CE&I Projects: *Hwy 44, I-84 to Star; US-95, Payette to Weiser; 9th St, Pioneer to Indianhead; Idaho & Holly Ave; SH69, Kuna to Meridian*

Certifications: IQP #22444, AGTT, ASTT II, DDT, ACI-CFT
Availability: 100% | **Location:** Atlas, Boise, ID
Current Commitments and Completion:
None

CRITERIA 4 | PROJECT TEAM SUCCESS

Describe why your proposed team is uniquely qualified to provide services for this project.

How do you propose to use your team to ensure this project is completed efficiently and effectively?

How do you propose to effectively manage the project so that it is closed out within 90 days of completion with full acceptance?

Reasons to Select Keller Team

Over the past 25 years, Keller has supported the City in its growth. Our team is fully committed to the City's success. Keller is one of the few engineering firms trusted with large, high-profile, CE&I projects in the Treasure Valley. In an industry of tough competition, Keller's team stands apart as one of the few teams that have the available staff to handle multiple CE&I projects at once.

Significant Urban Widening CE&I Experience

Over the last five years, Keller has worked on ACHD's Federal-aid Capital Maintenance Projects throughout Ada County. These projects have incorporated full-depth reconstruction, mill and inlay, as well as CRABS. Keller has also successfully completed paving projects for ITD including the US-20 Myrtle, Front, and Broadway Resurfacing Project and the US-20, Borchers to Locust Grove Project. Additionally, our partner, Atlas, has provided sampling and testing services to District 3 for many years.

Project Management Approach

Our team is uniquely qualified for this work for several reasons:

- We have the technical expertise; proven experience over multiple similar projects; available resources and extra staff if needed.
- In-depth knowledge of ITD's standards and specifications; proficiency with ITD Quality Assurance Special Provision (QASP v1.1.1).
- Successful close-out on dozens of ITD projects.
- We are immediately available. The Keller-Atlas team has over 50 experienced CE&I and local team members with maximum availability for the State Highway 44 CE&I project.

Proven Teaming Partners

Efficient and Effective Project Management – Project management starts with sound planning. Project management actions must be deliberate and persistent. To achieve success, we propose leading partnering activities with the contractors' management at the beginning of the project and

regularly throughout the construction process. Partnering in CE&I project management is a purposeful act to organize and collaboratively plan the work with the contractors. When done well, the process creates lines of communication and accountability, establishes the critical path, identifies precedence, clears obstacles, and reduces costs.

Communication – Effective communication is critical to success and extremely important for this project. From the outset, we will establish a communication plan with our team, the City's Project Manager, and the prime contractor to communicate quickly and efficiently. Our communication strategies have been successful on past projects and will keep the City and stakeholders informed of construction activities, progress, and impacts. Our Project Manager, Kevin Mertens, will meet with the City regularly to update and resolve issues. Kevin's goal is to ensure you have the latest project status and information before you know you even know you want it. We know this is the City's project and the City calls the shots.

Staffing – Keller and Atlas are proven teaming partners. We work together continuously and our coordination is seamless. This allows us to work efficiently toward our common goal: providing high-quality services that will enable the safe, timely, and quality construction and movement of traffic. Depending on the construction activity, we will flex inspection and sampling/testing staffing up or down. We offer the benefit of a fully qualified testing laboratory in Boise, and with constant work surrounding your project, samplings will cost-effectively be delivered to our lab for testing in a timely manner.

Received from Jayme Coonce, ITD D3's Resident Engineer on a recent Project Evaluation for US-20; Borchers to Locust Grove:

"Kevin and his team are very competent and efficient. The project closed out quick...Communication was consistent, accurate, complete and timely...Kevin and his team managed the project efficiently and effectively."

Project Close-out – We assembled our team based on experience and successful project completion. Kevin provided documentation throughout the project and lead close-out efforts. For this project, that means gaining buy-off from ITD that the construction materials and required inspection activities occurred. Kevin will provide periodic audits of all records for completeness during construction. Any deficiencies identified in the audits will immediately be resolved. At project completion, we will present and walk through the documentation with ITD’s staff to gain project acceptance. Keller has years of experience assisting ITD and LHTAC with close-out on state-funded and Federal-aid projects throughout Idaho.

