

**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](mailto: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>



**REGULAR CITY COUNCIL MEETING  
AGENDA  
October 17, 2023  
6:00 p.m.**

**INVOCATION OFFERED BY LT. AMY LEWIS OF THE CALDWELL SALVATION ARMY CHURCH.**

**PLEDGE OF ALLEGIANCE TO THE FLAG.**

**ROLL CALL.**

**CONFLICT OF INTEREST DECLARATION.**

**SPECIAL PRESENTATIONS.**

- a. Update report: Seniors Produce Program by the University of Idaho Extension

**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 October 3, 2023 and the minutes from the Caldwell Housing Authority Board for meetings held on April 23, 2023, May 2023 (cancelled), June 30, 2023, July 28, 2023, and August 25, 2023;
3. Approve request by Toll Brothers for final plat approval of Case Number(s): SUB23-000024 for Passero Ridge Subdivision No. 1. The preliminary plat for Passero Ridge Subdivision, SUB21-000011, was approved by City Council on November 15, 2021;
4. Approve request by BVA Development for final plat approval of Case Number(s): SUB23-000025 for North Ranch Business Park Phase 7. The preliminary plat for North Ranch Business Park, SUB-20P-06, was approved by City Council on November 2, 2020;
5. Approve request from the Planning & Zoning Department to accept the 2024 Planning & Zoning and Hearing Examiner Commission calendar;
6. Approve request from the Planning & Zoning Department to accept the 2024 Design Review Commission calendar;
7. Approve the appointment of members to the Caldwell Parks and Recreation Committee: Courtney Case for a term to expire July 31, 2024 and Don Atkinson, Paul Mann, Ann Manning, Shellye Wilson, and Marc Bybee for terms to expire December 31, 2025;
8. Approve Resolution 27-23A authorizing the Addendum to the Subrecipient Agreement with the City of Caldwell and the Caldwell Senior Center previously approved on February 7, 2023;
9. Approve Resolution authorizing the purchase of four additional staff vehicles for use by the Caldwell Fire Department in the amount of \$196,857.16 as allocated in the FY-2024 budget;
10. Approve Resolution authorizing upgrades to the City of Caldwell website by Granicus in the amount of \$48,000.00 as allocated in the FY-2024 budget;

11. Approve Resolution authorizing the execution of a Joint Powers Subscriber Agreement with Idaho Counties Risk Management Program (ICRMP);
12. Approve Resolution authorizing the purchase of a screw pump from Epic International, Inc. in the amount of \$173,550.00 for use by the Wastewater Treatment Plant as allocated in the FY-2024 budget;
13. Approve Resolution authorizing the execution of a ten-year lease with Zions Bank for the purchase the three new fire engines as allocated in the FY-2024 budget.
14. Approve Resolution declaring furniture and equipment as surplus from the Building Department and the Nancolas Center for disposition to public auction.

**OLD BUSINESS:**

1. **ACTION ITEM:** Consider corrected Bill No. 90-A (Ordinance No. 3484-A) for CASE NO: ANN22-000028 with a request to move for its passage by title only and approve the summary for publication.
2. **ACTION ITEM:** Consider Bill No. 43-A (Ordinance No. 3537-A) amending Ordinance No. 3537 by correcting a clerical error with a request to move for its passage by title only.

**NEW BUSINESS:**

1. **ACTION ITEM:** Public Hearing (Quasi-Judicial): *This item will not be heard this evening and will be re-noticed for a future date.* **SUB23-000019:** Leavitt & Associates Engineers Inc., on behalf of Silvestre Castaneda, is requesting approval of a preliminary plat application for **3MS Subdivision** as well as a special use permit for eleven (11) four-plex units and one duplex unit, for a total of 46 dwelling units. The parcel is 4.03 acres bringing the proposed density to 11.41 units per acre; the site is currently zoned T-N (Traditional Neighborhood). The parcel is located on the northeast side of East Elgin St., approximately 650 feet southeast of the intersection with North 10th Ave., in Caldwell, ID.
2. **ACTION ITEM:** Consider Resolution authorizing the execution of a Parking Use and Location Agreement with 7<sup>th</sup> & Main Investment LLC (deChase Miksis Creekside Development).
3. **ACTION ITEM:** Consider Resolution authorizing the execution of an Operating Agreement with The Car Park for parking management services in Downtown Caldwell.
4. **ACTION ITEM:** Consider Resolution authorizing the execution of a Purchase and Sale Agreement associated with property located at 205 West Belmont Street in the amount of \$517,125.00
5. **ACTION ITEM:** Consider Bill No. 47 (Ordinance No. 3541) amending Chapter 2, Article 17, Section 0717-04 pertaining to the meeting dates of the Caldwell Historic Preservation Commission with a request to move for its passage by title only.
6. **ACTION ITEM:** Consider Bill No. 48 (Ordinance No. 3542) amending Chapter 2, Article 37, Section 02-37-04 pertaining to the meeting dates of the Caldwell Design Review Commission with a request to move for its passage by title only.
7. **ACTION ITEM:** Consider Bill No. 49 (Ordinance NO. 3543) de-annexing a portion of property within the corporate city limits of the Caldwell Municipal Irrigation District (CMID) as previously approved for annexation into the CMID by Ordinance No. 2557 with a request to move for its passage by title only.
8. **ACTION ITEM:** Accept the notice of a public hearing to be held on Tuesday, November 7, 2023 at 6:00 p.m. to consider an increase or creation of fees over 5% of that previously charged for the Caldwell Executive Airport.
9. **ACTION ITEM:** Consider Resolution authorizing the purchase of Cellebrite Data Extraction, Analysis, and Management Software in the amount of \$58,835.00 for use by the Caldwell Police Department.
10. **ACTION ITEM:** Consider acceptance of the Finance Report.
11. Council Reports.
12. Mayor's Comments.
13. Executive Session pursuant to Idaho Code, Section 74-206, Subsection (1)(f) for the purpose of discussing pending litigation or where there is a general public awareness of probable litigation.
14. Adjournment.

**Next Regularly Scheduled City Council Meeting is on Tuesday, November 7, 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](http://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.