



Meeting Location
Caldwell City Hall
205 South 6th Avenue

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 Workshop
(City Hall - Chambers Room #100)
November 3, 2025

5:30 p.m.

- **Idaho BMX – Annual Report**

Regular City Council Meeting
(City Hall - Chambers Room #100)
November 3, 2025
6:00 p.m.

Agenda

Invocation offered by Lt. Amy Lewis of the Caldwell Salvation Army.

Pledge of Allegiance.

Roll Call.

Conflict of Interest Declaration.

Special Presentations.

1. Proclamation declaring November “Nutcracker November” in recognition of Ballet Idaho's The Nutcracker: In a Nutshell.

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 October 20, 2025 and Hearing Examiner minutes for August 26th, September 9th and 23rd, 2025;
3. Approve Agricultural Lease Agreement for 16.3 acres of Airport Property to M&S Farms for farming and irrigation;
4. Approve the reappointment of Chuck Bosen, Zach Wagoner, and Sue Kushlan to the Caldwell Golf Board;
5. Approve the appointment of Debbie Geyer to the Planning and Zoning Commission for term #1;
6. Approve the reappointment of Dave Larson to the Planning and Zoning Commission for term #2;
7. Adopt the 2026 Public Hearing Calendar for the Downtown Parking Advisory Board, Caldwell Traffic Commission, Hearing Examiner, Planning and Zoning Commission, Design Review Commission, and Historic Preservation Commission

8. Approve the Findings of Facts and Conclusions of Law for Valencia Village No. 3 Final Plat (SFP25-000015).
9. Approve the Findings of Facts and Conclusions of Law for Canyon Crossing No. 2 Final Plat (SFP25-000022).
10. Approve Resolution accepting utility easements from Endurance Holdings for Highline Industrial Park Subdivision, Located at 2617 South KCID Road, Caldwell;
11. Approve Resolution declaring Caldwell Police Department body worn cameras as scrap and donate to Elevate Academy and CWI;
12. Approve Resolution declaring Caldwell Police Department Units 65 and 21 as scrap and transferring to Enterprise E Fleets;
13. Approve Resolution authorizing the purchase of a Kubota Skidsteer in the budgeted amount of \$87,110.73 for the Parks and Recreation Department;
14. Approve Resolution authorizing the purchase of a replacement at Blackhawk Sanitary Sewer Pump Station in the budgeted amount of \$61,684.65;
15. Approve Resolution ratifying construction contract with Central Cove for replacement of a 15" sanitary sewer main in critical condition, across 10th Avenue near the Dixie Drain and Fairview Golf Course in the budgeted amount of \$154,722.00;
16. Approve Resolution accepting a utility easement between the City of Caldwell and MRL Property Management for the purpose of construction, operation and maintenance of domestic water main lines which is necessary to provide said services to 6202 Cleveland Blvd;
17. Approve Resolution accepting dedication of water main lines and streetlight facilities located within the Cleveland Core & Shell Development;
18. Approve Resolution authorizing the purchase of a Kubota Excavator for the Electrical Department in the budgeted amount of \$57,050.00;
19. Approve Resolution accepting a right-of-way encroachment agreement between S3 Investments L.P. and the City of Caldwell which will allow the fencing to remain in the right-of-way of W Logan St;
20. Approve Resolution accepting a deferral agreement for public improvement construction between Jedd Shippy and Angela Shippy and the City of Caldwell for the purpose of temporarily deferring public improvement construction;
21. Approve Resolution accepting quitclaim deed for right-of-way from the City of Caldwell (R3536801000) for the purpose of transferring an 80-foot strip of land known as S 22ND Avenue between Stock Trail Road and Arthur Street for public right-of-way;
22. Approve Resolution authorizing Construction Contract, "Well 17 Pump Station Improvements - Transmission Main", between the City of Caldwell and L2 Excavation, LLC in the budgeted amount of \$530,871.83;
23. Approve Resolution accepting the Professional Services Agreement with Cushing Terrell for professional design work for a proposed park along Lincoln Road in the budgeted amount of \$350,000.00;
24. Approve Resolution accepting the dedication of Sanitary Sewer, Domestic Water Main line, and Streetlights Improvements as part of the Saint Alphonsus Medical Center, located at 712 Aviation Way;
25. Approve Resolution authorizing the acceptance of EPA Brownfields Grant in the amount of \$500,000.00;
26. Approve Resolution authorizing the agreement with Treasure Valley Transit in the budgeted amount of \$66,344.00;
27. Approve new alcohol license for Maverik Inc. to be located at 15280 Green Road, Caldwell.

Old Business: [All Old Business Items Listed Are Considered Action Items Unless Otherwise Noted]
None.

New Business: [All New Business Items Listed Are Considered Action Items Unless Otherwise Noted]

1. **Action Item:** Consider Resolution 392-25 Directing the Submission of the Caldwell Central Urban Renewal Project Area Plan to the Planning and Zoning Commission for review and recommendations.
2. **Action Item:** Consider Bill 64 (Ordinance 3716) Annexing Greenmont Subdivision, Phase 1 and Solstice Subdivision into the Caldwell Municipal Irrigation District.
3. **Action Item:** Finance Report acceptance by Caldwell City Council.

Comments:

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

The Caldwell City Council may convene into Executive Session pursuant to Idaho Code 74-206, identifying one or more of the specific paragraphs (a) through (i).

Adjournment.**Upcoming City Council Meetings/Workshops:**

November 17, 2025 at 5:00 p.m. Destination Caldwell Annual Report

November 17, 2025 at 5:30 p.m. Caldwell Fire Department EMT Training Facility

November 17, 2025 at 6:00 p.m. Regularly Scheduled City Council Meeting

Additional information regarding Caldwell City Council public meetings and agendas may be found at <https://www.Cityofcaldwell.org/Government/City-Council/Council-Meetings>

Any person needing special accommodation to participate in the meeting should contact the City Clerk's Office at 208-455-4656 prior to the meeting.

Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad al 208-455-4656 antes de la reunión.