Accountability – At Keller, we stand behind our work. We are only happy when the City is happy. We will hold the contractor accountable to the project design and specifications and we will not accept sub-par construction. Both our Project Manager and our Principal are available and will jump in if an issue arises.

PROVIDE TWO EXAMPLES OF PROJECT CHALLENGES AND HOW YOUR PROJECT TEAM WAS ABLE TO OVERCOME/MITIGATE THESE CHALLENGES



US-20/26, SH-16 TO LINDER ROAD

This multi-year project widened 3.5 miles of Chinden Boulevard (US-20/26) from two lanes to five lanes. Work included roadway widening, significant irrigation pipe installation, new signals at Chinden and Black Cat, as well as signal upgrades at multiple intersections along the corridor. Additional work included concrete paving, structural concrete soundwall installation, curb, gutter, sidewalk, and illumination along the corridor. Keller was contracted to ITD to provide CE&I services. This project was funded by a STARS agreement, in which Costco Wholesale Corporation paid for the project improvements along the ITD 20/26 corridor as well as improvements to adjacent ACHD roadways (Ten Mile, Black Cat and Tree Farm).

This increased the level of coordination required by adding additional stakeholders and working with project representatives that were not familiar with ITD construction standards. The increased coordination efforts were key to the project’s success.

Kevin led construction administration, inspection, sampling/testing, project communication, and close-out. He worked with ITD’s Materials Engineer to address the challenge of unsuitable soils encountered in existing farm fields in the project area. Additionally, this project included multiple traffic phases and both night and day operations. Kevin ensured that the inspection and sampling/testing staff were always available to cover the work without interruption.



SAND HOLLOW IC TO US 20/26

This project completely reconstructed the Sand Hollow IC over I-84 with a new multi-span, wider bulb-tee girder bridge with a polyester concrete overlay. Work also included a three-inch overlay of 10 miles of I-84 (both sides) between Sand Hollow Exit 17 and the Notus-Parma Exit. Additional work included constructing crossovers along I-84 in preparation for the overlay work. Keller provided complete CE&I services, including construction administration, inspection, materials sampling and testing, and closeout services.

Project challenges included nearly continuous paving operations for 16-hour workdays with material testing taking an additional two hours per day. Daily paving required significant quality assurance testing and reporting of test results so that the asphalt plant could tweak the mix design as production progressed. This paving work continued for one month straight and required extensive coordination between multiple inspectors, field sampling crews, and laboratory testing staff. Kevin led our team in successfully documenting and testing the pavement work. Our inspection staff, including Jim Wolf, put the hours in to make sure all paving was observed and tests occurred at the required interval. The result—paving was completed on time and the pavement met the project specifications.

KELLER ASSOCIATES 5-YEAR CE&I PROJECT LOG

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
20446	D1	US-95, Cocolalla to Westmond Rd.	Roadway	In Closeout	\$1.36M	Kevin Mertens	Sean Carpenter	Ben Davis
23352	D1	SH-3, Pavement Preservation – Various Locations	Roadway	Current (Winter Shutdown)	\$3.89M	Kevin Mertens	Chuck Osterberg	Tom Norris Ben Davis
22165	D3	US-20/26, I-84 to Middleton Rd.	Roadway	Current	\$40M	Kevin Mertens	Brian Nash	TJ Centanni Jim Wolf
21991	Post Falls HD /LHTAC	Int. Prairie Ave and Idaho Rd, Post Falls HD	Roadway	2022	\$915k	Kevin Mertens	Jeff Sorenson	Sean Carpenter
18701	D3 (ACHD)	FY21 Capital Maintenance, Ph 1	Roadway	In Closeout	\$4.19M	Kevin Mertens	Jim Wolf Dennis Jackson	TJ Centanni
21858	D3	US-20/26, SH-16 to Linder Road	Roadway	2021	\$16.0M	Kevin Mertens	Brian Nash TJ Centanni	Eric Cotton Jim Wolf Dawn Carroll
21993	D1 (City of Coeur d'Alene/LHTAC)	I-90, Sherman Ave. and Lakeside Ave.; Coeur d'Alene	Signal/ Roadway	2021	\$829k	Kevin Mertens	Sean Carpenter	Steven Lewis
20516	D6 (Bonneville Co./LHTAC)	East River Rd (North 5th West) Curve Improvements	Roadway	2021	\$353k	Kevin Mertens	Pete Demitropoulos	Gary Ratliff
14060	D6 (Bonneville Co./LHTAC)	Great Western Canal Bridge	Bridge/ Roadway	2022	\$1.09M	Kevin Mertens	Pete Demitropoulos	Gary Ratliff
18728	D3 (ACHD)	FY20 Capital Maintenance PH 1, ACHD	Roadway	2020	\$3.85M	Kevin Mertens	Jim Wolf Dennis Jackson	Brian Nash Eric Cotton

