

**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 “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  
WORKSHOP  
May 21, 2024  
5:00 p.m.**

**REVIEW OF PROPOSED AMENDMENTS TO THE CALDWELL CITY CODE – CHAPTER 10.**



**REGULAR CITY COUNCIL MEETING  
AGENDA  
May 21, 2024  
6:00 p.m.**

- INVOCATION OFFERED BY PASTOR TONY VAN MANEN OF THE CENTENNIAL BAPTIST CHURCH.**
- PLEDGE OF ALLEGIANCE TO THE FLAG.**
- ROLL CALL.**
- CONFLICT OF INTEREST DECLARATION.**
- SPECIAL PRESENTATIONS.**
- 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 of the Regular City Council meeting held on May 7, 2024, the Hearing Examiner minutes from January 23, 2024 and March 26, 2024; and the Caldwell Housing Authority minutes from December 8, 2023, January 26, 2024, February 23, 2024, and the cancellation notice of the meeting for March 2024;
3. Approve the Findings of Facts and Conclusions of Law for Maple Hill #2 Final Plat (SUB24-000008);
4. Approve the request for the destruction of records from the Mapping Department;
5. Approve Resolution declaring equipment from the Mapping Department as surplus for disposition to public auction;

6. Approve Resolution authorizing the execution of a Memorandum of Understanding with Caldwell School District pertaining to the July 4, 2024 Fireworks Display Event for the launching site at Caldwell High School;
7. Approve Resolution authorizing the execution of a Parking Lot Lease Agreement between the City of Caldwell and Christ Community Church regarding property located at South 6<sup>th</sup> Avenue and Dearborn Street;
8. Approve Resolution authorizing the Finance Department to move funds from the Roadway Trust Fund to the Street Department for completion of public right-of-way FY-2024 projects;
9. Approve Resolution accepting the Award of Bid for the Wilson Drain Culvert at Ustick Road Project to LaRiviere, Inc in the amount of \$1,197,816.00;
10. Approve Resolution accepting the Award of Bid for the Pcard/Virtual Cards Vendor to US Bank and authorize the execution of the corresponding contract for such services;
11. Approve Resolution ratifying the purchase of autonomous mowers from RMT Equipment in the amount of \$118,925.34 for use by the Golf Department as accommodated within the FY-2024 budget;
12. Approve Resolution accepting the addition of Jacobs Engineering to the preapproved City of Caldwell Water Engineering Roster pursuant to Idaho Code 67-2320 and direct staff to begin negotiations for future contracts;
13. Approve Resolution accepting a Deferred Agreement with Edgar Alfredo Escobedo for public improvements along frontage at 2620 Syringa Lane;
14. Approve Resolution accepting a Quitclaim Deed from Scannell Properties #660, LLC for future right-of-way development at South 43<sup>rd</sup> Avenue and Arthur Street;
15. Approve Resolution accepting two (2) Permanent Easements for domestic water and sanitary sewer from Westview Lofts 2 Limited Partnership for the Westview Lofts Multi-family Project located at 4711 Enterprise Way;
16. Approve Resolution accepting a Permanent Easement for water and sanitary sewer main lines from Epic Industrial Chicago, LLC across a portion of their property located at 503 Millenium Park Lane for the Cloud Gate Industrial Park Project;
17. Approve Resolution approve a modification to Resolution 369-23 to allow free parking privileges extending to vehicles with veteran plates denoting disability, Purple Heart, Medal of Honor, Gold Star, Silver Star and POW tags in Downtown Caldwell;
18. Approve Resolution authorizing the execution of a Professional Services Agreement with Negotiation Services, LLC for completion of the 21<sup>st</sup> Avenue Sewer Lift Station Bypass Project as accommodated within the FY-2024 budget;
19. Approve Resolution accepting revisions to the City Street Construction Standards to reduce maintenance costs and improve the service life and conditions of public streets;
20. Approve request for approval of the Alcohol Beverage License (Beer & Wine) transfer of ownership for the Gallegos Meat Market located at 3110 Cleveland Boulevard effective June 1, 2024.

