



**CITY COUNCIL WORKSHOP  
AGENDA  
Monday, October 19, 2020  
6:00 PM**

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**CALDWELL CITY COUNCIL WORKSHOP FOR THE PURPOSE OF:**

- Discussion regarding the use of Wolfe Field.
  - Discussion regarding conceptual plans for Festival Street (7<sup>th</sup> Street Pedestrian Mall in downtown Caldwell).
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**REGULAR CITY COUNCIL MEETING  
AGENDA  
Monday, October 19, 2020  
7:00 PM**

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**INVOCATION BY PASTOR DANA BROOKS OF THE GRACE LUTHERAN CHURCH.  
PLEDGE OF ALLEGIANCE TO THE FLAG.  
ROLL CALL.  
CONFLICT OF INTEREST DECLARATION.  
SPECIAL PRESENTATIONS.**

- A. Annual Update Report: Caldwell Historic Preservation Commission
- B. Proclamation concerning Domestic Violence Awareness Month

**AUDIENCE PARTICIPATION.**

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

1. Approve the minutes of the Caldwell City Council Regularly Scheduled Meeting held on October 5, 2020; the Caldwell Design Review Commission meetings held on June 23, 2020, September 22, 2020 and September 13, 2020; and the Friends of the Caldwell Train Depot meetings held on March 12, 2020 and September 10, 2020;
2. Approve the Order of Decision for Case No. OA-20-01 (Zoning Map & Comprehensive Plan Map);
3. Approve Resolution No. 286-20(A) authorizing the execution of an amended Acknowledgement of Encroachment with Donald and Sandra Hanna residing at 2924 Hillcrest lane, for continued encroachment into public right-of-way adjacent to the subject property;
4. Approve Resolution accepting an Avigation and Noise Easement from Challenger Development, Inc. for Delaware Park Subdivision Phase 2, No. 7 located within the APO-1 and/or APO-2 (Airport Overlay Zoning Designation);
5. Approve Resolution authorizing the execution of Supplemental Agreement No. 1 to the 10<sup>th</sup> Avenue ITS & Overland Professional Services Agreement in the amount of \$6,511.00;
6. Approve Resolution accepting the Dedication of Sewer, Water, Storm Drain, Pressure irrigation and Street Light Facilities from Sienna Hills Development Corporation for Sienna Hills Subdivision, No. 10;
7. Approve Resolution authorizing the reimbursement to Brighton Development, Inc. for a portion of the pressure irrigation pump station constructed as part of the Arbor Subdivision in the amount of \$227,585.83;
8. Approve Resolution declaring equipment located at the Caldwell Fire Department (Station #2) as surplus and recommended disposition;
9. Approve Resolution accepting a Quitclaim Deed from Loreena Billie Kemp conveying 0.075 acres of right-of-way along the north side of Lincoln Street and 0.090 acres of right-of-way along the south side of Nixon Street;
10. Approve Resolution authorizing amendments to the Water Fee Schedule to correct the water usage and base charge fees effective October 1, 2020;
11. Approve Resolution accepting the donation of a 1987 utility trailer and 24' x 24' boxing ring from the Caldwell Optimist Club, LTD for use by the Caldwell Recreation Department;
12. Approve Resolution ratifying the purchase of two Autoscope Vision Video Detection Systems from Econolite Control Products, Inc. in the amount of \$37,020.00 for use by the Street Department;