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
12445	D5 (Bingham Co./LHTAC)	Groveland Road, SH-39 to US-26/Pioneer Road	Bridge/Roadway	2021	\$1.6M	Roger Sorenson	Pete Demitropoulos	Gary Ratliff Dennis Jackson Kevin Mertens Jeff Sorenson
13903	D3 (ACHD)	FY19 Capital Maintenance PH 1, ACHD	Roadway	2020	\$4.8M	Kevin Mertens	Jim Wolf Dennis Jackson	TJ Centanni
20312	D4/Raft River HD (LHTAC)	E. Idahome Road and 2750 E Road	Roadway	2020	\$3.2M	Nathan Cleaver	Brian Nash	Kevin Mertens Eric Cotton
21873	D6	D6 High Priority Bridge Repair	Bridge	2020	\$2.1M	Roger Sorenson	Pete Demitropoulos	Gary Ratliff Kevin Mertens
11244	D5 (Franklin Co./LHTAC)	E. Oneida Street, Preston	Roadway	Current	\$6.5M	Nathan Cleaver	Jeff Sorenson	Kevin Mertens Gary Ratliff Dawn Carroll
18962	D6	North Pine Creek Bridge	Bridge	2019	\$1.3M	Roger Sorenson	Pete Demitropoulos	Kevin Mertens Jeff Sorenson Gary Ratliff
20028	D5 (Bannock Co./LHTAC)	Bannock Co. Event Center Pedestrian Connectivity	Roadway	2019	\$392K	Roger Sorenson	Gary Ratliff	Jeff Sorenson Kevin Mertens
19841	D5 (American Falls/LHTAC)	American Falls Pedestrian Connectivity	Roadway	2019	\$293K	Roger Sorenson	Gary Ratliff	Jeff Sorenson Kevin Mertens
20758	D6	SH-33, US-93 Mill and Inlay	Roadway	2018	\$5.1M	Roger Sorenson	Jeff Sorenson	Kevin Mertens Dennis Jackson
19602/ 19047	D3	I-84 Sand Hollow IC and I-84 Sand Hollow to US-20/26	Bridge/Roadway	2020	\$9.6M	Kevin Mertens	Brian Nash	Nathan Cleaver TJ Centanni Jeff Sorenson

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
13479	D3 (ACHD)	FY17 Capital Maintenance, ACHD	Roadway	2018	\$5.4M	Kevin Mertens	Jim Wolf Dennis Jackson	TJ Centanni Brian Nash
19727	D3	US-20 Myrtle, Front, Broadway Reconstruction, Boise	Roadway	2019	\$3.1M	Kevin Mertens	TJ Centanni	Brian Nash
19412	D3	US-20, Borchers Lane to Locust Grove Road	Roadway	2017	\$3.4M	Kevin Mertens	Jim Wolf	TJ Centanni Brian Nash
13928/ 13927	D3	US-20/26 Branstetter Street to Jct I-184 and N. Locust Grove to Cloverdale	Roadway	2017	\$2.7M	Nathan Cleaver	Jim Wolf	Dawn Carroll
13563	Caribou Co./ LHTAC	Turner Road Penstock Bridge	Bridge/ Roadway	2017	\$1.3M	Nathan Cleaver	Pete Demitropoulos	Dawn Carroll
19640	D2	SH 3 Top of Bear Ridge to Grade to Pine Creek	Roadway	2018	\$3.28M		Chuck Osterberg	
19543/ 18690	D2	US-95/US-12, Spalding Bridge to US-12 and SH-3 Nez Perce Co. and Spalding Bridge to Lewiston	Roadway	2017	\$9.07M		Chuck Osterberg	
19751/ 18792/ 19187	D2	US-12, Peach Lane to Big Canyon Bridge; Cherry Lane Bridge to Lenore Passing Lane; Arrow Bridge to Cherry Lane Bridge	Roadway	2017	\$5.34M		Chuck Osterberg	

