



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

1. Airport Department Update

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. Quiet Zone Project Update
2. LHTAC Road Scholars

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 Minutes from the Caldwell City Council Workshops held on June 4, 11, 18, and 23 2026
 - b. Approve the Planning and Zoning Commission, May 13th, 2026 meeting minutes.
3. Approve Resolution authorizing the Purchase of new paint stripe truck for Street Department
4. Approve Resolution authorizing the Adoption of Right of Use Agreement with Idaho Transportation Department
5. Approve Resolution authorizing the Adoption of MOU with Destination Caldwell for storage under 10th Avenue Overpass Bridge
6. Approve Resolution authorizing the City of Caldwell's portion of construction costs for the Farmway & Ustick Roundabout to be reimbursed to Highway District 4 as part of the previously approved Memorandum of Understanding
7. Approve Resolution authorizing the Amendment No. 1 to Task Order 25-01 between City of Caldwell and Bowen Collins & Associates for engineering design and construction period services for the Well 21 Arsenic Removal project
8. Approve Resolution authorizing a Municipal Services Agreement between City of Caldwell and Nancy Patricia Todd providing water and sanitary sewer services to Parcel R3268000000 (0 S. 10th Avenue)
9. Approve Resolution No. 184-26, a resolution to approve a contract with Terracon in the amount of \$391,450 for professional brownfield services utilizing funds from the Brownsfield Community-Wide Assessment Grant awarded to the City by the U.S. Environmental Protection Agency.
10. Approve Resolution authorizing a Utility easement for domestic water main line at Southern Tire Mart
11. Approve Resolution authorizing the MOU With Destination Caldwell regarding the purchase of the Rail Station Playground Equipment
12. Approve the Findings of Facts and Conclusions of Law for Regency at Verbena Ranch No. 2 Final Plat (SFP26-000021).
13. Approve Partnership Agreement between the City of Caldwell, Destination Caldwell, and Select Basketball for the BAM JAM 3-on-3 Basketball Tournament scheduled for August 7th, 8th, and 9th in Downtown Caldwell
14. Approve Resolution authorizing CMID to Utilize Jacobs for a Grant Application at a NTE \$50,000
15. Consent to authorize the City Attorney's Office to draft a response to Canyon County.
16. Approve the Agreement with Elevate Academy for School Resource Officer services for the 2026-2027 School Year
17. Approve the Resolution authorizing the submission of the 2026 Past Due Weed abatements/special assessments

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.

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:** Consider Authorizing the Caldwell Fire Department to seek out and hire consultants for the review and analysis of establishing a Fire District in an amount not to exceed \$80,000.
2. **ACTION ITEM:** Canyon County Ballot Measure for Registration Fee
3. **ACTION ITEM: Public Hearing (Quasi-Judicial): 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 (47 single family detached lots) with a density of 5.32 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.*
4. **ACTION ITEM: Public Hearing:** 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.
5. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number SPP26-000004:** The applicant, Hatch Design and Architecture, on behalf of Daniel Isbell, is requesting preliminary plat approval for Isbell Townhomes Subdivision, a single-family subdivision with twelve (12) townhome lots and one single family detached lot. The site is zoned R-1, neighborhood residential, and is located within the Neighborhood 2 place-type within the Future Land Use Map. The approximately 1.65 acre site is addressed as 403 Hill Ln, and is located on the east side of Hill Ln, approximately 240 feet south of the intersection with Syringa Ln., and 260 feet north of Interstate 84., in Caldwell, Idaho. *This application was recommended for approval at the May 26, 2026, Hearing Examiner meeting.*
6. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number ANN26-000004:** The applicant, Anders & Co. LLC, on behalf of Ashley Castiollo, is requesting annexation of parcel R3430600000 with an initial zoning designation of R-2, Community Residential. The parcel is designated as Neighborhood 2 within the Comprehensive Plan Future Land Use Map. There is an existing single-family dwelling on the parcel and the owner would like to annex into the City limits so they may access municipal sewer service. No other development is proposed at this time. The 0.52 acre parcel is addressed as 19241 Piaggio, and is located on the east side of Middleton Rd., approximately 1,100 feet north of the intersection with Linden Rd, in Caldwell, Idaho. This application was recommended for approval at the June 10, 2026, Planning and Zoning Commission meeting.
7. **ACTION ITEM: Public Hearing:** Consider Bill No. 16 (Ordinance No. 3750) associated with ANN26-000004, with a request to move for its passage by title only and approve the summary for publication.
8. **ACTION ITEM:** 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

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.