



Amended Agenda:

- Consent Item #8 moved to New Business for discussion
- Action Item #1: Title of Ordinance Changed to reflect accurate total of FY26 Budget

**REGULAR CITY COUNCIL MEETING
(City Hall - Chambers Room #100)**

**August 18, 2025
6:00 p.m.**

**MEETING LOCATION
Caldwell City Hall
205 South 6th Avenue**

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/UCci7S1A0UJNK6asXxugLGA>

AGENDA

INVOCATION OFFERED BY PHIL WHITBECK CHAPLAIN OF CALDWELL FIRE DEPARTMENT.

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL.

CONFLICT OF INTEREST DECLARATION.

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 August 4, 2025, and Golf Board June 18, 2025 Meeting;
3. Approve Resolution authorizing the MOU with Caldwell Police Department for Elevate Academy Charter School proposal;
4. Approve Resolution Authorizing a change to the City employee handbook to replace three floating holidays with City-observed holidays;
5. Approve Resolution Authorizing a change to the City employee handbook to add Veteran's Day (November 11th) as a City-observed holiday;

6. Approve Resolution authorizing the submittal of special tax assessments to the Canyon County Auditor's Office for Weed Abatements within FY2025;
7. Approve Resolution authorizing an amended collective labor agreement between the City of Caldwell and the Caldwell Professional Firefighters IAFF Local 1821;
8. ~~Approve Resolution approving an agreement with Precision Engineering, LLC to provide design services for a street lighting analysis of the downtown and north of downtown areas, and authorizing the Mayor to execute the agreement; moved to new business for further discussion~~
9. Approve Resolution increasing the awarded contract amount for the 2025 Chip Seal Aggregate Project, and authorizing the Mayor to execute the resolution;
10. Approve Resolution Authorize Amendment No. 1 to the Professional Services Contract, "Engineering Services for Well 17 Zone 2 Boosters and Transmission", with Bowen Collins & Associates, in the amount of \$151,600;
11. Approve Resolution accepting a qualifying bid proposal from Gentry Civil Corporation in the amount of \$7,338,945.70, and hereby authorizes the City Engineer to issue a Notice of Award to Gentry Civil Corporation and process all necessary contract documents for the 21st Avenue Sewer Bypass Project;
12. Approve Resolution authorizing the agreement titled "Utility License Agreement Pioneer Project No. 31-2025" between the City of Caldwell, Idaho and Pioneer Irrigation District, and which agreement provides for the installation of a sewer trunk line across the Phyllis Canal, which is a Pioneer Irrigation District owned facility, and which agreement is attached hereto and made part of as is set forth in full;
13. Approve Resolution a Deed for Right of Way from Scott and Rena Glubay for the purpose of frontage improvements and road widening;
14. Approve Resolution establishing the Building Capital Fund;
15. Approve the Findings of Facts and Conclusions of Law for Traverse Creek No. 1 Final Plat (SFP24-000022);
16. Approve Resolution accepting a two-year agreement with Placer.AI for technology services supporting the City of Caldwell, including placer venue analytics, void analysis, and advanced market reporting;
17. Approve Resolution authorizing the execution of a "Design and Preconstruction Services Fee Proposal" with Core Construction for design and preconstruction services of Fire Stations #1 & #4;
18. Approve Resolution authorizing an agreement with CivicPlus for Agenda Management services;
19. Approve the Request for Destruction of Records for the Caldwell City Clerk's Office;
20. Approve the Liquor License Application for Caldwell Housing Authority Farmway Store.

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]

~~**Approve Resolution approving an agreement with Precision Engineering, LLC to provide design services for a street lighting analysis of the downtown and north of downtown areas, and authorizing the Mayor to execute the agreement; moved from consent to new business for further discussion~~

1. **ACTION ITEM: Public Hearing:** Considering the Caldwell City Budget for Fiscal Year 2026.
2. **ACTION ITEM:** Consider Bill 52 (**Ord 3704**) adopting the Fiscal Year 2026 Appropriation Ordinance for the fiscal year beginning October 1, 2025 appropriating the sum of **\$168,440,139 \$181,484,248.00** to defray the expense and liabilities of the City of Caldwell, Idaho, for said fiscal year, authorizing a levy of sufficient tax upon the taxable property and specifying the objects and purposes for which said appropriations is made with a request to move for its passage by title only and approve for publication.
3. **ACTION ITEM: Public Hearing:** Considering proposed Fees for the City of Caldwell.
4. **ACTION ITEM:** Consider the Resolution establishing Caldwell Executive Airport Fees.
5. **ACTION ITEM:** Consider the Resolution establishing Caldwell Building Department Fees.

6. **ACTION ITEM:** Consider the Resolution establishing Caldwell Cemetery Fees.
7. **ACTION ITEM:** Consider the Resolution establishing Caldwell City Clerk Fees.
8. **ACTION ITEM:** Consider the Resolution establishing Caldwell Event Center Fees.
9. **ACTION ITEM:** Consider the Resolution establishing Finance Department Fees.
10. **ACTION ITEM:** Consider the Resolution establishing Fire Department Fees.
11. **ACTION ITEM:** Consider the Resolution establishing Golf Fees.
12. **ACTION ITEM:** Consider the Resolution establishing Library Fees.
13. **ACTION ITEM:** Consider the Resolution establishing Parks and Recreation Fees.
14. **ACTION ITEM:** Consider the Resolution establishing Planning and Zoning Fees.
15. **ACTION ITEM:** Consider the Resolution establishing Police Department Fees.
16. **ACTION ITEM:** Consider the Resolution establishing Public Works Fees.
17. **ACTION ITEM: Public Hearing:** Urban Renewal Plan for Site B – Caldwell Urban Renewal Area.
18. **ACTION ITEM:** Consider Bill 51 (**Ord 3703**) Urban Renewal Plan for the Site B - Caldwell Urban Renewal Area with a request to move for its passage by title only and approve for publication.
19. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE SUP25-000012:** The applicant, White Horse Saloon, on behalf of Miguel Gaddi, is requesting approval of a special use permit for a drinking establishment with liquor in the D-CC (Downtown City Center) zoning district and within 300 feet of church. The property is located on the northeast side of Arthur St., approximately 100 feet southeast of the intersection with Kimball St.
20. **ACTION ITEM:** Consider the Liquor License Application for White Horse Saloon on behalf of Miguel Gaddi at 815 Arthur Street Suites 110 and 120.
21. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE SUP25-000007:** The applicant, Bonnie Layton, on behalf of Lexington Partners LLC, is requesting a special use permit for a multifamily development to consist of a single building with twelve (12) residential units. The 0.818-acre parcel is zoned R-3 and is within the APO-2 overlay zone, and is located on the south side of Thomas Jefferson St., approximately 800 feet east of the intersection with Smeed Pkwy, in Caldwell, ID.
22. **ACTION ITEM:** Consider Bill 50 (**Ord 3702**) Amending Caldwell City Code **Chapter 05, Article 09, Section 05-09-01, of Caldwell City Code, pertaining to street lights** to properly reference Idaho State Statute with a request to move for its passage by title only and approve the summary for publication.
23. **ACTION ITEM:** Finance Report acceptance by Caldwell City Council.
24. **DISCUSSION ITEM:** Police and Fire Fiscal Policies.

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:

September 3, 2025 (Wednesday) 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. The entire agenda packet and minutes may 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 208-455-4656 antes de la reunión.