ATLAS 5-YEAR CE&I PROJECT LOG

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
20266	ITD D3	SH-44, SH-16 to Linder Road	Roadway	2022	\$5.6M	Justin Bledsoe		Rich Ross James Rice Justin Moss
20428	ITD D3	SH-21 Technology Way to Surprise Way	Roadway	2022	\$1.9M	Justin Bledsoe		James Rice Justin Moss
23075	LHTAC	Baseline Pathway Project	Pathway	2022	\$300k	Deven Elison		Brock Thornock
22165	ITD D3	US-20/26 I-84 to Middleton Road	Roadway	Current	\$40M	Justin Bledsoe		Rich Ross Justin Moss
21895	ITD D5	US-30 Nounan Rd to Bennington	Roadway	2022	\$6.7M	Deven Elison		Zach King Brock Thornock Brandon French
20589	ITD D5	I-86/I-15 System IC	Roadway/ Bridge	Current	\$110M	Tim Morgan	Zach King	Brock Thornock Brandon Howard Brandon French
20411/20379	ITD D6	US-26 Antelope Flats Passing Lane and Clark Hill Rest Area	Roadway	Current	\$6.0M	Deven Elison		Zach King Brock Thornock Brandon Howard
19358	ITD D6	US20 and SH47 Intersection	Roadway	Current	\$5.8M	Deven Elison		Zach King Brock Thornock Brandon Howard
19849	ITD D5	Arimo Interchange	Bridge	Current	\$9.3M	Justin Bledsoe		Zach King Brock Thornock Brandon French

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
20514	ITD D6	SH-47, FY23 Overlay, Fremont County, ID	Roadway	2022	\$1.9M	Deven Elison		Zach King Josh Smith Jacob King Brock Thornock
14059	LHTAC	N Salem Road	Roadway	2022	\$2.1M	Justin Bledsoe		Zach King Josh Smith Jacob King Brock Thornock
20508	ITD D3	SH55: Donnelly to Dienhard	Roadway	2021	\$3.2M	Justin Bledsoe James Rice Deven Elison	James Rice	Justin Moss Rob Davidson Ruben Salas
22454	ITD D6	I-15 Interim Ramp Modifications	Roadway	2021	\$2.1M	Tim Morgan		Zach King Josh Smith Jacob King Brock Thornock
22069/22074	LHTAC	Idaho Canal Trail Ph 2 and Ph 2	Pathway	2022	\$965k	Justin Bledsoe		Maren Tanberg Zach King
11244	LHTAC	East Oneida Street Phase III	Roadway	2021	\$6.4M	Justin Bledsoe		Ruben Salas Zach King
20457	ITD D5	Tincup Creek Bridge	Bridge	2021	\$1.6M	Justin Bledsoe		Zach King Brock Thornock
19376	ITD D5	US-91 Shelley NCL to York Rd Ph 2	Roadway	2021	\$8M	Justin Bledsoe		Zach King Josh Smith Jacob King Brock Thornock
20005/20044	ITD D4	X Canal Bridge Lateral Canal Bridge	Bridge	2021	\$900k	Justin Bledsoe	Zach King	Ethan Salove Nick Howell

