



**Regular City Council Meeting
(City Hall - Chambers Room #100)
June 1, 2026
6:00 PM**

**MEETING LOCATION
Caldwell City Hall
205 South 6th Avenue**

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. Caldwell Police Department - Pinning and Promotion Ceremony

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. Public Safety Training Building 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, April 8th, 2026 meeting minutes.
 - b. Approve the minutes of the Caldwell City Council meeting on May 18, 2026
3. Approve resolution accepting a permanent easement for sanitary sewer at 2219 E Locust St
4. Approve Resolution accepting a permanent easement for a sanitary sewer from Caldwell Commercial LLC
5. Approve Resolution accepting a permanent easement from Caldwell Commercial LLC for a water main line.
6. Approve Resolution accepting permanent easements for sewer and water main lines from Caldwell Commercial LLC (Parcel No. R30899012A0)
7. Approve Resolution accepting dedication of Sewer, Water, Storm Drain and Street Light Facilities in the Midway Townhomes Development

8. Approve Resolution authorizing the SourceWell Purchasing Contract between the City of Caldwell and Western States CAT for a generator purchase for the Well 17 Booster Station Improvements in the amount of \$224,869.00.
9. Approve Resolution authorizing the execution of the Traffic Impact Fee Credit Agreement between the City of Caldwell and Toll Bros., Inc. for the intersection improvements at 10th Avenue & Homedale Road.
10. Approve Resolution declaring certain City-owned equipment from City Hall as surplus, with a recommendation of disposition as scrap.
11. Approve request from James and Rachel Steele for approval of a new City of Caldwell Alcohol Beverage License for the Vertical Venues business, located at 4916 E. Linden Street.
12. Approve Resolution authorizing the execution of the contract with E&H Roofing to remove and replace the roof of the city-owned building located at 304 "A" E. Madison Street, in the amount of \$64,800.00,
13. Approve Resolution accepting the bid for the replacement of the Police Station Roof in the budgeted amount of \$196,000.
14. Approve the Findings of Facts and Conclusions of Law for Enclave No. 1 Final Plat (SFP25-000023).
15. Approve Resolution authoring the installation of a memorial bench in Mallard Park

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.

None.

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. Approve Resolution accepting the results and recommendations of the Water & Sewer Rate Study performed by Stantec Consulting Services.
2. ACTION ITEM: Public Hearing: Public hearing for the purpose of receiving public comments on the Community Development Block Grant Five-Year 2026-2030 Consolidated Plan and the Community Development Block Grant Program Year 2026 Annual Action Plan.
3. ACTION ITEM: Consider Resolution No. 148-26 adopting the Community Development Block Grant 2026-2030 Consolidated Plan, the Program Year Annual Action Plan including the Analysis to Impediments of Fair Housing, authorizing the submission of both to the U.S. Department of Housing and Urban Development (HUD); and authorizing the execution of the grant agreement upon HUD approval of the plans and receipt of the grant agreement.
4. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number ANN25-000016, SPP25-000018:** The applicant, Mason and Associates Inc, on behalf of August Park LLC. is requesting annexation of parcel R274600000 with a zoning designation of R-1. Concurrently the applicant is requesting approval of a preliminary plat application for August Park Subdivision, a single-family residential subdivision with twenty-four (24) buildable lots and eight (8) common lots. The site is located within the Neighborhood 2 place type within the Future Land Use Map. The approximately 9.40-acre site is located on the west side of S. Florida Ave., approximately 1,080 feet south of the intersection with E. Ustick Rd., in Caldwell, Idaho. *This application was recommended for approval at the April 8, 2026, Planning and Zoning Commission meeting.*
5. **ACTION ITEM:** Consider Bill No. 81 (Ordinance No. 3733) associated with ANN25-000016, with a request to move for its passage by title only and approve the summary for publication.
6. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number DEV25-000010, SPP25-000019:** The applicant, Tiffany Llanos, on behalf of BST Dev LLC, is requesting a development agreement modification to the previously approved development agreement for Covington Square, and preliminary plat approval for Covington Square Subdivision, a residential subdivision with 59 48 single-family lots. The site is designated as a Neighborhood-2 place-type within the Comprehensive Plan. The 14.89 acre development is located on the south side of W. Linden St., east side of Farmway Rd., and the west side of Dorman Ave., approximately 275 feet east of the intersection with Farmway Rd., in Caldwell, Idaho. *This application was recommended for approval at the April 28, 2026, Hearing Examiner meeting.*
7. Consider Caldwell Finance 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

June 4, 2026 – Budget Workshop

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.