

**CITY OF CALDWELL  
PUBLIC MEETING INFORMATION**

**MEETING LOCATION**

**Caldwell City Hall  
205 South 6<sup>th</sup> Avenue**

We invite interested parties to participate in public hearings either electronically or in person. If you have a cough, fever, or are not feeling well, please contact the City Clerk's Office or Planning & Zoning Department (land-use public hearings) to arrange participation remotely. The City of Caldwell follows the CDC guidelines to allow for distancing in the public meeting area and provide masks/hand sanitizer on site.

**Virtual Participation Option:** Register in advance to provide public comments electronically or by telephone. During the registration process, you will be asked what item on the agenda you wish to speak about. Please use the case number as listed within the written notice.

Online registration must be submitted at least 24 hours in advance of the meeting. Click on the “public meetings” button on the center of the page. After registration, you will receive a confirmation email containing information about joining the virtual meeting. **REGISTER AT: <https://www.cityofcaldwell.org>**

Written comments must be received at least eight (8) days in advance of the meeting to the Planning & Zoning Department at P&Z@cityofcaldwell.org to be included within the staff report. All comments received after the staff report has been transmitted will be included in the case file and provided as late exhibits at the appropriate public hearing.

**Live Stream Viewing:** If you are not planning to speak, members of the public are encouraged to view the meeting via the live stream option: **<https://www.youtube.com/channel/UCci7S1A0UJNK6asXxxugLGA>**



**CITY COUNCIL  
EXECUTIVE SESSION  
(City Hall - Chambers Room #100)**  
**April 21, 2025**  
**5:00 to 5:15 p.m.**

**EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206, SECTION (1)(D) FOR  
THE PURPOSE OF DISCUSSING RECORDS THAT ARE EXEMPT FROM DISCLOSURE  
PROVIDED IN CHAPTER 1, TITLE 74, IDAHO CODE**