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
12048	LHTAC	S Cemetery Rd	Roadway	2021	\$2.7M	Justin Bledsoe Deven Elison		Rich Ross
19399	ITD D3	US-95, Little Salmon River Bridge	Bridge	2021	\$2.9M	Justin Bledsoe James Rice	Roman Guevara James Rice	Maren Tanberg
14060	LHTAC	Great Western Canal Bridge	Bridge	2021	\$1.1M	Justin Bledsoe		Zach King
20516	LHTAC	E River Rd	Roadway	2021		Justin Bledsoe		Zach King
19114	LHTAC	North Road Phase 3	Roadway	2021	\$2.09M	Justin Bledsoe		Ethan Salove Nick Howell Ruben Salas
13998	LHTAC	W Glendale Rd and Canal Bridge	Roadway	2021	\$1.6M	Justin Bledsoe		Justin Meyers
14049/20473/ 20499	LHTAC/ City of Idaho Falls	ADA Sidewalk Imp Lindsay Boulevard ADA Improvements	Roadway	2021	\$631k	Justin Bledsoe		Zach King
Multiple	ITD HQ	ITD Central Lab Staff Augmentation	Lab	2021	\$90k	Tim Morgan		Maren Tanberg
20139	ITD D3	I-84 Cold Springs IC to Glenns Ferry IC	Roadway	2021	\$23.6M	Tim Morgan		Rich Ross Roman Guevara
12049	LHTAC/ City of Weiser	West 9th Street	Roadway	2021				Rich Ross Maren Tanberg
20142	ITD D5	FY21 D5 Bridge Repair	Bridge	2021	\$3.0M	Justin Bledsoe		Brandon French

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
14061	LHTAC/ City of St. Anthony	S 2nd West St Bridge, Fremont County	Bridge	2020	\$1.1M			Zach King
18737	ITD D4	US-93, 200 South, Jerome, Co	Roadway	2020	\$6.8M		Ramon Gutierrez	Tim Morgan Ethan Salove Jacob King William Schneider Nick Howell
19040	ITD D6	SH-48, 4000E and 4100E Intersection Improvement	Roadway	2020	\$900k	Tim Morgan		Zach King Josh Smith Jacob King Brock Thornock
19413	ITD D4	FY20 D4 Bridge Repair	Bridge	2020	\$1.17M	Tim Morgan		Ethan Salove Nick Howell Stephanie Borchert
19472	ITD D6	FY20 D6 Bridge Repair	Bridge	2020	\$2.2M	Tim Morgan		Zach King Josh Smith Jacob King Brock Thornock
19499	ITD D6	SH-48, Rigby to Ririe	Roadway	2020	\$700k	Tim Morgan		Zach King Josh Smith Jacob King Brock Thornock
20051	ITD D5	US-30, Caribou Co Ln to Georgetown Summit	Roadway	2020	\$5.4M	Justin Bledsoe		Brandon French Stephanie Borchert
20189	ITD D6	FY21 D6 Bridge Repair	Bridge	2020	\$3.75M	Tim Morgan		Zach King Josh Smith Jacob King Brock Thornock

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
21873	ITD D6	Pine Creek Bridge Repair	Bridge	2020	\$2.1M	Tim Morgan		Zach King Josh Smith Jacob King Brock Thornock
22219	ITD D6	I-15 Broadway, Yellowstone to Bellin	Roadway	2020	\$2.3M	Justin Bledsoe		Josh King Chris Lopez Maren Tanberg Brock Thornock
21827	ITD D5	I-15B, Cedar to Flandro	Roadway	2020	\$1.8M	Justin Bledsoe		Brandon French Stephanie Borchert
13946	ITD D3	US-95, Little Rainbow Bridge	Bridge	2020	\$4.1M	Tim Morgan		Rich Ross Roman Guevara
22056	LHTAC 3/City of Marsing	TAP SH55, 14th to SH87 Sidewalk	Roadway	2020	\$130k	Tim Morgan	Maren Tanberg	
20639	LHTAC 3/City of Boise	Fairview Ave Greenbelt Ramp	Roadway	2020	\$120k	Tim Morgan	Maren Tanberg	
14002	ITD D5	I-15 Rose Road IC	Bridge	2020	\$10.9M	Tim Morgan	Zach King	Brock Thorngren Josh Smith Brandon French Konnie Chamberlain Brandon Howard
19970	ITD D5	SH-35, 50 South Malad	Road	2020	\$1.3M	Tim Morgan		Daniel Davies Brandon French Stephanie Borchert
20312	LHTAC	Idahome Rd and 2750 E Rd, Raft River	Road	2020	\$3.2M			Tim Morgan Nick Vento Ethan Salove Nicholas Howel, Stephanie Borchert

