

**CITY OF CALDWELL
PUBLIC MEETING INFORMATION**

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.

On-line registration must be submitted at least 24 hours in advance of the meeting. Click on the green "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
September 19, 2023
5:00 p.m.**

A WORKSHOP FOR THE PURPOSE OF DISCUSSING CALDWELL EXECUTIVE AIRPORT ADMINISTRATIVE MATTERS AND POTENTIAL CITY CODE AMENDMENTS



**REGULAR CITY COUNCIL MEETING
AGENDA
September 19, 2023
6:00 p.m.**

**INVOCATION OFFERED BY RUSSELL SNOW OF THE CALDWELL CHURCH OF LATTER DAY SAINTS.
PLEDGE OF ALLEGIANCE TO THE FLAG.
ROLL CALL.
CONFLICT OF INTEREST DECLARATION.
SPECIAL PRESENTATIONS.**

- a. Proclamation: National Diaper Needs Awareness Week
- b. Annual update report by Crime Stoppers
- c. Western Idaho Community Health Collaborative Community Health Needs Assessment (CHNA) Presentation

AUDIENCE PARTICIPATION.

CONSENT CALENDAR: [ALL CONSENT CALENDAR ITEMS ARE 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 Caldwell City Council meeting held on September 5, 2023
3. Approve Findings of Facts and Conclusions of Law for denial of ANN23-000006, CPM23-000002: The Land Architects, on behalf of Lane Development LLC, is requesting to annex parcel R3566601000 (approx. 1.87 acres) along with the adjacent right-of-way, with a proposed zoning of R-3 (High Density Residential), to include the approval of a development agreement associated with ANN23-000006. Concurrently, the applicant is requesting a comprehensive plan map amendment from MDR (Medium Density Residential) to HDR (High Density Residential), to include approval of Resolution #23-23 associated with CPM23-000002; and approval of a special use permit for the **Skyview Villas**, consisting of (10) ten buildings (duplex and triplex buildings) with a total of twenty-two (22) dwelling units and three (3) common lots. Buildings along the perimeter are proposed to be two-story in height, with the two (2) buildings in the center of the development proposed to be two and one-half stories in height. The subject site is located on the North side of E Ustick Road, and approximately 380.6 feet west of the intersection of S 10th Avenue and E Ustick Road, within the City of Caldwell Area of Impact. *The City Council made a motion to deny these applications at their September 5, 2023 public hearing. (Staff Planner: Alex Jones)*
4. Approve the final plat for Shadow Glen Subdivision No. 3.
5. Approve the final plat for Cirrus Point Subdivision No. 7.
6. Approve Resolution authorizing the City of Caldwell to reimburse Ball Ventures Ahlquist (BVA) for additional irrigation infrastructure in exchange for 972 LF of C-900 16-inch water class pipe donated to the City from Idaho Transportation;
7. Approve Resolution authorizing the Contract Modification of Burgess & Niple, Inc. (Resolution 79-23 for full design plans of the Lake Lowell Corridor pathway in Caldwell in the amount of \$71,700.00;
8. Approve Resolution authorizing the purchase of two additional staff vehicles from Peterson Chevrolet in Nampa for Fire Prevention as approved in the current 2023 in the amount of \$90,219.00;

9. Approve Resolution accepting an Easement from BVA North Ranch, LLC for the purpose of operating and maintaining a sanitary sewer line located at 3913 Muller Drive;
10. Approve Resolution granting an Easement from the City of Caldwell to Idaho Power for a service cabinet in the Mallard Park area (Resolution 127-23);
11. Approve Resolution accepting an Easement from BVA North Ranch, LLC, North Ranch Distribution Center, LLC, and DBRE, LLC across a portion of their properties for the purpose of a domestic water line;
12. Approve Resolution authorizing the purchase of a flatbed trailer from Quality Trailer Sales in the amount of \$16,465.00 for use by Wastewater Treatment Plant;
13. Approve Resolution authorizing the Compensatory Time and Paid Administrative Leave Policy & Procedure for amendments to the Caldwell Employee Handbook;
14. Approve Resolution ratifying the re-negotiated Fire Wage Scale for FY-2024;
15. Approve Resolution accepting the Warranty Deed from Diana Consulting & Design LLC for property acquired by the City of Caldwell located at 0 Ustick Road for the purpose of future right-of-way improvements;
16. Approve Resolution for authorizing the execution of a Professional Services Agreement with Kenneth D. Keene for services to the Caldwell Police Department in the amount of \$90,000.00;
17. Approve Resolution authorizing the execution of a Mutual Assistance Company Law Enforcement Agreement between the Caldwell Police Department, the Nampa Police Department, the Parma Police Department, the Wilder Police Department, and the Middleton Police Department;
18. Approve Resolution ratifying the Bond Counsel Services Engagement Letter with Skinner Fawcett LLP for the City of Caldwell General Obligations Bond, Series 2023;
19. Approve Resolution ratifying the HRA VEBA Annual Certification as executed by the City of Caldwell Health Trust;
20. Approve Resolution ratifying the Willamette Dental Contract as executed by the City of Caldwell Health Trust;
21. Approve Resolution ratifying the BPA Health Contract as executed by the City of Caldwell Health Trust;
22. Approve Resolution ratifying the Optum Financial FSA Contract as executed by the City of Caldwell Health Trust;
23. Approve Resolution ratifying the Regence Contract as executed by the City of Caldwell Health Trust;
24. Approve Resolution ratifying the Regence Stop Loss Contract as executed by the City of Caldwell Health Trust;
25. Approve Resolution authorizing the execution Animal Shelter Agreement with West Valley Humane Society Contract (three years) in the amount of \$65,000.00 for first year and a 5% rate increase thereafter.

