



**Regular City Council Meeting
(City Hall - Chambers Room #100)
September 8, 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. Caldwell Police and Fire Pinning and Promotions

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: Hispanic Heritage 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 Minutes from the Caldwell City Council Meetings - June 2026
 - b. Approve the Hearing Examiner August 11th, 2026, meeting minutes.
 - c. Approve the Historic Preservation Commission January 13th, 2026, special meeting minutes.
 - d. Approve the Historic Preservation Commission January 26th, 2026, meeting minutes.
 - e. Approve the Historic Preservation Commission February 3rd, 2026, special workshop meeting minutes.
 - f. Approve the Planning and Zoning Commission June 10th, 2026, meeting minutes.
3. Temporary easement for sanitary sewer, domestic water, pressure irrigation main line.
4. Approve the purchase of hazardous materials response equipment in the amount of \$226,615.86 with funding already provided through the Idaho Office of Emergency Management (IOEM) Hazardous Materials Grant Program.
5. Approve the agreement for Fire Department dispatch services between the City of Caldwell and Canyon County as budgeted.
6. Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities as part of The Charles at Karcher, Phase 1
7. Professional Service Agreement with Cushing Terrell for Programming, Visioning, and Planning Services for the Caldwell Senior Center in the amount of \$7,780.00
8. Approval of Amendment No. 1 to Task Order No. 12 with HDR Engineering, Inc. – Test Well No. 25
9. Approve fee waiver request from TVDSA to waive the SEP application fee for their Step Up for Down Syndrome advocacy walk scheduled for 9/12/2026 in downtown Caldwell
10. Approval of Change Order No. 1 – Well House 20 Construction Project Access Road
11. Approval of Change Order No. 2 – Well House 20 Construction Project Contract Time Extension and Delay Costs
12. Utility easement for sanitary sewer, domestic water, pressure irrigation main line at Prospector Pointe Phase 2.
13. Approve the Findings of Facts and Conclusions of Law for Chestnut Heights No. 3 Final Plat (SFP24-000018).
14. Approve the Findings of Facts and Conclusions of Law for Reserve at Verbena No. 2 Final Plat (SFP26-000020).
15. Approve the Findings of Facts and Conclusions of Law for Enclave No. 2 Final Plat (SFP26-000030).
16. Appointment of Brad Burbank to the Planning and Zoning Commission for Term #1.
17. Wolfe Field Parking lot Extension

18. Idaho State Grant match award. Project Description: Rehab Taxiway C (phase 1 design); FS Program Number: F26IEUL, Project Number: AIP042
19. Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the Valencia Village Subdivision, Phase No. 2.

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. Discussion item (added): County Jail

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 Bill 36 Ordinance 3770 repealing City Code Title 3, Chapter 15 pertaining to the City Treasurer and replacing with a new chapter on the City Treasurer/Finance Director, including the position's general duties; supervision received and exercised; essential duties; required knowledge, skills, and abilities; and experience and training; repealing Title 3, Chapter 16 pertaining to the City Finance Director with a request to move for its passage by title only and approve the summary for publication.
2. **Action Item:** Consider approval of the 2026-2029 Collective Labor Agreement between the City of Caldwell and the Caldwell Professional Firefighters — IAFF Local 1056
3. **Action Item:** Consider Resolution authorizing the execution of a subrecipient agreement between the City of Caldwell and Advocates Against Family Violence for a Community Development Block Grant (CDBG) award in the amount of \$111,000.
4. ~~**Action Item: Request for Reconsideration of Case Number SPP25-000019, DEV25-000010: Request for Reconsideration of denial decision by City Council at the July 6, 2026 public hearing for Covington Square development agreement modification and preliminary plat.**~~ Removed at the request of city staff.
5. **Action Item: Public Hearing (Quasi-Judicial): Case Number VAC26-000003:** Petition for Vacation of Right-of-Way (ROW) - Vacation of the NW'erly 15 feet of the platted 80-foot wide right-of-way of S. 6th Avenue SW of Main Street immediately adjacent to and SE of Lot 12 of Block 2, according to the Revised Map of Caldwell, Idaho, filed in Book 1 of Plats at Page 20, records of Canyon County, Idaho, located in the SW ¼ of Section 22, T4N, R3W, BM, Canyon County, Idaho.
6. **Action Item:** Consider Bill No. 35 (Ordinance No. 3769) associated with VAC26-000003, with a request to move for its passage by title only and approve the summary for publication.
7. **Action Item:** Consider Resolution authorizing execution of a Warranty Deed for a portion of the real property commonly known as the S. 6th Ave Plaza, Caldwell, Idaho, from the City of Caldwell, Idaho, to the Urban Renewal Agency of the City of Caldwell, Idaho
8. **Action Item:** Approve Resolution 237-26 authorizing the execution of the professional services agreement for Berry, Dunn, Mcneil & Parker, LLC for \$124,997 of impact fee funds to complete a Comprehensive Parks Recreation Pathways and Open Space Master Plan.
9. **Action Item:** Consider approval of the Resolution authorizing the use of available contingency funds for qualifying, unplanned emergency-related wages incurred during FY2026.
10. **Action Item:** Ratification and Approval of the Installation of a Security Fence at the Caldwell Police Department Range by Meridian Fence in the amount of \$44,478.00
11. **Action Item:** Annexation of Huntington Ridge East Subdivision, Phase 2 into the Caldwell Municipal Irrigation District

12. **Action Item:** Annexation of Maverick Fuel Station at 808 Smeed Parkway, into the Caldwell Municipal Irrigation District
13. **Action Item:** Consider Resolution Declaring Certain City-Owned Real Property To Be No Longer Needed; Declaring Value of the Property; Approving Sale of the Property to the Canyon County Ambulance District; Authorizing Execution of a Purchase and Sale Agreement and Related Conveyance Documents; and Providing and Effective Date
14. Discussion item (added): City code enforcement
15. **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.