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
10555	LHTAC	E Idaho St and Holly Ave, New Plymouth	Roadway	2019	\$1.650M			Tim Morgan Alex Costner Charles Walker Ryan Hart
13055	LHTAC	10th Ave Bridge, Caldwell	Bridge	2019				Rich Ross Maren Tanberg
13119	LHTAC	Benton St Br	Bridge	2019	\$2.0M			Tim Morgan Nick Vento Bart Thorngren
18853	ITD D5	SH 34 Tincup Cr Bridge, Caribou Co (total of 8 bridges)	Bridge	2019		Tim Morgan	Roman Guevara Rich Ross	Zack King Nick Vento Joe Kavulich Alex Costner
18881	ITD D4	I 84 and I 86 Salt Lake IC, Cassia County	Roadway	2019	\$27.6M			Bart Thorngren Nick Vento Brandon French Josh Smith
18891	ITD D5	SH-39, Lateral A Canal, Bingham County	Bridge	2019	\$600k	Tim Morgan	Jeremy Harker (precast)	Konnie Chamberlain Brandon Howard
19382	ITD D5	US-30, Georgetown to Nounan	Road	2019	\$7.39M	Tim Morgan		Daniel Davies Brock Thornock Stephanie Borchert Nick Vento Rich Ross
19580	ITD D5	I-15 McCammon to Inkom	Roadway	2019	\$8.91M	Tim Morgan		Tim Morgan Nicholas Vento Bart Thorngren

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
19839	ITD D5	I-15, Virginia IC to Arimo IC	Road	2019	\$7.7M	Tim Morgan		Bart Thorngren Daniel Davies Justin Later Brock Thornock Stephanie Borchert Nick Vento Rich Ross
19992	ITD D5	SH-39, Sheep Trail to Hoff	Road	2019	\$2.0M	Tim Morgan		Bart Thorngren Daniel Davies Justin Later
20064	ITD D5	I-15, Wye O'Pass to Fort Hall Boundary	Road	2019	\$6.88M	Tim Morgan		Bart Thorngren Daniel Davies Justin Later
20124	ITD D4	York Rd to Holmes Ave, Idaho Falls	Road	2019	\$2.9M	Tim Morgan		Tim Morgan Zack King Jeremy Harker Adam Arbon
22053	LHTAC	Cambridge US95 Sidewalk and Drainage Improvements, Phase 2	Road	2019	\$360k	Tim Morgan	Maren Tanberg	Roman Guevara
13949	ITD D4	US-30, East 4000 North Road, Twin Falls County	Roadway	2018	\$650k	Tim Morgan		Ethan Salove Nick Howell
11244	LHTAC	E Oneida St, Preston	Roadway	2018	\$5.2M			Tim Morgan Nicholas Vento Bart Thorngren
13054	LHTAC	Farmway Rd/Hwy 44	Roadway	2018	\$1.3M			Tim Morgan Roman Guevara Rich Ross
13103	ITD D5	I-15 Sands Rd to IC 89	Roadway	2018	\$8.5M	Tim Morgan		Nicholas Vento Bart Thorngren

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
13931	ITD D3	I-84 Northside Blvd to Grant Street	Roadway	2018	\$4.8M			Rich Ross Roman Guevara Alex Costner
19190	ITD D3	US95 Payette to Weiser Rv Br	Roadway	2018	\$6.1M	Tim Morgan		Tim Morgan Alex Costner Rich Ross
19688	LHTAC	Hankins and Addison Signal, Twin Falls, ID	Roadway	2018	\$450k			Ethan Salove Nicholas Howell
19688	LHTAC	Soldier Road to Camas School Path, Camas County, ID	Pathway	2018				Tim Morgan Reggie Long
19926	ITD D5	US-30, Bannock Co. Ln to Lund	Road	2018	\$2.4M	Tim Morgan		Daniel Davies Stephanie Borchert
19939	ITD D5	US-30, Garrett Way; Batiste to Main St, Pocatello	Roadway	2018	\$1.1M	Tim Morgan		Tim Morgan Dain Jacobson Bart Thorngren Nick Vento
19965	ITD D3	SH-69, Kuna to Meridian	Road	2018	\$4.5M			Tim Morgan Rich Ross Alex Costner Joe Kavulich
13930/13947	ITD D3	I-84B, Hammett Business Loop and UPRR Bridge	Bridge	2018	\$6.4M			Ali Nazaridaftari Roman Guevara
	WSDOT	Port of Tacoma IC	Bridge	2018		Tim Morgan	Joe Kavulich	
13924	ITD D3	SH-67, MP 0.0 to JCT SH-51, Elmore County, ID	Roadway	2017	\$4.0M			Roman Guevara
13935	ITD D3	I-84B IC 90 to McMurtrey Road, Mountain Home, ID	Roadway	2017	\$2.4M			Rich Ross