OLD BUSINESS:

- 1) **ACTION ITEM:** Public Hearing for the purpose of taking public comments on proposed fee changes for the Canyon Hill Cemetery, Caldwell Fire Department, and the Caldwell Parks and Recreation Department.
- 2) **ACTION ITEM:** Consider Resolution adopting a Schedule of Fees for services provided and regulatory charges for the Canyon Hill Cemetery, Caldwell Fire Department, and the Caldwell Parks and Recreation Department effective October 1, 2023.
- 3) **ACTION ITEM:** Consider Bill No. 1 (**Ordinance No. 3487**) for CASE NO: ANN23-000004; Bill 2, (**Ordinance No. 3486**) for CASE NO: ANN23-000003; Bill No. 3 (**Ordinance No. 3485**) for CASE NO: ANN23-000002; and Bill No. 90 (**Ordinance No. 3484**) for CASE NO: ANN22-000028 with a request to move for its passage by title only and approve the accompanying summary documents for publication.

NEW BUSINESS:

- 1) **ACTION ITEM:** Consider Resolution finding that a deteriorated and deteriorating area, as defined by Idaho Law, exists in the Corporate City Limits of Caldwell; the rehabilitation, conservation, redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of Caldwell; there is need for the Urban Renewal Agency to function in such area; and said area is appropriate for an Urban Renewal Plan and associated projects.
- 2) **ACTION ITEM: Public Hearing** (Quasi-Judicial): **ANN23-000008 / CPM23-000005:** Jessica Heggie, on behalf of Jacob Booher, is requesting a comprehensive plan land use map amendment from LDR (Low Density Residential) to HDR (High Density Residential), as well as annexation with a zoning designation of R-3 (High Density Residential), to include approval of Resolution # 142-23 associated with CPM23-000005 and a development agreement associated with ANN23-000008. The applicant intends to utilize the site for a multi-family development consisting of eight (8) duplex units, totaling sixteen (16) residential dwelling units. The 1.5 acre site, parcel R3270800000, is located at **16566 Montana Avenue**, on the east side of S. Montana Avenue, approximately 2,000 feet south of the intersection with East Homedale Road in Caldwell, Idaho. *The Planning and Zoning Commission made a recommendation for denial at their August 9, 2023 public hearing. (Staff Planner: Katie Wright)*
- 3) **ACTION ITEM:** Consider Resolution authorizing the execution of a Professional Services Agreement with Agnew Beck Consulting in the amount of \$49,950.00 for the creation of a Parks Master Plan;
- 4) **ACTION ITEM:** Consider Bill No. 43 (Ordinance No. 3537) amending Chapter 6, by the addition of a new article, Article 3, of the Caldwell City Code pertaining to the service fees for certain service calls to assisted living facilities with a request to move for its passage by title only.
- 5) **ACTION ITEM:** Consider Bill No. 29 (Ordinance No. 3513) amending Chapter 4, Article 9, Section 04-09-05 of the Caldwell City Code regulating the erection of monuments or tombstones in the Canyon Hill Cemetery and amending Chapter 4, Article 9, Section 04-09-11 pertaining to limitation on care of cemetery spaces by an owner or other persons with a request to move for its passage by title only and approve the summary for publication.
- 6) **ACTION ITEM:** Consider acceptance of the Finance Report.
- 7) Council Reports.
- 8) Mayor's Comments.
- 9) Adjournment.

Next Regularly Scheduled City Council Meeting is on Tuesday, October 3, 2023 at 6:00 p.m. in the Community Room at the Caldwell Police Station at 110 South Fifth Avenue. 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.org/your-government/transparency/council-documents. 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 reunion.