



**Regular City Council Meeting
(City Hall - Chambers Room #100)
March 2, 2026
6:00 PM**

**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 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>

AGENDA

Workshop - held at 5:00pm

Caldwell Police Department Pinning and Swearing In

Invocation

Provided by Renae Hardy and Norm Rutzen of Valley Church

Pledge of Allegiance to the Flag

Roll Call

Scott Tilmant, Chuck Stadick, Diana Register, Geoff Williams, Chris Allgood, Mike Dittenber

Conflict of Interest Declaration

The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

Special Presentations

1. Bond Presentation - Michael Keith
2. Pear Ln to Farmway Road Presentation - Idaho Transportation Department

Audience Participation

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have three (3) minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the public hearing. Repeated comments regarding the

same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

Consent Calendar

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it be discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items and any contingencies are part of the approval. All Consent Calendar items are considered action items.

1. The Caldwell City Council dispenses with the 3 reading rule of Idaho Code §50-902 for all ordinances
2. Minutes
 - a. Caldwell City Council - February 17, 2026
3. Approve Resolution Authorizing the Luby Park Storm Drain Construction Project
4. Approve Resolution Accepting a deed for Right-Of-Way at 907 Bluebird Pl by Cobblestone Idaho Propco LLC
5. Approve Resolution Awarding 2026 Pavement Overlays Project
6. Approve Resolution Authorizing a Utility License Agreement (Pioneer Project No. 07-2026) between Pioneer Irrigation District and City of Caldwell for water and sewer lines crossing under Mason Drain at Skyway Bridge for Escalon Park Subdivision No. 1
7. Approve Resolution Accepting a Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the Peregrine Estates Subdivision, Phase No. 6.
8. Approve Resolution Ratifying a contract addendum for Lead & Copper Sampling program management between City of Caldwell Water Department & 120Water.
9. Approve Resolution Authorizing Records destruction for Wastewater, Cemetery, Utility Billing, and Clerk Departments
10. Approve Resolution Authorizing the purchase of Gravity Budget Software in the non-budgeted amount of \$18,250
11. Approve Resolution authorizing the purchase of a new Utility Billing Software to processes and track all Water, Sewer, Garbage and Street light Utility Fees in the budgeted amount of \$ 207,570.00
12. Approve Resolution Authorizing the Purchase of UV Treatment Equipment
13. Approve Resolution Authorizing the Surplus of Parks Vehicles for auction/scrap/transfer to Enterprise
14. Approve Resolution Authorizing a Security Services Contract with SAS Security
15. Approve Resolution adopting Amendments to the City of Caldwell Social Media Policy
16. Approve the Findings of Facts and Conclusions of Law for denial of Summit Grove Development ANN25-000009 & SPP25-000012.
17. Approve Resolution Authorizing the purchase of updated software for CCTV water vans

Old Business

This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements. All Old Business items listed are considered action items unless otherwise noted.

1. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE SUP25-000017, ZON25-000006:** The applicant, TMOD Homes LLC., on behalf of David Nelson, is requesting a Rezone, with an associated Development Agreement, of parcel R3249700000, from C-3 (General Commercial) to R-3 (Urban Residential), and a Special Use Permit for Freedom 50 Development. The proposed development is a multi-family residential duplex community with fifty (50) dwelling units (twenty-five buildings), where the current City comprehensive plan future land use map place-type is identified as Mixed Use Center. The 3.9 acre parcel is located on the south side of E. Ustick Rd., approximately 400 feet west of the intersection with Cleveland Blvd. The application was recommended for approval by the Hearing Examiner on Tuesday, January 13, 2026. This application was continued from the February 17th, 2026 City Council Hearing.
2. **ACTION ITEM:** Consider Bill No. 77 (Ordinance No. 3729) associated with **ZON25-000006**, with a request to move for its passage by title only and approve the summary for publication.

New Business

This portion of the agenda is for City Council consideration of items that have not been previously discussed by the Council. Ordinances and Resolutions are generally added to a subsequent agenda for adoption under Unfinished Business. However, the Council may consider adoption of an ordinance or resolution under New Business if timely approval is necessary. All New Business items listed are considered action items unless otherwise noted.

1. **Discussion Item:** Discussion regarding cooperation with the Urban Renewal Agency of the City of Caldwell for the private redevelopment of the “6th Street Plaza” (former right-of-way of S. 6th Ave between Main St. and Indian Creek).
2. **Action Item:** Consider Resolution approving a Parking Lease between The City of Caldwell and DPRE LLC for temporary parking on the Tilian project Phase II site on Main Street and approximately S. 6th Ave.
3. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE VAC26-000001:** Petition for Vacation of Right-of-Way (ROW) - a request by the property owner, City of Caldwell, to vacate a portion of the City right-of-way located at the Caldwell Event Center. The right of way is a portion of the NW ¼ of the SW ¼ and the SW ¼ of the NW ¼ of Section 26 and the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 27 Township 4 North, Range 3 West, Boise Meridian City of Caldwell, Canyon County, Idaho. This right of way remains from old plats. The right of way vacation is to clean up the GIS Mapping to show existing conditions. The city has no plans now or in the future for street rights of ways in this location.
4. **ACTION ITEM:** Consider Bill No. 78 (Ordinance No. 3742) associated with **VAC26-000001**, with a request to move for its passage by title only and approve the summary for publication.
5. **Public Hearing:** Fee Changes for Police, Community Development, and Clerk
6. **Action Item:** Consider Resolution 062-26 Establishing and Amending Fees for Caldwell Police Department
7. **Action Item:** Consider Resolution 063-26 Establishing and Amending Fees for Caldwell Community Development Department
8. **Action Item:** Consider Resolution 064-26 Establishing and Amending Fees for Caldwell Clerk Department
9. **Action Item:** Consider Bill 9 Ordinance 3743 Annexation of Peregrine Estates Subdivision, Phase No. 6 into the Caldwell Municipal Irrigation District
10. **Action Item:** Consider Bill 10 Ordinance 3744 Annexation of Topaz Ranch West No. 2 into the Caldwell Municipal Irrigation District
11. **Action Item:** Consider Caldwell Financial Reports

Comments

This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

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).

Certain city-related matters may need to be discussed confidentially subject to applicable legal requirements; the council may enter

executive session to discuss such matters. The motion to enter executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

Adjournment

Upcoming City Council Meetings/Workshops

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.