



**Regular City Council Meeting
(City Hall - Chambers Room #100)
May 4, 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

1. Canyon County Jail Discussion
2. Canyon County Local Option Registration Fee

Invocation

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: Idaho Gives
2. Proclamation: Building Safety Month
3. Proclamation: Neurofibromatosis Awareness Month

4. Fiscal Year 2026 - Budget Update

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 Planning and Zoning Commission, March 11th, 2026 meeting minutes.
3. Approve Resolution accepting a public utilities easement for new development at 2424 Nixon St.
4. Approve Resolution accepting a Quitclaim deed for the Right-of-Way 0 S 10th Avenue
5. Approve Resolution accepting a permanent easement for sanitary sewer main line by Dawson Porter and Martina R. Porter
6. Approve Resolution accepting an Encroachment Agreement from Dawson Porter and Martina R. Porter
7. Approve Resolution authorizing the disposition of excess City-owned equipment from the Caldwell Water Department.
8. Approve Resolution accepting the dedication of Sewer, Water, Pressure Irrigation, Gravity Irrigation and Street Light Facilities in the Starpointe on Logan Development
9. Approve Resolution accepting a Ditch Agreement Between Michael Harn II and the City of Caldwell
10. Approve the Findings of Facts and Conclusions of Law for Painted Sage No. 2 Final Plat (SFP26-000007).
11. Approve the Findings of Facts and Conclusions of Law for Reserve at Verbena Ranch No. 1 Final Plat (SFP26-000016).
12. Approve the Findings of Facts and Conclusions of Law for Trails at Verbena Ranch No. 1 Final Plat (SFP26-000006).
13. Approve the Findings of Facts and Conclusions of Law for Farmway Crossing No. 1 Final Plat (SFP25-000025).
14. Approve the Findings of Facts and Conclusions of Law for Mason Creek Commercial Final Plat (SFP25-000024).
15. ~~Mayor's reappointment of Ramzy Boutros to the Planning & Zoning Commission for Term #2--~~ *moved from Consent to New Business for further discussion*
16. ~~Mayor's appointment of new member Ron Dillon to the Planning & Zoning Commission for Term #1 -~~ *moved from Consent to New Business for further discussion*
17. ~~Approve Resolution adopting Employee Travel Policy Updates -~~ *moved from Consent to New Business for further discussion*
18. Approve Resolution authorizing the construction of "Dewatering Filtrate Reroute" piping at the wastewater treatment plant
19. Approve Resolution adopting the 2026 Amendent to the Sawtooth Sockeyes Lease Agreement

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: (Quasi-Judicial): 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 and was continued by the City Council from their April 20, 2026 hearing.*
2. 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. *The ordinance was continued by the City Council from their April 20, 2026 hearing.*

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. Mayor's reappointment of Ramzy Boutros to the Planning & Zoning Commission for Term #2 - *moved from Consent to New Business for further discussion*
2. Mayor's appointment of new member Ron Dillon to the Planning & Zoning Commission for Term #1 - *moved from Consent to New Business for further discussion*
3. Approve Resolution adopting Employee Travel Policy Updates - *moved from Consent to New Business for further discussion*
4. Consider the Appointment and Swearing in of Hallie Hart as the Caldwell Public Works Director
5. Approve Resolution authorizing the purchase of Tsurumi Mixer 4.0 kw/5.36 hp 795N thrust and modified mixer bracket adapter from Mountain West Pumps and Valves in the unbudgeted amount of \$19,500.00
6. ACTION ITEM: Consider Bill No. 9 (Ordinance No. 3753) repealing and replacing Chapter 2, Article 38 with a new ordinance pertaining to the creation of a Downtown Advisory Board, with a request to move for its passage by title only and approve the summary for publication.
7. **Action Item: (Quasi-Judicial): Public Hearing for Case Number ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014:** The applicant, JUB Engineers Inc, on behalf of Idaho Conference of Seventh Day Adventists Inc, is requesting annexation with a development agreement for parcels R3271701300, R3271900000, R3271901000, R3285900000, R3284600000, and R3284601000 with zoning designations of R-3, H-C, and R-2. Concurrently the applicant is proposing Silverleaf Subdivision, a mixed use subdivision on parcels R3285900000, R3284600000, and R3284601000 with 655 single-family residential units, one multi-family lot with up to 336 units to be developed at a future date, and approximately 22.63 acres of commercial development. The sites are located within the Community Center and Neighborhood 2 place types within the Future Land Use Map. The approximately 265-acre development is comprised of six (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave, in Caldwell, Idaho. *The application was recommended for approval by the Planning and Zoning Commission on Wednesday, April 8, 2026.*
8. ACTION ITEM: Consider Bill No. 69 (Ordinance No. 3721) associated with ANN25-000010, with a request to move for its passage by title only and approve the summary for publication.
9. ACTION ITEM: Consider Bill No. 70 (Ordinance No. 3722) associated with ANN25-000013, with a request to move for its passage by title only and approve the summary for publication.
10. ACTION ITEM: Consider Bill No. 71 (Ordinance No. 3723) associated with ANN25-000014, with a request to move for its passage by title only and approve the summary for publication.

11. Action Item: Consider Bill 20, Ordinance 3754 Annexation of Jayhawk Creek Subdivision into the Caldwell Municipal Irrigation District
12. 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.