---

**CITY COUNCIL  
WORKSHOP  
(City Hall - Chambers Room #100)**  
**April 21, 2025**  
**5:15 p.m. to 6:00 p.m.**

**DISCUSSION REGARDING CHANGES TO THE LEASING CONCEPT FOR CITY-OWNED  
VEHICLES**

---

**REGULAR CITY COUNCIL MEETING  
AGENDA  
(City Hall - Chambers Room #100)**  
**April 21, 2025**  
**6:00 p.m.**

**INVOCATION OFFERED BY PASTOR BETH STOCKETT OF THE CROSSROADS CHURCH.  
PLEDGE OF ALLEGIANCE TO THE FLAG.**

**ROLL CALL.**

**CONFLICT OF INTEREST DECLARATION.**

**SPECIAL PRESENTATIONS.**

a. *Presentation: Annual Update Report from Metro Community Services*

**AUDIENCE PARTICIPATION.**

**CONSENT CALENDAR: [ALL CONSENT CALENDAR ITEMS ARE CONSIDERED ACTION ITEMS]**

1. The Caldwell City Council dispenses with the three (3) reading rule of Idaho Code §50-902 for all ordinances.
2. Approve minutes for the Regularly Scheduled City Council Meeting held on April 7, 2025, the Golf Board meeting held on October 30, 2024; and the Caldwell Hearing Examiner meetings held on February 11, 2025, February 25, 2025, and March 11, 2025;
3. Approve the Findings of Facts and Conclusions of Law for Maple Hill No. 4 Final Plat (SFP25-000007);
4. Approve the Findings of Facts and Conclusions of Law for Valencia Village No. 2 Final Plat (SFP24-000020);
5. Approve the Findings of Facts and Conclusions of Law for Chickasaw No. 1 Final Plat (SFP24-000025);
6. Approve the Findings of Facts and Conclusions of Law for Liberty Springs Final Plat (SFP24-000026);
7. Approve request for a transfer of the Liquor/Beer/Wine Alcohol Beverage License for Amano Restaurant to a new location at 802 Arthur Street;
8. Approve request for an grade to the Alcohol Beverage License from Beer/Wine to Liquor/Beer/Wine for Taqueria Janitzio located at 313 South Kimball Avenue;
9. Approve Resolution declaring equipment and/or furniture as surplus from the Caldwell Police Department, Caldwell City Hall, and the Caldwell Airport for disposition to public auction or donation;
10. Approve Resolution declaring equipment from the Caldwell Street Department as surplus from the Caldwell Street Department for disposition to public auction;
11. Approve Resolution No. 121-25 restating the policy concerning service animals allowed in public buildings in accordance with the American with Disabilities Act of 1990;
12. Approve Resolution No. 122-25 restating the Non-Discrimination Policy Statement and Notice under the American with Disabilities Act;
13. Approve Resolution No. 123-25 restating that discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing or in the provision of brokerage services because of race, color, religion, sex or national origin is prohibited by Title VIII of the 1968 Civil Right Act (Federal Fair Housing Law);
14. Approve Resolution No. 124-25 accepting the requirements of Section 504 of the Vocational Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, Title VI of the Civil Rights Act of 1964, and adopting a Title VI Discrimination complaint procedure;
15. Approve Resolution No. 154-15 restating the policy for the provision of effective communication;
16. Approve Resolution authorizing an amendment to an existing agreement for Precision Engineering to provide design services for the future Blaine/24<sup>th</sup> traffic/pedestrian signal;
17. Approve Resolution authoring the purchase of equipment for the upfitting of five (5) Ford Explorers in the amount of \$126,058.00 as accommodated within the FY-2025 budget for use by the Caldwell Police Department as accommodated within the FY-2025 budget;
18. Approve Resolution accepting the Dedication of sewer, water, pressure irrigation, and streetlight improvements from Challenger Development, Inc. for the Virginia Park 4-Plexes Project;
19. Approve Resolution authorizing the execution of the 2025 Stationing Interagency Service Contract and the associated services fee with the Caldwell Rural Fire District;
20. Approve Resolution 409-24A amending previous Resolution No. 409-24 by correcting the transfer of funds from the sewer fund instead of from the water fund;
21. Approve Resolution accepting the informal bid provided by H.D. Fowler for the purchase of water valves and pipe with accessories in the amount of \$72,197.13 for the PRV Station Water Project to convey water from Zone 2 to pressure Zone 1 as accommodated within the FY-2025 budget;
22. Approve Resolution authorizing the purchase of higher output luminaires to replace the current fixtures at the BMX track located in Pipe Dream Park in the amount of \$8,000.00 as accommodated within the FY-2025 budget;
23. Approve Resolution authorizing the execution of the Sawtooth Sockeyes, Inc. Lease Agreement for 2025;
24. Approve Resolution authorizing the execution of the Idaho Transportation Department Cooperative Agreement (Key 22165) for the operation and maintenance of certain traffic signals and street lighting along US Hwy. 20/26;
25. Approve Resolution accepting an Avigation and Noise Easement from Saint Alphonsus Diversified Care, LLC for property known as 712 Aviation Way;
26. Approve Resolution accepting a Stipulation for Judgement for Right-of-Way Procurement associated with the parcel located at the southeast corner of the intersection of Linden Road and Ward Road for construction of the proposed roundabout;
27. Approve Resolution accepting a Utility Easement from MSBR, LLC for the construction and maintenance of domestic water main lines for the D & B Office located at 3907 Muller Drive;
28. Approve Resolution accept the Master Service Agreement with Stantec Consultants under the City's Water Quantity (Volume) Engineering Roster;
29. Approve Resolution authorizing the execution of a Professional Services Agreement with HDR Engineering, Inc. in the amount of \$316,700.00 for waste activated sludge thickening design for the Wastewater Treatment Plant as accommodated within the FY-2025 budget;

30. Approve Resolution ratifying a Professional Services Task Order Amendment with HDR, Inc. for construction and a Test Well Completion Report of Municipal Test Well #22 in the amount of \$56,500 as accommodated within the FY-2025 budget;
31. Approve Resolution authorizing the execution of a Memorandum of Understanding with the Caldwell School District for use of Caldwell High School grounds as a launch site for the July 4, 2025 fireworks display.
32. Approve Resolution authorizing the acceptance of the bid award to Homeland Fireworks and execution of the Display Agreement for July 4, 2025 in the amount of \$68,750.00 as accommodated within the FY-2025 budget.

**OLD BUSINESS: [ALL OLD BUSINESS ITEMS LISTED ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE NOTED]**

1. Consider Resolution No. 155-25 accepting a qualifying bid proposal from Tapani, Inc. in the amount of \$5,275,373.00 and authorizing the City Engineer to issue a Notice of Award to Tapani, Inc. and process all necessary contract documents for the Indian Creek at Ustick Bridge Project.
2. Consider Resolution authorizing the execution of a Memorandum of Understanding between the Caldwell Public Works, Caldwell Fire and Caldwell Police Departments to divide and apportion the City of Caldwell “Pit” area at 21109 Chicago Street for each of the designated uses.