**UPDATE REPORTS:**

1. Update Report: Caldwell Executive Airport Annual Report

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

1. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number ANN23-000021, PUD23-00008, SUB24-000001:** CK Engineering on behalf of Hubble Homes LLC, is requesting annexation of parcel R325600000 with a zoning designation of R-2 (Medium Density Residential). The applicant is also requesting subdivision preliminary plat and planned unit development approval for Greenmont South Subdivision, a residential subdivision with 344 single family residential lots on 80.4 acres, for a total density of 4.27 units per acre. The subject parcel is located on the west side of Indiana Ave., approximately 1240 feet south of the intersection with Ustick Rd., in Caldwell, ID. On Wednesday, April 10, 2024, the Planning and Zoning Commission recommended the applications be approved.
2. **ACTION ITEM: Consider Bill No. 7 (Ordinance No. 3569) for CASE NO: ANN23-000021** with a request to move for its passage by title only and approve the summary for publication.
3. **ACTION ITEM: Consider a Request for Reconsideration of Case Number TE23-000019:** MTP Acquisitions is requesting reconsideration of their previously denied application for a time extension and plat renewal for the Canyon Crossing Subdivision Preliminary Plat, which expired on November 17, 2022. The preliminary plat was originally approved by City Council on September 6, 2016, as SUB-16P-01. Phase 1 has received final plat approval and Phase 2 has constructed the majority of the necessary public infrastructure; the applicant was requesting a renewal and 18-month extension to submit the Phase 2 final plat. The City Council held a public hearing on the time extension and plat renewal on March 19, 2024, at which time the application was denied. The site is located on the southwest corner of the intersection between Syringa Ln. and S. Florida Ave., approximately 880 feet north of Interstate 84, in Caldwell, Idaho.
4. **ACTION ITEM: Consider Bill No. 41 (Ordinance No. 3602) for Karcher Custom Metal Works and Bill No. 42 (Ordinance No. 3603) for Topaz Ranch annexing both properties into the Caldwell Municipal Irrigation District with a request to move for their passage.**

5. **ACTION ITEM:** Consider Resolution authorizing the execution of a Memorandum of Understanding with The Crookham Family for trees and signage at Sister's Park and approve the expenditure in the amount of \$919.90 associated with such improvements.
6. **ACTION ITEM:** Consider Resolution authorizing the execution of a Memorandum of Understanding with The McCluskey Family for a memorial site at the Canyon Hill Cemetery available to the public and ratify the reimbursable expenditure of \$2,274.20 for such improvements.
7. **ACTION ITEM:** Consider Resolution authorizing the execution of a Professional Services Agreement with Ardurra Group, Inc. for completion of the 21<sup>st</sup> Avenue Sewer Lift Station Bypass Project.
8. **ACTION ITEM:** Consider Resolution regarding the suspension of the Arthur Street Multi-Modal Bike/Ped Pathway Projecting including the existing agreement with Nasland Engineering for full design and bid package.
9. **ACTION ITEM:** Finance Report acceptance by Caldwell City Council.

**DISCUSSION ITEM:**

1. City Attorney comparisons with other Treasure Valley municipalities concerning in-house attorneys versus contractors.

**COMMENTS:**

1. Council Comments.
2. Mayor's Comments.

**ADJOURNMENT.**

**Next Regularly Scheduled City Council Meeting is on Tuesday, June 4, 2024 at 6:00 p.m. in the [City Council Chambers located at Caldwell City Hall, 205 South 6<sup>th</sup> Avenue](#). Any person needing special accommodations to participate in the meeting should contact the City Clerk at 205 S. 6<sup>th</sup> Avenue or call #455-4656 prior to the meeting. The entire agenda packet and minutes can 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 en 205 S. 6th Avenue o llame al # 455 a 4656 antes de la reunión.