Key Number	Owner	Project Name	Project Type	Date Completed	Const. Amt.	Project Manager	Lead Inspector	Other
11622	ITD D4	Big Wood River Bridge Replacement	Bridge	2017				Ali Nazaridaftari
12955	ITD D4	I-84 Snake River Twin Bridges	Bridge	2017				Ali Nazaridaftari

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
AND OTHER RESPONSIBILITY MATTERS**

By signing this document, the Consultant certifies to the best of their knowledge and belief that except as noted on an attached Exception, the company:

- a. Is not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
- b. has not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records making false statements, or receiving stolen property;
- c. are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- d. has not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

NOTE: Exceptions will not necessarily result in denial of award, but will be considered in determining Consultant responsibility. For any exception noted, indicate to whom it applies, initiating agency and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

Keller Associates, Inc.

COMPANY NAME Nathan Cleaver, PE, Principal



Signature of Responsible Party

GKDUHD7USN85

Unique Entity Identifier (UEI)*

January 10, 2023

Date

*Required (Go to SAM.Gov for information regarding the UEI)

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
AND OTHER RESPONSIBILITY MATTERS**

By signing this document, the Consultant certifies to the best of their knowledge and belief that except as noted on an attached Exception, the company:


- a. Is not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
- b. has not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records making false statements, or receiving stolen property;
- c. are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- d. has not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

NOTE: Exceptions will not necessarily result in denial of award, but will be considered in determining Consultant responsibility. For any exception noted, indicate to whom it applies, initiating agency and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

Atlas Technical Consultants, LLC
COMPANY NAME

FB8SXSEEVAP1
Unique Entity Identifier (UEI)*


Signature of Responsible Party

12/20/2022
Date

*Required (Go to SAM.Gov for information regarding the UEI)

Fisher, Inc.
1755 N Westgate Dr Ste #225
ID 83704
(208)794-8663
brandan@fishdawgproductions.com
m
fishdawgproductions.com

Invoice 1377

Section 6, Item D.

Fisher, Inc.

BILL TO
Lynn Davis

DATE
12/21/2022

PLEASE PAY
\$21,100.00

DUE DATE
01/20/2023

DESCRIPTION	QTY	RATE	AMOUNT
Video Production The goal is to Film 4 Interviews in one day	3	5,000.00	15,000.00
-2 HD Camera Kits -Microphone to Capture Audio -Camera Operator and Sound Person -Travel Time			
Video Editing Getting all the footage organized -Archive of Audio for preservation of the story of Star -Editing of individual stories -Editing of stories compiled into Museum Exhibit Getting everything transcribed for Lynn to help with the story	1	5,000.00	5,000.00
Graphics Package Lower Third Graphics (This will show who is talking. There name and title) Logo Animation (Nice outro on the video)	1	500.00	500.00
Royalty Free Music Track Licensed Music for your project	3	200.00	600.00

SUBTOTAL	21,100.00
TAX	0.00
TOTAL	21,100.00

TOTAL DUE \$21,100.00

THANK YOU.



Butte Fence, Inc.

5233 W. Franklin Rd
Meridian, Idaho 83642
(p) 208-884-0203
info@buttefence.com

Quote

Section 6, Item E.