**NEW BUSINESS: [ALL NEW BUSINESS ITEMS LISTED ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE NOTED]**

1. **ACTION ITEM: (Quasi-Judicial):** Consider Bill No. 37 (**Ordinance No. 3689**) associated with **VAC24-000001**, with a request to move for its passage by title only and approve the summary for publication.
2. **ACTION ITEM: (Quasi-Judicial): CASE PUD24-000006, SPP24-000003, DEV24-000004:** The applicant, Becky Yzaguirre, on behalf of Chad and Melinda McDaniel, is requesting a development agreement modification to the original Aspen Falls Development agreement, whose entitlements have since expired, to facilitate the development of **Mirandesa Planned Unit Development**, a mixed use subdivision with single-family residential and commercial uses, with an overall density of 3.42 units per acre. The proposed site is addressed as 1109 W. Ustick Rd. (R3259401000) and 0 Ustick Rd. (R3259400000) and is located on the southeast corner of Farmway Rd and Ustick Rd in Caldwell, Idaho. The Hearing Examiner, on February 11th, 2025, recommended approval of the application, to be forwarded to the City Council for consideration.
3. **ACTION ITEM: (Quasi-Judicial): ZOA25-000001:** The applicant, City of Caldwell Community Development Department, Planning & Zoning Division, on behalf of the City of Caldwell, is requesting approval of zoning ordinance text amendments, amending Chapter 10, Article 1, pertaining to title, authority and purpose, Chapter 10, Article 2, pertaining to standards applicable to all zoning districts, Chapter 10, Article 3, pertaining to administrative procedures, Chapter 10, Article 5 pertaining to residential zoning districts, Chapter 10, Article 6, pertaining to commercial zoning districts, Chapter 10, Article 7 pertaining to manufacturing and industrial zoning districts, Chapter 10, Article 8 pertaining to urban core zoning districts, Chapter 10, Article 9 pertaining to special purpose districts, Chapter 10, Article 10 pertaining to transportation policies and practices, whereby these regulations were moved to Chapter 10, Article 3, and this Article is now reserved, Chapter 10, Article 11 pertaining to overlay zoning districts, Chapter 10, Article 12 pertaining to specific use provisions, Chapter 10, Article 13 pertaining to planned unit developments, Chapter 10, Article 14 pertaining to multi-family development standards and Chapter 11, Article 1, 2 and 3 pertaining to condominium short plats, frontage for flag lots, phased subdivisions, preliminary plat approval, recordation of short plats and preliminary plat amendments, all weather surfacing for roadways, and common driveways. *The Planning and Zoning Commission, on March 12th, 2025, recommended approval of the application, to be forwarded to the City Council for consideration.*
4. Consider Bill No. 9 (**Ordinance No. 3661**) related to Chapter 10, Article 1 zoning amendments, Bill No. (**Ordinance No. 3662**) related to Chapter 10, Article 2 zoning amendments, Bill No. 11 (**Ordinance No. 3663**) related to Chapter 10, Article 3 zoning amendments, Bill No. 12 (**Ordinance No. 3664**) related to Chapter 10, Article 5 zoning amendments, Bill No. 13 (**Ordinance No. 3665**) related to Chapter 10, Article 6 zoning amendments, Bill No. 14 (**Ordinance No. 3666**) related to Chapter 10, Article 7 zoning amendments, Bill No. 15 (**Ordinance No. 3667**) related to Chapter 10, Article 8 zoning amendments, Bill No. 16 (**Ordinance No. 3668**) related to Chapter 10, Article 9 and 10 zoning amendments, Bill No. 17 (**Ordinance No. 3669**) related to Chapter 10, Article 11 zoning amendments, Bill No. 18 (**Ordinance No. 3670**) related to Chapter 10, Article 12 zoning amendments, Bill No. 19 (**Ordinance No. 3671**) related to Chapter 10, Article 13 zoning amendments, Bill No. 20 (**Ordinance No. 3672**) related to Chapter 10, Article 14 zoning amendments, and Bill No. 21 (**Ordinance No. 3673**) related to Chapter 11 zoning amendments, with a request to move for their passage by title only and approve the summaries for publication.
5. Approve Resolution approving the Award of Bid for the design and construction of Fire Stations 1 and 4 to Core Construction and Pivot North Architecture under a Guaranteed Maximum Price Framework and authorize the commencement of the contract negotiations.
6. Consider Bill No. 39 (**Ordinance No. 3691**) annexing the Virginia Park 4-Plexes (11646 Leesburg Lane) into the Caldwell Municipal Irrigation District with a request to move for its passage by title only.
7. Finance Report acceptance by Caldwell City Council.

**COMMENTS:**

1. Council Comments.
2. Mayor's Comments.

**ADJOURNMENT.**

*The Caldwell City Council may convene into Executive Session at this time pursuant to Idaho Code 74-206, identifying one or more of the specific paragraphs (a) through (i). An action item by Caldwell City Council may follow the Executive Session.*

**UPCOMING CITY COUNCIL MEETINGS/WORKSHOPS:**

**April 23, 2025/5:00 p.m.:** Workshop Session regarding General Fund Cash Balance, Revenue Updates, Personnel Costs, Employee Pay Updates and Employee Performance vs. COLA.

**May 5, 2025/5:00 p.m.:** Workshop session regarding the seed industry and agriculture. (George Crookham)

**May 5, 2025/5:30 p.m.:** Workshop session regarding North Caldwell. (Miguel Orosco)

**May 5, 2025/6:00 p.m.:** City Council Regularly Scheduled Meeting.

Any person needing special accommodation to participate in the meeting should contact the City Clerk's Office at #455-4656 prior to the meeting. The entire agenda packet and minutes y be viewed on the City of Caldwell's website. Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad al # 455-4656 antes de la reunión.