

**CITY OF CALDWELL
PUBLIC MEETING INFORMATION**

**MEETING LOCATION
Caldwell City Hall
205 South 6th 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 WORKSHOP
(City Hall - Chambers Room #100)
April 07, 2025
5:00 p.m.**

**WORKSHOP TO PRESENT TO CITY COUNCIL THE PROPOSED TEXT AMENDMENTS TO
THE CALDWELL CITY CODE – CHAPTER 10.**



**REGULAR CITY COUNCIL MEETING
AGENDA
(City Hall - Chambers Room #100)
April 07, 2025
6:00 p.m.**

**INVOCATION OFFERED BY PASTOR MIKE HOLLOMON OF THE UNITED METHODIST CHURCH.
PLEDGE OF ALLEGIANCE TO THE FLAG.**

ROLL CALL.

CONFLICT OF INTEREST DECLARATION.

SPECIAL PRESENTATIONS.

- a. *Proclamation: April - Month of the Military Child*
- b. *Proclamation: April - Fair Housing Month*
- c. *Presentation: Report from the Audit Committee, City Treasurer, and Eide Bailly regarding the City of Caldwell Audit and the City of Caldwell Employee Health Trust Audit for the year ended September 30, 2024.*

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 March 17, 2025, and the Audit Committee meetings held on August 29, 2024 and March 21, 2025;

3. Approve the Findings of Facts and Conclusions of Law for Maple Hill No. 3 Final Plat (SFP25-000004);
4. Approve the Findings of Facts and Conclusions of Law for Shadow Glen No. 6 Final Plat (SFP24-000030);
5. Approve the Findings of Facts and Conclusions of Law for Peregrine No. 8 Final Plat (SFP24-000032);
6. Approve request for destruction of records from the City Clerk/Cemetery Department;
7. Approve Resolution authorizing the purchase of playground equipment for Luby Park and Memorial Park in the amount of \$499,866.21 as requested by the Parks Department and accommodated within the FY-2025 budget;
8. Approve Resolution authorizing the execution of the Ground Lease and Development Agreement for Silverhawk Aviation regarding the redevelopment of the area known as the Old Farmhouse;
9. Approve Resolution authorizing acceptance of the FAA AIP Grant application for AIP 3-16-0045-042-2025 in the amount of \$171,633.00;
10. Approve Resolution authorizing the purchase and outfitting of two (2) Chevrolet Colorado pick-up trucks from Kendall Chevrolet in the amount of \$95,760.35 for use by Caldwell Fire Department as accommodated within the FY-2025 budget;
11. Approve Resolution declaring ten (10) ZOLL and one (1) Philips AED units as surplus equipment with disposition to the Caldwell School District;
12. Approve Resolution ratifying the agreement with Idaho Power to extend underground electrical services for the BMX track located within Pipe Dream Park in the amount of \$9,221.00;
13. Approve Resolution authorizing the purchase of a fork lift as requested by the Water Department using Sourcewell Contract #053024-ATY with Atlas Toyota in the amount of \$105,361.00 as accommodated within the FY-2025 budget;
14. Approve Resolution authorizing the execution of a Professional Services Agreement Scope of Work with Stantec to formulate a Comprehensive Water Rate Study in the amount of \$120,700.00 as accommodated within the FY-2025 budget;
15. Approve Resolution authorizing the purchase of new tracking software for GASB accounting practices by the Finance Department in the amount of \$24,900.00 as accommodated within the FY-2025 budget;
16. Approve Resolution authorizing the execution of a Purchase Agreement with Mark & Cheyenne Fetterman in the amount of \$23,081.81 associated with completion of the Montana Avenue Pedestrian Improvement and Widening Project;
17. Approve request for a fee reduction of 25% of the Memorial Park Rental Fee and the Special Event Permit fee for a total reduction of \$143.75 for the Heap Herders 70th Spring Bling Car Show to be held at Memorial Park on April 26, 2025;
18. Approve Resolution authorizing the execution of a Professional Services Task Order with HDR, Inc. for design of Well #20 in the amount of \$124,700.00 as accommodated within the FY-2025 budget;
19. Approve Resolution accepting the Notice of Award and authorize the execution of an Agreement with Abundant Water Wells Inc. for construction of a Municipal Test Well in the amount of \$299,095.00 as accommodated within the FY-2025 budget;
20. Approve Resolution authorizing the execution of a Professional Services Agreement with Bowen Collins & Associates for engineering design of the Wastewater Treatment Plant Chemical Feed System and Building in the amount of \$179,160.00 as accommodated within the FY-2025 budget;
21. Approve Resolution ratifying the purchase of an electric chopper pump to use by the Wastewater Treatment Plant in the amount of \$92,964.85 as accommodated within the FY-2025 budget;
22. Approve Resolution authorizing the execution of a Deferral Agreement with Walter A. and Misty R. Anderson for public improvements including curb, gutter, sidewalk, half-street section asphalt paving, streetlights, and storm water drainage facilities for frontage along 3524 South Montana Avenue;
23. Approve Resolution accepting a Supplemental Agreement No. 1 to an existing contract with Bowen Collins and Associates for the Indian Creek at Ustick Bridge Project in the amount of \$118,640.00;
24. Approve Resolution ratifying a License Agreement with Pioneer Irrigation District for water main crossing beneath the Phyllis Canal at Moss Street;
25. Approve Resolution accepting a Deed from Mark & Cheyenne Fetterman for right-of-way along Montana Avenue as part of the Montana Avenue Pedestrian Improvement & Widening Project;
26. Approve Resolution accepting a Deed from Walter A. and Misty R. Anderson for future right-of-way development along Montana Avenue;
27. Approve Resolution accepting an Easement from ALH BOI Laster South LLC for sidewalk constructed as part of Alante Homes at Spring Run;
28. Approve Resolution accepting an Easement from ALH BOI Laster North LLC for sidewalk constructed as part of Alante Homes at Spring Run;
29. Approve Resolution accepting an Easement from ALH BOI Laster South LLC for sanitary sewer, domestic water and pressure irrigation main line as part of Alante Homes at Spring Run;
30. Approve Resolution accepting an Easement from ALH BOI Laster North LLC for sanitary sewer, domestic water and pressure irrigation main line as part of Alante Homes at Spring Run;
31. Approve Resolution accepting a Utility Easement from Rouge Credit Union for utilities across a portion of the property for said services at 5213 Cleveland Boulevard;
32. Approve Resolution accepting a Utility Easement from Pilot Travel Center, LLC for utilities across a portion of the property for said services at 3512 Franklin Road;
33. Approve Resolution accepting Dedication of sewer, water, pressure irrigation, and storm drain facilities from Canyon Village Multifamily, LLC for the Canyon Village Apartments;
34. Approve Resolution accepting Dedication of sewer, water, pressure irrigation, storm drain, and street light facilities from Lennar Homes of Idaho for the Cirrus Point Subdivision, Phase No. 8;