13. Approve Resolution authorizing the purchase of an automatic transfer switch from Western States Cat in the amount of \$24,696.00 for use by the Police Department;
14. Approve Resolution accepting the Award of Informal Bid to US Industrial machinery in the amount of \$99,980.00 for the purchase of an initial pinch plate roll, a hydraulic press brake, and a hydraulic shear for use by the Street Department;
15. Approve Resolution authorizing the purchase of a keyless security gate in the amount of \$23,260.00 from Security Gate Systems, LLC for use by the Wastewater Treatment Plant;
16. Approve Resolution authorizing the purchase of a keyless security system for the entry gate from Integrated Security Resources in the amount of \$8,242.93 for use by the Wastewater Treatment Plant;
17. Approve Resolution authorizing the purchase of a 2021 Weiler Asphalt Paver pursuant to Idaho Code 67-2807 in the amount of \$232,943.00 for use by the Street Department;
18. Approve Resolution authorizing the purchase of a 2021 Elgin Whirlwind Sweeper pursuant to Idaho Code 67-2807 in the amount of \$308,183.70 for use by the Street Department;
19. Approve Resolution declaring vehicles from the Caldwell Police Department as surplus for disposition by public auction;
20. Approve Resolution authorizing the purchase of a 2021 Dodge Ram 1500 Classic from Mountain Home Auto Ranch pursuant to Idaho Code, Title 67, Chapter 28, Section 3 (2) in the amount of \$26,589.74 for use by the Water Department;
21. Approve request from the Census Bureau (Boise ACO) for the waiver of the rental deposit and rental fee in the amount of \$600.00 associated with the use of the Caldwell Train Depot on Thursday, October 15, 2020 for purpose of the 2020 U.S. Census;
22. Approve request from the Caldwell Veterans Memorial Hall for the waiver of the Special Use Event fee in the amount of \$75.00 for the 2020 Veterans Day Ceremony to be held on November 11, 2020;
23. Approve Resolution authorizing execution of a Change Order associated with construction of the Canyon Hill Cemetery Administrative Building.

#### **OLD BUSINESS:**

1. **ACTION ITEM: (Continued from September 21, 2020 and October 5, 2020)**  
**Public Hearing (Quasi-Judicial): Case CMP-20-05, ANN-20-03, SUB-20-06**  
 BVA North Ranch LLC requesting to annex a 115 acres on the northwest corner of Hwy 20/26 and Smeed Parkway (parcel R35276) located in Canyon County. Approximately 25± acres of frontage on Hwy 20/26 is proposed as C-3 (Service Commercial) Zone and 90± acres is requested to be zoned M-1 (Light Industrial) requiring a Comprehensive Plan amendment from Commercial and Service to Manufacturing & Production. The applicant is also requesting approval of a preliminary plat for North Ranch Business Park Subdivision containing 33 total commercial/industrial lots and consideration of a development agreement.

#### **NEW BUSINESS:**

1. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number: CMP-20-03 & ZON-20-04 & SUB-20P-04:** A request by Providence Properties, LLC for comprehensive plan amendments, rezones and approval of a preliminary plat for Mason Creek Grove Subdivision, a proposed mixed-use development, on 35.46 acres (R34304) located on the northeast corner of Middleton and Linden Roads, Caldwell, Idaho. The request includes **2040 Comprehensive Plan Amendments:** Low Density Residential to Medium Density Residential (24.0 acres) and Low Density Residential to Commercial and Services (6.91 acres); **Rezones:** 28.55 acres from “R1” (low density residential) to “R2” (medium density residential) and 6.91 acres from “R1” (low density residential) to “C2” (community commercial); and **Preliminary Plat for Mason Creek Grove Subdivision** to include 114 Single Family Lots with an average lot size of 6544 sq. ft. and four (4) community commercial lots.
2. **ACTION ITEM:** Consider Bill No. 19 (Ordinance No. 3277) for Case No. ZON-20-04 with a request to waive the rules, pass on the first reading, and approve the summary for publication.
3. **ACTION ITEM:** Finance Report acceptance.
4. Council Reports.
5. Mayor’s Comments.
6. Adjournment.

**Next Regular City Council Meeting is on Monday, November 2, 2020 at 7:00 p.m.** in the Community Room at the Caldwell Police Station at 110 South Fifth. Any person needing special accommodations to participate in the meeting should contact the City Clerk at 411 Blaine Street or call #455-4656 prior to the meeting. The entire agenda packet and minutes can be viewed on the City of Caldwell’s website: [www.cityofcaldwell.com](http://www.cityofcaldwell.com). Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad en 411 Blaine Street o llame al # 455 a 4656 antes de la reunión.