

**Regular City Council Meeting
(City Hall - Chambers Room #100)
July 6, 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 at 5:30pm

1. Caldwell Night Rodeo report/discussion

Invocation

Pledge of Allegiance to the Flag

Roll Call

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

Special Presentation

Special Presentation

1. Public Works: Project Update - Kimball Bridge Project
2. Public Works: Weather Event Discussion
3. Roger Brooks contract completion presentation - Caldwell Chamber of Commerce

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.

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. Approve Resolution authorizing construction of a new Dissolved Air Flotation Thickening (DAFT) facility and related Wastewater Treatment Plant (WWTP) improvements
3. Approve Resolution for the dedication of sewer and water main lines as part of the Farmway Road Improvements project
4. Approve Resolution for the dedication of sewer, water, pressure irrigation, storm drain and streetlight facilities in the Solstice Subdivision
5. Approve Resolution requesting dedication of water main line facilities within the LS Ranch Subdivision, Phase No. 4
6. Approve Resolution authorizing the Wastewater Treatment Plant (WWTP) Chemical Addition and Flocculation Filter building upgrade
7. Approve the updated real estate lease agreement with Canyon County for the Caldwell Events Center and the Canyon County Fairgrounds
8. Approve Resolution authorizing the Memorandum of Understanding (MOU) between the Caldwell Police Department and the Federal Bureau of Investigation for participation in the Counter Unmanned Aircraft Systems Task Force (FBI CUTF)
9. Approve the Award of Proposal with Cushing Terrell in the amount of \$15,000 for professional design services for the second floor renovations at the Nancolas Center
10. Approve Resolution to reject all current bids for the Lions Park Improvements Project.
11. Approve the Findings of Facts and Conclusions of Law for Tuscan Ridge No. 1 Final Plat (SFP26-000003).
12. Approve the Findings of Facts and Conclusions of Law for Aviary Heights Subdivision (DEV25-000009, PUD25-000004, SPP25-000013).
13. Approve the Findings of Facts and Conclusions of Law for denial of Sotera Subdivision (DEV26-000001, SPP26-000001, ZON26-000001).
14. Approve Resolution authorizing the transfer of \$1,785,094.53 from the Roadway Trust Fund to the Street Fund for street right-of-way projects in progress for FY2026
15. Approve the reappointment of Chuck Stadick to the Caldwell Urban Renewal Board for a term to expire on June 30, 2031
16. Approve the reappointment of Zack Brooks to the Caldwell Urban Renewal Board for a term to expire on June 30, 2031
17. Approve Resolution authorizing the Award of Contract for the construction of Test Well 25 to Riverside Equipment Services LLC in the amount of \$299,420.00
18. Approve Amendment No. 3 to the Professional Services Agreement between City of Caldwell and Bowen Collins & Associates, Inc. for the Well 17 Zone 2 Boosters and Transmission project
19. Approve Resolution for a Deferral Agreement with Gennady Babichenko for frontage improvements on 205 W Logan Street.
20. Approve acceptance of a Quitclaim Deed from Gennaday Babichenko for Right-of-Way across the frontage of 250 W. Logan

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 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 and continued from the June 1, 2026 City Council meeting.*

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 (Quasi-Judicial): Case Number SPP25-000008, ZON25-000004:** The applicant, The Land Architect LLC, on behalf of Patriots Landing LLC, is requesting a rezone of parcels R0266001100, R0266001000, and R02660010A0 from R-1 to R-2. Additionally, the applicant is requesting approval of a preliminary plat for Patriot's Landing Subdivision, a residential subdivision with 12 buildable lots, which will include eleven (11) duplex structures and one (1) detached single family residential unit. The 3.28 acre site is identified as Neighborhood 2 in the Future Land use Map and is located on the Northeast side of Interstate-84, approximately 1,800 feet from the Franklin St. exit. *This application was recommended for approval at the May 26, 2026, Hearing Examiner meeting.*
2. **ACTION ITEM:** Consider Bill No. 67 (Ordinance No. 3719) associated with ZON25-000004, with a request to move for its passage by title only and approve the summary for publication.
3. Consider request from the Caldwell Police Department for additional funding in the amount of \$30,924.59 to provide necessary repairs to the MATV armored vehicle in their fleet
4. Consider Bill No. 23, Ordinance No. 3757 for annexation of Cirrus Point West Subdivision into the Caldwell Municipal Irrigation District
5. Consider Bill No. 22, Ordinance No. 3756 for annexation of Chickasaw Subdivision Phase 1 into the Caldwell Municipal Irrigation District, and approve the summary for publication
6. 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.