



City of Boise

MAY 06 2013

PDS Department

May 3, 2013

Mr. Bob Carignan, M.A.
Head of School
Co-Director of College Counseling
Riverstone International School
5521 Warm Springs Avenue
Boise Idaho 83716

Re: **Barber Mill Estates**

Dear Mr. Carignan:

Conger Management Group is the construction project manager for Barber Mill Estates. We have been provided with copies of your letters dated April 24, 2013 to Mr. Le Claire at the Ada County Planning and Zoning Commission and to Mr. Derick O'Neill, Director, Planning and Development Services. When we received copies of these letters, we immediately initiated an attempt to reach you with the desire to schedule a meeting to fully discuss the plans for Barber Mill Estates; however, as your email to my secretary stated, you have had "particularly and unexpectedly busy days" and are unable to meet with me prior to my leaving on a business trip which will take me out of the country beginning Sunday, May 5th. Please consider this letter both as a response to your letters as well as a brief overview of the plans for Barber Mill Estates.

Conger Management Group (CMG) is the project manager for the developer of Barber Mill Estates. Please note that Mr. Jake Centers' involvement in Barber Mill Estates is through Tahoe Homes, who potentially may enter into contract with the developer to build homes in the development.

The first and foremost concern outlined by you is the safety of your students. Please be advised that CMG strongly supports safe operations and has done so for the more than 13 years it has been in existence. We "fight" safety concerns with more safety. To that end, existing fencing, already in place keeping the public safe for 30 years has been maintained.

Further, you mention a concern regarding new homes and cars in close proximity to pre-kindergarten students. Please be advised that Tahoe Homes has been efficiently and safely building quality homes in quality neighborhoods in the Treasure Valley for thirty years and fully intends to maintain its high standards for safety in this development.


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I am concerned regarding your statement that the developer has not made contact with Riverstone directly. In fact, an on-site meeting took place and a representative from Riverstone was present at that on-site meeting. Notwithstanding this meeting, please understand that the developer's first concern has been and continues to be the status of the ponds. A consultant was hired and testing has been ongoing in order to prepare a plan to mitigate the ponds and maintain safety – environmental, animal and human. In addition, we have been working with the Department of Environmental Quality and other necessary governmental agencies. In other words, we have engaged the professionals and are working very hard to finalize a Workplan and obtain appropriate permits to allow us to de-water the ponds, remove waste, dry the area and add clean structural soil. Based on reviews conducted, there are no health threats, only the potential for unpleasant odor, which, when we conduct our activities, will be minimized.

However, as time passes and the weather warms, the dewatering process is happening on its own. If left to the natural process, the amount of time neighbors adjacent to the ponds will be subjected to potential odor, dust and the general unattractiveness of the area will be lengthened. We would much prefer for our work to commence immediately so these issues can be mitigated in a timely manner.

Due to the fact that I will be out of the country and unable to meet you next week, Jake Centers has agreed to make himself available to discuss further concerns regarding the Barber Mill Estates development. We will be in touch via email to find a mutually-convenient time. In the meantime, I hope this letter provides some insight and alleviates some concern that remediation of the situation with the ponds has been of deep concern and deliberate and timely action.

Sincerely,



Jim D. Conger
President

JDC/ja

cc: Hon. David H. Bieter, Mayor, City of Boise
Mr. Derick O'Neill, Director, Planning and Development Services
Thomas Jay Le Claire, Commissioner, Ada County Planning and Zoning Commission
Ada County Board of Commissioners
Mr. Doug Holloway, Boise Parks and Recreation
Ms. Lydia Primavera, Executive Director, Idaho Foundation for Parks and Lands
Ms. Nancy Merrill, Director, Idaho Department of Parks and Recreation
Mr. Kent Brown, Kent Brown Planning Services
Mr. Mark Hofflund, Managing Director, Idaho Shakespeare Festival
Mr. Kurt Liebich, Chairman, Riverstone International School Board of Trustees



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