



**Regular City Council Meeting  
(City Hall - Chambers Room #100)  
April 20, 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](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>

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**AGENDA**

**Invocation**

1. Provided by Paul Shulga of Christian Faith Center, Caldwell

**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. Proclamation: Fallen Firefighters Memorial Week
2. Proclamation Presentation: Sexual Assault Awareness Month

**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. Approve the Hearing Examiner, February 24th & March 24th, 2026 meeting minutes.
  - b. Approve the Caldwell City Council April 6, 2026 minutes
3. Approve Resolution authorizing purchase of a 2026 Vactor 2100i PD Vacuum Truck for use by the Caldwell Street Department
4. Approve Resolution authorizing purchase of Bulk Road Paint for use by the Caldwell Street Department
5. Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the Shadow Glen Subdivision, Phase No. 6
6. Dedication of Sewer mainlines as part of Kimball Trunk Sewer Extension project
7. Approval of Memorandum of Understanding with Highway District 4 — Replacement of Ward Road/Mason Creek Bridge
8. Deferral Agreement between Iron Eagle Industrial LLC and the City of Caldwell
9. Approve a Professional Services Agreement with J-U-B ENGINEERS, Inc. for the Franklin and Lincoln Lift Station Force Mains Project
10. Approve Resolution authorizing a Professional Services Agreement between City of Caldwell and Horrocks for Design Services of the Kit Ave Sewer Trunkline Replacement in the amount of \$344,994.00.
11. Award Construction Contract – 2026 Well House 20 Construction Project to Desert View Construction Inc. in the amount of \$1,120,995.00.
12. Approve Resolution authorizing the airport improvement program grant (IIJA 3-16-0045-043-2025) for \$425,210
13. Approve Resolution authorizing the airport improvement program grant (AIP 3-16-0045-044-2025) for \$304,393.00
14. Approve Resolution authorizing the surplus of excess city-owned equipment from the city of Caldwell Airport Department.
15. Approve the Findings of Facts and Conclusions of Law for Greenmont South No. 2 Final Plat (SFP25-000020).
16. Approve the Findings of Facts and Conclusions of Law for Painted Sage No. 1 Final Plat (SFP26-000009).
17. Approve Resolution authorizing the execution of a memorandum of understanding between the City of Nampa, the City of Caldwell, and Canyon County for the 2025 Byrne Justice Assistance Grant (JAG) Program
18. Approve Resolution authorizing the purchase of engineering services for the improvement of the grit classifier system by Keller Associates, Inc. for \$373,693
19. Approve the Contractor Agreement with Holy Grove for Tree Pruning Services in Memorial Park to be funded by a Department of Lands Grant

### **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: Appeal of a Code Enforcement intent to abate shrubs at 814 Trailside Dr. due to a vision obstruction. The Council may affirm, withdraw, or modify the order to abate.
2. Action Item: Public Hearing for Case Number SPP25-000009, ZON25-000005: The applicant, ALC Architecture, on behalf of Bennett Forest Industries INC., is requesting a rezone of a portion of parcel(s) R3258200000 and R325810000, from C-2 to R-2 to include a Development Agreement, as well as approval of a preliminary plat for Ambrosia Subdivision of parcels R3258200000 and R3258100000, a mixed use subdivision with 8.42 acres of commercial fronting on Ustick Rd. and S. 10th Ave. The subdivision will also include 5.03 acres of single family residential (63 single family detached lots) with a density of 8.6 units per acre. The subject site is located on the south side of E. Ustick Rd., approximately 275 feet west of the intersection with S. 10th Ave. The application was recommended for denial by the Hearing Examiner on Tuesday, February 24, 2026.
3. ACTION ITEM: Consider Bill No. 60 (Ordinance No. 3712) associated with ZON25-000005, 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. Action Item: Public Hearing for Case Number SPP25-000010, ZON26-000002: The applicant, Jordan Moorhouse, on behalf of SM4 LLC., is requesting approval of a rezone for a portion of parcel R34319020700 from R-1 to C-1. The parcel currently has a split zone and the applicant would like to ensure the entire parcel is zoned C-1 as was intended when the lot was designated a commercial lot within the original Shadow Glen Subdivision. Concurrently, the applicant is requesting approval of a preliminary plat application for Shadow Glen Commercial Subdivision, a commercial subdivision with four buildable lots. The 1.52 acre parcel is located on the west side of Middleton Rd., approximately 260 feet north of the intersection with Linden Rd., in Caldwell, Idaho. The application was recommended for approval by the Hearing Examiner on Tuesday, March 24, 2026.
2. ACTION ITEM: Consider Bill No. 3 (Ordinance No. 3737) associated with ZON26-000002, with a request to move for its passage by title only and approve the summary for publication.
3. Action Item: Public Hearing for Case Number ANN25-000011, SPP25-000015, ZON25-000007: The applicant, Bailey Engineering Inc., on behalf of HBU Investments LLC and The Rama Group LLC., is requesting annexation of parcel R3282501200 with a zoning designation of R-2, and a rezone of parcel R3282501100 from RS-2 to R-2, where both parcels are identified as Neighborhood 2 in the Comprehensive Plan and R-2 is a compatible zoning designation. Concurrently, the applicant is requesting approval of a preliminary plat for WestBilt Estates Subdivision, a single-family residential subdivision with 194 buildable lots. The 65.83 acre development is located on the west side of Lake Ave. at the intersection with Cirrus Dr., approximately 1,700 feet south of Karcher Rd, in Caldwell, Idaho. The application was recommended for approval by the Planning and Zoning Commission on Wednesday, March 11, 2026.
4. ACTION ITEM: Consider Bill No. 73 (Ordinance No. 3725) associated with ANN25-000011, with a request to move for its passage by title only and approve the summary for publication.
5. 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.