Order Number: 0146205

Order Date: 1/5/2023

Salesperson: 0019 Matt Nitzel

Customer Number: 10-CITYOFSTAR

Bill To:
City of Star
960 S. Main St.
Star, ID 83669

Ship To:
City of Star
960 S. Main St.
Star, ID 83669

Phone: 208-286-7247

Customer P.O.	Ship VIA	Expire Date	Terms			
Riverhouse Community Center		1/20/2023	NET DUE UPON RECEIPT			
Item Code	Description	Unit	Ordered	Shipped	Price	Amount
PFVF6TGGT	6' GREEN TEAK T&G VINYL FENCE PER FOOT	EACH	189.00	0.00	43.50	8,221.50
LBAG	PREMIX CONCRETE BAG 80LB	EA	32.13	0.00	COMPONENT	
VFC5GT-SQ	5 GREEN TEAK FLAT POST CAP	EA	32.13	0.00	COMPONENT	
VFK6GT6-TG-NEXUS	6' GREEN TEAK T/G PRIVACY 6' OC 7/8 X 6 T/G	EA	28.35	0.00	COMPONENT	
VFK6GT8-TG-NEXUS	6' GREEN TEAK T/G PRIVACY 8' OC 7/8 X 6 T/G	EA	3.78	0.00	COMPONENT	
VFP5.8GT	5 X 5 X 8 GREEN TEAK POST	EA	32.13	0.00	COMPONENT	
PFVF3RAILT	TAN 3 RAIL RANCH FENCE PER FOOT	EACH	182.00	0.00	10.60	1,929.20
LBAG	PREMIX CONCRETE BAG 80LB	EA	23.66	0.00	COMPONENT	
VFC5T-SQ	5 TAN FLAT POST CAP	EACH	23.66	0.00	COMPONENT	
VFP5.65T	5 X 5 X 6-1/2 TAN POST	EACH	1.82	0.00	COMPONENT	
VFP5.65T-3RL-LINE	5 X 5 X 6-1/2 TAN 3 RAIL RANCH LINE POST	EACH	21.84	0.00	COMPONENT	
VFR15.55.16T	1-1/2 X 5-1/2 X 16 TAN RAIL	EA	34.58	0.00	COMPONENT	
VFC15.55T-MOUNT	1-1/2 X 5-1/2 TAN RAIL MOUNT	EA	5.00	0.00	4.02	20.10

Continued



Butte Fence, Inc.

5233 W. Franklin Rd
Meridian, Idaho 83642
(p) 208-884-0203
info@buttefence.com

Quote

Section 6, Item E.

Order Number: 0146205

Order Date: 1/5/2023

Salesperson: 0019 Matt Nitzel

Customer Number: 10-CITYOFSTAR

Bill To:
City of Star
960 S. Main St.
Star, ID 83669

Ship To:
City of Star
960 S. Main St.
Star, ID 83669

Phone: 208-286-7247

Customer P.O.	Ship VIA	Expire Date	Terms
Riverhouse Community Center		1/20/2023	NET DUE UPON RECEIPT

Item Code	Description	Unit	Ordered	Shipped	Price	Amount
PFAGF	3 RAIL SPLIT RAIL WOOD	EACH	95.00	0.00	9.95	945.25
IN-REMOVAL-PLUG	POST PLUG REMOVAL	EACH	10.00	0.00	90.50	905.00
INREMOVAL	FENCE REMOVAL	FEET	466.00	0.00	3.50	1,631.00
INDISPOSAL	FENCE DISPOSAL	FEET	466.00	0.00	1.60	745.60
INV-PRIVACY-3RAIL	3 RAIL VINYL PRIVACY INSTALLATION	FEET	189.00	0.00	10.00	1,890.00
INV-RANCH-3RAIL	3 RAIL RANCH INSTALLATION	FEET	182.00	0.00	7.50	1,365.00
INAGF-SR-3RAIL	3 RAIL SPLIT RAIL INSTALLATION	FEET	95.00	0.00	10.34	982.30
IN-DIRT-DISPOSE	DIRT CLEANUP PER FOOT	FEET	466.00	0.00	0.69	321.54
	(Optional)					
/SPRINKLER	SPRINKLER PROTECTION	EACH	1.00	0.00	50.00	50.00
	(Optional)					
	FENCE LINE MUST BE CLEARED PRIOR TO INSTALLATION					

This bid is based upon approximate footage and is an estimate only. The final cost may vary according to the actual product used and labor required to complete job. Permits, sprinkler lines and other unmarked lines are the customers responsibility to have marked before we dig. Hard soil & digging conditions may increase the price of labor. This estimate is valid for 15 days. A 2% convenience fee will be added to all credit and debit card sales.

Net Order:	19,006.49
Less Discount:	0.00
Freight:	0.00
Sales Tax:	<u>0.00</u>
Order Total:	19,006.49

Customer Signature _____ Date _____