35. Approve Resolution authorizing the execution of an Agreement for Services with Strata Geotechnical Engineering Services for the evaluation of surface requirements to assist in project planning, design, and placement of the Public Safety Training Building in the amount of \$8,400.00 as requested by the Caldwell Fire Department and Caldwell Police Department;
36. Approve Resolution accepting a Purchase Agreement with Jed S. and Katie K. Hadlock in the amount of \$87,269.52 associated with completion of the Montana Avenue Pedestrian Improvement and Widening Project;
37. Approve request to accept the audit reports for the year ended September 30, 2024 from Eide Bailly for the City of Caldwell and the Caldwell Employee Health Trust.

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. **PUBLIC HEARING: (Quasi-Judicial): CASE VAC24-000001:** Petition for Vacation of Right-of-Way (ROW) – Requesting to vacate a 50-foot strip of right-of-way along the south boundary of 1209 Andy Lane. See attached legal description and exhibit for the exact location.
2. **PUBLIC HEARING: (Quasi-Judicial): CASE SPP24-000006:** The applicant, John Giuliani, on behalf of MTP Acquisition Linden LLC, is requesting preliminary plat approval for a 6-lot industrial subdivision in the M-1, Light industrial zone. The proposed site is addressed as **5104 E Linden Street**. (R3585200000) and is located on the southwest corner of E. Linden St. and S. KCID Rd. in Caldwell, Idaho. The Hearing Examiner, on March 11th, 2025, recommended approval of the application, to be forwarded to the City Council for consideration.
3. **PUBLIC HEARING: (Quasi-Judicial): CASE SPP24-000004, DEV24-000008:** The applicant, MTP Acquisition 460 Florida LLC, is requesting preliminary plat and development agreement modification approval for **Canyon Crossing No. 2**, a residential subdivision with twenty (20) duplex lots. This parcel was intended as the second phase of the original Canyon Crossing Subdivision which was approved on September 6, 2016. The applicant has constructed all of the horizontal infrastructure but must reapply for a new preliminary plat approval for this portion of the Subdivision due to the expiration of their entitlements in November 2022. A total of 40 dwelling units on 5.57 acres provides a density of 7.2 dwelling units per acre. The property is zoned R-2, Medium Density Residential, is addressed as 0 Syringa Ln, and is located on the Southwest corner of Syringa Ln. and S. Florida Ave., Caldwell, ID. The Hearing Examiner, on December 3rd, 2024, recommended approval of the application, to be forwarded to the City Council for consideration.
4. Consider Resolution 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.
5. Consider Bill No. 35 (**Ordinance No. 3687**) [Parcel #R3530700000 – AKA; Home Depot] and Bill No. 36 (**Ordinance No. 3688**) [809 South KCID Road] for annexation into the Caldwell Municipal Irrigation District with a request to move for their passage by title only.
6. 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 21, 2025 – 5:00 p.m.: Workshop Session in the City Council Chambers located at Caldwell City Hall, 205 South 6th Avenue regarding proposed changes to the leasing concept for the City of Caldwell

April 21, 2025 – 6:00 p.m.: Next Regularly Scheduled City Council Meeting at 6:00 p.m. in the City Council Chambers located at Caldwell City Hall, 205 South 6th Avenue.

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.

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.